PROMOTING INCLUSIVE COMMUNITIES:
THE HOUSING TOOLBOX

NATIONAL COMMUNITY LAND TRUST NETWORK

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The Housing Tool Box

Zoning for Density & Infill

Acquisition

Creation

Preservation

Tax Increment Financing

Land Banks

Inclusionary Housing Policies

Housing Trust Funds

Permanently Affordable Housing Models

Community Benefit Agreements
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**

<table>
<thead>
<tr>
<th>Improve access</th>
<th>Improve assets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Promote residential density &amp; infill</td>
<td>Promote non-residential development</td>
</tr>
<tr>
<td>Improve racial, economic, and cultural diversity</td>
<td>Keep racial, economic, &amp; cultural diversity</td>
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<tr>
<td>Diversify housing stock</td>
<td>Improve housing stock</td>
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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

Burlington, VT
Seattle, WA
Boulder, CO
Housing Trust Funds

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

Denver Rubber Factory

Pittsburgh Hockey Arena
Permanently Affordable Housing Models

- **Rental Housing with Lasting Affordability**
  - Deed-restricted Programs
  - Community Land Trusts

- **Shared Equity Homeownership**
  - Limited Equity Housing Cooperatives
Rental Housing with Lasting Affordability

- Life-cycle underwriting
- Lasting affordability requirements

Would cost $2,500/unit upfront and save $64,000/unit in public investments during recapitalization.

New Orleans

Brennan et al., 2013
Shared Equity Homeownership

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

Durham, NC

Portland, OR
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