
From: Vince Wang <ruoniu_wang@hotmail.com>
Sent: Wednesday, March 10, 2021 2:10 PM
To: Sarah Fox; External link
Subject: Let's Talk Camas Housing: Sharing some resources about inclusionary zoning
Attachments: Shared Equity Housing One-Pager.pdf

Hi Sarah and Melissa,

My name is Vince Wang and I am a resident in Camas. I learned from a recent article (<https://www.camaspstrecord.com/news/2021/mar/04/no-place-to-call-home-camas-housing-study-shows-lack-of-affordable-options/>) that the city is exploring IZ policies. I happen to conduct a nationwide research study on inclusionary housing and would like to share some resources. Happy to chat more if there is any question or interest in knowing more on this front.

Here is a Shelterforce article that touches some of the questions about IZ brought up by city commissioners: <https://shelterforce.org/2021/03/10/inclusionary-housing-secrets-to-success/>

Here is the link to the newly published study: <https://groundedsolutions.org/tools-for-success/resource-library/inclusionary-housing-united-statesAnd>

Here is the link to the mapping tool and database: <https://inclusionaryhousing.org/map/More>

Broadly, I think the city could benefit from shared equity homeownership models to help lower-income, first-time homebuyers and help create inclusive and equitable communities. See the attached one-pager with some high-level information.

You can reach me via email or by cell 352-727-3747.

Best regards,
Vince

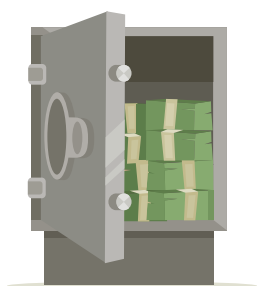
Shared Equity Housing

By the Numbers

1985-2018

Grounded Solutions Network, in partnership with the Lincoln Institute of Land Policy, has authored the most comprehensive study of shared equity housing programs conducted to date. [Tracking Growth and Evaluating Performance of Shared Equity Homeownership Programs During Housing Market Fluctuations](#) is based on data* collected from more than 4,000 housing units across 20 states over three decades, highlighting how shared equity homeownership promotes sustainable wealth building opportunities and lasting affordability for lower-income households.

*Source: [HomeKeeper National Data Hub](#)



The median shared equity household accumulates

\$14,000

in earned equity.
(compared to a median initial investment of \$1,875)

6 out of 10



shared equity homeowners use their earned equity to eventually purchase a traditional market rate home.

7 out of 10

shared equity homeowners are first-time homebuyers



The share of minority households living in shared equity homes increased from

13% to 43%

(1985-2000) (2013-2018)



Over

99%

of shared equity homes avoid foreclosure proceedings



95%

of shared equity homes are priced affordably (under 30% of monthly income) for households earning 80 percent of AMI or below