

STRATEGIES TO EXPAND THE STOCK OF AFFORDABLE HOMES



LOOSEN ZONING REGULATIONS

Easing design, lot size, and parking zoning regulations can make it easier and more cost effective to build multifamily housing. This strategy works well in communities with restrictive multifamily zoning regulations, particularly high-cost areas.



REZONE VACANT COMMERCIAL SPACE

Rezoning vacant commercial buildings can free up more land to build affordable homes. This strategy works well in cities with limited land availability and high commercial vacancy rates and housing costs.



EASE ACCESSORY DWELLING UNIT (ADU) REGULATIONS

Easing the regulation of ADUs can allow cities to expand the construction of naturally occurring affordable housing. ADUs are homes built by homeowners on their property that are detached from the main residence. They typically rent at below-market rates and are cost-effective to build. This strategy works well in neighborhoods with a large amount of single-family homes, limited land availability, strict zoning requirements, and opposition to affordable homes.



EXPAND FUNDING SOURCES

Increasing access to federal, state, and local funding sources is critical to meet the nation's growing housing needs. Locally funded subsidy programs, such as social impact bonds and housing trust funds, can provide additional supplementary funding and help housing providers fill gaps not met by federally funded housing subsidy programs. This strategy works well in all neighborhood types.



DEVELOP PARTNERSHIPS

Developing partnerships between private companies, nonprofits from other sectors, and foundations can bring in capital and other resources to build affordable homes and move development forward. This strategy works well for affordable homes that offer resident services and can foster cross-sector collaborations



STREAMLINE DESIGN

Using modular housing designs and manufactured housing can reduce the cost of constructing affordable homes relative to site-built homes. This strategy works well in neighborhoods with high construction and labor costs.