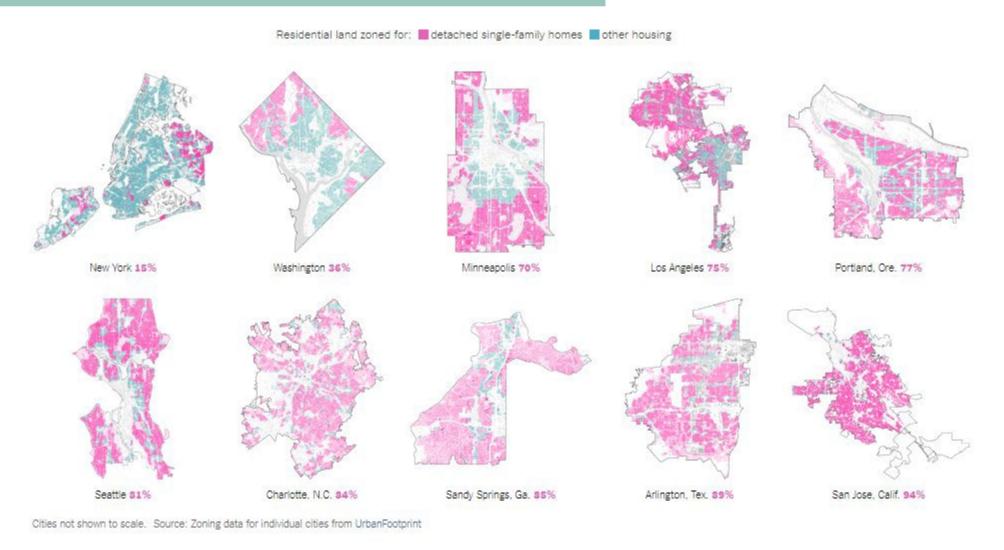


Inequality



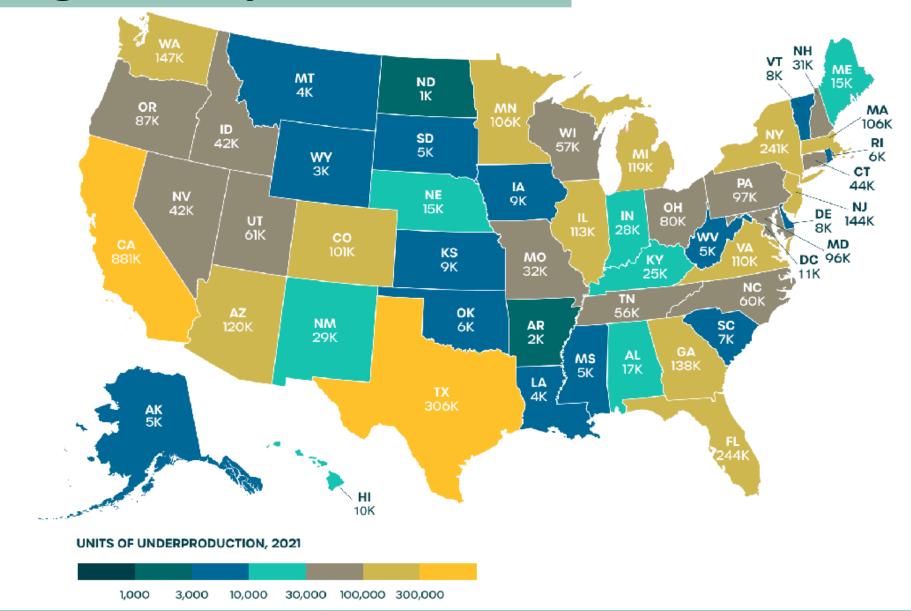


Single-Family Home Zoning





Housing Underproduction

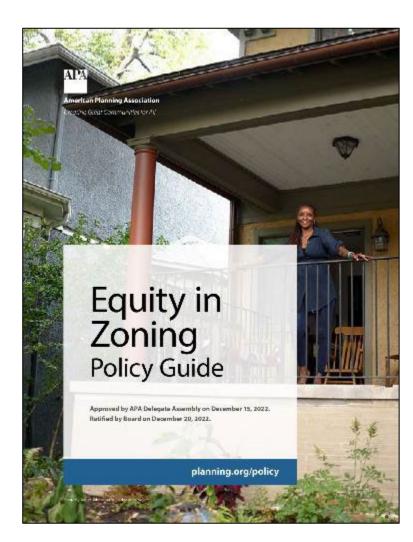


Promote More Housing

	Rural %	Suburban %	Urban %	U.S. Total %
Dorms or affordable housing on college/church land	83	80	80	81
Conversion of basements & attics to apartments	78	70	75	73
Apartments over garages or in backyards	79	68	74	72
Require simplified, faster permitting	86	85	87	86
Allow commercial buildings to be converted to housing	82	80	80	81
Eliminate parking minimums	71	60	60	62
Allow town houses and small multifamily on any residential lot	58	55	62	58



Threading Equity



THE RELESSED OF THE SUBSTANTIVE ZONING REGULATIONS

Communities of color in particular ha levels of environmental and health h housing near pollution from major h regulations that permit or concentrat in certain neighborhoods. Climate ch by increasing the frequency and inter

or permit housing that political from region highways to explorate, as well as regulations that partning nor had become and support for the more aneighborhood: Climite mange oil, experime these insects by harastrathe requesty and haraters.

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4. FAIR ACCESS TO ECONOMIC DEPORTUNITY AND exercise. The profits in use, courte, or weath a place to ont a living to present against a basine, and present que to adjuste il aveciment lors el liberdedult esta and other a talk services basis a people in benned by serving through connelled the portion, design controlthe length and complexity of solving procedure.

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2. What is Equity in Zoning?

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soring districts or amend existing residential districts. to allow more types of housing by right. Social plantets, in technique, single-pouseboile demonen well resistential will mit have to concernities to historica is allowborological and our asyble populations Interpretations that shalle-he verble only reddental authorities a obpospon double most confide all fig. of filtration is altest variables and variety ble and, our Received firms this impregualty shot and services. Factive our notice allowing a broader range of federing leave, of stars to call the engine attended rapes in ownderstly associated relations peaks frowward than escention in to cally discourage time schemate. results are sold went to a search stage if punched and a transporting ground, or recommended displacement, those desires should be respected. Moreobdatach formation on this population accepts the A.W. Housing Takey Corde.

governo district routey a Establish new mixed usezoning districts or allow a wider mix of residential and non-residential uses in our sting zoning districts. Districts that allow a mix of applications body scales housing. to mimercial, and service uses can increase appoint in these an storically disadvantaged and subject ble dispulations. to like closer to approve of publicy and doyment goods, and services. Coles and counties should consider skit no conditions and demographics to identify have a visite that in the property of the street of the property of the proper appoint affection for thought a expanded bit at early variety factors and the first factors as a second of the factors and the first factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors are a second of the factors are a second of the factors and the factors are a second of the factors and the factors are a second of the factors are a francoundisted couples markets and end to loved play agreement of each on pasking a

B. Overlay Zones

2010/06 DISTRICT # DUCY 3. Where 3. poperted by a historically disadvantaged or vulnerable community ponsider establishing special sed overlay spress to help: Evidence shows that singlehousehold only residential zoning has a disproportionate impact on the ability of historically

preceive budgess obtacts for

disadvantaged and vulnerable groups to access attainable housing and quality schools and services.

> have it storically served and been focuses on the reach of these communities in many communities tive fond coarrest only term ent. When the tell Many Vinespublic of post over any a process for the hate talk that variaged are vulnerable areas tray solve, this is particulary, us when the insertion primarily serve rackal ethnic, Triocil. The genous or railg accignouse or the USSTQLA community that work streidfle goods and services in a contact and once are ded by the broader economy, an overby district or legacy business cone designation. can be used to we online and preserve the Louture and economic controller in the community is: we avalors and from the office. In but him knows and user needed. lo accommodate current activities will advisible flemmed by preside the fallane, here is peculiar involved the sade constraints. his not a week a unique puller of

Prioritizing Housing Choice

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perions be ungliced that the of the wide stores was in which services are controllined Calcing have openly

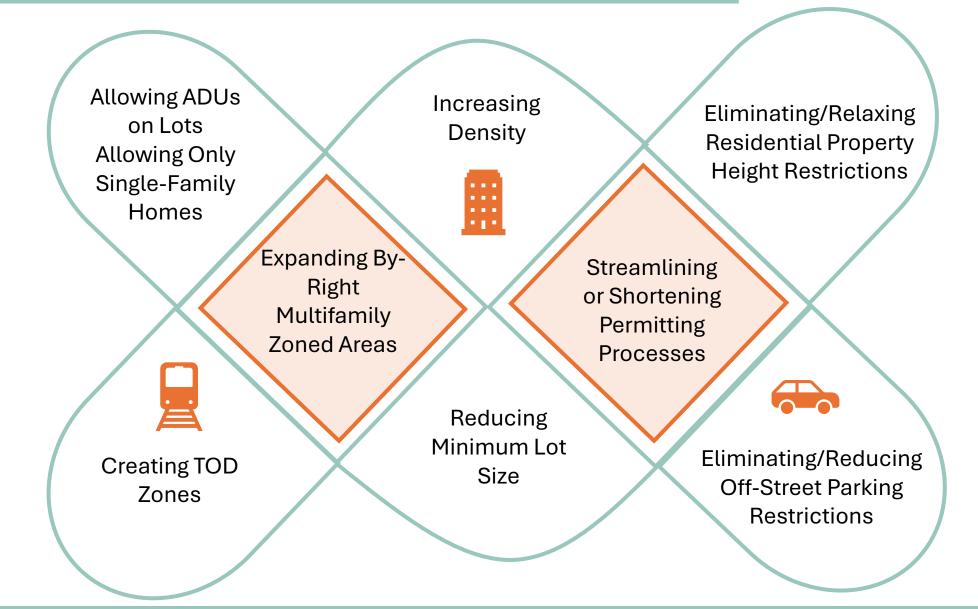
A. Residential Uses

Moste the analymost American community and brandered description and the restrict to mery anni, dia carrego, del in idealess concessor of a small nodes, mo general for yet at is no organithe norm Many or these dimensional flee only singlehousehold, detathed houses and constines appoint addressed. Let ether sand above at worth pi-There is although your tocontracted conficantly to using bringsthe err be carlly arking to be described. professional de pagement de la find to all subprobole roughs. in one wir god y check on sestion and noticely being sadmidooppo esteme active receiptant including

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Possible Land Use Reforms





Housing Supply Accelerator



American Planning Association

NATIONAL LEAGUE OF CITIES

Creating Great Communities for All

Partnership for solutions across the supply pipeline.











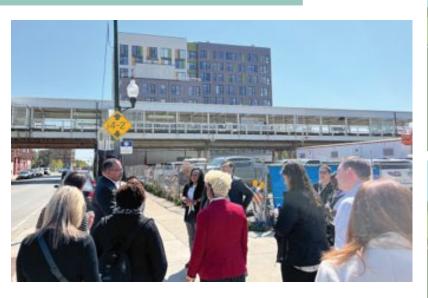




Housing Supply Accelerator

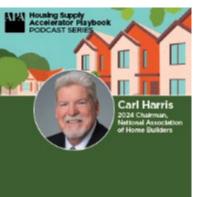
- Improve local capacity
- Identify critical solutions
- Speed reforms
- Realign efforts of public and private stakeholders















Housing Supply Accelerator



By focusing on these tailored tips, local elected officials and community planners can play a crucial role in shaping housing policies and development strategies that meet the diverse needs of their communities and foster sustainable, equitable growth.

1 FORGE PUBLIC-PRIVATE PARTNERSHIPS

Collaborate with private entities to tackle housing challenges by providing financial incentives and regulatory support for affordable housing projects. Utilizing public-private partnerships maximizes resources and enhances the scalability of housing development initiatives.

2 OPTIMIZE PUBLIC RESOURCES Enhance the impact of government-owned land and grants through strategic partnerships with nonprofits, developers and community land trusts.

3 MITIGATE RISKS PROACTIVELY

Develop robust risk management plans to address market, construction and regulatory risks associated with housing projects. Proactive risk mitigation strategies instill confidence in lenders and stakeholders, facilitating smoother project execution.

4 ENGAGE IN COMMUNITY DEVELOPMENT INITIATIVES

Collaborate with the lending community to invest in community development projects, including affordable housing initiatives, in alignment with the goals of the Community Reinvestment Act (CRA). Such initiatives foster social and economic growth while meeting housing needs.

5 OFFER FINANCIAL EDUCATION AND SUPPORT

Provide financial literacy programs and support services to underserved communities, empowering them to access affordable housing options and improve financial stability. This proactive approach promotes financial inclusivity and addresses housing disparities.

6 EMPOWER COMMUNITY DEVELOPMENT ORGANIZATIONS

Allocate funding and resources to community development organizations dedicated to addressing housing challenges and promoting economic development in lowand moderate-income areas. Supporting these organizations not only fulfills CRA obligations but also fosters sustainable growth and opportunity within communities.









Housing Supply Pipeline



The George

Duplex Design Option Flex House

Footprint: 22' 1" x 59' 6" Units: 2 Beds/Baths: 1/1.5 & 2/1 Square Footage: 932 & 944





Omaha, Nebraska

Photo by Chris Machian/©Omaha World-Herald



California ADU Plans Gallery

Photo courtesy of Community Planning Collaborative



Original design by MBL Planning

Fayetteville, Arkansas

Zoning Reform

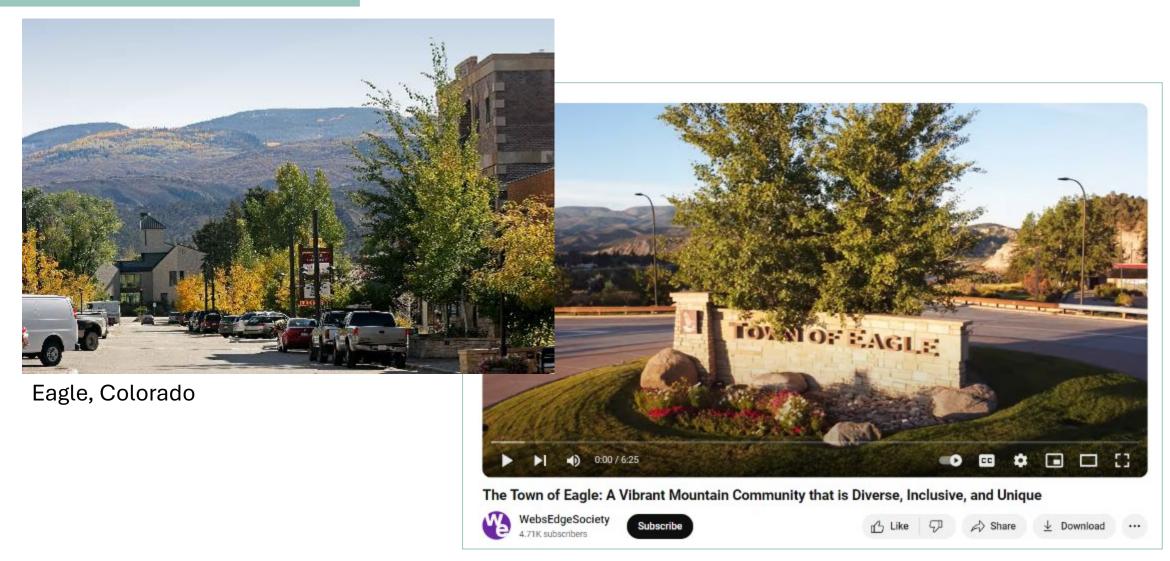




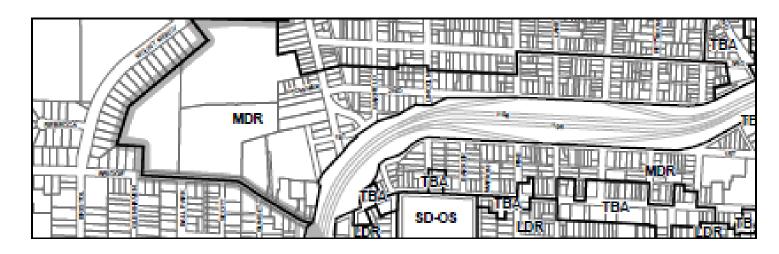
Walla Walla, Washington



Zoning Reform



Zoning Reform





Michigan Zoning Reform Tool-Kit https://bit.ly/MIZoningReformToolKit

CITY OF GRAND RAPIDS ZONE DISTRICTS

TRADITIONAL NEIGHBORHOODS - TN

LDR Low Density Residential MDR Mixed Density Residential

00 Oily Center

TOC Transitional City Center

TBA Traditional Business Area

TOD Transit-Oriented Development

MID-CENTURY NEIGHBORHOODS - MON

LDR Low Density Residential MDR Mixed Density Residential

TOD Transit-Oriented Development

Commercial

MODERN ERA NEIGHBORHOODS - MON

LDR Low Density Residential

and Mixed Density Residential

TOD Transit-Oriented Development

Commercial

SPECIAL DISTRICTS - SD

NOS Neighborhood Office Service

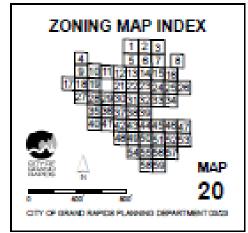
P Airport

g. Open Space.

IT Industrial Transportation.

Institutional Campus

PRD Planned Redevelopment District



A page from the Grand Rapids, Michigan, zoning detailed map set.



Adaptive Reuse







Top Five Takeaways: White House Housing Fact Sheet





The New York Times

There's an appealing simplicity to the idea of converting office buildings into housing.

The premise suggests cities could solve two problems — an office glut and a housing shortage — at once. In the process, they could limit the waste of demolition, create new homes with minimal opposition, and renew neighborhoods without radically changing how they look from the sidewalk.

The idea, however, is less like a sweeping fix and more like a set of intricate puzzles — a different one for each building. Each one must solve for local rules that say what counts as a bedroom, for structural columns and elevator shafts that shape where walls go, for construction costs and land prices that affect rent rolls. And they must solve, above all, for access in every unit to



What the Administration's Latest Actions Mean for Planners

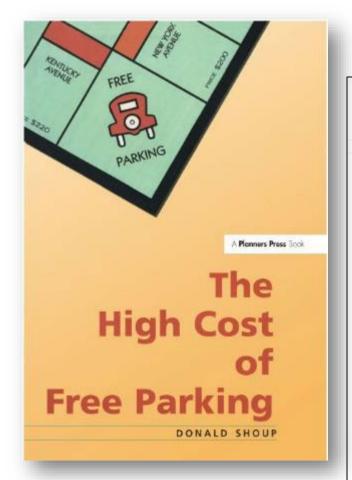
1. KEY U.S. DOT LOAN GUARANTEE PROGRAMS TO SUPPORT HOUSING

The U.S. Department of Transportation (DOT) will be releasing <u>new guidelines</u> to states, localities, and developers on the expansion of key loan guarantee programs to support increasing housing supply near transit and rail transportation.

The Transportation Infrastructure Finance and Innovation Act (TIFIA) and the Railroad Rehabilitation and Improvement Financing (RRIF) Programs will be new tools to help finance housing and conversion projects near public transit and rail transportation Previously, these programs have only been able to finance transportation projects and related infrastructure. Now, they will expand the eligibility to the loan guarantees to support things like commercial to residential conversions near transit stops.



High Cost of Free Parking





neighborhood. He and Courtney discuss those tenets as well as new parking-payment technologies, the growing need to better manage curb space, and even a bit of Roman

history, all with Don's trademark passion and humor.

"More land is dedicated to cars than housing."



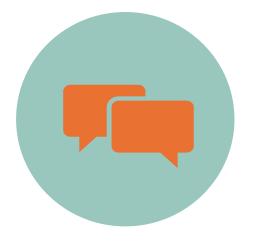
Eliminate Parking Minimums



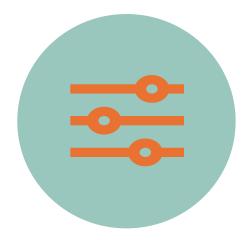




Reframe the Conversation



AVOID JARGON when speaking with the community.



Zoning changes offer new housing choices and **OPTIONS**.



FOCUS on form and scale.



SHOW images to "see" what middle missing housing can be.



Adding Housing Supply Benefits



Slow rent growth



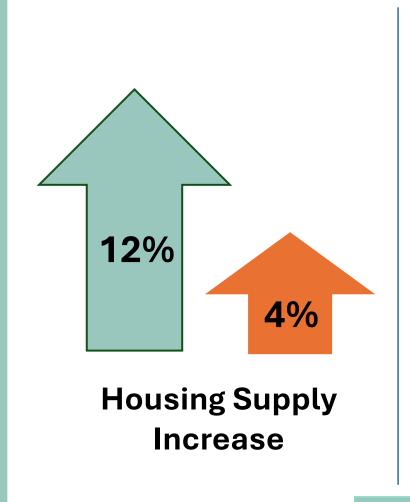
Reduce competition for available homes

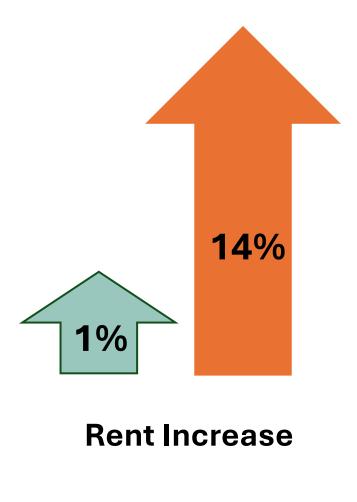


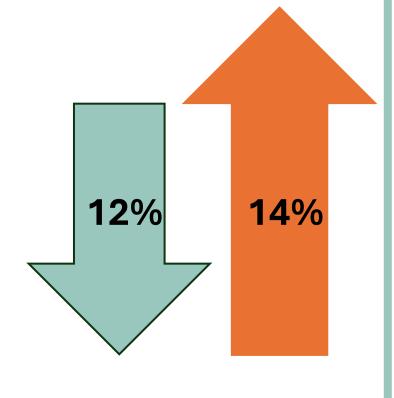
Lower displacement pressures



Minneapolis Impacts







Homelessness

Minneapolis

State-Wide: Minnesota



Contact



https://linktr.ee/angeladbrooks

