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Titolo	The affordable city : strategies for putting housing within reach (and keeping it there) // Shane Phillips
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Lingua di pubblicazione	Inglese
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Livello bibliografico	Monografia
Nota di contenuto	Part 1. Principles and general recommendations -- Pursue the three S's (supply, stability, and subsidy) simultaneously -- Take action now -- Focus on institutional reform -- Adapt solutions to the needs of your community -- Center voices of, and outcomes for, the disenfranchised and most vulnerable -- Use a mix of mandates and incentives -- Know what you're asking for -- Pick one : housing affordability or rising home values -- Don't reward idle money -- Don't coddle landlords -- Track everything -- Strive for objective, consistent rules -- Expand the conversation around gentrification -- Align local votes with Presidential and Midterm elections -- Part 2. Policies -- Supply : why housing matters -- Increased zoning capacity -- Upzone many places at once (upzoning geographically distributed) -- Focus upzones in accessible and high-opportunity areas (upzoning : targeted) -- Find the upzoning sweet spot : not too big, not too small (upzoning : rightsized) -- Allow housing in commercial zones (mixed-use zoning) -- Make it expensive to reduce the supply of homes (Home sharing) -- Eliminate density limits in most places (density limits) -- Eliminate parking requirements everywhere (parking minimums) -- Let renters decide what they value (micro-units) -- Make development approvals "by right" (by-right

development) -- Speed up the entitlement process (faster approvals) -- Explore other ways to bring down development costs (input costs) -- Promote counter-cyclical home building (counter-cyclical development) -- Stability : why tenant protections and rental housing preservation matter -- Place moderate restrictions on rent increases for nearly all housing (anti-gouging) -- Place stronger restrictions on rent increases for older housing (rent stabilization) -- Be careful with vacancy control -- Implement inclusionary zoning and density bonuses -- Discourage redevelopment that requires renter displacement (displacement compensation and right of return) -- Make affordability requirements permanent (affordability covenant duration) -- Buy naturally occurring affordable housing with public funds -- Require transparency from voluntary tenant buyouts -- Prioritize displaced tenants for affordable housing placement (preferential placement) -- Limit the ability of landlords to "go out of business" (rental housing preservation) -- Use just-cause protections to discourage evictions -- Require government notification for all eviction notices and rent hikes (landlord transparency) -- Offer free or reduced-cost legal counsel to residents facing evictions (right to counsel) -- Enforce housing and building codes -- Eliminate discrimination against people with housing choice vouchers -- Prioritize stability over wealth creation (homeownership assistance) -- Subsidy : why government spending and public programs matter -- Institute a progressive tax home sales (real estate transfer tax) -- Tax "flipped" houses at higher rates -- Utilize property taxes -- Tax underutilized and vacant property -- Don't sell public land : lease it (public land and P3s) -- Minimize impact fees and charge them equitably -- Don't let small buildings off the hook (missing middle) -- Reform or eliminate most homeowner subsidies -- Reform and increase funding for affordable housing construction -- Increase funding for direct rental assistance -- Fund low- and zero-interest loans for housing acquisition and development -- Part 3. Bringing it all together.

Sommario/riassunto

"From Los Angeles to Boston and Chicago to Miami, US cities are struggling to address the twin crises of high housing costs and household instability. Debates over the appropriate course of action have been defined by two poles: building more housing or enacting stronger tenant protections. These options are often treated as mutually exclusive, with support for one implying opposition to the other. Shane Phillips believes that effectively tackling the housing crisis requires that cities support both tenant protections and housing abundance. He offers readers more than 50 policy recommendations, beginning with a set of principles and general recommendations that should apply to all housing policy. The remaining recommendations are organized by what he calls the Three S's of Supply, Stability, and Subsidy. Phillips makes a moral and economic case for why each is essential and recommendations for making them work together. There is no single solution to the housing crisis--it will require a comprehensive approach backed by strong, diverse coalitions. The Affordable City is an essential tool for professionals and advocates working to improve affordability and increase community resilience through local action." -- Publisher's description.
