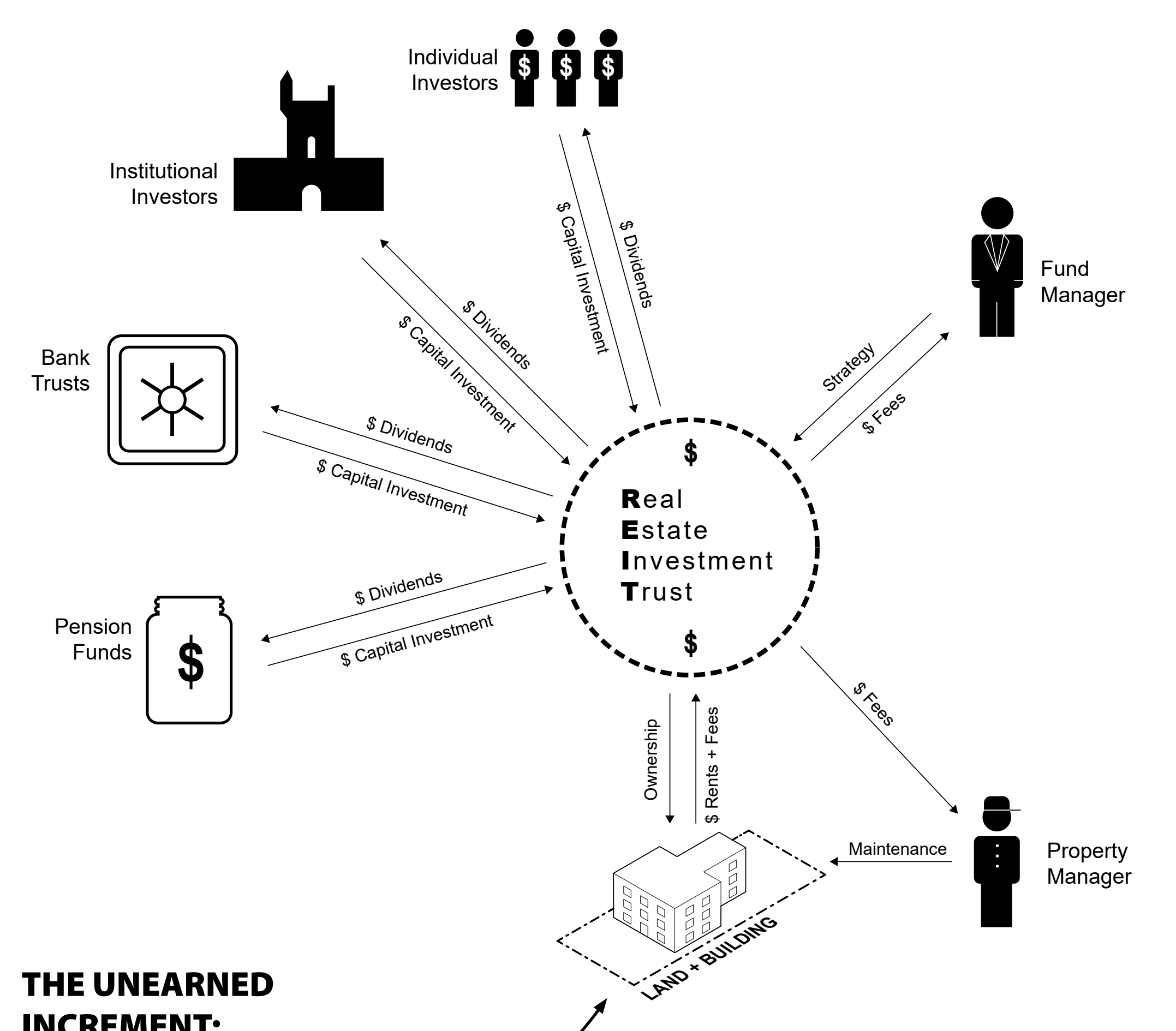
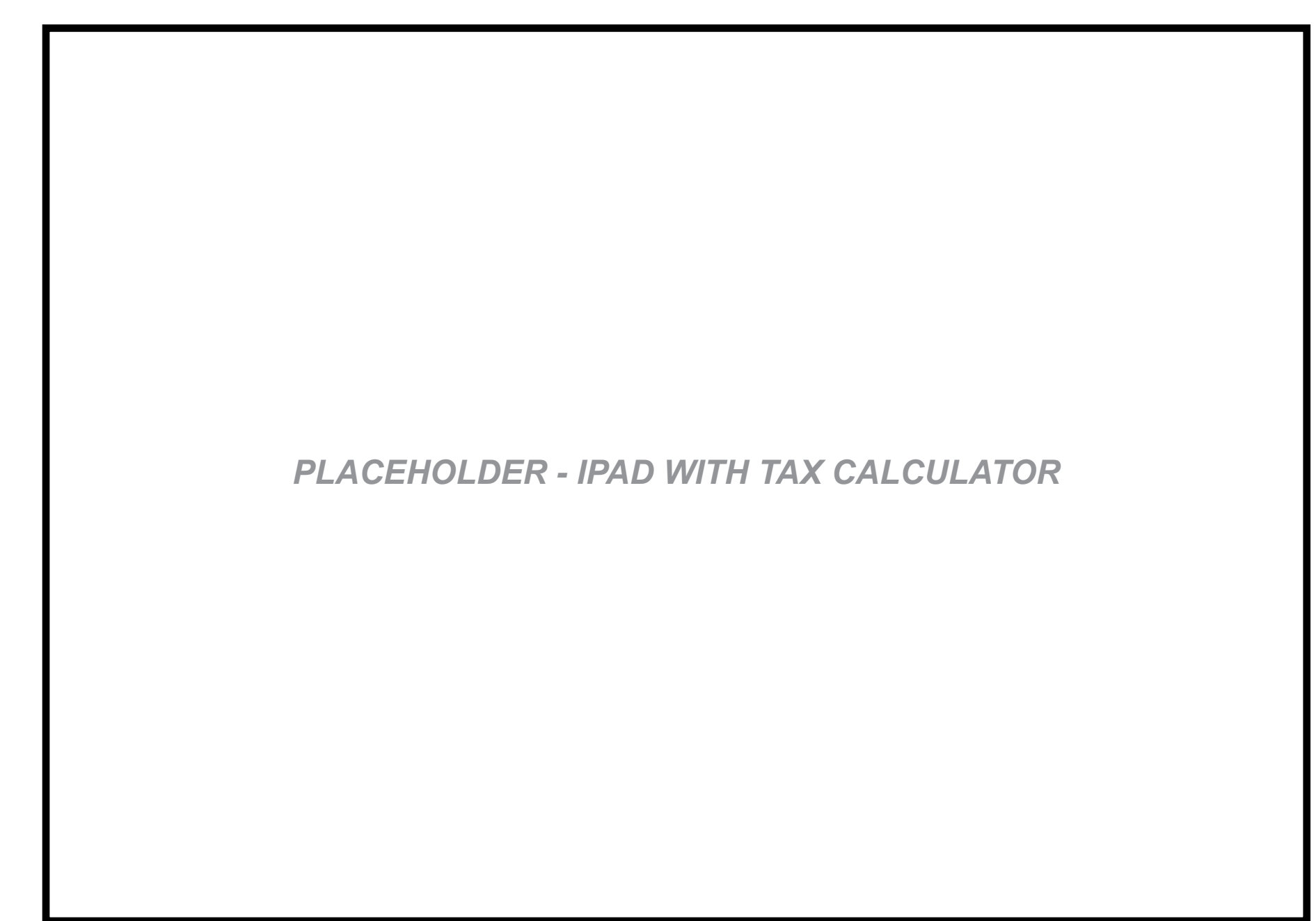
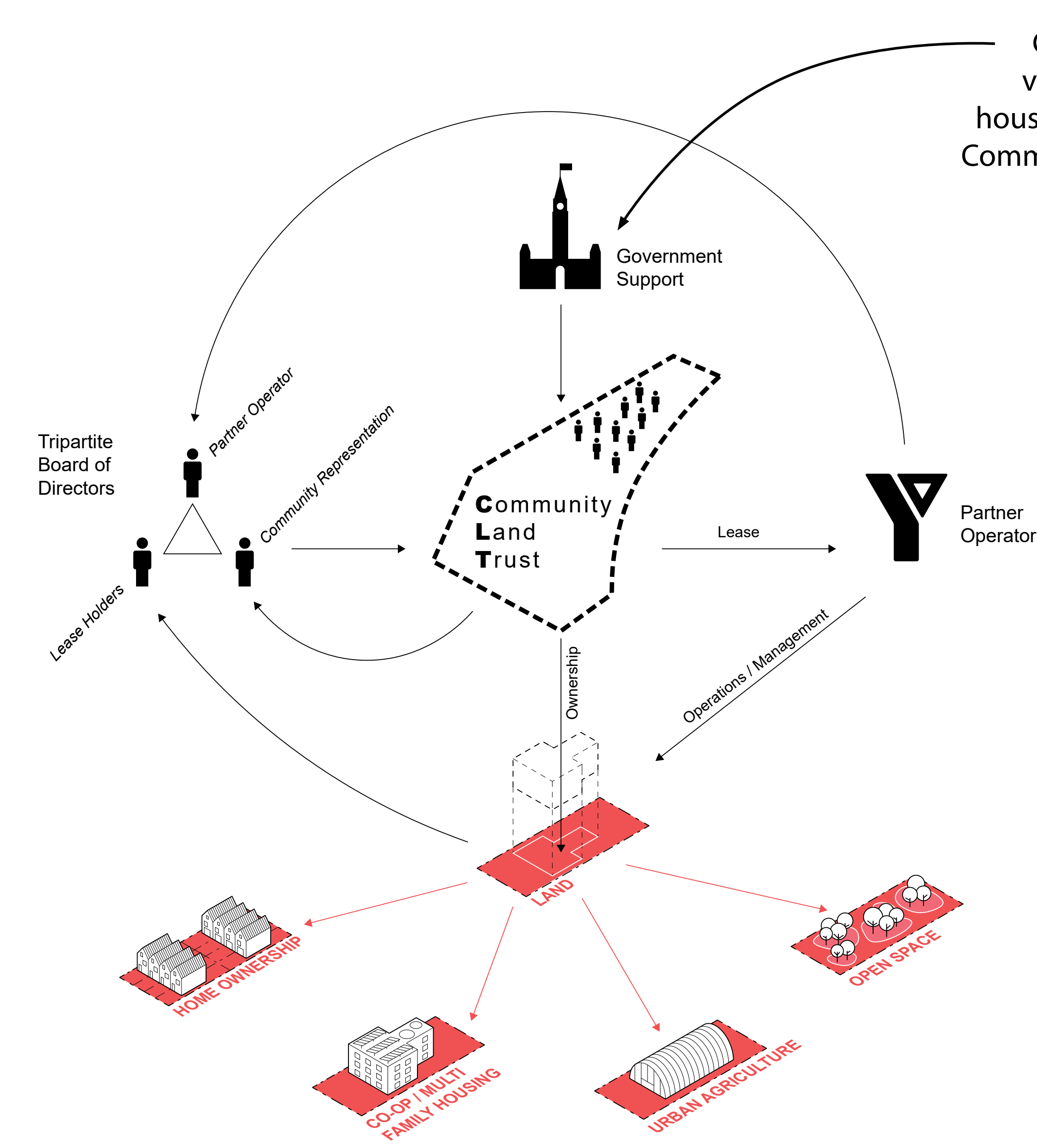


**TAXING THE UNEARNED INCREMENT:**

Capture and retain value for affordable housing held locally by Community Land Trusts.



**THE UNEARNED INCREMENT:**  
Local culture, mutual aid, non-profits, water etc. are monetized, extracted from the community, and returned to investors as profit.



**How a Gentrification Tax could impact housing in the City of Toronto Budget**

