Determining the duration of required affordability for dedicated affordable housing overview

In general, high-cost cities should seek to preserve affordability for the longest possible time. However, there are some trade-offs that are important to consider:

- For affordable homeownership units, limits on sales prices that help to preserve the value of public investment can also limit the potential for individual asset accumulation and wealth generation.
- For multifamily rental housing, additional steps may be needed to ensure buildings with long-term rent restrictions remain viable over time.
- Affordability restrictions of any duration require monitoring, and cities, towns, and counties that establish long control periods should be prepared to provide long-term stewardship.
- Flexibility in program design can help to avoid unintended consequences when home prices and neighborhoods decline.