Density for Who?

Kalima Rose, Director
PolicyLink Equitable Development Toolkit

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PolicyLink is a national research and action institute advancing economic and social equity by Lifting Up What Works. ®
PolicyLink focuses on:

- Economic and social equity
- Low-income communities of color
- Policy impact
- Partnership
Creating Housing Opportunity

Where you live affects how you live.

Race matters, especially in context of “place” so place matters
Does Density Have to Gentrify?

- Redevelopment
- New Investment
- Conversion of Uses/Zoning Changes
Displacement Forces of Redevelopment

- Tax-increment Financing
- Demolition of existing community
- Time frame of redevelopment
- Flipping of surrounding properties
- Public housing
Displacement forces of New Investment

• Infrastructure Investments

• Hospitals

• Universities

• Stadiums, tourism facilities

• Transit-oriented development
Displacement forces of Conversion of Uses/Rezoning

- Industrial => Residential
- Adaptive Reuse
- Cost pressures on surrounding housing
What would ideal equitable development look like?

- Community engaged early
- Robust housing plan to ensure affordability
- Strategy for workforce engagement in construction & emerging industries
What usually happens?

- Development planned without community
- Community reacts
- Speculation starts
- Land prices escalate before community control
- Gradual or wholesale displacement
- Social disruption of vulnerable households
What’s a planner to do?

- Engage community up front
- Human capital expertise
- Real estate prowess
- Assemble & deploy all tools early
- Set goal of 20 percent of all housing off-market
Equitable Development Tools

- Inclusionary Housing Requirement
- Increase TIF Housing Set Aside, require upfront investment
- Deploy real estate prowess to land bank for community control (use bond funds, housing trust)
- Recruit housing into Community Land Trust
- Establish Right to Return
Density *Can* Build Affordability and Opportunity—*but Only* if you focus on it

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