	Session Location					
Theme	**California**	**Midwest**	**Southern New England**	**North Carolina**	**Oregon-Washington**	**Texas**
Affordable Housing: Perception vs. Reality						
Aging Housing Stock						
Change in Household Composition						
Colonias						
Density						
Developer/Stakeholder Relationship-building						
Downtown, High-End Housing						
Education, Training and Capacity Building						
Gentrification						
Homelessness						
Homeownership Focus						
House Poor Phenomenon						
Housing the Mentally Ill						
Immigration						
Impact of Federal Programs (HOPE VI, Sections 8, etc.)						
Impact of Intergenerational Wealth						
Impact of the Local/Regional Tax Structure						
Inadequate State Funding for Housing						
Inclusionary Zoning Impact						
Increased Competition for Affordable Units						
Increasing land and construction costs						
Jobs-Housing Balance						

Lack of Housing Option for Households with Children in the Center City						
Lack of Support at State Legislative Level						
Manufactured Housing						
Missing Regional Approaches						
Need for Minimum Housing Standards						
Need for Mixed Development						
New Housing Production						
NIMBY						
Other Demographic Impacts						
Overbuilding of Higher Prices Rental Units						
Overstatement of Need for Elderly						
Political Acceptance of Affordable Housing for Senior vs. Affordable Housing for Other Groups						
Political Resistance to Inclusionary Zoning						
Public/Private Partnerships						
Reactive Programming						
Regulatory Barriers In Place						
Regulatory-Barrier Removal						
Role of Housing Authorities						
Role of the Developer						
Segregation						
Service Gap for the Very Low-Income						
State of Economy: Boom/Bust, Stable, Growing, Shrinking, etc.						
Terminology						
Urban vs. Rural Market Differences						
Use of Tax Credits						
Wage/Cost of Living Imbalance						

Wealth Creation Programs						
Workforce Housing						

ThemeID	Theme	Description
1	**Affordable Housing: Perception vs. Reality**	How to combat the negative perceptions of affordable housing and low-income residents with reality?
2	**Aging Housing Stock**	Stock is often affordable, but not decent. What to do when this trend is coupled with lack of new housing production?
3	**Change in Household Composition**	Smaller White households; larger non-White and Hispanic households with varied family structures.
4	**Colonias**	Border phenomenon. Highly unregulated, low-income developments outside of infrastructure and service grid. Home mostly to immigrants.
5	**Density**	Highly misunderstood concept. Receives very negative reactions because most people don't understand what it really means or looks like. Need more good examples.
6	**Developer/Stakeholder Relationship-building**	Need for developers to build relationships with community stakeholders in order to gain affordable projects acceptance.
7	**Downtown, High-End Housing**	Housing in the center city tends to be upscale and aimed at singles or empty-nesters.
8	**Education, Training and Capacity Building**	Significant need to educate, train, develop capacity of local officials, citizens, and non-profit organizations.
9	**Gentrification**	Neighborhoods are redeveloped, but many residents are displaced and priced out.
10	**Homelessness**	Population has increased significantly. Need to reexamine who is defined as being homeless and what types of housing are available to meet this redefined need.
11	**Homeownership Focus**	Federal and private market (banks) programs are singularly focused on homeownership to the exclusion of other types of housing need and options.
12	**House Poor Phenomenon**	Homes passed down to younger generation who cannot afford to maintain, furnish, or pay taxes.
13	**Housing the Mentally Ill**	Impact of deinstitutionalization; lack of adequate housing and related services to address this populations needs.
14	**Immigration**	Impact of huge influx of largely Hispanic households on local housing and economic market.
15	**Impact of Federal Programs (HOPE VI, Sections 8, etc.)**	Impact generally limited or negative. Section 8 almost universally lambasted. HOPE VI showed some promise, but serious concerns exist regarding unit replacement and resident displacement.
16	**Impact of Intergenerational Wealth**	Older generation living longer, transferring more wealth to younger generations, and monopolizing more land and more housing.

17	**Impact of the Local/Regional Tax Structure**	Reliance on sales tax driving development; Property taxes too high to maintain affordability; Income tax non-existent (TX); Single-purpose taxing without comprehensive planning; Anti-tax community sentiment.
18	**Inadequate State Funding for Housing**	Underfunded housing trust funds; lack of other dedicated funding stream; reduction in housing subsidies
19	**Inclusionary Zoning Impact**	Is inclusionary zoning effective? Does IZ address the deepest level of need?
20	**Increased competition for affordable units**	Increased poverty, unemployment leaves more people competing for an increasingly limited stock of affordable units.
21	**Increasing land and construction costs**	Dramatically increasing land and construction costs making it even more difficult for developers to pursue affordable housing projects and make a profit.
22	**Jobs-Housing Balance**	Mismatch between the location of jobs and the location of affordable/workforce housing.
23	**Lack of Housing Option for Households with Children in the Center City**	Effects households with children across income levels. Simply not enough housing options for families with kids who want to live in the center city.
24	**Lack of Support at State Legislative Level**	Not typically a Governors office issue; very little in the way of state-level legislative or enforcement assistance.
25	**Manufactured Housing**	Allowed in rural areas, but generally not permitted in urban areas. Sometimes this is the only affordable housing option when the rental market does not respond.
26	**Missing Regional Approaches**	Lack of regional focus and organization hampering true understanding and action on the issues.
27	**Need for Minimum Housing Standards**	Need to ensure the decency of all housing, especially affordable housing with enforceable regulations.
28	**Need for Mixed Development**	Need to have more mixed use, mixed housing type, mixed-income development.
29	**New Housing Production**	New housing production typically stagnant in the areas that need it the most. Also not typically built to be affordable.
30	**NIMBY**	Not in My Backyard phenomenon alive and well.
31	**Other Demographic Impacts**	Older population living longer and staying at home; effects of regular migration patterns.
32	**Overbuilding of Higher Prices Rental Units**	Plenty of rental units available, just not affordable. Market is oversaturated leaving many units vacant.
33	**Overstatement of Need for Elderly**	Perception of the need greatly outweighs the reality of the need for this population.
34	**Political Acceptance of Affordable Housing for Senior vs. Affordable Housing for Other Groups**	Politically easier to fund, implement senior housing projects. Seniors are not viewed as a threat and have a larger lobby to advocate on their behalf.
35	**Political Resistance to Inclusionary Zoning**	Developer resistance, state law barriers, not politically acceptable at the local level.

36	**Public/Private Partnerships**	Need to create partnerships with private developers, local governments, and non-profits to move affordable housing production forward with a complete skill set.
37	**Reactive Programming**	Need is not necessarily driving the funding. Many programs are created in response to the funding available and do not always address the real problems.
38	**Regulatory Barriers In Place**	Regulatory barriers remain and have negative impact on the production of affordable housing.
39	**Regulatory-Barrier Removal**	Some type of barrier-removal program in place at the local/state level.
40	**Role of Housing Authorities**	Generally considered ineffectual. Use federal programs (Section 8) to corral low-income residents. Not a strong enough presence in terms of production.
41	**Role of the Developer**	How to remove more of the affordable housing risk for developers? How to encourage more developers to build affordable projects in the U.S. like they do elsewhere? How to generate for-profit developers interest in building affordable units?
42	**Segregation**	Increased racial segregation and income stratification.
43	**Service Gap for the Very Low-Income**	Very low income (less than 30%AMI) really not served by existing system.
44	**State of Economy: Boom/Bust, Stable, Growing, Shrinking, etc.**	How serious are the housing impacts when the local economy shifts for the better or the worse?
45	**Terminology**	Which term is politically acceptable? Low-income, workforce, affordable? How do you combat negative connotations.
46	**Urban vs. Rural Market Differences**	Significant differences in terms of political acceptance, regulation, land availability, etc. in relation to affordable housing production.
47	**Use of Tax Credits**	Federal and state-level tax credits having major impact on housing production. Program criticized for being more complicated than necessary and for producing fewer units than needed.
48	**Wage/Cost of Living Imbalance**	Wages are not keeping pace with the cost of living.
49	**Wealth Creation Programs**	Concept is to encourage wealth/equity creation in the hopes that more money will equal a greater ability to access better housing choices. Example includes educating low-income taxpayers about taking all of their credits (child care, education, etc.)
50	**Workforce Housing**	Need more housing options in terms of type and price points for the workforce.

APA Housing Choice

ThemeID	Theme	Votes	Specific Sessions
30	NIMBY	6	California, Midwest, Southern New England, North Carolina, Oregon-Washington, Texas
43	Service Gap for the Very Low-Income	6	California, Midwest, Southern New England, North Carolina, Oregon-Washington, Texas
3	Change in Household Composition	5	California, Southern New England, North Carolina, Oregon-Washington, Texas
8	Education, Training and Capacity Building	5	California, Midwest, North Carolina, Oregon-Washington, Texas
15	Impact of Federal Programs (HOPE VI, Sections 8, etc.)	5	Midwest, Southern New England, North Carolina, Oregon-Washington, Texas
17	Impact of the Local/Regional Tax Structure	5	California, Midwest, Southern New England, Oregon-Washington, Texas
18	Inadequate State Funding for Housing	5	Midwest, Southern New England, North Carolina, Oregon-Washington, Texas
24	Lack of Support at State Legislative Level	5	California, Midwest, Southern New England, North Carolina, Texas
47	Use of Tax Credits	5	Midwest, Southern New England, North Carolina, Oregon-Washington, Texas
48	Wage/Cost of Living Imbalance	5	California, Southern New England, North Carolina, Oregon-Washington, Texas
10	Homelessness	4	California, Midwest, North Carolina, Texas
11	Homeownership Focus	4	Midwest, Southern New England, North Carolina, Texas
13	Housing the Mentally Ill	4	California, Midwest, North Carolina, Texas
14	Immigration	4	California, Southern New England, North Carolina, Texas
31	Other Demographic Impacts	4	California, Midwest, Southern New England, North Carolina
38	Regulatory Barriers In Place	4	California, Southern New England, North Carolina, Oregon-Washington
41	Role of the Developer	4	California, Midwest, Southern New England, Texas
44	State of Economy: Boom/Bust, Stable, Growing, Shrinking, etc.	4	Midwest, Southern New England, North Carolina, Texas
50	Workforce Housing	4	California, Southern New England, Oregon-Washington, Texas
1	Affordable Housing: Perception vs. Reality	3	Midwest, Oregon-Washington, Texas
9	Gentrification	3	North Carolina, Oregon-Washington, Texas
22	Jobs-Housing Balance	3	California, North Carolina, Texas

APA Housing Choice Themes by Rank

25	Manufactured Housing	3	Midwest, North Carolina, Texas
34	Political Acceptance of Affordable Housing for Senior vs. Affordable Housing for Other Groups	3	Midwest, Southern New England, Texas
35	Political Resistance to Inclusionary Zoning	3	North Carolina, Oregon-Washington, Texas
45	Terminology	3	California, Midwest, Texas
46	Urban vs. Rural Market Differences	3	Midwest, North Carolina, Texas
49	Wealth Creation Programs	3	California, North Carolina, Texas
2	Aging Housing Stock	2	Midwest, North Carolina
5	Density	2	California, Texas
7	Downtown, High-End Housing	2	Midwest, Texas
20	Increased competition for affordable units	2	California, North Carolina
21	Increasing land and construction costs	2	Oregon-Washington, Texas
26	Missing Regional Approaches	2	Midwest, Texas
28	Need for Mixed Development	2	Midwest, Texas
32	Overbuilding of Higher Prices Rental Units	2	North Carolina, Texas
33	Overstatement of Need for Elderly	2	Midwest, Texas
37	Reactive Programming	2	Midwest, Texas
39	Regulatory-Barrier Removal	2	Oregon-Washington, Texas
40	Role of Housing Authorities	2	North Carolina, Texas
42	Segregation	2	Southern New England, Texas
4	Colonias	1	Texas
6	Developer/Stakeholder Relationship-building	1	Texas
12	House Poor Phenomenon	1	Texas
16	Impact of Intergenerational Wealth	1	California
19	Inclusionary Zoning Impact	1	Southern New England
23	Lack of Housing Option for Households with Children in the Center City	1	Oregon-Washington
27	Need for Minimum Housing Standards	1	North Carolina
29	New Housing Production	1	Midwest
36	Public/Private Partnerships	1	Midwest