

## AFFORDABLE HOUSING STRATEGIES

*A comparative of the tools and techniques utilized by five communities to encourage affordable housing*

	Sisters, OR	Bend, OR	Ashland, OR	Aspen, CO*	Whistler, Canada*
<b>Affordable Housing Trust Fund</b>		√		√	√
<i>New Construction Fee</i>		√			
<i>Real Estate Transfer Tax</i>				√	
<i>Sales Tax</i>				√	
<i>Commercial Impact Fee</i>					√
<b>Inclusionary Housing</b>	√		√	√	√
<b>Mobile Home Ordinance</b>		√			
<b>Developer Incentives</b>	√	√	√	√	
<i>Fee Waiver/Deferral</i>		√	√		
<i>Density Bonus</i>	√		√	√	
<i>Expedited Permitting</i>				√	
<i>Relaxed Design Standards</i>					
<b>Land Banking</b>			existing surplus land	√	√
<b>Community Land Trust</b>			x		
<b>Employer-Assisted Housing</b>			x	√	√
<b>Rehabilitation Programs</b>	x	x			
<b>Tax Abatement/Relief</b>		√			
<b>Rental Assistance</b>	x	√		△	△
<b>First-time Homebuyer Program</b>	x	x		△	△
<b>Accessory Dwelling Units</b>	√	√	√	√	
<b>Housing Replacement Law</b>				√	

<b>Key:</b>	√	City-sponsored
	x	Provided by other organization - funded or supported by city

**Notes:**

Sisters: Sisters has an active chapter of Habitat for Humanity and additional development support from Housing Works, the regional housing authority, according to the Sisters' planning director. Last year it adopted a land annexation policy that requires developers to show how 1 in 10 housing units in their developments will be affordable to households earning 80% or less of area median income.

Bend: Currently Bend is working on an annexation policy that would require inclusionary housing. It also is trying to develop a policy to waive SDCs for affordable housing projects. Bend is a CDBG entitlement city and receives \$500,000 annually in CDBG funds. The city has a permanent Affordable Housing Advisory Committee. Bend also has sold surplus land for affordable housing projects.

Ashland: In addition to its inclusionary requirement for land voluntarily annexed into the city, Ashland has an inclusionary housing requirement for zone change applications. The city also has a minimum density policy in multi-family zones. Ashland is working on developing an affordable housing trust fund. Because Ashland is located close to Medford it has been designated as a special CDBG entitlement community and receives \$200,000 annually in CDBG funds. Ashland has a permanent Housing Commission and a Living Wage ordinance. The Oregon Shakespeare Festival provides employer-assisted housing and the city is developing an employer-assisted housing program for its employees. Ashland has a very healthy nonprofit community including affordable housing development corporations and land trusts that complement city services and projects.

Aspen\*: In 2000 Aspen had a population of 5,914. Affordable units house approximately 64% of Aspen's permanent population. A 1% real estate transfer tax and a 0.45% sales tax are dedicated to affordable housing. The economy is heavily dependent on tourism, and more than 25% of all housing units are second homes. The maximum income allowed to qualify for affordable housing units is much higher than federal and state guidelines which usually only serve households earning 80% or less of area median income.

Whistler\*: Resident-restricted housing is the centerpiece of this city's affordable housing strategy. Both the public and private sector have developed a large inventory of price-controlled rental and ownership units for resident employees. This city of approximately 9,000 people has an estimated workforce of 13,500 during the winter tourism season. Stringent growth caps severely restrict development. An estimated 53% of the city's housing units are second homes. Whistler's "warm bed" policy limits condominium owner's use of their units located in the village center to a set number of weeks per year and requires those units to be placed in the rental pool for the remaining part of the year, thus providing much-needed housing for employees during the tourist season. Whistler's Housing Authority oversees its affordable housing development and programs.