Equitable Housing Development: Advancing Mixed-Income Projects

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Derek Hyra
Associate Professor
American University
hyra@american.edu
Why Mixed-Income Developments?


- Weak Ties
- Social Control
- Role Models
- Political Economy
Housing Context

- The back-to-the-city movement
- End of HOPE VI
- The Great Recession
- Urban and inner-suburban gentrification
- Greater neighborhood racial and economic diversity
Presentation Goals

• To describe national, state and local level policies that facilitate mixed-income developments

• Provide three case examples from Alexandria, VA and Washington, DC

• Present lessons learned and policy recommendations for more equitable mixed-income housing
Some Policy Tools

- **National** – LIHTC, HOME, CDBG, Promise and Choice Neighborhoods

- **States** – LIHTC, Housing Trust Fund, CDBG

- **Local** – Inclusionary Zoning/Small Area Plans/Bonus Density, Right of First Refusal, Housing Trust Fund, and city loans
Two Alexandria Examples

- James Bland/Old Town Commons Redevelopment
- Beauregard Small Area Redevelopment Plan

Alexandria’s Context -

- High-cost, high demand housing market
- DC metro median home price, 500K; median household income, 107K
- Since 2000, Alexandria lost 12,000 affordable units
- Resolution 830, one-for-one PH unit replacement
James Bland Redevelopment

No more HOPE VI, LIHTC

194 PH units on 5 blocks [concentrated poverty]

In 5 phases, replaced 134 subsidized rental units and 249 market rate units, townhomes and condos
James Bland
Challenges and Strengths

- Relocation and replacement units, off site (60)
- Financing (5 winning tax credit applications, city loan, land value)
- Mixed-income (800K, 400K, and subsidized housing)
- Social integration (resident council, rec. center, park)
Development Battle Shifts to the West End

Area of redevelopmen
Beauregard Small Area Redevelopment Plan

Context

New landowner in 2005, JBG

70% of area population of color – mainly African American and Hispanic

Plan

Rezoning in exchange for long-term affordability

Demolish 2,400 affordable market rate units and preserve 800 (net loss of 1,600 units)

Upgrades to market rate housing stock, parks, sewer and transportation
Rezoning Plan
Protest Against Rezoning Plan
Changes to Beauregard Plan

From 500 units to 800 committed affordable units over time, 40 yrs., mixed income institutionalized

Delivery of affordable housing from 30 yrs. to 20 yrs.

Missed opportunities

* 800 units in 10 yrs.

* Float municipal bonds or housing authority bonds to increase number of units (minimize displacement)
Percent Black in Washington, DC by Census Tract, 2010 Census

Shaw/U St.

16th Street
DC’s Bike Lane Infrastructure, 2000 and 2010
Fear, Resentment and Tension

Marshall Brown, Father of former DC City Council Chair, Kwame Brown

“They [the new residents] want doggie parks and bike lanes. The result is a lot of tension. The new people believe more in their dog than they do in people…. This is not the District I knew. There’s no relationship with the Black community. They don’t connect at the church, they don’t go to the same cafes, they don’t volunteer in the neighborhood school, and a lot of longtime Black residents feel threatened.”
Mixed-income housing projects are a type of equitable development.

They require:
1) diverse set of policy tools (e.g., LIHTC, inclusionary zoning, right of first refusal)
2) political commitments and resources, and
3) social elements (minimizing political displacement to make them work effectively)