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. Align 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 developments
- Below-market financing of affordable housing development
- Operating


subsidies for affordable housing developments  Project-basing of Housing Choice Vouchers  Acquisition and operation of moderate-cost rental units

**Preserving existing affordable housing**
Rights of first refusal  Preservation inventories  The Rental Assistance Demonstration (RAD)

**Expanding the availability of affordable housing in resource-rich areas**
Targeted efforts to create and preserve dedicated affordable housing in resource-rich areas  Targeted efforts to expand the supply of rental housing and lower-cost housing types in resource-rich areas  Regional collaboration to support the development of affordable housing in resource-rich areas

**Creating durable affordable homeownership opportunities**
Community land trusts  Deed-restricted homeownership programs  Limited equity cooperatives

**Facilitating the acquisition or identification of land for affordable housing**
Publicly owned property for affordable housing  Property acquisition fund  Land banks  Joint development with transit agencies and other interagency partnerships  Brownfield remediation and development

II. Align housing supply with market and neighborhood housing conditions

**Planning**
Understanding neighborhood variation to inform a local housing strategy

**Reducing development costs and barriers**
Zoning changes to allow for higher residential density  Reduced parking requirements  Zoning changes to facilitate the use of lower-cost housing types  Streamlined development approval permitting processes  Reforms to construction standards and building codes  Housing rehabilitation codes  Streamlined environmental review processes  Changes to increase the predictability of the regulatory process  Reductions in impact fees and exactions  Increases in the supply of buildable land by expanding growth boundaries

**Creating incentives for new development or redevelopment**
Tax incentives for new construction and substantial rehabilitation  Land value taxation  Incentives to encourage the development of lower-cost housing types  Brownfield remediation and development  Appraisal gap financing
Dealing with vacant, abandoned, and tax-delinquent properties
Land banks Foreclosure and disposition of tax-delinquent properties Creating and managing vacant property inventories Demolition of neglected properties

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 Asset-building programs Shared appreciation mortgages Subsidized home mortgages Small balance home mortgages Discounted sales of city-owned property

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
Stabilizing high-poverty neighborhoods through a mixed-income approach Insurance against property value decline

Improving quality of both new and existing housing
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.