




Worksheet Examples





Part 1: Idea Generation Jot down all your ideas here! Think of policies and strategies you have seen, heard of, or witnessed being used other communities use to protect their homes?

What is the policy or strategy?		How did/can this help?
1	Community Land Trust	<ul style="list-style-type: none"> • A method where community members in Utopia gain ownership of 5 parcels of land. • Gives community members control over community development instead of profit-driven entities. Community members gain long-term control over the use and development of what need. • Examples of this working in other communities: <ul style="list-style-type: none"> ◦ All-In Cities Policy Toolkit in King County and Albuquerque, NM ◦ Greater Boston Community Land Trust
2	Cultural Districts	<ul style="list-style-type: none"> • A designation of a geographic area that recognizes the voices, histories, and experiences of a particular community or set of communities. • A cultural district designation offers opportunities for community-driven economic and cultural development and enables long-term visioning for the area through existing buildings and parcels of land, as well as future projects. • Examples of this working in other communities: <ul style="list-style-type: none"> ◦ Six Square in Houston, TX ◦ Calle 24: Latino Cultural District in San Francisco, CA ◦ Little Tokyo in Los Angeles, CA ◦ Massachusetts Cultural Districts Initiative in Boston, MA ◦ Africatown in Seattle, WA

3	Good Jobs Development	<ul style="list-style-type: none">• Leverages economic investments to benefit existing residents by building in specific, local hiring and employment requirements for new business developments in the community.• Can help increase job opportunities and higher wages for local residents in gentrifying communities.• Strengthens local workforce pipeline.• Examples of this working in other communities:<ul style="list-style-type: none">○ The 11th Street Bridge Park in Washington, DC
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	<p>Part 2: Evaluating Policies & Strategies</p> <p>Choose a policy or strategy from Part 1 to dig deeper into by exploring the 4 questions below to see how it can help protect your community.</p>	
	<p>Policy or Strategy (write-in): <i>Community Land Trust</i></p>	
	<p>(1) THINK OF: How would you adopt this policy or strategy in your community? Where have you witnessed this work being done?</p>	<p>GreenRoots is currently organizing a Chelsea land trust initiative to protect access to affordable housing.</p> <p>Other examples: All-In Cities Policy Toolkit in King County and Albuquerque, NM.</p>
	<p>(2) IMAGINE: What specific actions, steps are most needed to advance this policy or strategy?</p>	<p>Land Inventory: How to do a land inventory? What land is owned by the city/municipality? Where's it located? What's open?</p> <p>\$\$\$: Get access to a pool of capital to acquire properties.</p> <p>Community Steering Board: A team of community members who will guide decisions on how properties will be disposed of and which properties to acquisition.</p> <p>Legal Structure: How will the land trust be organized? Is it a separate nonprofit? Organized under an existing organization?</p> <p>Power Analysis to map the relationships and power in the community.</p> <p>Community mobilization to initiate dialogue and planning for a community trust. Need more guidance on how to activate community members for this.</p>

	<p>(3) SEEK OUT: Who (audiences/allies) can help advance this policy or strategy? What is their role?</p>	<p>Directly impacted populations and their families. People who are vulnerable to displacement are often left out of conversations about development. Lift up their voices, experiences, and needs in the planning and development of land trust.</p> <p>Community Development Corporations & community-based non-profit organizations. They can help identify financing opportunities and offer technical support in land trust development and operation.</p> <p>Residents or other volunteers with construction experience can help make repairs and improve properties.</p> <p>Credit unions or large nonprofit institutions like hospitals or universities can provide capital through no-interest, revolving loans.</p> <p>Long-time residents or small landlords might be more willing to sell the property to a land trust to ensure that it stays affordable.</p> <p>State/city/town governments may maintain ownership of lots/properties within the proposed land trust area and may be willing to sell for below market rates.</p>
	<p>(4) DISCOVER: What opportunities and barriers exist? How viable is this change in your community?</p>	<p><u>Opportunities:</u></p> <p>Greater Boston Community Land Trust Network: Group can be a resource and ally. Dudley Street Neighborhood Initiative launched a group to share best practices for the creation of community land trusts. They also offer technical support.</p> <p><u>Barriers:</u></p> <p>Cost of land acquisition is already very high in neighborhoods where gentrification is underway.</p> <p>Building trust among residents can be a challenge, especially when there are clear winners and losers in the short-term for a small-scale community land trust.</p> <p>Wealth and equity, which homeownership contributes so much to in the US. Participating in an affordable-housing land trust can make it harder for people to build generational wealth.</p>



Part 2: Evaluating Policies & Strategies

Choose a policy or strategy from Part 1 to dig deeper into by exploring the **4** questions below to learn how it can help protect your community.

Policy or Strategy (write-in): **Cultural Districts**



(1) THINK OF: How would you adopt this policy or strategy in your community? Where have you witnessed this work being done?

Three neighborhoods (Jamaica Plain, Roxbury, Fenway) in Boston have organized to establish cultural districts to preserve the histories and identities of marginalized communities.

Other examples:

[Six Square](#) in Houston, TX

[Calle 24: Latino Cultural District](#) in San Francisco, CA

[Little Tokyo](#) in Los Angeles, CA



(2) IMAGINE: What specific **actions, steps** are most needed to **advance** this policy or strategy?

Asset Mapping: What do we consider to be our community's assets? What are the existing community assets in danger of erasure? How can assets adapt and change in the future?



Community-Based Coalition: A group of community members who will guide the asset-mapping process and compile materials for cultural-district application.

Funding: Depending on available public or private land resources to secure properties as anchor institutions in cultural district.

Organizational Structure: How will development decisions be made in the district? Who will plan events and convenings? Will district management fall under an existing organization?

Cultural District Vision Plan to establish long-term vision for areas within the boundaries of the district. What are the expectations for economic development, residential development, and arts & culture?

Community Benefits Agreement Template to ensure enforceability of community vision for a cultural district.

	<p>(3) SEEK OUT: Who (audiences/allies) can help advance this policy or strategy? What is their role?</p>	<p>Current and former residents. People who have lived or currently live in the cultural district have intimate connections with a place that should be centered in discussions about place assets. Honor their voices, histories, and needs (past, present and future) in the development of the cultural district.</p> <p>Massachusetts Cultural Council is the organizing body for cultural districts in the state. They can direct similar cities/towns that have pursued designations and provide guidance on the application process.</p> <p>Local anchor institutions can provide financial support for community-driven initiatives.</p> <p>Local business owners can contribute perspectives to the asset-mapping process and may be interested in exploring new ownership models within the cultural district.</p> <p>State/city/town governments may maintain ownership of lots/properties.</p> <p>Local artists and art-focused organizations can help with design and promotional activities within the district. Artists may also be partners in creating work that represents the experiences of different communities in place.</p> <p>Legal services providers can offer guidance crafting community benefits agreements for cultural district areas.</p>
	<p>(4) DISCOVER: What opportunities and barriers exist? How viable is this change in your community?</p>	<p><u>Opportunities:</u></p> <p>Massachusetts Cultural Council</p> <p>Hyde Square Task Force, the most recent group in Boston to secure cultural district designation for Hyde Square/Jackson Square, could offer guidance on the process.</p> <p><u>Barriers:</u></p> <p>Ensuring equitable development as a central principle in cultural district designation is not always common practice. Communities would need to make anti-displacement efforts an explicit focus.</p> <p>The cultural district's emphasis on tourism can sometimes come at the expense of existing communities.</p> <p>Timing of designation can feel too late, especially if gentrification is already underway or advanced.</p>



Part 2: Evaluating Policies & Strategies

Choose a policy or strategy from Part 1 to dig deeper into by exploring the **4** questions below to see how it can help protect your community.



Policy or Strategy (write-in): Zoning Overlay District




(1) THINK OF: How would you adopt this policy or strategy in your community? Where have you witnessed this work being done?

We could adopt a zoning overlay district along the Chelsea Creek on the Chelsea side. It could be a no-eviction zone, affordable housing overlay district, or development-without-displacement zone.

We know this strategy has been used several times, but don't have specific examples or know the mechanics of how this works.

	<p>(2) IMAGINE: What specific actions, steps are most needed to advance this policy or strategy?</p>	<p>Base-building. Block-by-block organizing. Neighborhood councils. People power. Electoral and political power. A strong voice at city hall.</p> <p>Understand zoning overlay districts.</p> <p>Understand zoning and planning processes.</p> <p>Understand clear examples of other communities that have successfully applied these types of zoning overlay districts.</p> <p>Define zone, define district, define neighborhood.</p> <p>Engage residents so that we can all understand these tools.</p> <p>Develop clear demands.</p> <p>Engage local councilors and share the neighborhood's demands.</p> <p>Formulate demands into a policy proposal.</p>
	<p>(3) SEEK OUT: Who (audiences/allies) can help advance this policy or strategy? What is their role?</p>	<p>Current residents: Base-build with people and political power.</p> <p>City manager and local councilors: Be our allies and champions at city hall, and help us get other councilors and city hall departments on board.</p> <p>The Neighborhood Developers</p> <p>Greater Boston Legal Services</p> <p>Anti-Displacement Network</p> <p>Citywide allies (people and/or organizations): Help build support for the policy.</p> <p>External allies (City Life/Vida Urbana and statewide Anti-Displacement Network): Show up and support when needed.</p>

	<p>(4) DISCOVER: What opportunities and barriers exist? How viable is this change in your community?</p>	<p><u>Opportunities:</u> Friendly councilors and city manager.</p> <p>Urgency and need: people will immediately engage.</p> <p><u>Barriers:</u> Arriving upwardly mobile, white folks moving into the neighborhood who won't be supportive.</p> <p>Developers trying to buy and rapidly renovate ("flip") buildings in the neighborhoods. In terms of time, we need to act fast.</p> <p>Legal and technical processes: What is possible and what is not? What do municipalities have the power to do and implement?</p>
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