

PROMOTING INCLUSIVE COMMUNITIES: THE HOUSING TOOLBOX



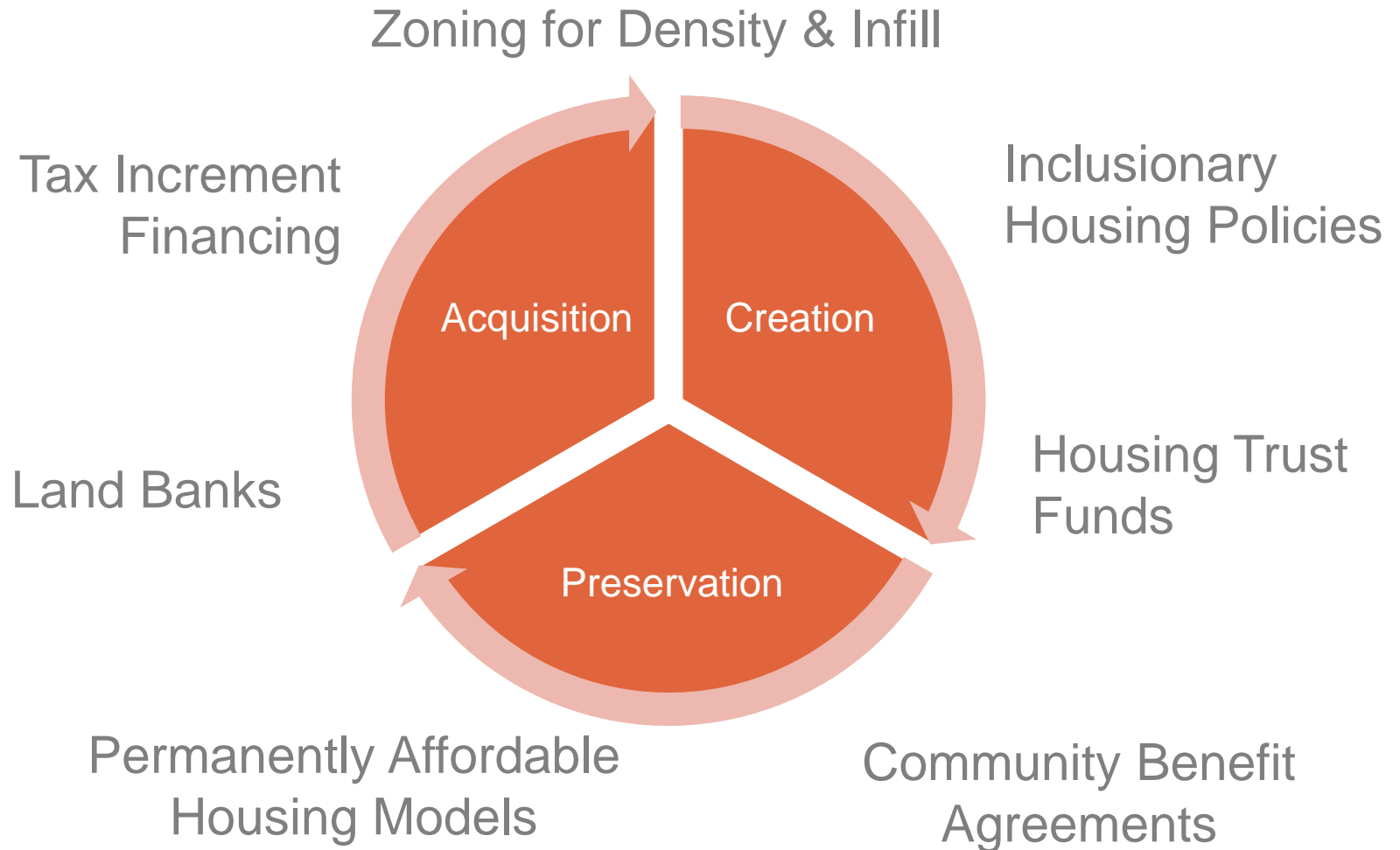
NATIONAL
COMMUNITY LAND TRUST
NETWORK

May 13th, 2015

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The Housing Tool Box





The Inclusive Community

All individuals benefit from & have access to:

- 1) Participatory planning & community decision-making
- 2) Economic well-being
- 3) Viable and diverse housing
- 4) Quality community assets, services, & education
- 5) Green spaces, recreation, & healthy food
- 6) Safe & walkable streets





Equitable Development Differs by Neighborhood

Improve access

Promote residential density
& infill

Improve racial, economic,
and cultural diversity

Diversify housing stock

Improve assets

Promote non-residential
development

Keep racial, economic, &
cultural diversity

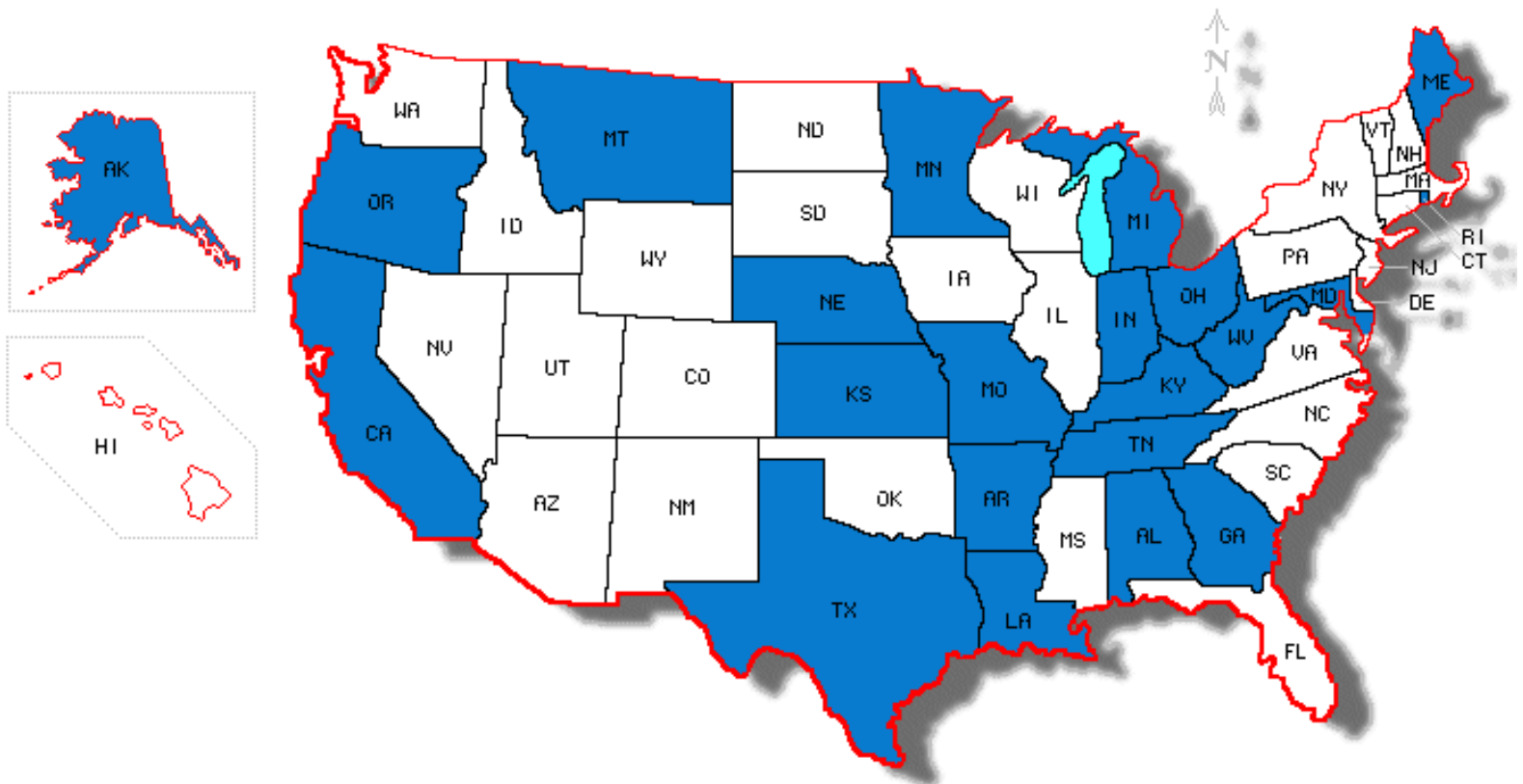
Improve housing stock





Land Banks

Governmental entities that specialize in the conversion of vacant, abandoned and foreclosed properties into productive use or hold properties for long-term strategic public purposes.





Tax Increment Financing

A public financing method that uses future gains in taxes to subsidize redevelopment, infrastructure, and other community-improvement projects.

**TIF to create
affordable
housing**

*Maine
Massachusetts
Rapid City, SD*

**TIF to preserve
affordable
housing**

Austin, TX

**Require
minimum
portion of TIF
revenue to
fund affordable
housing**

*Utah: 20% min
Portland 30% min*



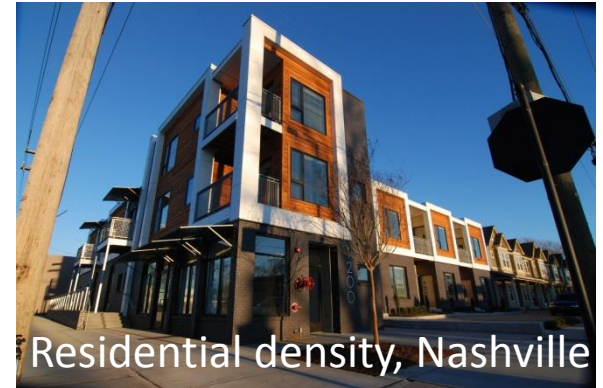
Zoning for Density, Infill, & Diversity



Accessory Dwelling Unit



Mixed-use



Residential density, Nashville





Inclusionary Housing

A local policy that ties the construction of market-rate housing to the creation of affordable homes for families with modest incomes.

**Inclusionary
Zoning
Policies**

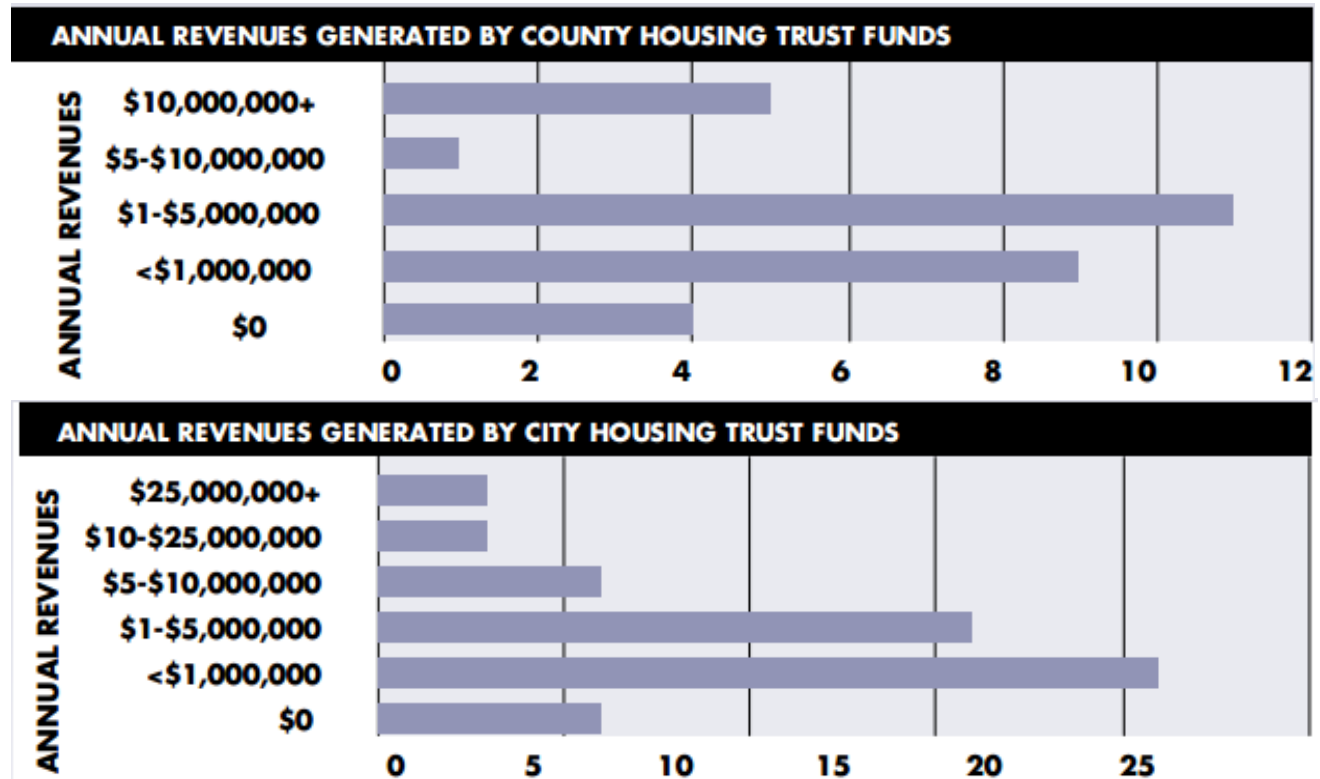
**Linkage or
Impact Fee
Policies**





Housing Trust Funds

Ample funding from a dedicated revenue source that is used to create and preserve affordable housing.



Housing Trust Fund Project (2007)



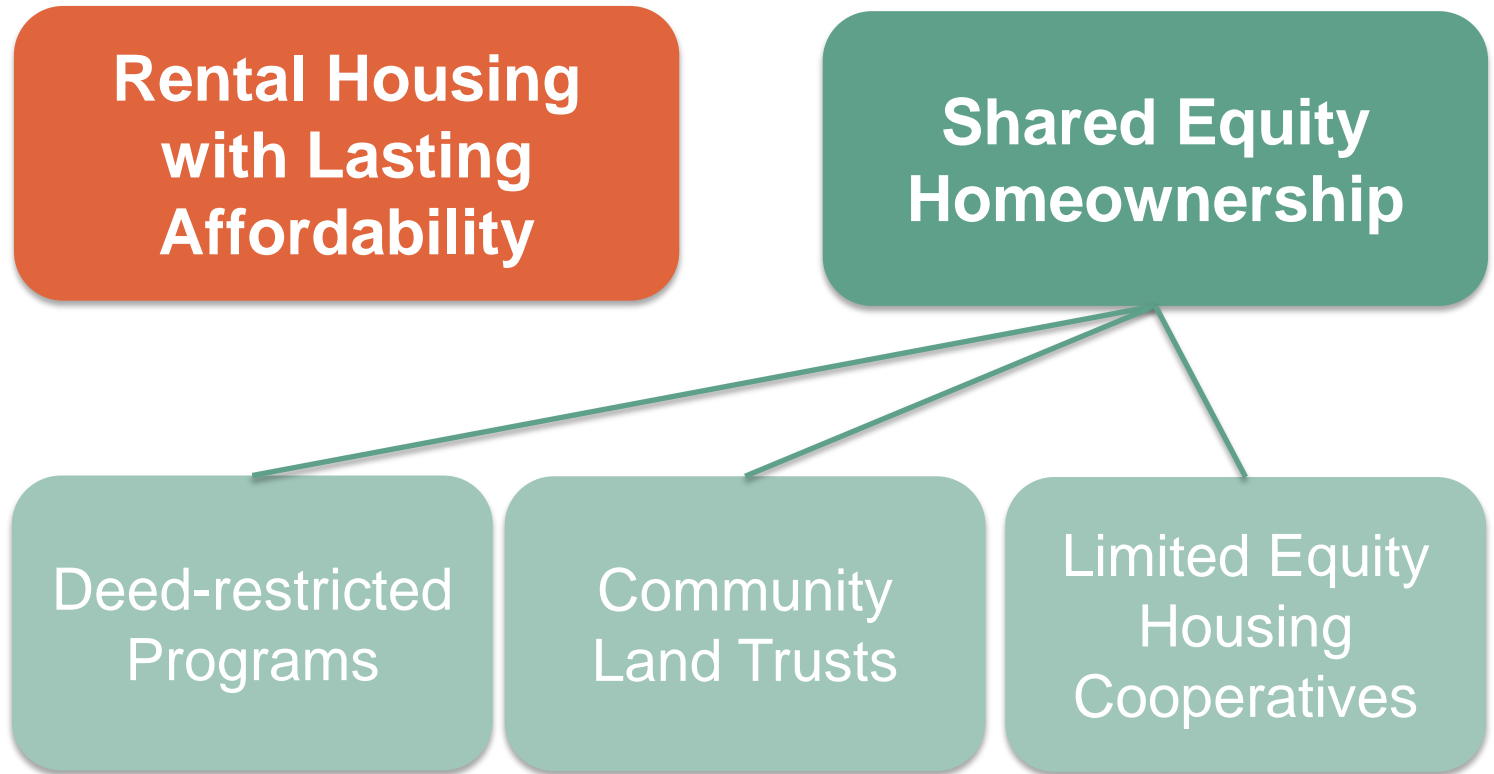
Community Benefits Agreements

A contract signed by community groups and a developer requiring developer to provide specific amenities or mitigations to the neighborhood in exchange for community support.





Permanently Affordable Housing Models





Rental Housing with Lasting Affordability

- ❖ Life-cycle underwriting
- ❖ Lasting affordability requirements



New Orleans

Would **cost**
\$2,500/unit up-
front and **save**
\$64,000/unit in
public
investments
during
recapitalization.



Shared Equity Homeownership

Resale-restricted, owner-occupied housing
for lower income families
that remains affordable in perpetuity.





Community Land Trusts

ORGANIZATION:

Non-profit corporate membership
Resident purchases built structure
and leases land from nonprofit

SCALE: ≈ 200 CLTs

≈ 13,000 owned homes

≈ 25,000 rented homes

THEMES:

social justice, community control of
land, displacement prevention



Homeowner
Tuscan, AZ



Single-family homes
Albuquerque, NM