

Millennial Housing Commission Task Forces

Consumer-Based Assistance

1. How well or badly are vouchers working in different markets? What factors lead to success with vouchers for tenants?
2. How can vouchers best support mobility and self-sufficiency for the families that receive them?
3. To what extent should vouchers be project-based or otherwise linked to production programs? If so, how and how many?
4. Should consumer-based assistance also be made available to low-income homeowners with severe housing cost burdens? If so, how should this be done?

Housing Finance

1. How can access to capital for homeownership (for refinancing as well as purchase) be improved for those who currently fall through the gaps?
2. How can the multifamily housing finance delivery system be improved for housing production and preservation?

Preservation

1. How can we best provide the capital to finance the rehabilitation needs of the affordable housing stock (both public housing and the assisted inventory)?
2. How can this existing stock be preserved so that the properties involved are self-supporting in the future?

Production

1. How well do current programs operate as production tools (e.g., HOME, CDBG, HOPE VI, Section 202, Section 811)? How well do they work with each other? How can they be improved?
2. What are the merits of the various proposals to create a new housing production program? What unmet needs are being addressed in each proposal?
3. What innovative and creative programs are being used by states and local governments to produce affordable housing?

Tax Policy

1. How could the various tax policy “tools” (e.g., tax credits, bonds, passive loss allowances) be better used to promote: (a) the production of affordable rental housing, including housing for extremely low-income families, and (b) homeownership?
2. Regarding the preservation of affordable housing, what changes to tax policy would enable owners of assisted properties and older Low-Income Housing Tax Credit units to either maintain these properties as affordable housing or to sell them to owners who would rehabilitate them?

Community Linkages

1. How can the eligibility requirements and planning requirements that govern housing programs be

- coordinated with non-housing programs (such as transportation, child care, and health care) so that housing policy reinforces welfare reform to assist strong, self-sufficient families?
2. Are there best practices that should be used in affordable housing programs so that housing assistance has a positive impact on the broader community and helps create healthy neighborhoods? Are mixed-income, mixed-use developments preferable?

Cross-cutting Issues

1. How are the challenges of meeting very low-income and extremely low-income at or below households' housing needs best met? To what extent should this challenge be met with debt subsidies, capital subsidies and tenant-based subsidies?
2. How should technology be best used to meet housing challenges?
3. How should quality control be best ensured in an era of devolution? How can accountability be assured without unnecessary bureaucracy?
4. How should housing policies best intersect with issues of place, including sprawl, "smart growth," and neighborhood revitalization?
5. How should policies to increase housing availability and affordability best intersect with fair housing policies?

Other Questions

1. Should the federal government have a role in "smart growth" policies? If yes, what should this role be?
2. Should there be better coordination among federal agencies in delivering resources for housing and community development? How is this coordination best accomplished?