



**GROUNDED
SOLUTIONS
NETWORK**

strong communities
from the ground up

2016 Community of Practice Annual Update

Inclusionary Housing Programs

Advocacy:

Promoting IH within Grounded Solutions Network and to external audiences

- Advocated to include shared equity homeownership programs in FHFA's Duty to Serve Rule, which should lead to increased access to financing for inclusionary housing and other program models.
- Advocated amongst local policy makers, community organizations and citizens for the adoption of well-crafted inclusionary housing programs.
- Advocated for inclusionary housing programs within the organization by establishing the Inclusionary Housing Community of Practice (IH CoP).

Communication:

Facilitating two-way flows of information

- Facilitated communication by establishing an e-mail list and sending customized information to inclusionary housing practitioners.
- Facilitated peer-to-peer communication amongst inclusionary housing practitioners through our online forum, IH Peer Office Hours, working groups and member-to-member introductions.
- Engaged practitioners by phone and email to gather input on proposed activities and envision Grounded Solutions' programming to support IH programs in 2016 and 2017.

Best Practices:

Learning from and supporting practitioners

- Identified, evaluated and disseminated "best practices" through working groups and peer-to-peer webinars on resale formulas and application processes, as well as help desk responses to practitioner questions.
- Launched InclusionaryHousing.org, a new go-to resource to explain inclusionary housing and educate stakeholders, policy makers and others interested in this work.

Incubation:

Seeding and supporting the establishment of new IH policies and programs

- Provided in depth technical assistance to help communities develop inclusionary housing or related policies to promote inclusive communities in: the Twin Cities region, Minneapolis and Rochester, MN; Detroit, MI; New Orleans, LA; Pittsburgh, PA; and Nashville, TN.
- Grew Grounded Solutions Network's State & Local Policy team from one to three members, offering increased opportunity to support communities in developing new and improved policies.

Innovation:

Exploring how to better serve and advance IH

- Collected survey responses from more than 150 inclusionary housing programs in order to better understand where, how many and what type of programs exist across the United States with the ultimate goal of better identifying and advocating for opportunities within the field.
- Used our Inclusionary Housing Calculator with municipal partners and advocates in order to make strong cases for adopting inclusionary housing policies.

Education:

Sponsoring comprehensive trainings on topics relevant to IH practitioners

- Presented content for and by practitioners at Intersections 2016, including five sessions directly targeted to IH practitioners and many more relevant concurrent and plenary sessions. Also created an IH-specific marketing piece to help practitioners "make the case" for the content's relevance to their work.
- Conducted "Inclusionary Housing 101" trainings in Reno, NV; Minneapolis, MN; and at HousingIowa and the Local Progress annual convening.

2016 Organizational Activities by Communities of Practice

	CLT (Community Land Trust)	IH (Inclusionary)	SE (Shared Equity)
National Policy – Advocating for including shared equity programs to be included within the GSE duty-to-serve rule to increase mortgage access; ongoing policy and advocacy efforts as needed.	X	X	X
State and Local Policy – Offering place-based technical assistance in Detroit, Pittsburgh, New Orleans and the Twin Cities region to establish inclusionary housing policies.		X	
State & Local Policy – Providing webinars and in-person trainings for advocacy organizations on permanent affordability, value recapture, CLTs and inclusionary housing policies; also developed related resources and online tools (inclusionaryhousing.org).	X	X	X
Research – Completing a survey of all inclusionary housing programs in the U.S.		X	
Research – Conducting a feasibility assessment to explore the viability of a Shared Appreciation Loan fund.	X	X	X
Research – Working with partners and researchers to create reports on CLT-land bank collaboration and increasing permanent affordability within Habitat for Humanity affiliates.	X		X
Capacity Building – Continuing the Business Planning Fellowship program to increase member sustainability through (1) an organizational assessment, (2) intensive training and (3) expert coaching as they complete their business plans.	X		X
Capacity Building – Hosting Intersections 2016, our annual national conference. Offered scholarships and crafted content to promote diverse attendance.	X	X	X
Capacity Building – Facilitating working groups providing expert-led, peer-exchange learning on topics of interest, such as evaluating resale formulas’ performance and implementing online application processes.	X	X	X
Capacity Building – Supporting groups contemplating the CLT model with an online toolkit, open webinars and targeted site visits.	X		
Capacity Building – Engaging CLT residents in virtual and place-based training events through the Ambassadors program, to engage residents in advocacy and story-telling about the CLT movement.	X		
Capacity Building – Supporting regional CLT coalitions to hold events with partners or convene member organizations for training.	X		
Capacity Building – Providing place-based trainings to educate attendees on permanent affordability and the CLT model.	X		X
Capacity Building – Building lively and engaged CLT and IH CoPs and engaging participants to gather feedback and input for future activities.	X	X	
Capacity Building – Completing the Cornerstone Homeownership Innovation Program and other legacy tool and technical assistance projects from Cornerstone Partnership and the National CLT Network.	X	X	X
Capacity Building – Responding to members’ technical assistance requests via Help Desk or other in-kind services or grants as available.	X	X	X
HomeKeeper – Supporting existing HomeKeeper users through training, documentation and user support, as well as by enhancing core functionality.	X	X	X
HomeKeeper – Expanding the HomeKeeper user base for increased efficiency and sustainability.	X	X	X
HomeKeeper – Maintaining the National Data Hub in order to produce individual social impact reports and aggregate reporting and benchmarking for the public.	X	X	X