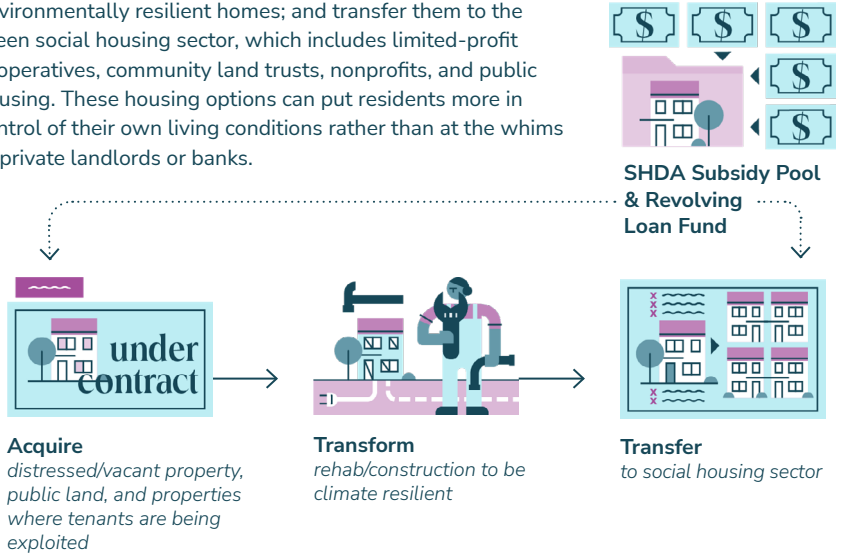


How a Federal Green Social Housing Development Authority works

Every day, millions of Americans struggle to find housing they can afford. Climate change makes finding stable housing even more precarious for low-income renters in the US. The only way out of our housing and climate crises is through a massive investment in housing as a public good: by developing a national green social housing agenda.

We propose the creation of a federal Green Social Housing Development Authority (Green SHDA) to build and preserve millions of homes outside of the predatory real estate market, allowing people to have a permanent roof over their heads, to have a stronger voice in their community, to build roots in their communities, and to live safely in our changing climate.

A federal Green Social Housing Development Authority would empower the government to purchase distressed real estate, vacant land, and properties where tenants are vulnerable to being exploited; transform these places into healthy and environmentally resilient homes; and transfer them to the green social housing sector, which includes limited-profit cooperatives, community land trusts, nonprofits, and public housing. These housing options can put residents more in control of their own living conditions rather than at the whims of private landlords or banks.

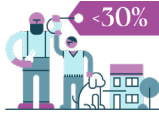


Social Housing Principles

developed by the Alliance for Housing Justice



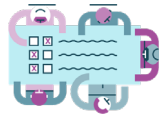
Socially Owned



Permanently Affordable



Permanently Decommodified



Under Community Control



Anti-Racist & Equitable



Sustainable



High Quality & Accessible



With Tenant Security

Green SHDA units would serve a range of households, addressing the housing crisis for everyone from minimum wage workers and teachers, to people with no incomes or those experiencing chronic homelessness. Recognizing that the most extreme housing crisis is among extremely low-income renters, the Green SHDA would prioritize units that those in our society with the lowest incomes can afford. It will support social housing development each year in rural, urban, and suburban communities, creating new housing options for people who have been there for generations as well as those who have newly arrived in the US. The Green SHDA will create essential pathways for tenant control of housing, strong tenant protections, and enshrine a right to organize for all Green SHDA tenants.

The Green SHDA would provide millions of new green social housing options for communities, and deploy innovative financing tools to help sustain a green social housing sector. Through a combination of subsidy and a revolving loan fund, the Green SHDA would be able to finance the acquisition, preservation, and construction of properties in a wide range of market conditions. Including capital subsidy is essential for ensuring housing is affordable to extremely low-income renters. And the revolving loan fund will enable the Green SHDA to recoup and reinvest funds, helping to scale green social housing over time. Once at scale, the Green SHDA has the potential to also reduce the market power of bad-faith landlords, further bringing down costs.

Green social housing is a climate justice solution. Relying on the private market to address housing needs is delaying climate action. The drive to profit off of rental housing disincentivizes landlords to do deep retrofits, and puts tenants at risk of displacement after upgrades. Through decarbonization efforts and healthy home investments, the Green SHDA will decrease exposure to environmental toxins in communities that have been neglected and improve the health of millions. Affordability provisions ensure that the green investments in rental homes won't lead to displacement, and resident control means that tenants will have a clear and safe structure through which to voice needs for repairs and climate resilience upgrades.

By The Numbers

The only way out of our housing and climate crises is through a massive investment in housing as a public good: developing a national green social housing agenda.

THE PROBLEM

12.1 million

renters in the US pay over half their income in rent

43% of renters

live in units with habitability issues, like broken windows, pests, and a lack of heating or cooling

16 million

homes are vacant often as a result of high rents or poor conditions

THE SOLUTION

In its first 10 years, a Green Social Housing Development Authority would:

INVEST

\$30 billion

in our communities in annual appropriations, combined with a revolving loan fund to recoup and reinvest funds back into social housing

GENERATE

up to

615,000

jobs annually, including

232,000

direct well-paying union jobs in the building trades industries each year

BUILD AND PRESERVE

between

1 million and **1.8 million**

new social housing units, including up to **818,000 units** for extremely and very low-income households



The Green SHDA is a model built to scale, giving it the potential to transform the U.S. housing sector. It will improve the health and well-being of millions of families by providing housing stability, healthy living options, and climate-resilient communities. It will also put power in the hands of communities — rather than corporate actors — and redress the harms of the US's racist housing market.

LEARN MORE:

Visit the Climate + Community Project for the full *Green Social Housing at Scale* report.

If you have any questions, please reach out to Ruthy Gourevitch at Climate and Community Project (rgourevitch@climateandcommunity.org).