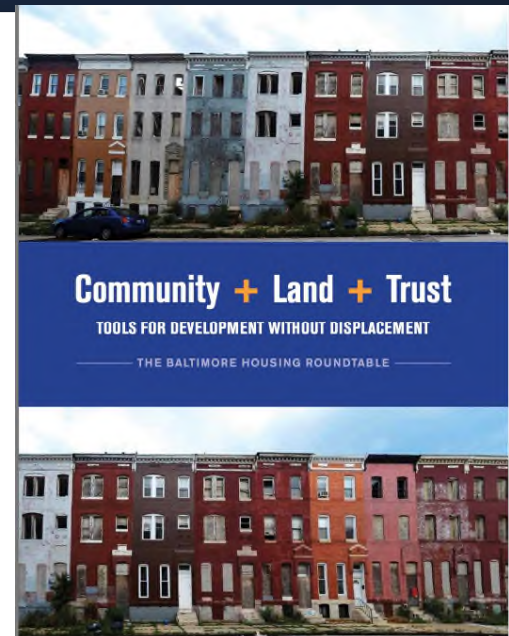
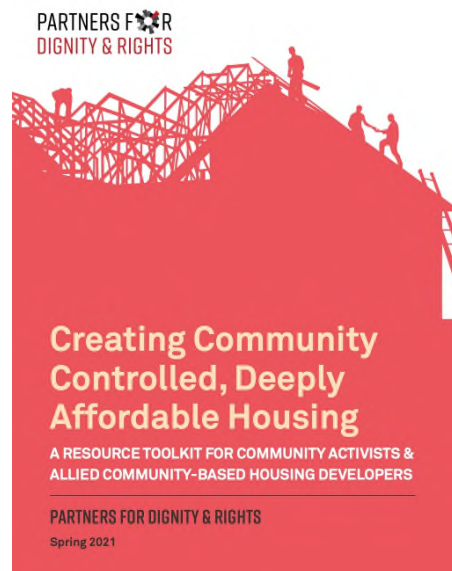
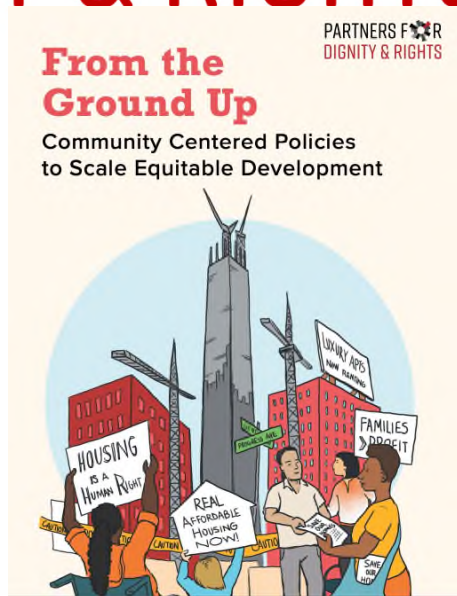


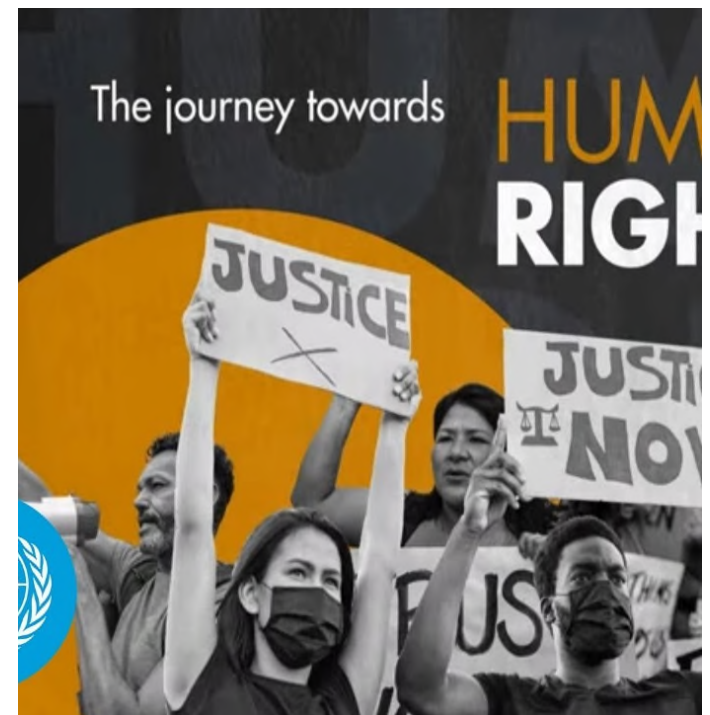
Peter Sabonis, Director Human Rights Based Development

PARTNERS FOR DIGNITY & RIGHTS



Human Rights Based Development?

- Human Rights = Political & Economic
 - Political = speech, vote, gov't participation, family & marriage, non-discrimination, self-determination, association, leisure, religion, beliefs
 - Economic = Healthcare, Education, Housing, Income Security and Work with Dignity
 - “progressive realization” and no regression
- The Human Right to Development (1968)
 - The human person is the main PARTICIPANT and BENEFICIARY of Development in which all human rights can be fully realized
 - States have the right & duty to formulate policies that improve well-being of all... and in the fair distribution of benefits resulting therefrom
 - All human rights and freedoms are indivisible and interdependent and equal attention should be given to each.





Baltimore's 5 “Fair Development” HR Principles

- **Universality** – *is the principle that human rights be afforded to everyone without exception.*
 - Development shall increase all City residents’ ability to access the resources required to meet their fundamental needs of good jobs, education, health care, food, housing, and social security, and shall address these needs in a coordinated way. No single development goal shall be pursued to the detriment of other community goals. Development must not result in the displacement of persons or communities.



embrace
EQUITY

Baltimore's 5 "Fair Development" HR Principles

- **Equity** - *is the principle that public policies must enable equality of opportunity and outcome with regard to meeting human needs.*
 - Development policies must enable equality of opportunity and outcome, prioritizing populations and communities with the greatest need and those of color. City residents shall get priority to jobs that pay living wages, protect the right to organize, guarantee workplace protections and benefits, and city communities most in need shall get priority to resources for housing, health, transportation, fire services, recreation, information technology, social services, workforce development, and education.



Baltimore's 5 “Fair Development” HR Principles

- **Participation** *is the principle that government must engage people and support their participation in decisions about how their human rights are ensured.*
 - Development decisions on the provision of public contracts, subsidies, tax expenditures, tax increment financing, et al, shall be done using processes whereby meaningful input into all phases of development--including formation, implementation, and monitoring—is facilitated for all city residents and relevant stakeholders, particularly communities and persons of color. Any community services created or affected by development shall enable their users’ participation in decision-making.



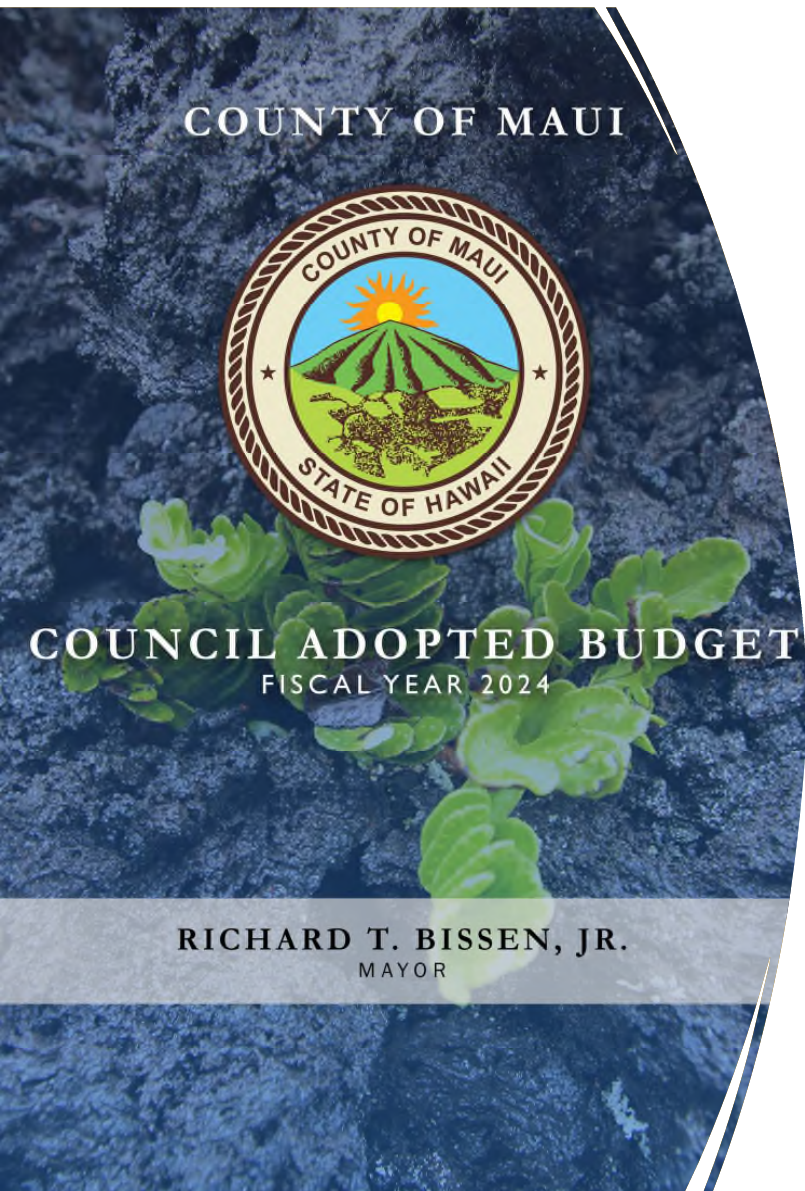
Baltimore's 5 “Fair Development” HR Principles

- **Transparency** — *is the principle that government must be open with regard to information and decision-making.*
 - Public subsidies for development must be discussed, decided, implemented, and monitored in an open, easily accessible manner that maximizes examination and review by city residents.
 - Land use and planning included



Baltimore's 5 “Fair Development” HR Principles

- **Accountability** *is the principle that mechanisms must exist for holding government and private actors accountable for failing to meet human rights standards.*
- Public representatives and publicly subsidized developers are under a duty to engage in development that is universal, equitable, indivisible, participatory, and transparent, and shall be held responsible for breach of that duty by an effective means of redress and remedy. City residents, particularly those most affected by development projects and the allocation of public subsidies, shall exercise direct oversight over development decisions involving any type of public subsidies.



Budget Purpose & Principles

- **Vermont 32 V.S.A. Sec. 306a** – “state spending and revenue policies will... recognize every person’s need for health, housing, dignified work, education, food, social security, and a healthy environment,” and be designed to “address those needs by advancing dignity and equity.”
- **Maui Charter Section 3-9. Declaration of Policy.** It is declared to be the policy of the county to promote economy, climate change adaptation, efficiency and improved service in the transaction of the public business in the legislative and executive branches of the county by...



Seattle's Equitable Development Initiative

- Social Equity made one of four core values in 1994
- Race & Social Equity made central core value in 2016
 - Emphasize **community stability** in face of displacement pressures
 - Create economic mobility for those unable to fully participate
 - Provide **more affordable housing choices** through all neighborhoods
 - Allow marginalized populations to be **active decision makers** on growth
 - Guide public investments, programs and policies to meet needs of marginalized populations and reduce disparities



Minneapolis 2040 Plan

- Emphasis on race equity, housing affordability, climate change and improving transportation equity.
- Eliminated single-family zoning
- “Renter first” policy, prioritizes their health and stability above all other priorities
- Renter protections, inclusionary zoning, legalizing certain types of housing, pursuit of rent increase caps
- standard citywide housing development policy instead of a project-by-project negotiation



Baltimore's Equity Ordinance

- 'Closing the gaps in policy, practice and allocation of City resources so that race, gender, religion, sexual orientations, and income do not predict one's success, while also improving outcomes for all
- **Equity assessments** of existing and proposed City actions, policies, and both capital and operating budgets
- Proactively develop policies, practices, and strategic investments to **reverse disparity trends** based on race, gender, sexual orientation, or income.
- Act to eliminate structural and institutional racism and discrimination of all kinds based on immutable characteristics to ensure that outcomes and opportunities for all people are no longer predictable based on these characteristics

Maui's Comprehensive Plan – Core Themes

- Protect the Natural Environment
- Preserve Local Cultures and Traditions
- Improve Education
- Strengthen Social and Healthcare Services
- Expand Housing Opportunities for Residents
- Strengthen the Local Economy
- Improve Parks and Public Facilities
- Diversify Transportation Options
- Improve Physical Infrastructure
- Promote Sustainable Land Use and Growth Management
- Strive for Good Governance

Countywide Policy Plan - Council Adopted 3/24/2010





The Centrality of Affordable Housing

- Home = stability for work, education, health, food, security
- Worker impact
 - worker attendance
 - worker productivity
 - higher wages needed to draw workers from outside communities?
- Household Health Impact
 - Substandard housing increases exposure to vermin, mold, water leaks, and inadequate heating or cooling systems
 - Overcrowding affects mental health, stress levels, relationships, and sleep, and it may increase the risk of infectious disease
 - Evictions and relocations increase stress and trauma
 - Children who move frequently are more likely to have chronic conditions and poor physical health.

<https://health.gov/healthypeople/priority-areas/social-determinants-health/literature-summaries/housing-instability>



Measuring Impact Housing Cost Burdens

- Mental health hospitalizations,
- Deaths by suicide,
- Substance addiction and abuse
- violence
- crime
- Food insecurity (SNAP participation)
- School attendance & performance
- Utility arrearages/cut-offs

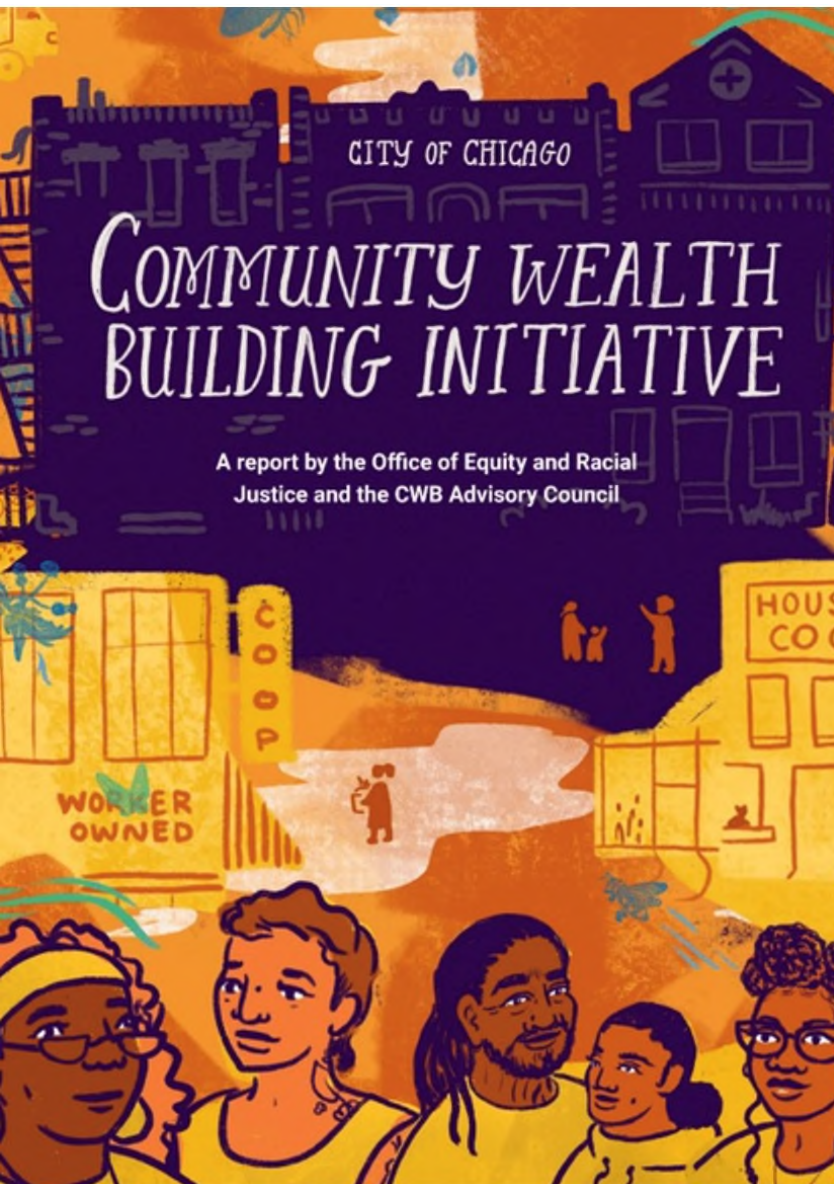


Global Hunger for Real Estate Investment

- the fixed income security market—financial instruments that promise some sort of regular return on investment. NPR noted in “The Giant Pool of Money” show that it had taken one hundred years of capitalism for it to reach \$36 trillion in 2000.
- Within 6 years it practically doubled to \$70 trillion.
- Today, it stands at \$123 trillion, roughly 33% higher in value than what the world’s economy produces
- real estate in 2020 accounted for two-thirds of global net worth.
- This increased demand from speculation has pushed prices for rental housing and homeownership higher
- Property for wealth vs. property for living

Addressing Speculation

- Maui: Land Use & Zoning -- what/where/whom
 - San Diego County [passes proposal](#) to limit big investor home purchases
 - LLC Transparency Act (NY LLCTA) March 1, 2024 : disclosure with State, disclosing the “beneficial owners,” any individual who, directly or indirectly, either exercises “substantial control” or owns or controls at least 25% of the “ownership interest” of a company
- Hawaii: Divest Pension funds from Real Estate speculation
 - The New York City Employees Retirement System (NYCERS), the pension fund for New York City employees, recently adopted a Responsible Property Management Standards (RPMS) Policy to support and encourage fair rental practices by investment managers with which the pension funds invest.
- Hawaii: Tax portion of profits and return to community
 - Capital gains tax → target increased revenue to Affordable Housing (AH)
 - Transfer tax and Deed recordation fee → target increased revenue to AH



Personal Wealth / Community Wealth

- Who owns?
 - Community Right of First Refusal + Accelerator Fund (San Francisco)
- Community Wealth Building Framework
 - Progressive Procurement,
 - Locally Rooted Finance,
 - Public Banking (ND, Philly, NJ, NY)
 - Just Use of Land and Property,
 - Inclusive and Democratic Enterprise
 - Fair Work

ESCS Committee

From: Peter Sabonis <peter@dignityandrights.org>
Sent: Monday, August 19, 2024 8:52 AM
To: ESCS Committee
Subject: Sabonis Revised Presentation
Attachments: Sabonis Rev Final Presentation Council Hearing.pptx

attached...

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