

WHY IS THERE SUCH A SHORTAGE
OF AFFORDABLE HOUSING?

WHAT CAN WE DO ABOUT IT?

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THE EVIDENCE OF SHORTAGE IS EVERYWHERE.

- Twin Cities has one of lowest vacancy rates in the country
- The share of renter households who are “cost burdened” continues to grow
- Metro Area needs 5000 new affordable units/year—we average about 1000

WHY IS IT SO BAD ?

- Gap between rents and incomes is growing. 2000-2014 in Minneapolis : rents up 11%, incomes down 14%
- Since mid-1980s, Federal government has stopped increasing amount of housing assistance for lowest income households



WHY IS IT SO BAD ?

- The economics of building housing doesn't work. Land prices and construction costs make it difficult to build even middle income housing without public subsidies
- We're losing more than we're gaining. Minneapolis lost 11,500 units at 50% AMI between 2000-2014



THERE'S REASON FOR HOPE

- Minnesota Housing, legislature, affordable housing development community, regional and local officials, advocates—some of the most committed innovative people in the country
- Citizen activism has helped put affordable housing on top of agenda for policymakers
- No shortage of good ideas



A blurred background image of a city skyline with various buildings and greenery under a clear sky.

SOME OF THE IDEAS IN PLAY

- Finding new funding sources for affordable housing—at state and local levels
- Inclusionary / Mixed Income housing

IDEAS, CONTINUED

- Preserving the housing we've got
 - NOAH housing—encouraging acquisitions by preservation buyers, protecting tenants, incentives for owners to keep their properties affordable
 - Subsidized housing—threats and opportunities constantly evolving

IDEAS, FURTHER CONTINUED

- Reducing evictions (just cause, etc.)
- Making it easier for tenants to use Section 8



THANK YOU!

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