

## Affordable Housing Goals

Lisa Jeanne Graf, Written Jan., 2019, updated Dec. 2020

- 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. Developers would no longer be allowed to move affordable units to another development.
- 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. Passing an ordinance that would force developers to permanently set aside units to be funded by section 8 funds 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.
- Allow for some properties to have their zoning changed to allow for mixed use. A small business owner could have a store front and a small space for a bedroom. This model could also work well for artists as they would have a live/work space and the great bonus of having a gallery space as well.
- 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. One possibility is to allow variances on height, for less parking spaces, and more green space, (on roof decks, park land, wall gardens, green houses and courtyards).
- Current public housing could be transitioned into rent to own for mixed incomes. New Public Housing would be included in communities with the least first, and as part of mixed income housing.

### How can these reforms be funded?

- Taxes from current luxury buildings

Additional Ideas: [http://lgraf.com/City\\_Proposals/AffordableHousing.pdf](http://lgraf.com/City_Proposals/AffordableHousing.pdf)