

## Q&A LOG: Panel Session #1: state mandates and local control

### Question

If a jurisdiction is a medium, high, or highest opportunity area, does AFFH permit it to relegate affordable units to an essentially segregated area of MFR housing, e.g., a greenfill area at the edge of a city that is farther from schools, jobs, amenities? This may be necessary for housing element site inventories in light of the lack of parcels large enough for MFR in developed areas. Also, for greenfiled development, what is the geographic scope of an AFFH determination, i.e., how granular will the analysis be - a neighborhood consisting of some blocks, census block or tract? Can a jurisdiction continue to plan greenfield communities with separate segregated MFR neighborhoods and low density small parcel neighborhoods?

What is the role for development community to participate in affordable housing; for instance limiting cost of land use driven by investors; or flipping properties.