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
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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