



Density for Who?

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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. ®**

- 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

- **Redevelopment**
- **New Investment**
- **Conversion of Uses/Zoning Changes**

- **Tax-increment Financing**
- **Demolition of existing community**
- **Time frame of redevelopment**
- **Flipping of surrounding properties**
- **Public housing**

- Infrastructure Investments
- Hospitals
- Universities
- Stadiums, tourism facilities
- Transit-oriented development

- 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?

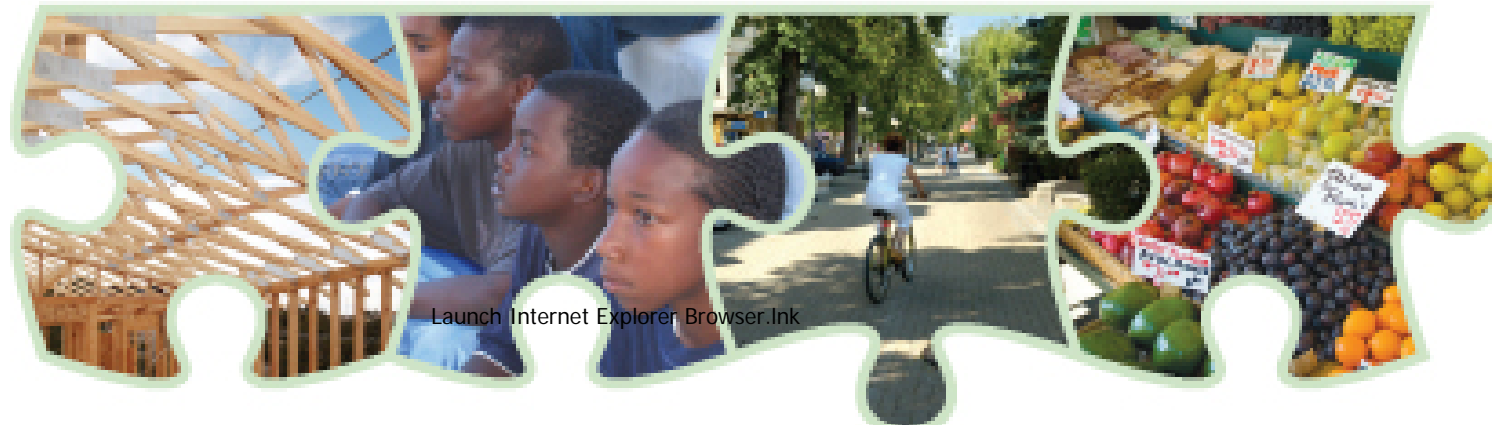
- Development planned without community
- Community reacts
- Speculation starts
- Land prices escalate before community control
- Gradual or wholesale displacement
- Social disruption of vulnerable households

- 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

- 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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