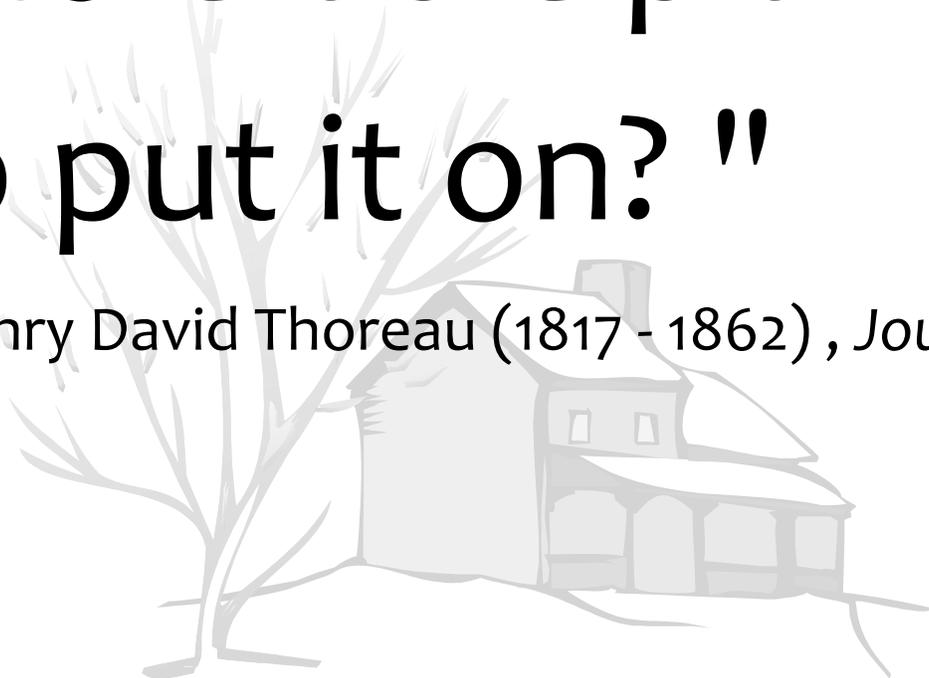




“What is the use
of a house
if you haven't got
a tolerable planet
to put it on? ”

~ Henry David Thoreau (1817 - 1862) , *Journals*



Delaware's FY12 Affordable Housing Commitment

Governor's Proposals and Legislators' Additions Add Up to \$20 Million

Housing issues were plentiful in the 146th Delaware General Assembly's first session, due to the strain of the continuing foreclosure crisis, concerns about the security of manufactured home owners, the addition of one-time revenue for multifamily housing, and a proposed new statewide rental assistance program. DHC made significant progress on several of these issues. The State's funding for housing overall is larger than in past years at a time when the Federal government is reducing its funding commitment. This comes mostly from the Bond Bill.

Budget

There were concerns at the beginning of the year about the health of state revenues, but, after Governor Markell developed his austerity budget in January, revenues increased significantly. However, even in the initial budget proposal, the Governor had proposed significant support for affordable housing. The final budget (HB190) is \$3.5 billion and reflects an increase in revenue projections that allowed a raise for state employees and retirees. In addition, FY12 has the largest Bond Bill in recent years, and additional funds for Grant in Aid (HB 195), reflected in increases to many non-profit organizations that in prior years had seen their budgets cut. The Governor's proposed Medicaid cuts of \$5m were restored by the legislature. The new budget also included pension and health benefit concessions by state employees.

The Housing Development Fund (HDF) has been funded over the years through a general line item of the budget. This item continued at the relatively static level of slightly over \$4 million.

Bond Bill

Due to the availability of funds for the Bond Bill (SB130), several key areas of concern were level-funded or received more funds than originally proposed in the bill introduced in January (SB20) including:

Multifamily Preservation and Production – Governor Markell had originally proposed \$4 million in Bond authorizations for this purpose. Ultimately, the Committee achieved the \$4M bond authority and an **additional \$10 million** in one-time special funds. The use of the additional funds is to leverage other funding sources, such as Low

State of Delaware - FY2012 Budget - Affordable Housing Allocations

	Original Proposal	Final Budget
Housing Development Fund (General Line Item)	\$4,000,000	\$4,000,000
Multifamily Rental Preservation and Production	\$4,000,000	\$14,000,000
State Rental Assistance Voucher Program (SRAP)	\$1,500,000	\$1,500,000
Foreclosure and Housing Counseling		\$615,600

Income Housing Tax Credits and tax-exempt bonds to help create and/or improve affordable rental housing stock in Delaware.

Rental Vouchers

The statewide rental assistance program (SRAP), adapted in-part from the pilot Step-Up program, maintained the level of funding recommended in January. DHC and others lobbied unsuccessfully for additional funding at the level of \$3 million originally requested by the Delaware State Housing

Authority (DSHA). SRAP will support people moving out of the Delaware Psychiatric Center, persons with physical disabilities who wish to live independently in community-based settings, children aging out of foster care, and the chronically homeless, served by DHS and DHSS. SRAP is designed to fill the perennial need to serve extremely low-income households across state agencies. DSHA will provide rental housing vouchers to program participants referred by Department of Health and Social Services

In This Issue!

- 2 Delaware's FY12 Affordable Housing Commitment
- 4 Rents Continue 'Out of Reach'
- 5 People with Disabilities "Priced Out" of Housing
- 6 The New Economy Movement
- 9 DHC Day for Housing



Production and distribution of this edition of *The Housing Journal* was made possible by a grant from the Bank of America Foundation.

(DHSS) and Department of Services for Children, Youth and Their Families (DSCYF) with a need for community-based supportive services.

Foreclosure Prevention and Housing Counseling

These were not proposed for funding in the original bill. However they received \$615,600 in General Funds reflecting the need to maintain housing counselor capacity to address resource needs for HB 58, which provides for automatic mediation for foreclosure, promising to dramatically increase the need for counseling services. Foreclosures have now surpassed 6500

annually. The HUD budget for housing counseling has been eliminated, leaving agencies without annual support of \$350,000.

Joint Finance and Bond Bill Committees

Members of both the Joint Finance Committee (JFC) and Bond Committee were engaged and informed in their positions on housing issues, for a number of reasons, including the sustained efforts of the affordable housing community, the increased respect for the case that DHC has made using solid analysis and statistics presented in a format legislators can understand and use in order to make informed decisions on housing issues, as well as for the job being

done by DSHA. An equally important component is the Governor's understanding that housing is a strong economic stimulus.

A very special thanks goes to Senator Hall Long and Representative Keeley for their hard work to see foreclosure prevention and housing counseling funded this session.

Key Housing Legislation: First Session, 146th Delaware General Assembly

Bill	Purpose	Main Sponsors	Status
HB 43	Manufactured Housing: requires landlord information to tenants	Sen. Ennis & Rep. Longhurst	Signed by the Governor 5/10/11
HB57-HS1/HA	Foreclosure: requires loss mitigation	Sen. Booth and Rep. Kowalko	Passed House and Senate
HB 58 – HS1 w/ amendments	Foreclosure: mandatory mediation requirement	Sen. Hall-Long & Rep Keeley	Passed House and Senate
HB 59	Foreclosure: regulates process and provides for an Office within the Division of Consumer Protection to identify mortgage foreclosure fraud, to reduce foreclosure, and to promote financial literacy.	Sen. Blevins & Rep. Keeley	Passed House and Senate
HB 62	Manufactured Housing: decreases from nine (9) to (5) the members of the Board of directors of the Delaware Manufactured Home Relocation Authority and revises the number of members required for a change of meeting location and approval of payments or assessments.	Sen. Ennis & Rep. Longhurst	Passed by House and Senate
HB 72 HA 1	Regulates Debt finance management services companies.		Tabled in Committee 3/30
SB 42 SA1	Foreclosure: protects homeowners 60 days in default on their mortgage loans, rather than, as previously, only protected once foreclosure is filed.	Sen. Hall Long & Rep Keeley	Passed House and Senate
SB 48 SA 1 SA 2	Foreclosure: restricts deceptive tactics in foreclosure process.	Sen. Bunting and Rep. Gilligan	Passed House and Senate
SB 66 with SA1	Manufactured Housing: requires justification of lot rent increase.	Sen. Ennis & Rep. Longhurst	Currently in Senate Community/County Affairs Committee
SB 97 SA 1	Manufactured Housing: requires approval of lot rent increases, based on Consumer Price Index by Governor's Advisory Council on Manufactured Housing.	Sen. Bunting & Rep. Longhurst	Defeated in Senate 6/22 (9 Yes 9 No 2 Not voting)
SB 81 SA 1	Homeownership: discretionary price oversight through Court of Chancery for disabled person real estate.	Sen. DeLuca & Rep. B. Short	Passed House and Senate
SB 104	Homeownership: restrictions on seller financing.	Sen. Bushweller & Rep. B. Short	Passed House and Senate
HR 25	Manufactured Housing: establishes a task force to examine the issue of delinquent taxes.	Rep. D. Short	Assigned to House Administration committee
HB 227	Universal Design - requires that bids for all newly constructed dwelling units using public financial assistance shall indicate the extent of the universal design standards in the proposal and establishes a 40-point scale covering the key elements of universal design.	Sen. Bushweller & Rep. Q. Johnson	Currently assigned to House Housing & Community Affairs Committee

Rents Continue “Out of Reach” in Delaware and U.S.

May 2011 Release of NLIHC Annual Survey

Delaware’s high cost of rental housing was again highlighted in the May 2011 re-release of national rental housing affordability data for the states.

The state ‘Housing Wage’ is \$18.74

The Housing Wage is the hourly wage a family must earn - working 40 hours a week, 52 weeks a year - to be able to afford rent and utilities on a modest two-bedroom unit in the private housing market.

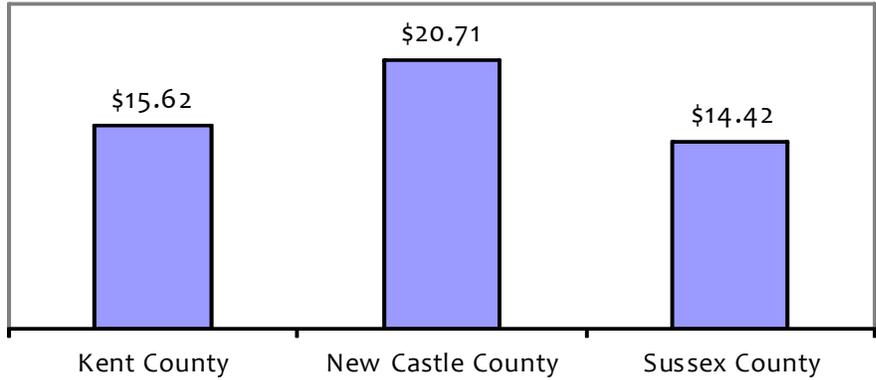
The Housing Wage for Delaware is higher than the national Housing Wage of \$18.46.

The new Housing Wage represents an increase of 46% since 2000.

An hourly wage of \$18.74 translates into a monthly income of \$3,248 or \$38,879 annually.

The report, Out of Reach 2011, was released by the National Low Income Housing Coalition (NLIHC), a Washington, DC-based housing advocacy group. The report provides the Housing Wage and related data for every state, metropolitan area and county in the country.

County Housing Wage



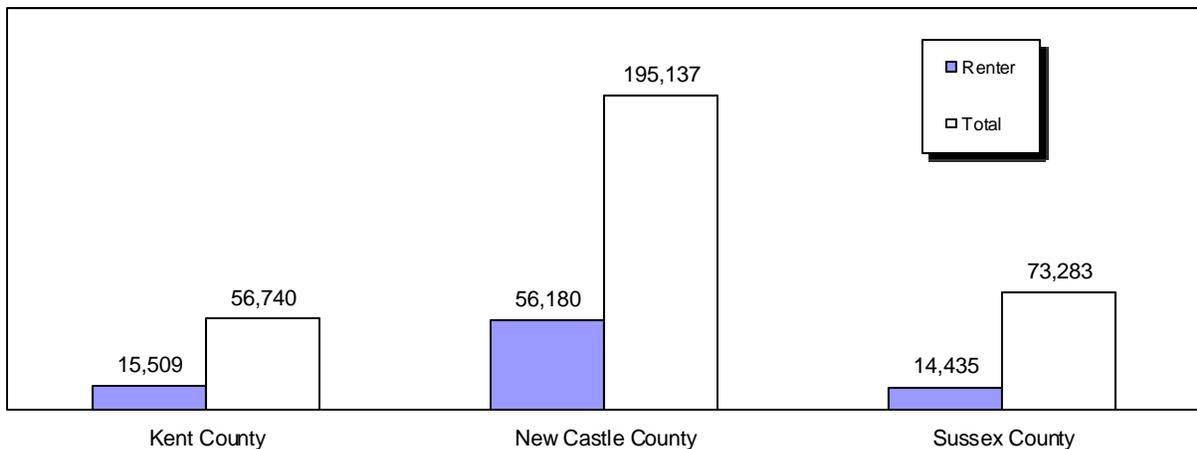
Out of Reach 2011, nlihc.org

Comparison of Delaware Affordable and Fair Market Rents

	Rent Affordable to			Fair Market Rent for		
	SSI Recipient	4-Person Household (Extremely Low-Income)	Renter Median Wage	Zero-BR	One-BR	Two-BR
Kent	\$202	\$468	\$838	\$674	\$733	\$812
New Castle	\$202	\$603	\$903	\$789	\$900	\$1,077
Sussex	\$202	\$464	\$843	\$620	\$675	\$750

Out of Reach 2011, nlihc.org

Delaware Households by County



People with Disabilities “Priced Out” of Housing

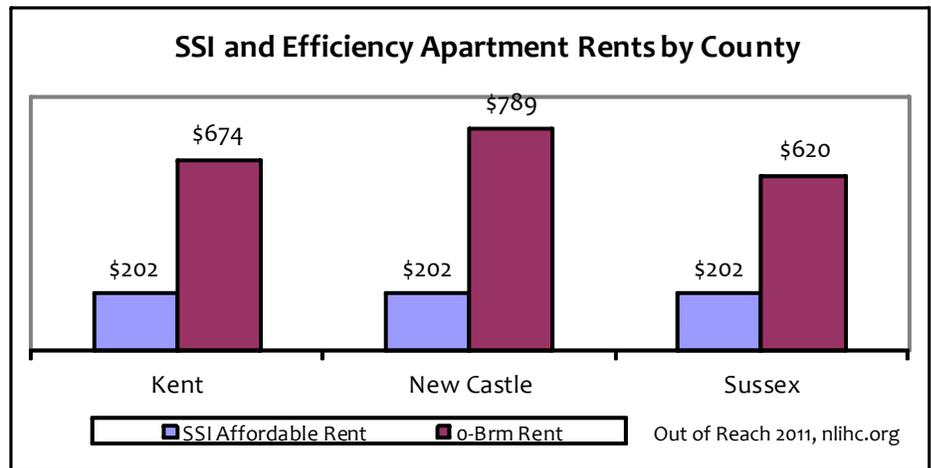
Findings from the 2010 Report

Supplemental Security Income (SSI) is the federal income maintenance program that provides a base of support for people with significant and long-term disabilities who have virtually no assets. In 2008, the federal SSI program provided a monthly income of \$674.

Produced as a joint effort by the Technical Assistance Collaborative, Inc. (TAC) and the Washington, DC-based Consortium for Citizens with Disabilities (CCD) Housing Task Force, the Priced Out report measures the severity of the housing affordability problems experienced by people with serious and long-term disabilities in today’s rental housing market by comparing HUD Fair Market Rents (FMRs) with the purchasing power of monthly SSI payments – including certain state SSI supplements.

The major findings from the *Priced Out in 2010* study include the following:

- People with disabilities who receive SSI payments continue to be the nation’s poorest citizens. In 2010, the annual income of a single individual receiving SSI payments was \$8,436 – equal to only 18.7% of the national median income for a one-person household and over 20% below the 2010 federal poverty level of \$10,830. Since the first *Priced Out* study was published in 1998, the value of SSI payments compared to median income has declined precipitously – from 24.4% of median income in 1998 to 18.7% in 2010 – while national average rents have risen over 50% during the same time period.
- In 2010, 218 housing market areas across 42 states had one-bedroom rents that exceeded 100% of monthly SSI, including 30 communities with rents over 150 percent. Six entire states and the District of Columbia had rents that exceeded 100% of monthly SSI and four additional states had only a handful of rural areas with rents below 100% of monthly SSI.
- In 2010, as a national average, a person receiving SSI needed to pay 112% of their monthly income to rent a modest one-bedroom unit. In the 12 years since the first *Priced Out* was published, the amount of monthly SSI income needed to rent a modest one-bedroom unit has increased an astonishing 62 percent. People with disabilities were also priced out of smaller studio/



efficiency units, which averaged 99% of monthly SSI.

- In 2010, 21 states provided discretionary state SSI supplements to people with disabilities receiving SSI payments living independently in the community. However, these supplements had little impact on the housing affordability crisis experienced by people with disabilities. Since 1998, the

number of states choosing to provide optional SSI supplements has declined and the average supplement has decreased 5 percent. During this same time period the average rent for a modest one-bedroom unit increased 51 percent.

Delaware Numbers from PRICED OUT IN 2008 and 2010

	2008	2010
Non Elderly Adults with Disabilities Receiving SSI Benefits	8,555	9,253
SSI as a Percentage of One Person Median Income	16.6%	16.6%
Percent of SSI Needed to Rent a 1-BR Housing Unit	122.3%	123%
Percent of SSI Needed to Rent an Efficiency Housing Unit	108.6%	109%
SSI as an Hourly Wage	\$3.68	\$3.89

SSI and Housing Affordability by County

	SSI Monthly	SSI as % of Median Income	% SSI for 1-BR	% SSI for Efficiency	NLIHC 1-BR Housing Wage
Kent	\$674.00	19.5%	109%	100%	\$14.56
New Castle	\$674.00	14.7%	134%	117%	\$17.60
Sussex	\$674.00	20.2%	100%	92%	\$13.40
State	\$674.00	16.6%	123%	109%	\$16.46

* *PRICED OUT in 2010 The Housing Crisis for People with Disabilities* by Emily Cooper, Ann O’Hara, and Andrew Zovistoski, June 2011 Technical Assistance Collaborative, Inc. and the Consortium for Citizens with Disabilities, Housing Task Force

The New Economy Movement

Gar Alperovitz

The idea that we need a “new economy”—that the entire economic system must be radically restructured if critical social and environmental goals are to be met—runs directly counter to the American creed that capitalism as we know it is the best, and only possible, option. Over the past few decades, however, a deepening sense of the profound ecological challenges facing the planet and growing despair at the inability of traditional politics to address economic failings have fueled an extraordinary amount of experimentation by activists, economists and socially minded business leaders. Most of the projects, ideas and research efforts have gained traction slowly and with little notice. But in the wake of the financial crisis, they have proliferated and earned a surprising amount of support—and not only among the usual suspects on the left. As the threat of a global climate crisis grows increasingly dire and the nation sinks deeper into an economic slump for which conventional wisdom offers no adequate remedies, more and more Americans are coming to realize that it is time to begin defining, demanding and organizing to build a new-economy movement.

That the term “new economy” has begun to explode into public use in diverse areas may be an indication that the movement—and a sign that the domination of traditional thinking may be starting to weaken. Although precisely what “changing the system” means is a matter of considerable debate, certain key points are clear: the movement seeks an economy that is increasingly green and socially responsible, and one that is based on rethinking the nature of ownership and the growth paradigm that guides conventional policies.

This, in turn, leads to an emphasis on institutions whose priorities are broader than those that typically flow from the corporate emphasis on the bottom line. At the cutting edge of experimentation are the growing number of egalitarian, and often green, worker-owned cooperatives. Hundreds of “social enterprises” that use profits for environmental, social or community-serving goals are also expanding rapidly. In many communities urban agricultural efforts have made common cause with groups concerned about healthy nonprocessed food.

And all this is to say nothing of 1.6 million nonprofit corporations that often cross over into economic activity.

For-profits have developed alternatives as well. There are, for example, more than 11,000 companies owned entirely or in significant part by some 13.6 million employees. Most have adopted Employee Stock Ownership Plans; these so-called ESOPs democratize ownership, though only some of them involve participatory management. W.L. Gore, maker of Gore-Tex and many other products, is a leading example: the company has some 9,000 employee-owners at forty-five locations worldwide and generates annual sales of \$2.5 billion. Litecontrol, which manufactures high-efficiency, high-performance architectural lighting fixtures, operates as a less typical ESOP; the Massachusetts-based company is entirely owned by roughly 200 employees and fully unionized with the International Brotherhood of Electrical Workers.

A different large-scale corporation, Seventh Generation—the nation’s leader in “green” detergents, dishwashing soap, baby wipes, tissues, paper towels and other household products—has internal policies requiring that no one be paid more than fourteen times the lowest base pay or five times higher than the average employee.

In certain states, companies that want to brandish their new-economy values can now also register as B Corporations. B Corp registration (the “B” stands for “benefit”) allows a company to subordinate profits to social and environmental goals. Without this legal authorization, a CEO could in theory be sued by stockholders if profit-making is not his sole objective. Such status ensures that specific goals are met by different companies (manufacturers have different requirements from retail stores). It also helps with social marketing and branding. Thus, King Arthur Flour, a highly successful Vermont-based, 100 percent employee-owned ESOP, can be explicit, stating that “making money in itself is not our highest priority.” Four states—Maryland, Vermont, New Jersey and Virginia—have passed legislation that per-

mits B Corp chartering, with many others likely to follow.

Cooperatives may not be a new idea—with at least 130 million members (more than one in three Americans), co-ops have broad political and cultural support—but they are becoming increasingly important in new-economy efforts. A widely discussed strategy in Cleveland suggests a possible next stage of development: the Evergreen Cooperatives are linked through a nonprofit corporation, a revolving loan fund and the common goal of rebuilding the economically devastated Greater University Circle neighborhoods. A thoroughly green industrial-scale laundry, a solar installation company and a soon-to-be-opened large-scale commercial greenhouse (capable of producing about 5 million heads of lettuce a year) make up the first of a group of linked co-ops projected to expand in years to come. The effort is unique in that Evergreen is building on the purchasing power of the area’s large hospital, university and other anchor institutions, which buy some \$3 billion of goods and services a year—virtually none of which, until recently, had come from local business. Senator Sherrod Brown is expected to introduce national legislation aimed at developing Evergreen-style models in other cities. (Full disclosure: the Democracy Collaborative of the University of Maryland, which I co-founded, has played an important role in Evergreen’s development.)

Along with the rapid expansion of small and medium-size businesses committed to building the new economy has come a sense of community and shared mission. Staff, managers and owners at many of these companies are finding more opportunities to share ideas and pool resources with like-minded professionals. The American Sustainable Business Council, a growing alliance of 150,000 business professionals and thirty business organizations, has emerged as a leading venue for such activity. Most members are “triple bottom line” companies and social enterprises committed to the environment and social outcomes as well as profits.

Gar Alperovitz is the Lionel R. Bauman Professor of Political Economy at the University of Maryland and co-founder of the Democracy Collaborative. Among his most recent books are *America Beyond Capitalism* and (with Lew Daly) *Unjust Deserts*. This article appeared in the June 13, 2011 edition of *The Nation* and is reprinted here with permission.

In many ways the council operates like any advocacy group attempting to lobby, educate and promote legislation and strategies. Thirty-five leaders recently met with Labor Secretary Hilda Solis, for instance, to make clear that the US Chamber of Commerce does not speak for all American business, to seek her help with specific projects and issues, and to fill her in on a range of environmentally and socially concerned economic efforts that definitely do not do business as usual. The names of some of the council's constituent organizations offer a sense of what this means: Green America, Business for Shared Prosperity, Social Enterprise Alliance, Count Me In for Women's Economic Independence, California Association for Microenterprise Opportunity. Although ecological concerns are at the top, the council's agenda is highly supportive of other progressive social and economic goals. A recent blog by Jeffrey Hollender, chair of the council's advisory board (and former CEO of Seventh Generation), attacked the US Chamber of Commerce for "fighting democracy and destroying America's economic future."

The Business Alliance for Local Living Economies (BALLE), made up of more than 22,000 small businesses, is another rapidly growing organization that works to strengthen new-economy networks. BALLE brings together locally owned efforts dedicated to building ecologically sustainable "living economies," with the ambitious long-term goal of developing a global system of interconnected local communities that function in harmony with their ecosystems. The group's Mid-Atlantic Regional Hub, the Sustainable Business Network of Greater Philadelphia, recognizes area businesses that "demonstrate a strong social and environmental impact while also making a profit." A recent example is GreenLine Paper, a company that produces green products and works to preserve forests and prevent climate change. By participating in the network, GreenLine Paper gains brand recognition and promotion, as well as marketing, policy support, technical assistance and access to a like-minded coalition of businesses.

Sarah Stranahan, a longtime board member at the Needmor Fund, recalls having a sense in late 2009 that large numbers of Americans were beginning to understand that something is profoundly wrong with the economy. Bearing this in mind, with a small group of other activists she brought leaders of diverse organizations together in early September of that year to explore

ways to build a larger movement. The New Economy Network (NEN), a loosely organized umbrella effort comprising roughly 200 to 250 new-economy leaders and organizations, was the low-budget product of their meeting. NEN acts primarily as a clearinghouse for information and research produced by member organizations. However, our most important role," says Stranahan, who serves as the network coordinator, "has been to help create a larger sense of shared common direction in a time of crisis—a sense that the new-economy movement is much greater than the sum of its diverse parts."

Several initiatives have begun to deal systematically with fundamental problems of vision, theory and longer-term strategy. The New Economics Institute (NEI), which is in formation, is a joint venture that brings together the former E.F. Schumacher Society and the New Economics Foundation, in Britain. Among the environmentalists and economists involved are Gus Speth, David Orr, Richard Norgaard, Bill McKibben, Neva Goodwin, John Fullerton and Peter Victor.

"For the most part, advocates for change have worked within the current system of political economy," says Speth, a former adviser to Presidents Carter and Clinton, onetime administrator of the United Nations Development Programme and the recently retired dean of the Yale School of Forestry and Environmental Studies, who has emerged as one of the new-economy movement's leading figures. "But in the end," Speth declares, "this approach will not succeed when what is needed is transformative change in the system itself."

NEI is teaming up with other organizations, like the progressive think tank Demos, on several projects. One shared effort is attempting to develop detailed indicators of sustainable economic activity. As many scholars have demonstrated, the gross national product indicator is profoundly misleading: for instance, both work that generates pollution and work that cleans it up are registered as positive in the GNP, although the net real-world economic gain is zero, and there is a huge waste of labor on both sides of the effort. Precisely how to develop a "dashboard" of indicators that measure genuine economic gain, environmental destruction, even human happiness is one of NEI's high priorities. Another is a detailed econometric model of how a very large economic system can move away from growth as its central objective.

Related to both are earlier and ongoing Great Transition studies by the Tellus Institute, a think tank concerned with sustainability.

A less academic effort concerned with vision and long-term institutional and policy reform is the New Economy Working Group, a joint venture of the Institute for Policy Studies (IPS) and /YES! Magazine/. Among other things, the working group (which includes people, like Speth, who are concurrently involved in other initiatives) is attempting to create detailed designs for state and local banks in support of new-economy institutional development. (The longstanding Bank of North Dakota is one important precedent.) The larger goal of the Working Group is to advance a coherent vision of an economy organized around sustainable local community economies. John Cavanagh, on leave as director of IPS, and his wife, Robin Broad, a professor of international development at American University, emphasize the importance to developing nations of communities that provide economic, social and environmental "rootedness" in an "age of vulnerability." David Korten, board chair of /YES! Magazine/ and author of /Agenda for a New Economy/, stresses a radically decentralized domestic market-based vision of "self-organizing" communities that rely almost entirely on local resources. He envisions a trajectory of cultural change that could not only reduce conventionally defined economic growth but even reverse it—in part to make up for past ecological and resource destruction, and also to deal with global warming.

It is possible, even likely, that the explosion and ongoing development of institutional forms, along with new and more aggressive advocacy, will continue to gather substantial momentum as economic and ecological conditions worsen. It is by no means obvious, however, how even a very expansive vision of such trends would lead to "systemic" or "transformative" change. Moreover, different new-economy advocates are clearly divided on matters of vision and strategy. Speth, for instance, sees far-reaching change as essential if the massive threat posed by climate change is ever to be dealt with; he views the various experiments as one vector of development that may help lay groundwork for more profound systemic change that challenges fundamental corporate priorities. Others, like David Levine, executive director of the

American Sustainable Business Council, emphasize more immediate reforms and stress the need for a progressive business voice in near-term policy battles. What to do about the power of large private or public corporations in the long term is an unresolved question facing all parties.

Obviously, any movement that urges changing the system faces major challenges. Apart from the central issue of how political power might be built over time, three in particular are clearly daunting: first, many new-economy advocates concerned about global warming and resource limits hold that conventionally defined economic growth must be slowed or even reversed. In theory an economic model that redistributes employment, consumption and investment in a zero- or reduced-growth system is feasible, but it is a very hard sell in times of unemployment, and it is a direct challenge to the central operating principle of the economic system. It is also a challenge to the priorities of most elements of the progressive coalition that has long based its economic hopes on Keynesian strategies aimed at increasing growth.

A related problem concerns the labor movement. Many new-economy advocates hold progressive views on most issues of concern to labor. In a recent letter supporting progressives in Wisconsin, for instance, the American Sustainable Business Council wrote that "eliminating collective bargaining is misguided, unsustainable and the wrong approach to solving deeper, more systemic economic issues"—hardly the standard Chamber of Commerce point of view! Still, the ultimate goal of reducing growth is incompatible with the interests of most labor leaders.

Although there have been tentative off-the-record explorations of how to narrow differences among groups, no direction for agreement has emerged. That some cooperation is possible is clear, however, from common efforts in support of "green jobs," such as the Apollo Alliance (which aims to create 5 million "high-quality, green-collar jobs" over the coming ten years) and the BlueGreen Alliance, a partnership of major labor and environmental groups dedicated to expanding the quality and availability of green jobs. IPS director Cavanagh is working with a small group of theorists and activists on a plan for green jobs that attempts to integrate new-economy concerns with those of labor and other progressive groups, and to link the expanding

local efforts with traditional national strategies.

A further line of possible long-term convergence is new interest by the United Steelworkers in alternative forms of economic enterprise—and, importantly, larger-scale efforts. The Steelworkers signed an agreement with the Mondragon Corporation in 2009 to collaborate in establishing unionized cooperatives based on the Mondragon model in manufacturing here and in Canada. (Mondragon, based in the Basque region of Spain, has nearly 100,000 workers and is one of the largest and most successful cooperative enterprises in the world.)

A third and very different challenge is presented by traditional environmental organizations. Speth, a board member of the Natural Resources Defense Council, has found very little willingness among his fellow board members to discuss system-changing strategies, even if understood as long-term developmental efforts. The traditional organizations spend most of their time trying to put out fires in Washington, he notes, and have little capacity to stand back and consider deeper strategic issues—particularly if they involve movement building and challenges to the current orthodoxy.

For all the difficulties and despite the challenges facing progressive politics, there are reasons to think that new-economy efforts have the capacity to gather momentum as time goes on. The first is obvious: as citizen uprisings from Tunisia to Madison,

Wisconsin, remind us, judgments that serious change cannot take place often miss the quiet buildup of potentially explosive underlying forces of change. Nor were the eruptions of many other powerful movements—from late-nineteenth-century populism to civil rights to feminism and gay rights—predicted by those who viewed politics only through the narrow prism of the current moment.

Many years ago, I was legislative director to Senator Gaylord Nelson, known today as the founder of Earth Day. No one in the months and years leading up to Earth Day predicted the extraordinary wave of environmental activism that would follow—especially since environmental demands are largely focused on morally informed, society-wide concerns, unlike those of the labor, civil rights and feminist movements, all of which involve specific gains important to specific people.

In my judgment, new-economy efforts will ultimately pose much more radical systemic challenges than many have contemplated. Nonetheless, new-economy advocates are beginning to tap into sources of moral concern similar to those of the early environmental movement. As the economy continues to falter, the possibility that these advocates—along with many other Americans who share their broader concerns—will help define a viable path toward long-term systemic change is not to be easily dismissed. In fact, it would be in keeping with many earlier chapters of this nation's history.

Why NOT In My Back Yard?
The need for equity. The benefits of inclusion.

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New

2011.05.10
[What is NIMBYism?](#)
From the NIMBY 2011 Advocates Guide. Local zoning and land use decisions have historically resulted in racially and economically segregated communities. These decisions continue to be made in an ever more political environment fueled by NIMBY (Not In My Back Yard) and NIMTOD (Not In My Term Of Office) impulses. [Read more...](#)

2011.03.31
[New Jersey Supreme Court Decides to Hear Housing Appeals](#)
The New Jersey Supreme Court will review a lower court opinion supporting the exclusion of housing for working people in towns where significant job growth is expected by prohibiting all housing from being built or only allowing large, expensive housing on large lots. [Read more...](#)

2011.03.29
[Time Runs Out for St. Bernard Parish](#)
The editors of the New York Times comments on the defiance, since 2006, of the Fair Housing Act and several federal court orders, by the government of St. Bernard Parish, an overwhelmingly white district adjacent to New Orleans. [Read more...](#)

2011.03.03
[Fair Housing Center Files Restraining Order Against St. Bernard Parish](#)
New Orleans, LA. On March 3, 2011, the Greater New Orleans Fair Housing Action Center (GNOFHAC) filed in federal court for a temporary restraining order (TRO) against St. Bernard Parish. GNOFHAC requested in its motion that St. Bernard Parish...

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The DHC Day for Housing

May 10, 2011



Check Presentation:
CITI Community Development
has been a core supporter of
our Good Neighborhood Pro-
ject. (l to r) DHC Treasurer
Leslie Holland, Ken Smith, Terri
Hasson of CITI Community
Development, and DHC Presi-
dent Trish Kelleher



Keynote Speaker, Sean Fremstad, of the
Center for Economic and Policy Research



The Day for Housing Cake,
Courtesy of Rochelle Jackson





DSHA Director Anas Ben Addi



Representative Quinton Johnson



Dianne Casey, Delaware HIV Consortium



Kevin Smith, Jocelyn McBride, Kevin Gilmore of the Habitats for Humanity



Fred Traute, First State R.C.&D.



Sandy Tuttle, Governor's Advisory Commission on Community Based Alternatives



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The Housing Journal is published by the membership of the Delaware Housing Coalition to promote thought, discussion and action on housing issues. Readers' contributions of all forms are warmly encouraged.

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MISSION
The MISSION of the Delaware Housing Coalition is to advocate for safe, decent and affordable housing throughout the state. Our goal is to affect, impact and shape the environment relating to housing. We are committed to fostering the growth and long-term flourishing of grass roots constituencies which develop their power; nurture their own problem-solvers and leaders; and work together to change the conditions which prevent them from obtaining safe, decent and affordable housing.

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