

Designing An Affordable Housing Plan

Congratulations! The President of the Nation of Euphoria has appointed you to the Euphoria National Housing Advisory Board. At the beginning of Housing Law Overview you will meet to design a new housing system for Euphoria and present a prototype drawing to the entire group. There are no limits or restrictions on the system.

Please be prepared to discuss the questions posed below. Under each question are included some issues to get you thinking; they are by no means exhaustive. We look forward to your participation in a stimulating and productive session.

1. What kind of housing will you build? How will you implement smart growth principles, minimizing the negative impacts of sprawl such as environmental degradation and traffic congestion while promoting livable, vibrant communities?

Single family? Multi-family? Owned? Rental? High density? Low density?

Smart growth principles include a wide range of transportation choices, mix of commercial and residential areas, and a range of housing choices that promote communities where people can live, work, learn and play in the same place.

2. Who will live in the housing?

Will there be enough housing for everyone? If not, should there be preferences? If there are preferences, who gets them? What system will be used to allocate housing - money? need? Will special needs groups be segregated?

3. Who will own the housing?

The people who build it? Pay for it? Live in it? Government (federal, state, local)? Communities? Non-profit developers? For-profit developers? Residents?

4. Who will pay for the housing and how? If the payment system includes subsidies, who gets them?

Taxes? Income subsidies? Housing subsidies? Communities? If taxes, how would those taxes be raised? Allocated? How will financing be arranged? Cost of financing? Loans? Grants? Role of lending institutions, governments, residents?

5. Who will build/repair/buy the housing?

Government (federal, state, local)? Communities? Non-profit developers? For-profit developers? Residents?

6. Who will manage the housing?

Residents? Owners? Are they the same? Government? Management companies? Does it depend on the kind of housing?

7. Where will the housing be built?

Infill sites in existing communities? Large developments in undeveloped areas? Near transportation/jobs/services? What are the environmental/social/economic consequences of your choices?

8. How will it be decided where the housing is built?

By communities? Which ones, or which parts of any community? Residents? Government? Environmentalists? What are the conflicts among the interested parties?

9. Where will people live until the new system is in place?

What emergency/short term measures must be taken? Homelessness? How to balance resource allocation between short term/long term needs?

10. Who are the key players you need to consider in designing and implementing your plan?

Government, lending institutions, community organizations, developers?

11. What are the barriers to implementing the new system?