Taking a balanced approach to new development overview

Preserving and expanding the supply of dedicated affordable housing is critical, but research evidence shows that allowing the broader housing market to respond to increased demand with new construction is also essential to constrain housing prices in cities, towns, and counties facing rising rents and prices. This brief reviews that evidence also underscores what a robust supply of market rate housing will not accomplish. The paper concludes that cities, towns, and counties should adopt a balanced approach that both supports the creation and preservation of dedicated affordable housing and removes barriers to new development for all income levels.