



Idea #1

Establish a Regional Housing Fund

Coordinate public, private, and philanthropic capital through a regional strategy that aligns funding, leverages partners, and enables scalable housing investment across jurisdictions.

Key Considerations

- Pool funding from jurisdictions and partners
- Provide financing tools (gap-funding, low-interest loans)
- Align investments with regional housing priorities

ARCH (A Regional Coalition for Housing), East King County, WA



Creation

Created by 15 cities + King County (1992)



Structure

ARCH Housing Trust Fund is a regional coalition



Form

Intergovernmental Partnership



Funding

\$5M - \$10M per year: local general funds, locally controlled federal CDBG funds, and developer fees/in-lieu fees. Amazon has contributed.



Government Led

Fund provides flexible financing for multifamily rental, permanent supportive housing, transitional housing, shelter projects, and for-sale homeownership.

\$5M-10M per year
Annual Investment Fund

16 partners
Cities + King County

10,000+
Affordable Homes Created

LACAHS: The Affordable Solutions Agency, Los Angeles, CA



Creation

Created by California State Law (SB 679, 2022)



Structure

Regional Public Agency, 21-member board of elected officials and appointees



Form

Public Agency



Funding

Voters approved ½ cent county sales tax, generates \$1.1 billion annually, of which 36% flows to LACAHS



Leadership

Government led through a regional, intergovernmental agency, provides gap financing, support for LIHTC deals, funds preservation, tenant protections

\$396M per year
Estimated Budget

21 member board
Intergovernmental Leadership

14
Eligible Jurisdictions

Charleston Workforce Housing Fund, Charleston, SC



Creation

Created through the Charleston Regional Development Alliance (CRDA)



Structure

Pooled investment fund (LLC), modest returns 6-8%; fund was initiated by the Charleston Regional Development Alliance – launched by regional business leaders



Form

Private Investment Fund (LLC)



Funding

Launched with \$50 million in committed capital from approx. 16 investors, largely employers and institutions in the region, financial institutions, philanthropic foundations



Business Led

Provides private equity for housing

\$50M
Initial Capital

16 investors
Private/Philanthropic

1000
Multifamily Apartments Acquired



Idea #2

Reduce Development Costs Through Policy and Process Reform

Provide technical assistance and establish a “housing-ready communities” certification program to streamline permitting and approvals across jurisdictions .

Key Considerations

- Standardize and streamline permitting processes
- Advance state-level zoning and code reforms
- Align incentives with housing production goals

Live Local Act , FL



Creation

Created by Florida State Law (SB 102, 2023)



Structure

Statewide attainable housing strategy



Form

Legislative Mandate & Incentive Program



Funding

\$711 Million initial funding for SAIL and SHIP programs



State-Led

Preempts local zoning for affordable multifamily in commercial/ industrial zones if 40% of units are affordable

\$711M

Initial Funding

120% AMI

Max Income Limit

30 years

Affordability Term

Cut the Tape, Chicago, IL



Creation

Launched by Mayor Brandon Johnson (EO 2023-21)



Structure

Interdepartmental initiative involving 14 City departments



Form

Administrative Process Reform



Funding

City administrative budgets and TIF surplus reallocations



Mayor's Office Led

Features a Director of Process Improvement to streamline permitting and eliminate redundant reviews

100+

Process Reforms

14 departments

Unified Reviews

10,000+

Affordable Homes Created

Multi-Family Zoning for MBTA Communities Law , MA



Creation

Enacted as part of the 2021 Economic Dev. Bond Bill



Structure

Mandates 177 transit-served communities to create “by-right” multifamily zoning districts



Form

Zoning Mandate



Funding

Non-compliance results in loss of state grants (e.g., MassWorks, Housing Choice)



Leadership

State-mandated, locally implimented; required minimum gross density of 15 units per acre near transit stations.

177 cities

Affected Localities

15 units/acres

Minimum Density

50 acres

Minimum District Size

What organizations in the region might spearhead this effort or support this effort?

Do you think ARC’s Housing Strategy should include this recommendation in the plan?



Idea #1

Establish a Regional Land Development Housing Readiness Strategy

Create a coordinated, region-wide strategy to identify, prepare, and ready land for housing by aligning zoning, infrastructure, and development processes in priority areas.

Key Considerations

- Standardize local permitting to provide developers with timeline certainty.
- Prioritize technical assistance to identify and map “housing-ready” sites.
- Reduce development friction by legalizing diverse housing through administrative approval.

Economic Development Certification (CEDR), Georgia Tech



Creation

Developed by Georgia Tech’s Center for Economic Development Research to help communities assess and improve their strategic competitive position



Structure

Uses a data-driven assessment of site readiness, workforce assets, and housing attainability to guide local investment



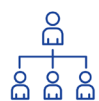
Form

Academic-Government Partnership / Professional Certification



Funding

Supported by the University System of Georgia and local economic development authority service fees



Institution-Led

Led by the Center for Economic Development Research (CEDR) at Georgia Tech.

60+

Strategic Assessments

159 county

Reach

CEDR-C

New Community Designation

Redevelopment Ready Communities, Michigan



Creation

Established by the Michigan Economic Development Corporation (MEDC) to streamline the development process for local governments



Structure

A voluntary certification program that provides a framework for clear, predictable development processes



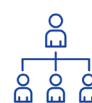
Form

State-Led Economic Development Program



Funding

Funded through the MEDC State Budget; provides communities with technical assistance and access to grants upon certification



State-Led

Government-led by the Michigan Economic Development Corporation (MEDC)

\$1.85B per year

Statewide Target for Investment

73 communities

Achieved Certification (2026)

300 communities

Engaging with Program

Strong Towns: Housing-Ready Cities



Creation

Developed by Strong Towns (founded by Charles Marohn) as a response to the “Housing Trap” that prevents incremental growth



Structure

A “Bottom-Up” framework focused on municipal code reform and cultural shifts rather than centralized development



Form

Non-profit policy framework and educational toolkit



Funding

Funded through member subscriptions, philanthropic foundations, and educational service fees



Organization-Led

Led by the Strong Towns executive team and supported by a national network of local “Strong Towns” advocates and city officials

24 hours

Approval Target

6

Key Policies

400-800 sq/ft

Designated Size Range



Idea #2 Regional Scaling of Innovative Housing Models

Advance and expand proven housing delivery models across the region by aligning zoning, funding, and public land strategies. Focus on scaling cost-effective, flexible, and place-based approaches that accelerate production and address gaps in affordability and supply.

Key Considerations

- Aggregate regional demand to support mass production of modular and industrialized housing.
 - Scale pilot projects like cottage courts and ADUs to diversify neighborhood options.
- Activate public land through land banking and pre-entitlement to lower production costs.

Get Ready Housing Guide, Michigan



Creation

A central component of Michigan's Statewide Housing Plan to empower local leaders to solve their own housing shortages



Structure

A tactical toolkit for zoning reform (e.g., Duplexes, ADUs, and reducing minimum lot sizes to 5,000 sq. ft.)



Form

Intergovernmental Resource / Policy Toolkit



Funding

Backed by the Michigan State Housing Development Authority (MSHDA) through state housing allocations



State-Led

Led by MSHDA in collaboration with 16 Regional Housing



16

Regional Partnerships

1.8% vacancy

75,000

New/Preserved Units by 2028

What organizations in the region might spearhead this effort or support this effort?

Welcome H.O.M.E., Atlanta



Creation

An initiative of the City of Atlanta's Department of City Planning to accelerate affordable housing permitting and infill production



Structure

Operates as a "Fast-Track" concierge service for developers and a financial assistance vehicle for low-to-moderate-income homebuyers



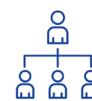
Form

Local government administrative program/revolving loan/grant fund



Funding

Supported by City of Atlanta General Funds, ARPA (American Rescue Plan Act) allocations, and local housing trust funds



City-Led

Led by the Atlanta Commissioner of City Planning and the Mayor's Office of Housing and Community Development



\$25k - \$80k

Range of Financial Support

80% AMI

Maximum Income Threshold

62%

Residents in ATL are "Cost-Locked"

Turner Center: Industrialized Construction (IC) Pilots



Creation

Emerging from the Turner Center for Housing Innovation at UC Berkeley to address the failure of factory-built housing (FBH) to achieve scale in high-cost regions



Structure

A pilot-based research and implementation strategy that aggregates demand across multiple regional jurisdictions



Form

Academic-led public-private partnership (PPP) and policy research initiative



Funding

Funded through a combination of HUD (Federal) Research Grants, private philanthropic anchors, and state-level innovation funds



Leadership

Led by Turner Center researchers in coordination with state housing departments (e.g., California HCD) and industry innovators like MOD X



20%

Cost Savings

40-50%

Faster

\$400k - \$500k

Baseline

Do you think ARC's Housing Strategy should include this recommendation in the plan?



Idea #1

Regional Housing Tracker Development

Develop a transparent, user-friendly regional dashboard to track housing production, preservation, and outcomes. Use shared data to inform policy, guide investment decisions, and ensure accountability for jurisdictions and stakeholders.

Key Considerations

- Establish data-driven goals for production and preservation to ensure regional accountability.
- Launch a transparent dashboard to track housing outcomes and progress in real-time.
- Ensure tool usability for residents and developers by integrating available incentives and jurisdictional resources.

Atlanta BeltLine Dashboard, Atlanta, GA



Creation

Originally envisioned as part of the 2005 BeltLine Redevelopment Plan, the modern digital dashboard was refined to track the 2030 goal of creating/preserving 5,600 affordable units



Structure

A Public Performance Tracker that monitors project-level milestones, affordability levels (AMI), and long-term deed restrictions



Form

A Transparency & Accountability Tool managed by a non-profit



Funding

Supported by the BeltLine Tax Allocation District (TAD) and the Atlanta BeltLine Legacy Resident Retention Program, which is bolstered by corporate and philanthropic donors



Leadership

Led by the President & CEO of Atlanta BeltLine, Inc. (ABI) in partnership with the City of Atlanta and Invest Atlanta



Monthly Active Updates

4

Distinct Municipal Databases

100%

Parcel Mapping

Baltimore Housing Indicator Tool, Baltimore, MD



Creation

Developed by the Baltimore Neighborhood Indicators Alliance (BNIA) at the University of Baltimore to provide neighborhood-level data to curb blight and prioritize investment



Structure

A Community-Based Data Portal that aggregates 100+ indicators, including "Vital Signs" for housing and community development



Form

An Academic-Led Data Hub that serves as the "Common Language" for the city's housing strategy



Funding

Funded through the University of Baltimore, the Annie E. Casey Foundation, and various state-level data infrastructure grants



Leadership

Managed by the Director of BNIA-JFI and a steering committee of neighborhood leaders

55

Neighborhood Indicators

150

Open Data Streams

15,000+

Vacant Properties Tracked

The Way Home Dashboard, Houston, TX



Creation

Built as the data backbone for the "The Way Home" initiative to prove that the Housing First model works through transparency



Structure

A System-Performance Dashboard that monitors real-time "inflow" from the street versus "outflow" into permanent housing



Form

A Lead-Agency Performance Portal managed by the Coalition for the Homeless



Funding

Primarily supported by HUD CoC Planning Grants and private foundations (e.g., Houston Endowment) to ensure data accuracy



Leadership

Managed by the Data and Analytics team of the Coalition for the Homeless of Houston/Harris County

Cross-Sector Data Sharing

"Time-to-Placement" Metric

Real-Time Integration



Summit Feedback



Idea #2

Set Regional Housing Targets and Accountability Framework

Establish clear, data-driven housing production and preservation targets across jurisdictions, aligned with regional needs. Create a shared accountability framework that ties local performance to regional goals, funding, and policy decisions.

Key Considerations

- Establish data-driven targets for production and preservation to ensure regional accountability.
- Tie performance to funding by aligning regional resources with jurisdictional progress and policy adoption.
- Enforce regional standards through structured reporting and administrative review to maintain momentum.

Regional Housing Needs Allocation (RNHA), California



Creation

Established by state law (1969) and modernized in 2023 to mandate housing targets for all cities



Structure

A Statutory Target-Setting system where the state assigns unit counts to regions, which are then subdivided into local city requirements



Form

A Legal Mandate that forces cities to update zoning laws or face loss of local control



Funding

Backed by state REAP grants and tied to regional transportation and infrastructure funding



Leadership

Led by the California Department of Housing (HCD) and regional councils

441,176 units

8-Year Target for Bay Area

109

Cities Aligned

600+

Zoning Changes

Housing Plan and Tracker, Wake County, NC



Creation

Launched as part of the 20-Year Master Plan to provide public transparency on production goals



Structure

An Accountability Dashboard tracking every project from “funding award” to “keys in hand”



Form

A Public Performance Portal visualizing where and how fast units are being built



Funding

Backed by a \$118M County Fund that leverages 10x in private/federal capital



Leadership

Managed by the Wake County Housing Department

576 unit/year

Increase

\$1.2B

In Capital Attracted

Transit-Oriented Developments

Metro Council's Housing Performance Scores, Twin Cities, MN



Creation

Developed by the Metropolitan Council to ensure all cities contribute to regional housing supply



Structure

A 100-Point Scoring System evaluating cities on production, preservation, and policy



Form

An Incentive Framework where scores determine priority for regional grants and transit funding



Funding

Ties housing performance to \$20M in annual regional grants



Leadership

Managed by the Metropolitan Council (Twin Cities regional planning agency)

95%

Participation Rate

4-Band

Income Tracking

188

Cities Ranked

What organizations in the region might spearhead this effort or support this effort?

Do you think ARC's Housing Strategy should include this recommendation in the plan?



Idea #1

Designate and Deliver Housing at Regional Transit Stations

Partner with MARTA, GDOT and local jurisdictions to prioritize sites, fund site prep, and adopt reduced parking/overlay incentives near high capacity transit.

Key Considerations

- Target surplus land owned by employers and transit agencies as a primary pipeline for housing.
- Structure joint agreements to define affordability levels and roles across public and private partners.
- Pool capital resources from housing trust funds and employer-backed funds to finance workforce units

Metro Joint Development Program, LA Metro, CA



Creation
Site-by-site Joint Development program



Structure
Uses joint development agreements to define unit counts, affordability levels, and roles



Form
Public-Private Partnership (PPP)



Funding
Pooled public and private capital, including housing trust funds and employer-backed funds



Government-Led
Los Angeles County Metropolitan Transportation Authority

25% minimum
Requirement for Afford. Units

99-year
Ground Leases

10,000
Homes Created by 2031

WMATA Station Redevelopment, Metro Washington, D.C.



Creation
Regional station redevelopment pipeline



Structure
Partnership leveraging transit-owned land like stations and park-and-ride lots



Form
Intergovernmental Partnership



Funding
Uses regional narratives to align civic and employer support



Government-Led
Led by the Washington Metropolitan Area Transit Authority (WMATA)

\$15M per year
Annual Tax Revenue

98 years
Guaranteed Affordability

1,490 since 2022
Affordable Homes Created

Equitable TOD Program, Sound Transit , Puget Sound, WA



Creation
Established by Washington State Statute (RCW 81.112.350) and a formal 2018 Sound Transit Board Policy



Structure
Operates as a “land-first” development pipeline where surplus transit parcels are inventoried and prioritized for affordable housing before being offered for other uses



Form
Intergovernmental and Public-Private Partnership



Funding
Primarily funded through strategic land discounting (offering property at below-market value) and a \$20 million Revolving Loan Fund created in partnership with the Washington State Department of Commerce

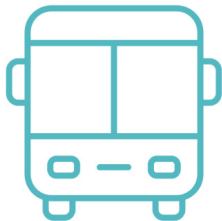


Government-Led
Led by Sound Transit (the regional transit authority) in coordination with partners

\$100m
Value of Land Discounts

80%
Units Reserved for Affordability

2,100+
Affordable Homes Created



Idea #2

Designate & Deliver Housing in Regional Job Centers

Focus housing growth in priority job centers by aligning land use, zoning, transit, and employer partnerships. Leverage publicly and institutionally owned land, coordinated development agreements, and pooled funding to deliver housing at scale—particularly for the workforce.

Key Considerations

- Prioritize transit-owned sites including stations and surplus parcels to build a primary housing pipeline.
- Adopt overlay incentives like reduced parking and density bonuses to improve project feasibility.
- Accelerate implementation through a TOD site-readiness checklist and shared public-private site-prep funds.

Amazon Housing Equity Fund, Nashville, TN



Creation
Launched in 2021 as a \$2 billion (now \$3.6 billion) commitment to preserve and create affordable housing in Amazon’s “HQ regions”



Structure
Provides below-market loans and grants directly to housing authorities, developers, and non-profits



Form
Private Corporate Philanthropy/Investment Fund



Funding
\$3.6 billion total commitment; includes examples like \$7.1M for Cherry Oak in Nashville and \$25.4M for The Margaux in D.C



Business Led
Led by Amazon’s community development team in partnership with local entities like MDHA and WMATA

\$300M
For TOD-Aligned Projects

30-80% AMI
Target Income Range

21,000+
Affordable Homes Created

Savannah Affordable Housing Fund, Savannah, GA



Creation
A local housing trust fund established to coordinate various public and private contributions for housing stability



Structure
Pooled fund that provides down-payment assistance, owner-occupied repairs, and gap financing for new construction



Form
Local Housing Trust Fund



Funding
Multi-year donations from anchor institutions (e.g., \$6M from Georgia Ports Authority; multi-year contributions from St. Joseph’s/ Candler)



Government-Led
Led by the City of Savannah in partnership with CHSA (Community Housing Services Agency)

\$58.5M
Total Projected Program Cost

40% households
Cost-Burdened in Savannah

850+ units
Annual Impact Goal

Bay Area Housing Innovation Fund, Bay Area, CA



Creation
Launched in 2024 as a pilot program to address the extreme time and cost barriers in affordable housing production



Structure
Operates as a revolving loan fund that provides fast, flexible gap financing to developers who commit to strict “efficiency” targets



Form
Public-Private Partnership



Funding
Initial \$50 million investment from a coalition including Apple, Sobrato Philanthropies, and the Housing Accelerator Fund



Business Led
Business and philanthropic-led, managed by the San Francisco Housing Accelerator Fund (SFHAF) and Destination: Home

50% units
Reserved for Formerly Homeless/Low-Income

60% AMI
Portfolio Average

1,000+ units
In Pipeline

What organizations in the region might spearhead this effort or support this effort?

Do you think ARC’s Housing Strategy should include this recommendation in the plan?



Idea #1

Unified Regional Approach to Homelessness and Housing Stability

A unified regional framework that synchronizes jurisdictions through shared funding and collective goals to streamline housing delivery and strengthen accountability across the region

Key Considerations

- Consolidate regional oversight through a unified Continuum of Care to align goals and service delivery.
 - Utilize real-time data to track individual outcomes and ensure system-wide accountability.
- Coordinate funding strategies to prioritize permanent housing and rapid rehousing across jurisdictional lines.

Coalition for the Homeless, Houston/Harris County



Creation

Developed by the University of Houston and the City of Houston (building on the "The Way Home" initiative launched in 2012) to serve as the lead agency for the region's Continuum of Care



Structure

A Public-Private Partnership that coordinates a network of 100+ partner agencies across a three-county region (Harris, Fort Bend, and Montgomery)



Form

501(c)(3) Non-Profit Lead Agency / Continuum of Care (CoC) Lead



Funding

Primarily funded by HUD (approx. \$71M annually), supplemented by City/County general funds and private philanthropy



Nonprofit-Led

Led by the President & CEO of the Coalition for the Homeless and an independent Board of Directors

36,000+

People Housed Since 2012

\$45M

In HUD Grants Annually

CEDR-C

New Community Designation



Housing Forward, Dallas/Collins County



Creation

Rebranded from the Metro Dallas Homeless Alliance (MDHA) to lead the All Neighbors Coalition



Structure

A "Backbone Agency" model that manages the regional rehousing system and the All Neighbors Coalition (140+ organizations)



Form

Non-Profit System Intermediary and CoC Lead Agency



Funding

Diversified revenue including a \$27M annual HUD award, a \$30M public-private "Street to Home" fund, and local municipal contributions



State-Led

Led by the President & CEO and supported by the All Neighbors Coalition Board

24%

reduction

In Unhoused Population Since 2012

163%

increase

In Monthly Housing Placements Since 2023

32%

reduction

In Chronic Homelessness



Regional Community Action Plan, San Diego/San Diego County



Creation

Adopted in 2022 by the San Diego Regional Task Force on Homelessness (RTFH) as a "Plan of Plans" to align 18 cities and the county under one strategy



Structure

An Implementation Framework (launched in late 2024) that uses cross-sector workstreams involving healthcare, housing authorities, and the justice system



Form

Regional Task Force (RTFH)/Lead Agency for the San Diego CoC



Funding

Leverages the San Diego Flexible Housing Pool, state HHAP (Homeless Housing, Assistance and Prevention) grants, and HUD funding



State-Led

Led by the CEO of the RTFH and a CoC Board that includes elected officials from across the county

1:1

Inflow:Outflow Ratio (2026)

25%

reduction

In Unsheltered Veterans

13%

reduction

In First-Time Homelessness





Idea #2

Regional Housing Communications and Engagement Strategy

This strategy builds public and political support for housing through consistent, evidence-based messaging across jurisdictions. It utilizes storytelling and employer partnerships to humanize the need for rezoning and multifamily development.

Key Considerations

- Standardize messaging to build political support.
- Humanize housing through resident storytelling.
- Use evidence-based frames to address cost drivers.

Housing Savannah, Georgia



Creation

Launched as a community-led initiative to implement the Savannah Housing and Homelessness Strategy.



Structure

Uses a “storytelling-first” approach to connect policy changes to the lived experiences of local workers and families.



Form

Community-Based Advocacy & Narrative Platform



Funding

Supported by the Savannah Affordable Housing Fund (SAHF) and local philanthropic partners.



Leadership

Led by Housing Savannah, Inc. in coordination with city leadership.



\$20M leveraged
For Housing

3000 units
In Pipeline

10 year
Plan

FrameWorks Institute: Housing Research



Creation

Developed through multi-year social science research to identify how the public perceives housing affordability.



Structure

Provides a “Messaging Toolkit” with evidence-based metaphors to shift the narrative from individual failure to systemic solutions.



Form

Research-Based Communication Framework



Funding

Funded by national foundations including the JPB Foundation and the Melville Charitable Trust



Leadership

Led by the FrameWorks Institute research team



15+ years
Of Research

80% more effective

5 key metaphors

Greater Washington Partnership: Regional Narrative



Creation

Established by CEOs from Baltimore to Richmond to address housing as a barrier to regional economic growth.



Structure

Aligns the region's largest employers around a shared housing message that links home availability to workforce retention.



Form

Employer-Led Regional Advocacy Strategy



Funding

Privately funded through the Partnership's member companies and civic partners



Leadership

Led by the Greater Washington Partnership CEO coalition



40+ large employers

\$15M invested

3 major city region

What organizations in the region might spearhead this effort or support this effort?

Do you think ARC's Housing Strategy should include this recommendation in the plan?