

Increasing the Availability of Affordable Homes
A Handbook for State and Local Leaders
Fact Sheet

Increasing the Availability of Affordable Homes identifies 22 high-impact policies in six different strategy areas that state and local leaders can implement to expand the supply of homes affordable to working families within their jurisdictions. The handbook describes each policy solution and cites examples so decision-makers can learn how their colleagues around the country are successfully addressing this growing crisis in their communities.

Strategy 1. Expand the Availability of Sites for the Development of Affordable Homes

- Policy 1. Make publicly owned land available for affordable homes
- Policy 2. Facilitate the reuse of abandoned, vacant and tax-delinquent properties
- Policy 3. Expand the supply of homes through rezonings

Strategy 2. Reduce Red Tape and Other Regulatory Barriers to Affordable Homes

- Policy 4. Ensure that zoning policies support a diversity of housing types
- Policy 5. Adopt expedited permitting and review policies
- Policy 6. Revise impact fee structures
- Policy 7. Adopt building codes that facilitate rehabilitation of existing homes

Strategy 3. Harness the Power of Strong Housing Markets

- Policy 8. Utilize tax increment financing to fund affordable homes
- Policy 9. Stimulate construction and rehabilitation through tax abatements
- Policy 10. Create or expand dedicated housing trust funds
- Policy 11. Establish inclusionary zoning requirements or incentives
- Policy 12. Use cross-subsidies to support mixed-income communities

Strategy 4. Generate Additional Capital for Affordable Homes

- Policy 13. Expand use of the 4 percent Low-Income Housing Tax Credit
- Policy 14. Provide pre-development and acquisition financing
- Policy 15. Support housing bond issues
- Policy 16. Ensure that housing finance agency reserves are used for affordable homes
- Policy 17. Leverage employers' commitment to affordable homes for workers

Strategy 5. Preserve and Recycle Resources for Affordable Homes

- Policy 18. Preserve affordable rental homes
- Policy 19. Recycle down payment assistance
- Policy 20. Use shared equity mechanisms to create mixed-income communities

Strategy 6. Empower Residents to Purchase and Retain Market-Rate Homes

- Policy 21. Expand homeownership education and counseling
- Policy 22. Help moderate-income homeowners avoid foreclosure and equity loss

The handbook's "Solutions in Action" sections highlight best practices in the field. Examples include:



Auburn Court; Cambridge, Mass.



Cooper Street Townhomes; Portland, Ore.



Villa Madera Family Housing; Oxnard, Calif.