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Community Land Trusts: Why Now is the Time to Integrate This Housing Activists’ Tool into Local Government Affordable Housing Policies

A recent study found that housing expenses in the period from 2006 to 2010 were 52 percent higher for the typical household living in each of the 25 largest U.S. metropolitan areas than they had been in 2000.¹ This rise in housing expenses, coupled with stagnant wages in those same locations over the same period,¹ has been one of the major reasons that community land trusts (CLTs)² have risen from a fringe housing movement to the center of cities’ efforts to provide affordable housing within the last decade. In addition, many cities see CLTs as a way to provide perpetually affordable units, a benefit not provided by inclusionary zoning ordinances that often require affordability only for a term of years.

This article explores how some cities have already added CLTs to their list of affordable housing policy tools, ultimately arguing that the current-economic environment presents a strong case for more cities to start CLTs at this time. Keeping abreast of the CLT trend is especially important for land use and zoning lawyers because, should the massive city-wide CLTs planned for several major cities in the United States prove successful in coming years, the CLT model may well be adopted by other local governments, after which project proponents meet inclusionary housing requirements, and revitalize how affordable housing dollars are spent by local governments. Section II reviews the history of CLTs. Section III reviews 10 characteristic features of the "classic" CLT structure. Section IV reviews the rise of cities’...
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1. What is the central message of the article you propose to write (the 'aha')? What is important, useful, new, or counter-intuitive about your idea? Why do managers need to know about it?
2. How can your idea be applied in business today (the 'so what')?
3. For which kinds of companies would the idea NOT work well? For which kinds of companies would it work especially well? Why?
4. What research have you conducted to support the argument in your article?
5. On what previous work (either of your own or of others) does this idea build?
6. What is the source of your authority? What academic, professional, or personal experience will you draw on?

It need not be long and it certainly need not be written in question-and-answer format. The important point is to cover the topics the questions raise.

Then please write a two-to-three page (500-750 word) narrative outline laying out the structure of your article and describing each important point in a separate paragraph. Give us a sense not just of the ground you will cover but of how the logic will flow. Please illustrate your points with real-world examples or provide one extended, detailed example.
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PREFACE.

Authors: istadi, l


Document Type: Article

Subject Terms: *CHEMICAL reactions
*COMMON-ion effect
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PREFACE

Bulletin of Chemical Reaction Engineering & Catalysis (ISSN 1978-2993) is an international journal published by Department of Chemical Engineering, Diponegoro University, jointly with Masseyakat Katalis Indonesia - Indonesian Catalyst Society (MKICS). In Scopus coverage years 2011-2014, this journal reached the highest impact factor (by journalmetrics.com) in Indonesia and world ranked 39th or Q4 level in Scimago Catalysis category and world ranked 24th or Q3 level in Scimago Process and Chemistry Technology category. In addition, this journal has also good impact factor in Scimago Journal Ranking and Journal Metrics with SJR = 0.251; SNIP = 0.848; and IPP = 0.719 for coverage years 2011-2014. Thank you for great contribution to all respectful Authors, Peer-reviewers, and Editors.

This journal is dedicated as a media for communicating all research activities in chemical reaction engineering and catalysis fields, and disseminating the novel technology and news related to chemical reaction engineering, catalyst engineering and fundamentals, bioreactor engineering, membrane reactor, and catalytic reactor engineering.

This issue (BCREC, Volume 10, Issue 2, Year 2015) has published 12 articles with various topics in catalysis materials, kinetics studies, and chemical reactor modeling and optimization. This issue was authored and co-authored by 49 authors from 6 countries (Indonesia, India, Iran, Taiwan, Malaysia, and Egypt).

In the first article, a research article about the vulcanization kinetics of ethylene-propylene diene monomer (EPDM) rubber thermal insulation was studied by Fathurohman et al. [1] using rheometer under isothermal condition at different temperatures. This study suggested that the optimum curing time was predicted from autocatalytic model and the kinetic parameters were obtained by using the least square method via non-linear regression. The calculation...
Thank you