

Memo

Date: April 30, 2026

To: City of Joliet Comprehensive Plan Advisory Committee

From: Lesley Roth, LJC

Subject: Housing Policy Framework

Housing Meeting Context

A variety of municipalities have developed diverse responses to their unique housing challenges. These policies cover a broad range of topical areas and are inclusive of many aspects of housing. Gaining an understanding of what other cities have implemented related to their housing policies provides a context for how Joliet may learn from these examples. Some of these topic areas incorporate, but are not limited to cost, building/unit type, location/geography, density, demography, income, and age.

The objectives of this meeting include identification of common definitions to describe housing topic areas, terms, and typologies. Definition of key terms can allow Joliet to better achieve their housing goals. Housing policies are not one size fits all – different types of housing policies are able to address the broad landscape of housing to ensure that residents in Joliet – both today's and future residents – are able to find appropriate and responsive housing to accommodate a variety of lifestyles and life stages.

A facilitated conversation amongst the Comprehensive Plan Advisory Committee will result in specific definitions of housing topic areas for inclusion in the Draft Plan strategies and actions. In preparation for this meeting, please review the best practice examples and consider your thoughts around the following objectives:

Meeting Objectives

1. Identify aspirational outcomes for housing in Joliet
2. Define working definitions for housing terms and typologies
3. Ground the conversation in data
4. Identify which housing types are most needed in Joliet
5. Review policy precedents from national examples
6. Build consensus on preliminary housing strategies

National Best Practices for Housing Policy

The following cities portray a variety of approaches and policies that have been successful in providing responsive housing options for their residents in their unique geographies and constituencies. These examples are meant to facilitate further discussion regarding the way Joliet may approach future housing policy.

New York City, NY

- *How the City Defines Housing Policy*
 - *Affordable housing:* Anyone who spends over 54% of their income on rent; also measured by AMI (30% or less) based on income eligibility housing typologies
 - *Income Eligibility Housing:* Based on AMI (also called affordable) from 30-165% based on unit types
 - *Public Housing:* preserved for very low-income residents
 - *Subsidized Housing:* preserved for very low-income residents, inclusive of Section 3

- *Housing Regulations/Policies*
 - **The Mandatory Inclusionary Housing (MIH) program** requires developers to include affordable housing in any new residential building, conversion, or enlargement above 10 units or 25,000sf. Projects must set aside 20–30% of units as affordable, with no expiration date. Affordability levels are reevaluated each year.
 - [Mandatory Inclusionary Housing \(MIH\)](#)
 - **New York State Housing Compact:** aims to build 800,000 new homes over the next decade through local participation requirement and \$250mil infrastructure fund.
 - [New York State Housing Compact](#)
 - **NYC Housing Plan:** Create/preserve 200,000 affordable housing units, targeting seniors, the homeless, and low-income facilities.
 - [NYC Housing Plan](#)
 - **NYC Homes and Community Renewal:** Aimed on creating/preserving 100,000 affordable housing units, including 10,000 with supportive service.
 - [NYC Homes and Community Renewal](#)
 - **Housing By and For New York:** NYC focuses on building 200,000 affordable homes through capital investment and increased investment of public housing.
 - [Housing By and For New York](#)

- *Outcomes*
 - Creation of over 30,000 affordable housing units citywide

- Reduction of housing approval timeline
- Creation of safe haven beds for homeless
- Reforms away based on AMI
- Reduction of single-family zoning and improved housing distribution throughout the city
- 136,000 new homes over 5 years; 66,000 through 2024

Los Angeles, CA

- *How the City Defines Housing Policy Terms*
 - *Affordable Housing*: housing is considered affordable if a household spends no more than 30% of its gross income on housing costs. AMI levels are defined as: extremely low (0-30%), very low (31-50%), low (51-80%) and moderate (81-120%)
 - *Rent-Restricted Units*: based on AMI, from 0-120% AMI based on unit types.
 - *Income-Restricted Ownership Housing*: sale price is capped so total housing costs are affordable, aligned with AMI (typically 50-120%)
 - *Subsidized Housing*: rent caps are tied to AMI (typically 0-80%), required long-term affordability covenants on units
 - *Assisted Housing*: tied to AMI (typically 0-50%), tenant pays 30% of income toward rent, inclusive of section 8 vouchers
 - *Inclusionary Housing*: requires market rate developments to include affordable housing units
- *Housing Regulations/Policies*
 - **United to House LA**: Imposes a 4-5.5% real estate transfer tax on property sales over \$5mil to finance new affordable housing development, preserve existing units, and provide tenant protections, focusing on low and extremely low-income households
 - [United to House LA](#)
 - **Measure JJJ**: Zoning changes or amendments approved only with inclusion of affordable housing units or in-lieu fees into Affordable Housing Trust Fund
 - [Measure JJJ](#)
 - **Affordable Housing Linkage Fee (AHLF)**: Developers pay fee per buildable square foot of new development, variable per type and market area (\$8-15/sf for residential, \$5-15/sf for commercial)
 - [Affordable Housing Linkage Fee](#)
 - **Executive Directive 1 (ED1)**: Expedites administrative processing of shelters and 100% affordable housing projects
 - [Executive Directive 1](#)

- **Inclusionary Housing Ordinance:** Set aside 5-20% units in market rate developments for affordable housing
 - [Inclusionary Housing Ordinance](#)
- **Outcomes**
 - 25-35,000 affordable housing units permitted since 2013
 - Protect tenants through rental assistance and eviction prevention
 - Up to \$600mil per year raised from programs
 - Lower entitlements and permitting processing times for affordable housing developments

Nashville, TN

- *How the City Defines Housing Policy Terms*
 - *Income Restricted Rental Housing:* rents capped based on AMI, (typically 30, 50, 60, or 80%)
 - *Workforce Housing:* Affordable to moderate-income households, tied to AMI (typically 60-120%)
 - *Housing Choice Vouchers:* rental assistance provided to households with less than 50% AMI, household pays 30% of income towards rent
 - *Affordable Homeownership:* for-sale homes priced for income qualified buyers (typically less than 80% AMI)
 - *Permanent Supportive Housing:* housing for extremely low income, often homeless, households (typically 0-30% AMI). Includes supportive services.
 - *Inclusionary/Incentive Based Housing:* affordable units created through development incentives
- *Housing Regulations/Policies*
 - **Barnes Housing Trust Fund:** Provides grants/loans (typically \$500,000 - \$2mil per development) to nonprofit and private developers to build or rehabilitate affordable housing. Priority to deeper affordability levels (maximum 30-50%).
 - [Barnes Housing Trust Fund](#)
 - **Workforce Housing Incentive Program (WHIP):** Zoning incentives for developments with 10-15% of units as affordable housing for working households (teachers, service workers, first responders, etc)
 - [Workforce Housing Incentive Program \(WHIP\)](#)
 - **Payment in Lieu of Taxes (PILOT) Program:** Property tax abatements (typically 10-20 years) for affordable units set aside for income restricted housing
 - [Payment in Lieu of Taxes \(PILOT\)](#)

- **Catalyst Fund:** Provides low-interest loans and flexible financing to acquire land and secure sites for future affordable housing sites
 - [Catalyst Fund](#)
- **Outcomes**
 - Land secured for 1,000+ future affordable units
 - 28,000 constructed or approved additional units
 - Increased development of workforce housing units
 - Reduced permit processing time for diverse housing types
 - Mix of rental and owner occupied affordable housing units have been encouraged and developed

Grand Rapids, MI

- *How the City Defines Housing Policy Terms*
 - *Income-Restricted Rental Housing:* rental units with rent caps tied to AMI (typically 30, 50, 60, or 80%), households pay 30% of income towards rent
 - *Subsidized Housing:* developments receiving public subsidy to maintain below market rates, restricted through long-term affordability covenants
 - *Housing Choice Vouchers:* rental assistance provided to households living in market rate units, based on AMI (typically below 50%). Tenants pay 30% of income, subsidy covers remaining rent.
 - *Workforce Housing:* based on AMI (typically 60-120%), providing subsidy to households earning too much for traditional subsidy but unable to afford market prices
 - *Permanent Supportive Housing (PSH):* based on AMI (0-30%), often people experiencing homelessness. Rental subsidies paired with wraparound services.
 - *Missing Middle/Attainable Housing:* small scale housing types providing naturally affordable options without subsidy
- *Housing Regulations/Policies*
 - **Housing NOW!** Combines zoning updates, density incentives, public funding and developer partnerships to increase overall housing supply and expand income restricted units (typically 80% AMI)
 - [Housing NOW!](#)
 - **Community Homes Land Trust (Grand Rapids CLT):** Nonprofit (ICCF) develops and owns land, sells home to buyer, removing land cost making home more affordable.
 - [Community Homes Land Trust](#)

- **Rental Rehabilitation Program:** Provides low interest or deferred loans to property owners to repair/upgrade rental units in exchange for maintaining affordable rents (typically 60-80% AMI) for 5-15 years
 - [Rental Rehabilitation Program](#)
 - **Brownfield Redevelopment Incentives:** Uses TIF to reimburse developers for affordable or mixed-income housing developments
 - [Brownfield Redevelopment Program](#)
- **Outcomes**
 - 125+ permanently affordable owner-occupied homes developed through housing policies
 - 3100+ affordable rental units constructed or rehabilitated (2012-2016)
 - Increased quality of affordable units
 - Increased financial feasibility for construction of affordable units due to increased incentives and subsidies
 - 300-600 affordable housing units in mixed-income developments through noted programs

Charlotte, NC

- *How the City Defines Housing Policy Terms*
 - *Affordable Housing:* based on AMI, ranges from 30-80% AMI.
 - *Income-Restricted Rental Housing:* rental units with rent caps tied to AMI (typically 30, 50, 60, or 80%), households pay 30% of income towards rent
 - *Subsidized Housing:* tied to AMI (typically 0-60%) developments receiving public subsidy to maintain below market rates, restricted through long-term affordability covenants
 - *Housing Choice Vouchers:* rental assistance provided to households living in market rate units, based on AMI (typically below 50%). Tenants pay 30% of income, subsidy covers remaining rent.
 - *Workforce Housing:* based on AMI (typically 60-120%), providing subsidy to households earning too much for traditional subsidy but unable to afford market prices
 - *Naturally Occurring Affordable Housing (NOAH):* small scale housing types providing naturally affordable options without subsidy
 - *Affordable Ownership Housing:* for-sale homes priced for income qualified buyers based on AMI (typically above 80%) with resale restrictions to maintain affordability
- *Housing Regulations/Policies*

- **Charlotte Housing Trust Fund (HTF):** Provides gap funding through low-interest loans and grants for new construction and preservation, requiring affordability covenant of 15-30 years
 - [Charlotte Housing Trust Fund \(HTF\)](#)
- **Naturally Occurring Affordable Housing (NOAH) Preservation Fund:** Public/private acquisition fund to purchase and preserve at-risk rental properties to maintain affordability rates
 - [NOAH Fund](#)
- **Housing Opportunity Investment Fund:** Public/private equity investment fund providing low-cost loans and financing to developers to fill financing gap in mixed-income projects
 - [Housing Opportunity Investment Fund](#)
- **House Charlotte:** Provides \$10-30,000 down payment assistance for first time homebuyers earning less than 80% AMI
 - [House Charlotte](#)
- **Outcomes**
 - Creation of 8,000+ affordable units attributable to housing focuses policies
 - Protection of 2,000+ existing affordable units with focused investment
 - Assistance to buyers to purchase single family homes
 - Lower rate of resident displacement due to enforcement, supportive services, and eviction mediation
 - Use of private investment to expand housing options