

Public-Private Partnerships and other Creative Approaches to Increase Housing Supply

From the Urban Land Institute:

Public/private partnerships are considered “creative alliances” formed between a government entity and private developers to achieve a common purpose. Other actors have joined such partnerships—including nongovernmental institutions, such as health care providers and educational institutions; nonprofit associations, such as community-based organizations; and intermediary groups, such as business improvement districts. Citizens and neighborhood groups also have a stake in the process.

<https://uli.org/wp-content/uploads/ULI-Documents/Successful-Public-Private-Partnerships.pdf>

Examples:

Regulatory and Proprietary Actions

Brickell City Centre is a 6.5 million-square-foot mixed-use project in downtown Miami. The government participation was not in the form of direct subsidy but in the nature of favorable regulatory and proprietary actions, which included the adoption of a Special Area Plan, the first under Miami’s new zoning code, that allowed certain deviations from the code because of the size, scale, and complexity of this project. In their proprietary capacities, the County Transit Agency, the Florida Department of Transportation, and the city of Miami conveyed easements and small parcels to the developer at market rates, which helped facilitate the development.

Layered Funding

The Landlord-Tenant Partnership combines multiple layers of public funding to make housing accessible to the most vulnerable groups in Asheville. City and County funds are used to provide landlords with financial bonuses for renting to people with Housing Choice Vouchers and other forms of federal rental assistance. The City and County also provide repair funds which can be accessed up to \$7500 if there is damage to a unit rented to a tenant with federal rental assistance. A nonprofit intermediary recruits landlords and guides them through the process of matching to a tenant. The landlord navigator is the advocate for the landlord, even if a tenant must be evicted. Tenants are supported by a navigator who provides training in tenant readiness, support during the housing search, and housing retention coaching once in place.

Housing Bonds

Haywood Street Church is an urban mission in Asheville, NC. Haywood Street approached the City of Asheville with the goal of building permanently affordable housing with extensive supportive services on site. The City awarded Haywood Street Church significant funding from its housing bond trust fund, which Haywood Street combined with foundation and individual

donor fundraising. 45 permanently afforded units are under construction to house people living at or below 30% AMI.

Community Engagement and Facilitation

In Pittsburgh, The Village Collaborative was created to engage more community members, particularly in Eat Liberty's faith-based community, in the equitable development of the neighborhood. As of November 2021, the collaborative was designated as the Registered Community Organization (RCO) for East Liberty. RCOs are an official designation granted by the City of Pittsburgh to ensure their formal role in current development projects. As such, The Village Collaborative will take a leading role in shaping the future of the neighborhood.

The National Association of Home Builders has similarly published a resource, *Discovering New Opportunities for Affordable Housing*, that highlights new strategies for increasing housing supply. Examples of strategies mentioned include:

- Strong Housing Policy and Planning efforts (Town of Frisco in Colorado addressed affordable housing for working residents in a tourist town; Saybrook Connecticut planned proactively for affordable housing using government-donated land).
- Mixed-Use, Mixed-Income developments (700 acre redevelopment project in Austin, Texas used former airport for housing, retail and office mix, and homebuilders including 25% affordable units and senior apartments in 5900 home development)
- Creative Reuse of Available Resources (Old Town Commons in Alexandria, VA, redeveloped public housing into mix of market-rate townhomes and public housing apartments through public-private partnership.)
- Redevelopment of historic buildings (St. Louis Missouri redevelops vacant landmark to be apartments and office with mix of market-rate apartments, affordable lofts for artists, offices and classroom space for local University)
- Community Partnership (Freno Housing Authority and City staff coordinate to revise rules and align new development of workforce housing with new rules; Chicago nonprofit acquires and rehabs abandoned homes and resells to qualified home buyers. State settlement funds and municipal support help project succeed.)

A copy of the Home Builders Report is available on the [Cohort website](#).

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