

Affordable Housing

Toolkit for Counties: Executive Summary

In 2016, over **ONE THIRD** of all households were overburdened by housing costs.

This phenomenon does not exist solely in large counties; rather, medium-sized and small counties in every region of the country are also struggling with unaffordable housing costs. **Fortunately, each county is uniquely equipped with its own set of tools to help residents find housing they can afford.** Below are some examples of county strategies:

1. Inter-Jurisdictional Partnerships

- Inter-jurisdictional agreements
- Housing advisory boards and commissions
- Partnerships with private and nonprofit entities

2. Planning and Zoning Solutions

- Housing needs analysis
- Affordable housing impact statements
- Land use regulations: lot size, setback, subdivision and ADU requirements
- Developer incentives: density bonuses and inclusion-ary zoning
- Zoning strategies: medium-density zoning and overlay zones
- Expedited permitting and review

Find out more at www.NACo.org/PlanningAhead

Find out how counties are engaging their communities at www.NACo.org/HousingConnections

Find out how counties are helping their own employees at www.NACo.org/AccessToHousing

Check out more county stories on housing affordability at www.NACo.org/CountyNewsAffordableHousing

3. Funding and Financing Solutions

- Housing trust funds
- Service sharing
- Community land trusts
- Local taxes and fees
 - Developer impact fees
 - Demolition fees
 - Fees on short-term rentals

Find out more at www.NACo.org/BuildingHomes

4. Advocacy Resources

- NACo Community, Economic and Workforce Development Policy Steering Committee
- NACo analysis of Affordable Housing Federal Programs and Legislation

Find out more at www.NACo.org/AffordableHousingFederalPrograms

