

***HOUSING:
an Opportunity
for Justice***

**The Case for the
Baltimore Regional
Housing Campaign**

**A presentation for
Beyond the Boundaries
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A LONG ROAD TOGETHER

**STRONGER FAMILIES,
A STRONGER REGION**

A Strategy

for

Social and Economic Renewal

**Prepared for the
Pastoral Staff
of the
Archdiocese of Baltimore
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by

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**This workshop helped give birth to
Beyond the Boundaries**

Recommendations in 1996

**Adapt proven policies
to Baltimore region.**

**1. USA's best
mixed-income housing policy:
Montgomery County, MD's
Moderately-priced dwelling unit (MPDU)
policy (including 5% purchase by HOC)**

**2. USA's best
anti-sprawl controls
Oregon's Growth Management Act
implemented by Portland Metro**

**3. USA's best
regional revenue sharing policy**

**Twin Cities
Fiscal Disparities Plan**

**Changing basic "rules of game"
takes time and power**

**From 1996 to 2006
Greater Baltimore
housing market
broke down
for many people**

- * middle income families**
 - * many public employees**
 - * lower wage retail
and service workers**
 - * young people just starting
their careers**
 - * retirees who cannot
"step down" in housing cost within
their own communities**
- as well as low-income families
(focus of 1996 discussion)**

**Because of restrictive zoning,
private market not building new
affordable housing
except in far-out areas
with lower land costs
(such as northern Carroll and
Harford counties,
southern York County, PA)**

**Inventory of existing
affordable housing
is shrinking, and is
concentrated in many high-poverty
city neighborhoods and in close-in
suburbs like Brooklyn &
Glen Burnie in Anne Arundel or
Lansdowne/Baltimore Highlands,
Essex & Dundalk
in Baltimore County**

RESTRICTIVE ZONING

=

EXCLUSIONARY
ZONING

- *large minimum lots**
- *large minimum sq ft**
- *anti-apartment bias**

**Exclusionary zoning drives
up housing costs for all
but also promotes
“segregation of
opportunity”**

**“Opportunity-based housing”
is more than just providing
affordable shelter.**

**ACCESS TO
GOOD JOBS
AND
ACCESS TO
GOOD SCHOOLS
ARE FOUNDATION
OF ENDING
“SEGREGATION
OF
OPPORTUNITY”**

WHERE ARE JOBS GROWING? (1969-2003)

<u>community</u>	<u>new jobs</u>	<u>pct change</u>
METRO BALTIMORE	581,438	59%
Baltimore County	242,818	+107%
Anne Arundel County	192,492	+153%
Howard County	153,266	+871%
Harford County	54,981	+118%
Carroll County	46,388	+169%
Queen Anne's County	13,428	+208%
Baltimore City	- 121,935	- 23%

**Baltimore City lost - 87,512 factory jobs
(or 80% of its factory jobs).**

Those jobs are never coming back.

**Despite the strength of
Johns Hopkins Medical Center,
UMD Medical School,
and colleges and universities
as institutional employers,
Baltimore City will *never* be able to
to provide enough good jobs for
its 73,000 low-income families
while suburbs need better access to
city labor pool to sustain
economic growth.**

**(Average commute time
increased 15% during 1990s.)**

WHERE ARE 'GOOD' SCHOOLS?

<u>school district</u>	<u>pct of low-income pupils in 2002</u>	<u>test score percentile in 2001-2</u>
Howard County	10%	75
Carroll County	9%	68
Queen Anne's County	17%	66
Harford County	19%	65
Baltimore County	33%	62
Anne Arundel County	17%	59
Baltimore City	82%	36

**Abell Foundation study of
372 Baltimore area schools (Rusk):**

**[1] Pupil socio-economic differences
account for 81% of
school-by-school test score
differences.**

**[2] Low-income children learn best
in middle-class schools surrounded
by middle-class classmates.**

**Housing policy
is
school policy.**

INCLUSIONARY **ZONING**

**“Fair share” workforce housing
 (“opportunity-based housing”)
 on a regional scale
 through *inclusionary* zoning can
 simultaneously improve**

- a) access to growing job centers;**
- b) access to high performance
 (low-poverty) schools; and**
- c) access to more affordable
 housing opportunities.**

**Over 140 cities and counties
(with 14 million residents – 5% of USA)
have enacted mandatory
inclusionary zoning (IZ) laws
requiring specified percentage
of affordable housing
in new developments.**

**Recent adoptions by:
Frederick County, MD (2003)
Arlington County, VA (April, 2004)
ANNAPOLIS, MD (June, 2004)
Washington, DC (May, 2006)**

**Enacting IZ laws
throughout Baltimore area
is focus of
Baltimore Regional
Housing Campaign**

**Montgomery County-type
inclusionary zoning law:
85% market rate,
10% modest-income workers,
and 5% low-income workers;
with 22% density bonus for builders**

**From 1980 to 2000,
316,000 housing units
were built in metro Baltimore.**

IZ law would have meant

- **25,280 affordable homes for low-income workers; and**
- ***12,640 affordable homes for very low-income workers***

**located primarily in
new, low-poverty
suburban developments.**

HYPOTHETICAL IMPACT OF IZ LAW BY COUNTY* 1980 to 2000

<u>community</u>	low- income workforce <u>units</u>	very low- income workforce <u>units</u>
METRO BALTIMORE	25,280	12,640
BALTIMORE COUNTY	7,360	3,680
ANNE ARUNDEL [Annapolis]	5,920 [336]	2,960 [168]
HOWARD	4,480	2,240
HARFORD	3,200	1,600
CARROLL	1,920	960
BALTIMORE CITY	1,760	880
QUEEN ANNE'S	640	320

*assumes 15% set-aside for ten units or more;
20% of all new housing not covered

**Why all Baltimore area benefits
from regional workforce housing:**

Baltimore City

- **best ‘right-now’ job and school opportunities for most low-income city residents are in suburbs;**
- **lighten burden of concentrated poverty on city neighborhoods and schools;**
- **encourage *balanced* re-gentrification (city should enact own IZ law); and**
- **assure that Baltimore City’s renaissance will have place for all who want to stay**

Inner-Suburbs

**(like Baltimore Highlands/
Lansdowne, Dundalk, Essex &
Middle River in Baltimore County;
or Brooklyn Park & Glen Burnie in
Anne Arundel County)**

- **relieve from being next supply of affordable, hand-me-down housing;**
- **stabilize neighborhoods, schools, and property values;**
- **encourage re-investment in market-rate development**

Outer Suburbs

(rest of Anne Arundel and Baltimore counties, Carroll, Harford, Howard, and Queen Anne's counties)

- provide local workforce housing a) for teachers, police officers, firefighters, etc. and *b) for lower-wage retail and service industry workers;*
- reduce traffic congestion (live near where you work);
- boost economic development;
and
 - promote education for world of diversity as well as for ABCs

WHO NEEDS HELP?

(metro Baltimore AMI = \$72,800)

**70%-80% AMI: teacher, plumber,
police officer, school counselor**

**60%-70% AMI: paralegal, LPN,
postal worker, firefighter**

**50%-60% AMI: medical lab tech,
court clerk, meter reader**

**40%-50% AMI: dental assistant,
paramedic, garbageman**

**30%-40% AMI: nursing home aid,
hairdresser, salesperson**

**20%-30% AMI: home health aid,
waiter/waitress, store cashier**

Baltimore Regional Housing Campaign

- **BRIDGE (faith-based coalition)**
- **Citizens Planning & Housing Association**
- **Innovative Housing Institute**
- **American Civil Liberties Union – MD**
- **Greater Baltimore Urban League**
- **Faith Fund (institutional investors)**
- **Poverty & Race Research Action Council**

- **Active IZ campaigns in Howard & Anne Arundel counties**
- **Baltimore City Task Force on Inclusionary Zoning**
- **Implement *Thompson I* decree**
- **Litigate *Thompson II* remedies**

WHAT CAN YOU DO?

**Become active in
Beyond the Boundaries,
BRIDGE, BUILD or one of the groups
that are working on Inclusive Housing**

- **Baltimore City: push for enactment of Task Force on Inclusionary Zoning recommendations;**
- **Anne Arundel: hold new county exec, county council members to pledge to appoint official IZ task force with strong BRHC membership;**
- **Howard County: demand that county broaden its IZ interest beyond middle income families;**
- **Baltimore County: argue that best way to stabilize older areas is through IZ for growth areas**

**ANYONE
GOOD ENOUGH
TO WORK HERE
IS
GOOD ENOUGH
TO LIVE HERE**