Changing/Vulnerable Population • High Land Capacity • Warm Market

**PRIMARY STRATEGY**

- **Prevent displacement via regulation**
  - TOOLS THAT ARE LOCALLY CONTROLLED
    - Rent control
    - Condominium conversion controls
    - Transfer taxes
    - First-right-of-refusal laws for tenants and non-profits

- **Leverage private market**
  - TOOLS THAT ARE LOCALLY CONTROLLED
    - Inclusionary zoning
    - Linkage fees
    - Incentive-based zoning
    - Adjust zoning to promote household diversity
    - Development agreements

- **Promote affordable housing development**
  - TOOLS THAT ARE LOCALLY CONTROLLED
    - First-right-of-refusal laws for tenants and nonprofits
    - Development agreements
    - Public land dedication and write-downs
    - Tax forgiveness for back taxes on affordable housing sites

**SECONDARY STRATEGIES**

- **Reduce cost of housing production**
  - TOOLS THAT ARE LOCALLY CONTROLLED
    - TOD-targeted parking regulations
    - Fast-track permitting
    - Fee waivers, reductions and deferrals
    - Regulatory accommodation for small sites
    - Tax forgiveness for back taxes on affordable housing sites

  - TOOLS THAT LEVERAGE PARTNERS
    - Brownfield remediation
    - Self-help programs

- **Preserve TOD-appropriate affordable housing**
  - TOOLS LOCALLY CONTROLLED
    - “Project based” Section 8 preservation
    - Subsidized housing redevelopment/renovation

  - TOOLS THAT LEVERAGE PARTNERS
    - Target-property acquisition & rehabilitation funds

- **Promote transit amongst low-income populations**
  - TOOLS THAT ARE LOCALLY CONTROLLED
    - Implement physical transit-access improvements

  - TOOLS THAT LEVERAGE PARTNERS
    - Improve transit knowledge
    - Provide greater access to transit discounts and resources