If you would like to learn more about housing policies and programs, there are a lot of valuable resources available. This section shows you where to find resources on LocalHousingSolutions.org related to particular issues or programs and provides links to selected external materials and websites that can supplement the guidance available on LocalHousingSolutions.org.

Affirmatively furthering fair housing

Learn more about affirmatively furthering fair housing

General information:

- 2017 LIHTC policies promoting supportive housing and recommendations for 2018-2019 (May 2019)
- AFFH-T data documentation (March 2019)
- Opportunity mapping issue brief (September 2013)
- Breaking down barriers: Housing, neighborhoods, and schools of opportunity (April 2016)
- New starts: Leveraging the new transit policy guidance to create inclusive communities of opportunity (August 2013)
- Code of Federal regulations 24: Housing and urban development (April 2000)
- To increase housing choice, try incentivizing landlords (September 2016)
- Learn about the FHEO complaint and investigation process
- Fair Housing Assistance Program (FHAP)
- The case for fair housing: 2017 fair housing trends report
- HUD education and outreach initiative
- Fair Housing Initiatives Program
- Enterprise: Embracing Success in Merging Populations (March 2015)
- Enterprise: Closing the Divide (January 2019)
- State Fair Housing Protections (August 2017)
- LISC: Did States Maximize Their Opportunity Zone Selections? (May 2018)

Toolkits:

- HUD’s AFFH assessment of fair housing tool and mapping tool

Specific Policies:

- Inclusionary zoning (LHS Brief) Inclusionary zoning (LHS Related Resources)
- Inclusionary housing explained
- Inclusionary housing: Creating and maintaining equitable communities (2015)
- Grounded Solutions Network: Program Design Worksheet (October 2018)
- Grounded Solutions Network: 10 Ways to Talk about Inclusionary Housing Differently (October 2018)
- Grounded Solutions Network: Economics of Inclusionary Housing (April 2018)
- Grounded Solutions Network: Inclusionary Housing Prevalence, Impact, and
Practices *(September 2017)*
- Grounded Solutions Network: Creating and Maintaining Equitable Communities *(September 2016)*

**Regional policies/case studies:**
- National League of Cities: Local Tools to Address Housing Affordability *(2019)*
- Fort Wayne housing authority Housing Voucher Choice Program property owner participation manual *(Indiana)* *(December 2016)*
- The Evansville housing authority Housing Choice Voucher Program *(Indiana)* *(December 2015)*
- Watered-down ‘good cause’ eviction bill now Philly law *(January 2019)*
- Puertas Cerradas: Housing barriers for Hispanics *(July 2013)*

**Data sources:**
- FFIEC geocoding/mapping system
- HUD’s geospatial tool: Open data
- AFFH assessment tools, resources, and training material *(January 2017)*
- National Fair Housing Alliance: Get local help *(April 2019)*
- Fair housing: Outreach tools
- Twitter: #FairHousing
- Inclusionary housing database map *(2016)*
- Law as Data: Using Policy Surveillance to Advance Housing Studies *(2019)*

**Affordable homeownership**

**Learn more about affordable homeownership**

**General information:**
- Inclusionary housing in the United States *(September 2017)*
- Employer-assisted housing initiative guide for state & local realtor associations *(2012)*
- The state of the nation’s housing 2019
- Understanding today’s manufactured housing *(October 2017)*
- NCSHA mortgage credit certificate program Q&A *(February 2018)*
- National Association of Local Housing Finance Agencies Making home affordable
- Single family housing repair loans & grants

**Toolkits:**
- Increasing the availability of affordable homes: A handbook of high-impact state and local solutions *(2016)*
- Housing Boulder: A toolkit of housing options *(July 2015)*
- FDIC affordable mortgage lending guide
- IRS mortgage interest credit *(2018)*
- Preserving multifamily workforce and affordable housing: New approaches for investing in a vital national asset *(2015)*

**Specific Policies:**
- Community land trusts *(LHS Brief)*
- Community land trusts *(LHS Related Resources)*
Community land trusts: Why now is the time to integrate this housing activists' tool into local government affordable housing policies *(October 2013)*

Shared equity models offer sustainable homeownership *(Fall 2012)*

Shared equity homeownership: The changing landscape of resale-restricted, owner-occupied homeownership *(2006)*

Grounded Solutions Network: Preservation of Affordable Homeownership *(April 2007)*

Grounded Solutions Network: Shared Equity Homeownership

Grounded Solutions Network: Shared Equity Homeownership: The Changing Landscape *(2006)*

**Limited equity cooperatives (LHS Brief)**

**Limited equity cooperatives (LHS Related Resources)**

**Property tax relief (LHS Brief)**

**Property tax relief (LHS Related Resources)**

**Regional policies/case studies:**

State and local means of addressing housing affordability (abt compendium for NAHB, 2008) Regional approaches to affordable housing *(December 2002)*

Leveraging public land for affordable housing in Northern Virginia: A primer *(September 2014)*

National Council of State Housing Agencies Property tax relief: Why Virginia should adopt a state-funded income-targeted approach *(December 2008)*

Property tax exemptions to promote affordable rental and homeownership housing in Seattle *(April 2005)*

Case Studies in Affordable Housing Development in California Washington, D.C.: Land Surplus and Disposition Agreements Seattle, Washington: Building More Affordable Housing Using Surplus Public Land

**Data sources:**

NAHB housing opportunity index Policy map: Housing HUD’s geospatial tool: Open data Real estate transfer charges

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**Affordable rental housing**

**Learn more about affordable rental housing**

**General information:**

The cost of affordable housing: Does it pencil out? How did they do it? Discovering new opportunities for affordable housing Inclusionary housing in the United States *(September 2017)*

Low-Income Housing Tax Credits and Private Activity Bonds: A guide to affordable housing development *(February 2019)*

How to unleash underutilized Private Activity Bonds to build more affordable rental housing *(September 2016)*

Preserving affordable rental housing: A snapshot of growing need,

Toolkits:

Specific Policies:
Accessory dwelling unit (LHS Brief)
Accessory dwelling unit (LHS Related Resources)
Rental assistance demonstration (RAD) (LHS Brief)
Rental assistance demonstration (RAD) (LHS Related Resources)

Regional policies/case studies:
National League of Cities: Local Tools to Address Housing Affordability (Marcy 2013)

Data sources:
Florida housing data clearinghouse HUD’s geospatial tool: Open data Policy map: Housing Map: Rent control laws by state (September 2019) NLIHC’s out of reach 2019
Building coalitions

Learn more about building coalitions

General information:

Toolkits:
HUD’s geospatial tool: Community Building American cities toolkit

Regional policies/case studies:
Supporting and sustaining interjurisdictional collaboration for housing and community development (Cook County) (December 2014) Housing collaboratives (Cook County)

Carbon emissions

Learn more about carbon emissions


Community development

Learn more about community development

General information:

Toolkits:
Building Blocks: Connecting People, Places and Policies (podcast) National Association
Specific Policies:
- Housing rehabilitation codes (LHS Brief)
- Housing rehabilitation codes (LHS Related Resources)
- Higher density development (LHS Brief)
- Higher density development (LHS Related Resources)
- Land banks (LHS Brief)
- Land banks (LHS Related Resources)
- Tax increment financing (LHS Brief)
- Tax increment financing (LHS Related Resources)
- Transfer of development rights (LHS Brief)
- Transfer of development rights (LHS Related Resources)
- Employer-assisted housing programs (LHS Brief)
- Employer-assisted housing programs (LHS Related Resources)
- Community land trusts (LHS Brief)
- Community land trusts (LHS Related Resources)

Regional policies/case studies:
- Impact fees, City of Vancouver
- Supporting and sustaining interjurisdictional collaboration for housing and community development (Cook County, Illinois) (December 2012)
- Housing collaboratives (Cook County, Illinois)
- Downtown land disposition strategy (Raleigh, North Carolina) (July 2017)
- Coburg urbanization study update (Oregon) (April 2010)
- Housing policy debates (various states) (1997)

Data sources:
- HUD’s community assessment reporting tool
- Data: Baltimore neighborhoods indicators alliance
- Community land trust program
- National map of land banks & land banking programs

Concentrated poverty
Learn more about concentrated poverty

General information:
- Leveraging the power of place: Using pay for success to support housing mobility (July 2015)
- Building sustainable, inclusive communities: How America can pursue smart growth and reunite our metropolitan communities (May 2010)
- Inclusionary upzoning: Trying growth to affordability (July 2014)
- The effects of the Low-Income Housing Tax Credit (May 2017)
- Poverty concentration and the Low Income Housing Tax Credit (December 2016)
- What do we know about Housing Choice Voucher program location
outcomes? A recent review of literature (August 2010) The state of the nation’s housing 2019

**Toolkits:**
- Equitable development toolkit: Employer assisted housing (October 2007)
- Expanding choice: Practical strategies for building a successful housing mobility program (2012)
- HUD’s geospatial tool: Open data

**Regional policies/case studies:**
- Baltimore Housing Mobility Program

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**Development feasibility**

Learn more about development feasibility

**General information:**
- Economics of inclusionary development (2016)
- Development process efficiency: Cutting through the red tape (November 2015)
- Market effects of office development linkage fees (November 2007)
- Public benefit from publicly owned parcels: Effective practices in affordable housing development (June 2017)
- How are building codes adopted? (September 2016)
- Predictable permitting

**Toolkit:**
- Building American cities toolkit
- Land development checklist
- Terner Center’s housing development dashboard (May 2016)
- Affordable housing zoning bonus administrative regulations and procedures (2013)
- Affordable housing framework
- Smart codes, smart process checklist

**Tax & fees:**
- Impact fees and housing affordability (2005)
- Low-Income Housing Tax Credits and Private Activity Bonds: A guide to affordable housing development (February 2019)
- Using state tax credits: Q&A with Beth Mullen of the Reznick Group (September 2007)
- Enterprise: Giving Due Credit, Balancing Priorities in State Low-Income Housing Tax Credit Allocation Policies (2016)

**Regional policies/case studies:**
- Impact fees, City of Vancouver Los Angeles affordable housing linkage fees nexus study (September 2016)
- A resolution to the Council of the City of Fresno, California, to provide fee waivers, credits, or reductions for affordable housing development (2007)
- City of Berkeley procedures for implementation of state density bonus law (September 2014)
- SMART housing: A strategy for producing affordable housing at the local level (Austin, Texas) (April 2005)
- Minnesota State building code: Code adoption guide (January 2016)
- Enterprise: Permanent Supportive Housing (2011)
Data sources:
CoreData.nyc Building codes Code adoption map (November 2018)

Displacement

Learn more about displacement

General information:

Toolkits:
The anti-displacement policy toolkit Equitable Development Toolkit: Just Cause Eviction Controls (March 2002) SPARCC Displacement Resources

Regional policies/case studies:
From urban renewal and displacement to economic inclusion: San Francisco affordable housing policy 1978-2012 (November 2012) Urban Displacement Project’s List of Resources on Displacement (including Case Studies) District of Columbia tenant bill of rights (July 2015) DC’s first right purchase program helps to preserve affordable housing and is one of DC’s key anti-displacement tools (September 2013)

Educational outcomes for children

Learn more about educational outcomes for children

General information:

Toolkits:
Is inclusionary zoning inclusionary? A guide for practitioners (2012)
Data sources:
Data: Baltimore neighborhoods indicators alliance
Policy map: Education HUD's geospatial tool: Open data

Energy use

Learn more about energy use

General information:

Specific Policies:
Energy-efficiency retrofits (LHS Brief)
Energy-efficiency retrofits (LHS Related Resources)
Energy-efficiency standards (LHS Brief)
Energy-efficiency standards (LHS Related Resources)

Data sources:
HUD's geospatial tool: Open data The city energy efficiency scoreboard State and local solution center PACE nation: Programs map

Equitable resources for residents of low-income neighborhoods and communities of color

Learn more about equitable resources for residents of low-income neighborhoods and communities of color

General information:
Supporting educational achievement with afterschool programs located in affordable housing (December 2016) The local rent supplement program, DC Fiscal Policy Institute (April 2016) HOTMA expands opportunities for low-income families State and city funded rental housing programs (2001, 2008) NYC department of homeless services: Rent issues National coalition for a civil right to counsel (NCCRC) Right to counsel New York City coalition (RTCNYC) Weatherization assistance program Weatherization works: Summary of findings from the retrospective evaluation
of the U.S. Department of Energy’s weatherization assistance program *(September 2014)* Finding Common Ground: Coordinating Housing and Education Policy to Promote Integration *(2012)* SW Corridor Equitable Housing Strategy *(March 2018)*

**Toolkits:**
Equitable Development Principles & Scorecard: A Tool for Communities and Planners *(January 2016)*

**Specific Policies:**
National League of Cities: Local Tools to Address Housing Affordability *(2019)*
Housing choice vouchers (LHS Brief)
Housing choice vouchers (LHS Related Resources)

- Housing Choice Voucher program guidebook, Chapter 7: Payment standards
- The resident choice option: Reasons why residents change from Project-Based Vouchers to Portable Housing Vouchers *(June 2010)*
- Project Based Vouchers, U.S. Department of Housing and Urban Development

Mobility counseling (LHS Brief)
Mobility counseling (LHS Related Resources)

- Housing mobility programs in the U.S. *(2018)*
- Leveraging the power of place: Using pay for success to support housing mobility *(July 2015)*

**Mortgage & loans:**
FDIC affordable mortgage lending guide IRS mortgage interest credit *(2018)* NCSHA mortgage credit certificate program Q&A *(February 2018)* Single family housing repair loans & grants
Property tax relief (LHS Brief)
Property tax relief (LHS Related Resources)
Tenant-based rental assistance (LHS Brief)
Tenant-based rental assistance (LHS Related Resources)

**Regional policies/case studies:**
The Ingredients of Equitable Development Planning, Joint Center for Housing Studies at Harvard University *(2019)* Rental subsidy program: Program guide, Chicago low-income housing trust fund *(September 2016)* San Francisco housing data hub Finally Home guideline: Housing trust Silicon Valley *(September 2017)* City of Virginia Beach: Rental security deposit program *(July 2010)* Rent setting for Section 8 Housing Choice Vouchers, and other rental assistance programs in Oregon: A user guide *(July 2015)*

Housing mobility: What do housing voucher recipients want? *(Connecticut)* *(April*
Funding for affordable housing

Learn more about funding for affordable housing

General information:
Land bank information headquarters
Environmental review: A guide for applicants seeking HUD or USDA rural development financial assistance Orientation to environmental reviews HOME investment partnerships program An overview of the HOME investment partnerships program (September 2014)
Funds for Kickstarting Affordable Housing Preservation and Production (March 2019)

Toolkit:

Specific Policies:
National League of Cities: Local Tools to Address Housing Affordability (2019)
Housing trust fund (LHS Brief)
Housing trust fund (LHS Related Resources)

- Revenue sources, housing trust fund project
- The Center for Community Change housing trust fund project

Land value tax (LHS Brief)
Land value tax (LHS Related Resources)
Linkage fees/affordable housing impact fees (LHS Brief)
Linkage fees/affordable housing impact fees (LHS Related Resources)
Reductions in impact fees and exactions (LHS Brief)
Reductions in impact fees and exactions (LHS Related Resources)

LIHTC:
Challenges for Low-Income Housing Tax Credit Projects at Year 15 and Beyond in a Weak Housing Market: The Case of Detroit, Michigan: Housing Policy Debate: Vol 0, No 0 (October 2019) Low-Income Housing Tax Credits and Private Activity Bonds: A guide to affordable housing development (February 2019) Low-Income Housing Tax Credits: Affordable housing investment opportunities for banks (March 2014) Low-Income Housing Tax Credit, HUD office of policy development & research (May 2019) Creating
balance in the locations of LIHTC developments: The role of Qualified Allocation Plans (February 2013) State LIHTC program descriptions Giving due credit: Balancing priorities in state Low-Income Housing Tax Credit allocation policies (June 2016) Financing supportive housing with tax-exempt bonds and 4 percent Low-Income Housing Tax Credits (January 2012) Using state tax credits: Q&A with Beth Mullen of the Reznick Group (September 2007) Neighborworks America: Engineered Utility Allowances (June 2016) Building Homes: County Funding for Affordable Housing

Regional policies/case studies:

Data sources:
HUD’s geospatial tool: Open data Policy map: Housing

Gentrification
Learn more about gentrification

General information:
Toolkits and data resources:
HUD’s geospatial tool: Open data The Gentrification Comparison Tool

Health and housing

Learn more about health and housing

General information:

Data sources:
Policy map: Health HUD’s geospatial tool: Open data Latino kids’ data explorer City Health dashboard

Homelessness

Learn more about homelessness

General information and case studies:
State legislation to promote local housing trust funds: A toolkit for advocates (March 2013) The local rent supplement program, DC Fiscal Policy Institute (April 2016) Rental subsidy program: Program guide, Chicago Low-Income Housing Trust Fund (September 2016) Finally Home guideline: Housing trust Silicon Valley (September 2017) NYC department of homeless services: Rent issues HomeStart (Boston) Warren County, Pennsylvania’s Homeless Assistance Program

Toolkit and data sources:
Homeownership

Learn more about homeownership

General information:

Toolkits:
Housing Boulder: A toolkit of housing options (July 2015) Employer-assisted housing initiative guide for state & local realtor associations

Shared equity homeownership:

Regional policies/case studies:
San Francisco housing data hub Downpayment Assistance Loan Program (DALP), San Francisco (October 2019) Property tax exemptions to promote affordable rental and homeownership housing in Seattle Home – Down payment loan (St. Louis County, Missouri) HUD: Home/State information

Data sources:
Policy map: Housing HUD’s geospatial tool: Open data FFIEC geocoding/mapping system Access and affordability: Interactive map and research on 3 barriers to homeownership (September 2018)

Housing cost burden

Learn more about housing cost burden

General information:
**Toolkits:**
Employer assisted housing: Competitiveness through partnership *(September 2000)*
Equitable development toolkit: Employer assisted housing *(October 2007)*

**Regional policies/case studies:**
Where will people live? New Orleans’ growing rental housing challenge *(June 2016)*
Employer-assisted housing resource guide: A primer for employers and community leaders, Minnesota *(August 2016)*
Los Angeles affordable housing linkage fees nexus study *(September 2016)*
Property tax exemptions to promote affordable rental and homeownership housing in Seattle San Francisco housing data hub

**Data sources:**
Policy map: Housing Consumer expenditure surveys, Bureau of Labor Statistics *(April 2019)*
Real estate transfer charges

**Housing discrimination**

**Learn more about housing discrimination**

**General Information:**
What do we know about Housing Choice Voucher program location outcomes? A recent review of literature *(August 2010)*
Opportunity project Housing mobility: What do housing voucher recipients want? *(April 2013)*
To increase housing choice, try incentivizing landlords *(September 2016)*
Fair housing enforcement organizations use testing to expose discrimination *(Spring 2014)*
HUD awards $38 million to fight discrimination *(September 2016)*
Landlord discrimination restricts the use of rental vouchers *(July 2013)*

**Specific Policies:**
Source of income laws *(LHS Brief)*
Source of income laws *(LHS Related Resources)*
San Jose Bans Discrimination Against Renters With Housing Vouchers *(August 2019)*
Buffalo, NY: Housing law bans discrimination based on income subsidies, citizenship status *(April 2018)*

**Data sources:**
AFFH assessment tools, resources, and training material *(January 2017)*
National Fair Housing Alliance: Get local help
America’s Partner for Equal Justice: Private attorney involvement
Legal assistance: Housing discrimination *(California)*

**Housing quality and safety**

**Learn more about housing quality and safety**
General information:
NLIHC’s out of reach 2019 A national profile of naturally occurring affordable housing
The Rental Assistance Demonstration project: A health impact assessment (February 2012) Are local laws the key to ending childhood lead poisoning? (May 2013) HUD: About title I property improvement loans Single family housing repair loans & grants Health, Housing And The Law (March 2019)

Specific Policies:
Code enforcement (LHS Brief)
Code enforcement (LHS Related Resources)
Housing and building codes (LHS Brief)
Housing and building codes (LHS Related Resources)

Regional policies/case studies:
A resolution to the Council of the City of Fresno, California, to provide fee waivers, credits, or reductions for affordable housing development (October 2007) Evanston, Illinois – Code of ordinances: Chapter 18 – Affordable housing demolition tax and affordable housing fund (September 2019) Philadelphia childhood lead poisoning prevention advisory group: Final report and recommendations

Data sources:
Baltimore neighborhoods indicators alliance National Center for Healthy Housing: Find and compare state and local codes constructconnect: Building Codes

Housing supply

Learn more about housing supply

General information:
overview of the HOME investment partnerships program (September 2014)

Specific Policies:
Inclusionary zoning (LHS Brief)
Inclusionary zoning (LHS Related Resources)
Zoning changes to facilitate the use of lower-cost housing (LHS Brief)
Zoning changes to facilitate the use of lower-cost housing (LHS Related Resources)

Regional policies/case studies:
State and local means of addressing housing affordability (abt compendium for NAHB, 2008)
SMART housing: A strategy for producing affordable housing at the local level (Austin, Texas) (April 2005)
San Francisco housing data hub
Property tax exemptions to promote affordable rental and homeownership housing in Seattle
21st century SROs: Can small housing units help meet the need for affordable housing in New York City? (January 2018)

Data sources:
Florida housing data clearinghouse
HUD’s geospatial tool: Open data
Policy map: Housing

Implementation
Learn more about implementation

General information:
Land bank information headquarters
Leveraging the power of place: Using pay for success to support housing mobility (July 2015)
Model affordable housing density bonus ordinance (March 2006)
NAHB’s inclusionary zoning primer (February 2016)
Affordable housing zoning bonus administrative regulations and procedures (December 2013)

Toolkits:
Building American cities toolkit
CLT Start-up hub
Up to code: Code enforcement strategies for healthy housing (2015)

Regional policies/case studies:
Regional approaches to affordable housing (February 2003)
State and local means of addressing housing affordability (abt compendium for NAHB, January 2008)
Process and schedule for a 2016 county housing bond, Alameda County, CA (2016)
City of Berkeley procedures for implementation of state density bonus law (September 2014)
Where will people live? New Orleans’ growing rental housing challenge (June 2016)
Supporting and sustaining interjurisdictional collaboration for housing and community development (Cook County) (December 2012)
collaboratives (Cook County) A best practices model for streamlined local permitting (Massachusetts) (November 2007)

Local housing plans

**LHS case studies of comprehensive plans**

Atlanta Housing Affordability Action Plan  
Boston 2030: Housing a Changing City (2018)  
Denver Housing Plan (February 2018)  

Minneapolis 2040 Housing Plan  
New York City Housing Plan  
Philadelphia Housing for Equity Action Plan (October 2018)  
San Antonio Housing Policy Framework (August 2018)  
Seattle Housing Plan (January 2005)

Mixed-use development

**Learn more about mixed-use development**

**General information:**
State and local means of addressing housing affordability (abt compendium for NAHB, January 2008)  
Report: How did they do it? Discovering new opportunities for affordable housing  
Inclusionary upzoning: Trying growth to affordability (July 2014)  
Transfer of development rights programs: Using the market for compensation and preservation

**Toolkit and data sources:**
Policy map: Housing  
Land development checklist

**Older adults—housing and services for**

**Learn more about older adults—housing and services for**

**General information:**
USC Leonard Davis: Home modification resource library  
Preserving multifamily workforce and affordable housing: New approaches for investing in a vital national asset (2015)  
How did they do it? Discovering new opportunities for affordable housing  
Rental subsidy program: Program guide, Chicago  
Low-Income Housing Trust Fund (September 2016)  
How to make & pay for home modifications to enable aging in peace (August 2019)
Toolkits and data sources:
HUD’s geospatial tool: Open data APA Policy Guide on Aging in Community *(July 2014)*

Persons with disabilities—housing and services for

Learn more about persons with disabilities—housing and services for
USC Leonard Davis: Home modification resource library
LIHTC policies promoting supportive housing and recommendations for 2018-2019 *(May 2019)* Rental subsidy program: Program guide, Chicago Low-Income Housing Trust Fund *(September 2016)* State funded housing assistance programs *(April 2014)* Enterprise: Embracing Success in Merging Populations *(March 2015)*

Preservation of dedicated affordable housing

Learn more about preservation of dedicated affordable housing

General information:
Producing affordable housing in rising markets: What works? *(2017)* Linkage fee programs Unlocking the right to build: Designing a more flexible system for transferring development rights *(March 2014)* The HUD note sale: HUD and NYC HDC partner to preserve distressed properties The space between: Realities and possibilities in preserving unsubsidized affordable rental housing *(June 2013)* A brief review of state and local preservation purchase laws *(November 2006)* U.S. Department of Housing and Urban Development, Rental Assistance Demonstration overview RAD program specifics Evaluation of HUD’s Rental Assistance Demonstration *(September 2016)* RAD photo essays HOME investment partnerships program ChangeLab Solutions: Preserving, Protecting & Expanding Affordable Housing

LIHTC:
The effects of the Low-Income Housing Tax Credit *(May 2017)* Giving due credit: Balancing priorities in state Low-Income Housing Tax Credit allocation policies *(June 2016)* Low-Income Housing Tax Credit, HUD office of policy development & research *(May 2019)*

Regional policies/case studies:
State and local means of addressing housing affordability (abt compendium for NAHB, January 2008) Jody apartments, Denver *(2014)* Conversion fee, code of the District of Columbia Evanston, Illinois – Code of ordinances: Chapter 18 – Affordable housing demolition tax and affordable housing fund *(September 2019)* Preserving Austin’s multifamily rental housing *(April 2007)* Golden State acquisition fund (California) DC’s first right purchase program helps to preserve affordable housing and is one of DC’s key anti-displacement tools *(September 2013)*
Preservation of market affordable housing

Learn more about preservation of market affordable housing

General information:

Regional policies/case studies:

Data sources:
National Housing Preservation Database HUD’s geospatial tool: Open data Policy map: Housing Prezcat CoreData.nyc Florida housing data clearinghouse PrezCat catalog

Public transit—access to

Learn more about public transit—access to

General information:
A primer on Qualified Allocation Plans: Lining public health and affordable housing (2015) How can the Low Income Housing Tax Credit program most effectively be used to provide affordable rental housing near transit? (July 2014) Equitable transit oriented development: Examining the progress and continued challenges of developing affordable housing in opportunity and transit-rich neighborhoods (March 2015) New
Leveraging the new transit policy guidance to create inclusive communities of opportunity (August 2013)

Specific Policies:
- Joint development on land owned by transit and other agencies (LHS Brief)
- Joint development on land owned by transit and other agencies (LHS Related Resources)

Regional policies/case studies:
- Preserving affordable housing near transit: Case studies from Atlanta, Denver, Seattle, and Washington, D.C. (2010)

Toolkit and data sources:
- HUD’s geospatial tool: Open data

Racial equity

Learn more about racial equity

General information:
- Building sustainable, inclusive communities: How America can pursue smart growth and reunite our metropolitan communities (May 2010)
- Puertas Cerradas: Housing barriers for Hispanics (July 2013)
- What do we know about Housing Choice Voucher program location outcomes? A recent review of literature (August 2010)
- The state of the nation’s housing 2019
- Opportunity mapping issue brief (2013)
- Code of Federal regulations 24: Housing and urban development (Subtitle A) (April 2000)
- Housing mobility: What do housing voucher recipients want? (April 2013)

Data sources:
- Policy map: Demographics
- FFIEC geocoding/mapping system
- Latino kids’ data explorer

Rental housing

Learn more about rental housing

General information:
- NLIHC’s out of reach 2019
- The state of the nation’s housing 2019
- Regional approaches to affordable housing (February 2003)
- HUD: Housing counseling (2019)
- State Landlord-Tenant Laws (August 2019)

Regional policies/case studies:
- State and local means of addressing housing affordability (abt compendium for NAHB,
Preserving Austin’s multifamily rental housing (April 2007)

Where will people live? New Orleans’ growing rental housing challenge (June 2016)

Housing Boulder: A toolkit of housing options (July 2015)

District of Columbia tenant bill of rights (July 2015)

Notice of condo conversion and your right as a tenant (Chicago) (2012)

Hayward to limit rent increases in overhaul of Residential Rent Stabilization Ordinance (June 2019)

What tenants, landlords need to know about Oregon’s statewide rent control law (February 2019)

Data sources:
Policy map: Housing HUD’s geospatial tool: Open data

Resilience to flooding and other climate-related threats

Learn more about resilience to flooding and other climate-related threats

Emergency managers tool kit: Meeting the needs of Latino communities (May 2011)

Latino kids’ data explorer HUD’s geospatial tool: Open data

Environmental review: A guide for applicants seeking HUD or USDA rural development financial assistance

Weatherization works: Summary of findings from the retrospective evaluation of the U.S. Department of Energy’s weatherization assistance program (September 2014)

Toxic Floodwaters The Threat of Climate-Driven Chemical Disaster in Virginia’s James River Watershed (2011)

Resource-rich neighborhoods—affordable housing in

Learn more about affordable housing in resource-rich neighborhoods

General information:

Creating balance in the locations of LIHTC developments: The role of Qualified Allocation Plans (February 2013)

Effect of QAP incentives on the location of LIHTC properties (April 2015)

HOTMA expands opportunities for low-income families

Opportunity mapping issue brief

Equitable transit oriented development: Examining the progress and continued challenges of developing affordable housing in opportunity and transit-rich neighborhoods (March 2015)

State and local means of addressing housing affordability (abt compendium for NAHB, 2008)

Model affordable housing density bonus ordinance (March 2006)

Specific Policies:
California Senate Bill 35 requires local entities to streamline the approval of certain housing projects (December 2018)

Austin, Texas’s ‘Affordability Unlocked’ Development Bonus Program

National League of Cities: Local Tools to Address
Housing Affordability *(March 2019)*

Housing mobility (LHS Brief)

Housing mobility (LHS Related Resources)

- The effects of exposure to better neighborhoods on children: New evidence from Moving To Opportunity project *(March 2015)*
- Housing mobility programs in the U.S. *(2018)*

Inclusionary zoning (LHS Brief)

Inclusionary zoning (LHS Related Resources)

Regional policies/case studies:

Regional approaches to affordable housing *(February 2003)* The Kirwan Institute: Opportunity communities Housing mobility: What do housing voucher recipients want? (Connecticut) *(April 2013)* The Anti-Displacement Policy Toolkit, Association for Neighborhood & Housing Development (NYC)

Data sources:

HUD’s geospatial tool: Open data Policy map: Housing Opportunity 360 Connecticut opportunity map Inclusionary housing database map

Tax increment financing

*A Solution for Displacement: TIF for Affordable Housing* *(June 2019)*

**Taxation**

Learn more about taxation issues

Specific Policies:

*A solution for displacement: TIF for affordable housing*

Land Value Tax

Land Value Tax: Can it Work in the District?

Land value tax (LHS Brief)

Land value tax (LHS Related Resources)

LIHTC:

Low-Income Housing Tax Credits and Private Activity Bonds: A guide to affordable housing development *(February 2019)* Low-Income Housing Tax Credits: Affordable housing investment opportunities for banks *(March 2014)* Low-Income Housing Tax Credit, HUD office of policy development & research *(May 2019)* Creating balance in the locations of LIHTC developments: The role of Qualified Allocation Plans *(February*
State LIHTC program descriptions
Giving due credit: Balancing priorities in state
Low-Income Housing Tax Credit allocation policies (June 2016) Financing supportive
housing with tax-exempt bonds and 4 percent Low-Income Housing Tax Credits
(October 2007) Using state tax credits: Q&A with Beth Mullen of the Reznick Group
(September 2007) Neighborworks America: Engineered Utility Allowances (June 2016)
Building Homes: County Funding for Affordable Housing (May 2018)

Property tax relief (LHS Brief)
Property tax relief (LHS Related Resources)

Regional policies/case studies:
National League of Cities: Local Tools to Address Housing Affordability (March 2019)
Evanston, Illinois – Code of ordinances: Chapter 18 – Affordable housing demolition tax
and affordable housing fund (September 2019) USGBC case study profiles successful
Cincinnati residential tax abatement (May 2018) Transforming a city one home at a
time: Cincinnati’s successful residential tax abatement program (May 2018) Economic
impact analysis of proposed 10 year tax abatement adjustments (2018) (Philadelphia)

Tenant protection and housing stability

Learn more about tenant protection and housing stability

General information:
HUD Directory of Tenant Rights

Toolkits:
Rapid Re-Housing Toolkit (October 2016)

Regional policies/case studies:
California’s Statewide Rent Control Bill
New York Attorney General Tenants’ Rights Guide
Connecticut’s Eviction and Foreclosure Prevention Program (EFPP)

Data sources:
Eviction Lab

Transportation

Learn more about transportation

Building sustainable, inclusive communities: How America can pursue smart growth
and reunite our metropolitan communities (May 2010) Implementing Equitable
Transit-Oriented Development (eTOD)

Specific Policies:
Reduced parking requirements for qualifying developments (LHS Brief)
Reduced parking requirements for qualifying developments (LHS Related Resources)
Reduced parking requirements (LHS Brief)
Reduced parking requirements (LHS Related Resources)

**Toolkit and data source:**
HUD's geospatial tool: Open data Urban growth report (2014), Metro

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**Zoning/Land Use Regulation**

**Learn more about zoning**

Is it time to end single-family zoning?
National Association of Counties: County Planning, Land Use and Zoning Strategies for Affordable Housing (September 2018)

**Regional policies/case studies:**
Council passes affordable housing density bonus program (May 2019)
Zoning and Land Use Strategies for Housing, Massachusetts Housing Partnership
Minneapolis Saw That NIMBYism Has Victims (October 2019)
Housing in Brief: Oregon Bill Ditches Single-Family Zoning for Affordable ‘Missing Middle’ Housing (June 2019)
San Jose Aims to Make Building a Granny Flat Easier (August 2019)