

Affordable Housing Goals

Lisa Jeanne Graf, Oct 2018

- With zoning changes all new developments could require **units for all ranges of income levels**. There would be exemptions for single, two family and triple decker homes. These income levels would include low income, moderate, middle and market rate. Affordable housing units would be based on real incomes in Boston, not averages of the highest and lowest incomes.
- There would be a **limit on what percentage per development could be luxury**.
- Massachusetts has protections against discrimination from source of income. These protections could allow for section 8 funds to be used to for low income units in new developments, for both renting and buying. This would make low income units more viable for developers and low-income residents.
- All new mixed income real estate developments could let buyers gain equity the amount of that homes rise in value through the housing market (or at the rate of inflation if that percentage is higher).
- Allow for zoning for tiny houses on tiny lots.
- With all this development, more transportation and pollution are a concern. There needs to be a way to add more green space and promote more public transportation to address this.

How can these reforms be funded?

- Taxes from current luxury buildings

Additional Ideas: http://ljgraf.com/City_Proposals/AffordableHousing.pdf