



An 11th Street Bridge Park's equitable development strategy focused on affordable housing. Photo by: Becky Harlan, 11th Street Bridge Park.

HIGH LINE NETWORK CASE STUDY

Championing Affordable Housing

Organization: Building Bridges Across the River

Park: [11th Street Bridge Park](#)

Location: Washington, DC

Infrastructure type: Highway

Theme: Policy & Research

Project phase: Under construction

11th Street Bridge Park, a project of the nonprofit Building Bridges Across the River (BBAR), is addressing decades of disinvestment in the adjacent Ward 8 majority-Black Anacostia neighborhood. Their equitable development plan includes affordable housing strategies to avoid displacing longtime residents—and they have formed several strong partnerships to implement them.

The organization held tenant rights workshops and partnered with nonprofit developer Manna to launch the Ward 8 Home Buyers Club. The Club offered financial education and peer

support at monthly meetings, and 99 Ward 8 renters have gone on to buy their own homes since participating.

Building Bridges Across the River also started a discussion about community land trusts (CLTs). CLTs are nonprofits that purchase and hold land, often for the purpose of offering permanently affordable housing that low-income residents can lease or own. The CLT model is used across the US to sustainably address displacement in neighborhoods where rents are rising rapidly. They created a CLT Advisory Committee made up of community members. Building Bridges put them through leadership training, sent them to CLT conferences, and raised funds for early property acquisition. They also reached out to City First Homes, a DC-based nonprofit with permanent affordability mortgage programs and ample experience in this field. After four years of work, Douglass Community Land Trust (DCLT) became a full-fledged, community-led nonprofit.

Both Building Bridges Across the River and City First Homes agreed from the start that any CLT they fostered would be completely independent and community controlled. DCLT is controlled by a Board of community residents (two-thirds) and expert advisors (one-third).

Related Resources:

[CFT Case Study: Championing Affordable Housing](#)

WHO WE ARE

Presented by the High Line, the High Line Network is a group of infrastructure reuse projects—and the people who help them come to life. As cities become denser and land for traditional parks becomes more scarce, residents are finding creative ways to bring greenspace to their neighborhoods. Projects in the High Line Network transform underutilized infrastructure into new urban landscapes. Redefining what a park can be, these hybrid spaces are also public squares, open-air museums, botanical gardens, social service organizations, walkways, transit corridors, and more. For more information about the High Line Network, please visit network.thehighline.org