

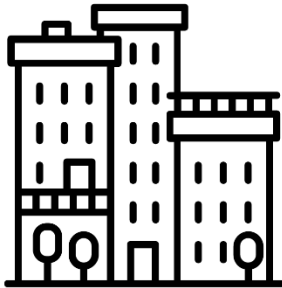


Affordable Housing Impact Fees

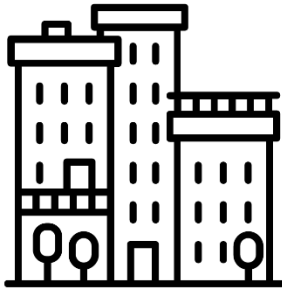
Joshua Abrams, Baird + Driskell Community Planning



Lesson 1: Affordable housing impact fees make affordable housing happen



New Market Rate Development



New Market Rate Development



Trust Fund for Affordable Housing



New Market Rate Development



Trust Fund for Affordable Housing



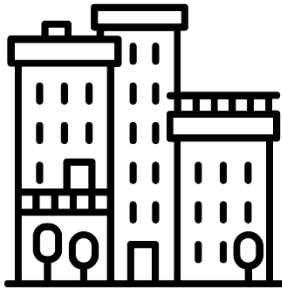
Affordable Housing



Affordable Housing



Affordable Housing



New Market Rate Development



Trust Fund for Affordable Housing



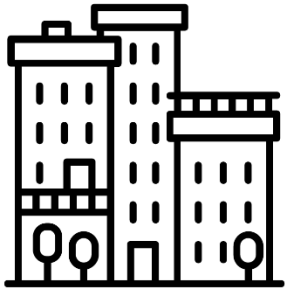
Private/philanthropic



Affordable Housing



Federal Tax Credits




New Market Rate Development



Trust Fund for Affordable Housing



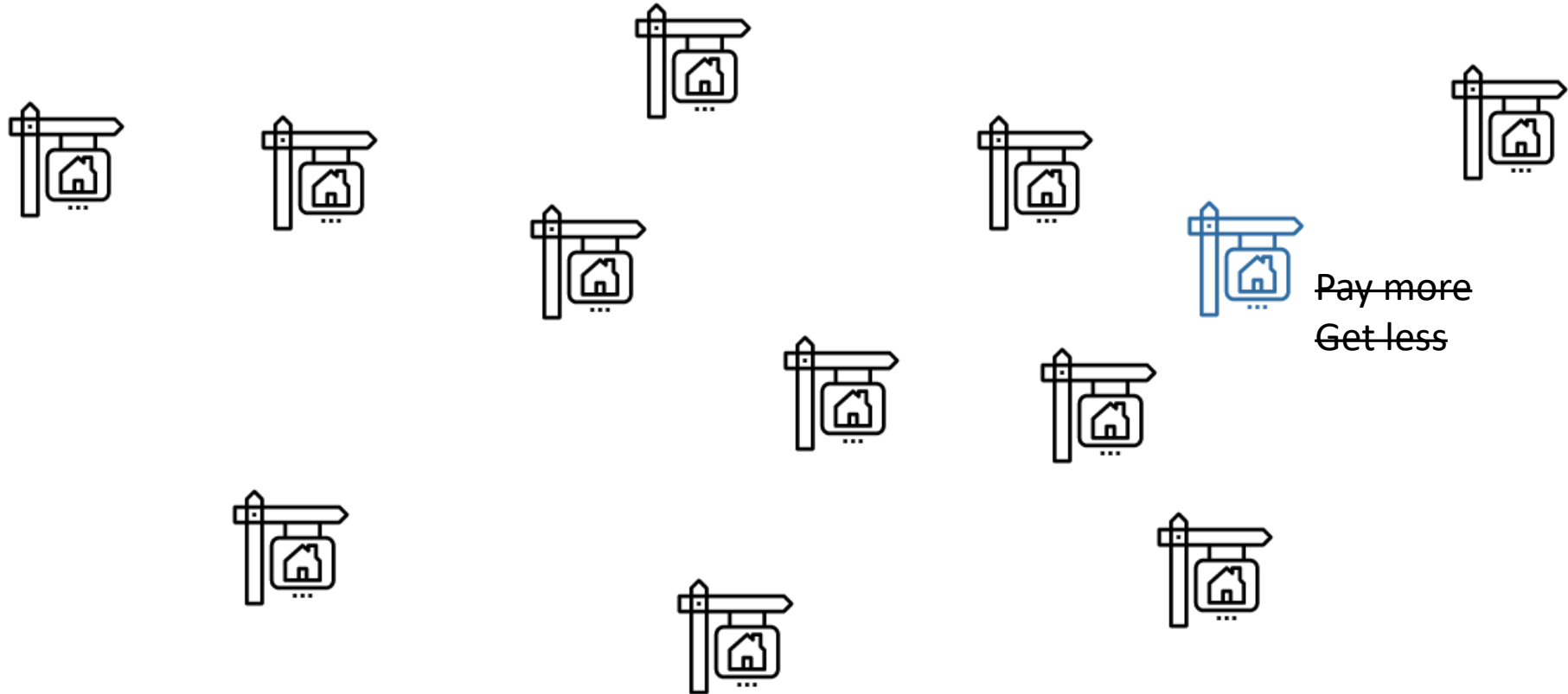
Lesson 1: Affordable housing impact fees make affordable housing happen

A close-up photograph of a person's hands resting on a light-colored wooden table. The person is wearing a grey sweater with dark brown cuffs. The hands are positioned in the foreground, with the fingers slightly curled. The background is softly blurred, showing more of the person's arms and the table surface.

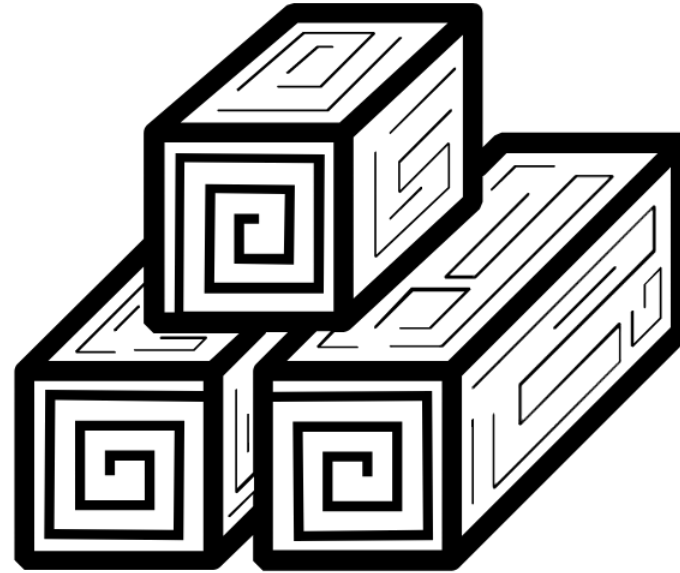
**Lesson 2: Generally, impact fees
push down the price of developable
land**

Sales price
Construction cost
Profit
Land cost

Sales Price - set by market



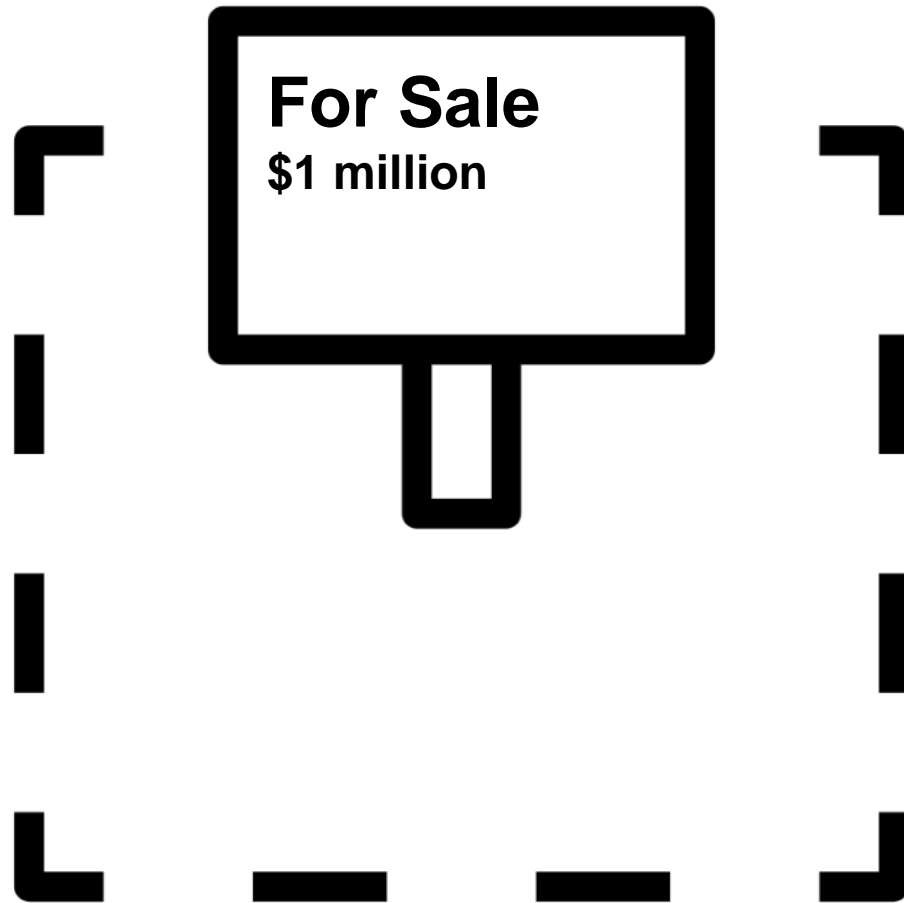
Construction cost – set by market



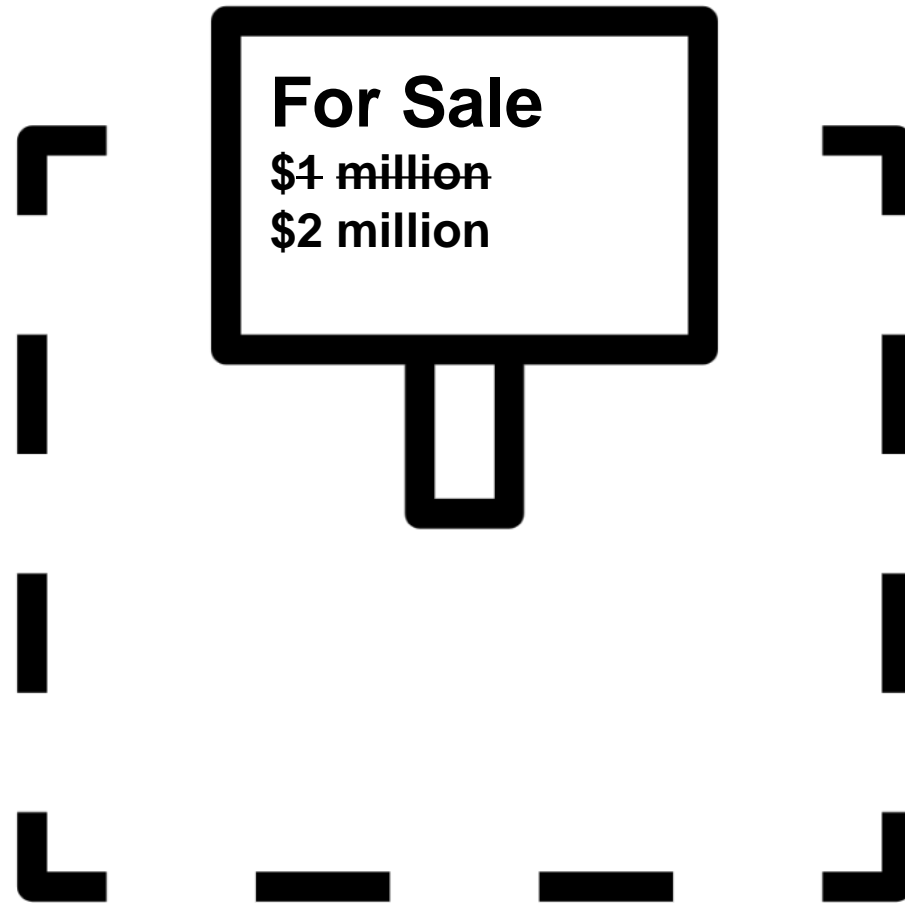
Profits targets – set by market



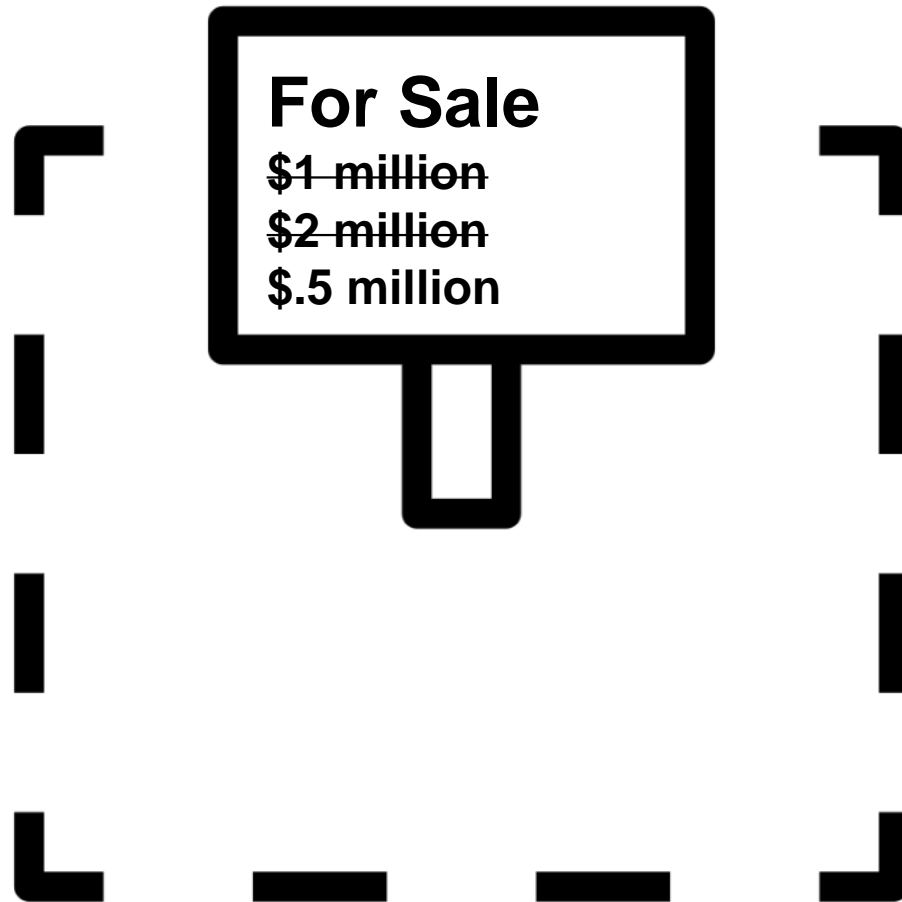
Land prices respond

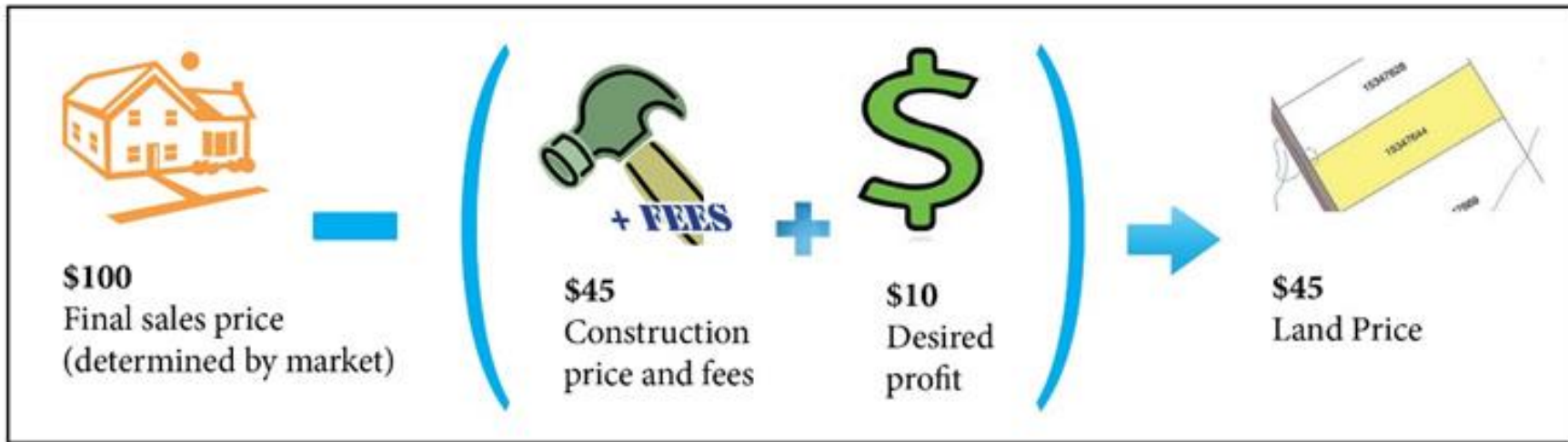


Land prices respond



Land prices respond







Lesson 3:
Focus on bad actors





Thank you

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