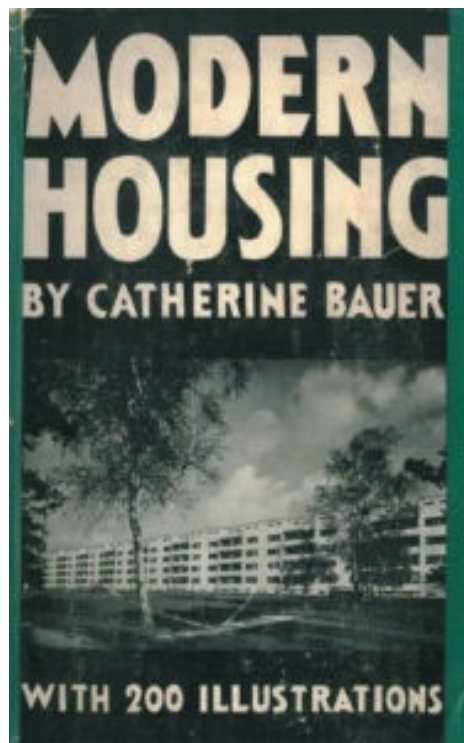


THE ROLE OF PUBLIC HOUSING IN A NEW SOCIAL HOUSING SYSTEM

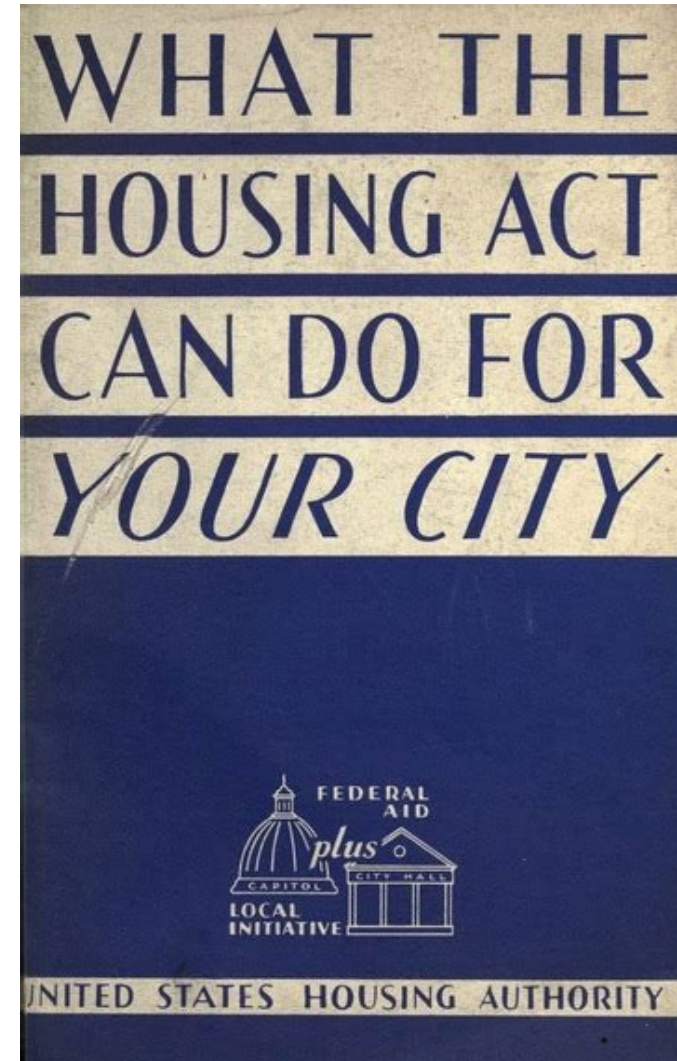
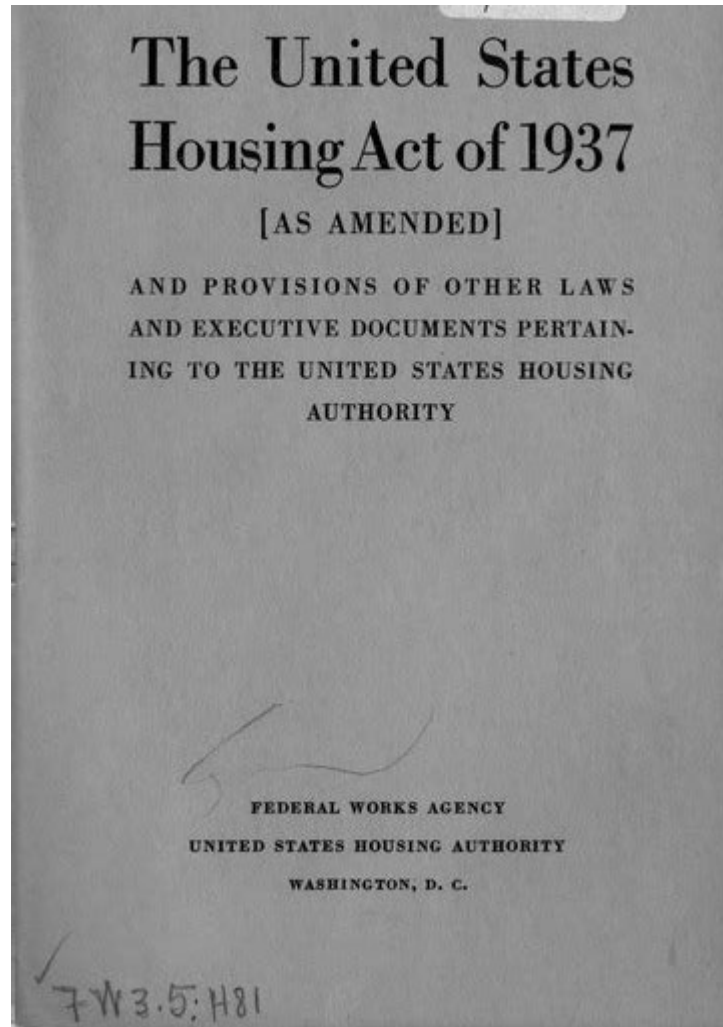
Alexander von Hoffman
Joint Center for Housing Studies



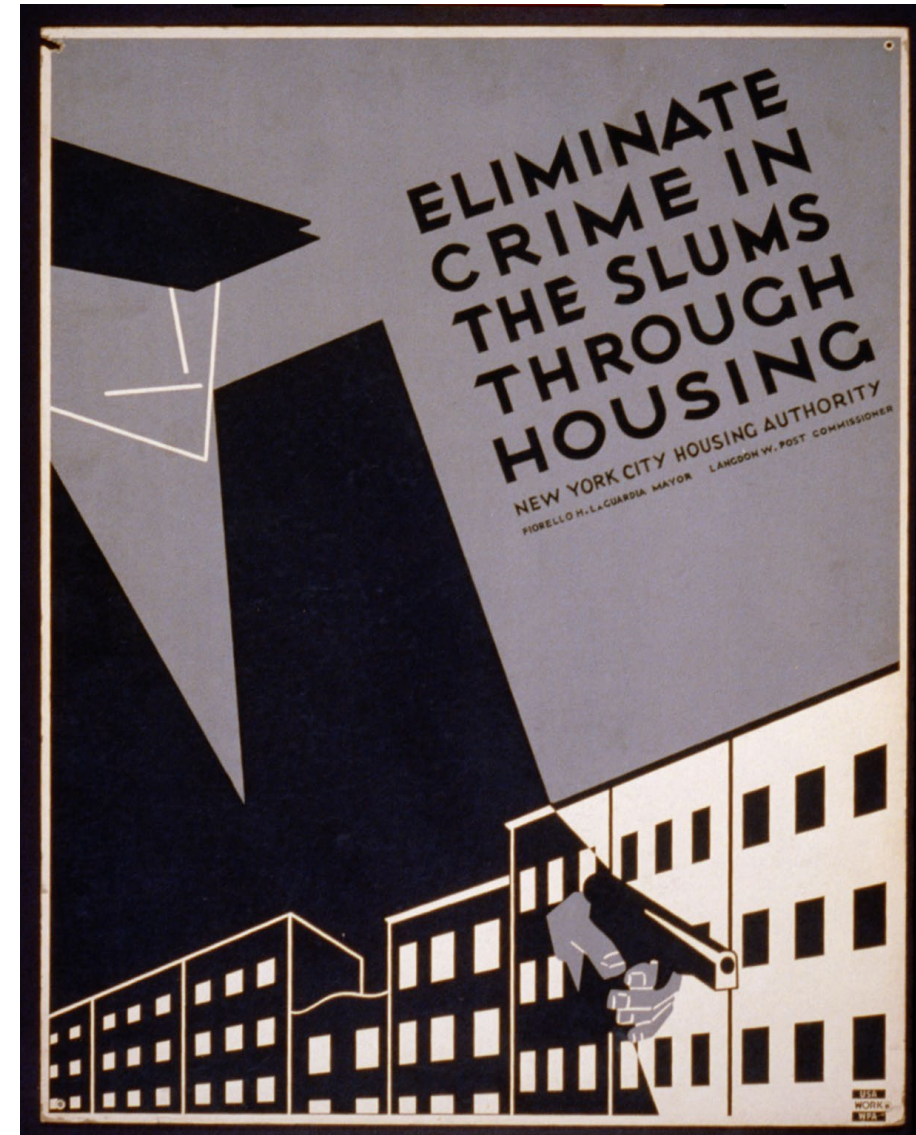
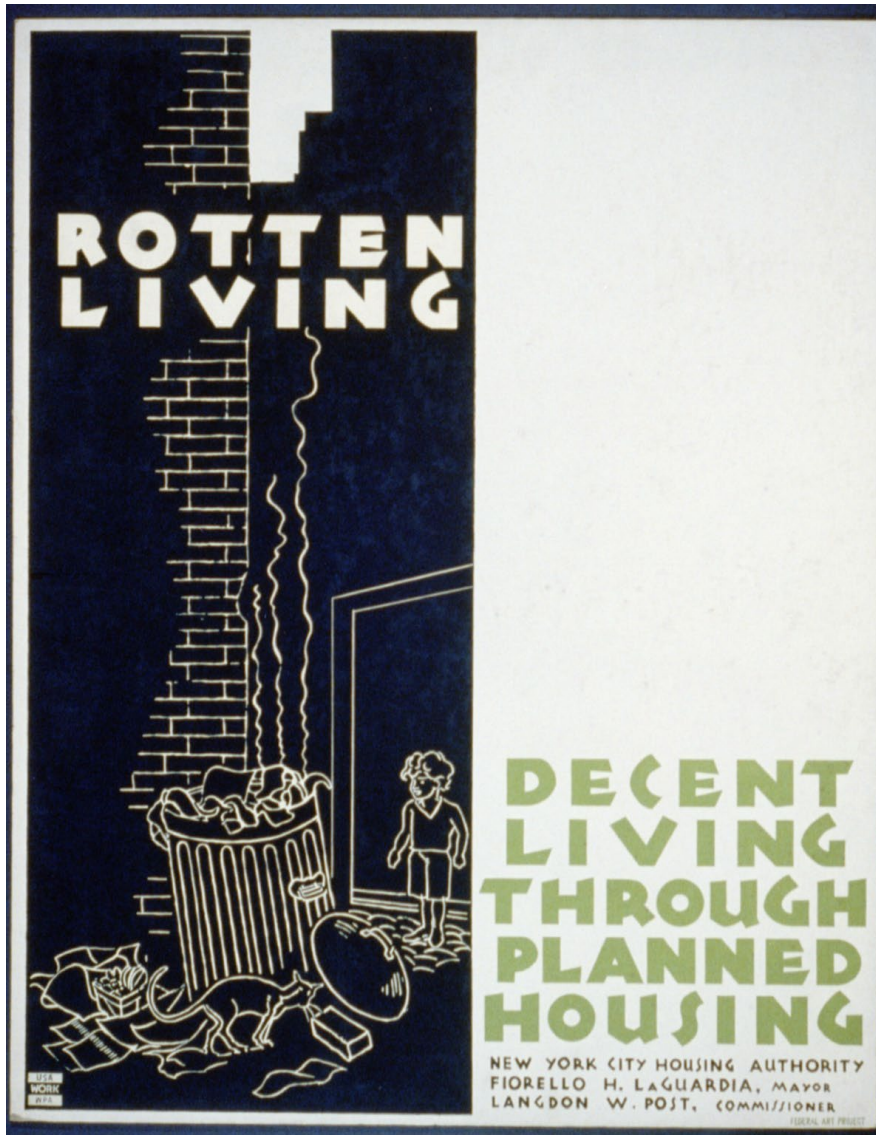
Alliance for Housing Justice, "Social Housing: Addressing America's Housing Crisis," 2023,
<https://www.allianceforhousingjustice.org/social-housing>





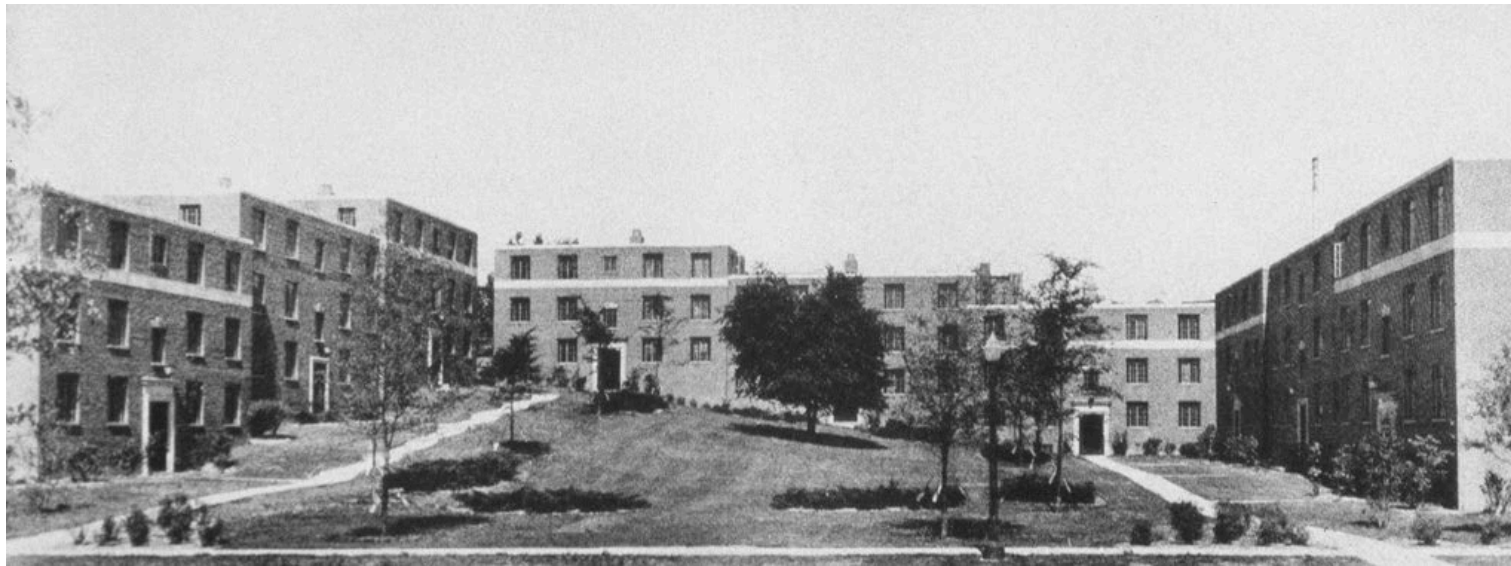




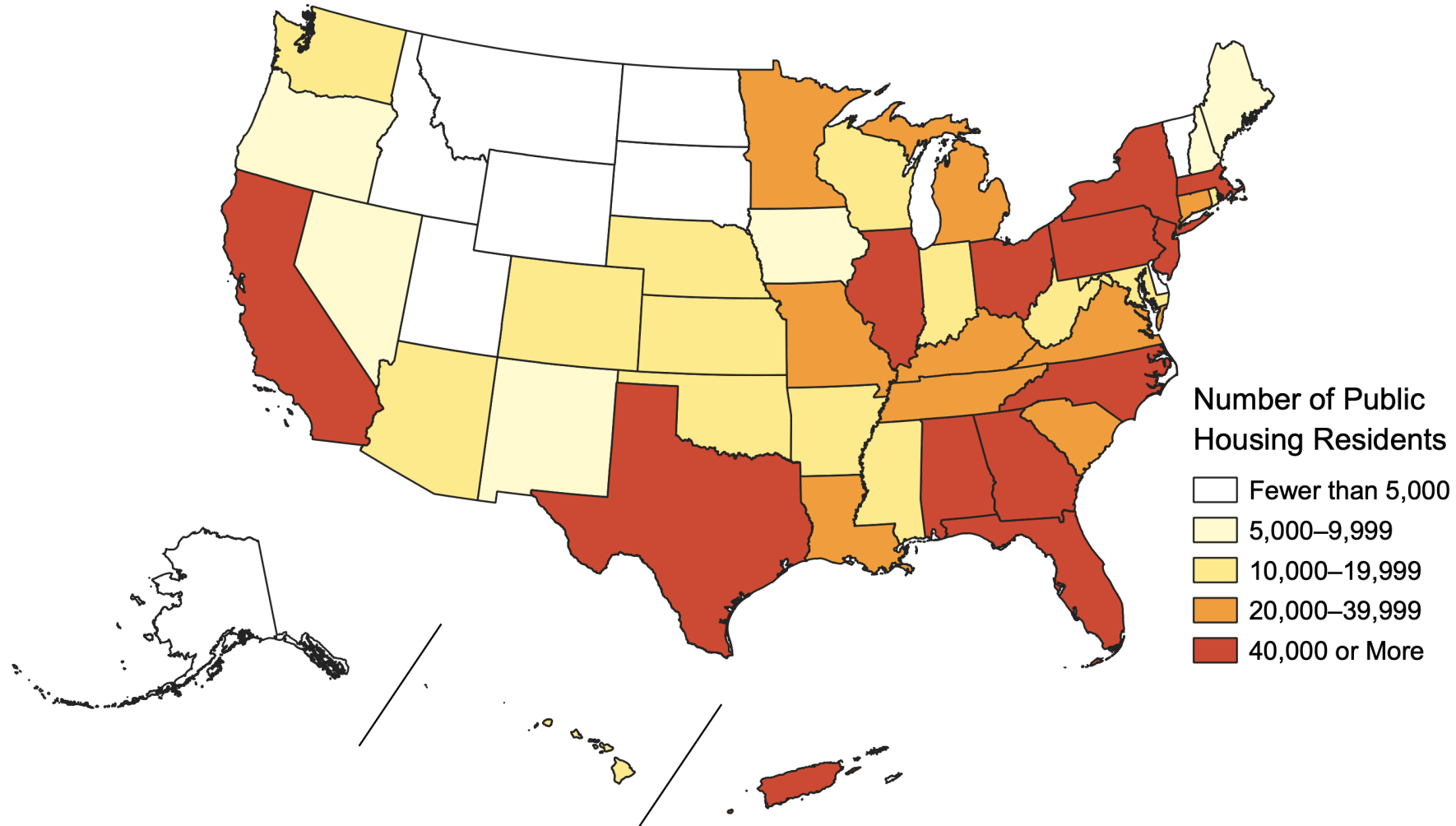




Techwood, Atlanta, Georgia



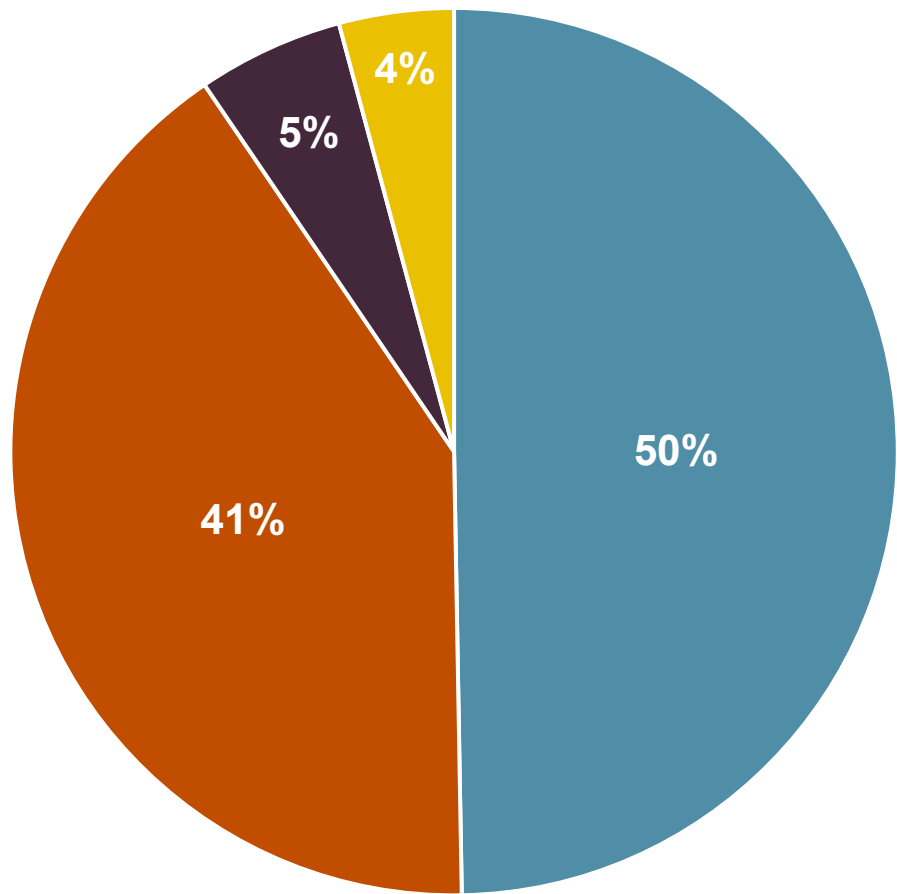
Public Housing is Unevenly Distributed Across the Country



Source: JCHS tabulations of US Department of Housing and Urban Development, 2023 Picture of Subsidized Households.
Notes: Includes data for all fifty states and Puerto Rico.

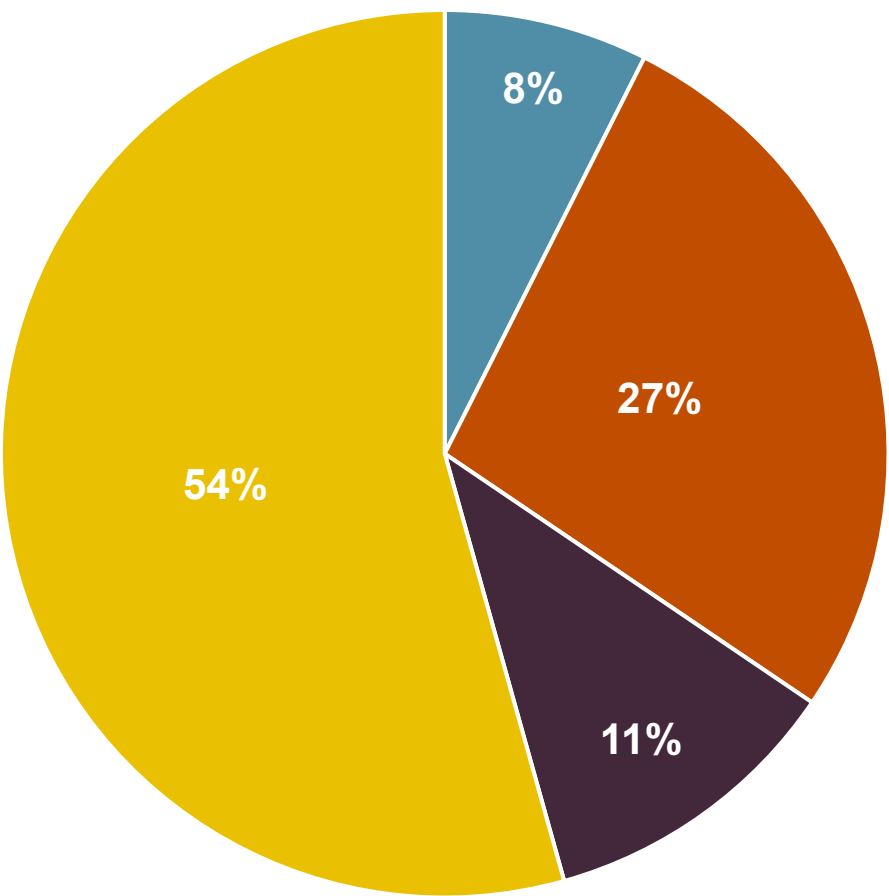
Most Public Housing Authorities Own Fewer than 500 Units but...

Public Housing Authorities by Size



...Large Authorities Own Most Public Housing

Ownership of Public Housing Units by Size of PHA



■ Very Small (Fewer than 100 Units) ■ Small (100–499 Units) ■ Medium (500–999 Units) ■ Large (1,000 Units or More)

Notes: PHA stands for Public Housing Authority. Units refers to public housing dwellings under contract for federal subsidy and available for occupancy.
Source: JCHS tabulations of US Department of Housing and Urban Development, 2023 Picture of Subsidized Households.



UNIVERSITY HOUSING PROJECT
FOR NEGROES · ATLANTA GEORGIA
EDWARDS & SAYWARD ARCHITECTS · ROBERT LOGAN ASSOCIATE
O'FREEMAN ENGINEER
PROJECT NO. 1102 1934

New Deal Housing Too Costly for the Poor

It Knives Private Industry While Missing Own Goal

By LAURENCE BORD

I SEE A THOUSAND of the nation's ill housed. The President made this statement in his inaugural address on Jan. 20, 1959. A few months later when the Housing and Urban Development Department had just begun to build its first public housing project, the President had already said that the nation's ill housed were too many to count.

How can the government be so sure that the nation's ill housed are too many to count? The answer is simple. The government has no way of knowing how many people are ill housed. It has no way of knowing how many people are in need of housing. It has no way of knowing how many people are in need of housing.

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each family with new under construction by the U.S. Housing Administration, shows that the average cost of a new house is \$10,000. The average cost of a new house is \$10,000. The average cost of a new house is \$10,000.

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Williamsburg housing project in New York, land for which was bought at \$100 a square foot.



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WHAT THEY ARE
PWA The Public Works Administration, a federal agency, operates the nation's largest public housing program. It has built more than 1 million units of public housing since 1933. The PWA's housing program is the largest of any federal agency.
CHA The Chicago Housing Authority, a local agency, operates the city's public housing program. It has built more than 1 million units of public housing since 1933. The CHA's housing program is the largest of any local agency.
USHA The United States Housing Authority, a federal agency, operates the nation's largest public housing program. It has built more than 1 million units of public housing since 1933. The USHA's housing program is the largest of any federal agency.



Man Elsworth Wood, executive vice president of the U.S. Housing Authority.

ment of which I am responsible. These buildings provide living accommodations for the nation's poor. They are not in the way of the nation's progress. They are not in the way of the nation's progress. They are not in the way of the nation's progress.

Another example is found in Chicago, where the PWA has built more than 1 million units of public housing. The PWA's housing program is the largest of any federal agency. The PWA's housing program is the largest of any federal agency. The PWA's housing program is the largest of any federal agency.

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Girls Who Look Lovely Are Not Overlooked!

CAMAY make-up do help, but a lovely girl who is the simplest of all girls in making girls more attractive to men. Any number of happy brides and popular girls will tell you that Camay, the Soap of Beautiful Women, is a wonderful help in keeping skin fresh... smooth... and irresistible!

—If you are not fully satisfied with your own skin, try Camay's gentle cleansing cream!

CAMAY THE SOAP OF BEAUTIFUL WOMEN



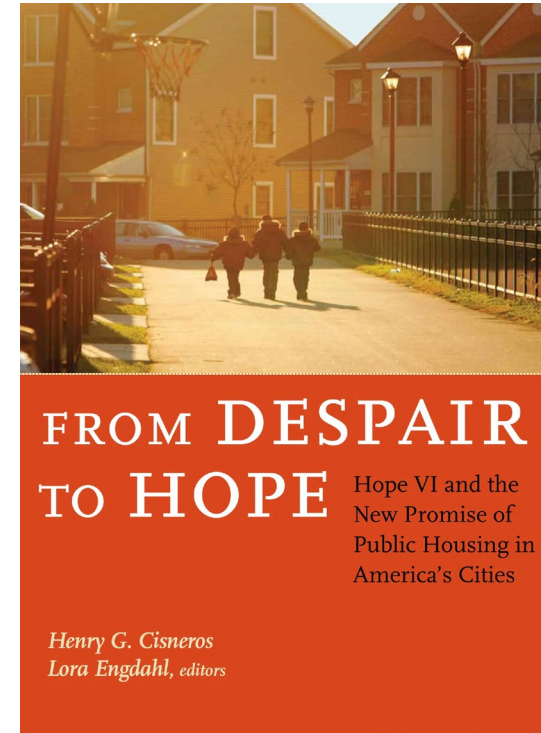
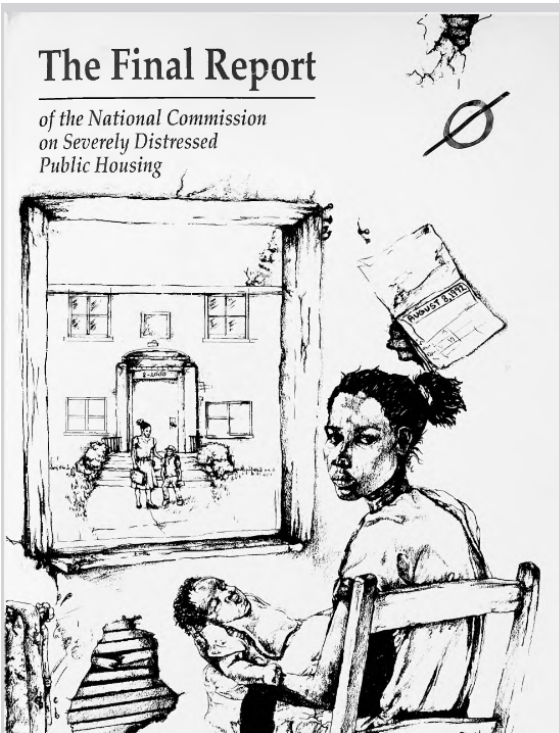


Pruitt-Igoe Housing Project, St. Louis, Missouri





Demolition of Pruitt-Igoe Housing Project, St. Louis, Missouri, c. 1972



WHAT IS A NYCHA RAD CONVERSION?

PRE-RAD

Deterioration, disrepair, difficulty in getting repairs.

Rents up to 30% of income



OWNER:
NYCHA



MANAGEMENT:
NYCHA or Current Private Manager (Kraus or BMA)



FUNDING:
Public Housing (Section 9)
Starvation federal funding



RAD

Major renovations in 2 years. Inspections every 2 years to assure federal quality standards are met.

Rents set at 30% of income*



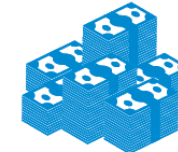
OWNER:
Public-Private Entity**



MANAGEMENT:
New Private Manager



FUNDING:
Section 8 Housing
New capital from private investors and lenders



<https://hesterstreet.org/projects/rental-assistance-demonstration-rad-curriculum/>

MOVING TO WORK

Program Changes That Will Affect You

ROSENBERG HOUSING
AUTHORITY

Beginning in 2022

Moving to Work (MTW) Demonstration

MTW also allows Public Housing Authorities to combine and reprogram its Federal funding (Operating, Capital, and Housing Choice Voucher) to better meet the housing and service needs of low-income families.

Some examples are:

- Funding innovative family support services, including enhanced Family Self Sufficiency programs, childcare, and scholarships.
- Supporting the development and operation of additional affordable housing units.
- Creating a local rent subsidy program to support special needs populations.

Lewiston Housing – Moving to Work First Discussion 8-9-21

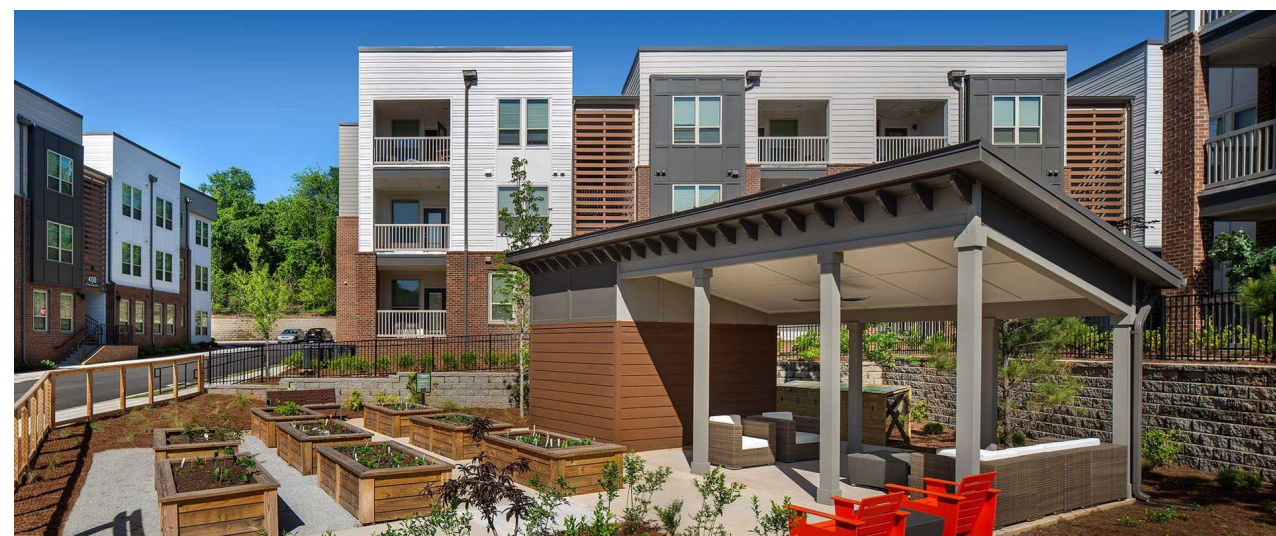


Map of Component I RAD projects from RAD-watch.org

<https://www.icastusa.org/rad-working-for-everyone/>



Villages of East Lake, Atlanta, Georgia



Gardenside at The Villages of East Lake apartments, Atlanta, Georgia