

Zach and I negate Resolved: The United States should promote the development of market rate housing in urban neighborhoods.

Contention 1 is Worsening Gentrification.

This occurs in 2 ways.

The First is through Political Influence

Capps '16 of Citylab explains that because rich areas wield a high amount of political influence, they are hugely successful in excluding new development.

Hence why Capps concludes that developers building more market rate luxury homes would be diverted to the nearest low-cost neighborhoods.

This is particularly disturbing as urban neighborhoods are beginning to become cramped.

The National Apartment Association 17 confirms that America's densest cities are running out of space for new housing units.

As a result, promoting the development of new housing would require taking down pre-existing public housing and converting them into new ones without rent caps.

This is occurring in the status quo as Parlow of Saint Clara University explains that cities are experiencing a loss of affordable housing with a significant portion of them are converted into market-rate dwellings by private owners in an attempt to make more money.

Parlow quantifies that 2,000 affordable housing units are lost every month, with forty-five percent of such losses occurring by conversion to market-rate housing.

Badger 14 of the Washington Post posits that this process of conversion of low-income housing to luxury housing in Chicago has more than doubled the cost of rent for the people, displacing them to the peripheries of the city and further entrenching the segregated racial neighborhoods.

The Second is by Pushing the Wealthy into Urban Areas

Chew 18 of ShelterForce indicates that because market-rate housing is typically geared towards higher-income people, the development causes an influx of wealthy people into the area.

Chong 17 of Georgetown explains that as communities attract new businesses, high skilled workers, and large corporations, the demand for and cost of housing increases, pricing out low-income residents.

Thus, Chew concludes that someone in the lower class is 64% more likely to be displaced from an area that has gentrified into a wealthy neighborhood.

It is for these two reasons that Chew indicates that given the increase in high-end housing since 1990, we have lost more than 2.5 million affordable housing units.

Losing affordable housing and displacing the poor from their homes has 2 impacts.

First, Cyclical Poverty

The ICPH '14 found that because gentrification forces people to settle in areas of concentrated poverty, it creates a cyclical intergenerational poverty trap that manifests itself for decades and decades.

Second, Job Loss

As the wealthier move in and displace the poor from their homes, the local economy changes from an economy built on minimum-wage positions to service-based jobs. As a result, Meltzer 17 of Yale concludes that gentrification in urban areas can decrease local jobs by 63%.

Contention 2 is Section 8 Housing

Wright of Tulane University explains that Section 8 is a housing aid program which provides qualifying low-income households with housing vouchers that can be used in lieu of cash for rent for select units.

Unfortunately, promoting market rate housing hurts Section 8 by reducing the subsidies available.

The Office of Economic Analysis in 2017 finds that market-rate housing policies involves a tradeoff between the creation of affordable housing subsidies, for low- and moderate-income households, and the constraint ing of housing supply that tends to raise market-rate housing prices.

That is, the greater the amount of resources sunk into aimlessly promoting market rate houses, the fewer resources available to support effective programs like Section 8.

Collins of the University of Wisconsin in 2013 contextualizes that designing homeownership subsidy policies involves tradeoffs between effectively targeting underserved populations and efficiently using scarce public resource elsewhere.

This is harmful as section 8 housing is incredibly efficient in reducing housing insecurity.

Chapelle '16 of UC Berkeley explains that even in areas where market rate housing is effective, subsidized housing is twice as effective.

Defunding Section 8 is devastating as the National Center for Housing Policy finds in 2016 that there are 4.7 million residents living in Section 8 Housing.

Fisher '15 of the CBPP quantifies that Section 8 vouchers reduced the share of families that lacked a home of their own by close to 80 percent lifting 2.8 million people out of poverty in 2014 alone.

Thus we negate.