GROUND SOLUTIONS NETWORK
strong communities from the ground up
Market-rate housing: no affordability restrictions

U.S. Rental Housing Stock

Source: The Affordable Housing Asset Class, ULI Terwilliger Center webinar, Nov 2018
Subsidized housing: relatively short restrictions (15-30 years)

Source: The Preservation of Subsidized Housing, Vincent Reina, Lincoln Institute of Land Policy working paper, Nov 2018
Solutions for Lasting Affordability

- Inclusionary Housing policies
- Community Land Trusts
- Lasting affordability audit
Inclusionary Housing

Any land use policy that requires or incentivizes the creation of affordable housing when new development occurs, including impact or linkage fees that generate revenue for affordable housing.
Inclusionary Housing: Scale and Impact

Over 1,500 programs in over 900 jurisdictions

Source: Grounded Solutions Network Inclusionary Housing Database Map, Jan 2019
Inclusionary Housing: Scale and Impact

Number of Units

- Homeownership Units (443 Jurisdictions): 49,287
- Rental Units (581 Jurisdictions): 122,320
- Other Units (164 Jurisdictions): 2,100

$ (Billion)

- Fees (373 Jurisdictions): $1.70B

Inclusionary Housing: Affordability Term

Term of affordability

- 0-30 years
- 30-99 years
- In perpetuity or life of the building

Inclusionary Housing: Considerations

Ensure feasibility
Offer incentives
Provide flexibility
Community Land Trusts (CLTs)

Individual owns improvements (home)

Community land trust owns land
CLTs: Scale and Impact

Over 225 CLTs in the U.S.

Roughly 12,000 homes

Source: The State of Shared-Equity Homeownership, Emily Thaden, Shelterforce, May 2018
CLTs: Term of Affordability

Lower price initially

Lower price at resale

Again, again and again
CLTs: Considerations

Balance goals

Individual Wealth Creation

Community Affordability

Ensure sufficient funding...

...and financing
• Disposition of public land
• Housing Trust Fund
• HOME and CDBG funds
• Housing bond or tax
• Local impact fees
• Inclusionary housing in-lieu fees
• ...
Lasting Affordability Audit: Example

Pittsburgh Rental Gap Program

- Minimum affordability term: 30 years
- Priority for permanent affordability (99 years)
Seattle Housing Levy

- Minimum affordability term: 50 years
- Funds operations and maintenance for affordable housing
A Cautionary Tale...

Montgomery County, Maryland: Inclusionary Housing

Affordable units built 1973-2005
Units still affordable as of 2005
Thank you!

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