

**Tier 2 Pilot Grant Application: Establishing Proof-of-Concept
Winter 2024 Cover Sheet**

Project Information

Project Title	Understanding How Community Land Trusts Advance Environmental Justice
Budget Request from Initiative	\$64,978
Budget Match (if applicable)	\$2,000 (Center for Studies in Demography & Ecology)
Total Project Budget	\$66,978

Applicant Information

- Lead Co-Investigator: Dr. Vince Wang
- Title: Assistant Professor
- School/Department: University of Washington, Runstad Department of Real Estate, College of Built Environments
- Email: vrwang@uw.edu

- Co-Investigator 1: Dr. Dylan Stevenson
- Title: Assistant Professor
- School/Department: University of Washington, Department of Urban Design and Planning, College of Built Environments
- Email: dylste@uw.edu

- Co-Investigator 2 (Community Partner): Ms. Sandy Bishop
- Title: Executive Director
- Organization: Lopez Community Land Trust
- Email: lclt@rockisland.com

- Co-Investigator 3 (Community Partner): Ms. Jackie Keogh
- Title: Executive Director
- Organization: RootedHomes
- Email: jackie@korlandtrust.org

- Co-Investigator 4 (Community Partner): Ms. Kathleen Hosfeld
- Title: Executive Director
- Organization: Homestead Community Land Trust
- Email: kathleen@homesteadclt.org

- Finance Point-of-Contact: Ms. Melissa Best
- School/Department: University of Washington, Department of Urban Design and Planning, College of Built Environments
- Email: bestm2@uw.edu

Abstract

American communities face prolonged housing affordability crises, worsened by the increasing frequency and intensity of climate change-induced disasters. These events lead to substantial housing stock loss and heightened environmental hazards, adversely affecting health outcomes, especially among lower-income residents and people of color. Collective action for climate adaptation has attracted significant interest, yet experience with this approach remains extremely sparse. Community land trusts (CLTs), a model of collective land ownership aimed at keeping homes and other types of spaces permanently affordable, hold transformative potential to address the compounded risks of housing and environmental crises. However, information on the environmental efforts of CLTs is limited, underscoring the need for a systematic understanding of their impact and scalability potential.

This project proposes developing a Theory of Change (ToC) and a Monitoring and Evaluation (M&E) framework that are universally applicable yet can be tailored to local contexts and needs. The M&E framework will comprehensively evaluate the individual, institutional, and sectoral impacts of CLTs' environmental efforts. We will conduct needs assessments through stakeholder interviews at two partnering CLTs – Lopez CLT and RootedHomes – supplemented by a review of internal documents. Additionally, we will apply the framework to develop an evaluation plan for Homestead CLT, a Seattle-based CLT. Our collaboration facilitates the recruitment of research participants and ensures the timely adoption of project products. This work aims to strengthen community-academic partnership and foster future research on the impact of collective action approaches to climate justice.

Note of Revisions: We have made three major revisions and adjusted the proposal accordingly: (1) added descriptions of environmental activities of CLTs across the nation, and in particular, CLT partners; (2) updated aims to develop a ToC and a three-domain M&E framework; and (3) added the application of the M&E framework in a new CLT partner.

Research Plan

Description of Problem: We propose to develop a Theory of Change (ToC) and a Monitoring and Evaluation (M&E) framework to deepen our understanding of and connect community land trusts (CLTs) to environmental justice. We are an interdisciplinary research team, joined by three partnering CLTs in the Pacific Northwest region, in pursuit of a new research direction driven by community-identified concerns. This proposal will address the PHI pillars of environmental resilience and social and economic equity.

Thousands of communities and millions of individuals are affected by the compounding threats of climate change and a lack of affordable housing, issues that are intricately linked with global patterns of inequality. Building societal resilience to climate change necessitates increased adaptation efforts to these intertwined challenges. Recent literature has underscored the potential of a collective action approach – coordinated efforts involving multiple individuals, groups, or organizations – to facilitate transformative climate adaptation through social change.^{1,2} However, research on collective action approaches is extremely sparse. This proposal investigates CLTs as a collective action approach aimed at achieving long-term housing security, environmental resilience, and social and economic equity.

CLTs are independent, community-controlled nonprofit organizations that deliver community assets, notably providing permanently affordable housing for lower-income households and people of color. With over 300 CLTs across 46 states and D.C., these organizations play a crucial role in owning and stewarding land beneath developments, to address major community concerns, including those exacerbated by the climate crisis. Remarkably, 75% of CLTs actively incorporate environmental sustainability efforts into their programs.³ These activities range from energy efficiency measures in residential developments and green transportation services to farmland preservation and community relocations following floods. Despite the emergency and variety of CLTs' environmental efforts, they remain fragmented. Empirical studies on these efforts have yet to be systematically synthesized into a ToC – a roadmap outlining the process through which desired change is expected to occur – in a way that supports evidence-informed decisions about adopting CLT best practices as a preventive and equitable solution to climate change challenges. This gap poses a significant obstacle to leveraging the transformative potential of CLTs in environmental justice.

In this study, we partner with Lopez CLT on Lopez Island, Washington, and RootedHomes, a CLT in Bend, Oregon. Both CLTs are national pioneers in this area, having constructed net-zero homes, offered green transportation options, and initiated community awareness programs for environmental stewardship. Additionally, Lopez CLT runs a Sustainable Agriculture and Rural Development program, while RootedHomes adopts a residential-driven approach. Supported by the PHI's Climate Change Planning Grant, we visited both CLTs in the summer of 2023. The key insight from these visits was the expressed need for systematic needs assessments at each CLT, specifically targeting their environmental initiatives. These assessments will gather insights from a broad range of stakeholders to pinpoint gaps and priorities, thereby enhancing program efficiency. Conducting needs assessments in tandem with document analysis will aid in crafting a ToC and a M&E framework. Should CLTs demonstrate their efficacy in equitably boosting community environmental resilience, policymakers and practitioners might consider wide adoption or expansion of this model to combat the enduring cycle of environmental inequities.

Project Aims:

Aim 1: Develop a ToC that outlines the pathways through which CLTs contribute to environmental justice.

RQ1.1- What are the perspectives of various stakeholders (e.g., CLT staff, residents, board of directors, members/homeowner committee, funders, contractors, and local government officials) on the current conditions and desired outcomes related to the CLTs' environmental efforts?

RQ1.2- What interventions and indicators are necessary to transition from the current state to the desired outcomes?

Aim 2: Develop a CLT-specific environmental M&E framework that can incorporate local context and needs.

RQ2.1- How do CLTs nationwide track and assess their environmental efforts?

RQ2.2- Which indicators are universally applicable across CLTs, and which are context-specific?

Proposed Plan/Design: The site visits funded by PHI led us to incorporate three domains from the United Nations' M&E framework:⁴ (1) reduction of **individual** vulnerability for both people and property, (2) strengthened **institutional** capacity, including organizational programs, staff, and partnerships, and (3) adaptation into **sectoral** policies, plans, and processes. We will develop CLT-specific indicators for each domain, based on a review of documents from a selection of

national CLTs and interviews with stakeholders from Lopez CLT and RootedHomes. This methodology will leverage a diverse array of data sources to assess environmental efforts and ensure broad applicability.

Needs assessment is a systematic method for addressing a problem by thoroughly exploring different perspectives, understanding its root causes, and prioritizing the optimal allocation of resources. Considering the extensive documentation by individual CLTs on this topic, our initial step will be desk-based document analysis. While document review provides a broad overview of CLT's environmental efforts and tracking needs, it may lack insights, clarifications, and explanations of how CLTs implement their initiatives. Therefore, we will complement the document review with semi-structured interviews at Lopez CLT and RootedHomes to delve into stakeholder needs and their assessments of environmental efforts. After compiling and triangulating data from these needs assessments, we will develop a ToC and an M&E framework. This framework will subsequently be applied to Homestead CLT in Seattle, one of the nation's largest CLTs, renowned for promoting climate equity through its award-winning, energy-efficient developments.

Methods:

Desk-based research process: We will initiate the document-sampling process by identifying all relevant publications – including web pages, reports, and blog posts – from 55 CLTs that reported: 1) being affected by at least one extreme climate event in the past, and 2) adopting at least one climate change adaptation strategy. These CLTs were identified from the most recent national CLT dataset collected by the PI of this proposed research.⁴ For the selection process, we will utilize embedded search engines on web browsers and the CLTs' websites with the following search strings: "adapt*", "climate", "monitor*", "evaluat*", "assess*", "gap*", "sustain*", and "resilien*". These strings were chosen based on keywords prevalent in the related literature. From the top results, we will select the most pertinent publications for in-depth analysis, prioritizing the most recent publications when multiple documents on relevant topics are available.

For our three partnering CLTs, we will conduct a comprehensive review of their publications in press and gray literature, with a focus on gathering information about their environmental initiatives and needs. Additionally, we have secured and will examine strategic plans from Lopez CLT and RootedHomes, which have not yet been released to the public.

Interview process: We will conduct semi-structured interviews with stakeholders at Lopez CLT and RootedHomes to gain deeper insights into the environmental efforts' tracking needs and gaps not captured through desk-based document analysis. Based on preliminary site visits, we have identified relevant CLT stakeholders (refer to RQ1.1). Both CLTs will provide a list of informants and assist in establishing connections with participants. We aim to interview at least one participant from each stakeholder category, totaling up to ten informants per CLT. Interviews will be conducted either onsite or via Zoom, depending on the interviewee's preference and availability. For transcription, we will utilize Zoom's transcription feature or record onsite to transcribe interviews into scripts. IRB exemption has already been secured for this study. The open-ended questions are designed to explore, among other aspects, the collective action approach adopted by CLTs, stakeholders' desired outcomes, their perceptions of current conditions, and their views on the significant challenges in advancing environmental efforts.

Analysis: We will develop a codebook to represent the themes identified in the collected data. The coding process will uniformly treat both interviews and documents, grouping codes into preliminary themes as indicators within each domain of the framework. This approach assigns equal weight to interviews and documents, enabling us to assess the frequency of themes associated with specific stakeholder groups. Given the complexity of presenting environmental efforts through straightforward, reductive conclusions, we will instead provide qualitative descriptions and detailed elaborations of these themes based on the documents and interviews. Each theme will be meticulously analyzed to pinpoint specific tracking needs and metrics for evaluating CLTs' environmental initiatives. Utilizing the M&E framework, we will develop an evaluation plan for Homestead CLT by assessing evidence from document reviews and conducting a focused group interview with CLT staff.

In collaboration with three CLTs, the framework developed from this study will be incorporated into their existing practices to bolster their environmental initiatives. Furthermore, the ToC and findings related to the aims will be synthesized into a peer-reviewed manuscript.

Evaluation Plan

1. Measures of success for this project:

Measure of Success	Monitoring Strategy
Conduct needs assessments in two partnering CLTs	- Design interview protocol by month 2. - Complete 14-20 key informant interviews – at least one informant in each stakeholder category in each CLT partner – by month 6.
Develop a ToC and an M&E Framework	- Complete document collecting and review as specified under Methods section by month 4. - Develop a ToC and a CLT-specific environmental M&E framework by month 9.
Develop recommendations for tracking environmental efforts for three partnering CLT.	- Compile a program memorandum with an evaluation plan for each CLT partner by month 12.
Expand knowledge on how CLTs as a collective action approach can play a transformative role in promoting climate resilience and justice through environmental efforts.	- Develop one manuscript and submit for peer review in an academic journal by month 12.

2. Plan to leverage pilot data or proof-of-concept into a subsequent funding or concept-development opportunity: This proposed research will yield a ToC and a CLT-specific environmental M&E framework adaptive to local contexts and needs. An evaluation plan, derived from this framework, will be integrated into the ongoing programmatic and data collection efforts of our three CLT partners, as mentioned in the support letter from these partners. This integration will enable the collection of pilot data to empirically assess the environmental efforts of the three CLTs. We intend to utilize these findings to prepare grant proposals for submission to several prestigious institutions: the Lincoln Institute of Land Policy, the Unsolicited Research Program under the U.S. Department of Housing and Urban Development’s Office of Policy Development and Research, and the Humans, Disasters, and the Built Environment Program under the National Science Foundation. Our goal is to engage with CLTs nationwide, especially those with large or rapidly expanding residential portfolios. These CLTs are members of Grounded Solutions Network (GSN), the premier national organization of the CLT network in the U.S., with which the PI of this proposal has previously served as the head of research. CLT members from GSN will adopt our framework to monitor their environmental efforts, as highlighted in the support letter. Data gathered through this national collaboration will be used to conduct a comprehensive evaluation of the environmental impact within the CLT sector. The resulting quantitative analysis will provide vital insights into the effectiveness of CLTs’ environmental initiatives, informing resource distribution across various government levels and enabling the development of responsive program solutions.

Project Timeline

Project Milestone	Month											
	1	2	3	4	5	6	7	8	9	10	11	12
Pre-award: IRB exempt status approval and pre-interview site visits (Completed)												
Interview protocol design: Interview guide development, consent and recruitment material developed	■	■										
Desk-based websites and documents collected and reviewed		■	■	■								
Interview participants recruited and interviews conducted			■	■	■	■						
Interview data transcribed, codebook developed, data analyzed							■	■	■			
Outputs: Manuscript and program memos submitted										■	■	■

Biographies

Dr. Vince Wang is an Assistant Professor in the Runstad Department of Real Estate in the College of Built Environments at the University of Washington. He studies spatial justice and inclusive communities, including their impacts reflected in the built environment, human behaviors, and policy interventions. Dr. Wang joined the University of Washington after serving six years as the research head of Grounded Solutions Network – the leading national nonprofit organization supporting local community land trusts (CLTs). He has designed and conducted a U.S. census of CLTs, a U.S. Census of inclusionary housing policies, and a national performance evaluation of CLTs. His academic publications include evaluations of affordable housing policies and programs, land use planning and adaptation in response to climate change, and the connection between affordable housing and population health. Dr. Wang has worked directly with local public agencies and nonprofits on multiple applied research projects including a software application for low-income families searching for suitable housing and a web-based mapping tool for the nation’s inclusionary zoning policies. Dr. Wang holds a PhD in Urban and Regional Planning from the University of Florida.

Dr. Dylan Stevenson is an Assistant Professor in the Department of Urban Design and Planning in the College of Built Environments at the University of Washington. Dr. Stevenson’s (Prairie Band Potawatomi descent) research examines how culture informs planning strategies and influences land relationships. More specifically, he investigates how tribal epistemologies structure notions of Indigenous futurities by centering Indigenous cultural values at the forefront of environmental stewardship and cultural preservation. He is currently working on a project researching how governments (Federal, State, and Tribal) embed cultural values in Water Resources Planning strategies, drawing from ethnographic research he conducted in the joint territory of the United Keetoowah Band of Cherokee Indians and Cherokee Nation in Oklahoma. His other research interests include ecological restoration, intangible cultural heritage, and food systems planning. Previously, Dr. Stevenson has worked for public and quasi-public entities dealing with the implementation and compliance of local, state, and federal legislation in California and has forthcoming work analyzing Diversity, Equity, and Inclusion (DEI) initiatives in planning programs. Dr. Stevenson holds a PhD in City and Regional Planning from Cornell University.

Ms. Sandy Bishop is Executive Director of Lopez Community Land Trust. She has served this position for over 25 years. She was a founding board member and the first executive director of the organization. She also served as project manager for five out of six CLT neighborhood developments. Her first affordable housing project was considered the premiere community land trust project on the west coast and was featured in the New York Times in 1993. She has 23 years of project management for local community-based developments and is the project manager of five affordable housing neighborhoods. She was honored during the 2010 GreenBuild Chicago conference as the winner of the Home Depot Award of Excellence for Affordable Housing Built Responsibly for her first net-zero housing project Common Ground, a net-zero community utilizing earthen plaster, straw bale construction, rainwater catchment, solar hot water, and grid-tied solar. She has been the guest presenter at the National Housing Forum in New Zealand, Affordable Housing Conference on Hornby Island, BC, and the President’s Symposium on Sustainability at the University of Idaho.

Ms. Jackie Keogh is Executive Director of RootedHomes, a community land trust that provides environmentally sustainable and permanently affordable homeownership opportunities for those who contribute to the fabric of the Central Oregon economy and community. For over a decade, Ms. Keogh has scaled grassroots non-profit organizations by diversifying their revenue sources for sustained organizational performance. She began her career on a three-person affordable housing non-profit that grew into a nationally recognized, regional community development corporation in Massachusetts. Since, she has grown her affordable housing experience at the Portland Housing Bureau and for four years as Deputy Director at Proud Ground – the largest Community Land Trust in the Pacific Northwest. In these roles, Ms. Keogh has engaged with culturally and economically diverse communities to develop community-led strategic, communications, and fundraising plans that are centered in diversity, equity, inclusion, and justice.

Ms. Kathleen Hosfeld is Homestead’s CEO and Executive Director. In addition to overall agency leadership, Kathleen leads Homestead’s initiatives to grow the number of permanently affordable homes for ownership in our region through community partnerships. She came to Homestead in 2014, after more than two decades as a strategic consultant to financial services and non-profit organizations. Under her leadership, Homestead has increased homes in trust by 30% and has built a pipeline for housing development of over 200 homes. She leads efforts to deepen partnerships for equitable development in neighborhoods at high risk of displacement from rapid growth and gentrification. She has led the agency to develop two exemplary “deep green” housing developments that pilot standards for future replication.



POPULATION HEALTH INITIATIVE

UNIVERSITY of WASHINGTON

Project Budget

	Requested from Initiative	Funding Match by: <u>CSDE</u>	Funding Match by:	Funding Match by:
Salaries				
Faculty	\$44,184			
Staff				
Student	\$2,599			
Benefits				
Fringe Benefits Based on Payroll Load Rate In Effect	\$9,986			
Supplies and Materials				
Supplies, Equipment Under \$2,000, etc.	\$900			
Equipment				
Equipment Over \$2,000				
Travel				
Per Diem Lodging/Meals/Expenses, Air Fare, Mileage, Car Rental	\$310	\$2,000		
Tuition				
For graduate students				
Other				
	\$7,000			
Total Direct Costs	\$64,978	\$2,000		

Budget Justification

Salary

Vince Wang PhD (2.1 Summer months) will contribute expertise on community land trusts, co-develop the interview guide, co-conduct interviews, provide feedback on qualitative data analysis, and co-develop final manuscript and policy memorandums. Requesting \$24,278 in salary and \$5,487 for fringe benefits.

Dylan Stevenson PhD (2.1 Summer months) will contribute expertise on environmental sustainability and qualitative methodology, co-develop the interview guide, co-conduct interviews, conduct qualitative data analysis, and co-develop final manuscript and policy memorandums. Requesting \$19,906 in salary and \$4,499 for fringe benefits.

2024 Summer hourly paid undergraduate research assistant working for 135 hours at \$19.25/hour to collect, review, and code documents as well as assist the development of policy memorandums. Requesting \$2,599 in stipend.

Fringe benefits

The University of Washington's federally negotiated fringe benefit rate has been applied to salaries at the rate of 22.6% for faculty. Fringe benefit rate will be adjusted as needed when the new amounts are published for the 2024/2025 fiscal year.

Supplies

\$900 is requested for professional transcription of 12 60-minute interviews at \$1.25/min. We plan to conduct 8 additional interviews via Zoom using Zoom's transcription function.

Travel

\$833 is requested for two-day trip in Lopez Island, Washington for up to six one-hour, in-person interviews. This includes two-day rental of UW's UCAR at \$22.75 per day, \$67.75 round-trip ferry fares, \$90 per diem per person, and two rooms for one night at \$180 per night.

\$1,415 is requested for two-day trip in Bend, Oregon for up to six one-hour, in-person interviews. This includes round-trip airfare at \$180 per person, \$200 per person ground transportation, \$73.75 per diem per person, and two rooms for one night at \$180 per night.

\$62 is requested for one-day trip in Homestead CLT in Seattle, covering the cost of UW's UCAR rental.

Other

\$2,000 is requested for a subcontract to each of partnering CLTs (\$6,000 in total) to support Kathleen Hosfeld, Sandy Bishop, and Jackie Keogh's participation in the project. Specifically, all three Executive Directors will provide expertise on the operation and management of their respective organizations and feedback on research design (e.g., codebooks, interview guide). They will also support recruitment of informants and reviewing research outputs including manuscript and the program memorandum.

\$1,000 is requested to provide a \$50 participant incentive to each informant (up to 20 informants in both CLTs).

Matching funds: Written confirmation of matching funds are included in the Appendix. Matching funds from Center for Studies in Demography & Ecology (CSDE) will be used to cover Drs. Stevenson and Wang's travel expenses after \$310 which will be covered by this grant.

Appendix

References:

1. Berrang-Ford, L., Siders, A. R., Lesnikowski, A..., and Abu T. Z. (2021). A Systematic Global Stocktake of Evidence on Human Adaptation to Climate Change. *Nature Climate Change*, 11, 989-1000.
2. Wilson, R. S., Herziger, A., Hamilton, M., and Brooks, J. S. (2020). From Incremental to Transformative Adaptation in Individual Responses to Climate-Exacerbated Hazards. *Nature Climate Change*, 10, 200-208.
3. Wang, R., Wandio, C., Bennett, A., Spicer, J., Corugedo, S., and Thaden, E. (2023). *The 2022 Census of Community Land Trusts and Shared Equity Entities in the United States*. Working paper. Cambridge, MA, USA: Lincoln Institute of Land Policy.
4. Christiansen, L., Martinez, G., and Naswa, P. (2018). *Adaptation Metrics: Perspectives on Measuring, Aggregating, and Comparing Adaptation Results*. Copenhagen, Denmark: UNEP DTU Partnership.



ROOTEDHOMES



Lopez Community
Land Trust

HOMESTEAD

Community Land Trust

2/21/2024

Population Health Initiative
Hans Rosling Center for Population Health
University of Washington

RE: Letter of Support for University of Washington Population Health Initiative Proposal

Dear Population Health Initiative Selection Committee,

As Executive Directors of Lopez CLT, RootedHomes, and Homestead CLT, we enthusiastically support the PHI research proposal titled “*Understanding How Community Land Trusts Advance Environmental Justice.*” This timely and collaborative research is well aligned with our respective CLT’s mission, which centers on providing environmentally sustainable and permanently affordable housing opportunities for our communities.

In past conversations with Drs. Wang and Stevenson, we shared with them our respective organization’s environmental efforts and the need to expand these efforts. We also discussed during their on-site visits about identifying potential interviewees and interview strategies. We are excited about the prospect of supporting the next phase of the study, including providing feedback on interview questions, helping recruit interviewees, interpreting research findings, and helping disseminate research results to a broader audience. One primary anticipated practical outcome for our organizations from this collaborative research study is to incorporate research findings into our practices.

This proposed research has been endorsed by Northwest CLT Coalition – a regional organization representing CLTs in Washington State and four neighboring states. This research is both applied and timely as CLTs in Washington were recently funded by the Washington State Department of Commerce to build capacity for CLT growth across the state. If this proposal is selected for funding, the findings will contribute to our ongoing work to improve our data collection systems and monitor our sustainability effort. More broadly, this will not only inform our practices, but also help us garner further public and financial support.

We look forward to serving as community partners on this important work if the proposal is successful. We affirm Dr. Wang’s ability in leading the effort of developing this evaluation framework based on his extensive records of research in this area, his previous professional experience with Grounded Solutions Network, his collaboration with Dr. Steveson, and both Drs. Wang and Steveson’s current role as educators and scholars at UW. If you have any questions or wish to discuss this further, please feel free to contact us.

Thank you for your consideration of this proposal.

Sincerely,

Sandy Bishop
Executive Director
Lopez Community Land Trust
lclt@rockisland.com

Jackie Keogh
Executive Director
RootedHomes
jackie@korlandtrust.org

Kathleen Hosfeld
Executive Director
Homestead Community Land Trust
kathleen@homesteadclt.org



**GROUND
ED
SOLUTIONS
NETWORK**

strong communities
from the ground up

Mailing Address
PO Box 70724
Oakland, CA 94612

February 15, 2024

Vince Wang, PhD. Assistant Professor
Runstad Department of Real Estate University of Washington
Seattle, Washington

Dylan Stevenson, PhD.
Department of Urban Design and Planning
University of Washington

Dear Professors Wang and Stevenson,

The purpose of this letter is to confirm our enthusiastic support for the project you intend to submit to University of Washington's Population Health Initiative funding opportunity regarding the development of an environmental evaluation framework for community land trusts (CLTs). As the national organization promoting CLTs, Grounded Solutions Network (formerly the National Community Land Trust Network) believe this research can directly contribute to the heightened interest of environmental commitments in the CLT field and help identify the needs of their environmental efforts.

If your proposal is successful, we will be happy to continue our strong collaborative relationship and provide national CLT survey data for this new project. We are particularly pleased that the framework will be applied to three partnering CLTs. We believe this framework holds promising potential to be employed in other CLTs across the nation. And once you get to that stage of the research agenda, we would like to further discuss potential collaboration in terms of product incorporation into our existing data tracking platform and expansion to more CLTs.

Based on our prior successful partnership, we heartily support your application for fundings and are pleased to continue to collaborate with you and your colleagues at the University of Washington.

Sincerely,

Rachel Silver
COO



CENTER FOR STUDIES IN DEMOGRAPHY & ECOLOGY
UNIVERSITY of WASHINGTON

February 20, 2024

To: Vince Wang (Real Estate)
Dylan Stevenson (Urban Design and Planning)

From: Steven Goodreau, Development Core Director, CSDE
Dan Eisenberg, Science Core Director, CSDE
Tina Swenson, Administrator, CSDE

Re: Population Health Initiative Seed Grants and Matching Support

Cc: Steven Bourassa, Chair, Real Estate
Branden Born, Chair, Urban Design and Planning
Carrie Dossick, Associate Dean for Research, College of Built Environments

Congratulations on being invited by the Population Health Initiative to submit a full Tier 2 application. CSDE is pleased to pledge matching support of \$2,000 for your proposed research project "Developing an Environmental Evaluation Framework for Community Land Trusts". If your PHI proposal is successful, CSDE will provide these funds to support travel to Lopez Island, WA and Bend, OR to conduct interviews with community partners, and other project-related work.

We're delighted to support this project and wish you the very best in the competition.

Sincerely,

Steven M. Goodreau
Development Core Director, CSDE
goodreau@uw.edu

As a Federally and University funded research center, the [Center for Studies in Demography & Ecology](#) in the College of Arts & Sciences provides technical expertise and financial support to over 150 researchers at the University of Washington.

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CSDE acknowledges we are on Coast Salish territory, the traditional homeland of the Duwamish, Suquamish, Tulalip, and Muckleshoot nations and other Native peoples.

CSDE's commissioned logo from Native artist, UW Professor Marvin Oliver acknowledges these vital connections to native peoples and territories



Abstract for UAA 2025 Conference

The Possibilities of Scalar Flexibility in Community Land Trusts? Comparing the Size and Factors Associated with Service Areas

Ruoniu (Vince) Wang

Despite their common scholarly characterization as neighborhood-scaled entities, community land trusts (CLTs) were originally conceived as a flexibly scaled organizational form (Swann et al., 1972). Variation in CLTs' service area size contributes to debates on scale versus community control, with some scholars arguing that larger service areas may prioritize residential portfolio growth over community control (Defilippis et al., 2018). This "scalar flexibility," a concept introduced by Aoyama (2016), may reflect unique attributes of "hybrid" social enterprises, including community-based development organizations such as the CLT model.

However, little empirical research has examined the factors associated with CLTs' flexibly scaled service areas. This research addresses three key research questions: (1) Do different service area types serve neighborhoods with distinct demographic and socio-economic characteristics? (2) Which organizational factors are associated with the size of service areas? (3) Do neighborhoods with CLTs – especially those with varying service area sizes – differ from those without? CLT service area data are sourced from a recent national CLT census (Wang et al., 2023), while demographic and socio-economic data come from the American Community Survey and HUD's CHAS data.

To explore these questions, we conduct descriptive analysis for the first research question, multinomial regression models for the second, and OLS regression for the third. We hypothesize that CLTs with smaller service areas are more likely to serve urban areas with higher poverty rates, worse housing affordability, and greater social vulnerability. These CLTs are expected to be older, more traditional, focused on shared equity home development, have fewer units, and be less financially healthy. Additionally, neighborhoods with CLTs are expected to be less urban, with higher poverty and unemployment rates, lower education levels, worse housing affordability, and higher social vulnerability compared to those without CLTs. We also consider implications of the CLT case to the broader concept of "scalar flexibility".

LOI to RWJF

Project Title: Community Land Trusts, Health, and Health Equity

Principal Investigator Names: Dr. Ruoniu (Vince) Wang and Dr. Bryant Crubaugh

Rationale. Housing instability is a substantial cause of chronic stress. Families of color in U.S. cities disproportionately experience housing instability (Heflin 2017; Desmond 2012), making housing a vital social determinant of health and racial equity. Exclusive, discriminatory policy and systemic racism have constructed significant barriers to homeownership and intergenerational wealth generation (Rothstein 2017; Massey and Denton 1993). Policies exist to meet needs through cash assistance and in-kind resources, but do not result in, or may even explicitly prevent, wealth generation. Families with access to wealth are better able to meet their needs and enact strategies that either prevent adverse health outcomes or quickly alleviate them. As such, understanding the intersection of land use, housing access, and asset building is vital to understanding health. Community land trusts (CLTs) provide an opportunity to address fundamental wealth inequalities, reduce chronic stress, and generate positive community characteristics that come with stability, leading to positive health and health equity outcomes.

CLTs own and manage land to provide affordable housing and other community assets. They are community initiated, owned, and determined, allowing local influence in decision making and land use to address local needs. CLTs manage long-term collective risk, sharing the risk burden that has disproportionately affected marginalized communities of color, especially during economic recessions (Loya & Flippen 2021). This individual and shared wealth generation ties CLT residents and communities together to begin correcting past and contemporaneous injustices. The provision of long-term affordable housing stabilizes communities and the benefits that come with it, including collective efficacy—social cohesion and the willingness to intervene on behalf of the common good (Sampson et al 1997)—and social capital—connections between individuals and the trust and reciprocity that flow between those connections (Coleman 1988; Aldrich & Meyer 2015). As such, CLTs have the potential to begin to reduce health inequities.

CLTs provide a community-based solution to social and economic inequalities, intergenerational wealth transmission, and health inequities. We propose to contribute evidence that CLTs are transformative in their impacts on health and health equity. This will benefit communities and families that have been systematically excluded from the benefits of most housing policies. It will also provide evidence of the need for more funding and policy support for further development of CLTs as a solution to health inequities.

Overarching Research Question: How do CLTs impact residents' health and communities' health equity?

1. How do CLTs impact residents' chronic stress and related health conditions in U.S. cities?
2. How do CLTs affect the gap between racial groups' aggregate levels of chronic stress and related health conditions at the city/state level?

Research Approach & Activities: We propose a community-informed quasi-experimental study of CLTs across the country to investigate their health and health equity impacts. To inform this research, we will engage a community advisory board (CAB), comprised of representatives from CLTs, national housing advocacy organizations, and others who can act on the findings.

Key Measures: CLT data will come from existing data sources and original data collection. We will utilize the CLT Census (Grounded Solutions Network 2022), the collection of which was led by co-PI Wang. The CLT Census includes data collected directly from 140 CLTs in cities with populations over 100,000, including age, number of units, and organizational features. Additional data collection will complement the CLT Census, which includes organizational location, not necessarily where CLT properties are located. We will collect property locations by searching registries of deeds and reaching out to CLTs directly. This combination of approaches ensures a high coverage rate and a process that does not overburden CLTs.

Health and health equity will be measured at two different levels of analysis. First, we will measure health at the census tract level. Chronic stress related measures will include physical (hypertension, heart disease, stroke, and insomnia) and mental health (depression and anxiety). Census tract level data come from the 500 Cities and PLACES datasets from the Centers for Disease Control and Prevention (CDC). These data from 2013-2020 rely on systematic surveys of individuals to produce census tract level indicators. Among CLTs in cities over 100,000 residents, only 1 is not covered by these datasets. Second, we will measure health equity at the county level. Using the CDC's Behavioral Risk Factors Surveillance System (BRFSS) data, we will generate county level estimates of racial gaps in physical and mental health related to chronic stress using well established small-area analyses (D'Agostino-McGowan et al. 2014; Goodman 2010). We will also include data from the American Community Survey to provide important information about communities that may influence results (e.g. socioeconomic status, workforce composition).

Analytic Methods: To analyze the impact of CLTs on health and health equity, we will implement quasi-experimental methods, analyzing the impact of CLTs on neighborhood health and county health equity compared to areas without such organizations. We will implement comparative interrupted times series (CITS) methods, a longitudinal analysis that capitalizes on within- and between-location variation in policy implementation. This design is optimally suited to evaluation of CLTs given the implementation of CLTs at different time points during the study period (Biglan et al., 2000). To ensure appropriate comparison groups, we will use propensity score matching. Matching based on propensity scores—the conditional probabilities that a tract or county has a CLT given a set of observable characteristics (Austin 2011)—allows us to address potential selection bias. These models will allow us to establish treatment effects of a CLT on health and health equity compared to similarly positioned tracts and counties.

Implications: This study is designed to generate evidence of the importance of land use in health and health equity. Through the rigorous analyses designed here, we will establish community land trusts as a transformational solution. Community based organizations and neighbors can use these results in evidence-based campaigns for equitable zoning and use of

land, including in campaigns for policy support in establishing CLTs. Local, state, and federal policy makers may also include CLTs in data-based solutions for health and health equity. Affordable housing advocates may also have another tool in their toolbox while seeking to address the affordable housing crisis. These results will provide evidence of the transformative impacts of CLTs for health and health equity.

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