

Economic Benefits of Affordable and Workforce Housing Options

INDIVIDUAL FINANCIAL SECURITY

Access to stable and affordable housing options allow households to prioritize other important household expenses such as food, transportation, healthcare, clothing, and education. Stable and affordable housing options also allow households to grow their savings and engage in long-term financial planning.



WORKFORCE ADVANTAGES

Access to stable and affordable housing options can support better job performance and career advancement opportunities. Housing affordability increases the availability and reliability of employees for local businesses, which reduces the overall costs of business. Employers have less turnover and fewer costs related to hiring and training new staff. In today's economy where competition for workers is strong, access to housing near a place of work provides a competitive advantage for employers. The availability of affordable housing is shown to positively impact local employment growth.ⁱ

STIMULATES INVESTMENT AND INCREASES GOVERNMENT REVENUES

Housing development boosts the tax base and adds value to surrounding parcels of land by triggering other local investment. The construction of affordable and workforce housing can leverage substantial public and private investment.ⁱⁱ This in turn can act as a catalyst to redevelopment, stabilization and revitalization of urban centers and neighborhoods. The taxes and fees associated with the

development of housing – both during the construction and after the homes are occupied – can represent significant revenue for state and local governments.ⁱⁱⁱ

HOUSING DEVELOPMENT CREATES JOBS

The development and rehabilitation housing generates local employment opportunities and provides compounding economic benefits in the community.^{iv} Housing construction and maintenance can create a variety of jobs beginning with the pre-development stages of site selection, and the design and approval stage all the way through occupancy and long-term property management.



The pre-development stages of housing consist of jobs in architecture, real estate, engineering, market analysis, and environmental and legal services. The construction of housing can produce employment in the building trades, material suppliers, real estate, lending industries, and for attorneys. During the post-construction period, there are often full-time jobs created in property management and maintenance. Housing development can also generate new employment opportunities needed to maintain the housing stock and support new residents. These housing-supportive businesses include local shops, plumbers, electricians, food services, utilities, pharmacies and many more.

ⁱ Weiss, Elayne. “A Place to Call Home: The Case for Increased Federal Investments in Affordable Housing” National Low Income Housing Coalition, Campaign for Housing and Community Development Funding. Accessed June 2022. [A-Place-To-Call-Home.pdf \(nlihc.org\)](#)

ⁱⁱ Weiss, Elayne. “A Place to Call Home: The Case for Increased Federal Investments in Affordable Housing” National Low Income Housing Coalition, Campaign for Housing and Community Development Funding. Accessed June 2022. [A-Place-To-Call-Home.pdf \(nlihc.org\)](#)

ⁱⁱⁱ “The Economic Impact of a Home Building in a Typical Local Area: Comparing Costs to Revenue for Local Governments” Housing Policy Department, National Association of Home Builders. April 2015. [Cost of Public Service Provision \(nahb.org\)](#)

^{iv} “The Economic Impact of a Home Building in a Typical Local Area: Income, Jobs, and Taxes Generated” Housing Policy Department, National Association of Home Builders. April 2015. [economic-impact-local-area-2015.pdf \(nahb.org\)](#)