



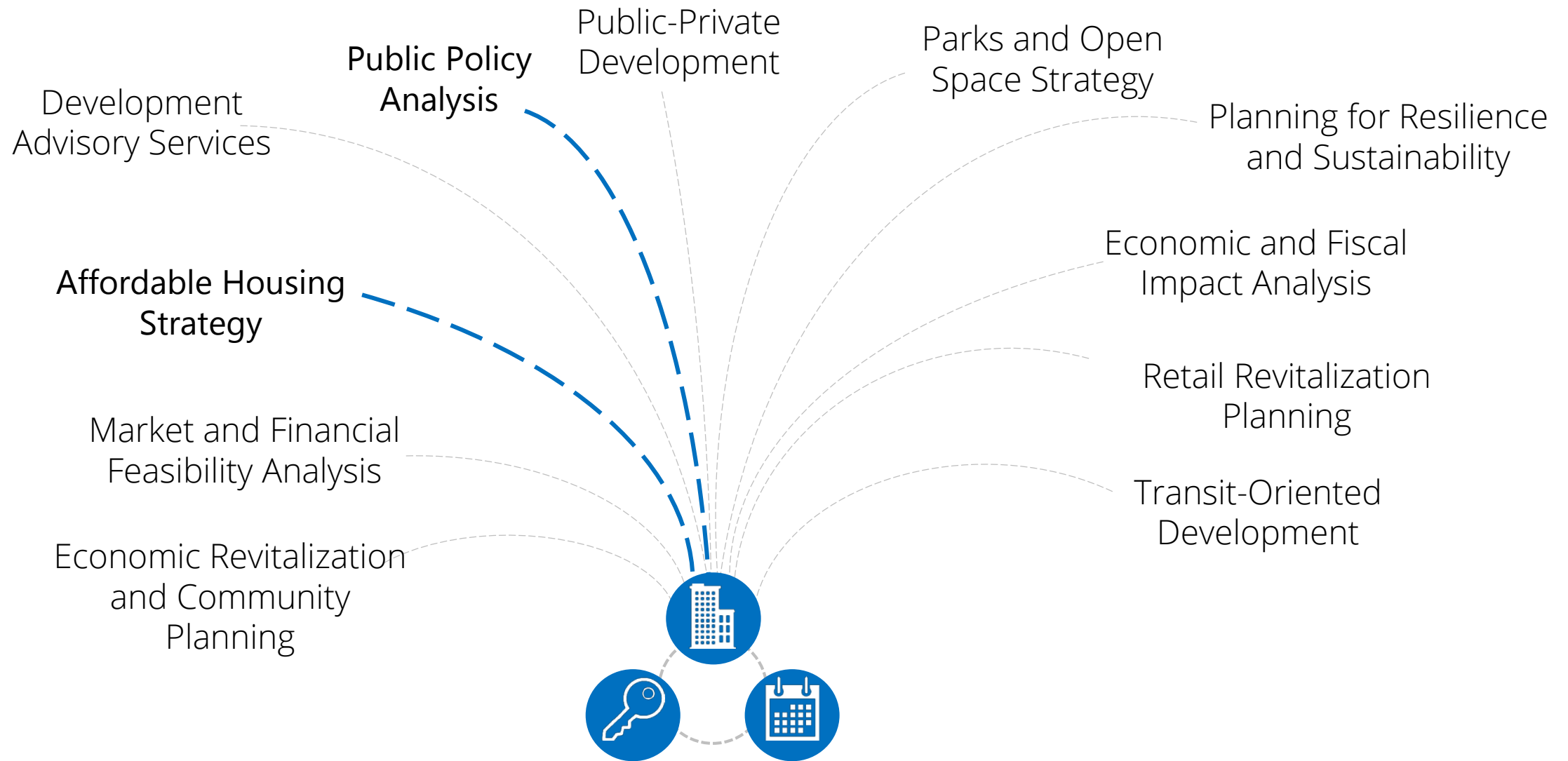
NMHC Housing Affordability Toolkit

NMHC Board Meeting
January 17th, 2018

Introduction to HR&A



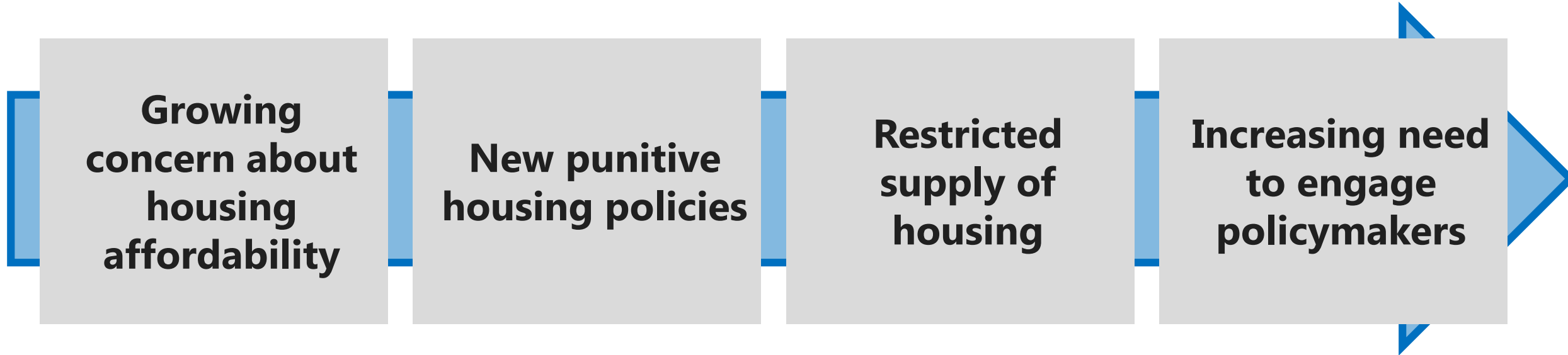
HR&A is a **real estate and economic development** consulting firm working at the intersection of the public and private sectors. We **transform and revitalize** communities by linking private investment with public policy to support **community development**.



HR&A provides a range of services, including public policy and affordable housing strategies.

Project Approach

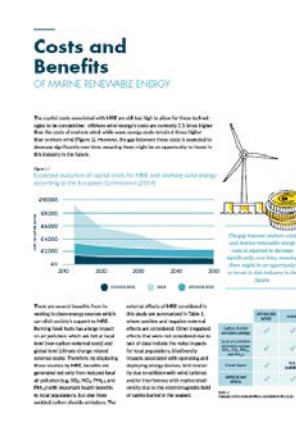
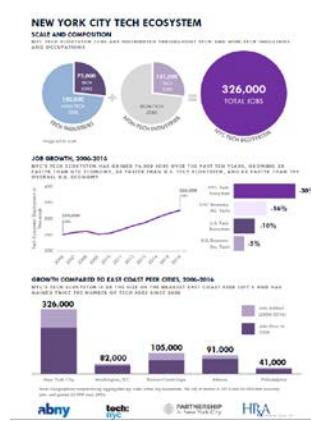
Impetus for the Project



Goal: Create materials that support NMHC members as they engage local policymakers to advocate for effective housing policies.

Graphic Design

The final toolkit will be easily digested by elected officials with additional supporting information for their staff.



GRAPHICAL SUMMARIES

TEXT & GRAPHICAL SUPPORT

Toolkit Components

1. **The State of Housing Affordability** | An overview of the economic, demographic, and policy trends that are driving housing affordability issues at the national level and how they are playing out in local markets.
2. **Housing Cost Drivers** | A framework describing the different factors that determine the costs to develop housing and how local policies impact these costs.
3. **Benefits of Multifamily Housing** | A synthesis of the benefits of multifamily housing for cities, residents, and communities.
4. **Housing Affordability Tools** | A description of how different housing tools close the gap between what a household can afford in housing costs and the cost to develop and operate that housing.
5. **Housing Affordability Discussion Guide** | A summary of the key issues framing advocacy for affordable housing and how to engage with housing stakeholders.

1. The State of Housing Affordability

An overview of the economic, demographic, and policy trends that are driving housing affordability issues at the national level and how they are playing out in local markets.

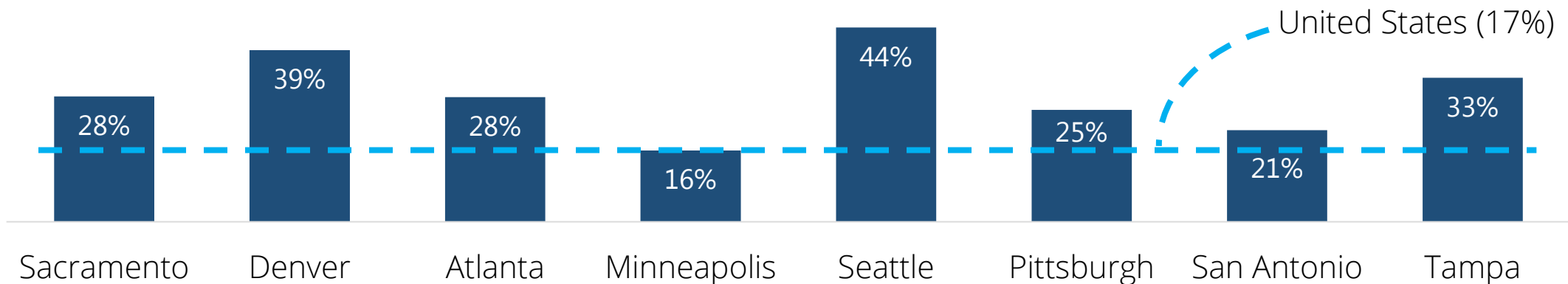
National Trends

This section will aggregate and summarize national trends that are contributing to decreasing housing affordability.

Case Studies

Case studies of eight different cities that reflect how national trends manifest at the local level.

Percent Increase in Rent, 2000 - 2016



2. Housing Cost Drivers

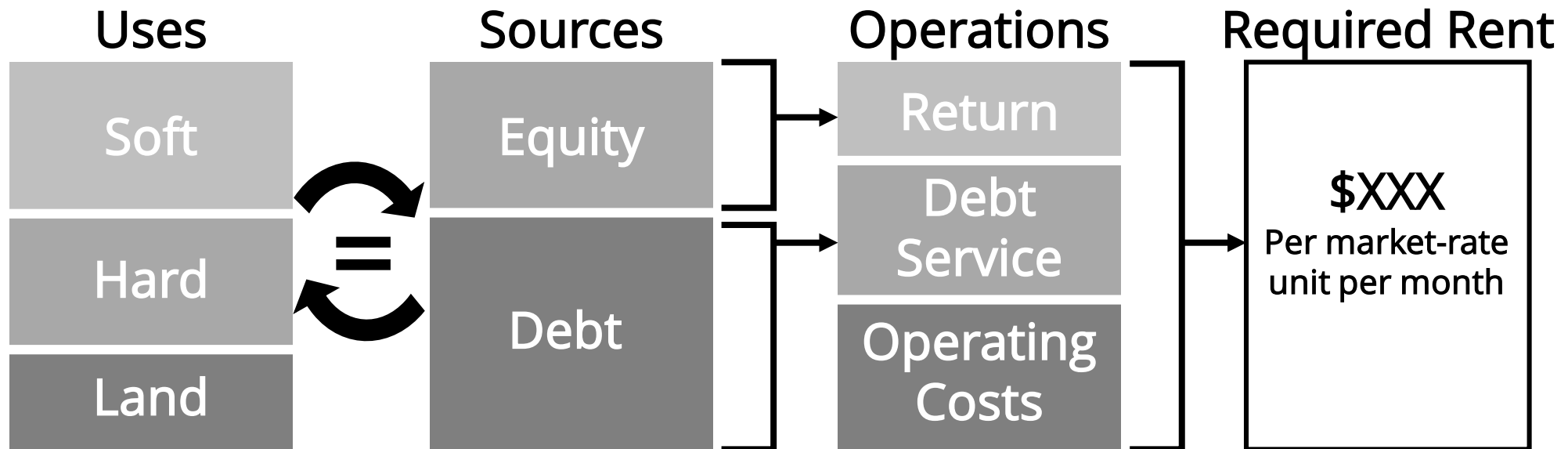
A framework describing the different factors that determine the costs to develop housing and how local policies impact these costs.

Cost Framework

Framework for how municipalities influence the costs of developing housing.

Cost Driver Case Studies

Three case studies to highlight policies that contribute to housing development line-item costs.

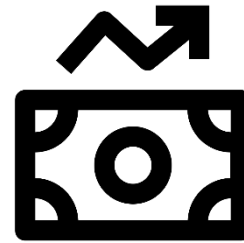


3. Benefits of Multifamily Housing

A synthesis of the benefits of multifamily housing for cities, residents, and communities.

Consolidation of Existing Research

Comprehensive analysis and summary of the existing research on the benefits of multifamily housing to local communities.



Economic Competitiveness



Financial Wellbeing



Environmental Health



Traffic and Commuting



Equity and Inclusivity

4. Housing Affordability Tools

A description of how different housing tools close the gap between what a household can afford in housing costs and the cost to develop and operate that housing.

Housing Tools Framework

Framework that categorizes tools based off of their ability to create additional supply of housing.

Tool Case Studies

Eight case studies of housing tools and their impact on housing supply and affordability.

Explanation of Housing Tools

A summary of how affordable housing tools aim to close existing gaps

4. Housing Affordability Tools

A description of how different housing tools close the gap between what a household can afford in housing costs and the cost to develop and operate that housing.

Tools

- **Inclusionary Zoning**
- Property Tax Incentives
- Rent Control
- By-Right Development
- Public Land Disposition

Other Tools

- Tenant Rights
- Impact Fee Waivers
- Right of First Refusal
- Preservation Overlays
- QAP Reform
- Acquisition Funds
- Multifamily Gap Financing
- Public Housing Redevelopment
- Community Land Trust
- Special Assessments
- Incremental Tax Districts
- Housing Trust Fund
- Locally Controlled Federal Funds

5. Housing Affordability Discussion Guide

A summary of the key issues framing advocacy for affordable housing and how to engage with housing stakeholders.

Why Housing Affordability Matters

A summary of the importance and benefits of housing affordability and the role of demand and supply.

User's Guide for Housing Affordability Toolkit

Sample scenarios to help NMHC members use the toolkit in common situations.

Housing Affordability Policy Goals

Brief explanations of the policy goals of a wide variety of stakeholders in order to guide discussions.

Case Study Cities

Selected Cities

City	Rationale
1. Atlanta	Southern, moderate growth concentrated in multifamily
2. Denver	Mountain region, high growth, large price increases
3. Minneapolis	Midwest, moderate growth strong multifamily development
4. Pittsburgh	Rust Belt, declining pop., tightening rental market
5. Sacramento	California market, moderate growth, tight housing supply
6. San Antonio	Texas market, high growth, large city
7. Seattle	West Coast, high growth, large price increases
8. Tampa	Florida market, moderate growth, high increase in rent-burdened population

Selected Cities Data

City	Comparable Cities	Geography	Population (2016)	Median Rent (2016)	Household Growth (2000-2016)	Permits in 5+ Structures (2000-2016)
Denver	Denver	West	693,060	\$1,223	+22%	60%
	Salt Lake City	West	193,776	\$902	+8%	85%
	Austin	Southwest – TX	947,897	\$1,194	+40%	57%
Atlanta	Atlanta	Southeast	472,506	\$1,084	+15%	85%
	Raleigh	Southeast	458,862	\$1,027	61%	44%
	Nashville	Southeast	660,393	\$979	19%	38%

The selected cities are comparable to other cities, making the case studies more widely applicable.

Map of Cities





NMHC Housing Affordability Toolkit
