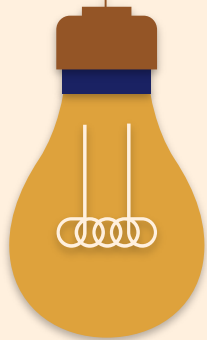




Center for Social
Development

BROWN SCHOOL AT WASHINGTON UNIVERSITY



Community Land Trust Policy Playbook

An Inventory of Existing Policy Tools to Advance
Equitable Social & Economic Development in St. Louis

Presented by: Shraddha Bandaru,
Taylor Brown, Ethan Goldstein, Angee Serwin,
& Peter Taylor

Agenda

Overview

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Task and
Scope

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Fund -
Acquire -
Sustain

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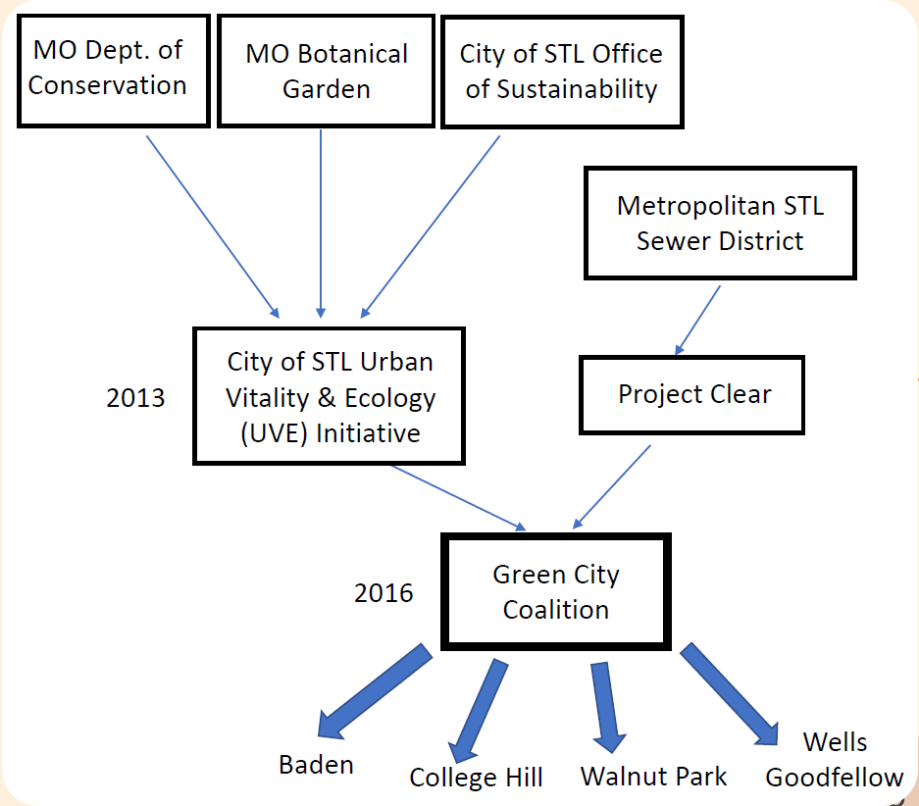
Policy
Playbook

5

Next
Steps

GCC & a Community Land Trust in STL

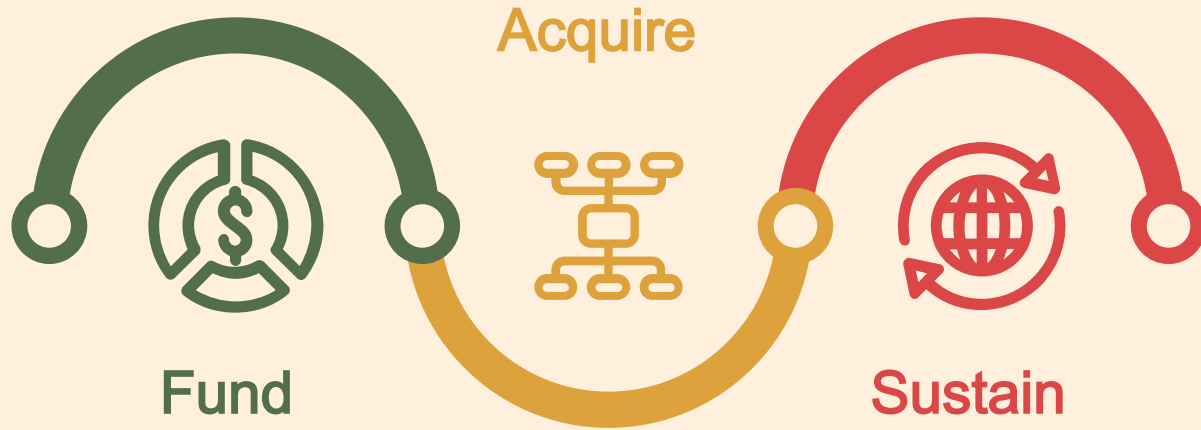
- Formed in 2016
- Interdisciplinary, inter-organizational
- Focus on issues of inequity related to high-vacancy & abandonment of buildings and access to quality outdoors spaces
- Community-centered approach



What was our task?

How could existing policies and programs be leveraged to grow the CLT and prevent displacement?

Problem Scoping





Fund

- New Market Tax Credit
- Low-Income Housing Tax Credit (LIHTC)
- Neighborhood Assistance Program
- Enhanced Enterprise Zone (EEZ) Tax Credit/Abatement
- Cultural Bonds
- Real Estate Tax Abatement

Neighborhood Assistance Program



What is it?

Tax credit program with a specific focus on **job training** and **skill development**

50%-70% tax credit on funds provided for approved projects



What's the value?

Soliciting the donations by using tax credits can **expand invested network** and is one of the more **significant tax credits**

Flexibility in donations and timeline



Why for the CLT?

Project has the ability to fit **multiple priorities**

Encourages **employment within the neighborhood**

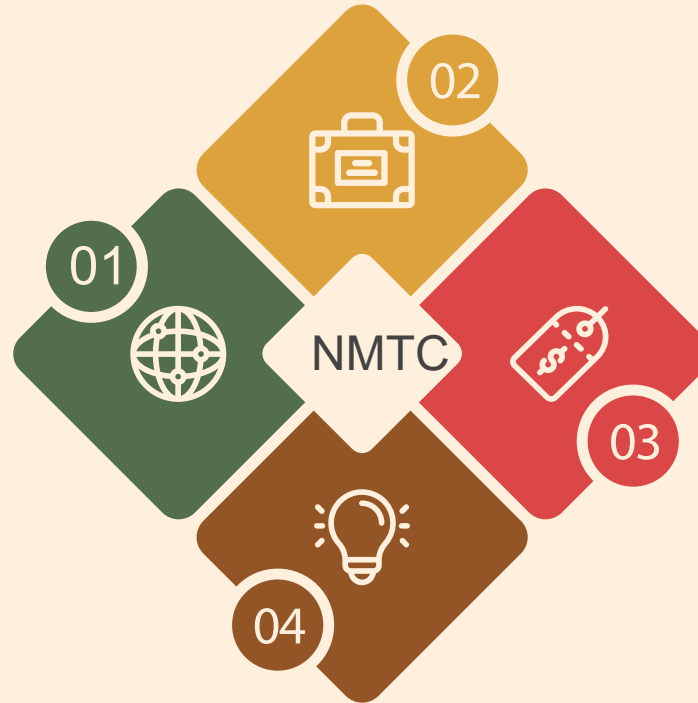
New Market Tax Credit

What?

Tax credit to taxpayer for **equity investment** in low-income community

Benefits

Reduce reliance on grants and create **long-term funding** partnerships



How?

Partnership with a Community Development Entity (CDE)

Why?

Expands city-wide partnerships in CLT and helps **fund projects**

Acquire

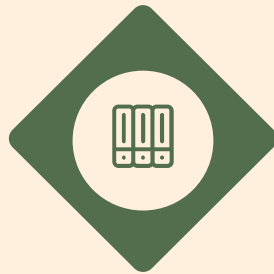
- Purchase land through LRA
- **Special Programs**
 - Dollar House Pilot Program
 - Garden Lease Program
 - Mow to Own Program
 - Prop NS
- Redevelopment Plan
- St. Louis Brownfield Program

Purchasing Land through LRA



Affordable

LRA offers affordable property, the cost of which can be offset by special programs



Plentiful

There are hundreds of properties for sell in the neighborhoods that GCC works in



Attainable

Purchasing LRA property is painless. We've included a step-by-step guide for the average community member.

Purchasing Property through the Land Reauthorization Authority

- **Walnut East** - *598 properties*
 - 452 vacant
 - 144 residential
 - 1 commercial
 - 1 mixed
- **Walnut West** - *170 properties*
 - 115 vacant
 - 55 residential
- **College Hill** - *458 properties*
 - 367 vacant
 - 89 residential
 - 2 commercial
- **Baden** - *152 properties*
 - 104 vacant
 - 46 residential
 - 2 mixed
- **Wells Goodfellow** - *1135 properties*
 - 910 vacant
 - 219 residential
 - 4 mixed
 - 1 industrial
 - 1 commercial

Sustain

- Family Development Account (FDA)
- Small Business Incubator Tax Credit
- Healthy Home Repair Program
- Neighborhood Preservation Act

Neighborhood Preservation Act

What does it do?

Provides an incentive for the rehabilitation or construction of owner-occupied homes in certain areas of the state.

Benefits

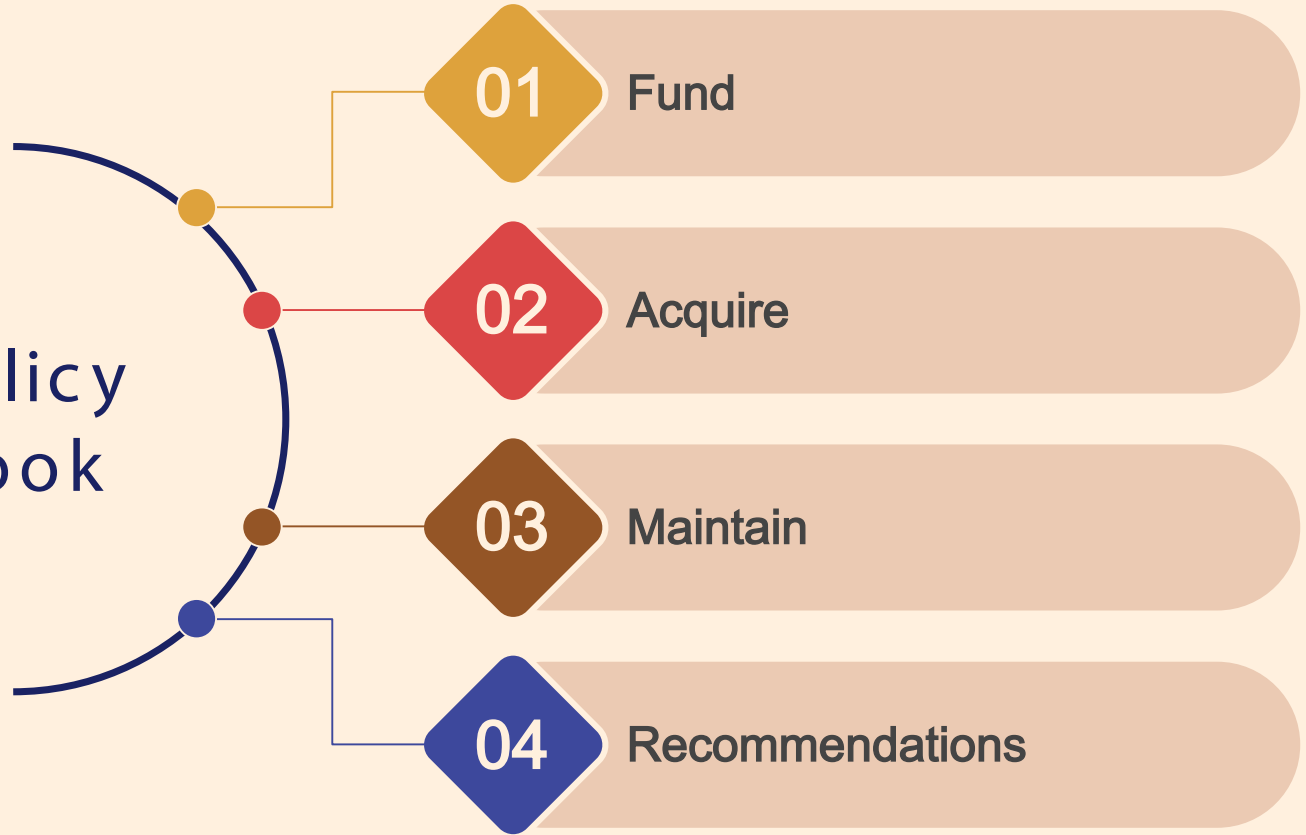
State tax credits issued to homeowners that construct a new home for owner-occupancy in certain areas of the state.

Eligibility

"Eligible Areas" with a median household income of 70% to 89% of the median household income

Any taxpayer who incurs eligible costs for a new residence or rehabilitates a residence for owner occupancy that is located in a designated area.

CLT Policy Playbook



Putting it Together

Recommendations and Next Steps

Strategic Partnerships

Develop long-lasting partnerships with for-profit and not-for-profit entities to support the work

Policy Positioning

Position CLT to take advantage of policies within the inventory



Keep Community - Centered

Balance community with stakeholder engagement

Determine Strategic Funding Vision

Determine strategic and values-based decision between public and private funding

Recommended Next Steps

Strategic Partnerships



- U.S. Bank CDC
- Vacancy Collaborative & Anti-Displacement Working Group
- WEPOWER
- Rise Community Development
- Midwest BankCentre
- Legal Services of Eastern Missouri
- CET & ITEN (incubators)

Policy Planning



- Create coalition with wards:
 - 2, 3, 21, 22, 27
- Develop relationships with CDFI/CDE
 - U.S. Bank CDC, Justine Petersen
- Resident feedback and listening sessions

Thank you!

Questions?

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