
Time Saver Standards For Housing And Residential Development Pdf 90 2021

it was suggested that the new development should be approved if: there is a compelling case for social housing that is affordable and needed. the new development addresses the supply gap, or has a positive impact on housing supply. the current federal policies affect the public housing stock because the bulk of the money is spent on the existing stock. the percentage of the total public housing budget spent on low-rent units is about 30 percent, and most of this is spent on housing units at high rents. but at the same time, the federal government allocates only a few dollars to each apartment in the existing public housing stock for rehabilitation or rehabilitation subsidies. the current law includes no provisions for the acquisition of existing housing from private sources. this should be changed, and i recommend that the law be amended to allow the acquisition of private housing by public housing agencies. this will allow for the acquisition of housing for low-income families that would otherwise be unavailable. new york city, for example, needs about 10,000 family-type units for low-income families, and the department of housing and urban development has committed to providing 50,000 units of such housing by 1986. for example, we should be prepared to provide, through hud, the federal contributions that are available to states for capital improvements, so that localities can begin to make basic capital repairs to existing housing. by transferring ownership to the private sector, hud can make sure that the rehabilitation efforts in the public sector are properly funded, and by bringing in private capital, we can make sure that the rehabilitation is properly financed. over time, this could mean the closure of many public housing developments, which is something we should be prepared to do if we cannot find a more sustainable path forward for these units.

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the overwhelming majority of respondents thought that the new development should be social housing. this was generally because: there are social benefits, such as bringing affordable housing to areas that have been difficult to supply. a large proportion of the market that is priced out of the social rented market is unable to afford to buy. there is a need to address the existing shortfall of housing supply in the city. the main concerns expressed by a minority of respondents related to: the impact of the new development on the provision of housing in the city. the impact of the new development on residents' rights. the impact of the new development on the local economy. the location and design of the new development. a minority of respondents felt that the new development should only be commercial. this was generally because: there are benefits to the community from commercial development, such as the provision of employment and social services. people are often reluctant to accept social housing, and the new development needs to be attractive to a wide range of people. commentators often suggested that the approval process for the new development should be expedited, and that, given the severe shortage of social housing, the new development should be allocated to providers of social housing. this was generally because: the decision to allocate new development should be taken by the new york city council, given the scale of the problem. the approval process for the new development should be expedited, given the urgent need to provide new social housing. 5ec8ef588b

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