

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. Promote affordability by reducing barriers to new supply](#) [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

[Density bonuses](#) [Reduced parking requirements for qualifying developments](#)
[Expedited permitting for qualifying projects](#) [Reduced or waived fees for qualifying projects](#) [Tax abatements or exemptions](#) [Inclusionary zoning](#)

Generating revenue for affordable housing

[Housing trust funds](#) [Dedicated revenue sources](#) [Linkage fees/affordable housing impact fees](#) [Demolition taxes and condominium conversion fees](#) [General obligation bonds for affordable housing](#) [Tax increment financing](#) [Transfers of development rights](#) [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](#)

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](#) [Brownfield remediation and development](#) [Land banks](#) [Property acquisition fund](#) [Joint development with transit agencies and other interagency partnerships](#)

II. Promote affordability by reducing barriers to new supply

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

[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](#)

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

[Rent regulation](#) ["Just cause" eviction policies](#) [Protection from condominium conversions](#) [Eviction prevention programs](#) [Legal assistance for at-risk renters](#)

Enhancing homeowners' housing stability

[Property tax relief for income-qualified homeowners](#) [Foreclosure prevention programs](#)

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.](#)