

catalytic

LAND COHORT

SOLUTIONS FOR LONG TERM AFFORDABILITY



The Purpose

The purpose of the Catalytic Land Cohort (CLC) is to pursue the intersection of scale and racial equity so that as many Black and other marginalized households of color have access to safe, stable and affordable housing as possible.

The CLC is a 36-month national initiative to convert public properties into assets for permanently affordable housing production in emerging neighborhoods. Our goal is to achieve the following for the benefit of racial equity and long term community growth.

- Increase market competitiveness of mission-driven developers
- Acquire and control land for Black and POC ownership
- Scale production of lasting affordable community assets



The Problem



Outdated policies, best practices and insufficient resources limit our ability to effectively address the widening wealth gap between White, Black, and POC households. COVID 19 has disproportionate effects on Black and POC communities' which compounds the affects of redlining and appraisal bias, further increasing housing disparities and distress.

- Lasting affordability models support both housing and commercial applications to holistically support community economics in perpetuity
- Traditional homeownership models often don't service low - income households
- Further reduced Black ownership can lead to market instability
- COVID has increased the need for investments in lasting affordability
- Competition with the investment market will reduce affordable homeownership supply

Creative solutions to reduce the leakage of public funds, increase housing options, and build wealth in Black and POC communities.



Legislature

Use governmental powers to acquire and transfer land for lasting affordability.



Resources

Put existing public resources to use for lasting affordability.



Efficiency

Create production uniformity to support economies of scale.



Capital

Align and match investments to production goals.

The Plan

Leverage public holdings and subsidies with private investment to increase the production of lasting affordable community assets, looking to Houston, Portland and Atlanta for examples.

Houston

The Houston Catalytic Land Cohort team is focused on advancing the housing goals and community visions developed through the Complete Communities Action Plans. As of 2023, the City of Houston developed and invested \$24.6M into the Homebuyer Choice Program which creates a Houston Community Land Trust (HCLT) purchase option for low - income homebuyers. Through HCP there are HCLT homeowners in over 18 different neighborhoods and suburbs throughout the Houston metro area.

Highlights

- Leveraging a portfolio mindset and partnering with local municipal agencies and community based organizations that own land that can be developed into housing
- Establish partnerships with non-profit and for-profit developers to advance HCLT's unit goal
- As of January 2023 there are 131 units in HCLT's portfolio and there will be 215 units by December 2023
- 1000 units by 2028 which will be HCLTs 10th year of operation

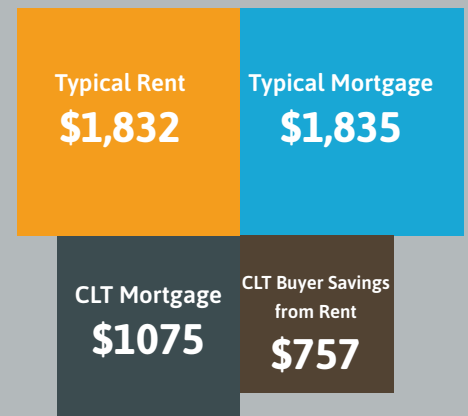


Portland

The Portland Catalytic Land Cohort Team's focus on increasing land ownership for lasting affordability and community benefit, specifically for BIPOC Communities. The community need is to organize collaborative efforts to create a coalition more focused on execution of land assembly for affordable housing by influencing property holding entities to dedicate parcels for lasting affordable housing and community benefit.

Highlights

- Collaborative Coalition: Coordinate efforts to secure land for BIPOC development
- Best practice: Organized stakeholder efforts to influence property holding entities
- 2022: 500 Proud Ground Homeowners
- 250 more Proud Ground CLT units by 2025



Atlanta

The Atlanta Catalytic Land Cohort Team focuses on advancing the partnership between Atlanta Land Trust (ALT) and Metro Atlanta Land Bank Authority (MALBA), to meet housing goals and community visions put forth in the City of Atlanta's, One Atlanta: Housing Affordability Plan. The Plan to create or preserve 20,000 affordable homes with a \$1 billion dollar investment by 2026, explicitly calls out leveraging vacant and publicly owned land and expanding the number of homes with lasting affordability.

Highlights

- Capital Efficiencies: Streamline product type and align resources
- Metro Atlanta LBA prioritizes and discounts sale of parcels for lasting affordability
- 300 units online by 2025
- 2023: 160 units in active development, additional 100 in pipeline

