

AFFORDABLE HOUSING STRATEGIES



NC STATE Design AH + SC
Affordable Housing and Sustainable Communities Initiative

Create + Preserve



Research + Educate

Planning

Finance

Policy, Building Codes, and Zoning

Sustainability

Design

Research + Educate

Educate

- Create a robust public education program so that residents can be knowledgeable about the need for, value of, and funding for, affordable housing.

Best Practices

- Document, analyze and apply best practices from similar US cities.

Identify User Groups

- Research and document user groups including extremely low- and low-income individuals and families, artists, elders, essential workers, veterans, etc.

Identify Special Needs Populations

- Identify special needs populations including those who have experienced homelessness, mental health and substance abuse issues, etc.

Social Equity

Raise the minimum wage

- Advocate for a minimum wage that pays workers a living wage.

Social services

- Provide childcare, job training, support, and other services as part of the housing or community development.

Housing First

- Commit to the Housing First model in considering emergency, transitional, and permanent housing options.

Health and the environment

- Create communities that facilitate healthy lifestyles, such as walkable and bikeable streets etc.

Universal design and supportive units

- Provide housing and communities that provide for the needs of the physically and/or mentally impaired.

Multi-generational housing and age-in-place unit distribution

- Provide a range of housing types that allows families and individuals to trade up without moving out, or downsize within the community as their families get smaller.

Social Equity

Raise the minimum wage

- Advocate for a minimum wage that pays workers a living wage.

Social services

- Provide childcare, job training, support, and other services as part of the housing or community development.

Housing First

- Commit to the Housing First model in considering emergency, transitional, and permanent housing options.

Health and the environment

- Create communities that facilitate healthy lifestyles, such as walkable and bikeable streets etc.

Universal design and supportive units

- Provide housing and communities that provide for the needs of the physically and/or mentally impaired.

Multi-generational housing and age-in-place unit distribution

- Provide a range of housing types that allows families and individuals to trade up without moving out, or downsize within the community as their families get smaller.

Social Equity



Richardson Apartments in San Francisco has on-site health services and employment.
David Baker Architects

Planning

Create a plan

- Create an ambitious, comprehensive affordable housing plan to create and preserve affordable housing.

User participation

- Include meaningful participation for members of the community, and decision-making roles for actual residents (or their representatives).

No tax-payer cost options

- Allow and promote options that do not need public funding, such as accessory dwelling units.

Transit Oriented Development

- Plan for transit oriented development (TOD) options along Bus Rapid Transit or fixed rail public transportation.

Preserve existing neighborhoods

- New and renovated housing should respect, respond to, and preserve the essential characteristics and historical context of the community.

Infill and scattered-site development

- Create a development strategy that includes a number of discontinuous lots in the same geographic area.

Brownfield or other incentive-based sites

- Utilize brownfield, or other incentive-based sites, when appropriate

Planning

Create a plan

- Create an ambitious, comprehensive affordable housing plan to create and preserve affordable housing.

User participation

- Include meaningful participation for members of the community, and decision-making roles for actual residents (or their representatives).

No tax-payer cost options

- Allow and promote options that do not need public funding, such as accessory dwelling units.

Transit Oriented Development

- Plan for transit oriented development (TOD) options along Bus Rapid Transit or fixed rail public transportation.

Preserve existing neighborhoods

- New and renovated housing should respect, respond to, and preserve the essential characteristics and historical context of the community.

Infill and scattered-site development

- Create a development strategy that includes a number of discontinuous lots in the same geographic area.

Brownfield or other incentive-based sites

- Utilize brownfield, or other incentive-based sites, when appropriate

Planning

BACKYARD COTTAGES

Accessory Dwelling Units, (ADU's) Granny Flats, Elder Cottage Housing, In-Law Suites, Mother-Daughter Units, Secondary Dwelling Units, Guest Houses, Companion Units, Carriage Houses, Alley Flats....



ACCESSORY DWELLING UNIT MANUAL

SANTA CRUZ, CALIFORNIA

GETTING STARTED Introduction to ADU development and how to start your project

DESIGNING YOUR ADU Neighborhood compatibility, planning your ADU and prototypical ADU designs

BEING A PROJECT MANAGER Understanding the application process, building your ADU and renting your ADU

MORE RESOURCES Glossary of terms, checklist and other useful information

Accessory dwelling units can provide potentially affordable units, fill the “missing middle,” and help subsidize homeownership.

Finance

Preserve existing affordable housing

- Create a funding program to preserve existing affordable housing. Track affordable housing units and create an “early warning” mechanism to identify properties at risk.

Tax Credit Programs

- Leverage low income housing tax credits (LIHTC), administered by the North Carolina Housing Finance Agency.
- Utilize other tax credit programs such as Historic Tax Credits and Energy tax credits.

Land banking

- Develop an ambitious and sustained land banking program, including funding for land acquisition, and mechanisms such as foreclosures on tax-delinquent properties.
- Develop city and county owned properties.

Transit Oriented Development incentives

- Incorporate incentives provided by the US Transportation Department as part of a coordinated strategy to pair housing and transportation.

Tax Increment Financing (TIF) Zones

- Consider creating a TIF in the downtown and other higher density areas as one funding source for affordable housing.

Property tax increase

- Consider a property tax increase as a dedicated funding source.

Affordable housing bond

- Create an Affordable Housing Bond for sustained funding of affordable housing.

Multifamily Property Tax Relief

- Create a multifamily property tax relief program modeled on existing state programs.

Finance

Preserve existing affordable housing

- Create a funding program to preserve existing affordable housing. Track affordable housing units and create an “early warning” mechanism to identify properties at risk.

Tax Credit Programs

- Leverage low income housing tax credits (LIHTC), administered by the North Carolina Housing Finance Agency.
- Utilize other tax credit programs such as Historic Tax Credits and Energy tax credits.

Land banking

- Develop an ambitious and sustained land banking program, including funding for land acquisition, and mechanisms such as foreclosures on tax-delinquent properties.
- Develop city and county owned properties.

Transit Oriented Development incentives

- Incorporate incentives provided by the US Transportation Department as part of a coordinated strategy to pair housing and transportation.

Tax Increment Financing (TIF) Zones

- Consider creating a TIF in the downtown and other higher density areas as one funding source for affordable housing.

Property tax increase

- Consider a property tax increase as a dedicated funding source.

Affordable housing bond

- Create an Affordable Housing Bond for sustained funding of affordable housing.

Multifamily Property Tax Relief

- Create a multifamily property tax relief program modeled on existing state programs.

Finance



The Brew House in Pittsburgh provides affordable housing for artists. It was funded by LIHTCs, Historic Tax Credits and a low-interest loan from a community bank.

Finance

Housing Trust Fund

- Create a housing trust fund modeled on state and national models.

Public-private partnerships

- Partner with community banks to create a low interest mortgage program.
 - Partner with non- and for-profit housing developers.

Affordable housing incentive overlays

- Create areas with incentivized development requirements to facilitate the building of affordable housing.

Development subsidies

- Leverage the federal Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program for land acquisition and other subsidies for the development of affordable housing.

Mixed-income development

- Provide mixed-income developments where the market rate units subsidize the affordable housing.

Equity and ownership options

- Promote equity and ownership options such as Mutual Housing Associations, Limited Equity Cooperatives, Community Land Trusts, cohousing, live-work units that can accommodate “cottage industries,” rent-to-own units, and sweat equity programs where homeowners reduce the purchase price by participating in the construction of their home.

Housing and Energy Efficiency Program

- Create a city program to fund repairs and energy-efficiency upgrades to lower energy costs and preserve affordable units.

Policy, Building Codes, and Zoning

North Carolina Housing Finance Agency QAP

- Advocate for revisions to the NCHFA's Qualified Allocation Plan (QAP) requirements for the funding of affordable housing.

Developer incentives

- Achieve a percentage of affordable housing units in new development projects through incentive-driven means such as reducing impact fees, tax exemptions, density bonuses, land swaps, expedited approval process, zoning variances, etc
- Ensure longevity of affordable units in all agreements. Aim for permanent affordable units.

Missing Middle

- Allow housing that fills the missing middle, such as attached or detached accessory dwelling units, duplexes, quads, micro housing, cottage courts, courtyard housing, and single room occupancy units.

Density

- Allow for greater density in areas served by public transportation, shopping, and services to reduce transportation costs and to support community-based businesses and employment, and public transportation
- Revise minimum lot and house sizes and parking requirements for residential development.

Mixed-use

- Allow for mixed-use development to facilitate community-based business and employment and transportation options.

Non-discrimination Ordinance

- Create and enforce an ordinance that prohibits landlords from discriminating against renters who use Section 8, VASH, or other vouchers.

Policy, Building Codes, and Zoning

North Carolina Housing Finance Agency QAP

- Advocate for revisions to the NCHFA's Qualified Allocation Plan (QAP) requirements for the funding of affordable housing.

Developer incentives

- Achieve a percentage of affordable housing units in new development projects through incentive-driven means such as reducing impact fees, density bonuses, land swaps, expedited approval process, zoning variances, etc
- Ensure longevity of affordable units in all agreements. Aim for permanent affordable units.

Missing Middle

- Allow housing that fills the missing middle, such as attached or detached accessory dwelling units, duplexes, quads, micro housing, cottage courts, courtyard housing, and single room occupancy units.

Density

- Allow for greater density in areas served by public transportation, shopping, and services to reduce transportation costs and to support community-based businesses and employment, and public transportation
- Revise minimum lot and house sizes and parking requirements for residential development.

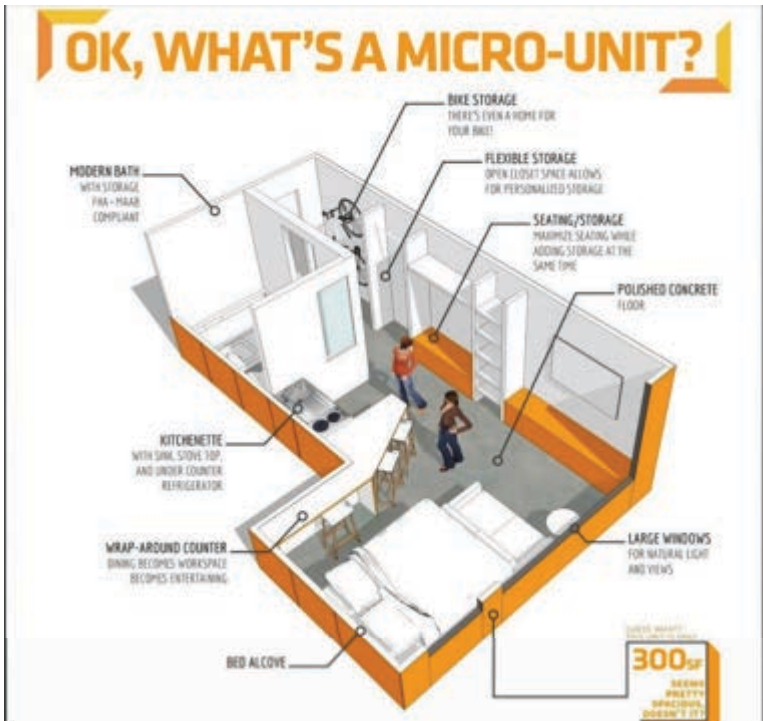
Mixed-use

- Allow for mixed-use development to facilitate community-based business and employment and transportation options.

Non-discrimination Ordinance

- Create and enforce an ordinance that prohibits landlords from discriminating against renters who use Section 8, VASH, or other vouchers.

Policy, Building Codes, and Zoning



A diversity of housing is needed to serve a diverse society.

Sustainability

Low energy building performance

- Incorporate LEED, Living Building Challenge, and Energy Star checklists, including: High R-value thermal insulation, high E windows, efficient HVAC, HWH, and equipment, passive solar, and geo-thermal options.

Sustainable and cost-effective materials

- Use locally manufactured materials, recycled houses or materials, ecologically compatible materials, and durable and easy/inexpensive to repair equipment, fixtures, hardware, and finishes.

Employ local contractors and craftsmen

- Reduce commuting costs and support local economies by employing local builders.

Cultural and community sustainability

- Recognize, document and support local building and community traditions.
- Incorporate, where appropriate, job training and other local employment opportunities.

Sustainability

Low energy building performance

- Incorporate LEED, Living Building Challenge, and Energy Star checklists, including: High R-value thermal insulation, high E windows, efficient HVAC, HWH, and equipment, passive solar, and geo-thermal options.

Sustainable and cost-effective materials

- Use locally manufactured materials, recycled houses or materials, ecologically compatible materials, and durable and easy/inexpensive to repair equipment, fixtures, hardware, and finishes.

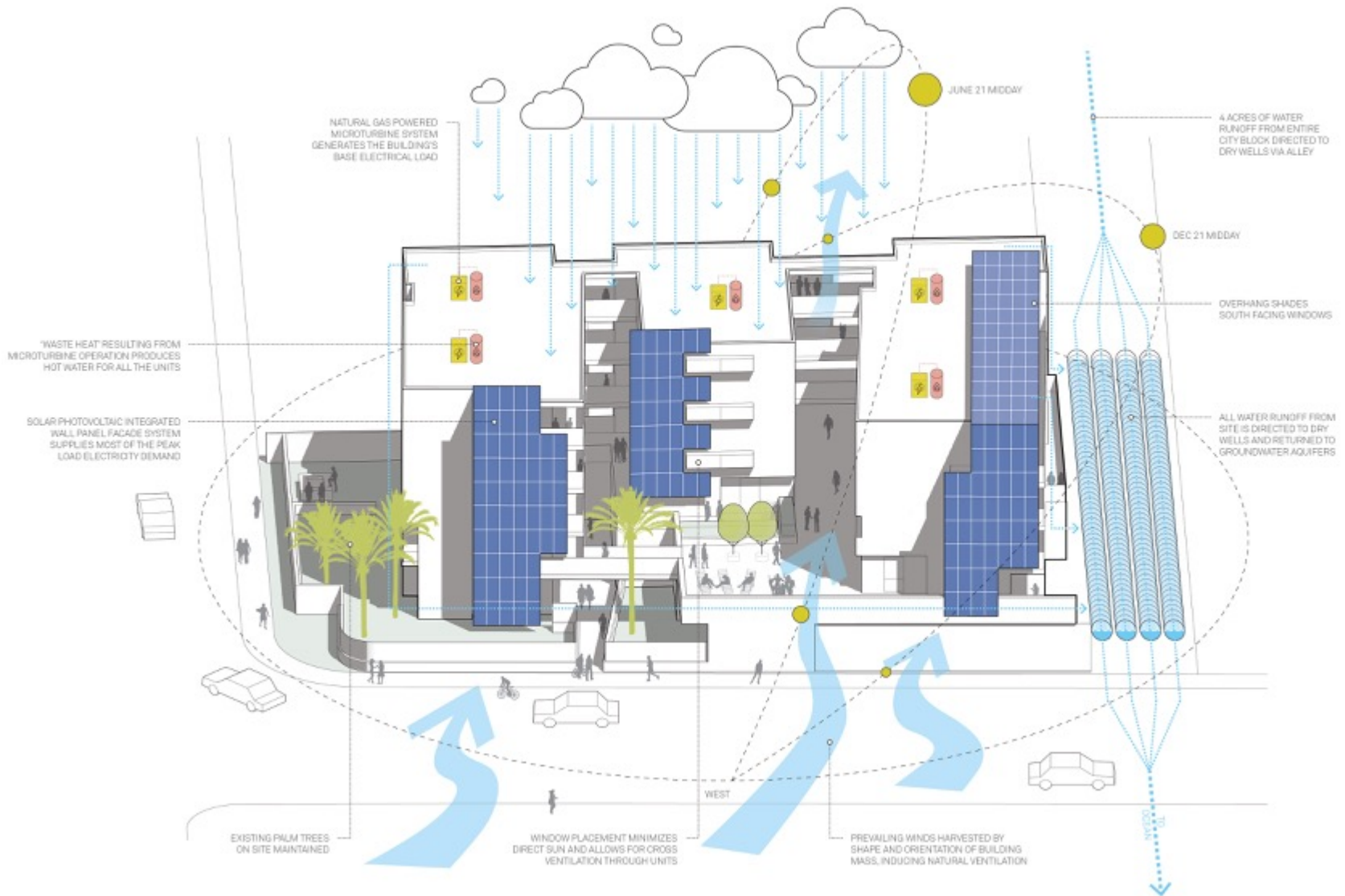
Employ local contractors and craftsmen

- Reduce commuting costs and support local economies by employing local builders.

Cultural and community sustainability

- Recognize, document and support local building and community traditions.
- Incorporate, where appropriate, job training and other local employment opportunities.

Sustainability



Colorado Court Affordable Housing, Santa Monica, CA, Brooks + Scarpa Architects

Design

Beauty and meaning

- Create beautiful and generous places to live, work and play that embody the inherent human need for beauty, meaning, safety, connection and communication.

Placemaking

- Incorporate enduring concepts and practices of placemaking that respond to their cultural, historical and environmental contexts.
- Recognize and embody local history and culture.

Compact plans

- Minimize circulation, skillfully size and proportion rooms, and utilize open plans where appropriate.

Flexible plans to accommodate changing families

- Provide adaptable rooms/spaces for changing needs and uses, “swing rooms” that are available to adjacent units, the ability to add rooms as a family grows, or create separate living units for related adults or renters.

Exterior private spaces

- Include interior/exterior private/public spaces and other transitions between living units and shared spaces as part of the “living spaces” of the home.

Modular, “kit-of-parts” design and “chunking” of building components

- Utilize repetitive construction components to decrease labor costs and construction waste.
- Accommodate standard dimensional lumber, manufactured beams, sheathing and flooring panels, casework, doors and windows.
- Consider manufactured housing options and methods.

Off-the-shelf materials

- Benefit from the cost savings of materials and building components manufactured at economies of scale.

Design

Beauty and meaning

- Create beautiful and generous places to live, work and play that embody the inherent human need for beauty, meaning, safety, connection and communication.

Placemaking

- Incorporate enduring concepts and practices of placemaking that respond to their cultural, historical and environmental contexts.
- Recognize and embody local history and culture.

Compact plans

- Minimize circulation, skillfully size and proportion rooms, and utilize open plans where appropriate.

Flexible plans to accommodate changing families

- Provide adaptable rooms/spaces for changing needs and uses, “swing rooms” that are available to adjacent units, the ability to add rooms as a family grows, or create separate living units for related adults or renters.

Exterior private spaces

- Include interior/exterior private/public spaces and other transitions between living units and shared spaces as part of the “living spaces” of the home.

Modular, “kit-of-parts” design and “chunking” of building components

- Utilize repetitive construction components to decrease labor costs and construction waste.
- Accommodate standard dimensional lumber, manufactured beams, sheathing and flooring panels, casework, doors and windows.
- Consider manufactured housing options and methods.

Off-the-shelf materials

- Benefit from the cost savings of materials and building components manufactured at economies of scale.

Design



Prefabricated, modular housing units can reduce construction costs.
Carmel Place, NYC, nArchitects

Research + Educate

Planning

Finance

Policy, Building Codes, and Zoning

Sustainability

Design

The Affordable Housing and Sustainable Communities Initiative

School of Architecture | College of Design | NC State University

<https://design.ncsu.edu/ah+sc/>

Contact: Thomas Barrie, AIA at tmbarrie@ncsu.edu

NC STATE Design AH + SC
Affordable Housing and Sustainable Communities Initiative