

Scope of Housing Crisis

Number of Homeless Students On The Rise

- **1.5 million k-12, 2017-2018**
- highest rate in 12 years.
<https://www.nytimes.com/2020/02/03/us/Homeless-students-public-schools.html>
- The Hope Center #RealCollege survey results
- In 2019, **167,000 students** surveyed
- **46% housing insecure**
- **17% homeless**

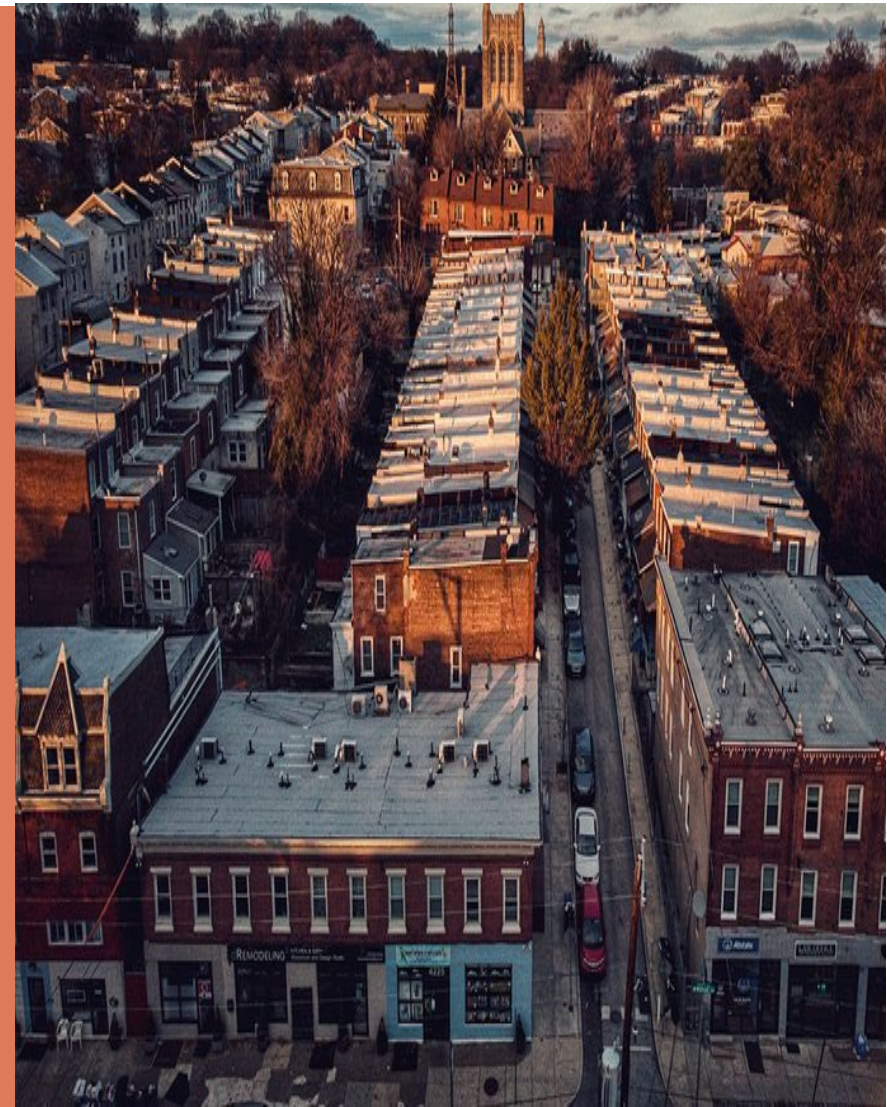
https://hope4college.com/wp-content/uploads/2020/02/2019_RealCollege_Survey_Report.pdf



Scope Of Homelessness: Philadelphia

Affordable Housing Stats, <https://www.pewtrusts.org/en/research-and-analysis/reports/2018/09/26/philadelphias-poor-experiences-from-below-the-poverty-line>

- $\frac{1}{4}$ Below Poverty Line
- < 30% of income
- 82% no subsidies
- \$729 average rent without subsidies
- \$405 out of pocket
- \$331 in 2017
- *The Urban Institute: 67% of landlords discriminate against renters w/ housing vouchers. <https://www.urban.org/urban-wire/landlords-limit-voucher-holders-choice-where-they-can-live>
- The Fair Housing Ordinance outlaws this.
- Law isn't well enforced



Cause of Homelessness- Low Wages

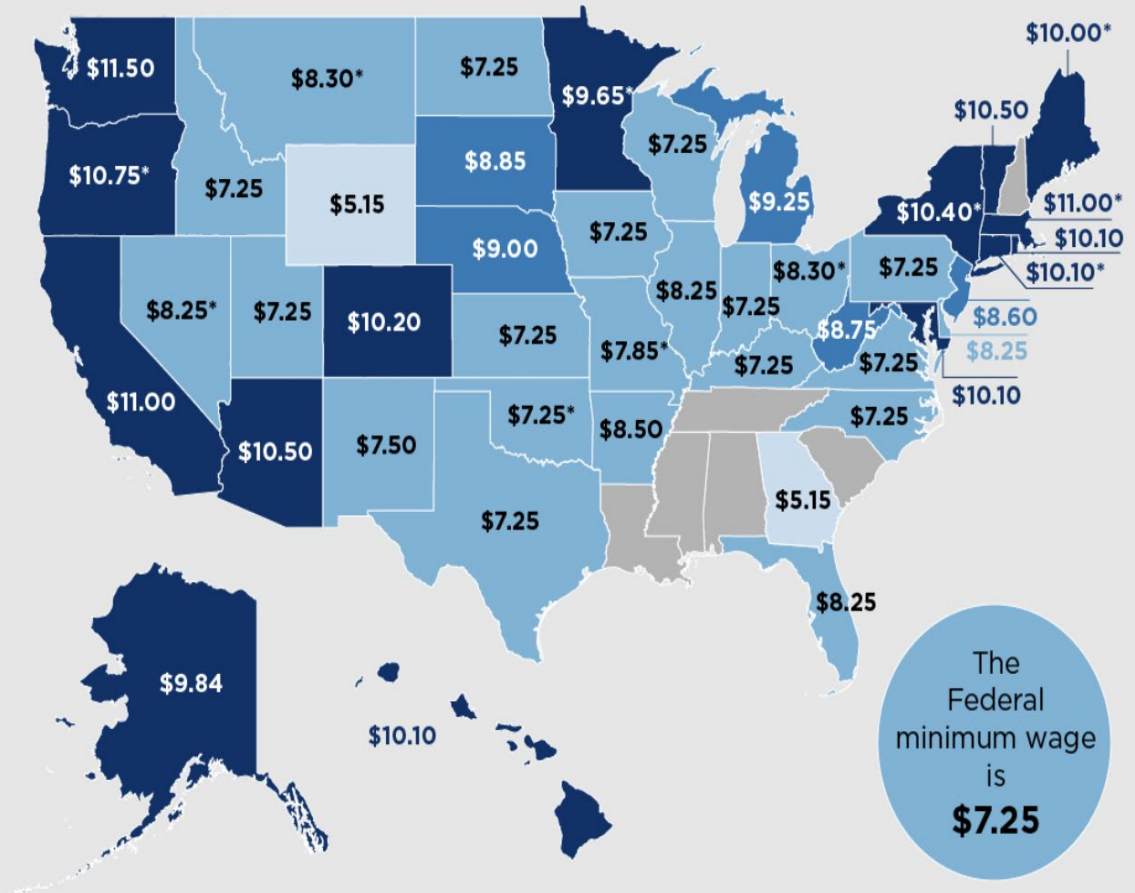
- Minimum Wage-\$7.25 since 2009
- cost of living has increased by 13%
- The average min wage worker has to work 127 hrs/week to afford rent in a 2-bedroom house.

<https://newrepublic.com/article/154618/new-american-homeless-housing-insecurity-richest-cities>

- 1 week = 168 hrs.
- New teachers can't afford rent in any major city (except Pittsburgh).

<https://www.cbsnews.com/news/new-teachers-cant-afford-the-rent-in-all-but-one-major-u-s-city/>

Minimum wage in the US



The Federal minimum wage is **\$7.25**

*Minimum wage may fluctuate based on state legislation.

SOURCE: US Department of Labor, State websites

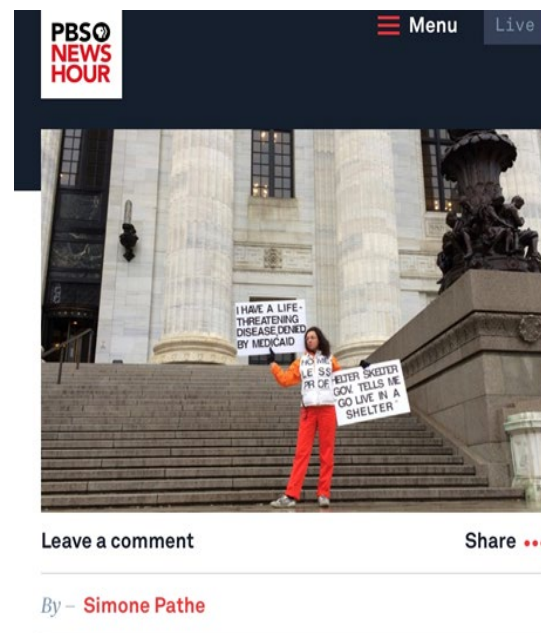


Low Wages: University Labor

- 75.5% of faculty = non tenure track
- 1.3 million out of 1.8 million faculty members.
- 700,000 (over 50%) are 'part-time', most often known as "adjunct."
- <http://www.newfacultymajority.info/facts-about-adjuncts/>

Villanova prof contracted sepsis and needed an amputation — and her health plan wouldn't pay

by Sarah Gantz, Updated: April 5, 2019



Homeless professor protests conditions of adjuncts

Nation Mar 31, 2014 4:14 PM EST

Mary-Faith Cerasoli is an adjunct professor of Spanish and Italian. She has a master's degree from Middlebury College. She's also homeless.



6:46

theguardian.com

Outside in America

Facing poverty, academics turn to sex work and sleeping in cars

Adjunct professors in America face low pay and long hours without the security of full-time faculty. Some, on the brink of homelessness, take desperate measures

Cause of Homelessness- Evictions

- roughly 2.3 million people were evicted in 2016.

<https://www.theguardian.com/us-news/2020/feb/11/us-eviction-rates-causes-richmond-atlanta>

- Lublin Corporation Housing
- 216 Evictions
- Howard Ford, esq.



Cause of Homelessness- Lack of Affordable Housing

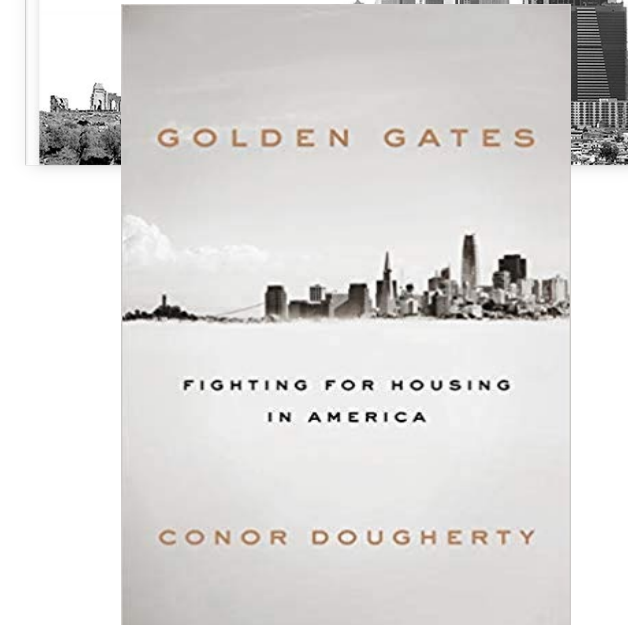
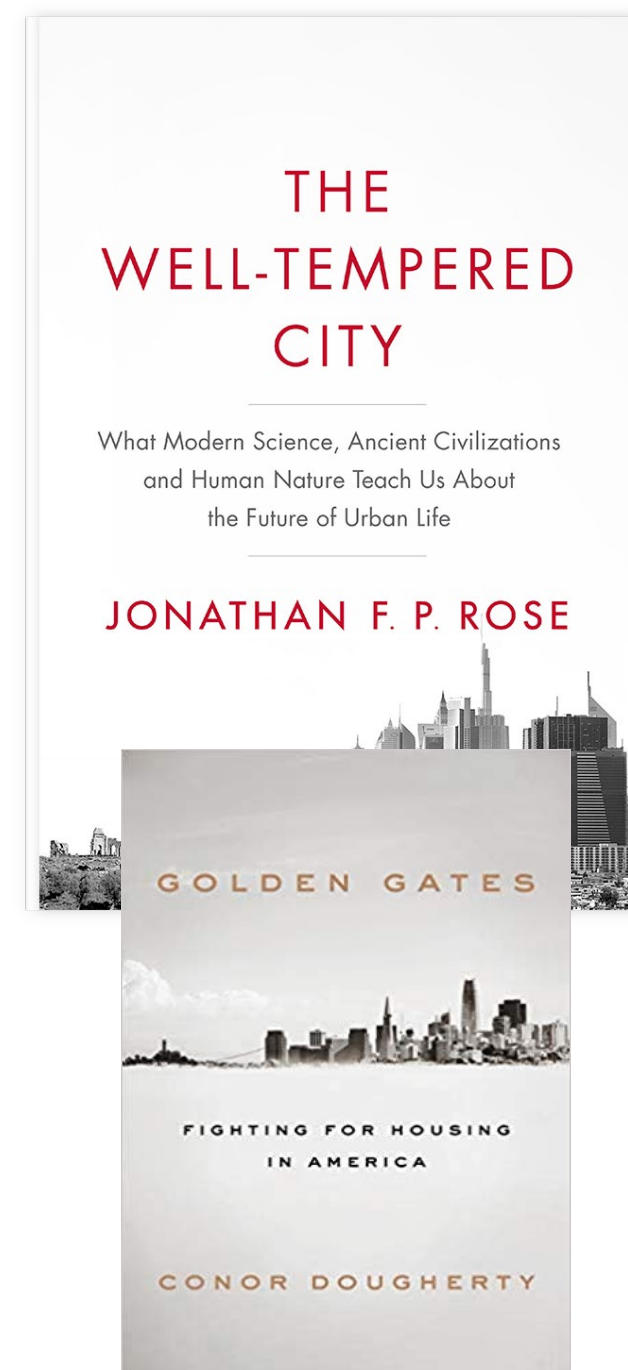
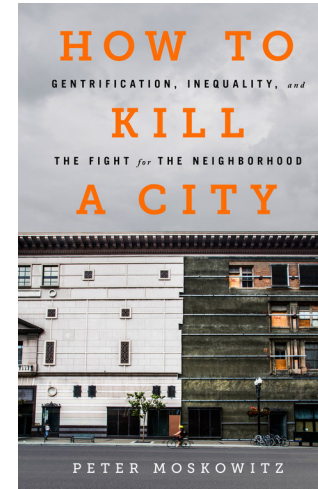
- Atlanta: affordable housing only available for 1/4 of the people who need it <https://newrepublic.com/article/154618/new-american-homeless-housing-insecurity-richest-cities>
- In 2016: 1 affordable unit for every 1,000 applications in NYC (Source: *How to Kill a City*, Moskowitz)
- 1990-2008: 220,000 PH units demolished. 7,800 in Phila. (Source: *How to Kill a City*, Moskowitz)
- Homeownership is at a 50 yr low (Source: *How to Kill a City*, Moskowitz)



Cause of Homelessness: Lack of Affordable Housing

- 9% reduction in affordable housing since 1999
- 40% slash in HUD funding, since 1980s
- 50% Housing Stock Decrease since 2016
- 2x Move in Cost Increase in last decade
- The median rent in Philly (June 2019) was \$1,614, up 3%

<https://philly.curbed.com/2019/7/22/20704246/philly-median-rent-home-value-cost-study-zillow>



Cause of Homelessness- Housing as Commodity, vs Housing as Right

- 2014, 50% of housing units in midtown Manhattan were vacant for majority of the year.

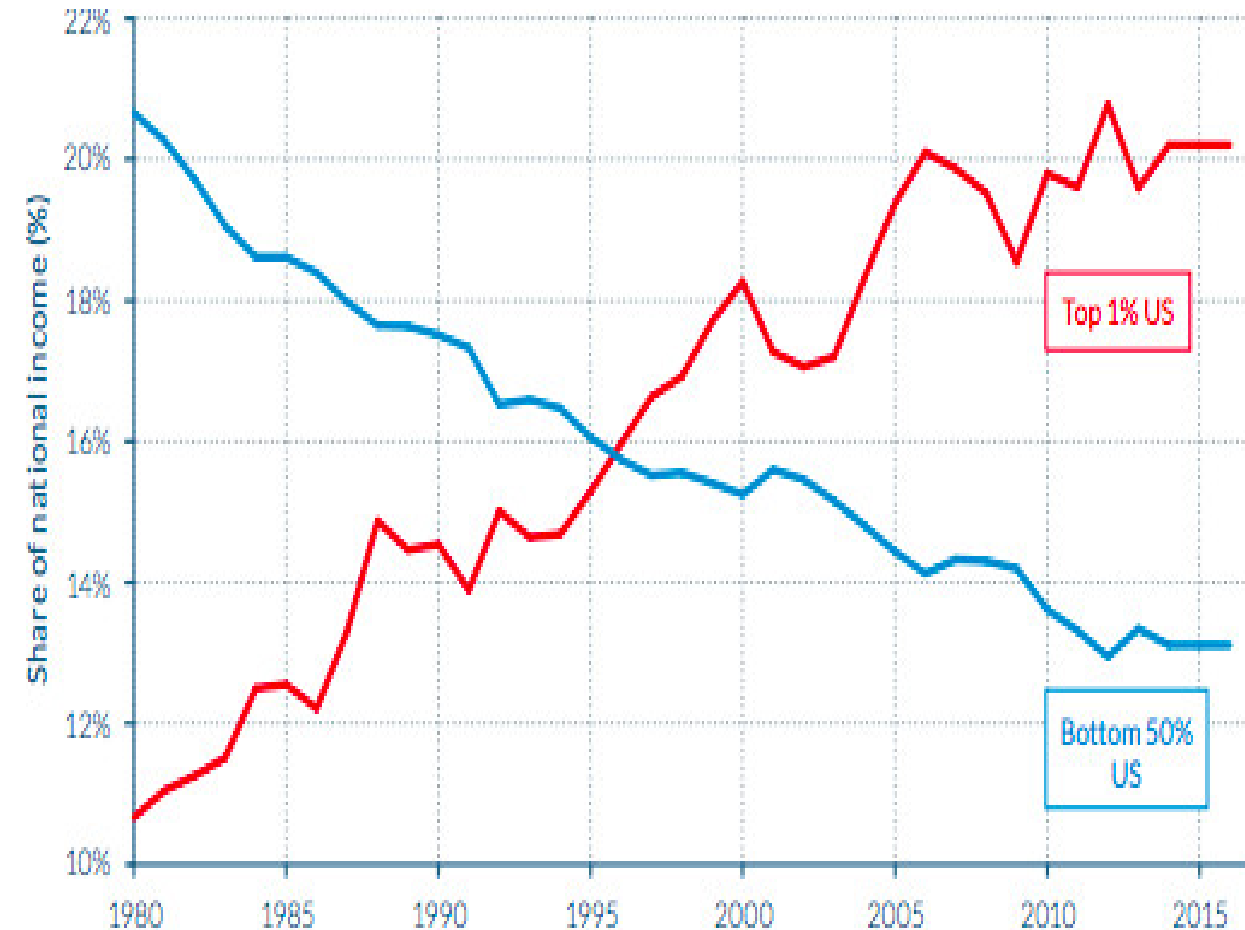
<https://www.nytimes.com/2014/10/26/realestate/pieds-terre-owners-dominate-some-new-york-buildings.html>

- In 2016, 37% of home sales were made to absentee investors. (Source: *Capital City*, Samuel Stein)

- 9/10 units built in 2017 were luxury units (Source: *How to Kill a City*, Moskowitz)

- **Income inequality in America is the highest it's been since Census Bureau started tracking it, over 50 yrs ago**

<https://www.washingtonpost.com/business/2019/09/26/income-inequality-america-highest-its-been-since-census-started-tracking-it-data-show/>



Source: WID.world (2017). See wir2018.wid.world for data series and notes.

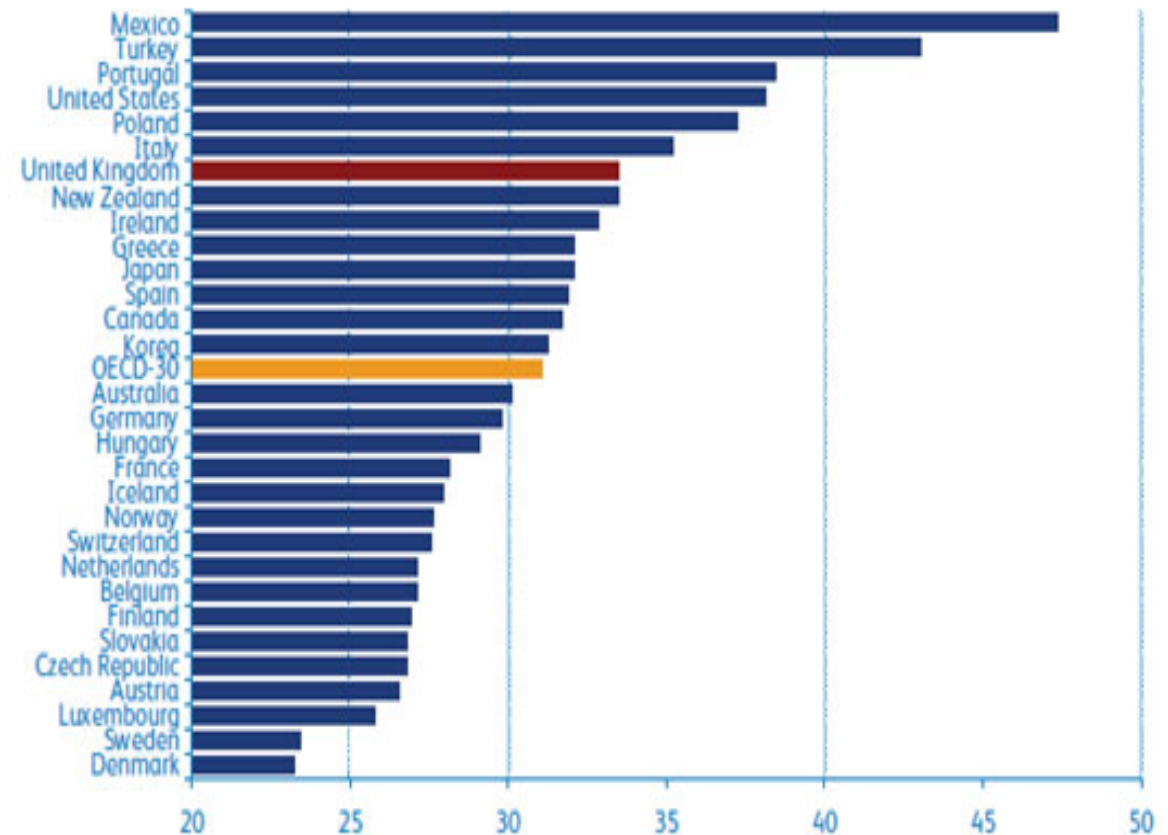
Cause of Homelessness- Income Inequality

- Today's housing owners:
- banks,
- hedge funds,
- private equity funds like **Blackstone**, which is the world's largest landlord.
- waiting for land to appreciate.
- approx. 17 million vacant homes,

(Source: *Capital City*, Samuel Stein)

- <https://www.census.gov/housing/hvs/files/currenthvspress.pdf>

Figure 2.14(a): Gini coefficients of income inequality in OECD countries, mid-2000s



Source: OECD (2008).

Note: UK figures based on FRS.

Gini coefficient (percentages)

**Engaging Students in the Work To End
Homelessness:
The SREHUP Model**

SREHUP'S HISTORY

- Teaching at Villanova since 2003
- Villanova Bubble
- Mission Trips
- 2011, Ridge Shelter Closing-
- Budget Cuts, 300 Beds Eliminated
- Inspired By Harvard Square Homeless Shelter
- Traveled with Students to Boston
- Opened our first shelter in November 2011
- Church Basements
- Pets Turned Away, 25% have pets



THE BIRTH OF TINY HOMES INITIATIVE

- Tiny Homes Tour of the World
- Eugene, Oregon
- Edinburgh, Scotland
- Learned Best Practices



BREAKING BREAD COMMUNITY

- Villages of Micro Homes
- Low Barrier
- Community Center
- Shared Meals
- Services/Workshops
- Community Gardens
- Mural Arts Projects
- From NIMBY to YIMBY

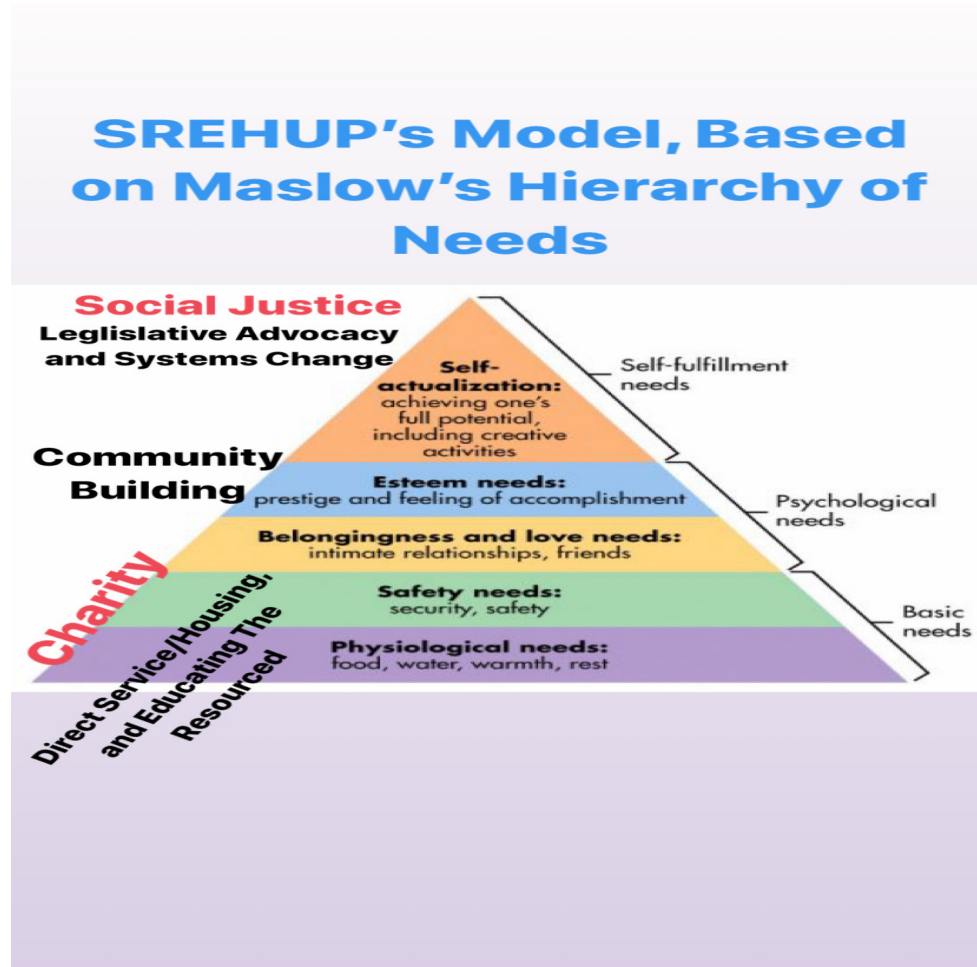


COALITION: IT'S A MOVEMENT

- Board of Directors and Advisors
- Local Universities and Public Schools
- Education Component
- **Community Stakeholders**
- Architects and Engineers
- HealthCare Field
- Animal Rescue World
- Environmentalists
- Lawyers
- Policy Makers
- Legal Zoning vs Political Zoning



SREHUP: ONE SOLUTION, AMONG MANY



- Difference between **Charity (direct service)** and **Social Justice**
- Direct Service creates opportunities for community building, learning, and reciprocal partnership in service and advocacy.
- **Education** of those who are **closer to the seats of power** about **systemic inequity** is vital.

THE WHITE-SAVIOR INDUSTRIAL COMPLEX

TEJU COLE

MARCH 21, 2012

- there is an internal ethical urge that demands that each of us serve justice as much as he or she can. But beyond the immediate attention that he rightly pays hungry mouths, child soldiers, or raped civilians, there are more complex and more widespread problems. There are serious problems of governance, of infrastructure, of democracy, and of law and order. These problems are neither simple in themselves nor are they reducible to slogans. Such problems are both intricate and intensely local.
- How, for example, could a well-meaning American "help" a place like Uganda today? It begins, I believe, with some humility with regards to the people in those places. It begins with some respect for the agency of the people of Uganda in their own lives. A great deal of work had been done, and continues to be done, by Ugandans to improve their own country, and ignorant comments (I've seen many) about how "we have to save them because they can't save themselves" can't change that fact.

THE WHITE-SAVIOR INDUSTRIAL COMPLEX

TEJU COLE

MARCH 21, 2012

- Let us begin our activism right here: with the money-driven villainy at the heart of American foreign policy. To do this would be to give up the illusion that the sentimental need to "make a difference" trumps all other considerations. What innocent heroes don't always understand is that they play a useful role for people who have much more cynical motives. The White Savior Industrial Complex is a valve for releasing the unbearable pressures that build in a system built on pillage.
- If we are going to interfere in the lives of others, a little due diligence is a minimum requirement.

III. The White Savior Complex

“There is much more to doing good work than ‘making a difference.’ There is the principle of first do no harm. There is the idea that those who are being helped ought to be consulted over the matters that concern them.”

- Teju Cole (The White-Savior Industrial Complex)



COMMUNITY SERVICE IS NOT A SUBSTITUTE FOR PILOT TAXES

- Penn = 10% of city land
- Only Ivy that doesn't pay PILOTS
- \$13.8 billion endowment
- Penn's own students have been calling on the school to pay at least \$6.6 million per year — in line with what Harvard and Brown have already paid.
- \$6.6 million = 0.1% of its operating budget.
- \$65 = increasing endowment spending rate from 4 to 5 percent, the minimum required for private foundations



CHANGING MINDS, ONE AT A TIME

MARCH 2, 2005 BY HOWARD ZINN

- That question leads me to a larger one, which I suspect most of us have pondered: What does it take to bring a turnaround in social consciousness—from being a racist to being in favor of racial equality, from being in favor of Bush’s tax program to being against it, from being in favor of the war in Iraq to being against it? We desperately want an answer, because we know that the future of the human race depends on a radical change in social consciousness.
- It seems to me that we need not engage in some fancy psychological experiment to learn the answer, but rather to look at ourselves and to talk to our friends. We then see, though it is unsettling, that we were not born critical of existing society. There was a moment in our lives (or a month, or a year) when certain facts appeared before us, startled us, and then caused us to question beliefs that were strongly fixed in our consciousness—embedded there by years of family prejudices, orthodox schooling, imbibing of newspapers, radio, and television.
- This would seem to lead to a simple conclusion: that we all have an enormous responsibility to bring to the attention of others information they do not have, which has the potential of causing them to rethink long-held ideas. It is so simple a thought that it is easily overlooked as we search, desperate in the face of war and apparently immovable power in ruthless hands, for some magical formula, some secret strategy to bring peace and justice to the land and to the world.
- “What can I do?” The question is thrust at me again and again as if I possessed some mysterious solution unknown to others. The odd thing is that the question may be posed by someone sitting in an audience of a thousand people, whose very presence there is an instance of information being imparted which, if passed on, could have dramatic consequences. The answer then is as obvious and profound as the Buddhist mantra that says: “Look for the truth exactly on the spot where you stand.”

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- Those truths make their way, against all obstacles, and break down the credibility of the warmakers, juxtaposing what reality teaches against the rhetoric of inaugural addresses and White House briefings. The work of a movement is to enhance that learning, make clear the disconnect between the rhetoric of “liberty” and the photo of a bloodied little girl, weeping.
- And also to go beyond the depiction of past and present, and suggest an alternative to the paths of greed and violence. All through history, people working for change have been inspired by visions of a different world. It is possible, here in the United States, to point to our enormous wealth and suggest how, once not wasted on war or siphoned off to the super-rich, that wealth can make possible a truly just society.
- The juxtapositions wait to be made. The recent disaster in Asia, alongside the millions dying of AIDS in Africa, next to the \$500 billion military budget, cry out for justice. The words of people from all over the world gathered year after year in Porto Alegre, Brazil, and other places—“a new world is possible”—point to a time when national boundaries are erased, when the natural riches of the world are used for everyone.
- The false promises of the rich and powerful about “spreading liberty” can be fulfilled, not by them, but by the concerted effort of us all, as the truth comes out, and our numbers grow.