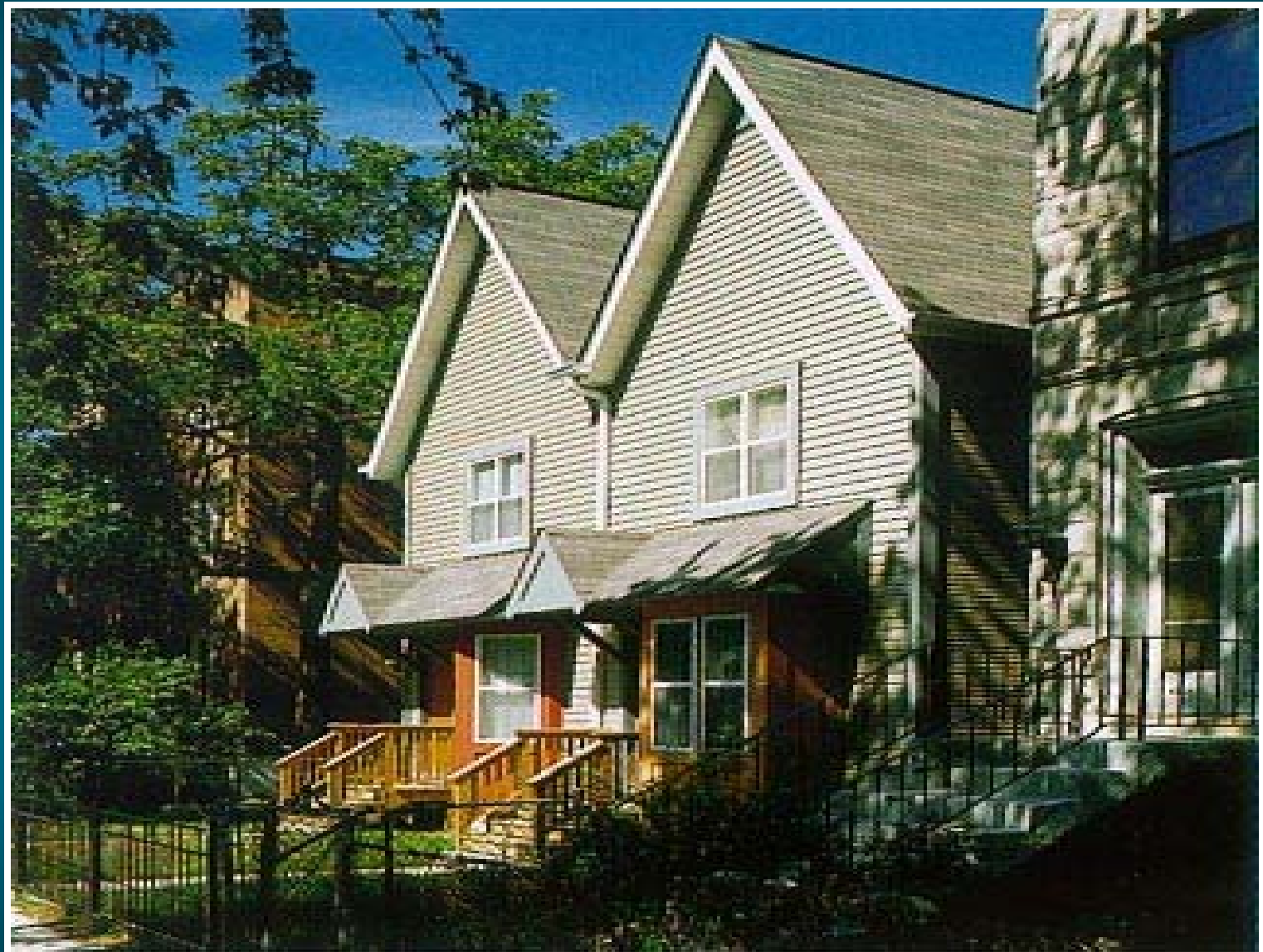




America's Affordable Communities Initiative

*Bringing Homes Within Reach
Through Regulatory Reform*













**Can affordable housing add to
the value of a neighboring
community?**



Coliseum Oak - San Antonio, TX.....*Before*



Coliseum Oak - San Antonio, TX..... **After**

Possible Solutions

- **Allow for Multifamily Development and Affordable Single Family Homes, and Manufactured Housing**
- **Density Bonuses**
- **Waiver or Reduction of fees**
- **Eliminate Gold-Plated Regulations for Affordable Community Developments**
- **Modern and Uniform Building and Rehabilitation Codes**
- **A One-Stop (With Time Limits) Permit Review Process**

Did you know that....?

- ✓ For every \$1000 added to cost of a home, thousands of families are priced out of the market or are forced to spend an ever-increasing amount of their income on housing.

Local Laws Impact Habitat for Humanity Operations

Habitat for Humanity officials say that increasingly strict and costly local building codes are reducing the number of U.S. families they can serve, reported the *Richmond Times Dispatch* on May 2, 2004. In nearly every state, laws that require larger minimum homes and other new rules increase construction costs. Habitat headquarters tried negotiating with governments for exemptions, but, found it too difficult to track thousands of local rules, said a Habitat spokeswoman. Local chapters are building fewer, less affordable homes. If the trend continues, Habitat may have to start renovating existing homes or constructing apartment buildings, said the spokeswoman. In Richmond, VA., for example, Habitat officials have modified home design to help offset the rising cost of building materials, but, fear that increasing property taxes may make the homes unaffordable to families earning 60 percent below median area income.

- Does your community have a nursing shortage?
- Do policemen, firefighters, and school teachers live in your community?
- If they don't live in your community, do they support local businesses in your community?
- Why is there so much traffic between cities?

Increases in.....

- ▣ **Jobs**
- ▣ **Sales to Main Street businesses, restaurants, retail stores, etc.**
- ▣ **Sales of goods and services from local suppliers; sub-contractors, housing supply stores, etc.**
- ▣ **Community appeal to potential businesses for future jobs**

RESEARCH PROJECTS

2003 & 2004

- ▣ Zoning as a Barrier to Multifamily Housing
- ▣ Growth Management and Affordable Housing Symposium
- ▣ Barriers and Solutions for Infill Housing
- ▣ Housing Impact Analysis:
 - ▣ Alternatives to Impact Fees
 - ▣ Cost of Development Standards
- ▣ Environmental Permitting as a Barrier to Affordability

Not in
my
backyard

To

Why not in our community?

www.hud.gov/affordablecommunities

www.huduser.org/rbc/



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