GROUNDED SOLUTIONS NETWORK
strong communities from the ground up

Local Policy Tools To Advance Inclusion

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Introductions

Grounded Solutions State and Local Policy team

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Introductions

About State and Local Policy at Grounded Solutions

▶ What? Help communities understand and implement the housing policy options available to them.

▶ Why? To create and preserve equitable, inclusive neighborhoods.

▶ How? Through technical assistance, education, and online tools.

▶ For whom? Elected officials and department staff, community based organizations, practitioners, and advocates.

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1. Introductions
2. Intro to the Inclusive Communities Toolkit
3. Activity #1
4. Inclusive Communities Process
5. Housing Needs and Strategy Identification Process: Lessons from Pittsburgh, PA - Alex Wallach Hanson
6. Brief Q&A
7. Activity #2
8. Small group share out
9. Close

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Session Goals

▶ Introduce the Inclusive Communities Toolkit and gather feedback.

▶ Collaboratively explore a process for identifying and implementing the inclusive communities strategies.

▶ Share expertise, experiences, and examples to build collective knowledge on effective routes to policy change.

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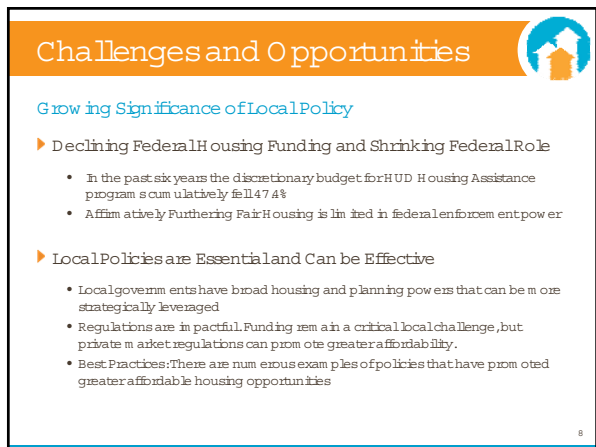## Intersections Question of the day

To create truly inclusive communities, we will have to be far more intentional about...?
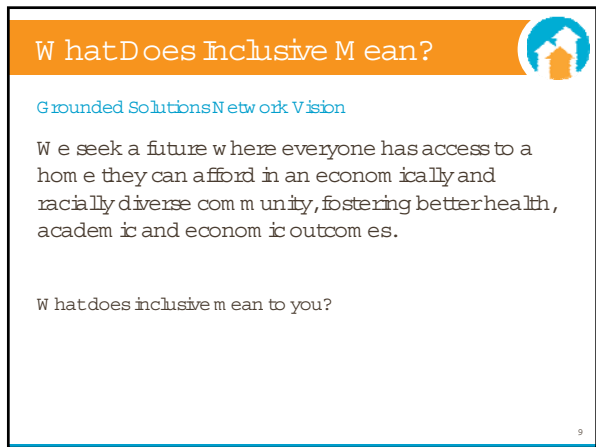
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What is the Inclusive Communities Toolkit?

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Challenges and Opportunities

Growing Significance of Local Policy

▸ Declining Federal Housing Funding and Shrinking Federal Role

- In the past six years the discretionary budget for HUD Housing Assistance programs cumulatively fell 47.4%
- Affirmatively Furthering Fair Housing is limited in federal enforcement power

▸ Local Policies are Essential and Can be Effective

- Local governments have broad housing and planning powers that can be more strategically leveraged
- Regulations are impactful. Funding remain a critical local challenge, but private market regulations can promote greater affordability.
- Best Practices: There are numerous examples of policies that have promoted greater affordable housing opportunities

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What Does Inclusive Mean?

Grounded Solutions Network Vision

We seek a future where everyone has access to a home they can afford in an economically and racially diverse community, fostering better health, academic and economic outcomes.

What does inclusive mean to you?

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Inclusive Communities Toolkit

Why an Inclusive Communities toolkit?

- The toolkit promotes a comprehensive framework for local leaders to better align resources with the communities expected outcomes

- Communities and local governments are often limited in capacity and need more information and strategy support.

- Housing needs and policy priorities vary widely by place; therefore, housing strategies must be tailored to the local market.

- To be effective, multiple local strategies are required

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Inclusive Communities Toolkit

What is the toolkit?

- Framework of local housing policy strategies

- Structured based on 3 types of housing policies with various questions oriented in the context of housing needs.

- Type 1: "Do No Harm" Policies to Preserve Existing Homes and Protect Residents.

- Type 2: Policies to Improve Housing Choice and Opportunity.

- Type 3: Policies that capitalize on market activity for new affordable and mixed-income development.

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Inclusive Communities Toolkit

Type 1: Tenant & Homeowner Protections, Housing Preservation

- Challenges: Displacement, rising costs, and stagnant wages pose major threats to keeping renters and some homeowners housed.

- Strategies: "Do No Harm" policies are a first response aimed at protecting existing residents and housing stock at risk.

  - Right of First Refusal for tenants in affordable buildings for sale

  - Acquisition and Rehab assistance for nonprofits to maintain affordablity

  - Land Banking to acquire and remediate blighted properties

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Inclusive Communities Toolkit

Type 1: Tenant & Homeowner Protections, Housing Preservation

Case Study Example

▶ Oakland Renters Upgrade Initiative (2016)
- Undergoing unprecedented displacement crisis
- Extends Just Cause Evictions
- Expands Rent Control

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Inclusive Communities Toolkit

Type 2: Policies to Improve Housing Choice, Mobility, & Opportunity

▶ Challenges: Rising income inequality and limited access to high opportunity communities threaten to polarize society.

▶ Strategies: Proactive policies that can be adopted to reverse the trends and promote local economic and racial inclusion.

- Downpayment assistance to improve access to homeownership
- Community Land Trusts to maintain permanent affordability
- Prohibiting Source of Income Discrimination to improve access

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Inclusive Communities Toolkit

Type 2: Policies to Improve Housing Choice, Mobility, & Opportunity

Case Study Example:

▶ Philadelphia Housing Trust Fund (2005)
- Dedicated source of funding using 100% of the Mortgage recording fee
- Generated $13.5 million in FY 2014 for Affordable Housing programs
- 50% of funds serves households below 30% AMI and remainder serves households between 30% -115% AMI. 50% used for housing production.

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Inclusive Communities Toolkit

Type 3: Policies that use the Market to Increase Affordability

▶ **Challenges**: As housing and land values increase, a small share of landowners receive most of the benefit, while the lowest incomes bear higher costs and displacement pressures.

▶ **Strategies**: "Strike while the iron's hot" policies that leverage market strength to promote economic inclusion through policies that capture and reinvest value.

- Impact Fees assessed on new development to mitigate workforce housing needs.
- Community Benefits Agreements requires developer meet certain terms/mitigations in exchange for development approval.

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Inclusive Communities Toolkit

Type 3: Policies that use the Market to Increase Affordability

▶ Portland TIF Set-Aside Requirements for Affordable Housing

- Requires 45% of citywide Tax Increment Financing (TIF) revenue is directed to affordable housing.
- Directed $152 million in investment into affordable housing for low income and workforce residents

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Activity #1

Question 1: What are the major affordable housing needs/challenges in your community?

Question 2: How did you identify these needs as a community?

Question 3: What opportunities/strategies have you identified or implemented in response to these community challenges?

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Inclusive Communities Process

Community Housing Needs Process

Assessment → **Strategies** → **Prioritization**

What is the state of housing and affordability issues in our community?

What is the broad set of policy options available?

What strategies are most effective to address our highest priorities?

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Inclusive Communities Process

Policy Decision Process

Threshold → **Criteria** → **Design**

Does it address one of our identified priority needs?

Is it better than other solutions to the same problem?

How do we tailor it for our community?

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Inclusive Communities Process

Policy Decision Process

▶ **Threshold:** Should this strategy be considered?

Example Threshold

- Does it address one or more priority needs identified through data?

- How does it respond to diverse community values? (ex: preservation vs increase supply)

- Is it legal?

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Inclusive Communities Process

Policy Decision Process

▸ **Criteria:** Can this policy be implemented quickly, cheaply and well?

(as compared to other solutions to the same problem)

Example Criteria

- Efficiency
- Scale of Impact
- Administrative Feasibility
- Start-Up Time/Costs
- Political Viability

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Inclusive Communities Process

Policy Decision Process

▸ **Design:** How do we tailor this policy for our community?

Example Design Process:

- Learn from Best Practices
- Fit with the Market
- Leverage Existing Programs and Resources

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Lessons from Pittsburgh, PA

Alex Wallach Hanson, Organizer, Pittsburgh United

http://pittsburghunited.org/

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Lessons from Pittsburgh, PA

The Pittsburgh Process

- Affordable Housing Task Force: official, city-led process to assess, identify, target, and prioritize policies

- 1 year, 20+ organizations, 5 official community meetings, numerous additional outreach, many consultants

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Lessons from Pittsburgh, PA

The Pittsburgh Process: Results

- Comprehensive recommendations that address preservation, tenant protections, and funding.

- A data-driven definition of the need for housing.

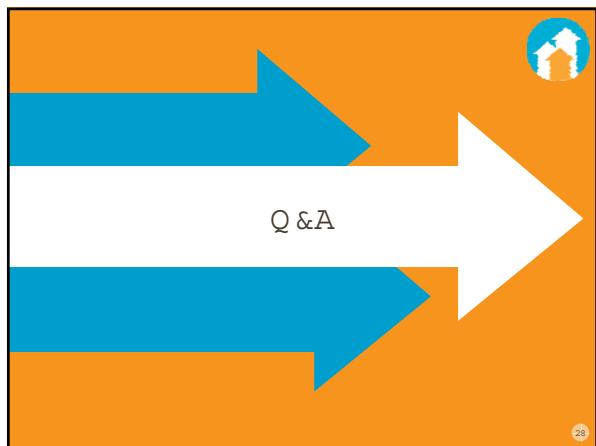- Strengthened relationships between various stakeholders

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Lessons from Pittsburgh, PA

The Pittsburgh Process: Room for Improvement

- Affordable Housing Task Force: official, city-led process to assess, identify, target, and prioritize policies.

- 1 year, 20+ organizations, 5 official community meetings, numerous additional outreach, many consultants.

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Q &A

Activity #2

Question 1: Describe some of the solutions that you have heard about or advocated for in response to community needs discussed in Activity #1?

Question 2: What was the process for determining which solution or policy tool to choose? What do you think the process should look like or should have looked like?

Question 3: How did you go about tailoring that policy tool or solution to your community?

Question 4: What was the outcome of the process? What went well and what could have gone better?

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