Rental housing

LocalHousingSolutions.org features a number of resources on how to create and preserve affordable rental housing, including dedicated affordable units that are subject to income and/or rent restrictions and market units that are affordable as a result of their physical condition, location, or other factors.

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

Brief: Preserving the existing stock of dedicated affordable rental housing

Most cities, towns, and counties have substantial numbers of units of dedicated affordable rental housing produced by HUD programs between the late 1960s and the mid-1980s and by the Low Income Housing Tax Credit since the late 1980s. Many of these units are potentially at risk of being lost from the inventory of dedicated affordable rental housing due to expiring affordability restrictions that allow owners to decline to renew their participation, or options for owners to opt out of subsidy programs midstream. Dedicated affordable housing may also be in deteriorating physical condition that renders it uninhabitable or leads to occupancy problems that cause the property to fail financially. This brief describes how policies in the Housing Policy Library can be used to keep these units available over the long term. Read the brief

Brief: Preserving the existing stock of market affordable rental housing

Most lower-income households live in homes that are affordable by virtue of their age, condition, location, or other characteristics. These “market affordable” homes do not receive a government subsidy that lowers rents and are not otherwise subject to a regulatory agreement that controls both rents and tenant incomes. Preserving as much as possible of the market affordable stock can be an important objective of any local housing strategy. Read the brief
Selected Local Housing Policies

- Low-Income Housing Tax Credit
- Capital subsidies for affordable housing developments
- Operating subsidies for affordable-housing developments
- Zoning changes to facilitate the use of lower-cost housing types
- Incentives to encourage the development of lower-cost housing types
- Guidance for small property owners and owners of other market affordable rental properties
- Zoning changes to allow for higher residential density
- Rent regulation
- “Just cause” eviction policies
- Eviction prevention programs

Related content

- Video: Can the housing market deliver what I need?
- Video: How do you fill the gap in funding for affordable housing?
- Resources on building public support for affordable housing
- Housing Policy Library section: Generating revenue for affordable housing
- Housing Policy Library section: Supporting affordable through subsidies
- Housing Policy Library section: Reducing barriers to homeownership
- Housing Policy Library section: Enhancing renters’ housing stability
- Housing Policy Library section: Ensuring the ongoing viability of market affordable rental properties
- Issue brief: Importance of a balanced approach
- Issue brief: Balancing the goals of promoting homeownership and increasing the availability of affordable rental housing
- Explore external resources for rental housing