How can we use Generative AI to Build Better Communities

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What is AI

UNTIL 2020'S

Amazing mathematical tools that are great at predicting stuff:

- Siri or Alexa *predicted* what you were trying to say

- iPhone or Android *predicted* whether who appeared on camera is you

NOW

The same math allows us to generate new content based on all of the information used to train the model.

Generative AI is really good at associating language with something it *predicts* you expected.
The outputs can be text, images, videos, slides...

You

make me an image of a group of City managers in massachusetts who are learning about AI at a conference, make it photo realistic, and fun

You

can you try again and make the managers more diverse? There should be more women, and more racial minorities, even people who do not associate with binary gender

What could go wrong?	What do we value?
Unintended Consequences	People
Lost Trust	Transparency
Wasted Time and Money	Innovation and Risk Management
Environmental cost	Public Purpose

You

This group of City managers are very interested in learning about how AI can help to address issues such as the shortage of housing and affordable housing in Massachusetts, can you give them some advice?

ChatGPT

Certainly! City managers interested in addressing housing shortages and affordability issues in Massachusetts through AI can consider the following strategies:

1. **Data Analysis and Prediction**: AI can analyze vast amounts of data to predict housing market trends. By understanding these trends, city managers can make more informed decisions on where and when to develop new housing projects.
2. **Identifying Optimal Locations**: AI algorithms can help identify the best locations for new housing developments by analyzing factors like land use, proximity to public transport, and existing infrastructure.
3. **Streamlining Permit Processes**: Implementing AI in the permit process can

You

What would be 3 policies or programs that would best support affordable housing?

ChatGPT

Three effective policies or programs to support affordable housing are:

1. **Inclusionary Zoning**: Inclusionary zoning requires or incentivizes private developers to include a certain percentage of affordable units in new housing developments. This can be done through mandates or through incentives like tax breaks, density bonuses, or expedited permitting processes. This approach ensures that affordable housing is created alongside market-rate developments, promoting mixed-income communities and preventing the concentration of poverty.
2. **Housing Vouchers and Rental Assistance**: Housing vouchers, such as those provided by programs like Section 8 in the United States, allow low-income individuals and families to afford housing in the private market. These vouchers cover a portion of rent, based on the recipient's income and the local market rates. This approach gives residents the flexibility to choose their own housing and can be a rapid solution to housing insecurity.
3. **Public and Non-Profit Housing Development**: Governments and non-profit organizations can directly fund and develop affordable housing projects. This approach ensures a supply of housing that is permanently affordable and not subject to market fluctuations. Such developments can be targeted to the most vulnerable populations, including the elderly, disabled, and those with extremely low incomes. Public housing authorities or non-profit housing developers can manage these properties to maintain quality and affordability over the long term.

For Demonstration Purposes

B

You

Can you give them one more idea that would have a radical approach?

ChatGPT

Certainly! A radical approach to addressing the affordable housing crisis could involve implementing a **Land Value Tax (LVT) combined with a Universal Basic Income (UBI)** specifically earmarked for housing. Here's how this could work:

Land Value Tax (LVT):

- **Principle**: LVT is a tax on the unimproved value of land, disregarding the value of buildings, personal property, and other improvements. Unlike property taxes that tax the land and the structures on it, LVT solely targets the land's value, which is largely created by the community and public investments (like infrastructure, schools, public services).
- **Effect on Housing**: LVT discourages land speculation and hoarding, as holding onto undeveloped or underdeveloped land becomes costly. This encourages the development of vacant and underutilized land, potentially increasing the housing supply.
- **Urban Planning and Development**: Cities could use LVT revenues to invest in public amenities, infrastructure, and services, making neighborhoods more livable and attractive. This can lead to more equitable urban development.

Universal Basic Income for Housing:

- **Concept**: Alongside LVT, the introduction of a UBI dedicated to housing would provide all citizens with a guaranteed sum of money regularly, which could be used to pay for housing costs.

You

I am the manager of Roxbury, can you design a campaign for LVT that would be convincing to residents and developers? Can you also make a logo?

ChatGPT

Creating a campaign for a Land Value Tax (LVT) in Roxbury, especially one that resonates with both residents and developers, involves crafting a message that highlights the benefits of LVT in a clear, positive, and community-focused manner. Here's a breakdown of the campaign strategy:

Campaign Name:

"Fair Grounds Roxbury"

Key Messages:

1. **Promoting Fairness and Equity**: Emphasize that LVT is a fair way of taxing, as it's based on the value of the land, not the improvements made on it. This ensures that everyone pays their fair share.

2. **Encouraging Development and Improvements**: Highlight how LVT motivates landowners and developers to use their property efficiently. Unused or underused land becomes less financially viable, encouraging development and revitalization, especially in underdeveloped areas.

3. **Community Benefits**: Outline how revenue from LVT will be reinvested in the community, supporting public services, infrastructure, schools, and parks, directly benefiting residents of Roxbury.

4. **Affordable Housing Support**: Stress that LVT can help address the housing crisis by increasing the housing supply, making Roxbury a more affordable place to live.

Other things Gen AI Can Do

Data analysis

Generating computer code

etc.

More convincing phishing emails

Disinformation

Boston's Gen AI Guidelines v1

1. Fact Check and review all content generated by AI, especially if it will be used in public communication or decision making.

2. Disclose that you have used AI to generate the content.

3. Do not share sensitive or private information in the prompts