

Building Affordability Into Sustainable Communities

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Sustainable + Affordable

- **What do we want?**
 - More compact communities that facilitate walking/biking/public transit AND
 - Provide housing affordable to families of all incomes
- **Why do we want it?**
 - Reduce VMT, energy use, and greenhouse gas emissions
 - Improve transit ridership
 - Improve household affordability
 - Promote equitable access to transit
- **Why are we concerned?**
 - Demand for housing in well-located close-in communities is expected to rise in coming years, displacing low- and moderate-income households

Local Policy Response

Comprehensive strategy, adopted as early as possible, including policies to:

- 1. Preserve existing affordable housing**
- 2. Build affordability into new development (value capture)**
 - Inclusionary zoning
 - Density bonuses and other incentives (streamlined permitting, reduced parking)
 - Tax-increment financing w/ affordable housing set-aside
- 3. Ensure long-term affordability**
- 4. Layer vouchers and other existing subsidies to help lowest-income families**
- 5. Increase predictability of development and reduce barriers**
- 6. Gain control of well-located land parcels**

State / Regional Policy Options

- **Provide financial incentives for development of high-density mixed-income districts:**
 - Funds for planning, financial rewards or grants to localities, low-cost financing for developers, etc.
- **Focus state/regional spending on infrastructure, housing and other growth-related activities on targeted areas.**
- Using **scenario planning** and **regional planning** to develop and synthesize new vision
- Provide **data / technical assistance** to local jurisdictions

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Who is the Center for Housing Policy?

The Center specializes in developing solutions through research.

Combining research and practical, real-world expertise, the Center helps to develop effective policy solutions at the local, state and national levels that increase the availability of affordable rental and owned homes.

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HOUSINGPOLICY.ORG

Online guide to state and local housing policy

FORECLOSURE-RESPONSE.ORG

Resources to help state and localities prevent foreclosures and stabilize neighborhoods

HOUSINGPOLICY.ORG FORUM

Pose questions, exchange ideas, and learn from the experience and expertise of others

[PAYCHECK TO PAYCHECK](#)

An interactive database comparing wages and housing costs in more than 200 metro areas

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