

Housing Policy Library

The Housing Policy Library contains information on dozens of local housing policies that may be of interest to cities, towns, and counties.

HOUSING POLICY FRAMEWORK

I.

[Create and preserve dedicated affordable housing units](#) II.
[Promote affordability by reducing barriers to new supply](#) III.
[Help households access and afford private-market homes](#) IV.
[Protect against displacement and poor housing conditions](#)
[Complementary policies in other domains \(e.g., health, education, environment\)](#)

Each write-up provides an introduction to key policy components and considerations and links to materials providing more information. These policies are organized into a series of categories and sub-categories that correspond to key roles that are executed by local housing policy. Click on the policy name to access the policy description. The categories and sub-categories together comprise our housing policy framework.

I. Create and preserve dedicated affordable housing units

Establishing incentives or requirements for affordable housing

[Density bonuses](#)
[Reduced parking requirements for qualifying developments](#)
[Expedited permitting for qualifying projects](#)
[Reduced or waived fees for qualifying projects](#)
[Tax abatements or exemptions](#)
[Inclusionary zoning](#)

Generating revenue for affordable housing

[Housing trust funds](#)
[Dedicated revenue sources](#)
[Linkage fees/affordable housing impact fees](#)
[Demolition taxes and condo conversion fees](#)
[General obligation bonds for affordable housing](#)
[Tax increment financing](#)
[Transfers of development rights](#)

Support for employer-assisted housing programs

Increased use of multifamily private activity bonds to draw down 4 percent LIHTCs

State tax credits for affordable housing

Activation of housing finance agency reserves

Supporting affordable housing through subsidies

Low-Income Housing Tax Credit

Capital subsidies for affordable housing developments

Below-market financing of affordable housing development

Operating subsidies for affordable housing developments

Project-basing of Housing Choice Vouchers

Acquisition and operation of moderate-cost rental units

Preserving existing affordable housing

Rights of first refusal

Preservation inventories

The Rental Assistance Demonstration (RAD)

Expanding the availability of affordable housing in resource-rich areas

Targeted efforts to create and preserve dedicated affordable housing in resource-rich areas

Targeted efforts to expand the supply of rental housing and lower-cost housing types in resource-rich areas

Regional collaboration to support the development of affordable housing in resource-rich areas

Creating durable affordable homeownership opportunities

Community land trusts

Deed-restricted homeownership programs

Limited equity cooperatives

Facilitating the acquisition or identification of land for affordable housing

Use of publicly owned land for affordable housing

Land banks

Property acquisition fund

Joint development with transit agencies and other interagency partnerships

II. Promote affordability by reducing barriers to new supply

Reducing development costs and barriers

Zoning changes to allow for higher residential density

Reduced parking requirements

Zoning changes to facilitate the use of lower-cost housing types

Streamlined permitting processes

Reforms to construction standards and building codes

Housing rehabilitation codes

Streamlined environmental review processes

Changes to increase the predictability of the regulatory process

Reductions in impact fees and exactions

Increases in the supply of buildable land by expanding growth boundaries

Creating incentives for new development

Tax incentives for new construction and substantial rehabilitation

Land value taxation

Incentives to encourage the development of lower-cost housing types

III. Help households access and afford private-market homes

Providing tenant-based rental assistance

Housing choice vouchers

HOME tenant-based rental assistance

State- or local-funded tenant-based rental assistance

Security deposit/ first month's rent assistance

Promoting mobility for housing choice voucher holders

Increased voucher payment standards in high-cost areas

Mobility counseling for housing voucher holders

Landlord recruitment and retention

Reducing barriers to homeownership

Housing education and counseling

Downpayment and closing cost assistance

Shared appreciation mortgages

Subsidized mortgages

Reducing energy use and costs

Energy-efficiency standards

Energy-efficiency retrofits

Combatting housing discrimination

[Enforcement of fair housing laws](#)

[Fair housing education for real estate professionals and consumers](#)

[Source of income laws](#)

[Legal assistance for victims of discrimination](#)

IV. Protect against displacement and poor housing conditions

Enhancing renters' housing stability

[Rent regulation](#)

["Just cause" eviction policies](#)

[Protection from condo conversions](#)

[Eviction prevention programs](#)

[Legal assistance for at-risk renters](#)

Enhancing homeowners' housing stability

[Property tax relief for income-qualified homeowners](#)

[Foreclosure prevention programs](#)

Improving quality of both new and existing housing

[Housing and building codes](#)

[Code enforcement](#)

[Lead abatement](#)

[Assistance for home safety modifications](#)

[Homeowner rehabilitation assistance programs](#)

[Weatherization assistance](#)

Ensuring the ongoing viability of unsubsidized affordable rental properties

[Tax incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties](#)

[Expanded access to capital for owners of unsubsidized affordable rental properties](#)

[Guidance for small, market affordable property owners and owners of other unsubsidized affordable rental properties](#)

Complementary policies

In addition to housing policy tools, we recommend that cities, towns, and counties consider ways to link housing policies with complementary policies in the areas of health, education, transportation, and the environment to address important societal concerns. [For more information, visit the Bridge section of the website.](#)