Town of Davidson Policy Brief – Guidelines on Structure

* Paper is not to exceed 4 single spaced pages (not counting bibliography). Font 12 Times New Roman (the font used for this guideline)
* Structure must be based on the format provided below
* If citations are used, cite them using parenthetical note, like this (Smith 2021). List source at end of paper
* Use a combination of paragraph format and bullet points to optimize readability (don’t just use paragraph format, don’t just use bullet points, mix it up, use bullet points when clear listing of issues or causes is needed
* Reminder, you do not need to research this topic beyond the material provided to you
* Paper due Tues Nov 30 at 10:00pm

**Protecting and Expanding Affordable Housing while Promoting Light Rail**

Policy brief to the Town of Davidson

Menkhaus Consulting Group

Nov 2021

**Problem statement**: “*How can Davidson protect and expand affordable housing, and some degree of economic and racial diversity in the town, in a context of rapidly rising property values, while also welcoming a valuable and environmentally friendly mass transit light rail system that will increase property values still further?”*

**Executive summary**: (bullet points summarizing main findings from the analysis and main recommendations; should not be more than 200 words)

**Introduction:** briefly frame the issue and its significance

**Davidson Context:** provide an overview of Davidson’s affordable housing crunch and its transportation challenge, using material shared with you. Note wider affordable housing shortage in Charlotte. Include a short stakeholder analysis that maps out competing interests in town and possible faultlines. Be sure to include that if light rail station were situated in center of town it would dramatically increase value of adjacent neighborhoods, including West Davidson, an historically black neighborhood with relatively affordable housing.

**Lessons from Other Settings:** review impact of light rail onreal estate values in other settings, including Charlotte, and lessons learned. Use material provided to you.

**Analysis:** Provide a brief general assessment of the extent to which these to public goods sought by the town involve unavoidable trade-offs, or whether innovative policies may allow the town to achieve both goals, or at least pars of both goals. That will logically move to the options you consider next.

**Options:**  Provide the town with three options. Be sure to provide explanations of the costs and benefits of each, the risks, the expected outcome, and how key stakeholders would likely react.

**Recommendations** Recommend and course of action and explain why it is the best option of the three.

**Sources cited**

Provide full citations for any sources you cite or quote in the paper, with url. Example:

Smith, J (2021). “Light Rail Brings Real Estate Boom.” *Charlotte Observer*  (July 3) [*http://www.Observer.com/story*](http://www.Observer.com/story)