

Petition: Re-Allocate the "\$20 Billion per Year" from Section 8 (for next 40 years) to "Buy Out Landlords", *Give Rental Spaces to Tenants*, & "Subsidize Improvements"

Summary: For the next 20 years landlords will be paid the same amount, tenants receive Title Deeds to their spaces, & the *money saved* by tenants (from *not* paying rent) can be used to fix up their spaces & live sustainably; *thus ending rental slavery*. An additional 20 years of Section 8's funds will be used "to subsidize improvements" on rental spaces to help Tenants with basic needed improvements, & after 40 years Americans will pay \$20 billion *less* every year in taxes, whereas currently there is "no plan" to get off Section 8 & the unsustainable living conditions that come with it.

WHEN THE ENTIRETY OF YOUR EARNINGS ARE EXHAUSTED ON FOOD AND SHELTER, YOUR LABORS ARE NO LONGER VIEWED AS AN OPPORTUNITY FOR ECONOMIC ADVANCEMENT, BUT RATHER AS AN ACT OF SELF-PRESERVATION. IN THE REAL WORLD, THAT'S CALLED ...SLAVERY



PHOTO SOURCE (Fair Use- First Amendment):
<http://www.happycapitalism.com/wp-content/uploads/2014/06/Treadmill.jpg>

Section 1: About Section 8:

The *often amended "Section 8"* of the Housing Act of 1937 (42 U.S.C. § 1437f) was started during The Great Depression, & *today- after several subsequent amendments*, authorizes the payment of *rental housing assistance to private landlords* on behalf of approximately 4.8 million low-income households as of 2008.[1]

2010: Over \$20 Billion Allocated to Fund *These Related Housing Programs*:

- paying private landlords monthly rent* for ~4 million rental units.
- Rural Rental Assistance.
- Rural Housing Loans.
- Rural Rental Housing Loans.
- Home Investment Partnerships (HOME).
- Community Development Block Grants (CDBG).
- Housing for Special Populations (Elderly and Disabled).
- Housing Opportunities for Persons with AIDS (HOPWA).
- Emergency Shelter Grants.
- The Supportive Housing program.
- The Single Room Occupancy program.
- The Shelter Plus Care program.
- The Home Ownership and Opportunity for People Everywhere (HOPE) program.
- Over 1 million public housing units owned by the government.
- The Housing Choice Voucher Program provides "tenant-based rental assistance" so a tenant can move from one unit to another, or to apply their monthly voucher towards the purchase of a home. The maximum allowed voucher is \$2,000 a month. *Over \$17 billion going towards such purchases each year.*[2]
- The United States Department of Housing and Urban Development ("HUD") and the United States Department of Veterans Affairs (VA) have created a program called Veterans Affairs Supportive Housing (VASH), or HUD-VASH, which distributes roughly 10,000 vouchers per year at a cost of roughly \$75 million per year to eligible homeless & otherwise vulnerable U.S. armed forces veterans.

Section 2: Statistics on Rent in America:

- 10% of the population currently owns 82 percent of the real estate (*and 81 percent of the stocks and 88 percent of the bonds*)[2], & the top 5% of landowners [*not* five percent of the total population] own 75% of *that* land![3]
- Half of all tenants nationwide are paying more than 30 percent of their actual income in *rent*. It's considered the worst time in 36 years to be a renter in America- *the highest cost burden recorded by Zillow since the real estate firm began tracking the figure in 1979*.[4]
- One in every four renting households spends at least 50 cents of every dollar they earn on rent.[5]

Section 3: "Eliminating Rent" Will Help Society:

"Eliminating rent" in favor of enabling people to live sustainable lives will move us from a "Service-Based Economy" to a "Production-Based Economy" while eliminating the root cause of crime; lack of access to resources. Moving to a production-based society will raise the GDP & vastly improve peoples' economic security AND our national security. When people aren't living in scarcity, they don't resort to crime in order to survive.

1. Tenants *usually* pay \$500 per month (*in rural areas*) while Property Owners only pay \$500 per year in Property Taxes (*on average- visit your local County Assessor's office to research yearly tax rates attached to your address*). Tenants currently are spending way too much to not be keeping what they earn.
2. ***There is no production of resources through paying rent; the same money used to pay rent could instead be used to help families live sustainably & get ahead. A "rent-dependent society" bogs ALL of us down & keeps everyone from getting ahead.; it is a part of the economy which impedes the development of a healthy GDP.***
3. Many Landlords & Property Managers have implemented Arbitrary & Capricious rules & regulations which *increase the cost of living for tenants* by preventing them from being able to live sustainably. *Such rules include: "No gardening, no composting, no solar panels on the roof, & so on."* Because renters are demanded to come up with rent, most are unable to save up enough to get a house, & many will never qualify. As houses continue to be foreclosed on, real estate moguls are scooping those properties up in order to rent them back out, because selling is a bad investment compared to "renting & hiring a property manager".

Section 4: How The Plan To "Take" All Rental Spaces Using Eminent Domain, & To Buy Out Landlords Via Re-Allocating Section 8 Works:

1. A nationwide assessment upon all rental spaces shall be enacted *to determine "the value of the rental space" in percentage to the total property value. Spaces shall be assessed based on: (a) materials used in construction (b) square footage (c) condition of property (d) improvements made (e) attached land holdings (f) other factors typically assessed.*
2. All rental spaces shall be "Taken" & given to Tenants via Eminent Domain, & Title Deeds for the rental unit spaces shall be allocated to each new owner.
3. Expenditures described in Section 1 (~\$20 Billion) will be re-allocated over an approximately 20 year period to compensate landlords for those spaces, & an additional 20 years "to subsidize improvements" on those spaces. Currently the United States has *no plan* to get off "The "\$20 Billion Tax Treadmill". This plan sets a course of action *to end this economic quagmire in a way which causes immediate relief to landlords & tenants.*
4. To *subsidize* the work of electricians, plumbers, & construction workers, permaculture specialists, & green home designers in order to make *all buildings as energy-efficient as possible.* "Homesteading Starter Kits" (heirloom seeds & compiled data regarding "companion planting" & traditional gardening techniques) will be allocated to civilians who *choose* to homestead.

Section 5: Land Ownership In U.S. Is Statistically Unfair Today Due To "Early American Unconstitutional Land Grabs" by A Small Minority Coupled With The "Inheritance of Those Estates" by Heirs, Leaving Behind "A Rental Slave Class" & "A Landlord Master Class":

1. All original Land Title Deeds in the United States were originally *forged* by Incorporated County Governments &/or real estate agencies (ie "The Virginia Company of London"), & all subsequent Title Deeds were unconstitutional in that there "*was no signed Contract with the local Native American nation" (thus violating The Treaty Clause of The Constitution).*
2. When *such Treaties* were signed, they were cases of *EXTORTION* which ended up *violating* both Native American people *and* the general population of The United States; *most Americans ended up now today upon "rental & mortgage treadmills" while "the property rights attached to the Estates" were handed down to the heirs of the original real estate Claimants, & are now either being managed OR mis-managed by those Estates.*

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Source Links:

Office of Housing Choice Voucher Assistance: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv

[1]: "Rental Assistance Is Effective But Serves Only a Fraction of Eligible Households"(PDF). Center on Budget and Policy Priorities. Retrieved October 2015: <http://www.cbpp.org/sites/default/files/atoms/files/2-24-09hous-sec2.pdf>

Rural Rental Assistance: <http://www.benefits.gov/benefits/benefit-details/396>

Rural Housing Loans: <http://www.benefits.gov/benefits/benefit-details/401>

Rural Rental Housing Loans: <http://ruralhousingcoalition.org/section-515-rural-rental-housing-loans>

Home Investment Partnerships:

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm>

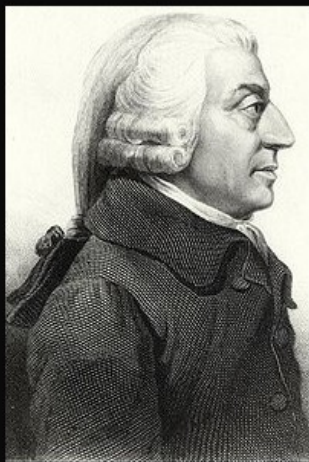
Community Development Block Grants: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs

Housing for Special Populations: <http://www.cswst2.com/category/housing-for-special-populations/>

Housing Opportunities for Persons With Aids: <https://www.hudexchange.info/programs/hopwa/>

Emergency Shelter Grants: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/homeless/programs/esg

Supportive Housing Program: <http://portal.hud.gov/hudportal/HUD%3Fsrc%3D/hudprograms/supportive-housing>



As soon as the land of any country has all become private property, the landlords, like all other men, love to reap where they never sowed, and demand a rent even for its natural produce.

(Adam Smith)

izquotes.com

PHOTO SOURCE (Fair Use- First Amendment): <http://izquotes.com/quote/172663>

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Single Room Occupancy Program: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/homeless/programs/sro

Shelter Plus Care Program: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/homeless/programs/splusc

"HOPE" program: <http://portal.hud.gov/hudportal/HUD?src=/programdescription/hope1>

The United States Department of Housing and Urban Development:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv

United States Department of Veterans Affairs: <http://www.va.gov/>

Veteran Affairs Supportive Housing: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/vash

The Housing Choice Voucher Program: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv

[2]: \$17 billion/year for "Housing Choice Voucher Program": *nsha.org analysis*

The United States Department of Housing and Urban Development website:
http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv

United States Department of Veterans Affairs website:
https://en.wikipedia.org/wiki/United_States_Department_of_Veterans_Affairs

[2]: Federal Reserve Bank data in *Left Business Observer*, April 3, 1996, p. 5:
<http://www.endgame.org/landlords-facts.html>

[3]: Geisler, *Rural Sociology* 1993, 58(4): 532-546: <http://www.endgame.org/landlords-facts.html>

"Incorporated County Governments": about Vice Admiralty Courts: <http://www.u-s-history.com/pages/h1179.html>

About The Treaty Clause of The Constitution:
<http://www.heritage.org/constitution/#!/articles/2/essays/90/treaty-clause>

[4]: Zillow Research Regarding "Worst Renters Have Had It In 30 Years":
http://www.zillow.com/research/q2-2015-rent-mortgage-affordability-10268/#_edn2

[5]: 2013 analysis from Harvard's Joint Center for Housing Studies:
<http://thinkprogress.org/economy/2015/08/13/3691430/zillow-median-renter-report/>

Article from The New York Times: "More Americans Are Renting, and Paying More, as Homeownership Falls": http://www.nytimes.com/2015/06/24/business/economy/more-americans-are-renting-and-paying-more-as-homeownership-falls.html?_r=0

Article from Breitbart: "Average San Francisco Rent Skyrockets to \$4,225 Per Month":
<http://www.breitbart.com/california/2015/06/04/median-san-francisco-rent-skyrockets-to-4225-per-month/>

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Article from AP: "Low Mortgage Rates Are Great -- But Most Can't Qualify":

<http://realestate.aol.com/blog/2011/09/09/low-mortgage-rates-are-great-but-most-cant-qualify/>

Article from *San Jose Inside*: "Silicon Valley's Low-Income Renters Find Few Protections from Predatory Landlords":

<http://www.sanjoseinside.com/2015/09/16/silicon-valleys-low-income-renters-find-few-protections-from-predatory-landlords/>

Quote on Moving to Production" by Bill Mollison: <https://permaculturemag.org/2016/02/bill-mollison-the-birth-of-a-global-movement/>

"Fundamentals of Business Law" on Amazon: <http://www.amazon.com/Fundamentals-Business-Roger-LeRoy-Miller/dp/0538886579>

"Permaculture Specialists"; "About Edible Landscaping":

<http://www.rosalindcreasy.com/edible-landscaping-basics/>

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