Affordable rental housing

LocalHousingSolutions.org includes guidance on how to promote rental housing affordability through a variety of mechanisms, including creating and preserving new and existing dedicated affordable units, increasing the overall housing supply, and helping low-income households find lower-cost units in the private market.

**Rental affordability**

*How significant is the affordability problem for renters in my locality and is it getting better or worse?*

**Brief: Increasing the affordability of rental housing**

There are many approaches that cities, towns, and counties can use to increase the availability of affordable rental housing. In fact, the majority of policy tools in the Housing Policy Library work to advance this very goal. This brief describes how policies in each of the four main categories in the Housing Policy Library can be used to address rental affordability challenges. [Read the brief](#)

**Balancing the goals of promoting homeownership and increasing the availability of affordable rental housing**

This [brief](#) presents several factors that may be helpful for local governments to consider as they decide how to allocate available resources between renter and homeownership assistance programs.

**Selected local housing policies**

- Low-income housing tax credit
- Capital subsidies for affordable housing developments
- Operating subsidies for affordable-housing developments
- Use of publicly owned land for affordable housing
- Housing trust funds
- Inclusionary zoning
- General obligation bonds for affordable housing
- Zoning changes to allow for higher residential density
- Housing Choice Vouchers
- Rent regulation

**Related content**

- Video: What is affordable housing?
- Video: How do you fill the gap in funding for affordable housing?
- Resources on building public support for affordable housing
Issue brief: Allocating resources between tenant-based and project-based rental assistance
Housing Policy Library section: Generating revenue for affordable housing
Housing Policy Library section: Supporting affordable housing through subsidies
Explore external resources for affordable rental housing