

Kreisman Initiative Housing Challenge Ideas

1. Inclusionary Zoning

Require developers to include a percentage of affordable units in new residential projects or pay into a housing fund.

- [Urban Lawyer | Inclusionary Zoning as a Taking: A Critical Look at Its Ability to Provide Affordable Housing](#)
- [MasterClass | Inclusionary Zoning: Pros and Cons of Inclusionary Housing](#)
- [City of Chicago | Inclusionary Housing Task Force Staff Report](#)

2. Upzoning for Higher Density

Allow higher-density housing in areas currently zoned for single-family homes to increase the potential supply of multi-unit developments.

- [General Code | Upzoning Legislation](#)
- [Journal of Planning Education and Research | Exploring the Impacts of Zoning and Upzoning on Housing Development](#)
- [Brookings Institution | The double-edged sword of upzoning](#)

3. Accessory Dwelling Units (ADUs)

Legalize and incentivize ADUs, such as basement apartments or backyard cottages, which can increase supply in existing neighborhoods.

- [Local Housing Solutions | Accessory dwelling units](#)
- [Joint Center for Housing Studies | Nonprofit Accessory Dwelling Unit \(ADU\) Programs as Affordable Housing Strategies](#)
- [City of Chicago | Additional Dwelling Units \(ADU\) Ordinance](#)

4. Land Contributions

Provide publicly owned land at low or no cost to affordable housing developers.

- [Local Housing Solutions | Use of publicly owned property for affordable housing](#)
 - [U.S. Department of Housing and Urban Development | Using Public Land to Defray the Cost of Affordable Housing](#)
 - [U.S. Department of Housing and Urban Development | Repurposing Publicly Owned Surplus Land for Affordable Housing](#)
 - [Puget Sound Regional Council | Public Land for Affordable Housing](#)
5. **Vacant Land**
Repurpose underutilized land and provide incentives for affordable housing construction.
- [Elevated Chicago | Chicago's Vacant Lots Near Transit: An ETOD Deep Dive](#)
 - [National Associations of Realtors | Vacant Land ... or Affordable Housing](#)
 - [Local Insights And Solutions on Vacant Land And Urban Health](#)
6. **Tax Incentives**
Offer property tax abatements or credits to landlords and developers who build or preserve affordable rental units.
- [Local Housing Solutions | Tax abatements or exemptions](#)
 - [Local Housing Solutions | Tax incentives for new construction and substantial rehabilitation](#)
 - [Local Housing Solutions | Residential property tax abatements: Design features of existing programs](#)
 - [Local Housing Solutions | Tax incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties](#)
7. **Affordable Housing Bonds**
Issue bonds to fund large-scale affordable housing projects, ensuring that financing is readily available.
- [National Low Income Housing Coalition | Voters Choose Housing: An Analysis of 2022 Ballot Measures Addressing Housing Affordability \(pg. 7-12\)](#)

- [The Real Deal | Chicago mayor pursues \\$1.25B bond for affordable housing](#)
 - [Morgan Stanley | The Rise of Sustainable Bonds for Affordable Housing](#)
8. Low-Income Housing Tax Credits (LIHTC)
Utilize federal or state tax credits to attract private investment in affordable housing developments.
- [Local Housing Solutions | Low Income Housing Tax Credit](#)
 - [NYU Furman Center | The Effects of the Low-Income Housing Tax Credit](#)
 - [Illinois Housing Development Authority | Low Income Housing Tax Credit](#)
 - [City of Chicago | Mayor Brandon Johnson and the Chicago Department of Housing Announce 2023 Low-income Housing Tax Credit Awardees](#)
9. Housing Trust Funds
Establish or expand local housing trust funds dedicated to financing affordable rental housing projects.
- [Local Housing Solutions | Housing Trust Funds](#)
 - [PolicyLink | Housing Trust Funds](#)
 - [PolicyLink | Housing Trust Funds - Equitable Development Toolkit](#)
 - [U.S. Department of Housing and Urban Development \(HUD\) | Housing Trust Fund](#)
10. Modular and Prefabricated Construction
Support the use of modular and prefabricated construction methods to reduce costs and speed up development.
- [Mod.Homes | Modular Prefabricated Construction: Accelerating Affordable Housing](#)
 - [Center for American Progress | Fact Sheet: Using Modular Building to Increase Affordable Housing Stock](#)
 - [METALCON | What Are the Advantages of Prefab Modular Construction?](#)

11. Adaptive Reuse

Repurpose underutilized commercial spaces, such as offices or hotels, into affordable rental housing.

- [The New Yorker | Can Turning Office Towers into Apartments Save Downtowns?](#)
- [The New York Times | An Affordable Housing Solution Hidden in Plain Sight: Libraries](#)
- [Cities | The past and future of non-residential-to-residential conversions in New York City](#)
- [Public Square | Old Walls, New Homes: Adaptive Reuse as a Solution for Housing](#)

12. Community Land Trusts (CLTs)

Establish CLTs to remove land costs from housing prices, ensuring long-term affordability.

- [Local Housing Solutions | Community Land Trusts](#)
- [Next City | Partners Announce NYC's First Citywide Community Land Trust](#)
- [Metropolitan Planning Council | Chicago Community Land Trust \(CCLT\)](#)
- [Lincoln Institute of Land Policy | Community Land Trusts](#)

13. Resident and Nonprofit Partnerships

Collaborate with local nonprofits and resident-led organizations to co-develop affordable housing projects.

- [Local Housing Solutions | Engaging Nonprofit Organizations in the Development and Implementation of Local Housing Programs](#)
- [Affordable Housing Finance | Chicago Nonprofits Partner to Provide Integrated Housing](#)
- [Local Housing Solutions | Regional Collaboration to Support the Development of Affordable Housing in Resource-Rich Areas](#)

14. Employer-Assisted Housing

Partner with major employers to invest in workforce housing for their employees.

- [National Housing Conference \(NHC\) | Effective Employer-Assisted Housing Programs](#)
- [Metropolitan Planning Council | Employer-Assisted Housing](#)
- [National Association of Realtors | Employer-Assisted Housing: Resources & Links](#)

15. Innovation Zones

Designate zones where experimental housing models, such as micro-apartments or co-living spaces, can be tested.

- [Brookings Institution | Rise of Innovation Districts](#)
- [StateTech Magazine | How Innovation Zones Serve as Test Beds for Smart City Tech](#)
- [Daniel Kaufman | Are Micro-Apartments Converted from Offices the Answer to the Housing Crisis?](#)