

Promote compact development patterns

Land use and tax tools described in this section may be applied to achieve sustainable and equitable development in targeted areas.

Comprehensive planning – preparation of an overarching planning document and/or housing element presents an opportunity for localities to update their land use policies

Regional planning – like local comprehensive plans, regional plans guide land use and growth management strategies, but coordinate activity across local jurisdictions

Rezoning and upzoning – update building height limits, lot coverage, and other restrictions on underutilized sites to allow for higher-density compact development where appropriate

Overlay zones – create floating zoning districts that may be flexibly applied to achieve desired results in targeted areas

Planned unit development – a type of overlay zone, typically applied to a broad swath of land to promote innovation and coordinated development

Form-based codes – regulate the design of new development, rather than the use, to promote higher-density, mixed-use development

Split-rate taxation – adjust the local property tax structure and discourage speculation by taxing land and improvements at different rates

Create a supportive regulatory framework

Regulatory tools described in this section create a framework within which sustainable and equitable development can proceed more efficiently.

Allow mixed-use development as-of-right – revise and update land use policies to reflect current priorities and preferences for mixed-use development

Reduce parking requirements in location-efficient areas – cut development costs and free up space for on-site amenities in transit-accessible areas

Revise impact fee structures for infill development – encourage development in infill areas served by existing infrastructure by reducing or eliminating fees for new public facilities and services

Gain control of well-located land

Policy tools described in this section enable local communities and regions to acquire location-efficient sites for purposes of developing affordable homes.

Create an acquisition fund – a financing mechanism that enables fund sponsors to act quickly and purchase well-located parcels before land prices escalate

Engage in land banking – hold strategic sites at low cost until financing has been arranged, the market has strengthened, or conditions are otherwise right for redevelopment

Make publicly-owned land available for development of affordable homes – use surplus or underutilized land in location-efficient areas for redevelopment as affordable housing

Use value capture to build on market momentum

Tools described in this section capture a portion of the increase in property values and development activity around transit stations or redevelopment areas to support creation or preservation of affordable homes.

Adopt an inclusionary housing policy – provide incentives or requirements for developers to set aside a share of new units in market-rate development for low- and moderate-income households

Create tax increment financing districts around new and redeveloping transit stations with mandatory set-asides for affordable housing initiatives

Assess linkage fees on non-residential developments to offset local housing impacts and ensure development of affordable homes keeps pace with local job growth

Preserve and extend affordability

Tools described in this section help ensure that existing low- and moderate-income residents have equitable access to the benefits of new transit projects or neighborhood redevelopment initiatives, and preserve affordability for generations to come.

Preserve existing affordable rental homes near transit – avoid the loss of thousands of subsidized and low-cost location-efficient rental units through early identification and action

Build long-term affordability requirements into existing housing programs – establish state and local affordability requirements that go beyond the minimum in federal subsidy programs to ensure ongoing affordability of housing in location-efficient areas

Layer subsidies to ensure very low-income families can afford to live in location-efficient areas – ensure that Housing Choice Voucher holders have access to affordable rental homes near transit and other amenities