



NATIONAL  
ASSOCIATION FOR  
LATINO  
COMMUNITY  
ASSET  
BUILDERS

2020 TACDC Conference

# Naturally Occurring Affordable Housing

Levar Martin

Chief Program Officer



# Who We Are



NALCAB strengthens the economy by advancing economic mobility in Latino communities



NALCAB is a national Community Development Financial Institution (CDFI), non-profit organization that provides technical assistance and policy support to non-profits and units of government in 40 states, DC and Puerto Rico.



# Our Areas of Expertise



Equitable  
Neighborhood  
Development



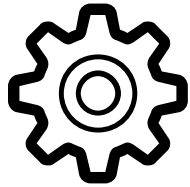
Small  
Business  
Investment



Family  
Financial  
Capability

# What We Do

## Organizational Capacity Building



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Grant Making  
Technical Assistance  
Training  
Leadership Dev.

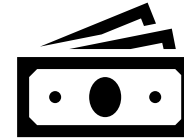
## Policy and Field Building



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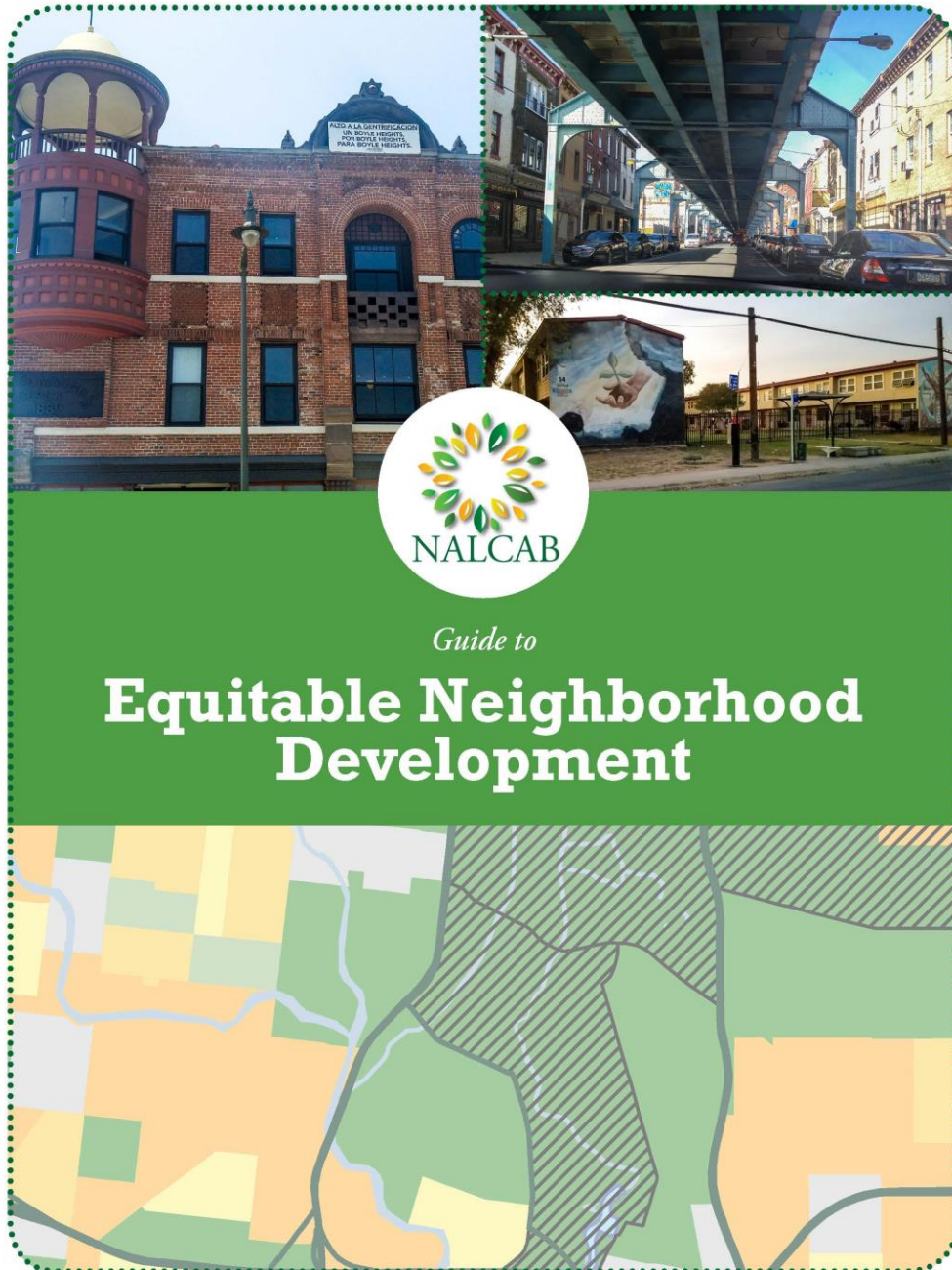
Research  
Influencing Policy-  
Makers  
/Institutions

## Impact Investing



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Lending  
Asset Management



<https://www.nalcab.org/equitable-neighborhood-development/>



## Tools in this Guide

- A.** Neighborhood Change Survey
- B.** Neighborhood Trend Analysis
- C.** Mapping the Neighborhood Trend Analysis
- D.** Tracking and Mapping Investment
- E.** Affordability Gap Analysis
- F.** Policies and Incentives by Income Bracket
- G.** Equitable Neighborhood Development Recommendation Chart



# Program Development



Neighborhood Stabilization Program 2:  
2010-2016 \$220 Million Deployed



San Francisco Mission Promise  
Neighborhood Housing Assessment  
(March 2015)



HUD Technical Assistance Provider



# gen • tri • fi • ca • tion

a type of neighborhood change in which real estate price appreciation leads to involuntary displacement and significant cultural change

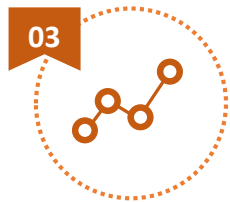
# Anticipating Neighborhood Change



Identify the Factors



Understanding Market Changes



Anticipating Market Activity  
& Real Estate Price Appreciation



# Understanding Market Changes

02



- Analyze the factors causing change to understand where development and real estate price appreciation are likely to occur in the future.



# Catalysts for Neighborhood Change

## Factors Driving Change

Proximity to Changing  
Neighborhoods

Public & Private Investment

Housing Affordability

Accessibility to Assets

Availability of Property

Other

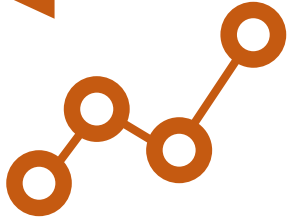
## Questions to Address

How has the community changed  
demographically and economically  
over time?

How have public/ private actions  
and investment decisions  
contributed to changes in the  
community?

# Anticipating Activity & Appreciation

03



- Anticipate the impact and implications of real estate market changes for low- and moderate-income households.



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# Impact and Implications

## for Low- and Moderate-Income Households

### Vulnerable Households

Income-based

Physical/mental health-related

Social vulnerability

Vulnerability related to discrimination

Others?

### Vulnerable Housing Stock

Subsidized rental units with expiring affordability

“Naturally-occurring” affordable rental housing in appreciating areas

Homeownership housing and rising property taxes

Mobile home communities

Environmental hazards

Housing in disrepair

### Benefits of Revitalization

Neighborhood improvements

New housing/commercial

More family-friendly entertainment events

Healthier food options

A more diverse community

Increase in home values

Decrease in crime

Increase customer base for community businesses

1 Mile

Near Westside

Dignowity Hill / Near Eastside

Lone Star





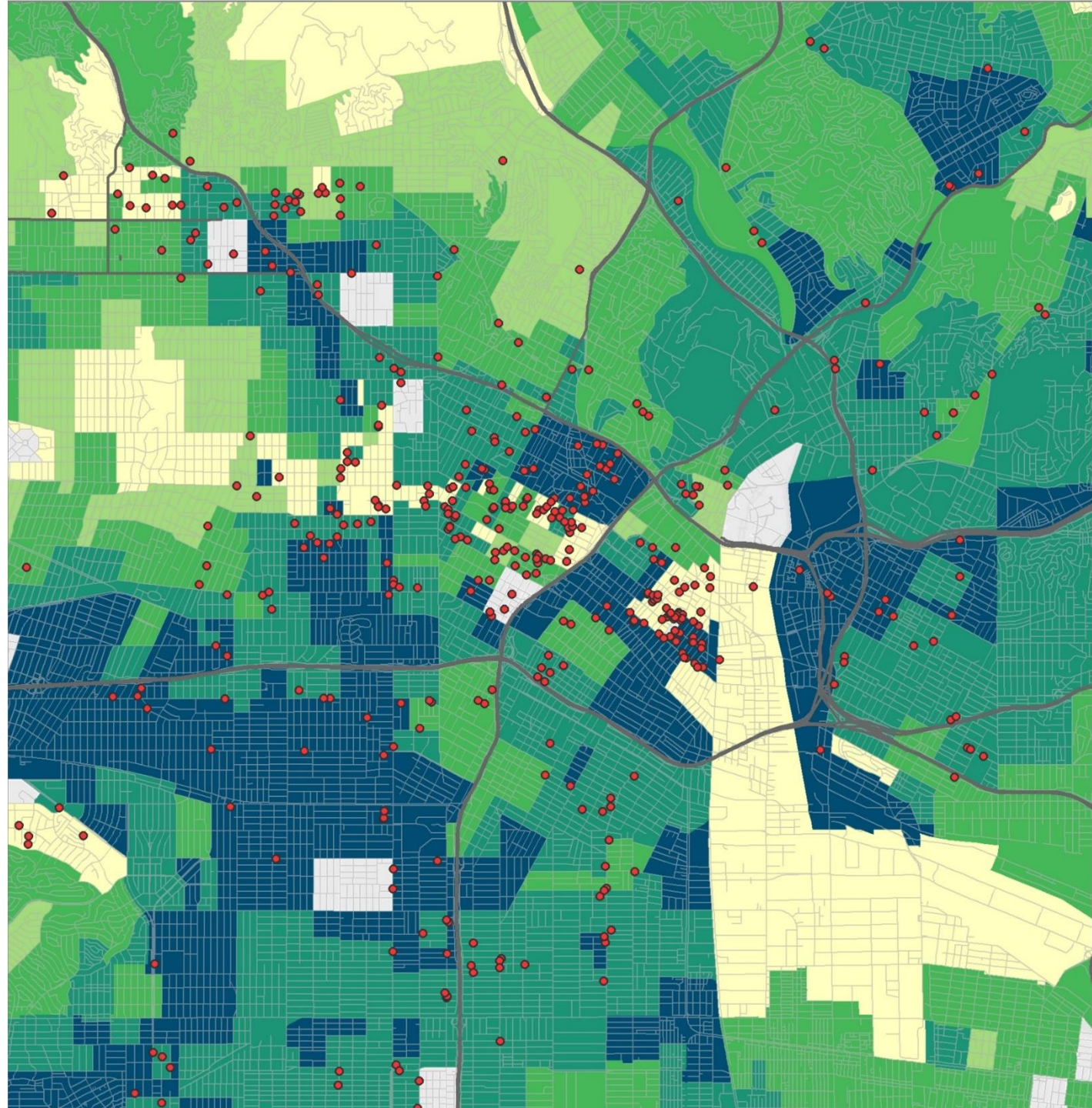
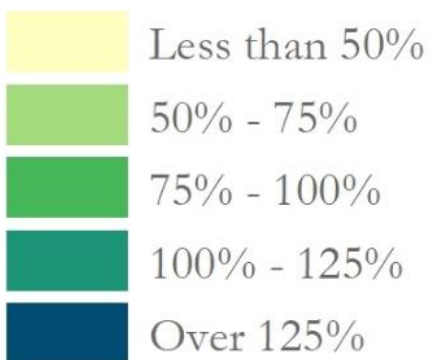


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## Vulnerable Housing Stock

City of Los Angeles  
2011 - 2017

● LIHTC Properties  
Price Appreciation



Source: HouseCanary, PolicyMap

An aerial photograph of a city, likely Austin, Texas, featuring the Tower of the Americas and various urban buildings. A large, semi-transparent circular overlay is positioned on the left side of the image, containing the title and a list of bullet points.

# Social Impact Real Estate Equity Catalyst Fund

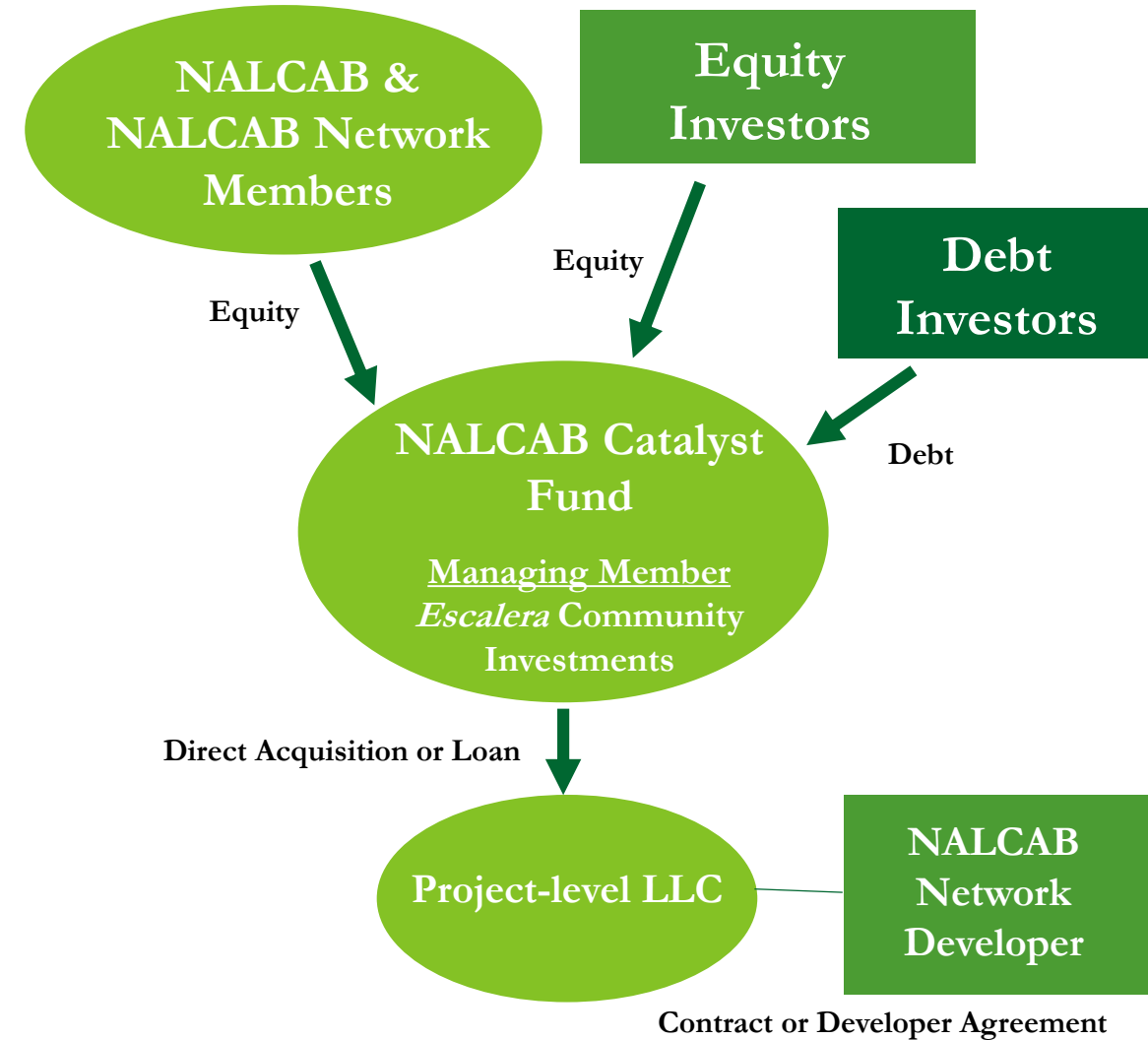
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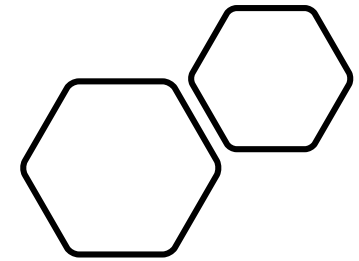
- Single Family and Small Multi-Family
- Patient Capital
- Partner with local member organizations
- Gentrifying and Fast Appreciating Neighborhoods
- Access to healthcare services, jobs, quality schools, transportation



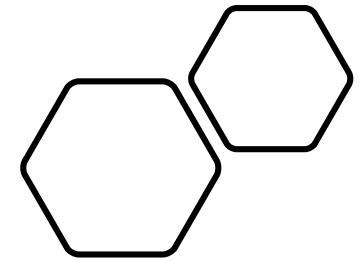
# NALCAB Catalyst Fund

- The NALCAB Catalyst Fund is a social investment fund established to invest in affordable housing in neighborhoods with access to quality jobs, education and health care.
- NALCAB manages the Fund and engages experienced member organizations to provide broker, development and management services.
- Rental properties owned by the Fund will be sold to mission-oriented institutions that will enforce long-term affordability covenants.

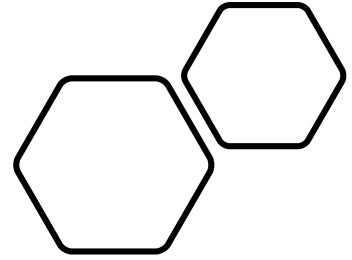




San Antonio, TX

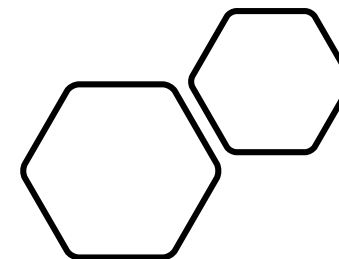


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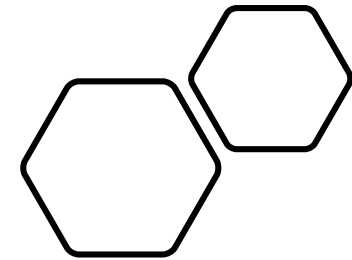


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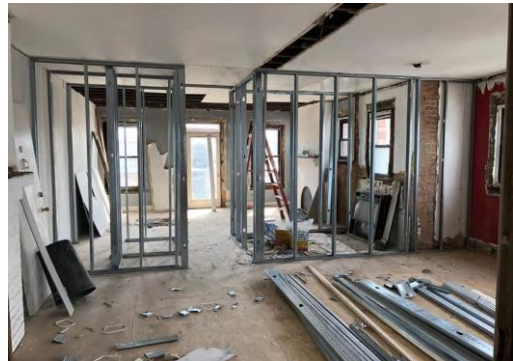


San Antonio, TX





Columbia Heights, DC









**THANK YOU!**

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