Housing Policy Library

The Housing Policy Library contains information on dozens of local housing policies that may be of interest to cities, towns, and counties.

HOUSING POLICY FRAMEWORK

I. Create and preserve dedicated affordable housing units
   II. Aligning housing supply with market and neighborhood housing conditions
   III. Help households access and afford private-market homes
   IV. Protect against displacement and poor housing conditions

Complementary policies in other domains (e.g., health, education, environment)

Each write-up provides an introduction to key policy components and considerations and links to materials providing more information. These policies are organized into a series of categories and sub-categories that correspond to key roles that are executed by local housing policy. Click on the policy name to access the policy description. The categories and sub-categories together comprise our housing policy framework.

I. Create and preserve dedicated affordable housing units

   Establishing incentives or requirements for affordable housing

   Tax abatements or exemptions Reduced parking requirements for qualifying developments Reduced or waived fees for qualifying projects Expedited permitting for qualifying projects Density bonuses Inclusionary zoning

   Generating revenue for affordable housing

   Housing trust funds Dedicated revenue sources General obligation bonds for affordable housing Tax increment financing Employer-assisted housing programs Increased use of multifamily private activity bonds to draw down 4 percent LIHTCs State tax credits for affordable housing Housing finance agency reserves Linkage fees/affordable housing impact fees Demolition taxes and condominium conversion fees Transfers of development rights

   Supporting affordable housing through subsidies

   Low-Income Housing Tax Credits Capital subsidies for affordable housing
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Dealing with vacant, abandoned, and tax-delinquent properties

Land banks Creating and managing vacant property inventories

III. Help households access and afford private-market homes

Providing tenant-based rental assistance

Housing choice vouchers HOME tenant-based rental assistance State- or local-funded tenant-based rental assistance Security deposit/ first month’s rent assistance

Promoting mobility for housing choice voucher holders

Increased voucher payment standards in high-cost areas Mobility counseling for housing voucher holders Landlord recruitment and retention

Reducing barriers to homeownership

Housing education and counseling Downpayment and closing cost assistance Shared appreciation mortgages Subsidized home mortgages

Reducing energy use and costs

Energy-efficiency standards Energy-efficiency retrofits

Combatting housing discrimination

Fair housing law, enforcement Fair housing education for real estate professionals and consumers Source of income laws Legal assistance for victims of discrimination

IV. Protect against displacement and poor housing conditions

Enhancing renters’ housing stability

“Just cause” eviction policies Eviction prevention programs Legal assistance for at-risk renters Rent regulation Protection from condominium conversions

Enhancing homeowners’ housing stability

Property tax relief for income-qualified homeowners Foreclosure prevention programs

Enhancing community stability

Insurance against property value decline

Improving quality of both new and existing housing

Housing and building codes Code enforcement Lead abatement Assistance for home safety modifications Homeowner rehabilitation assistance programs Weatherization assistance
Ensuring the ongoing viability of unsubsidized affordable rental properties

Tax incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties
Expanded access to capital for owners of market affordable rental properties
Guidance for small, market affordable property owners

Complementary policies

In addition to housing policy tools, we recommend that cities, towns, and counties consider ways to link housing policies with complementary policies in the areas of health, education, transportation, and the environment to address important societal concerns. For more information, visit the Bridge section of the website.