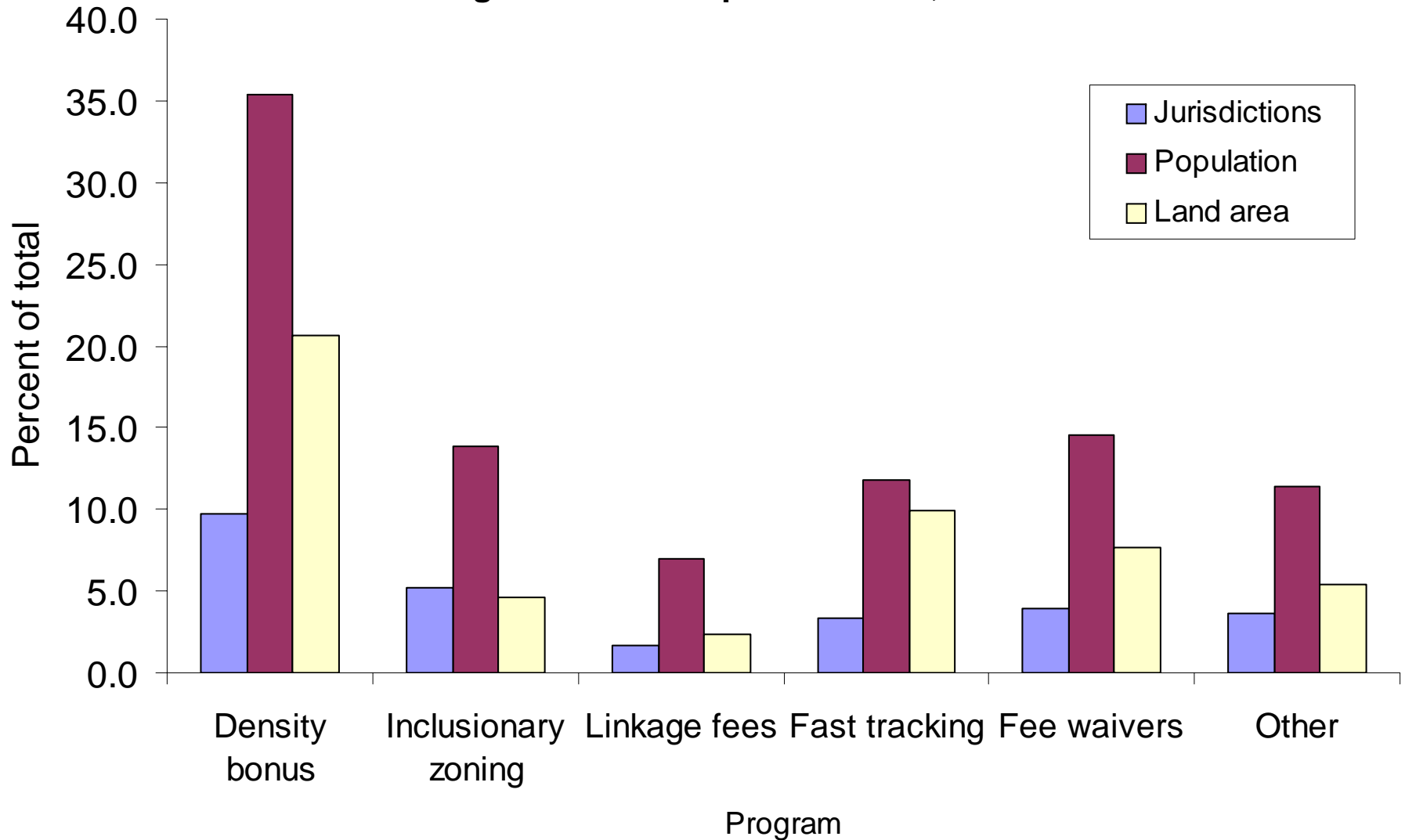


From Hurdles to Bridges: Local Land-Use Regulations and the Pursuit of Affordable Rental Housing

Presented by:

Rolf Pendall, Cornell University
November 15, 2006

Incidence of local affordable housing programs, 50 largest U.S. metropolitan areas, 2003



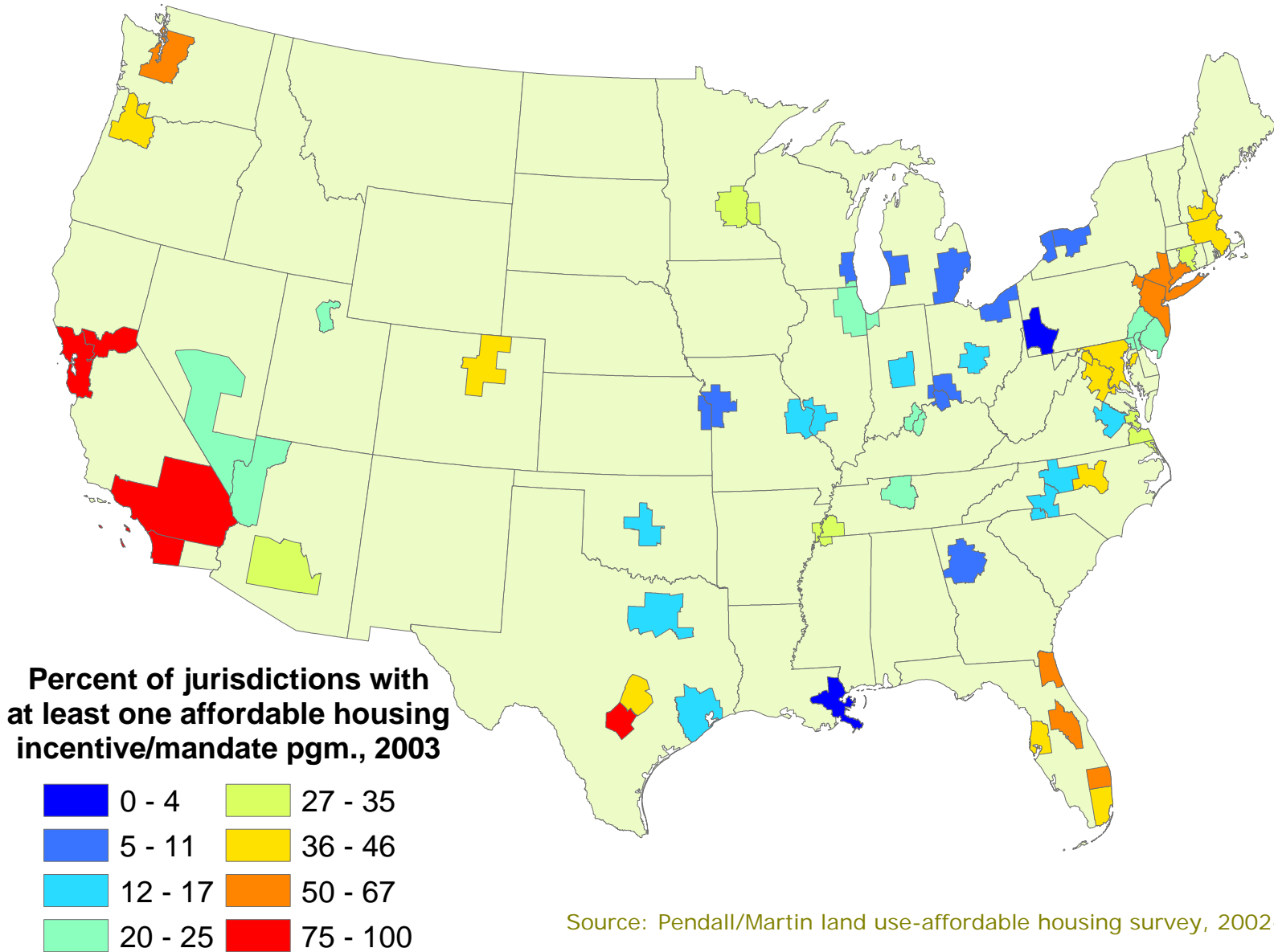
Source: Pendall/Martin land use-affordable housing survey, 2002-2003

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Affordable housing incentive/mandate programs: Great national variation



Case studies: Affluent, job-rich suburbs and affordable housing incentive programs

		<i>Newton, Mass.</i>	<i>Pleasanton, Calif.</i>	<i>Coral Gables, Fla.</i>
Impacts		Integrated programs, 1100 mainly rental units to date	Integrated programs produced 900 units, rental-owner mix	No program yet
Factors contributing to / limiting success	Key state laws	Chapter 40B, Community Preservation Act	Housing element law	Growth Management Act
	Local constituencies	Citizen committees, local non-profit	Citizen committee	None in evidence
	Professional staff	Strong city planning, housing authority staff	Assistant City Manager, staff for growth management, infrastructure, housing authority	Out-of-state consultant developed housing plan; little staff support; no PHA
	Development restrictions	Little developable land left; permitted density declining through time, complicated by "special permit" system	Growth controls and lack of designated sites make fair share hard to reach	Most of city is "built out" per 1920s master plan

