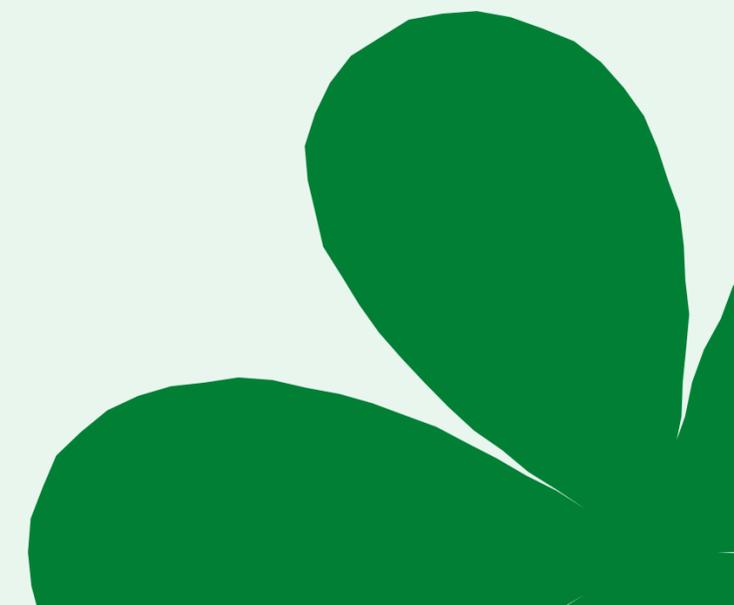
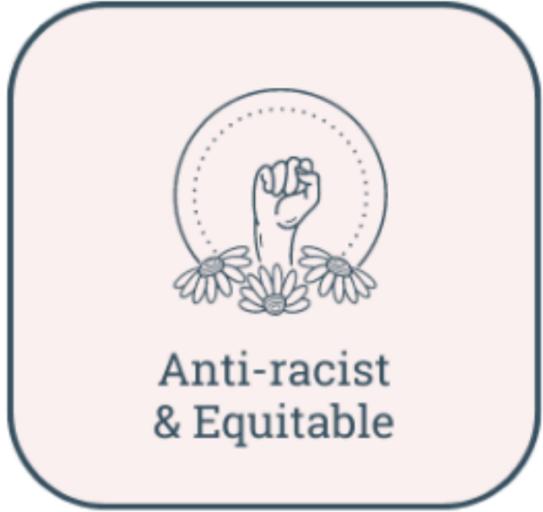


# **The Movement for Social Housing in the U.S.**





# 8 Principles for Social Housing



# EXAMPLES

## Cities

- Seattle, Washington\*
- Los Angeles, California\*
- San Francisco, California
- Atlanta, Georgia
- Chicago, Illinois
- Portland, ME

DC! >

## States

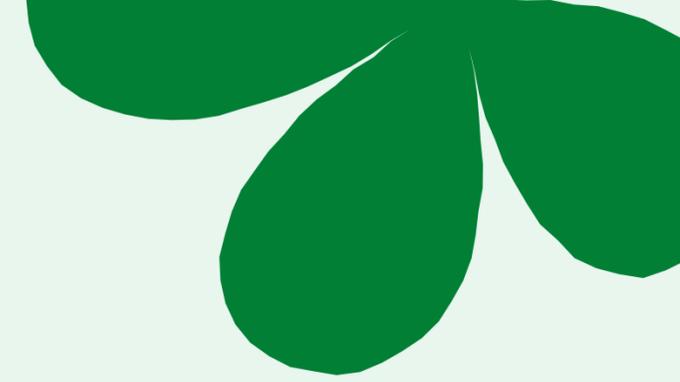
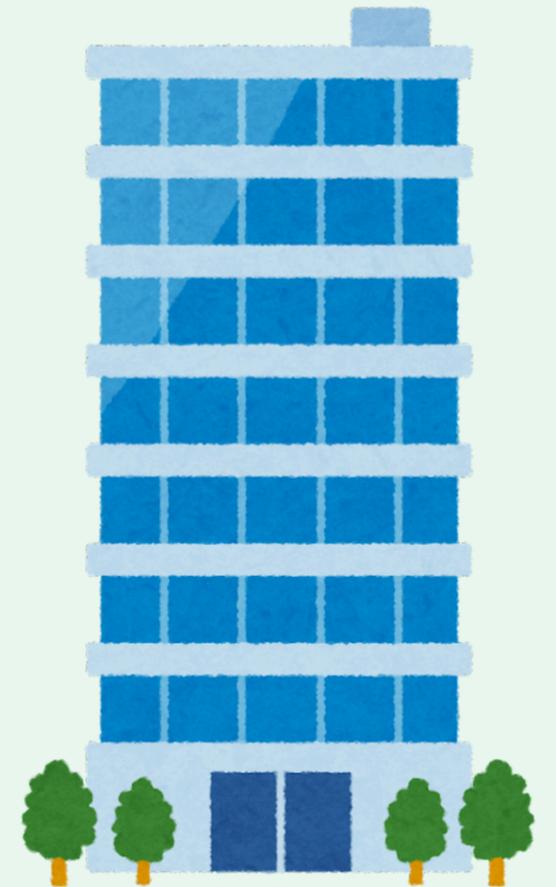
- California (statewide)\*
- Rhode Island (proposed)
- New York State\* (proposed)

\*explicitly target extremely low-income households and require a certain percentage of units to be affordable to households earning less than 30% of AMI



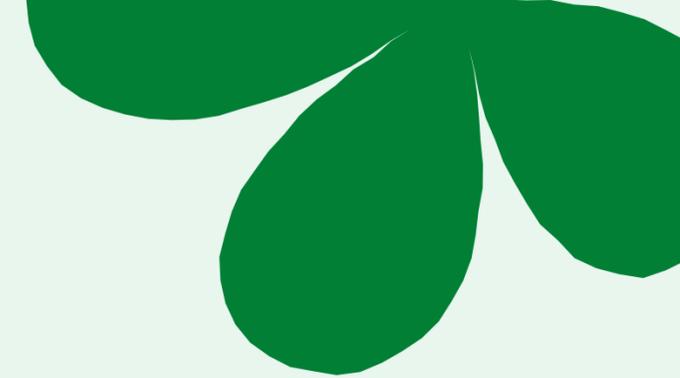
# LOS ANGELES

- Measure ULA in part funds the ULA Alternative Models for Permanent Affordable Housing Program
- Funding is from a “millionaire tax”
  - real estate transfer tax on the sale of properties valued \$5 million or more
  - 22.5% is dedicated to alternative models for permanent affordable housing, incl social housing
- decommmodified: public entities, housing authorities, land trust, co-ops, or nonprofits own the housing
- All units are restricted affordable in perpetuity

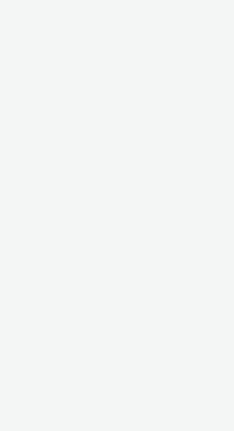


# LOS ANGELES

- Goal of adhering to principles of **racial equity** and focus on addressing affordable **housing needs for the most vulnerable communities**
- housing opportunities address historic patterns of discrimination and exclusion, preserve affordability, and promote resident engagement to proactively address racial and economic segregation in the city
- 1:1 replacement of existing units during preservation



# LA COALITION



and 200+ endorsers and partners

# SEATTLE

- Seattle voters approved the creation of a **social housing developer** via ballot measure in 2023.
- In a Feb 2025 Special Election, voters approved the **funding** of social housing **via an excessive compensation tax**.
  - For each individual employee, businesses will pay a 5% tax on every dollar over \$1 million in total compensation they receive yearly.
  - Will generate ~\$50 million for social housing!

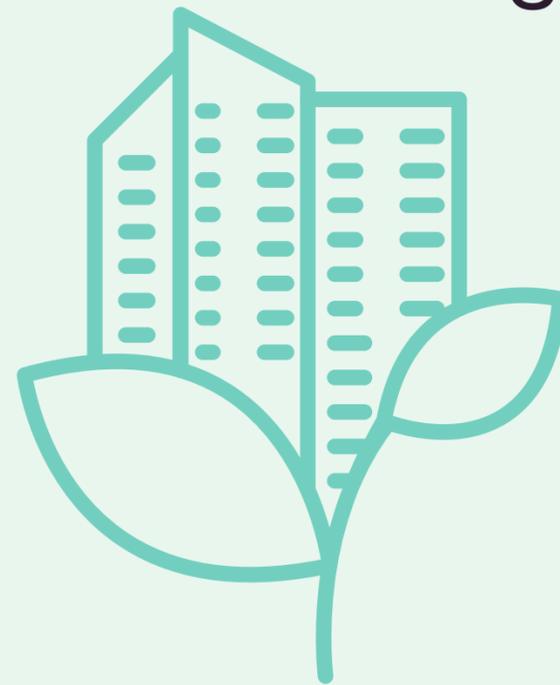


# Seattle's social housing model

buildings are renter-run

mixed-income (no one pays more than 30% of their income toward rent)

new buildings meet the highest green standards



publicly-owned

permanently affordable

endorsed by labor, organizations, businesses, and local elected officials

# CHICAGO

## Office of the Mayor

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/ [Chicago City Council Passes Mayor Johnson's Landmark Green Social Housing Ordinance](#)

May 7, 2025

### **Chicago City Council Passes Mayor Johnson's Landmark Green Social Housing Ordinance**

**Green Social Housing makes Chicago the first major city in the United States to implement this innovative model for developing permanent affordable housing.**

# CHICAGO

- “permanently affordable, mixed-income housing that is sustainable, community-led, and responsive to the real needs of Chicagoans,” Department of Housing Commissioner Lissette Castañeda
- expand affordable housing in Chicago while upholding the City’s green building standards



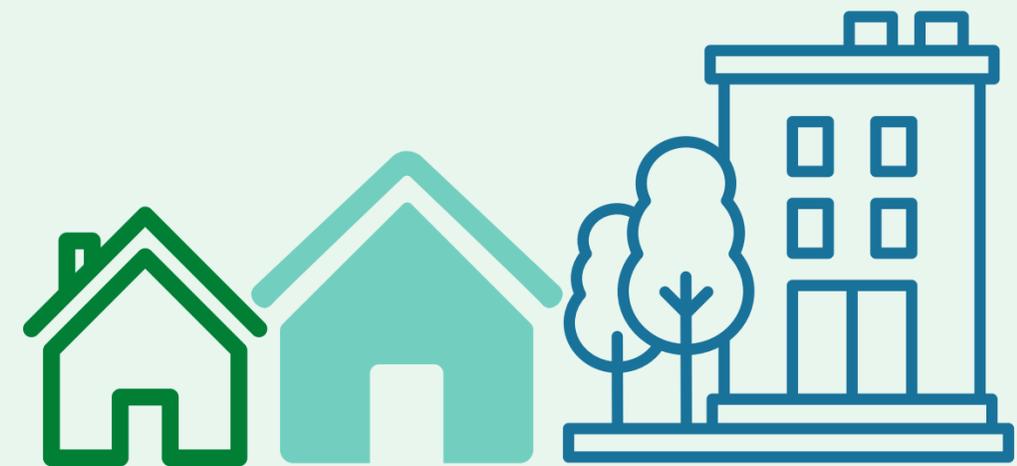
# CHICAGO

- creation of an independent nonprofit with the authority to serve as a GSH developer: The Residential Investment Corporation (RIC), will operate the GSH model independently of the Department of Housing
- GSH will be funded with \$135 million from Mayor Johnson's Housing and Economic Development (HED) Bond
- RIC will primarily own and operate these developments, with profits reinvested into future projects or used to increase affordability
- Once established, this revolving loan fund will provide low-cost financing and equity investments for developing permanently affordable, mixed-income housing.



# MOCO

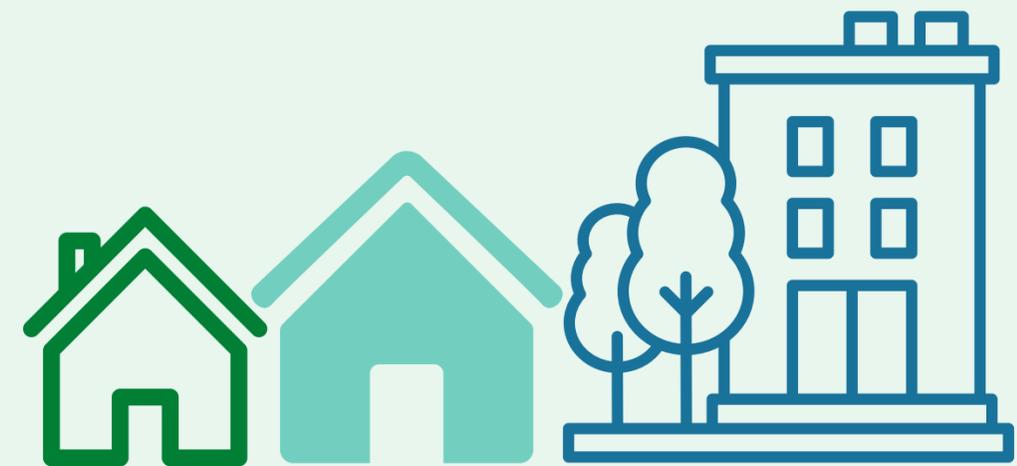
- Its Housing Opportunities Commission (HOC), an agency founded in the 1970s to deliver federally funded public housing, has recently developed a strategy that it calls **the public developer model**.
- 2021, it established the Housing Production Fund (HPF) to fund mixed-income social housing
- targeting areas close to the train lines with further similar, high-density developments





# THE MONEY: MOCO

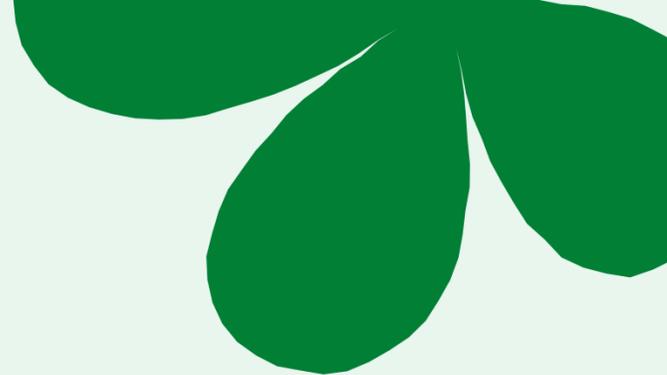
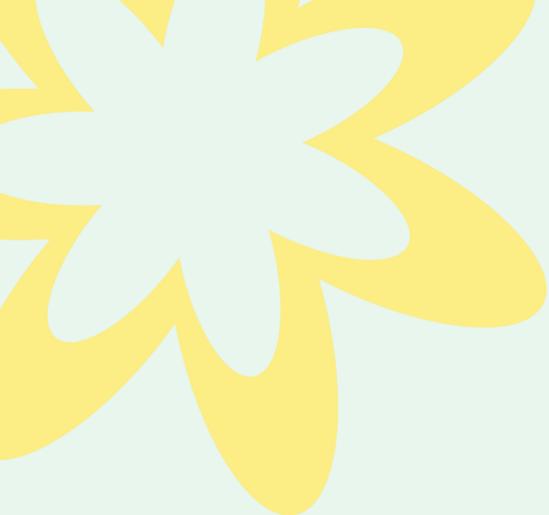
- Housing Opportunities Commission started with a \$50M Housing Production Fund (100% municipal bond offering).
  - The county pays ~3.1M annually to pay off their bond
- attacking the root cause by eliminating Private Equity from the construction process.
- As the network grows, they get better and better refinance positions and can build more affordability into the model.



# THE LAUREATE

- took control of the project from developer and paid for developer to build what HoC wanted.
- refinanced the original construction loan, and then were able to use the funds that are normally used to pay off investors to revolve the fund and construct more housing.





## References & Resources

1. Alliance for Housing Justice
    - a. [What is Social Housing? Basic Principles for the US](#)
    - b. [Social Housing 101 | The Answer to America's Housing Crisis](#)
  2. PolicyLink
    - a. [Housing for the People: How Local Governments are Building Social Housing Solutions for Public Good](#)
    - b. [Building Our Future: Grassroots Reflections on Social Housing](#)
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