

## CCA – Housing and Community Amenities

### Sectoral coverage

The Housing and Community Amenities (HCA) sector covers: *Housing development*; *Community development*; *Water supply*; and *Street lighting*. The only HCA component that warrants further explication is *Community development*, which encompasses administrative efforts to ensure the appropriate evolution of communities (areas of influence); including planning for the development of all non-housing physical infrastructure that is required by an area of influence. For example, commercial spaces, educational and recreational facilities, cultural venues, power and water systems and related structures fall under *Community development*. Notably, the *Water supply* HCA component should be considered side-by-side with the work of the Environmental Protection sector.

The HCA sector concerns development of physical environments (areas of influence) in which independent, self-sustained, and self-determined Black Americans can move, live, and have our being. When properly configured, HCA should enable Black Americans to conduct most, if not all, of our affairs within our areas of influence without having to venture outside—except to visit other parts of the American landscape and to transit to similarly configured Black American areas of influence elsewhere. Completely and properly developed HCA reflect all requirements for life: From womb-to-tomb.

Given the nature of this LTSP (especially the fact that it is mainly a plan for evolving/developing a new economy), this Common Country Analysis (CCA) will emphasize economic aspects of developing HCA for our areas of influence so that the overarching LTSP goal is achieved successfully, as well as the following 100-year goal of the HCA sector:

**Black Americans residing in distributed and self-determined areas of influence across the US indicate through quality of life (well-being) assessments that they experience the best possible housing and community amenities. Also, the resources, skills, and productive capabilities exist within our areas of influence and are aligned to continue producing sufficient housing and community amenities far into the future.**

### Status of the Black America’s HCA

Required HCA can only be realized in a US context when sufficient land, economic (material and financial) and human resources are available with which to produce them. To characterize the current status of Black America’s HCA, we begin with statistics on our ownership of land, and then refer to other CCAs in this LTSP to highlight our economic position and our possession of the human capital required to develop required HCA.

- During calendar quarter IV of 2022, just 44.9 percent of Black American households were homeowners.<sup>1</sup>

- In 2021, according to American Housing Survey results concerning the mortgage characteristics of owner-occupied housing units, Black Americans owned about 7.9 million housing units, which is 9.5 percent of the total number of such owner-occupied housing units (82.5 million).<sup>2</sup> Keep in mind that many of these Black-owned housing units are not located in what are understood today to be Black American areas of influence where Black Americans comprise over 50 percent of the population. Also, due to Black Americans' income and wealth, Black-owned housing units are likely to be smaller than White-owned housing units and are likely to be associated with smaller land plots. If Black Americans were to decide to abandon urban living and to establish a self-determined lifestyle in rural areas of the country, then it is important to know that Black Americans were estimated to represent just two percent of agricultural landowners at the turn of the millennium, owning less than one percent of all privately held agricultural land.<sup>3</sup> Consequently, topping a list of prioritized actions for the HCA sector is to promulgate a strategy that will permit Black Americans to retain control of our existing land holdings (in urban areas of influence and in rural areas) and to increase ownership of the land and residential structures in urban and rural areas.
- To seek to preserve control of our existing areas of influence and to increase our ownership of property therein requires financial resources. We refer readers to the Economic Affairs sector within this LTSP for a refresh on Black America's economic condition.<sup>4</sup>
- Financial and/or economic resources alone are insufficient to produce HCA. Rather, human capital must be factored into the equation. In this case, we consider Black American ownership of architectural and engineering and construction firms that are available to perform the physical work required to build HCA.
  - For 2018, the US Census Bureau reports that Black Americans owned 18,058 (2.2 percent of the total) *Professional, scientific, and technical services employer firms* of which *Architectural and engineering services employer firms* are a subset, and 8,841 ((1.2 percent of the total) *Construction employer firms*.<sup>5</sup>
  - For 2018, the Census Bureau reports that Black Americans owned 250 thousand (6.5 percent of the total) *Professional, scientific, and technical services nonemployer firms* of which *Architectural and engineering services nonemployer firms* are a subset, and 168 thousand (6.2 percent of the total) *Construction nonemployer firms*.<sup>6</sup>
  - The US Department of Labor, Bureau of Labor Statistics (BLS) reports for 2022 that 6.7 percent of workers in the *Architectural and engineering services* industry were Black, while 6.7 percent of workers in the *Construction* industry were Black.<sup>7</sup>

These statistics provide *prima facie* evidence that Black America is ill-equipped today to produce HCA well and on a significant scale. Simply put, we have neither sufficient ownership of *Architectural and engineering services* or *Construction* firms nor sufficient Black workers in these industries to develop HCA on a scale that is needed by the Black American population if we are to improve HCA to a level that will enable us to fulfill our HCA 100-year goal. Also, one can be certain that the statistics cited above on employment in these industries are associated mainly with Black workers operating at the bottom of the hierarchy of these industries. We should not be surprised to find that, for example, among the heavy and civil engineering construction firms that

build streets, water supply, sewer, and electric power systems, Black ownership and workers are rare. Consequently, Responsible Parties in the HCA sector must have as job one the task of collaborating with other sectors, especially the Economic Affairs and Education sectors, to assemble the financial capital required to build HCA and to develop the human capital required to plan and build HCA. If we work strategically and diligently, then we may find that by the time we are able to realize increases in our presence in the aforementioned industries that are critical to the development of HCA—at least as employees if not as owners of firms—we will have been successful in amassing the financial resources to begin building and enhancing HCA in Black areas of influence. Being in this position should stimulate/precipitate a higher level of Black ownership of *Architectural and engineering services* and *Construction* firms.

### Sectoral needs and rationale

An important supporting goal of the LTSP is to achieve independence, self-sufficiency, and self-determination. Accordingly, it is critical that this plan provide guidance on how Black Americans can work through the HCA sector to develop effective and smoothly functioning independent and self-sustaining areas of influence that reflect sufficient HCA. All the foregoing shines a spotlight on the following seven critical needs:

- Identify all relevant Responsible Parties that should develop affiliates across the US within our distributed areas of influence, and then grow those affiliates so that they can be effective at the local level in implementing strategies that are developed for planning and building HCA.
- Develop strategies for sustaining/preserving and expanding our physical areas of influence: See Box 1.
- Develop strategies in concert with Economic Affairs sector Responsible Parties for securing financial resources to plan and build HCA in our areas of influence: See Box 2.
- Develop strategies in collaboration with Education sector Responsible Parties so that human capital can be developed for employment in relevant fields (Urban and Regional Planning, Architectural and Engineering Services, and Construction), which will ultimately produce owners of firms that can continue planning and building HCA in our areas of influence.
- Develop methods for assessing our areas of influence and for prioritizing them for HCA development. It is transparent that HCA development should occur first in prioritized areas of influence. Also, this implies that there must be collaboration and cooperation across areas of influence, which should produce intellectual, methodological, and procedural spillovers that can accelerate the building of HCA in all areas of influence over the course of time.
- Develop comprehensive and systematic methods and procedures for planning and building HCA in our areas of influence. To the extent possible, these planning and building methods and procedures should be transportable from one area of influence to another.
- Fulfill these needs by implementing the above-described strategies through the NBPC, HCA Responsible Parties, HCA Affiliates, and other LTSP sector Responsible Parties.

### **Box 1.—Strategies for Sustaining and Expanding our Areas of Influence**

Strategy 1: Mount informational and special interest political campaigns to manage/control efforts to gentrify Black American areas of influence. These efforts should be pursued at all levels (national, state, and local) of government to ensure that opportunities/prospects for Black Americans securing gentrified properties in Black American areas of influence are highly favorable.

Strategy 2: Develop and execute a dual-component effort to increase Black American ownership of residential and nonresidential real estate in Black American areas of influence:

- Component i: Establish an association (or club) (within the letter of the law) that permits membership mainly by Black businesses (broadly) operating in and around Black areas of influence. The association forms a voluntary revenue pool derived from the revenue earned by members of the association in Black areas of influence from Black patrons. Distribute a portion of the revenue pool to Black members of the association who lease residential or nonresidential property to Black patrons. This distribution enables a discount for Black tenants and establishes a lower effective rental price than would otherwise prevail. This lower effective rental price increases the price competitiveness of Black real estate in Black areas of influence.
- Component ii: HCA Responsible Parties in Black areas of influence form a Housing Committee that lobbies at the local government level to establish high-quality housing standards and vigorous and effective enforcement of those standards, especially in Black areas of influence. The Housing Committee should work to keep before the public those properties and associated owners whose properties fail to meet standards.
- Intended Result: It would be expected that Component i reduces rental revenue for nonmembers of the association, and Component ii increases the costs (expenses) of leasing residential and nonresidential property in Black Americans areas of influence. Jointly, they work to reduce profitability of real estate in Black American areas of influence for non-Black owners. This reduced profitability could cause certain owners to relinquish their ownership of real estate in Black American areas of influence and may open the door to increased Black American ownership.

Strategy 3: Led by “Responsible Parties,” all Black Americans in our areas of influence should work to establish funds that can be leveraged by existing Black property owners in good standing to prevent foreclosures that could reduce Black American ownership.

Establish other workable strategies for sustaining and expanding Black American ownership in our areas of influence.

## **Box 2.—Strategies for Securing Financial Resources for HCA Development**

Strategy 1: Collaborate with the Economic Affairs sector to develop an information campaign that convinces Black Americans concerning the safety of banking Black.

Strategy 2: Collaborate with the Economic Affairs sector to help engender the formation of more Black banks (financial institutions) in and around our areas of influence—being cognizant of the ever-changing nature of banking.

Strategy 3: Develop and implement educational and informational campaigns aimed at increasing Black American banking at Black financial institutions.

Strategy 4: Develop a program that encourages Black banks to mainly engage in lending to parties intending to invest (build/renovate), engage in enterprise, and/or make expenditures in Black areas of influence.

Strategy 5: Collaborate with Black banks in and around our areas of influence to develop a framework to secure available financial philanthropic resources (intended for “Blacks and other ‘non-White’ racial/ethnic groups”) from the following types of organizations: The National Football League, the National Basketball Association, the Women’s National Basketball Association, Churches, and other philanthropic organizations/entities. In addition, use this framework to secure financial resources from very wealthy Black Americans. Use a “boycott” threat to ensure the success of these efforts.

Strategy 6: Develop a plan to motivate Black banks to become expert in hosting/managing retirement funds/programs because Blacks have considerable financial resources in retirement accounts, some of which may safely and legitimately be used to finance certain aspects of HCA development that produce market returns.

Establish other workable strategies for securing financial resources for HCA development.

### Suggested Responsible Parties

Responsible Parties for the HCA sector include, but are not limited to:

National Society of Black Engineers  
National Black Contractors Association  
National Association of Minority Contractors  
National Association of Black Women in Construction  
Blacks in Construction Labor Unions  
National Education Association  
Nine HBCUs that are “Construction Schools”  
National Bankers Association  
BankBlackUSA.org  
Bank of Africa Project

HCA overarching goal and objectives

Following the overarching goal and selected supporting goals of the coordinated and integrated eight-phase 100-year LTSP, Table 6 presents the phased 100-year overarching goal and selected objectives for the HCA sector.

**Table 6. HCA Phased 100-Year Overarching Goal and Selected Objectives**

| No. | Phases                | Goals and Objectives   |
|-----|-----------------------|--|
| 1   | Years 1-5 objectives  | Ensure that HCA Responsible Parties are represented appropriately on the National Black Planning Council (NBPC); HCA sector Responsible Parties integrate tightly with related Responsible Parties in the Economic Affairs, Education, and Environmental Protection sectors; HCA and Education Responsible Parties plan for the training and development of sufficient Black American Urban and Regional Planning, Architectural and Engineering Services, and Construction industry owners, managers, and workers; HCA and Economic Affairs Responsible Parties (particularly finance and business elements) plan for the acquisition of financial resources to secure the land, labor, equipment, and materials to construct the requisite housing and community amenities for Black America; develop a strategy that is best suited for ensuring the retention of Black American areas of influence (the physical space), including expanding Black American ownership; HCA sector develops affiliates at the local level (areas of influence) to promulgate its strategies; HCA Responsible Parties engage with General Public Service (GPS) sector Responsible Parties to perform a baseline assessment of Black America’s housing conditions, future requirements, and well-being. |
| 2   | Year 6-10 objectives  | Continue relevant Phase 1 efforts; national HCA Responsible Parties strengthen the structural and administrative integrity of local affiliates and develop a matrix that designates areas of influence as able to operate independently versus requiring assistance (collaboration) from proximately located areas of influence; develop a matrix that prioritizes areas of influence HCA demands; toward the end of the phase, begin to observe results of Phase 1 efforts on developing access to sufficient financing and Black American owned and managed construction industries; begin to fulfill HCA requirements in selected, top priority areas of influence; and reassess HCA requirements in Black American areas of influences.  |
| 3   | Year 11-15 objectives | Continue relevant work from Phase 2; expand efforts to address HCA requirements on a prioritized basis in Black areas of influence to the extent of financial, commercial, and human resource availability; toward the end of Phase 3, develop a 20-year plan to address identified HCA requirements in Black American areas of influence; and reassess HCA conditions and requirements in Black American areas of influence.  |
| 4   | Year 16-20 objectives | Continue relevant work from earlier phases; continue to expand efforts to address HCA requirements to the limit of available resources; develop a public information campaign (internal and external) that emphasizes using only Black American financial and human resources to fulfill HCA needs to the extent possible; toward the end of Phase 4, develop a new 20-year plan to address identified HCA requirements in Black American areas of influence; and reassess HCA conditions and requirements in Black American areas of influence.   |

| No. | Phases  | Goals and Objectives  |
|-----|---|---|
| 5   | Year 21-40 objectives                                 | Continue relevant work from earlier phases; continue to expand efforts to address HCA requirements to the limit of available resources; extend the (internal and external) public information campaign that emphasizes using only Black American financial and human resources to fulfill HCA needs to the extent possible; toward the end of Phase 5, develop a new 20-year plan to address identified HCA requirements in Black areas of influence; reassess HCA conditions and requirements in Black areas of influence; and develop a report that compares and contrasts HCA outcomes for Black America at the outset of execution of the LTSP and during Phase 5.  |
| 6   | Year 41-60 objectives                                 | Continue relevant work from earlier phases; continue to fulfill HCA requirements to the limit of available resources; redouble efforts to strengthen local affiliates; reassess with the Education sector efforts to ensure the available human resources for fulfilling HCA needs; reassess with the Economic Affairs sector efforts to ensure the availability of financial resources to meet HCA requirements; consider with the NBPC prospects for an alternative mode of independent, self-sustained, and self-determined existence for Black America; toward the end of phase 6, develop a new 20-year plan to fulfill HCA requirements; reassess HCA conditions, future requirements, and well-being; and reassess strategies for retaining Black American control of our areas of influence and to expand our ownership of these areas—to the extent that we are not already full owners. |
| 7   | Year 61-80 objectives                                 | Continue relevant work from earlier phases; continue to fulfill HCA requirements to the limit of available resources; work to implement any new HCA strategies derived for altering Black America’s self-determined mode of existence; develop plans to begin renewing HCA infrastructure that has now reached 80-years of age or more; toward the end of phase 7, develop a new 20-year plan to fulfill HCA requirements; reassess HCA conditions, future requirements, and well-being; and develop a report that compares and contrasts HCA outcomes for Black America at the outset of implementation of the LTSP, at the 50-year point, and at the 100-year point.  |
| 8   | Year 81-100 objectives<br><br>OVER<br>ARCHING<br>GOAL | Update as required and continue relevant operations and activities outlined in phase 7; and formulate a new 100-year plan for the HCA sector.<br><br><b>Black Americans residing in distributed and self-determined areas of influence across the US indicate through quality of life (well-being) assessments that they experience the best possible housing and community amenities. Also, the resources, skills, and productive capabilities exist within our areas of influence and are aligned to continue producing sufficient housing and community amenities far into the future.</b>   |

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<sup>1</sup> This data point is from the St. Louis Federal Reserve’s FRED database. <https://fred.stlouisfed.org/series/BOAAAHORUSQ156N> (Ret. 021423). Note that the national homeownership rate was 65.9 percent during quarter four 2022.

<sup>2</sup> These data points are from the US Census Bureau’s American Housing Survey Table Creator. [https://www.census.gov/programs-surveys/ahs/data/interactive/ahstablecreator.html?s\\_areas=00000&s\\_year=2021&s\\_tablename=TABLE14A&s\\_bygroup1=9&s\\_bygroup2=1&s\\_filtergroup1=1&s\\_filtergroup2=1](https://www.census.gov/programs-surveys/ahs/data/interactive/ahstablecreator.html?s_areas=00000&s_year=2021&s_tablename=TABLE14A&s_bygroup1=9&s_bygroup2=1&s_filtergroup1=1&s_filtergroup2=1) (Ret. 112122).

<sup>3</sup> Jess Gilbert, Spencer Wood, and Gwen Sharp (2002). “Who Owns the Land? Agricultural Land Ownership by Race/Ethnicity.” *Rural America*. Vol. 17: Issue 4; pp. 55-62. [https://www.ers.usda.gov/webdocs/publications/46984/19353\\_ra174h\\_1.pdf](https://www.ers.usda.gov/webdocs/publications/46984/19353_ra174h_1.pdf) (Ret. 112122).

<sup>4</sup> See the Economic Affairs CCA (p. 27) that provides statistics on Black America’s income and wealth.

<sup>5</sup> US Department of Commerce, Bureau of the Census (2022), Annual Business Survey. <https://data.census.gov/table?t=Owner+Race+and+Ethnicity&tid=ABSCS2018.AB1800CSA01> (Ret. 112222). Statistics on Black-owned Architectural and engineering services employer firms were not available.

<sup>6</sup> US Department of Commerce, Bureau of the Census (2022), Annual Business Survey. [https://data.census.gov/table?q=ab1800\\*&tid=ABSNESSDO2018.AB1800NESD04](https://data.census.gov/table?q=ab1800*&tid=ABSNESSDO2018.AB1800NESD04) (Ret. 112222). Statistics on Black-owned Architectural and engineering services nonemployer firms were not available.

<sup>7</sup> US Department of Labor, Bureau of Labor Statistics (2023). “Household Data Annual Averages, 18. Employed persons by detailed industry, sex, race, and Hispanic or Latino ethnicity.” *Current Population Survey*. <https://www.bls.gov/cps/cpsaat18.htm> (Ret. 020923).