




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?
<b>1</b>	Community Land Trust	<ul style="list-style-type: none"> <li>● A method where community members in Utopia gain ownership of 5 parcels of land.</li> <li>● 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 they need.</li> <li>● Examples of this working in other communities:                             <ul style="list-style-type: none"> <li>○ <a href="#">All-In Cities Policy Toolkit</a> in King County and Albuquerque, NM</li> <li>○ <a href="#">Greater Boston Community Land Trust, in Boston, MA</a></li> </ul> </li> </ul>
<b>2</b>	Cultural Districts	<ul style="list-style-type: none"> <li>● A designation of a geographic area that recognizes the voices, histories, and experiences of a particular community or set of communities.</li> <li>● 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.</li> <li>● Examples of this working in other communities:                             <ul style="list-style-type: none"> <li>○ <a href="#">Six Square</a> in Houston, TX</li> <li>○ <a href="#">Calle 24: Latino Cultural District</a> in San Francisco, CA</li> <li>○ <a href="#">Little Tokyo</a> in Los Angeles, CA</li> <li>○ <a href="#">Massachusetts Cultural Districts Initiative</a> in Boston, MA</li> <li>○ <a href="#">Africatown</a> in Seattle, WA</li> </ul> </li> </ul>




What is the policy or strategy?	How did/can this help?
<b>3</b> Good Jobs Development	<ul style="list-style-type: none"><li>● Leverages economic investments to benefit existing residents by building in specific, local hiring and employment requirements for new business developments in the community.</li><li>● Can help increase job opportunities and higher wages for local residents in gentrifying communities.</li><li>● Strengthens local workforce pipeline.</li><li>● Examples of this working in other communities:<ul style="list-style-type: none"><li>○ <a href="#">The 11th Street Bridge Park</a> in Washington, DC</li></ul></li></ul>



	<p><b>Part 2: Evaluating Policies &amp; Strategies</b></p> <p>Choose a policy or strategy from Part 1 to dig deeper into by exploring the <b>4</b> questions below to learn how it can help protect your community.</p> <p><b>Policy or Strategy (write-in): <i>Community Land Trust</i></b></p>	
	<p><b>(1) THINK OF:</b> 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: <a href="#">All-In Cities Policy Toolkit</a> in King County and Albuquerque, NM.</p>
	<p><b>(2) IMAGINE:</b> What specific <b>actions or steps</b> are most needed to <b>advance</b> this policy or strategy?</p>	<p><b>Land Inventory:</b> How to do a land inventory? What land is owned by the city/municipality? Where's it located? What's open?</p> <p><b>\$\$\$:</b> Get access to a pool of capital to acquire properties.</p> <p><b>Community Steering Board:</b> A team of community members who will guide decisions on how properties will be disposed of and which properties to acquire.</p> <p><b>Legal Structure:</b> How will the land trust be organized? Is it a separate nonprofit? Organized under an existing organization?</p> <p><b>Power Analysis</b> to map relationships and power in the community.</p> <p><b>Community mobilization</b> to initiate dialogue and planning for a community trust. Need more guidance on how to activate community members for this.</p>

	<p><b>(3) SEEK OUT:</b> Who <b>(audiences/allies)</b> can help advance this policy or strategy? What is their <b>role</b>?</p>	<p><b>Directly impacted populations and their families.</b> 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 a land trust.</p> <p><b>Community development corporations &amp; community-based non-profit organizations.</b> They can help identify financing opportunities and offer technical support in land trust development and operation.</p> <p><b>Residents or other volunteers with construction experience</b> can help make repairs and improve properties.</p> <p><b>Credit unions or large nonprofit institutions like hospitals or universities</b> can provide capital through no-interest, revolving loans.</p> <p><b>Long-time residents or small landlords</b> might be more willing to sell the property to a land trust to ensure that it stays affordable.</p> <p><b>State/city/town governments</b> may maintain ownership of lots/properties within the proposed land trust area and may be willing to sell below market rates.</p>
	<p><b>(4) DISCOVER:</b> What <b>opportunities and barriers</b> exist? How viable is this change in your community?</p>	<p><u>Opportunities:</u>  <b>Greater Boston Community Land Trust Network:</b> Group can be a resource and ally. <a href="#">Dudley Street Neighborhood Initiative</a> launched a group to share best practices for the creation of community land trusts. They also offer technical support.</p> <p><u>Barriers:</u>  <b>Cost of land acquisition</b> is already very high in neighborhoods where gentrification is underway.</p> <p><b>Building trust among residents</b> 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><b>Wealth and equity</b>, 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>

	<p><b>Part 2: Evaluating Policies &amp; Strategies</b></p> <p>Choose a policy or strategy from Part 1 to dig deeper into by exploring the <b>4</b> questions below to learn how it can help protect your community.</p> <p><b>Policy or Strategy (write-in): Cultural Districts</b></p>	
	<p><b>(1) THINK OF:</b> How would you adopt this policy or strategy in your community? Where have you witnessed this work being done?</p>	<p>Three neighborhoods (Jamaica Plain, Roxbury, Fenway) in Boston have organized to establish cultural districts to preserve the histories and identities of marginalized communities.</p> <p><b>Other examples:</b>  <a href="#">Six Square</a> in Houston, TX  <a href="#">Calle 24: Latino Cultural District</a> in San Francisco, CA  <a href="#">Little Tokyo</a> in Los Angeles, CA</p>
	<p><b>(2) IMAGINE:</b> What specific <b>actions or steps</b> are most needed to <b>advance</b> this policy or strategy?</p>	<p><b>Asset Mapping:</b> 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?</p> <p><b>Community-Based Coalition:</b> A group of community members who will guide the asset-mapping process and compile materials for cultural-district application.</p> <p><b>Funding:</b> Depending on available public or private land resources to secure properties as anchor institutions in a cultural district.</p> <p><b>Organizational Structure:</b> How will development decisions be made in the district? Who will plan events and convenings? Will district management fall under an existing organization?</p> <p><b>Cultural District Vision Plan</b> to establish long-term visioning for areas within the boundaries of the district. What are the expectations for economic development, residential development, and arts &amp; culture?</p> <p><b>Community Benefits Agreement Template</b> to ensure enforceability of community visioning for a cultural district.</p>

	<p><b>(3) SEEK OUT:</b> Who <b>(audiences/allies)</b> can help advance this policy or strategy? What is their <b>role</b>?</p>	<p><b>Current and former residents.</b> 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><b>Massachusetts Cultural Council</b> 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><b>Local anchor institutions</b> can provide financial support for community-driven initiatives.</p> <p><b>Local business owners</b> can contribute perspectives to the asset-mapping process and may be interested in exploring new ownership models within the cultural district.</p> <p><b>State/city/town governments</b> may maintain ownership of lots/properties.</p> <p><b>Local artists and art-focused organizations</b> 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><b>Legal services providers</b> can offer guidance crafting community benefits agreements for cultural district areas.</p>
	<p><b>(4) DISCOVER:</b> What <b>opportunities and barriers</b> exist? How viable is this change in your community?</p>	<p><u>Opportunities:</u></p> <p><b>Massachusetts Cultural Council</b></p> <p><a href="#">Hyde Square Task Force</a>, 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><b>Ensuring equitable development</b> 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><b>The cultural district's emphasis on tourism</b> can sometimes come at the expense of existing communities.</p> <p><b>Timing of designation</b> can feel too late, especially if gentrification is already underway or advanced.</p>

	<p><b>Part 2: Evaluating Policies &amp; Strategies</b></p> <p>Choose a policy or strategy from Part 1 to dig deeper into by exploring the <b>4</b> questions below to see how it can help protect your community.</p>	
	<p><b>Policy or Strategy (write-in): Zoning Overlay District</b></p>	
	<p><b>(1) THINK OF:</b> How would you adopt this policy or strategy in your community? Where have you witnessed this work being done?</p>	<p>We could adopt a zoning overlay district along Chelsea Creek on the Chelsea side. It could be a no-eviction zone, affordable housing overlay district, or development-without-displacement zone.</p> <p>We know this strategy has been used several times, but don't have specific examples or know the mechanics of how this works.</p>
	<p><b>(2) IMAGINE:</b> What specific <b>actions or steps</b> are most needed to <b>advance</b> this policy or strategy?</p>	<p><b>Base-building.</b> Block-by-block organizing. Neighborhood councils. People power. Electoral and political power. A strong voice at city hall.</p> <p><b>Understand zoning overlay districts.</b></p> <p><b>Understand zoning and planning processes.</b></p> <p><b>Understand clear examples of other communities</b> that have successfully applied these types of zoning overlay districts.</p> <p><b>Define zone, define district, define neighborhood.</b></p> <p><b>Engage residents</b> so that we can all understand these tools.</p> <p><b>Develop clear demands.</b></p> <p><b>Engage local councilors</b> and share the neighborhood's demands.</p> <p><b>Formulate demands</b> into a policy proposal.</p>

	<p><b>(3) SEEK OUT:</b> Who <b>(audiences/allies)</b> can help advance this policy or strategy? What is their <b>role</b>?</p>	<p><b>Current residents:</b> Base-build with people and political power.</p> <p><b>City manager and local councilors:</b> Be our allies and champions at city hall, and help us get other councilors and city hall departments on board.</p> <p><b>The Neighborhood Developers</b></p> <p><b>Greater Boston Legal Services</b></p> <p><b>Anti-Displacement Network</b></p> <p><b>Citywide allies</b> (people and/or organizations): Help build support for the policy.</p> <p><b>External allies</b> (City Life/Vida Urbana and statewide Anti-Displacement Network): Show up and support when needed.</p>
	<p><b>(4) DISCOVER:</b> What <b>opportunities and barriers</b> exist? How viable is this change in your community?</p>	<p><u>Opportunities:</u></p> <p><b>Friendly</b> councilors and city manager.</p> <p><b>Urgency and need:</b> people will immediately engage.</p> <p><u>Barriers:</u></p> <p><b>Arriving, upwardly mobile, white folks</b> moving into the neighborhood who won't be supportive.</p> <p><b>Developers</b> trying to buy and rapidly renovate (“flip”) buildings in the neighborhoods. In terms of time, we need to act fast.</p> <p><b>Legal and technical processes:</b> What is possible and what is not? What do municipalities have the power to do and implement?</p>