



**GROUND  
ED  
SOLUTIONS  
NETWORK**

---

strong communities  
from the ground up

# Lessons Learned from Multi-Locality Land Use Cohort Work

*Colby Sledge | Local Policy Principal, Grounded Solutions Network*



## Program Overview

- ▶ Grounded Solutions Network's "ForEveryoneHome" initiative is an 18-month technical assistance, peer learning, and community engagement program to help localities chart a path to inclusive housing production and preservation through lasting affordability.



# ForEveryoneHome



## 2024 Cohort





## Cohort Information

### Mecklenburg Co., N.C.

- Pop: 1.2M
- Demos: 44W, 33B, 16H/L, 7AAPI
- MHI: \$84k
- Home: \$371k
- Rent: \$1,500

### DuPage Co., Ill.

- Pop: 937,000
- Demos: 63W, 6B, 16H/L, 14AAPI
- MHI: \$110k
- Home: \$374k
- Rent: \$1,600





## Early Phases

- ▶ Housing Underproduction Report
- ▶ Stakeholder Interviews
- ▶ Community Engagement Sessions

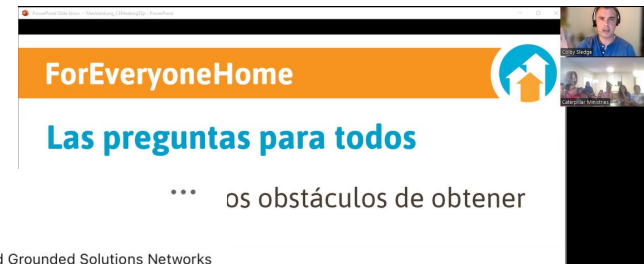




## Community Engagement

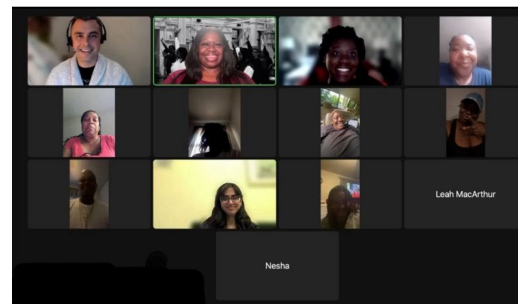


# United Way OF GREATER CHARLOTTE



**Lasharal Fields** · 1st  
National Community Activator  
13h · 🌐

What an incredible night! United Way and Grounded Solutions Networks hosted a virtual listening session with the community to tackle housing affordability in our community. Thank you to those who was apart of it! We have more sessions on the horizon – let me know if you're interested in getting involved. This isn't just a space for those who looking to rent affordable housing, this is also a space for people who own homes, homeless, or just want to help change policies and expectations when it comes to affordable housing!





# Grounded Solutions Network

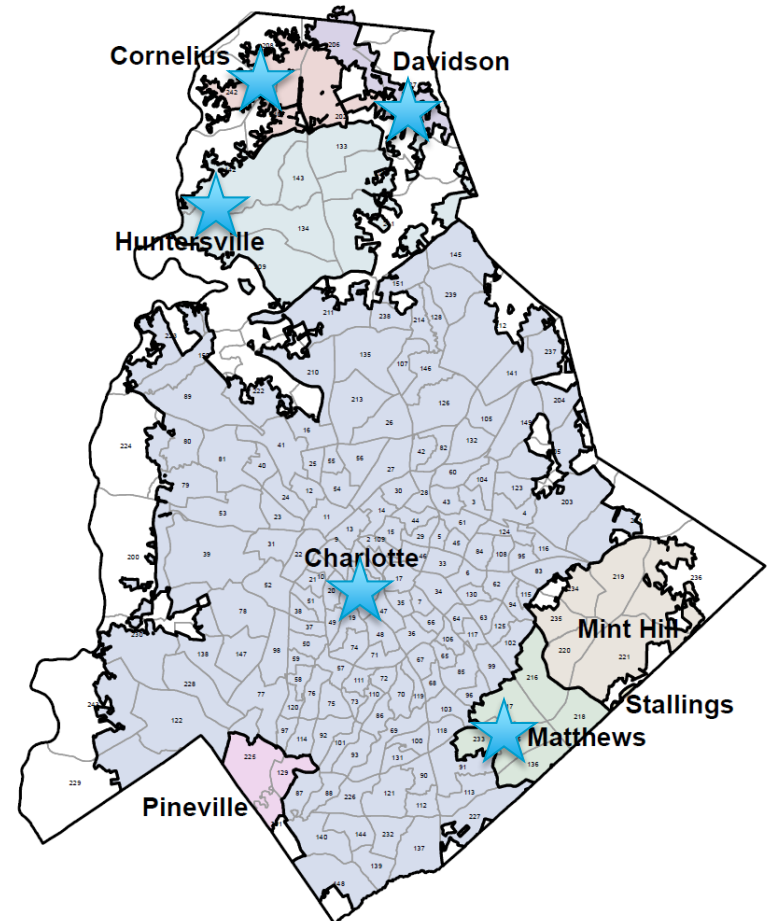
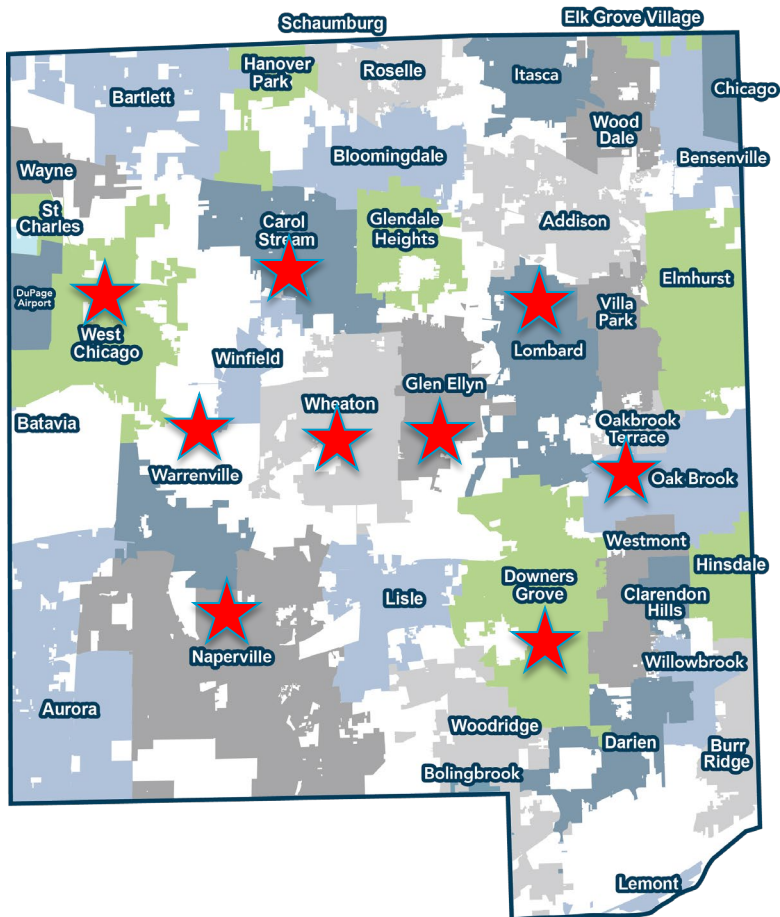


## Site Visits





## Involved Localities



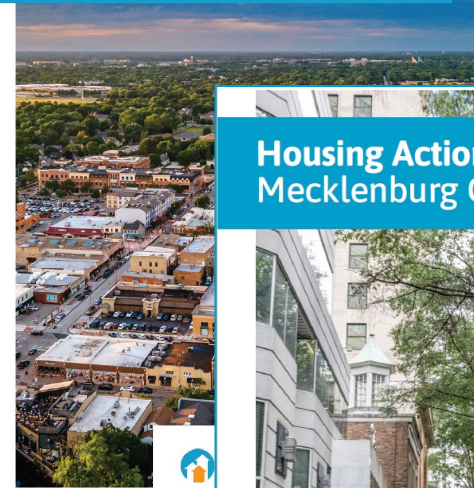




## Housing Action Plans

- ▶ Moving From Plan to Action
  - Select a policy or program for rapid implementation
  - Analyze relevant data
  - Interview key stakeholders
  - Workshop policy changes
  - Draft and revise proposed policy

Housing Action Plan for  
DuPage County, Illinois



Housing Action Plan for  
Mecklenburg County, NC





## Housing Action Plan Similarities

- ▶ Inclusionary Housing Policies
- ▶ Land Inventory and Acquisition
- ▶ Reduce Renting Obstacles





## Housing Action Plan Differences

### Mecklenburg Co.

- ▶ Enable smaller units
- ▶ Define fund infrastructure
- ▶ Renter education

### DuPage Co.

- ▶ Encourage broader housing typology
- ▶ Create fund infrastructure
- ▶ Community involvement





## Housing Action Plan Selections

### Mecklenburg Co.

- ▶ Strike Fund Development
- ▶ Land Acquisition (possible TOD)
- ▶ Renter education

### DuPage Co.

- ▶ Housing Trust Fund Creation
- ▶ Land Banking
- ▶ Community-led development



## Housing Action Plan Selections

### Mecklenburg Co.

- ▶ **Strike Fund Development**
- ▶ Land Acquisition (possible TOD)
- ▶ Renter education

### DuPage Co.

- ▶ **Housing Trust Fund Creation**
- ▶ Land Banking
- ▶ Community-led development



## Mecklenburg County Report

- ▶ NOAH Strike Fund RFP: Fund design consultant selected; work ongoing
- ▶ TOD Land Acquisition: Ongoing state-level conversation about transit expansion; funding referendum legislation filed last week





## DuPage County Report

### ▶ State Enabling Legislation Menu

Affordable Housing Trust Fund

Land Bank Partnerships

Affordable Housing Infrastructure Agreements

### ▶ Advocacy Partners

Chicago Housing Trust

Here to Stay CLT

Housing Action Illinois

Illinois Housing Development Authority



## Supply Projections

- In Mecklenburg County, a fully funded and functioning NOAH Strike Fund (at \$100m+) should expect to preserve 500-600 units annually, for a total of 2,500 to 3,000 units over five years.
- In DuPage County, a fully funded Affordable Housing Trust Fund (approximately \$20 million annually), combined with the ability to fund infrastructure for affordable units and permission to begin donating properties to land banks, could feasibly yield 400-500 units per year, for a total of 2,000 to 2,500 units over five years.
- When combined with the first FEH cohort's efforts of an estimated 4,600 units preserved and created, these policies should yield a combined 9,000 to 10,000 units.

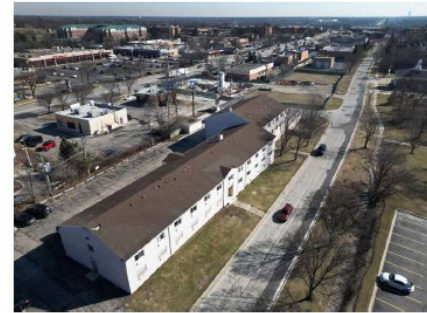


## Why It Matters

- ▶ Mecklenburg Co.: Rapidly growing metro seeking to stabilize housing costs
- ▶ DuPage Co.: New momentum in suburban markets dedicated to homeownership

**Daily Herald**  
Suburban Chicago's News Source

### How DuPage County could expand affordable housing



#### Proposed strategies

Over the past 18 months or so, county officials have examined the issue with the help of the **Grounded Solutions Network**, a national nonprofit membership organization focused on long-lasting affordable housing. DuPage has been part of a cohort group with a North Carolina county through the network's "ForEveryoneHome" initiative.

"DuPage County and its neighbors see less of a housing supply gap and more of a housing supply mismatch," Sledge said in an interview.

"In other words, there are lots of folks who are on either end of the spectrum, where they're paying a lot of their income toward housing needs, or they're paying very little of their income toward their housing needs."

A land bank would enable the county to turn what are liabilities — vacant land or land that's not being really used — into the potential for housing for residents at a more affordable rate, Sledge explained.





## Key Takeaways

- ▶ Increased Land Bank Interest
- ▶ Education Needed on CLTs, Shared Equity, and Lasting Affordability
- ▶ New and Growing Markets with Economic and Political Shifts

# Grounded Solutions Network



**REGISTER  
NOW!**

**POLICY.  
PRACTICE.  
POWER.**

Grounded Solutions Network  
National Housing Conference **2025**

**GROUND  
SOLUTIONS  
NETWORK**

**MAY 27 - 29TH** | **CAPITAL HILTON  
WASHINGTON, D.C.**





**GROUND  
ED  
SOLUTIONS  
NETWORK**

---

strong communities  
from the ground up

**Thank You!**

[jdaniels@groundedsolutions.org](mailto:jdaniels@groundedsolutions.org)  
[csledge@groundedsolutions.org](mailto:csledge@groundedsolutions.org)



## Questions/Comments