

# How to Move Shared Equity Housing Forward with Better Data

March 27, 2026

2-3 pm ET



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation



# Welcome

**Julie Bosland**  
Executive Director, CDF



# Speakers



**Dylan Cohen**

Jonathan Rose  
Company



**Brett Theodos**

Urban Institute



**Vedette Gavin**

Verge Impact Consulting



**Olivia Ildefonso**

North-Arrow



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# Agenda

- Welcome
- Background on the Affordable Housing Initiative
- State of data in shared equity programs
- Perspectives from a virtual roundtable on impact of shared equity housing on racial equity
- Where to start - accessible data and dashboards
- Q and A



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# Why Shared Equity Housing?

---

**Provides permanently affordable ownership alternative to rental housing**

---

Prevents displacement in challenging or gentrifying markets

---

Promotes owner-occupancy and supports local workforce needs

---

Long-established models with demonstrated benefits for residents and communities – can provide housing stability, advance social and financial equity



# Affordable Housing Initiative

- Promote the preservation and development of permanently affordable housing through shared equity models (SEH)
- Help educate policymakers, communities and residents about these models
- **Demonstrate how shared equity can advance housing stability, racial equity and other outcomes**
- Identify policy, financial and technical assistance needs to scale model



Affordable  
Housing  
Initiative



# What is the question?

How does – and can - shared equity advance ...

- Housing stability
- Racial equity
- Financial and other capital
- Civic participation
- Wellbeing
- Health

..... and how do we prove it?



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# What do we need to answer the question?



Understand current state of data



Create core data indicators adaptable to local conditions



Invest in shared data platforms



Support resident-centered data practices



Support capacity building and training – long-term



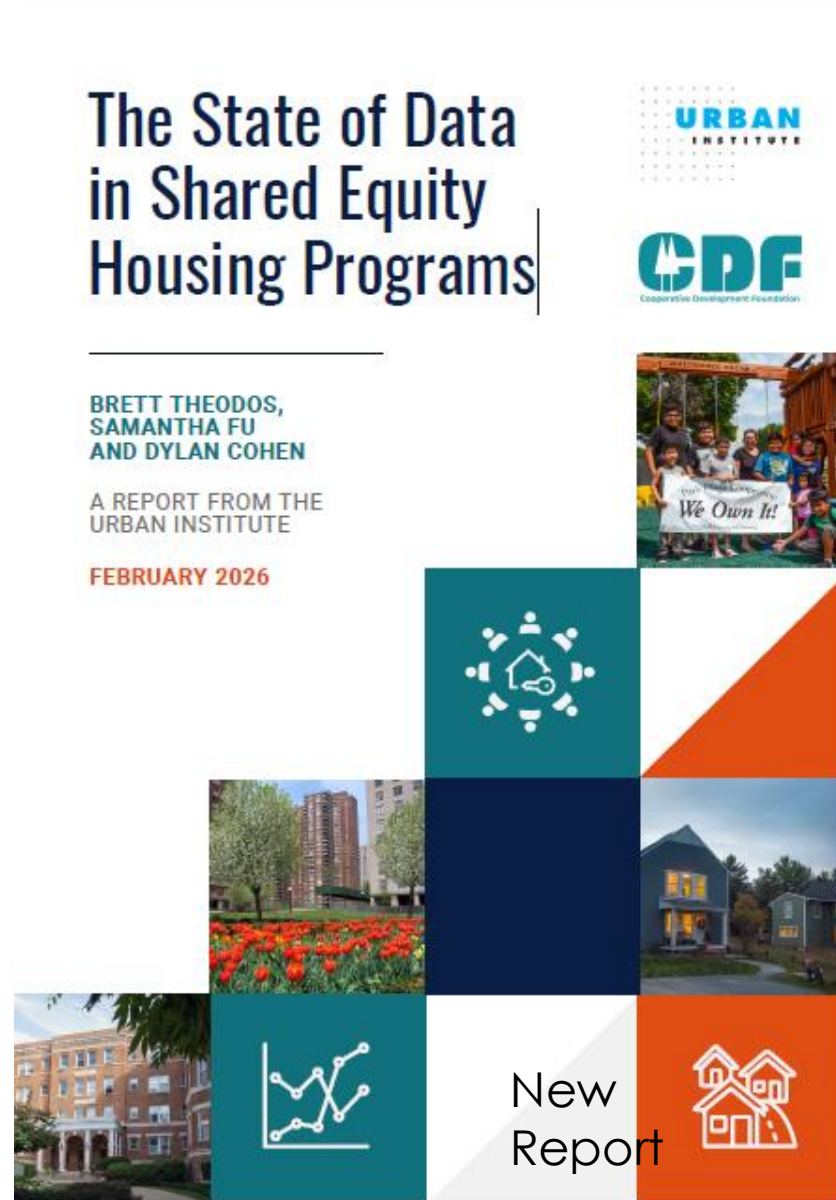
Identify use cases – speak to your audiences



Start somewhere ...with accessible data

**Brett Theodos**  
**Dylan Cohen**

New report



Affordable  
Housing  
Initiative



# Overview of Shared Equity Housing and Report Purpose

## **Research Questions**

How well are shared equity housing programs collecting data on residents and outcomes, and where are the gaps? What opportunities for case making exist?

## **Methods**

Interviews with stakeholders across:

- community land trusts (CLTs)
- municipal inclusionary zoning (IZ) programs
- limited equity cooperatives (LECs)
- technical assistance providers
- Lenders

Supplemented by review of publicly available program documents.

## **Scope**

Focused across three shared equity models: CLTs, deed-restricted/IZ programs, and Limited Equity Cooperatives.

# The Headline

## **The shared equity sector is missing a vital case-making tool.**

*The field lacks the data infrastructure needed to prove its impact, attract new funders, or learn from itself.*

- No standardized data across programs or models
- Almost no longitudinal data
- CLTs are doing relatively better, (newer, built around tools like HomeKeeper from the start)
- LECs have the longest road ahead: older, independently governed, understaffed, fragmented



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

Without better data, the shared equity field is **left making values-based arguments** to funders and lenders who are already probably on board.



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# The Current Shared Equity Data Landscape

## **Decentralized Data Collection**

Data in shared equity housing is collected across various platforms, causing decentralization and uneven capacity.

## **Inconsistent Data Standards**

Varying data definitions and formats hinder comparability and limit meaningful evaluation across programs.

## **Limited Data Sharing**

Privacy concerns and resource limitations restrict data sharing, fragmenting knowledge at national scale.

## **Systemic Challenges**

Funding issues, high technology costs, and lack of shared standards create systemic barriers in data management.



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# Community Land Trusts

---

Data Category	Homekeeper	Douglass CLT	Bright CLT
Property Info + Demographics	✓	✓ At Application	✓ At Application
Financial Stability & Mortgage Data	⚠ Delinquency yes, assets no	✓ Delinquency only	⚠ Assets yes, foreclosure only
Post-Move & Outcomes (satisfaction, next home, health, civic)	⚠ Satisfaction yes, next address no	⚠ Civic yes, satisfaction no	✗ Almost none

**Bottom line: CLTs lead the field, but gaps remain in post-move and long-term outcomes.**

# Inclusionary Zoning Programs

---

Data Category	Collected at Entry	Collected Ongoing / At Exit
Demographics & Income	✓ All 5 programs	⚠ Rarely updated
Financial Stability (credit, assets)	✓ 4 of 5 programs	✗ Not ongoing
Post-Move Outcomes (where they go, why they left)	⚠ 1-3 programs, inconsistently	✗ Almost none

**Bottom line: Strong at intake. Gaps on everything that happens after.**

# Limited Equity Co-operatives

---

Data Category	HUD Section 213	UHAB (NYC)	ROC USA
Property Info	✓	✓	✓ Every 5 yrs
Resident Demographics & Income	✓ / ✗	Mixed	✓ At acquisition
Outcomes (health, mobility, satisfaction, civic engagement)	✗	✗	⚠ Meeting attendance only

**Bottom line: Data describes buildings, not people. Resident outcomes are nearly invisible.**

# Recommendations

## **Standard Indicators Development**

Create core standard indicators usable across models while preserving local adaptability for effective data comparison.

## **Investment in Data Infrastructure**

Invest in shared data platforms that reduce duplication and support interoperability to strengthen data ecosystems.

## **Capacity Building and Training**

Provide training and peer learning to build organizational capacity for effective data management and use.

## **Resident-Centered Data Practices**

Implement transparent data use and privacy safeguards focusing on resident-centered practices and light data collection tools.



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# Questions

- Should funders make standardized data reporting a condition of funding? What are the risks of that approach for smaller programs?
- Who should govern and lead the proposed "shared equity data agency?" A specific organization? A coalition?



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# Vedette Gavin

Perspectives  
from a virtual  
roundtable on  
measuring  
racial equity

- SEH models advance racial equity through permanence, stability, agency, and collective wealth
- CDF convened a national braintrust in Dec 2025
- Goal: identify how to measure SEH's contributions to racial equity



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# Why This Matters

- Gaps in long-term resident outcome data.
- Need to demonstrate racial equity impact.
- Communities need data to advocate and secure investment.



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# Defining Racial Equity in Affordable Housing

5 types of outcomes that demonstrate how affordable housing advances racial equity

1. Collective ownership & agency
2. Wealth - broadly defined (financial + social + power).
3. Quality of life & wellbeing.
4. Redress & repair
5. Self-determination & power.



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# Tensions & Considerations

- Ownership: collective vs. individual
- Wealth: beyond dollars
- Time horizons: 1–2 yrs vs. 10–20+ yrs
- Participation burden
- Awareness gaps



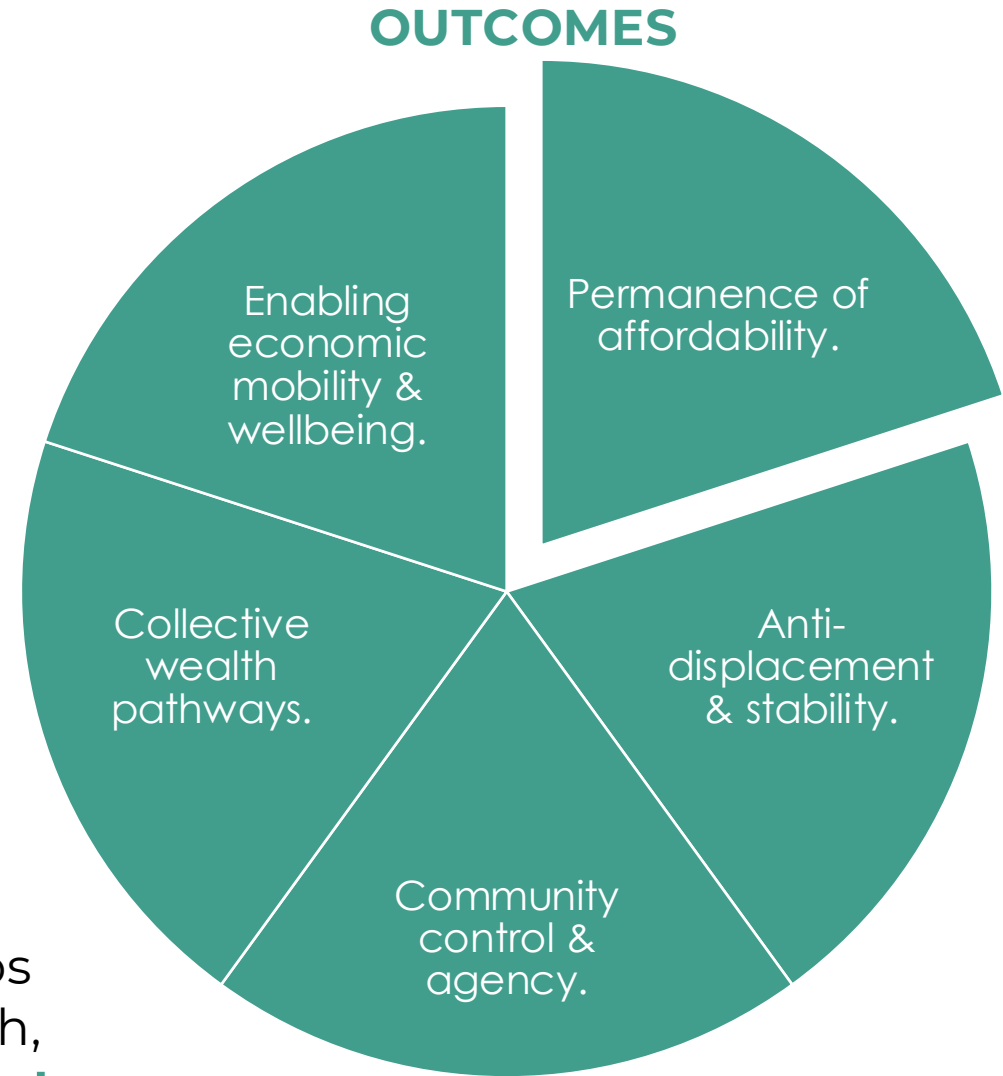
Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# How SEH Advances Racial Equity

## THEME

SEH models advance racial equity through **community context** - providing historically marginalized and excluded groups with tools to advance collective wealth, health, leverage, and stability **on their own terms, not as a prescriptive solution**



# Measurement Framework

- Principles: all measurement approaches must
  - Ask who benefits vs. Who is harmed
  - Focus on trends over time within racial groups
  - Include lived experiences and perspectives as data
- Use cases: making the case to communities & cities.
- Starter data sources: Census, assessor, USPS, HUD.

# Making the Case

Two use cases, different needs.

Communities	Cities
<p><b>Grassroots/advocates need...</b></p> <ul style="list-style-type: none"><li>• Testimonials &amp; feasibility</li><li>• Quality of life indicators</li><li>• Longitudinal stability</li><li>• Economic mobility</li><li>• Social cohesion</li></ul>	<p><b>Planners need...</b></p> <ul style="list-style-type: none"><li>• Market context (prices, displacement risk)</li><li>• Permanence of affordability</li><li>• ROI/Budget impact:</li><li>• Land access: (LIHTC expirations, zoning)</li><li>• Financing viability</li></ul>

*Organizing and community power-building must come first*



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# Priority Actions (2026– 2028)

1. Fund organizing & awareness.
2. Build data infrastructure.
3. Capital & deal support.
4. Tools & training.
5. Long-term commitment.

To  
conclude...

- Some data is better than none.
- Start with accessible data.
- Pair measurement with power building.
- SEH offers community-defined pathways to racial equity.

# Olivia Idefonso

Start  
here....

What public data exists  
that can show:

- Need
- Goals
- Progress



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# DEMO

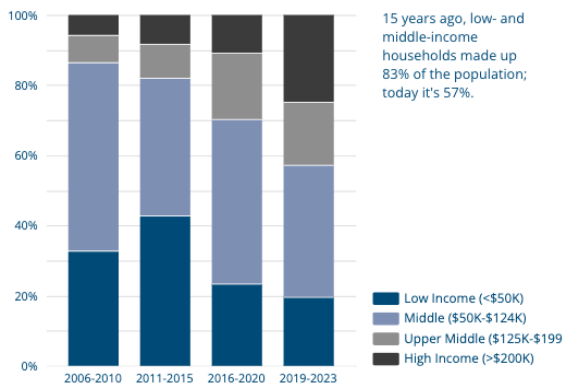
## Community Indicator Dashboards

### OUR NORTH STARS ✨

A vibrant and healthy Steamboat Springs means having residents of all ages and incomes.

As we work together to create more affordable housing, we can measure our progress by tracking these two demographics-- income and age. Over the past 15 years, we've seen the share of low- and middle-income residents and residents under 44 decrease rapidly.

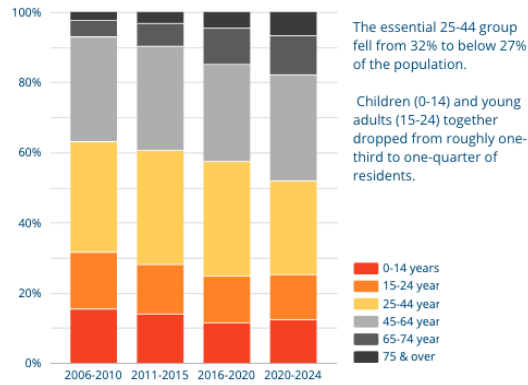
Percentage of Households by Income Level



15 years ago, low- and middle-income households made up 83% of the population; today it's 57%.

Source: ACS 5 year estimates, B19001 Household Income in the past 12 months

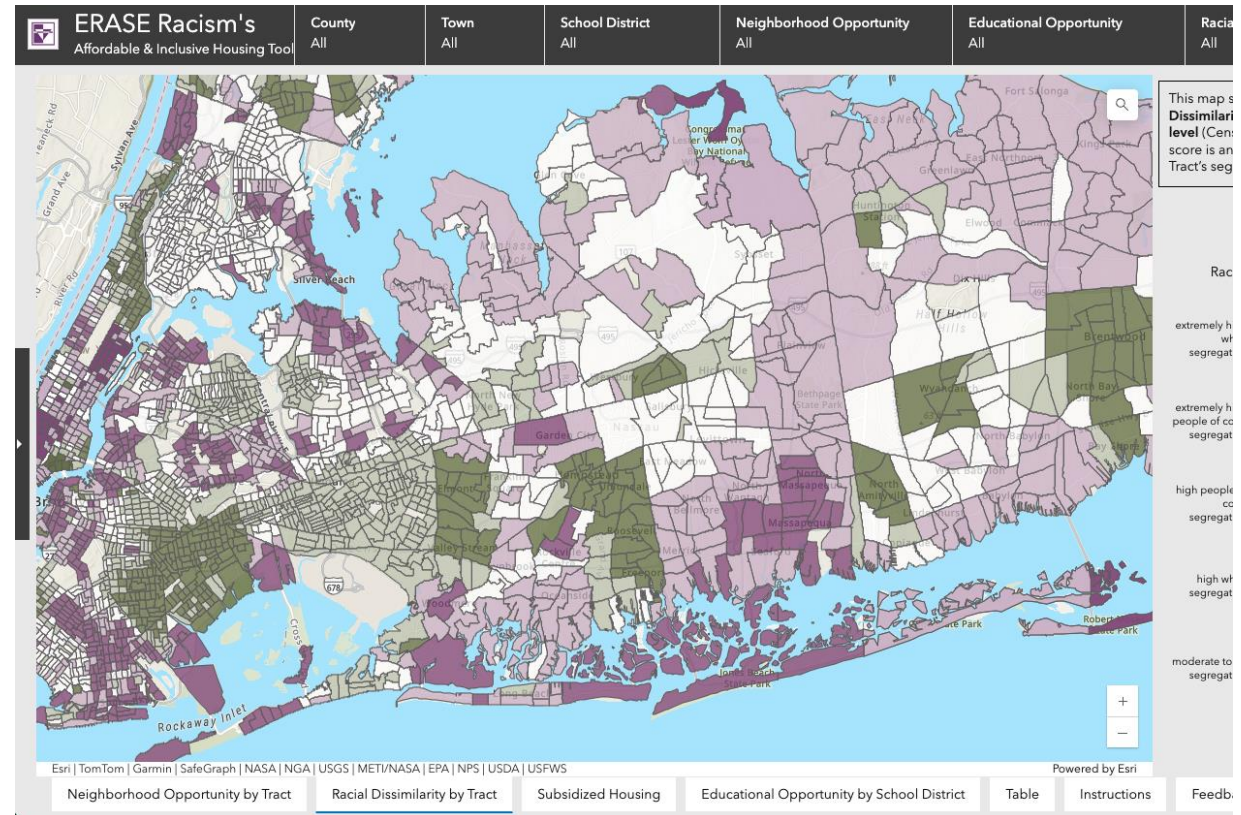
Percentage of Residents by Age Group



The essential 25-44 group fell from 32% to below 27% of the population.

Children (0-14) and young adults (15-24) together dropped from roughly one-third to one-quarter of residents.

Source: ACS Data 5 year estimates, S0101 Age and Sex



# Accessible data bases

## ArcGIS Living Atlas for Federal Datasets

- Census
- CDC
- HUD

## Local Open Data Portals for state & city-level data

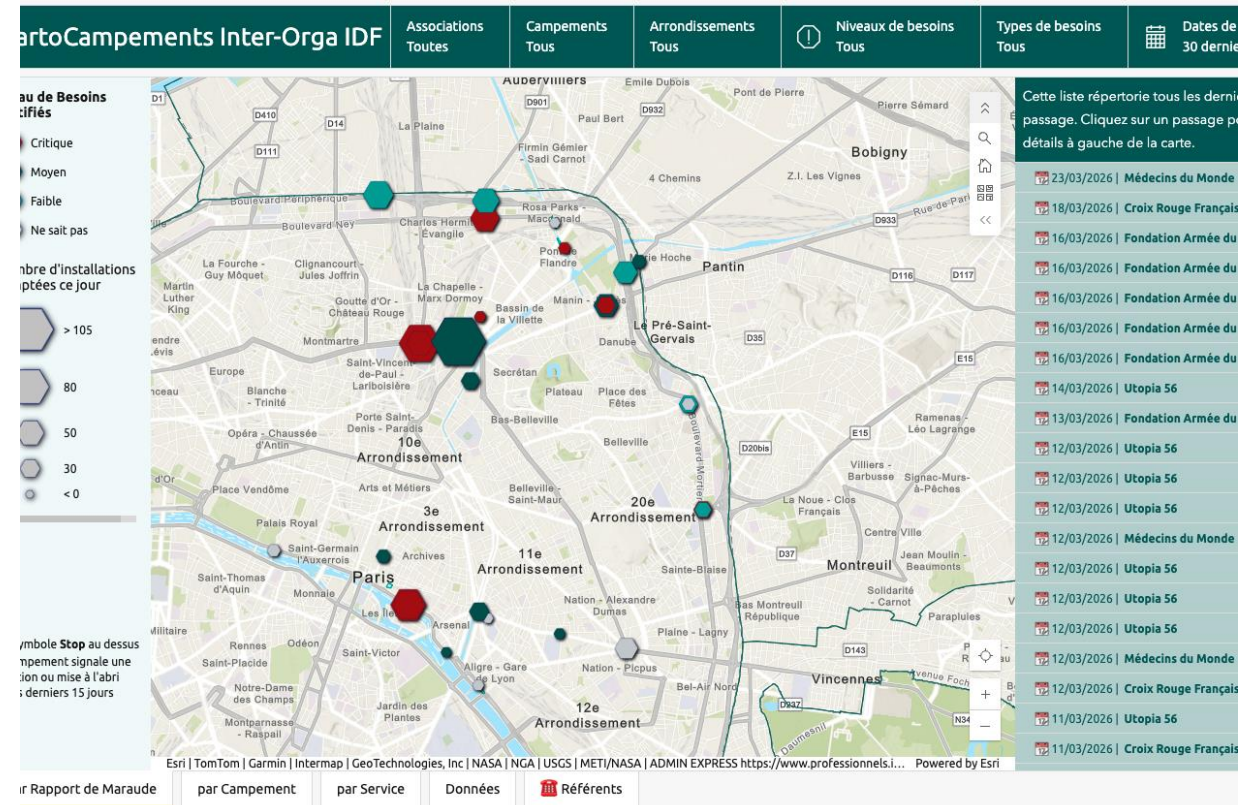
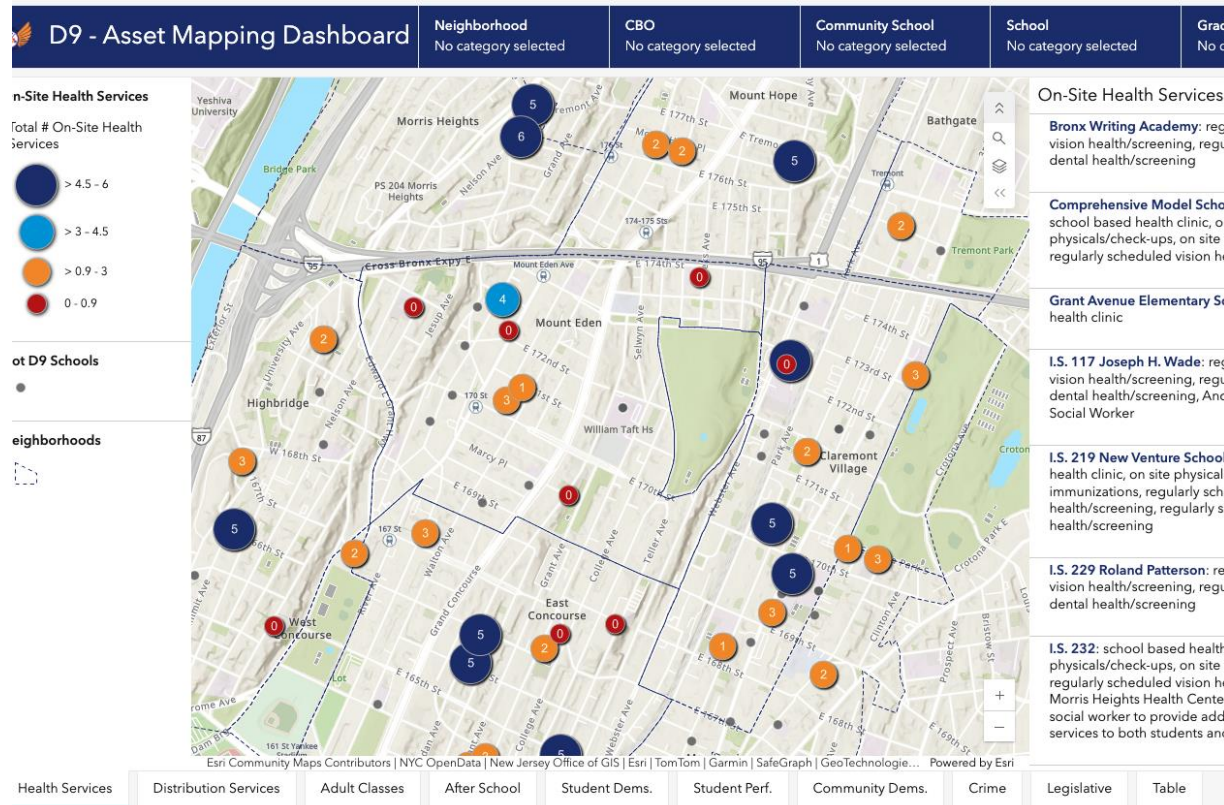
- education
- public safety
- transportation
- business
- environment
- economic development



Affordable  
Housing  
Initiative

A PROJECT OF  
**CDF**  
Cooperative Development Foundation

# Building A Shared Data Platform



# Build Useful, Relevant Dashboards



Community driven



Demonstrate need



Set goals and track progress



Identify and track policies that support the goals



# Questions and Comments



Thank you

---



For more information and the recording of the webinar, visit [www.cdf.coop/affordablehousinginitiative](http://www.cdf.coop/affordablehousinginitiative)