



GROUND SOLUTIONS NETWORK

strong communities
from the ground up

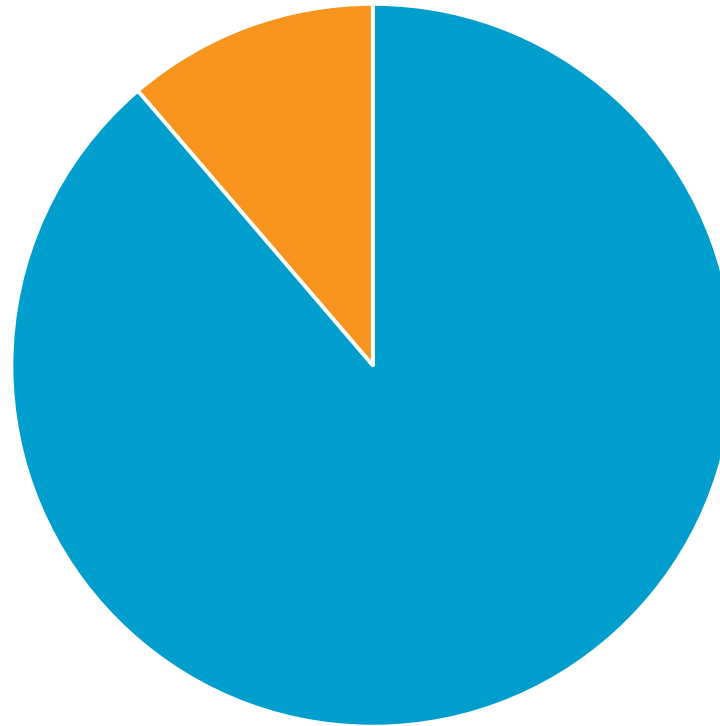


Need for Lasting Affordability



Market-rate housing: no affordability restrictions

U.S. Rental Housing Stock



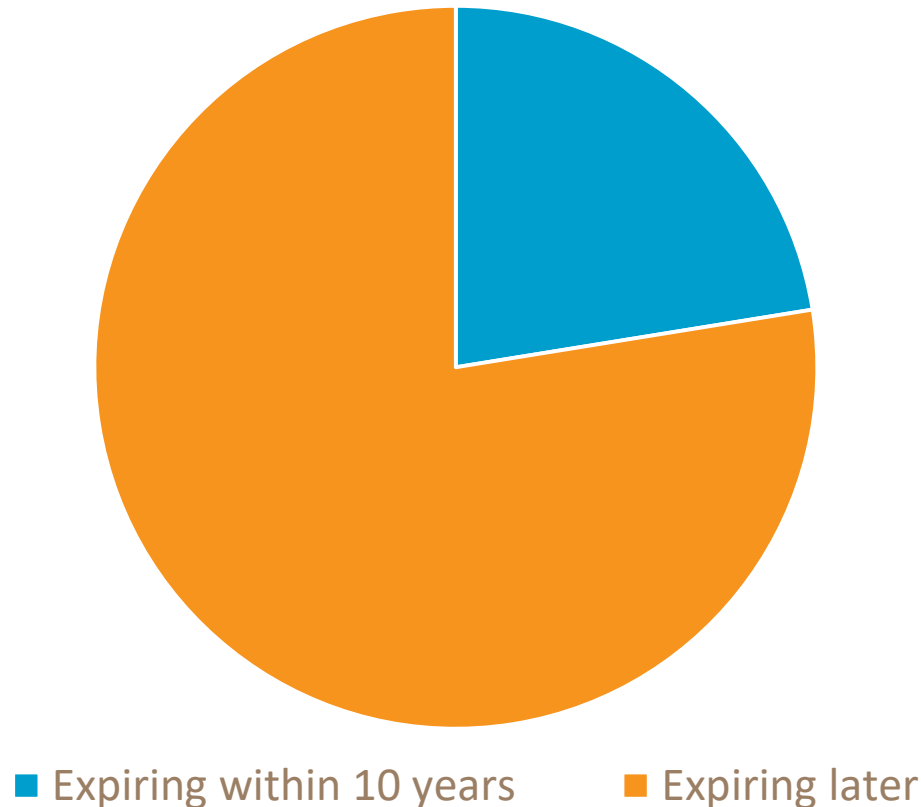
■ Market-rate ■ Subsidized affordable

Need for Lasting Affordability



Subsidized housing: relatively short restrictions (15-30 years)

U.S. Subsidized Rental Housing Stock



Solutions for Lasting Affordability



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

Inclusionary Housing



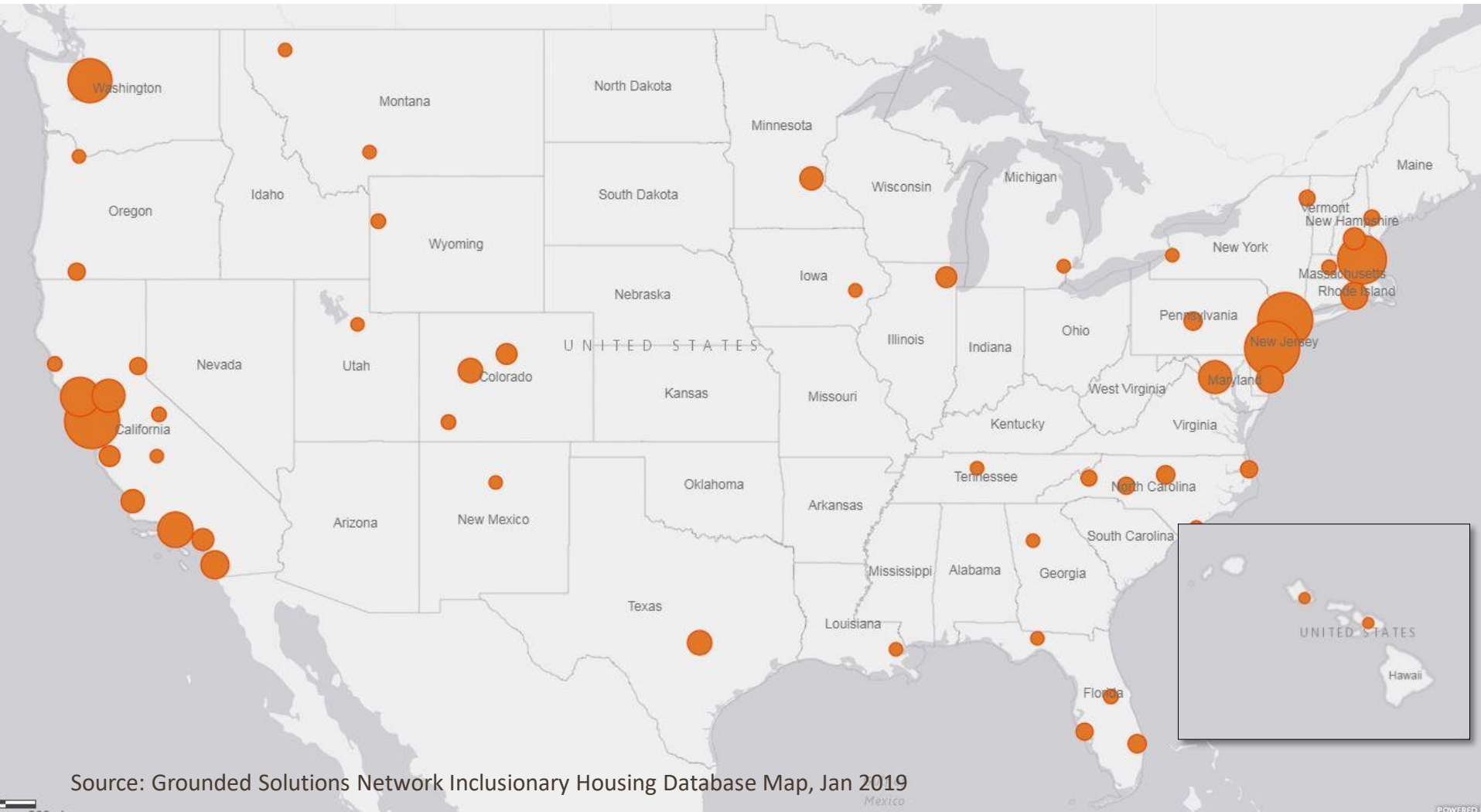
Any land use policy that requires or incentivizes the creation of affordable housing when new development occurs, including impact or linkage fees that generate revenue for affordable housing.



Inclusionary Housing: Scale and Impact



Over 1,500 programs in over 900 jurisdictions



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

Mexico

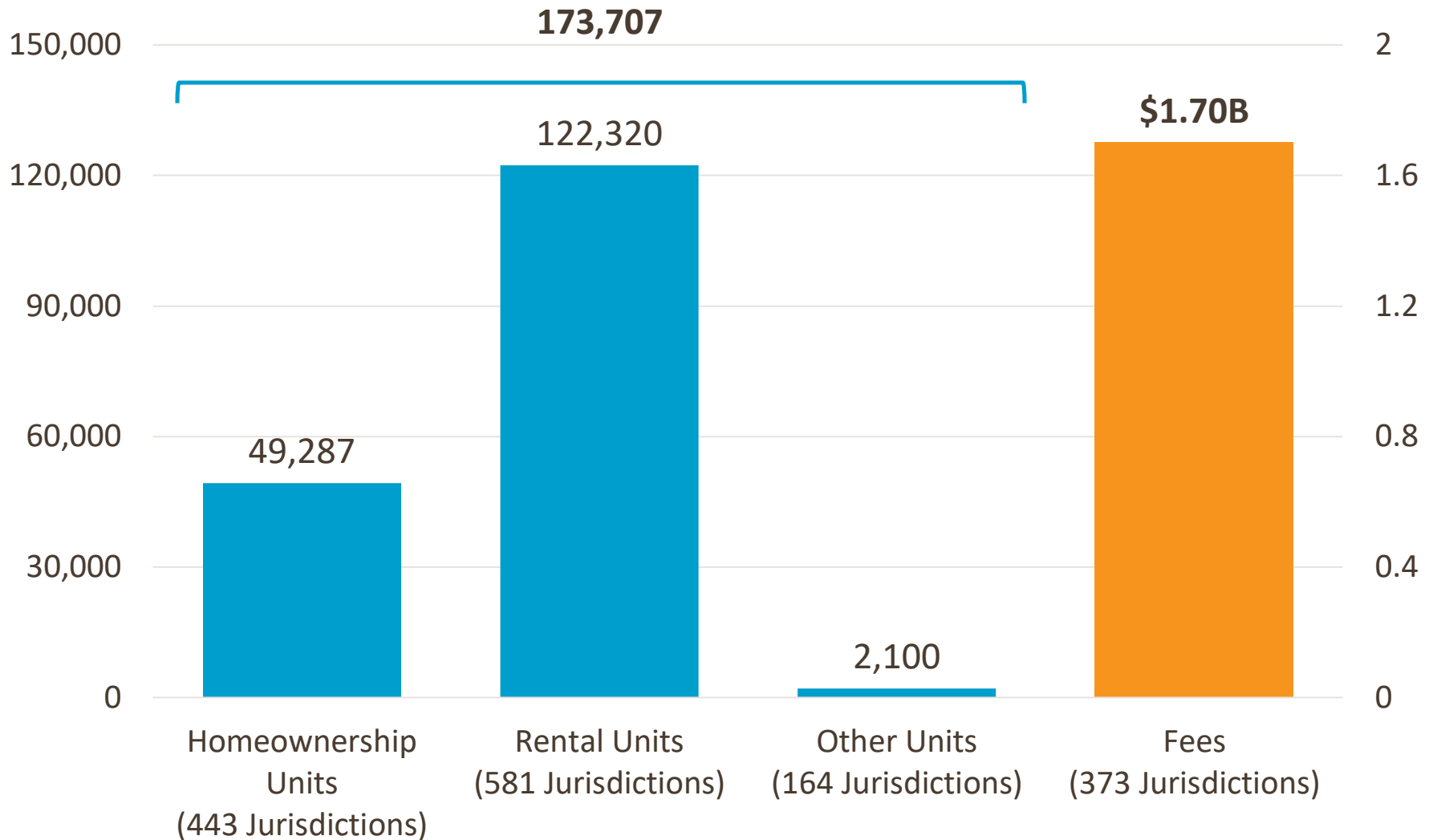
POWERED BY

Inclusionary Housing: Scale and Impact



Number of Units

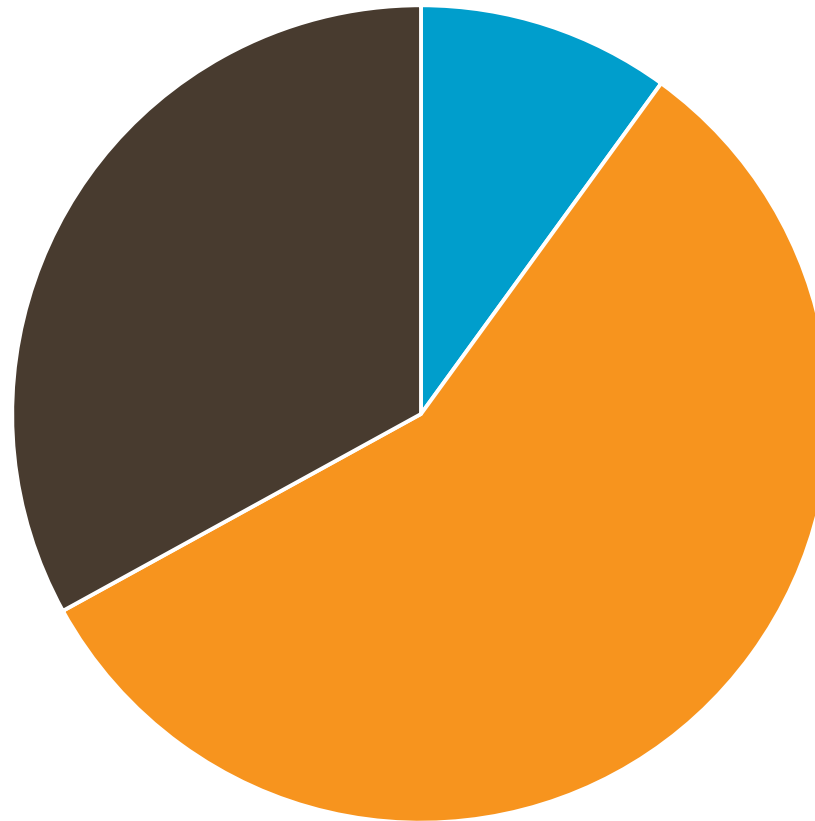
\$ (Billion)



Inclusionary Housing: Affordability Term

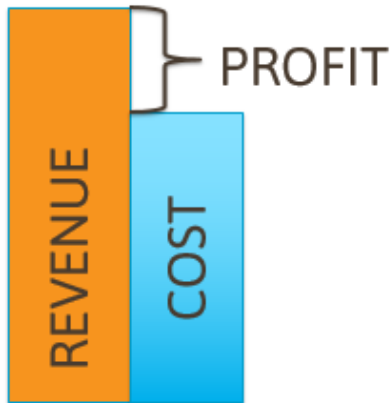


Term of affordability



■ 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)

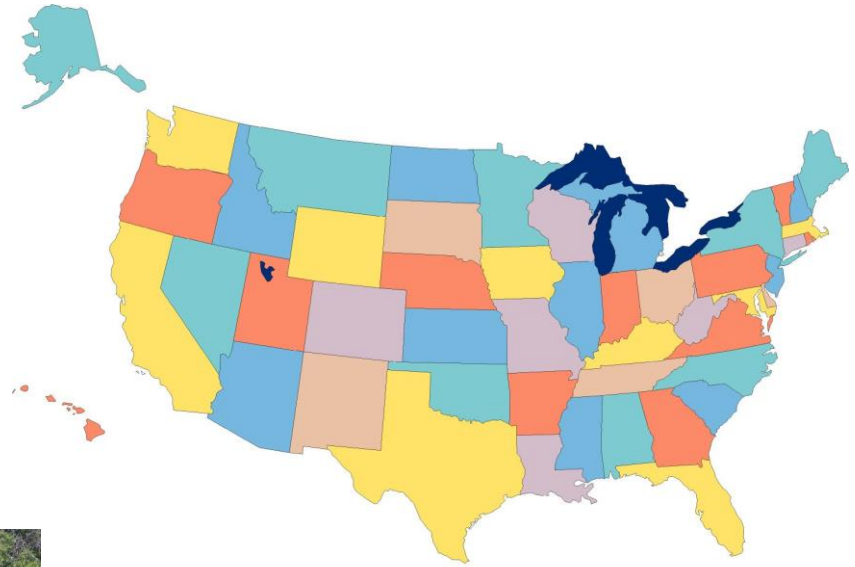


Community land trust owns land

CLTs: Scale and Impact



Over
225
CLTs in the U.S.



Produced by the Cartographic Research Lab
University of Alabama



Roughly
12,000
homes

CLTs: Term of Affordability



Lower price initially



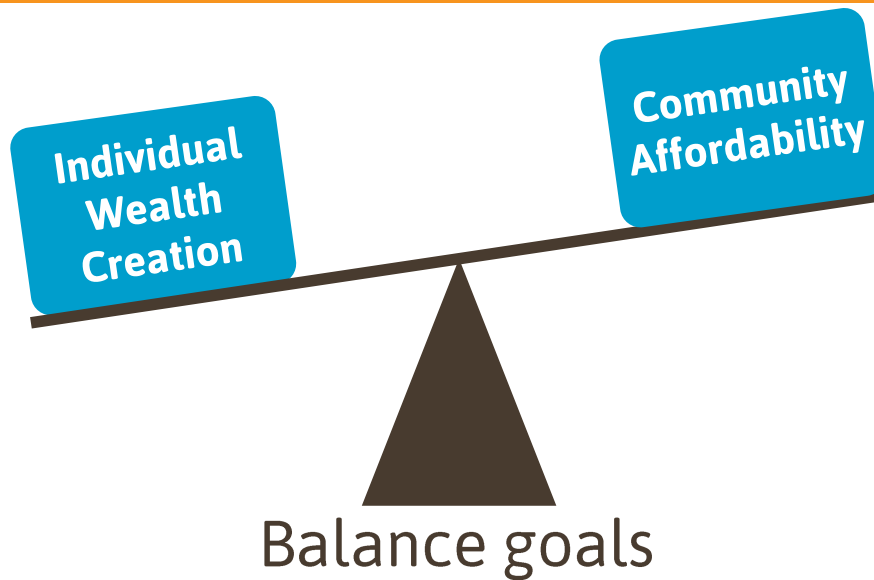
Lower price at resale



Again, again and again



CLTs: Considerations



Ensure sufficient funding...



...and financing

Lasting Affordability Audit



LASTING AFFORDABILITY

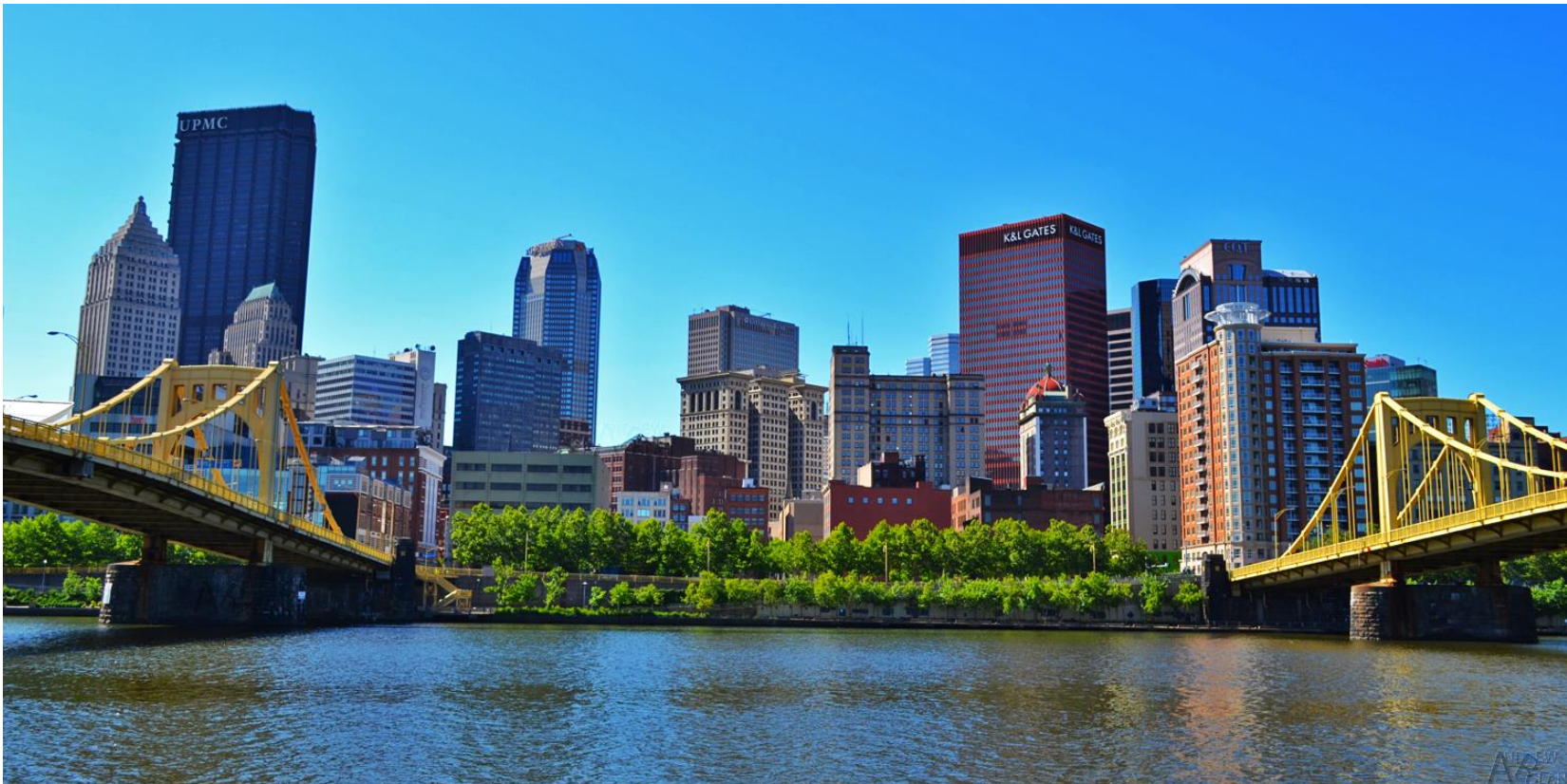
- Disposition of public land
- Housing Trust Fund
- HOME and CDBG funds
- Housing bond or tax
- Local impact fees
- Inclusionary housing in-lieu fees
- ...

Lasting Affordability Audit: Example



Pittsburgh Rental Gap Program

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



Lasting Affordability Audit: Example



Seattle Housing Levy

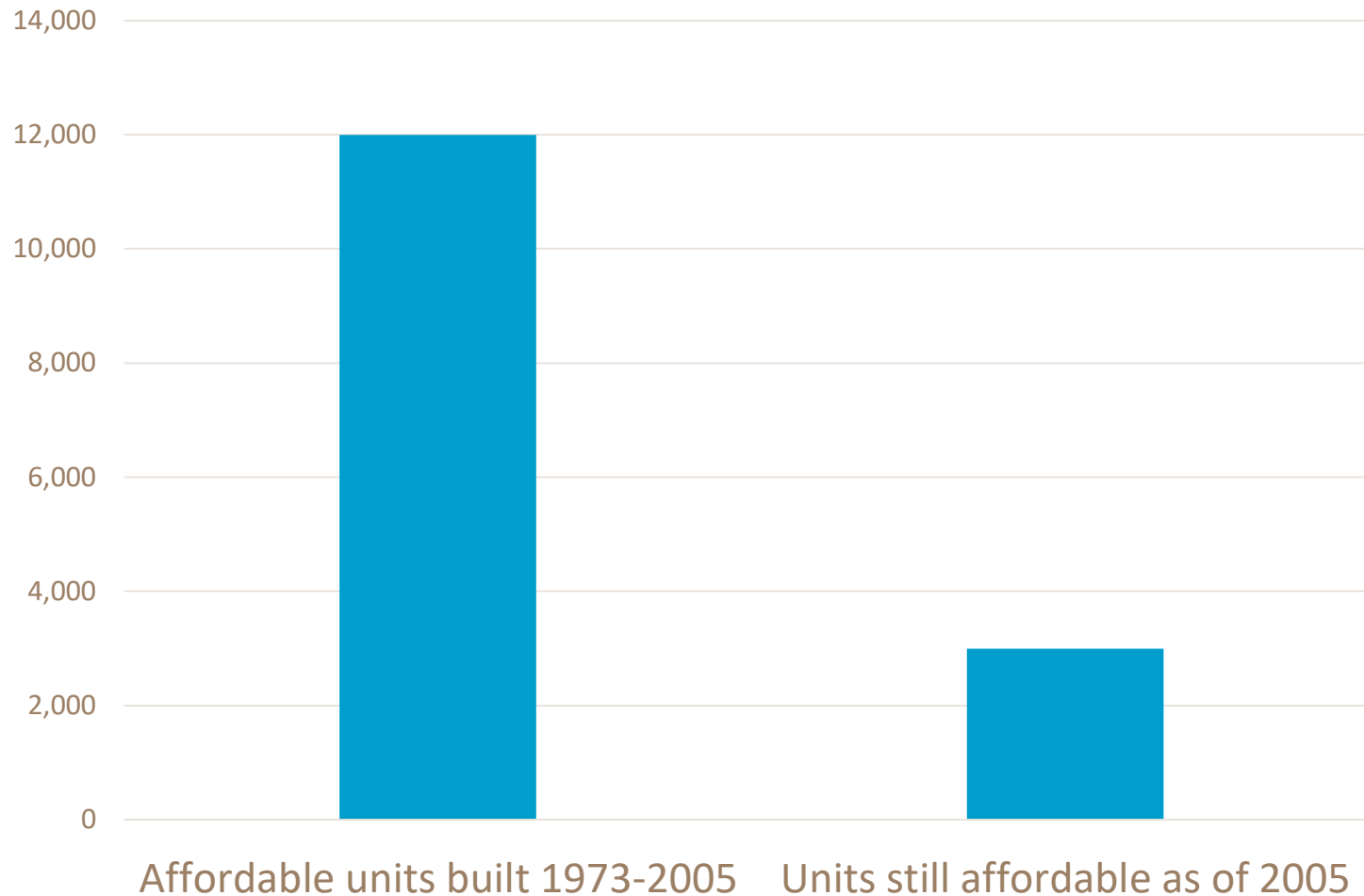
- Minimum affordability term: 50 years
- Funds operations and maintenance for affordable housing



A Cautionary Tale...



Montgomery County, Maryland: Inclusionary Housing





**GROUND
ED
SOLUTIONS
NETWORK**

strong communities
from the ground up

Thank you!

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