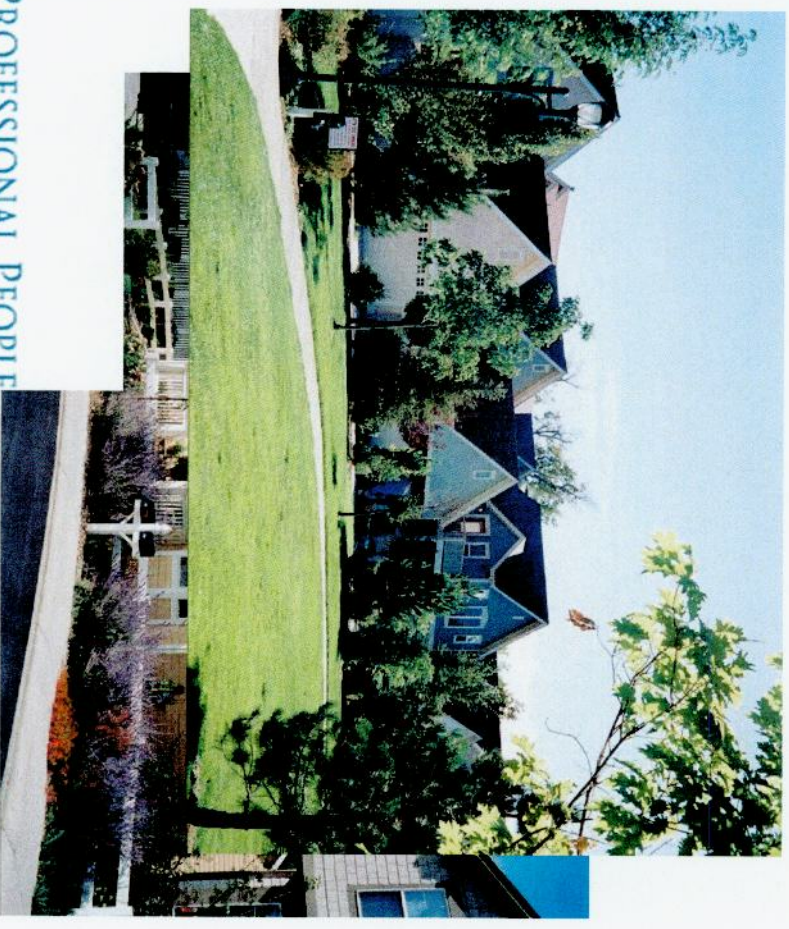


Creating Affordable Housing in Affluent Communities

Segment 2 of 2



BUSINESS AND PROFESSIONAL PEOPLE
FOR THE PUBLIC INTEREST

Strategies



What strategies are effective in affluent communities?

1. Inclusionary Housing
2. Housing Trust Funds
3. Shared Equity Homeownership



Lincoln, Massachusetts

Inclusionary Housing

- ❑ Local zoning ordinances provide that a certain percentage of the units in new housing be affordable to low- and moderate-income families
- ❑ Leverages private-market activity
- ❑ Incentives help offset development cost - e.g., density bonus, fee waivers, expedited permit process
- ❑ Adaptable to local housing market



Denver, Colorado

Housing Trust Funds

- ❑ Over 400 affordable housing trust funds across the country (city, county, state) with a variety of dedicated funding streams
- ❑ Effective in leveraging other public and private dollars
- ❑ Flexibility to address local needs: variety of uses e.g., preservation/rehab of existing stock, rental subsidies



Lincoln, Massachusetts

Shared Equity Home Ownership

- Protects public investment in making homes affordable
- Provides working families with opportunity to build assets
- Models include community land trusts, limited equity co-ops, affordable housing with affordability covenants or deed restrictions
- Homeowners share the financial gain (or loss) with a municipality or nonprofit organization that assumes stewardship responsibility



Highland Park, Illinois

Key Considerations



Considerations in Planning for Affordable Housing

- Who will be served?
- How will the public investment be protected?
- Multiple approaches
- Flexibility

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