Strategies for preserving and expanding affordable housing in "gentrifying" areas

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Developing a Housing Strategy

- Policy matters
- Key attributes
  -- Multi-pronged
  -- Requires subsidy
  -- Interagency
  -- Targeted to specific neighborhoods
- Constraints
  -- Political will
  -- Interagency cooperation
  -- NIMBY
  -- State law
Policy Categories

- **Preservation** – preserve existing affordable rental units
- **Protection** – help long-time residents who wish to stay in the neighborhood
- **Inclusion** – ensure that a share of new development is affordable
- **Revenue generation** – harness growth to expand financial resources for affordable housing
- **Incentives** – create incentives for developers of affordable housing
- **Property Acquisition** – facilitate the acquisition of land for affordable housing
Preservation

- Subsidized rental housing
  - Owners opt out or prepay their mortgages
  - Physical deterioration / modernization
  - Policy options: preservation catalogs, targeting of resources, tax incentives, transfer to mission-driven owners

- Unsubsidized but affordable housing

- Public housing
Protection

- Condo conversion
- Rent stabilization
- Good cause eviction policies
- Property tax circuit breakers
- Buy into neighborhood or shift to subsidized ownership
  - Shared equity homeownership
  - Housing Choice Voucher homeownership
Inclusion

- Mandatory inclusionary zoning
- Voluntary inclusionary zoning
  - Density bonus
- Quasi-voluntary policies
  - Affordability tied to approvals of zoning variance or special use permit
Revenue Generation

- Tax increment financing and TIF-like vehicles
- Linkage fees / impact fees
- Housing trust funds
  - Dedicated funding sources: real estate transfer tax, recording fee, etc.
  - Non-dedicated: appropriations, gen obligation bonds
Incentives

- Tax incentives
- Parking incentives
- Expedited permitting
- Reduced impact fees
- Transfers of development rights
- Targeting of federal, state and local housing subsidies
Property Acquisition

- Property acquisition funds
- Use of publicly owned land
  - Surplus land
  - Underdeveloped land
  - Tax delinquent properties
Crosscutting Issues

- Advance planning
- Long-term affordability
- Increased density
- Reduction of barriers to development
- Targeted vs. city-wide policies
- Building community support
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