

# SPUR

**Ideas + Action for a Better City**

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# Affordable Housing in the Suburbs

February 8, 2018



# Housing and Civil Rights

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- Housing is used to control access to schools and other systems.
- Passing the Fair Housing Act was harder than fighting segregation in schools or employment.
- Explicit racial measures etched segregation into the geography, and it is perpetuated by “race-neutral” policies and practices.

# Subsidized White Flight to Suburbs

4



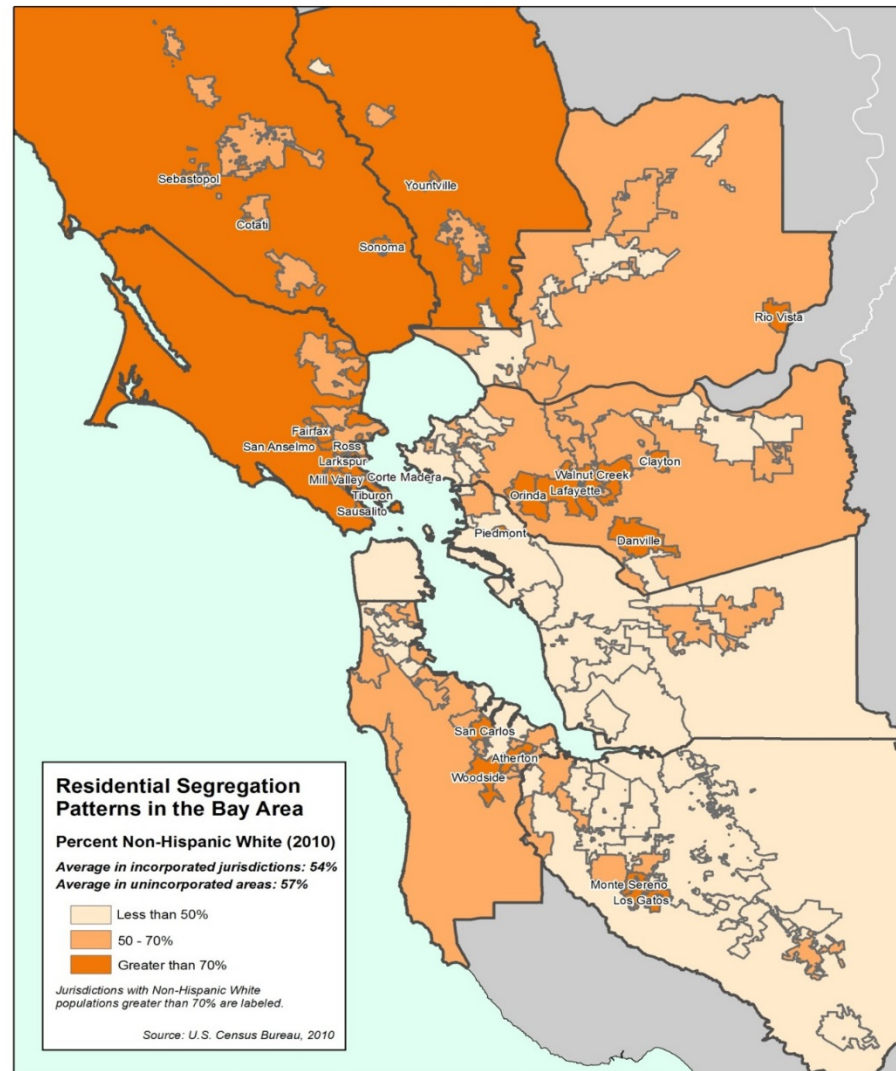
Ribbon-cutting ceremony along the first portion of Interstate highway to be completed in Wisconsin on September 4, 1958—I-94 in the Waukesha area. (Photo courtesy Wisconsin Historical Society Archive)



1. The restriction that no part of said premises shall in any manner be used or occupied directly or indirectly by any negro or negroes, provided that this restriction shall not prevent the occupation, during the period of their employment, of janitors' or chauffeurs' quarters in the basement or in a barn or garage in the rear, or of servants' quarters by negro janitors, chauffeurs or house servants, respectively, actually employed as such for service in and about the premises by the rightful owner or occupant of said premises.
2. The restriction that no part of said premises shall be sold, given, conveyed or leased to any negro or negroes, and no permission or license to use or occupy any part thereof shall be given to any negro except house servants or janitors or chauffeurs employed thereon as aforesaid.

# Segregation Persists Today

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# Systemic Attack on Exclusionary Zoning

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- 1980: California Housing Element Law
  - ▣ Fair Share Requirement
- Every City and County Must:
  - ▣ Identify or Rezone Sites for Multi-Family Housing
  - ▣ Identify and Address Constraints on Housing Development
  - ▣ Adopt Housing Policies & Programs
  - ▣ Plan for Affordable Housing Preservation

# *Urban Habitat v. City of Pleasanton*

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- ❑ 40,000 in-commuters
- ❑ Proposed growth: 40,000 jobs; 3,000 homes
- ❑ Housing Cap; Failure to Rezone
- ❑ 2010 Settlement
  - ▣ Rezone three sites near BART for high-density residential use, including at least 130 units affordable to very-low income households
  - ▣ New Housing Element
  - ▣ Affirmative steps to support affordable housing for families with children
  - ▣ Attorneys' fees





# Pleasanton: Statewide Impacts

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# Thank you!

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## **Sam Tepperman-Gelfant**

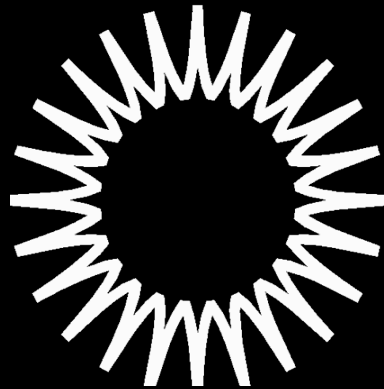
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