

Housing and Conservation Playbook

by Nasra Mohamed, Steven Ring, David Hindin and Steve Rosenberg
February 23, 2026.



Rendering of future housing at Red Hook Gateway, from RUPCO

Table of Contents

Acknowledgements.....	2
The Housing and Conservation Opportunity	3
Benefits of Engagement.....	4
Mission Alignment and Shared Values	4
Outcomes from Collaboration	5
Ways for Conservation Organizations to Engage with Affordable Housing	8
Case-Studies.....	10
Scenic Hudson and Red Hook Gateway	10
Methow Conservancy and Sunny M Ranch	13
Presumpscot Regional Land Trust and Collaboration with Westbrook Housing.....	16
Bronx Land Trust and Community Gardens.....	18
Lookout Mountain Conservancy and Chattanooga Teacher Housing	18
Conclusion and Key Takeaways	20
Appendix 1: Affordable Housing 101.....	22
Appendix 2: Examples of Conservation Organizations working with the Affordable Housing Community.....	24
Appendix 3: Charts and Map from Example List.....	27
Appendix 3A: Types of Engagement Chart	27
Appendix 3B: Example List Town Types.....	28
Appendix 3C: Map of Land Trusts Engaged with Affordable Housing from Research.....	29
Appendix 4: Annotated List of Articles, Reports, Tools and Organizations Related to Conservation and Affordable Housing	30

Acknowledgements

This Playbook was originally developed as a graduate student project by Nasra Mohamed (Master in Environmental Management 2025 (MEM '25) and Steven Ring (MEM '25) through the Yale School of the Environment's ENV 971: Land Use Clinic, under the guidance of Jessica A. Bacher, Executive Director of the Land Use Law Center at the Elisabeth Haub School of Law at Pace University and Lecturer at Yale School of the Environment.

This Playbook was completed in collaboration with David Hindin and Steve Rosenberg, advocates, researchers and practitioners for conservation land trusts working with affordable

housing groups. After Nasra and Steven completed their graduate student project, David and Steve served as final editors of this Playbook.

To inform this Playbook, Nasra and Steve conducted desktop research, reviewed existing reports from the Land Trust Alliance and David Hindin's Connecticut and Lincoln Institute for Land Policy research, and Steve Rosenberg's work creating the Hudson Valley Housing and Conservation Alliance. They engaged in informal conversations with practitioners and carried out structured interviews with land trusts that have publicly explored or engaged in affordable housing and conservation collaborations.

The examples presented here are not intended to be comprehensive but serve as a robust set of emerging and ongoing efforts. This Playbook is meant to be a living document – adaptable and responsive to the evolving needs of the community of practice it supports.

For inquiries, feedback, or further discussion:

- Nasra Mohamed – m.nasra@gmail.com.
- Steven Ring – stevenring14@gmail.com.
- David Hindin- davidhindin@outlook.com.
- Steve Rosenberg - rosenbergsteve2012@gmail.com.

The Housing and Conservation Opportunity

Conservation work and affordable housing work are intertwined and mutually reinforcing:

- Any solution to the climate crisis (which is also a habitat crisis, an agricultural crisis, and a conservation crisis) will require a change to our dominant housing and transportation patterns.
- The housing crisis affects everyone, including land trusts: our staff need affordable places to live.
- Sprawl threatens habitat and other conservation values. Encouraging housing in existing communities helps discourage it from spreading to land that should be protected.
- Land trusts protecting farmland increasingly understand that the lack of housing farmers and farm workers can afford is threatening farm viability.
- Affordable housing is typically more energy and land use efficient than market rate housing.
- Supporting affordable housing can expand the community that supports land conservation.

Conservation land trusts need not immerse themselves in the details of building and operating housing, but they can deepen their missions, be more effective, and advance equity by helping advance climate resilient affordable housing. They can form relationships with affordable

housing advocates, provide political and organizing assistance for housing projects, shape their projects to allow for housing on appropriate lands, and partner with community land trusts or other nonprofit housing providers to create combined housing and conservation projects.

Organizations are recognizing this powerful and emerging movement, uniting conservation and affordable housing advocates. Recent surveys show meaningful engagement: 8 to 12% of land trusts are already engaged in affordable housing in some way, according to research conducted by David Hindin using raw survey data from both the Land Trust Alliance (2021) and the Connecticut Land Conservation Council (2023). This interest was further demonstrated by five workshops held during the Land Trust Alliance national meetings (Rally) in 2023, 2024 and 2025.

This Playbook highlights the benefits that can come from these collaborations and the diverse ways in which conservation organizations can engage with affordable housing and showcases case studies from across the land conservation community. Additionally, this Playbook includes appendices with resources for further reading, examples, learning, and exploration.

Benefits of Engagement

The affordable housing and conservation communities have unique skills, expertise, and relationships that if brought together, can extend the capacity of both communities. Engagement can expand organizations' ability to serve broader community goals, including housing equity and climate resilience. The following highlights some of the ways these collaborations are mutually beneficial, both in terms of mission alignment and tangible outcomes from collaboration.

Mission Alignment and Shared Values

Mutual Focus on Beneficial Uses of Land.

Both conservation and affordable housing organizations are driven to fill gaps created by the dominant U.S. paradigm of private ownership of land. This system maximizes private profit without prioritizing justice, access, affordability, or ecological stewardship. Through collaborations, communities can understand both conservation and housing work in a more holistic way as part of a suite of community benefits, rather than isolated or competing initiatives.

Shared Experience from Shared Structures.

Both groups are comprised of nonprofit entities that understand fundraising and organizing volunteers. Both groups raise funds from foundations, government agencies, and private

donors and rely on volunteers to do some of their work. Both groups are aware of the challenges of reliance on volunteers and outside funders. Shared challenges create common ground that can be leveraged to help the groups more effectively work together.

Strategic Thinking About Land Access.

Access to public and private funding for land and housing have been disproportionately afforded to affluent white people. Centering the perspectives of historically marginalized groups in the advocacy that conservation and community land trusts already do could help to make amends for these histories.

- **Reparative Approaches:** Joint initiatives can explicitly address histories of discriminatory land access, including redlining and exclusionary conservation practices, by prioritizing projects that benefit communities historically denied access to quality housing and natural spaces.
- **Cultural Heritage Preservation:** Collaborations can protect both natural and cultural resources important to historically marginalized communities, including Indigenous sacred sites, historically Black settlements, and culturally significant landscapes.
- **Community Ownership Models:** Partnerships can implement community ownership structures that democratize access to land for both housing and conservation purposes, particularly in areas where gentrification threatens displacement.

Outcomes from Collaboration

Complementary and Similar Expertise and Tools.

Working together unlocks more resources than individual organizations can access alone. Both conservation organizations, and affordable housing organizations, like community land trusts, use perpetual legal agreements that ensure beneficial, non-market-driven uses of land in perpetuity.

- **Cross-Sector Knowledge Exchange:** Differences in expertise, approaches, and stakeholder relationships create opportunities for mutual learning. Conservation organizations bring ecological assessment skills and land management expertise, while housing organizations contribute community engagement strategies and affordable housing financing knowledge.
- **Expanded Funding Access:** Each sector has access to unique public and philanthropic funding sources. Housing partners can tap into Low Income Housing Tax Credits, HOME funds, and housing-specific foundation support, while conservation groups can access open space bonds, conservation tax incentives, and environmental grants.
- **Shared Legal Frameworks:** Conservation easements and ground leases share conceptual similarities that can be leveraged for innovative land protection strategies.

- **Network Amplification:** Sharing across umbrella organizations (Land Trust Alliance, Grounded Solutions Network, and the Center for Community Land Trust Innovation) facilitate cross-pollination and expands expertise, tools, and stakeholder support.

Combined Advocacy.

Combined advocacy for funding and land use planning that supports both goals in tandem would elevate the importance of land conservation and affordable housing needs. Through collaborative advocacy about the value of affordable housing and land conservation, groups can encourage local and state governments to make more synergistic zoning and funding decisions. The groups might work together at the regional or national level to create guides for how to leverage existing and new funding programs that facilitate collaborative projects.

- **Strengthened Policy Voice:** Joint advocacy efforts can address interrelated issues like exclusionary zoning, environmental justice, and community investment with greater credibility and broader constituency support. Collaborative policy advocacy could include density bonuses for projects that incorporate both affordable units and green space.
- **Cross-Constituency Mobilization:** Conservation supporters and affordable housing advocates represent different but complementary and overlapping demographic groups; together they create a more diverse and powerful coalition, countering the commonly held misperception that the two are mutually exclusive or opposed.

Climate Resilience and Adaptation.

Collaborative projects can incorporate both green space preservation and energy-efficient housing designs, creating neighborhoods that reduce carbon footprints while preserving ecological functions. Projects can implement shared green infrastructure like community gardens, bioswales, and tree canopy that benefit both housing residents and the broader ecosystem.

Increase Community Engagement and Support.

Collaborations with affordable housing organizations can increase community support to a land trust's conservation mission and grow their volunteer base. Through this work, land trusts can show they are approaching challenges that are important to the community. One example of this is Lookout Mountain Conservancy in Chattanooga, TN had over 1,500 volunteers between January and March of 2025.

Advancing Conservation by Reducing Sprawl.

A critical threat to conservation missions is development sprawl. Unplanned, low-density development fragments habitats, degrades watersheds, and consumes open space at an alarming rate. Collaborations with affordable housing organizations are uniquely positioned to

meet this challenge by demonstrating that conservation and housing goals can work in harmony rather than opposition.

- **Smart Growth Implementation:** Collaborative projects can demonstrate how compact, affordable housing development paired with strategic conservation can reduce overall development footprint while meeting community housing needs.
- **Transportation Emission Reduction:** Well-located affordable housing near jobs and services reduces commute distances and associated carbon emissions, supporting both social equity and climate goals.
- **Infrastructure Efficiency:** Concentrated development patterns reduce per-capita infrastructure costs and environmental impacts while preserving larger, contiguous natural areas.

Deepening the Conservation Mission.

Engaging with affordable housing allows conservation organizations to expand their impact from pure ecological preservation to a more holistic vision of community sustainability. This approach recognizes that true conservation includes creating livable communities where people can afford to reside near protected lands, reducing transportation emissions and fostering deeper community connections to natural areas.

In summary by participating in affordable housing collaborations, land trusts extend their ecological preservation work to include the human communities who will become the next generation of conservation stewards. These partnerships allow conservation groups to demonstrate that protected lands aren't just scenic backdrops but integral components of complete, sustainable communities where people of diverse backgrounds can afford to live, work, and develop meaningful connections to nature. The metrics of success expand beyond acres protected to include increased community engagement, broader demographic participation in conservation, and enhanced ecological literacy among residents.

Through housing partnerships, conservation organizations can address the critical challenge of sprawl more effectively than through traditional conservation alone, simultaneously protecting more significant habitat while advocating for efficient, compact development patterns.

Most importantly, these collaborations position conservation organizations as essential partners in building equitable, resilient communities—showcasing land protection not as a luxury but as a fundamental component of community well-being that complements rather than competes with other critical needs like affordable housing.

Ways for Conservation Organizations to Engage with Affordable Housing

As set forth here, there are a variety of ways land trusts could support affordable housing, and some are relatively easy. As a foundational matter, land trusts should generally avoid opposing affordable housing projects unless they clearly threaten a compelling conservation value. For example, if affordable housing is being proposed on already developed land or land that is immediately adjacent to public transportation and existing utilities this is a project that conservation trusts may wish to publicly support or at least not oppose. Another foundational matter is for land trusts to educate themselves about affordable housing. A short introduction about affordable housing is set forth in Appendix 1 below.

Building Relationships with Affordable Housing groups.

1. **Getting to Know Each Other** - Intentionally build relationships between conservation and housing organizations through regular meetings and joint community events. For example:
 - **Learning Exchange** - Create forums where both sectors can share expertise, challenges, and opportunities for collaboration. Cornwall Conservation Trust in Connecticut hosted a [webinar on this topic](#), and keeps the link visible and available on their website.
 - **Community Immersion** - Arrange staff exchanges, shared volunteer days, or community listening sessions to understand each other's work. An affordable housing organizer mentioned the value of seeing land trust volunteers show up to affordable housing meetings with municipalities, and vice versa.
 - **Regular Touchpoints** - Establish standing coffee meetings, quarterly lunches, or annual retreats to maintain dialogue and explore emerging opportunities.
2. **Join or start a group exploring collaboration** among land conservation and housing. This goes beyond the relationship building activities as the objective is to develop a shared vision and public strategy on housing and conservation as complementary activities. The group could morph into an alliance that then works together to do advance both housing and conservation.

Statements of Support for Affordable Housing.

3. **Joint Statements** - Develop shared language that connects conservation and housing values for use in communications.
4. **Coordinated Messaging** - Create aligned public narratives explaining how conservation and affordable housing complement each other.
5. **Community Education** - Host collaborative workshops explaining how environmental protection and housing affordability can work together.

6. **Cross-Promotion** - Feature each other's work in newsletters, websites, and public materials to demonstrate partnership.

Organizational Sharing.

7. **Cross-Sector Board Membership** - Place housing experts on conservation boards and vice versa.
8. **Integrating Affordable Housing into Strategic Plan** - Explicitly include housing partnerships in conservation organizations' strategic plans. Piedmont Environmental Council has done this in their [5-year strategic plan](#) – formalizing their commitment to collaboration.
9. **Staff Capacity Building** - Train conservation staff in housing principles and vice versa.
10. **Shared Metrics** - Develop evaluation frameworks that measure both conservation and housing impacts.
11. **Technical Assistance** - Offer conservation organizations' expertise in land acquisition, financing, and legal structures to housing partners. Like with Jackson Hold Land Trust – they supported Jackson Hole Housing Trust through their first land acquisition.
12. **Community Process Management** - Help facilitate inclusive planning processes that address both environmental and housing needs. Methow Conservancy has led on community input meetings to create a shared community vision for the Sunny M Ranch.

Land-Based Strategies.

13. **Strategic Land Assessment** - Evaluate conservation acquisitions for potential housing opportunities before full protection.
14. **Trade Lands Programs** – Like Downeast Lakes in Maine, which accepts donated properties unsuitable for conservation to sell or repurpose for affordable housing. Or like Upper Saco Valley Land Trust in New Hampshire, which sold 10 acres of land in Redstone to Mount Washington Habitat for Humanity. The land there was identified as “trade land” internally due to its limited conservation value.
15. **Carved-Out Parcels** - Following TNC Vermont's example and many others, portions of conservation acquisitions with low conservation value could be donated to housing partners like Community Land Trusts or Habitat for Humanity.
16. **Conservation-Housing Hybrids** - As with TPL's Wolcott, Vermont project, land trusts can design acquisitions that achieve both conservation and housing goals. Or with like Cambrian Rise, a development in Burlington, VT, that incorporates open space and ensures access to a beloved local trail.
17. **Land Banking** - Temporarily hold strategic parcels while community planning processes determine appropriate mixed uses (e.g., Cambrian Rise in Burlington, VT).

Joint Projects.

18. **Multi-Goal Single Parcel Projects** - Like Sunny M Ranch at Methow Conservancy, create projects that protect significant ecological resources while developing affordable housing.
19. **Community Support Activation** - Leverage these innovative models to attract unprecedented fundraising and volunteer support.
20. **Complementary Adjacent Projects** - As in St. Johnsbury, VT, strategically locate conservation and housing projects near each other to maximize community benefits.
21. **Accessibility Focus** - Ensure conserved lands are within walking distance of affordable housing developments.

Structural Support.

22. **Fiscal Sponsorship** - Conservation organizations can serve as fiscal sponsors for emerging housing initiatives.
23. **Incubating New Organizations** - Like Kaniksu Land Trust working with Burlington Associates to create LEAP Housing, conservation groups can help establish new community land trusts.
24. **Staff Housing Solutions** - Address conservation organizations' own workforce housing challenges through partnerships.

Case-Studies

Scenic Hudson and Red Hook Gateway

Scenic Hudson (SH) is a regional conservation and advocacy organization in the Hudson Valley of New York State. Founded in 1963, Scenic Hudson has a long history of advocating for communities on environmental issues. The organization has approximately 7,500 acres in fee land and 140 conservation easements. The organization has full-time staff of around 65 people and a budget of approximately \$11 million. Within Scenic Hudson, is Scenic Hudson Land Trust – Executive Director of the land trust, Seth McKee described SH as an advocacy group with an embedded land trust.

How it Started:

Historically, Scenic Hudson has advocated against sprawl in the Hudson Valley. Before the 2008 housing crisis, McMansions were sprouting up around the farmland of the valley. Staff at SH struggled to find affordable places to live in the communities they served. This disconnect between conservation and housing affordability led to action. Growing concerns in the valley spurred the creation of [The Hudson Valley Alliance for Housing and Conservation](#). (HVAHC)

Scenic Hudson eagerly joined the alliance, recognizing the intrinsic connection between land preservation and community wellbeing.

Project:

For its first project, the alliance identified a 115-acre farm in Red Hook as a pilot initiative. The property was strategically located, with part of it very near to municipal water and sewer infrastructure, while the remainder consisted of prime farmland. The Town of Red Hook became an interested partner and purchased the farm in fee, with Scenic Hudson simultaneously collaborating with the Dutchess Land Conservancy, also a member of HVAHC, to place a conservation easement on the property.

Before closing, Scenic Hudson, Dutchess Land Conservancy and another HVAHC member, the Rural Ulster Preservation Company (RUPCO), encouraged the town to set aside part of the land for affordable housing. RUPCO is working with the town to develop the affordable housing component, while the Dutchess Land Conservancy holds the conservation easement on the farmland. In total, 12 acres were set aside for affordable housing, with plans to create 20 single-family detached homes at affordable prices, alongside a 20-unit apartment complex. The remaining farmland was sold by the town to a local organic farmer subject to a conservation easement with affordability covenants.

This collaborative approach involved multiple stakeholders: two land trusts, one affordable housing group, and two local governments. Currently, the housing portion of the project is proceeding through the zoning approval process, marking a significant milestone in this innovative land-use initiative.

You can find more detail on Scenic Hudson’s website, linked [here](#).



Rendering of future housing at Redhook Gateway, from RUPCO

Impact:

The collaboration is yielding multiple benefits for both conservation and housing efforts in the region. First, it created a replicable model demonstrating how conservation and affordable housing goals can be pursued simultaneously, breaking down the false dichotomy that often exists between these priorities. The project also provided an effective response to criticism about "too much conserved land" in the region, showing how conservation organizations can support broader community needs. Overall sentiment from the town and community has been overwhelmingly positive, as the initiative addresses two pressing local concerns simultaneously.

Financially, the approach proved advantageous as well. By excluding the most development-suitable (and thus most expensive) acres from the conservation easement, the project made each of the conservation and the affordable housing components more economically feasible while still protecting the most critical agricultural land.

The initiative has earned Scenic Hudson increased visibility and respect at both regional and national levels, positioning the organization as an innovative leader in comprehensive community planning. This reputation has already led to additional opportunities, including a new project involving a 70-acre forest within Kingston, NY's on an adjacent parcel owned by HVAHC member the Kingston Land Trust and identified for affordable housing and trail development.

Challenges:

Scenic Hudson faced several challenges throughout this process. Internally, there were conceptual hurdles with the board of directors. While some board members immediately understood the value of the initiative, others expressed concern that affordable housing work extended beyond Scenic Hudson's mission. The organization needed to clearly articulate that they were not becoming housing developers themselves but rather collaborating with housing specialists on projects with mutual benefits.

The complex municipal government structure in New York presented additional challenges, requiring coordination across multiple jurisdictions and agencies. Scenic Hudson also had to navigate potential NIMBY (Not In My Back Yard) sentiments that often arise around affordable housing developments. The organization strategically positioned itself as a mediator in these discussions, avoiding specific town arguments about unit numbers while emphasizing the conservation benefits of the overall project.

Advice to Other Land Trusts

Based on their experience, Scenic Hudson offers several recommendations for land trusts interested in exploring affordable housing partnerships:

1. **Start by reaching out to affordable housing entities**, both nonprofit and for-profit, in your area. Begin with informal conversations over coffee to discuss respective missions, challenges, and goals.
2. **Recognize that NIMBY sentiments may emerge**, and some land trust supporters might oppose affordable housing initiatives. Prepare the ground carefully before launching such projects.
3. **Look for properties adjacent to villages or cities with existing water and sewer infrastructure**, which are often ideal for combined conservation and housing initiatives.
4. **Consider municipal ownership**, or other partnership structures involving community land trusts, might be more appropriate than direct land trust ownership for these hybrid projects.
5. **Frame the work as enhancing the land trust's conservation mission** rather than detracting from it. Emphasize how addressing housing needs can build broader community support for conservation.
6. **Emphasize affordable housing groups that land trusts should be viewed as resources and potential allies**, not competitors, in making communities more livable and sustainable.

Methow Conservancy and Sunny M Ranch

The Methow Conservancy is a regional land trust serving the Methow Valley of Washington State, a high desert ecosystem between North Cascades National Park and the Canadian border. Founded in 1996, the organization operates in a rural area that has become a popular recreation destination for tourists and vacation homeowners from Seattle, especially during the COVID-19 pandemic.

Methow Conservancy has protected 12,000 acres through easements and strategic acquisitions for public access and farmland protection, within a 1-million-acre watershed where 900,000 acres are already public. The organization has a staff of 10 (7 full-time, 3 part-time) and an approximate \$1 million annual budget. In a remote valley with limited local government capacity, Methow Conservancy has often stepped into broader community leadership roles.

How It Started:

The Methow Conservancy had long acknowledged the valley's housing challenges, but early efforts focused on supporting local infrastructure in the two incorporated towns rather than direct intervention. In 2013, the organization broadened its mission through an internal visioning process which expanded and deepened its conservation values to include land return to Indigenous Peoples, jobs, public access, and affordable housing.

After devastating wildfires destroyed 300 homes the following year, the Methow Conservancy participated in the "Long Term Recovery Organization" alongside nonprofits and town leaders. This collaboration identified the need for a dedicated housing partner – leading to the formation of the Methow Housing Trust, a nonprofit community land trust. The Methow Conservancy provided critical early support behind the scenes, including loaning its staff to support fundraising efforts, without taking on housing development itself.

Project:

In 2022, a 1,200-acre property, the Sunny M Ranch, vital to the valley’s economy, agriculture, recreation, and wildlife came up for sale. Methow Conservancy negotiated a six-month window to raise the purchase price of \$6.25 million and to create a long-term Stewardship Fund. They ultimately secured nearly \$9 million from 1,500 donors, many of them local and first-time supporters, as well as from two public funding sources.

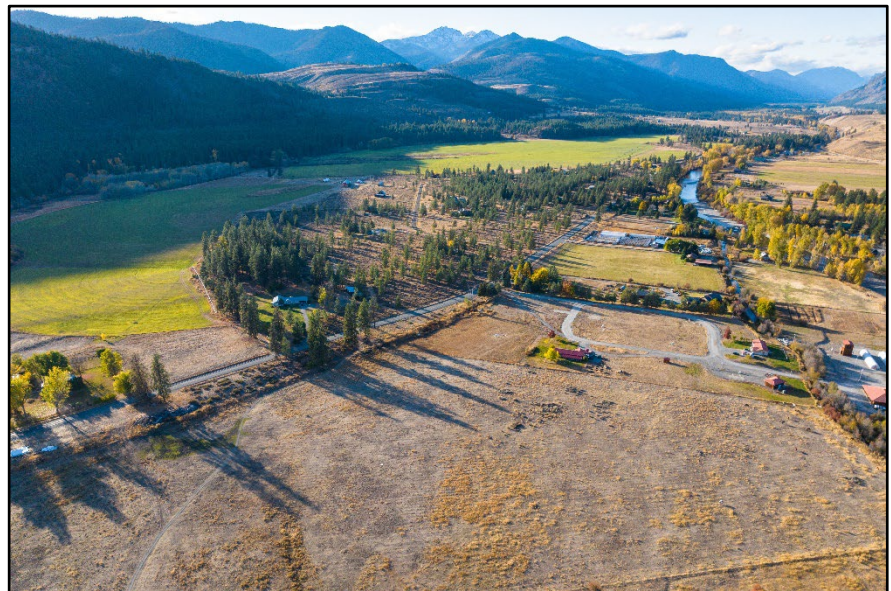


Image of Sunny M Ranch, from Methow Conservancy

The property’s four key values—farmland protection, wildlife habitat, supporting the local recreation economy, and affordable housing opportunities—rallied the community behind the project. Between 12 and 24 acres of a 70-acre parcel of the Sunny M property near the town of Winthrop were identified for potential housing development, addressing urgent local needs.

The Methow Conservancy purchased all water rights associated with the land and is actively exploring solutions to complex infrastructure challenges with town and state partners. The Methow Conservancy will guide the project through early vision and design stages, partnering with experts to develop housing on the 70-acre parcel while maintaining the four key values of the property. Future plans will include protection of the wetlands and riverfront areas on the parcel, in addition to ensuring public access to nearby recreational ski trails.

You can find more detail on the Methow Conservancy’s website, linked [here](#).

Impact:

This initiative has enhanced Methow Conservancy's relationship with the community, positioning the organization not just as a steward of the landscape, but as a champion for a resilient and livable future.

The organization deepened public engagement practices, adapted to more emotionally charged conversations around growth and housing, and built new skills in community dialogue. Thanks to years of internal values work, Methow Conservancy has stayed unified and mission-driven throughout.

The project has expanded their donor base, and demonstrated how land trusts can serve as catalysts for solutions that integrate housing and conservation goals.

Challenges:

The project brought new and nuanced complexities to the Methow Conservancy – providing an opportunity to learn new skills. Conversations around housing generated stronger public emotions than more traditional conservation projects, requiring deeper engagement and resilience. Regulatory hurdles around water rights and annexation to the town or the county remain challenges, but Methow Conservancy's steady, transparent approach has kept momentum strong.

Critically, Methow Conservancy expanded its role; while it continues to work to preserve vital elements of the Methow Valley's past, it also engages in thoughtfully shaping the community's future. This opening of the organization's aperture has energized both staff and board, their community of supporters, and built long-term strength for the organization.

Advice to Other Land Trusts:

While this is still a project unfolding and in its earliest stages, the Methow Conservancy's experience shows that land trusts can—and should—play a leadership role in solving housing and conservation challenges together. Their key recommendations:

1. **Start with alignment of values.** Ensure board and staff are grounded before launching major initiatives.
2. **Host community conversations early and often.** Build trust through visioning events focused on shared values.
3. **Recognize organizational culture differences.** The work of supporting rural economies through affordable housing requires balancing urgent needs with conservation's long-term perspective.
4. **Frame affordable housing for local residents as a conservation issue.** Protecting landscapes also means sustaining the people who steward and live within them.
5. **Advocate for broader field support.** Methow Conservancy encourages more collaboration and peer learning around affordable housing among land trusts nationally.

Presumpscot Regional Land Trust and Collaboration with Westbrook Housing

Presumpscot Regional Land Trust (PRLT) is a regional land trust serving five towns in Southern Maine. It focuses on community engagement, stewardship, and conservation. The organization holds 3,000 acres of conserved land and has 20 publicly accessible preserves for outdoor recreation.

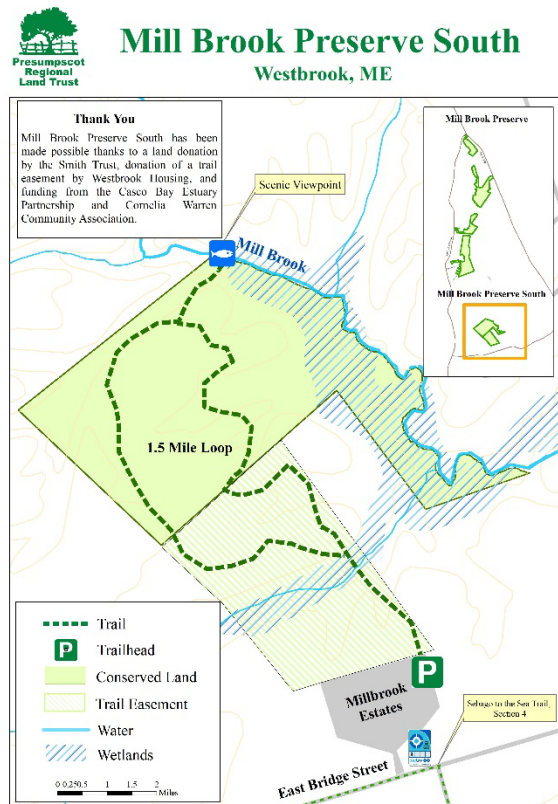
PRLT has had a longstanding relationship with Westbrook Housing, a housing agency that has built and managed affordable housing since 1969. PRLT and Westbrook Housing have a shared mission to support and build the local community. Additionally, The City of Westbrook's Subdivision Ordinance requires housing developments for each residential unit. These mutual goals sparked two collaborations, one completed and one ongoing, that expand conserved lands and increase outdoor recreation activities for the local community.

Projects:

Mill Brook Preserve South

Mill Brook Preserve South is a 32-acre preserve located in Westbrook, ME. Donated to PRLT and conserved in 2019, it contains wetlands and forested ecosystems and has a 1.5-mile walking trail.

Just southeast of the original donated parcels is Millbrook Estates, a 55+ apartment complex owned by Westbrook Housing built in the 1990s. As part of the Mill Brook Preserve Project, Westbrook Housing donated a trail conservation easement that connected the preserve to Millbrook Estates and provided trailhead parking at the apartments. This collaboration expanded acres conserved and residents of the complex are able to have access to open space within walking distance. Additionally, the preserve is within walking distance of downtown Westbrook and is easily accessible by car and public transportation.



The Presumpscot Regional Land Trust engages with communities to conserve, steward, and provide access to local lands and clean water, for current and future generations to enjoy. We are a community-based nonprofit serving Orono, Standish, Westbrook, and Windham. We hold conserved lands with free public access preserves that include trails and water access. We are the water stewards of the Presumpscot River watershed and we coordinate the Sebago to the Sea Trail, a 28-mile trail from Standish to Portland. To learn more and become a member go to www.prlt.org

Trail map of Mill Brook Preserve South, from PRLT

Rivermeadow Nature Preserve

Rivermeadow Nature Preserve is a 44-acre preserve in Westbrook, ME, located along the Presumpscot River shoreline. Conserved in 2023, PRLT is building 1.5 miles of paved, accessible trails, and an additional trail connecting Rivermeadow with other nearby hiking paths.

Adjacent to the preserve, Westbrook Housing is in the process of constructing 65 new senior living units. In this project, each organization is working on complementary aspects of community development: PRLT focusing on conservation and outdoor access, while Westbrook Housing addresses affordable housing needs for seniors. The housing community will have direct access to the preserve, creating immediate connections to nature for residents.

Impact:

These collaborations have allowed PRLT to more effectively conserve land, expand access to outdoor recreation, and serve a larger community. Collaborating on joint projects with housing groups contextualizes conserved lands within the local residential community. Rivermeadow is accessible by foot to 8,000 people who previously didn't have the ability to access open space by foot. Both preserves are accessible by public transportation, significantly expanding access to nature for community members who don't own cars.

The donation of an easement by Westbrook Housing made Mill Brook South Preserve's trails possible and accessible. Rivermeadow serves downtown Westbrook, including residents of Westbrook housing properties, making them better, healthier places to live. Both organizations can deepen their respective missions because of their collaborations.

Advice to other Land Trusts:

1. **Start with clear principles** and start having conversations with housing organizations in your area.
2. **Prioritize relationship-building.** The foundation for successful collaborations is trust developed over time. Housing projects take a long time, and it's important to have that foundation first.
3. **Engage with the community** to build and strengthen relationships long-term collaboration.
4. **Learn to speak across different domains.** Developing the ability to communicate effectively with housing professionals is essential.

Bronx Land Trust and Community Gardens

Bronx Land Trust is an all-volunteer land trust that has owned and operated 18 community gardens throughout the borough for over 25 years. Its mission is to provide greenspace, community events, and sustain urban gardening throughout the Bronx. It serves a community where over a third of residents are considered severely rent-burdened, spending over 50% of their income on rent.

While many land trusts and conservation groups face resource and land constraints, urban land trusts face unique challenges in acquiring and protecting property. Bronx Land Trust has found creative ways to contribute to affordable housing stock in the city while improving its community gardens.

Project:

Bronx Land Trust sold the air rights above Jardin De Ternura, one of its community gardens, to a developer next to the property. By purchasing these rights, the developer was able to expand the project from a six-story to an eight-story housing development. New York City's affordable housing stock is supported by the Mandatory Inclusionary Housing (MIH) program. Under this program, 20-30% of all new units in the Bronx must be affordable.

The sale of the air rights not only increased the affordable housing stock in the city, but President of the land trust Ramon Andino said that the revenue from the transaction also allowed the land trust to make necessary renovations and safety improvements to its gardens, including removing dangerous trees.

Challenges:

Bronx Land Trust is interested in selling or ground leasing part of a property with no gardening value to an affordable housing developer. The land for sale is on a 99-year ground lease and would only be developed on agreement that any new structure be a green building, including potential features like a garden roof or solar installation. A challenge is finding like-minded developers who prioritize improving and sustaining communities in balance with profits.

As an all-volunteer organization, there are also capacity constraints in terms of staff time devoted to cultivating these relationships. Going forward, Bronx Land Trust will continue to be strategic in finding developers to partner with to bring benefits to those in need of both housing and access to open space.

Lookout Mountain Conservancy and Chattanooga Teacher Housing

Lookout Mountain Conservancy (LMC) is a land trust based in Chattanooga, TN. Operating across three states —Tennessee, Alabama, and Georgia —it focuses on community-centered

conservation along the Lookout Mountain ridge. It has five staff members and has protected over 1400 acres. Its mission extends beyond conservation and acquisition work, focusing on addressing community issues.

LMC also has strong community connections in Chattanooga. Since 2013, it has partnered with The Howard School in Chattanooga to hire up to 25 interns annually, providing conservation experience and mentorship.

How it Started:

This project began after LMC acquired 60 contiguous acres at the base of Lookout Mountain. Lookout Mountain is a biologically diverse area that spans over 90 miles, stretching from Chattanooga, Tennessee, to Gadsden, Alabama. It has been designated as a "Conservation Opportunity Area" due to its extensive hardwood forests, unique species, karst geology, and rich aquatic resources.

The property is situated at the historic site of Chattanooga's first neighborhood and is just half a mile from The Howard School. As LMC studied the history of the land and considered its best use, it saw an opportunity to address multiple community issues simultaneously, increasing conserved areas while addressing the affordable housing crisis. With property values increasing and teachers being priced out of the city, LMC saw an opportunity to address a conservation and affordable housing need.

Project:

As part of its community-centered conservation mission, LMC has begun a project to develop 24 affordable homes for Howard School teachers. The houses will be on 3.5 acres from the 50-acre park. The remaining 46.5 acres will be placed under a conservation easement, held by the Conservancy. Like LMC's other conserved parks and properties, it will be managed by student interns and community volunteers.

LMC is committed to keeping these properties affordable for teachers in the long term, so it is exploring creative financing structures. One option would be the community land trust model, where either LMC or another organization would hold the land in perpetuity. Alternatively, another approach would be to have outside investors bridge the gap between the market value and the sale price.

Challenges:

One initial hurdle was navigating municipal regulations and requirements. This type of challenge is unique among our case studies, as many situations do not require land trusts to build housing themselves. In this case, it was necessary to work closely with city officials to address concerns while preserving the project's core vision. LMC has completed this initial step,

and as of April 2025, LMC has obtained all necessary approvals from the City of Chattanooga. It is in the planning stages of designing the houses.

LMC is currently seeking a like-minded housing developer to collaborate with. This has been challenging because of the need for a partner that prioritizes community benefits over maximizing profits. The land trust will continue to be strategic about potential partnerships with like-minded developers.

Impact:

LMC's mission and work have garnered them large support from the community. Between January and March of 2025, the land trust had over 1,500 individual volunteers on its preserves. President & CEO Dr. Robyn Carlton attributes this to the community's enthusiasm for its deep relationships and the community's support for its mission.

This project embodies LMC's community-centered conservation values by increasing conserved lands, offering educational opportunities for high school students, and addressing affordable housing needs. Through this project, LMC aims to improve teacher retention at Howard. Creating workforce housing for the broader community addresses a critical need in the education system and the community. It will also provide more internship opportunities for students interested in conservation.

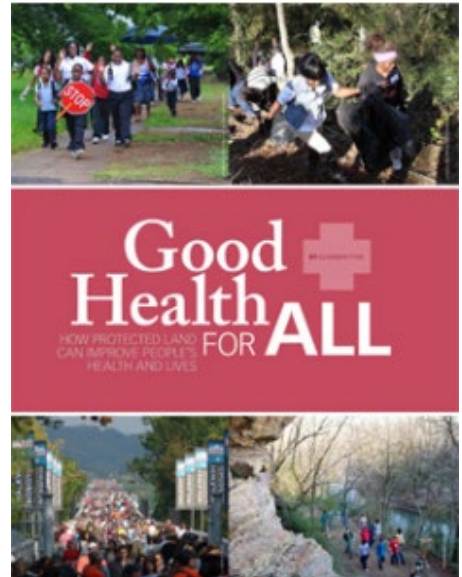
LMC hopes that this project will establish a new model for developers in Chattanooga and the broader land trust community. It is pushing innovative approaches to both conservation and affordable housing.

Advice to Other Land Trusts:

- Understand and predict community needs and address them as they arise.
- Build strong relationships and partnerships with community organizations.

Conclusion and Key Takeaways

This Playbook demonstrates that land trusts can play a pivotal role in addressing the



Cover of Good Health for All article in Saving Land, from Lookout Mountain Conservancy. Full Article linked [here](#).

intertwined crises of housing and land conservation – not by compromising their missions, but by deepening them. The case studies featured here highlight the power of trusting relationships, creative problem-solving, and community-rooted values.

Whether by integrating trails into senior housing, negotiating air rights to fund garden improvements, or conserving farmland while making space for affordable homes, these organizations prove that conservation and affordability are not mutually exclusive. When done thoughtfully, they strengthen one another.

Collaborations like these make landscapes more resilient, organizations more relevant, and communities more whole. The future of conservation will require thoughtful, values-driven partnerships – and many conservation organizations are already showing the way.

Key Takeaways:

- **Trust and relationships are foundational.** Long-term, community-based relationships make innovative partnerships possible and sustainable. Invest in creating relationships with housing organizations first as that opens up opportunities for collaborative efforts that would likely be missed or not possible if waiting for the magic project to pop up.
- **We go further when we go together.** Partnerships across sectors allow land trusts and affordable housing partners to accomplish more than either could alone – protecting land *and* providing homes for people.
- **Housing is a conservation issue.** Resilient landscapes means sustaining the people who sustain them. Integrating affordable housing can strengthen the legitimacy and impact of conservation organizations. Affordable housing projects typically embody the principles of smart growth, reducing impacts on conservation resources and maximizing climate-smart practices.
- **Start with values, not logistics.** Grounding your team in a shared sense of purpose allows organizations to weather complexity and stay aligned through challenging work.
- **Creativity unlocks resources.** From selling air rights to layering easements, our case studies show that flexible thinking and unconventional tools can expand what's possible in both housing and conservation.

Appendix 1: Affordable Housing 101.¹

“Affordable housing” can be a slippery term, with different meanings in different contexts. In this Playbook, “affordable housing” means housing that is subject to some form of binding requirement that makes the housing available only to households with incomes below a set threshold, and limits what the housing can cost to those households. In policy discussions, this type of housing is often called “**below-market-rate**” or “**BMR**” housing. These restrictions are usually imposed by state or local law and made effective **by a recorded covenant**.

The household-eligibility requirement is often expressed in terms of **area median income or AMI**: units may be reserved for households that are, for example, 60% or less of AMI. In places where housing costs grow faster than incomes, BMR units may be provided for households up to 160 or even 200% of AMI. These income levels are often given names ranging from “extremely low income” to “moderate income” or “workforce.” The precise income levels for each tier, adjusted for household size, are published by the federal government annually; some states produce their own versions. States, municipalities, and other entities that impose and regulate the limitations incorporate the figures from these sources.

The federal government also calculates **affordable housing costs** for each income level, which is usually about 30 or 35% of the maximum income. For rental units, the housing costs are roughly rent plus any utilities that the landlord does not cover. For for-sale units, housing costs are mortgage payments plus utilities plus any applicable homeowner’s association or similar fees. This restriction is relatively simple for rental units: the landlord is not allowed to charge a rent that exceeds the allowed affordable housing cost. For for-sale units, the developer is similarly limited in the price they can charge for the house in the sale to the initial buyer. After that, the covenant limits the price that each homeowner can receive when selling the home to the next buyer.

In general, housing subject to these restrictions will not be profitable for developers to build and will only be built with some form of **subsidy and/or legal requirement or incentive**. Subsidy is most often in the form of tax credits under the federal **Low Income Housing Tax Credit or “LIHTC”** program. (The acronym is often pronounced “lye-tek.”) Some states have parallel tax credit programs. LIHTC projects usually involve buildings or development that are entirely made up of BMR units. Qualifying for the credits is competitive; projects are mostly undertaken by developers who specialize in the financing required to put them to use.

Legal requirements that create BMR units are often in the form of **inclusionary zoning** ordinances, which require privately developed projects to include a certain percentage of affordable units. These ordinances are imposed at the local level and vary widely in their applicability and requirements. Alternately, in some states and cities, developers can voluntarily

¹ This Appendix was prepared by Gabriel M.B. Ross, Partner at Shute, Mihaly & Weinberger LLP

include affordable units in a project, to qualify for “**streamlining**” or “density bonuses”: easier approval process and/or more units than the zoning would normally allow. In both the inclusionary zoning and streamlining contexts, the affordable units are usually a relatively small percentage of the overall project and are generally mixed in with the market-rate units. These units usually do not receive direct subsidies from a government agency; the cost of building and operating them will come from the developer and landlord.

Other approaches to affordable housing include **social housing** and **community land trusts**. Social housing is housing built and operated by a government or nonprofit organization (e.g., a union). The builder/operator may impose affordability requirements voluntarily or may have them required through one of the standard pathways—as a condition of financing or a legal mandate. The struggles of twentieth-century public housing cast a long shadow over social housing, but advocates and policy makers are reviving interest in this approach.

Community land trusts are non-profit membership organizations that own, and sometimes build, affordable housing on a collective model. CLTs can provide for tenants to purchase and operate their building. They can also build houses that are then sold to individual homeowners on a “**limited equity**” model, subject to restrictions on resale prices; the CLT retains ownership of the land and provides a **long-term ground lease** to the homeowner.

Appendix 2: Examples of Conservation Organizations working with Affordable Housing Groups

The table below is a non-exhaustive list of Land Trust and Conservation Organizations engaged with affordable housing. Examples were sourced from web searches, LTA surveys, existing reports and case-studies, and interviews conducted by David Hindin, Nasra Mohamed, and Steven Ring.

Land Trust/Conservation Org	State	Type of Engagement	More Info
Agrarian Trust	OR	Setting up Agrarian Commons to facilitate access to agricultural land.	Link
American Chestnut Land Trust	MD	Renovated farmhouses to create workforce housing.	Link
Athens Land Trust	GA	Organization's mission of both conservation and community.	Link
Big Sur Land Trust	CA	Joint projects with affordable housing groups to support urban open space parks.	Link
Blue Hill Heritage Trust	ME	Statement on Website acknowledging they will need to partner with green housing development in the future, and that it supports their mission.	Link
Bronx Land Trust	NY	Sold Air Rights to allow developer to build affordable units	Link
Brunswick-Topsham Land Trust	ME	Statements in Strategic Plan and exploring potential for low-income housing partnerships. Board members with affordable housing experience.	Link
Buzzards Bay Coalition Massachusetts	MA	Joint projects with affordable housing groups.	Link
California Council of Land Trusts	CA	Providing information on Housing and Conservation Forum on Website.	Link
Cambrian Rise	VT	Development that incorporates open space, affordable housing, and conserved trails.	Link
Columbia Land Conservancy	NY	Joint projects with affordable housing groups. Member of Hudson Valley Alliance for Housing and Conservation	Link
Conserving Carolina	NC	Joint projects with affordable housing groups.	Link
Dutchess Land Conservancy	NY	Joint projects with affordable housing groups. Member of the Hudson Valley Alliance for Housing and Conservation.	Link
Freshwater Land Trust	AL	Partnership with local Community Land Trust, collaborating on joint-volunteer days and trail adoption.	Link

Land Trust/Conservation Org	State	Type of Engagement	More Info
Gallatin Valley Land Trust	MT	Hosts publications supporting affordable housing on website	Link
Jackson Hole Land Trust	WY	Works with local CLT on housing projects, but not much information on website	Link
Jefferson Land Trust	WA	Joint projects with affordable housing groups.	Link
Kaniksu Land Trust	ID	Supported the creation of a Community Land Trust (CLT). Now partnered with CLT on joint projects.	Link
Kennebec Land Trust	ME	Holds land with intention to incorporate affordable housing.	Link
Kestrel Land Trust	MA	Joint projects with affordable housing groups.	Link
Kingston Land Trust	NY	Began a Land for Homes initiative and is a member of the Hudson Valley Alliance for Housing and Conservation.	Link
Lookout Mountain Conservancy	TN	Designing and constructing affordable housing for teachers within a conserved park.	Link
Maine Coast Heritage Trust	ME	Joint projects with affordable housing groups.	Link
Martha's Vineyard Land Bank	MA	Joint projects with affordable housing groups.	Link
Methow Conservancy	WA	Joint projects with affordable housing groups.	Link
Mount Grace Land Trust	MA	Published a report on potential collaborations and partners between housing and conservation groups	Link
Northern Rivers Land Trust	VT	Co-Holds Easement with VT Housing and Conservation Board	Link
Piedmont Environmental Council	VA	Joint projects with affordable housing groups.	Link
Presumpscot Regional Land Trust	ME	Joint projects with affordable housing groups	Link
Rhode Island Land Trust Council	RI	Providing information on affordable housing and conservation collaboration on website.	Link
Salem Land Trust	CT	Facilitated purchase of 15+ acre farm to house local community members.	Link
San Juan Preservation Trust	WA	Statements supporting affordable housing .	Link
Scenic Hudson Land Trust	NY	Joint projects with affordable housing groups. Member of the Hudson Valley Alliance for Housing and Conservation.	Link
Sonoma Land Trust	CA	Partnered on Sonoma Development Center, a project that will include affordable housing.	Link
Stowe Land Trust	VT	Exploring Opportunities to partner. Statements of intent on website. Establishing partnerships with affordable housing groups	Link
The Conservation Fund	NH	Statements about previous collaborations.	Link

Land Trust/Conservation Org	State	Type of Engagement	More Info
The Cornwall Conservation Trust	CT	Hosted webinars for affordable housing groups and conservation groups to mutually learn.	Link
The Westerly Land Trust	RI	Board member that worked in affordable housing.	Link
Trust for Public Land, Montana	MT	Joint projects with affordable housing groups.	Link
Upper Saco Valley Land Trust	NH	Joint projects with affordable housing groups, utilizing land trust designated 'trade lands'	Link
Upper Valley Land trust	NH	Statements supporting affordable housing	Link
Upstate Forever	SC	Statements supporting affordable housing.	Link
Westchester Land Trust	NY	Statements supporting affordable housing. Member of the Hudson Valley Alliance for Housing and Conservation.	Link
Wood River Land Trust	ID	Articles on websites in support of affordable housing and Accessory Dwelling Units.	Link

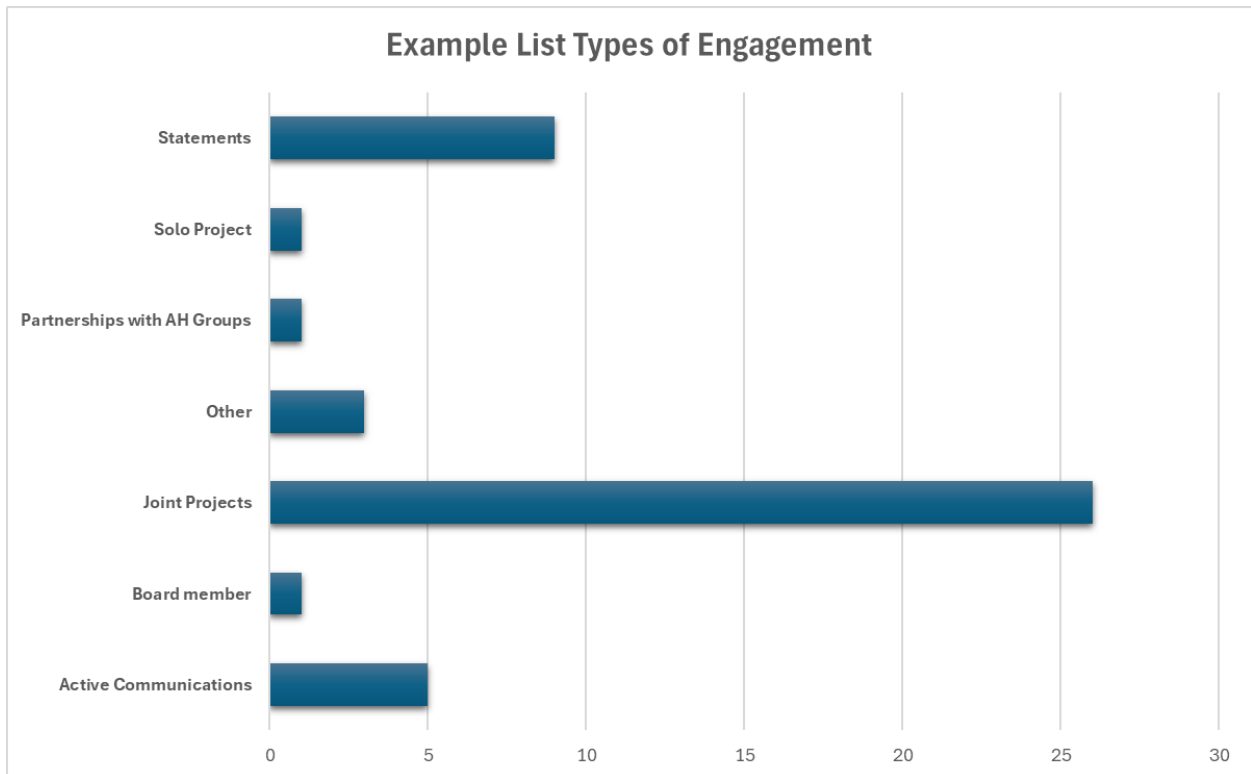
Appendix 3: Charts and Map from Example List

Appendix 3A presents the types of engagement with affordable housing from the examples listed in **Appendix 1**. Among these examples, “Joint Projects” emerged as the most visible and frequently cited type of engagement. However, it's important to note that in many cases, multiple forms of engagement occurred simultaneously alongside each Joint Project.

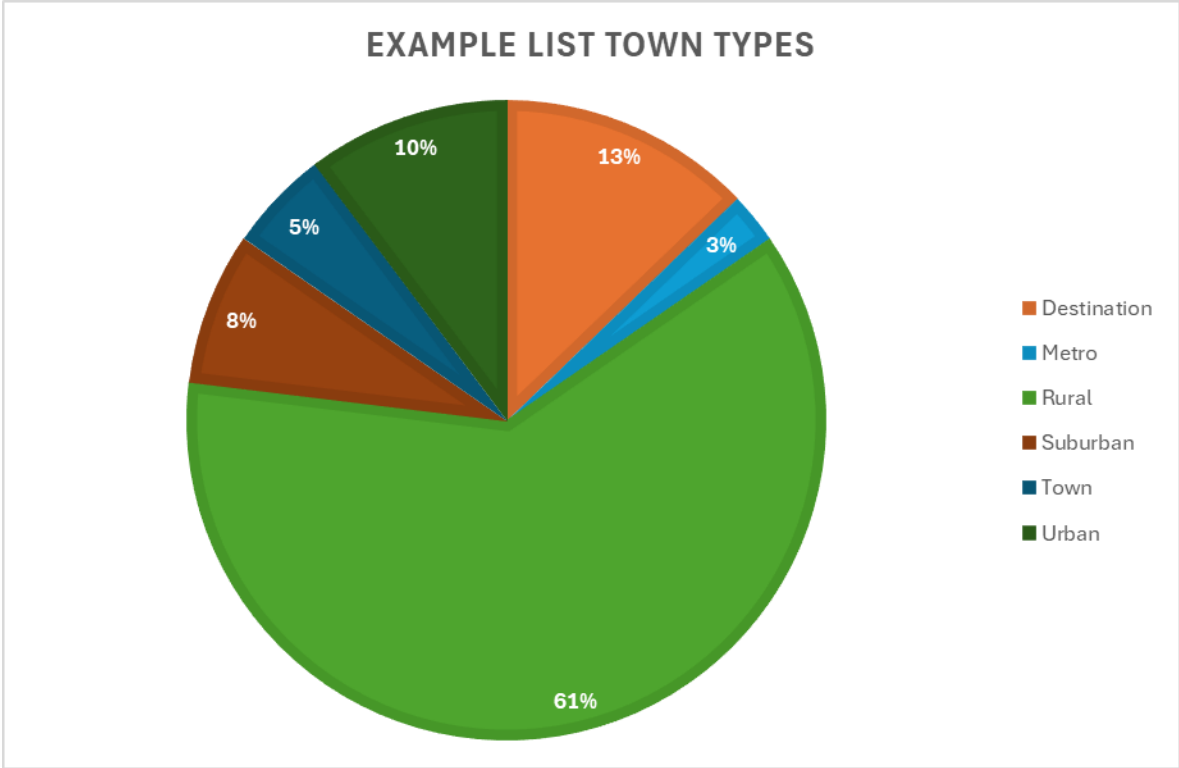
Appendix 3B presents approximate Town Types for each of the examples listed in Appendix 1. Town typologies were assigned subjectively. In this context, “Destination Towns” refer to communities experiencing significant seasonal population flux and rising housing costs driven by second-home ownership

Appendix 3C is a map of the location of the headquarters of each of the conservation organizations in the Example List AND additional research beyond this initial example list.

Appendix 3A: Types of Engagement Chart

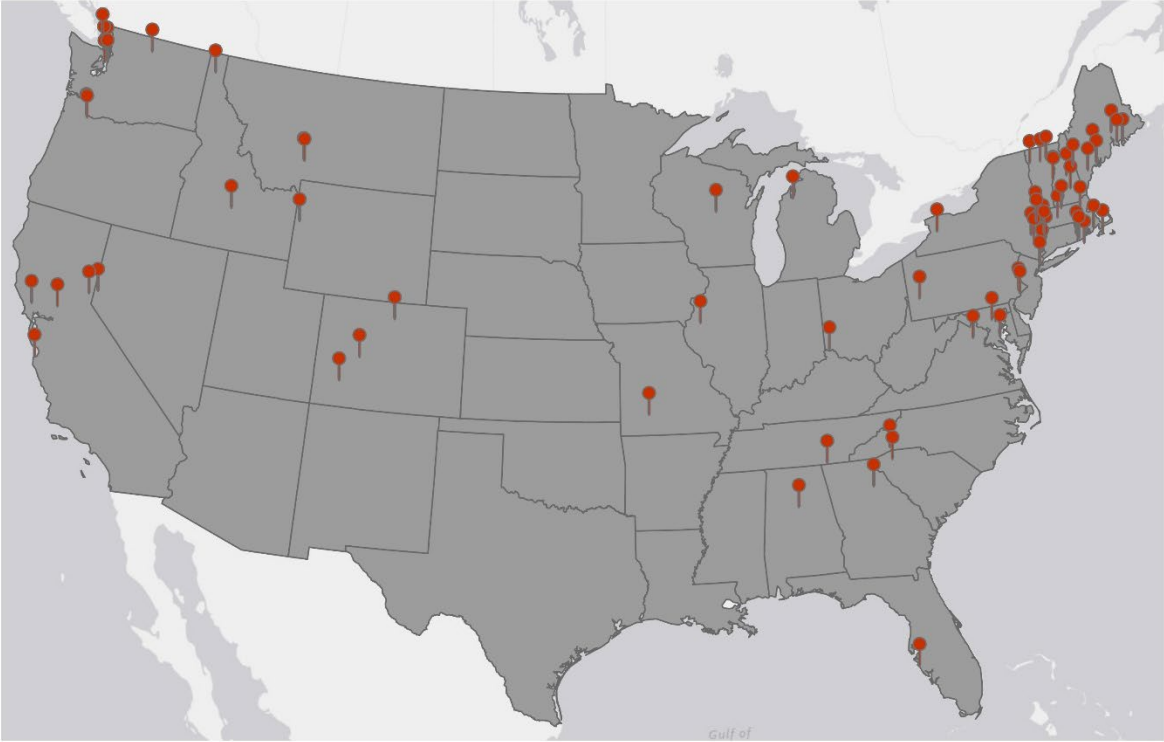


Appendix 3B: Example List Town Types



Appendix 3C: Map of Land Trusts Engaged with Affordable Housing from Research

Land Trusts Engaging With Affordable Housing



Appendix 4: Annotated List of Articles, Reports, Tools and Organizations Related to Conservation and Affordable Housing

Note: The content from this section is from a list compiled and occasionally updated by David Hindin [at this link](#).

General Reports, Articles and Tools

1. [Connecticut Land Conservation Trusts & Affordable Housing: Current Status and Recommendations](#); 2025 report to the Connecticut Land Conservation Council by David Hindin.
2. [Building Collaboration among Community Land Trusts Providing Affordable Housing and Conservation Land Trusts Protecting Land for Ecological Value](#) – Katie Michels and David Hindin; Lincoln Institute of Land Policy (January 2023) - Comprehensive report on benefits of collaboration between affordable housing organizations and conservation land trusts, barriers to collaboration, case studies, and recommended pathways for further collaboration.
3. [Menu of Ideas for Advancing Collaboration Among Land Conservation and Affordable Housing Groups in Connecticut](#), June 2023 report by David Hindin for the Connecticut Land Conservation Council.
4. [Breaking Ground: An Affordable Housing Resource Guide for Land Trusts](#) – Colin Custer, Forrest King-Cortes, Raffaele Sindoni; Land Trust Alliance (2023) - LTA report on why collaboration between housing and conservation groups is relevant; defining affordable housing terminology; and four case studies.
5. [National Land Bank + CLT Map](#) – Center for Community Progress (2023) - Map of land banks and community land trusts. Land trusts will be added to this map very soon.
6. [Land Banks and Land Banking: Second Edition](#). – F. S. Alexander; Center for Community Progress (2015) - Report detailing the fundamentals of how land banks work.
7. [It Takes a Village to Make a Village](#) - Lisa Foderaro; Trust for Public Land (2023) - Examples of municipalities and land trusts partnering to complete projects together.
8. Compilation of housing resources (with some duplication from above) by the Rhode Island Land Trust Council – [Housing and Conservation – Rhode Island Land Trust Council](#)
9. [A Triple Win for Rural New England – From the Ground Up](#), Fall 2025.

Alliances among conservation and affordable housing groups.

10. [Hudson Valley Alliance for Housing & Conservation](#). An alliance among 16 land trusts and affordable housing organizations focused on conserving critical landscapes and responding to the housing crisis.

11. [Northwest Connecticut Housing & Conservation Collaboration — Center for Housing Opportunity \(CHO\)](#). This collaboration was initiated in January 2024 with the goal of equipping participating communities (8 towns and regional organizations) with the strategies, tools, and relationships to work together to support both local affordable housing efforts and conservation efforts. The September 2024 strategy is their first outcome.
12. [Finding Common Ground: Conservation Groups & Affordable Housing Advocates Explore New Collaborations](#) – Audrea Lim, Land Lines (2023) - Article summarizing joint efforts.
13. The [Northern Forest Center](#) creates affordable housing for the local workforce as part of its broader work to revitalize communities in Maine, New Hampshire, Vermont, and New York. This broader work includes environmental stewardships, such as increasing outdoor recreation and working with land trusts.

Examples of individual conservation land trusts supporting affordable housing with public statements and specific projects (not comprehensive).

14. The Village at River View, a community initiative led by the Kaniksu Land Trust, Idaho, is transforming six houses into affordable homes for local working families. See [Saving Land, Summer 2025 \(Vol. 44 No. 2\) - Land Trust Alliance](#)
15. [Massachusetts Land Trust to Tackle Affordable Housing and Land Conservation in One Project | Sierra Club](#), July 2024.
16. [Methow Valley Conservancy Stays Firmly on the Ground](#) - Lazo Gitchos; Methow Valley News (2023) - summary of Sunny M, a 1200 acre project with housing, agriculture, and recreation, and natural area conservation.
17. [What works in housing affordability: Creating middle-income housing with the Bridger View neighborhood](#) - Landon Peterson and Libby Starling; MN Fed (2022) - summarizes Story Mill Park, a 60 acre park and 62 unit, mixed-income housing project in Bozeman, MT. Project led by TPL.
18. [Cambrian Rise Burlington, VT](#). Large compact Affordable housing community adjacent to downtown with land carved out for lakefront public open space. Mixture of rental and homeownership.
19. [Housing and Land Conservation: Community Needs Both- Stowe, VT](#). And see the strategy which includes housing: [Supporting Housing - Stowe Land Trust](#)
20. [This North Carolina land conservation purchase](#) serves not only to protect space for biodiversity, bears and birds, but a parcel of the land will be set aside for much-needed housing affordable to the middle-income workforce."

Community Land Trusts (for affordable housing)

21. [Community Land Trust Program - Schumacher Center for a New Economics](#).
 - a. Community Land Trust Directory map of CLTs [across the US](#) and [around the world](#).

22. [Center for Community Land Trust Innovation • Supporting the Global CLT Movement.](#)
23. [Grounded Solutions Network.](#)
 - a. [Start-up CLT Hub](#), a toolkit designed to help your community chart a course for advancing from idea to implementation.
 - b. [Community Land Trust Technical Manual](#), a comprehensive guide to operating a community land trust.
24. [Preserving Affordable Homeownership: Municipal Partnerships with Community Land Trusts- Lincoln Institute of Land Policy](#), By John Emmeus Davis and Kristin King-Ries, November 2024. This report provides new and updated information about current policy collaborations among community land trusts, cities, counties, and states working to address the housing affordability crisis.

Climate Resilient and Energy Efficient Affordable Housing:

28. [Preserving, Protecting, and Building Climate-Resilient Affordable Housing | Urban Institute](#)
29. [Federal Funding for Resilient Affordable Housing - National League of Cities \(nlc.org\)](#)
30. [Massachusetts Housing & Climate Innovation Center \(masshcc.org\)](#)
31. [California Alliance for Housing and Climate Solutions](#)

Affordable Housing (Below Market Housing) journal articles

1) Articles on Local Resident Preference in Affordable Housing

Catherine Hart, *Community Preference in New York City*, 47 Seton Hall L. Rev. 881 (2017).
 Jeffrey D. Jones, *Workforce Housing and Housing Preference Policies under the Fair Housing Act*, 24 Lewis & Clark L. Rev.1413 (2020).

Keaton Norquist, Note, *Local Preferences in Affordable Housing: Special Treatment for Those Who Live or Work in a Municipality*, 36 B.C. Envtl. Aff. L. Rev. 207 (2009).

Robert G. Schwemm, *The Community Preference Policy: An Unnecessary Barrier to Minorities' Housing Rights*, NYU Furman Center (Nov. 2015),

<https://furmancenter.org/research/iri/essay/the-community-preference-policy-an-unnecessary-barrier-to-minorities-housin>.

Tim Iglesias, *Threading the Needle of Fair Housing Law in a Gentrifying City with a Legacy of Discrimination*, 27 J. Hous. & Cmty. Dev. L. 51 (2018).

Zachary C. Freund, Comment, *Perpetuating Segregation or Turning Discrimination on Its Head: Affordable Housing Residency Preferences as Anti-Displacement Measures*, 118 Colum L. Rev. 833 (2018).

2) Articles on Affordable Housing Providers Promoting Home Ownership for Low Income Households

Alanna McCargo, *A five-point strategy for reducing the black homeownership gap*, Urban Institute (Feb. 14, 2019), <https://www.urban.org/urban-wire/five-point-strategy-reducing-black-homeownership-gap>

Carol Galante, Carolina Reid, Rocio Sanchez-Moyano, Turner Center for Housing Innovation, *Expanding Access to Homeownership through Lease-Purchase* (2017), <https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/lease-purchase.pdf>.

CA Forward, *California Dream for All: A Proposed Shared Appreciation Loan Investment Fund for the State of California* (2022), <https://cafwd.org/resources/california-dream-for-all/>.

Katharine Elder, Lydia Lo & Yonah Freemark, Urban Institute, *Homeownership in Assessments of Fair Housing* (2022), <https://www.urban.org/sites/default/files/2022-05/Homeownership%20in%20Assessments%20of%20Fair%20Housing.pdf>.

PolicyLink, *A Roadmap Toward Equity: Housing Solutions for Oakland, California* (2015), <https://www.policylink.org/sites/default/files/pl-report-oak-housing-070715.pdf>.

Urban Institute, *A Five Point Framework: Reducing the Black Homeownership Gap*, <https://www.urban.org/sites/default/files/black-homeownership-framework.pdf>.

3) Affordable Housing Primers

The Legal Guide to Affordable Housing Development (Tim Iglesias, Rochelle Emilia Lento & Rigel Christine Oliveri, eds., 3rd ed. 2022).

Shane Phillips, UCLA Lewis Center for Regional Policy Studies, *Affordable Housing Primer* (2020), <https://www.lewis.ucla.edu/research/affordable-housing-primer/>.