Transportation

Policies in the Housing Policy Library on LocalHousingSolutions.org can be used to help low- and moderate-income renters afford housing near current or planned public transit stations.

**Brief: Expanding access to public transit**

The expansion of fixed-route public transit can help to advance important environmental and livability objectives. In many regions, however, the expansion of light rail lines and other forms of transit leads to increases in land and housing prices around new stations, making it difficult for low- and moderate-income households to afford to live there, and in some cases displacing existing residents. This brief describes housing policies that can be used in conjunction with investment in public transit to ensure affordable housing is part of the development that takes place around new or planned transit stations. [Read the brief.](#)

**Selected local housing policies**

- Density bonuses
- Zoning changes to allow for higher residential density
- Joint development agreements
- “Just cause” eviction policies
- Protection from condo conversions
- Project-basing of Housing Choice Vouchers
- Low-income Housing Tax Credit
- Tax increment financing
- Inclusionary zoning

**Related content**

- Resources on carbon emissions and energy use
- Issue brief: Encouraging walkable mixed-use development
- Issue brief: How should cities, towns, and counties balance trade-offs among the quantity, quality, and location of affordable housing?
- Housing Policy Library section: Reducing energy use and costs

[Explore external resources for transportation](#)