

Overcoming Housing Obstacles

Angela D. Brooks, FAICP
APA President

Inequality



Single-Family Home Zoning

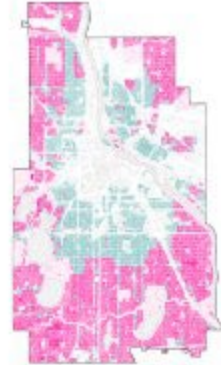
Residential land zoned for: ■ detached single-family homes ■ other housing



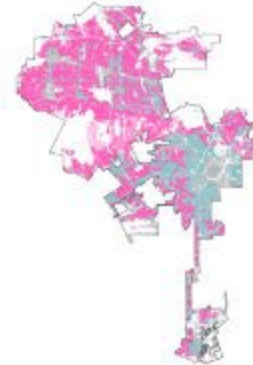
New York **15%**



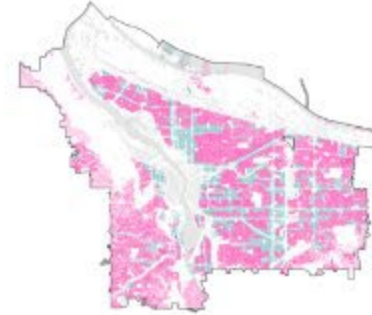
Washington **36%**



Minneapolis **70%**



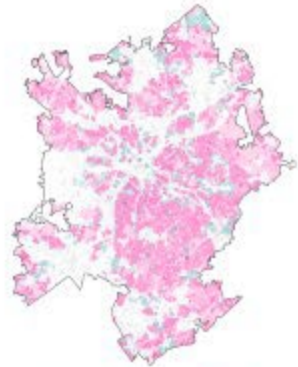
Los Angeles **75%**



Portland, Ore. **77%**



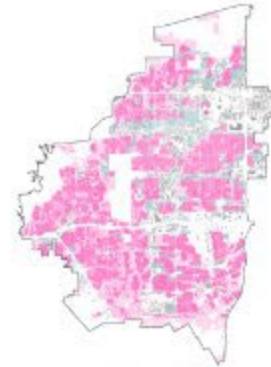
Seattle **81%**



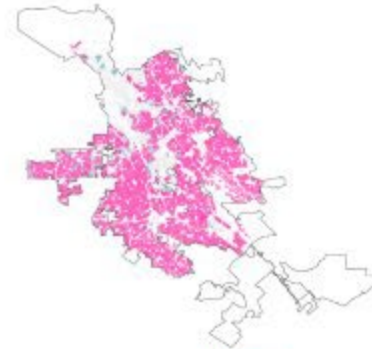
Charlotte, N.C. **84%**



Sandy Springs, Ga. **85%**



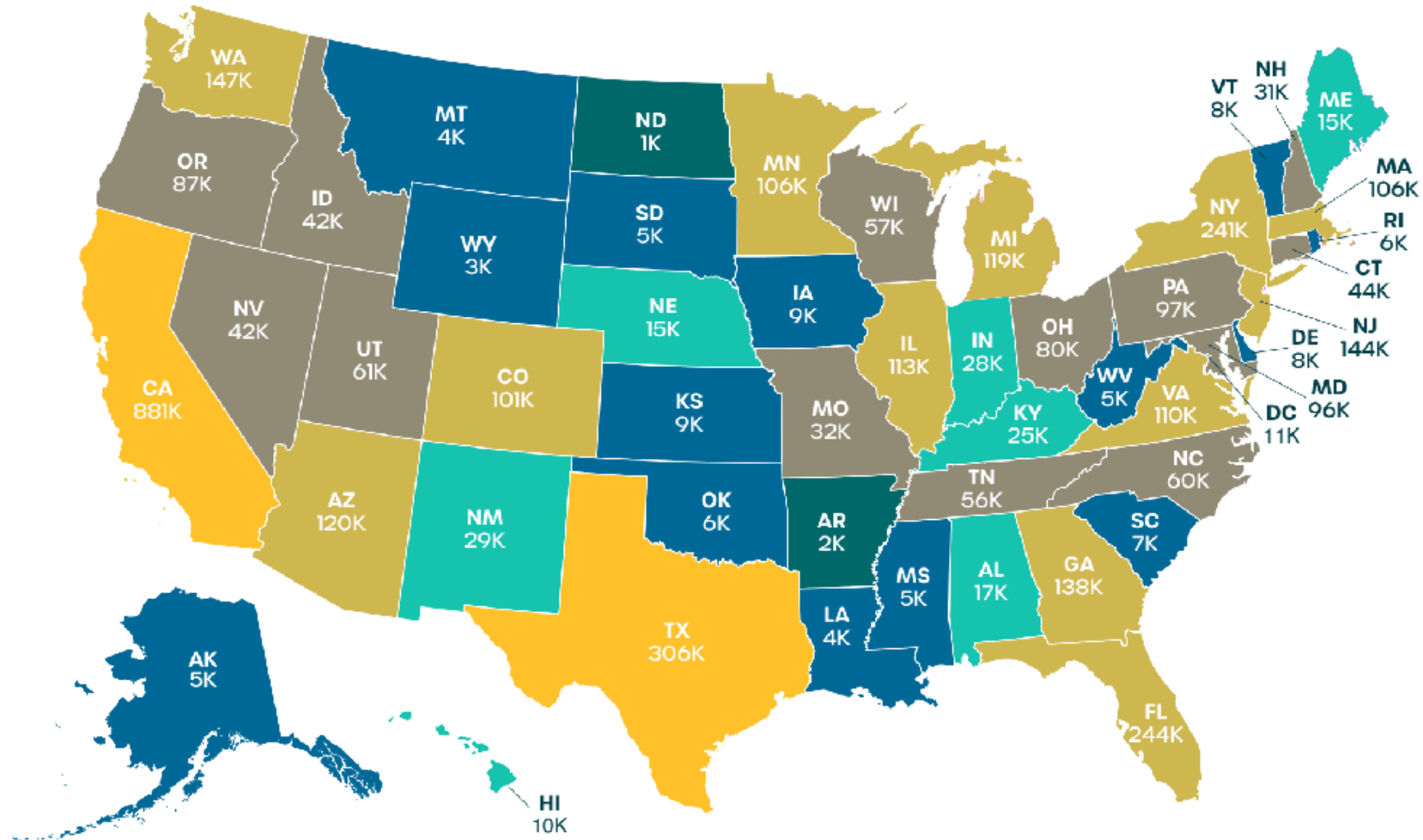
Arlington, Tex. **89%**



San Jose, Calif. **94%**

Cities not shown to scale. Source: Zoning data for individual cities from UrbanFootprint

Housing Underproduction



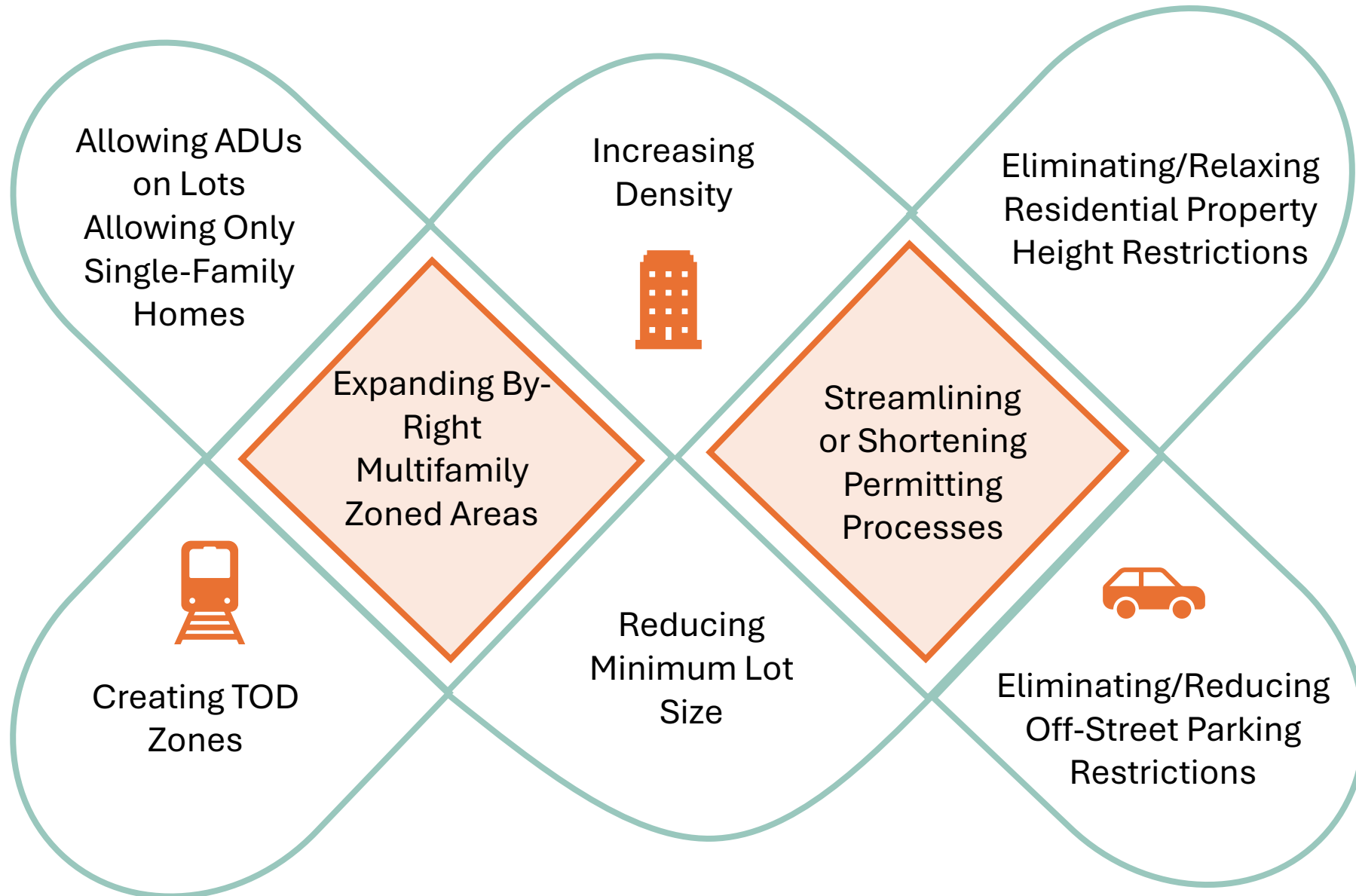
UNITS OF UNDERPRODUCTION, 2021



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

Possible Land Use Reforms



Housing Supply Accelerator

Partnership for solutions across the supply pipeline.



American Planning Association

Creating Great Communities for All



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NATIONAL ASSOCIATION OF REALTORS®

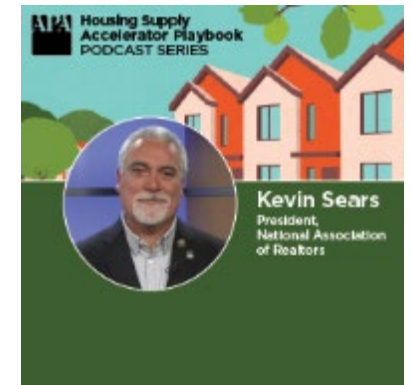
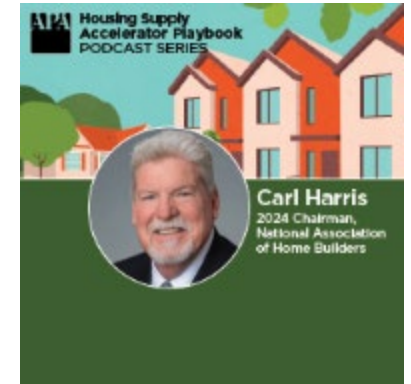
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MORTGAGE BANKERS ASSOCIATION



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 low- and moderate-income areas. Supporting these organizations not only fulfills CRA obligations but also fosters sustainable growth and opportunity within communities.

Housing Supply Accelerator Playbook

SOLUTIONS, SYSTEMS, PARTNERSHIPS



A PARTNERSHIP BETWEEN
NLC NATIONAL LEAGUE OF CITIES
APA American Planning Association
CITIES STAND TOGETHER
Creating Great Communities Ahead



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



Fayetteville, Arkansas

Original design by MBL Planning



Omaha, Nebraska

Photo by Chris Machian/@Omaha World-Herald



California ADU Plans Gallery

Photo courtesy of Community Planning Collaborative



Zoning Reform



Walla Walla, Washington



Zoning Reform



Eagle, Colorado



The Town of Eagle: A Vibrant Mountain Community that is Diverse, Inclusive, and Unique

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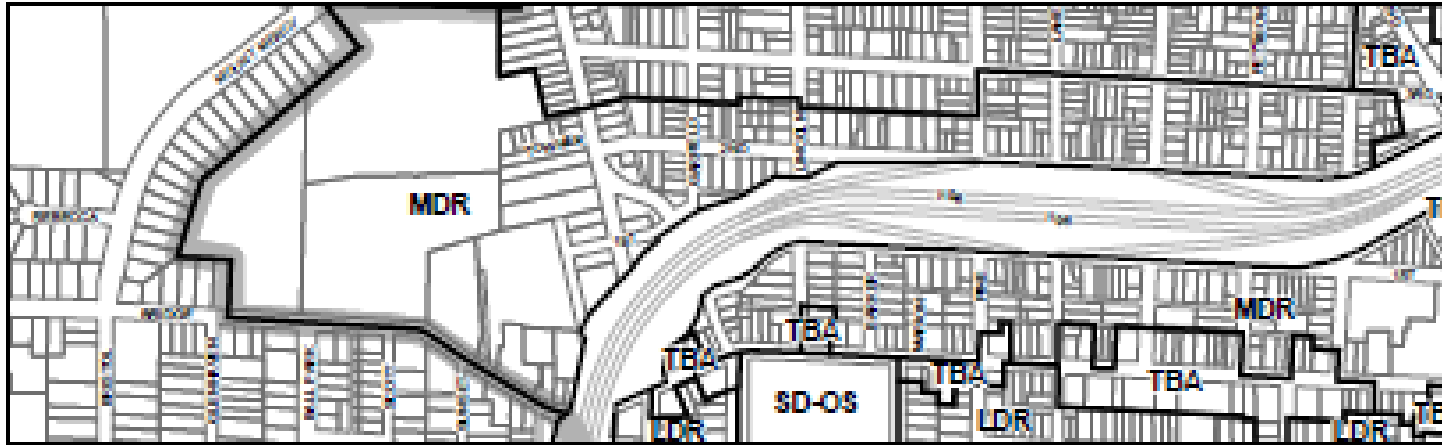
More



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
- CC: City Center
- TCC: Transitional City Center
- TBA: Traditional Business Area
- TOD: Transit-Oriented Development

MID-CENTURY NEIGHBORHOODS - MCN

- LDR: Low Density Residential
- MDR: Mixed Density Residential
- TOD: Transit-Oriented Development
- C: Commercial

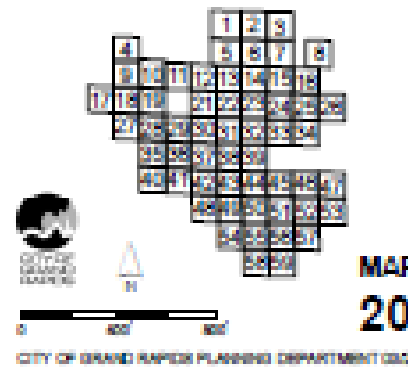
MODERN ERA NEIGHBORHOODS - MON

- LDR: Low Density Residential
- MDR: Mixed Density Residential
- TOD: Transit-Oriented Development
- C: Commercial

SPECIAL DISTRICTS - SD

- NOS: Neighborhood Office Service
- AP: Airport
- OS: Open Space
- IT: Industrial-Transportation
- IC: Institutional Campus
- PRD: Planned Redevelopment District

ZONING MAP INDEX



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

Adaptive Reuse



By **EMILY BADGER** and **LARRY BUCHANAN**

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

Top Five Takeaways: White House Housing Fact Sheet

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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 [new guidelines](#) 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.

ZONING PRACTICE

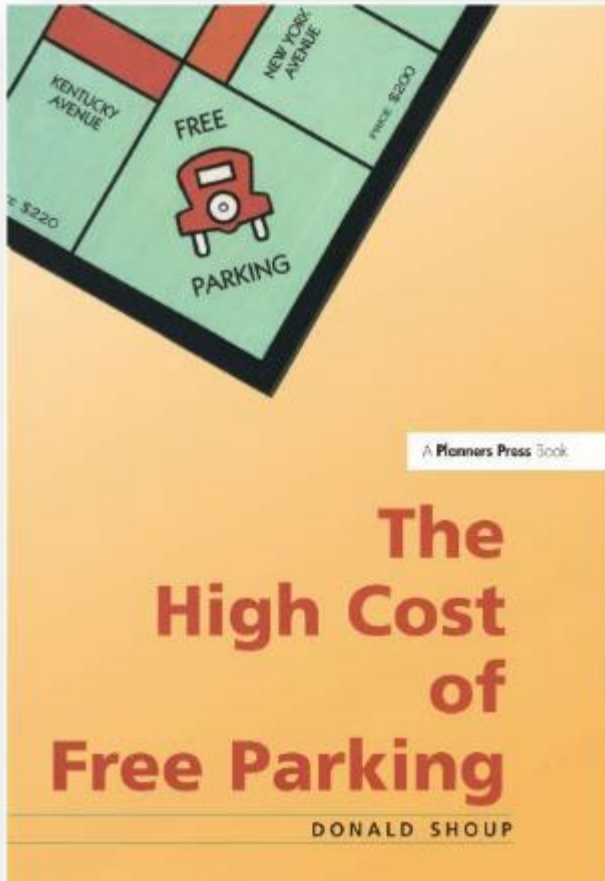
MAY 2023

AMERICAN PLANNING ASSOCIATION



ISSUE NUMBER 5
PRACTICE DEREGULATION

High Cost of Free Parking



PEOPLE BEHIND THE PLANS

Bookmark

Donald Shoup, FAICP



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APA Planning

People Behind the Plans: Donald Shoup, F...

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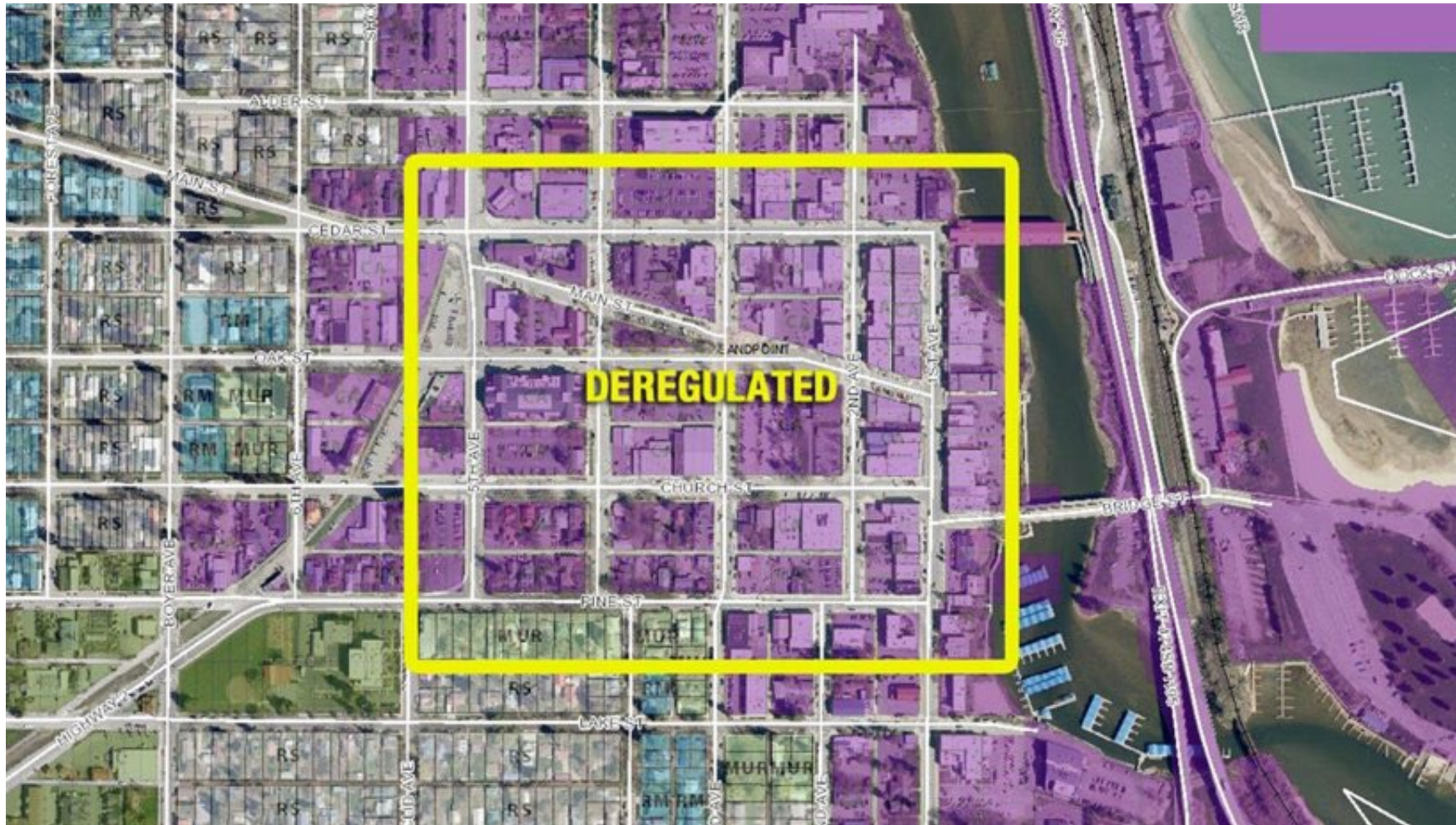
▶ 314

By his estimation, [Donald Shoup, FAICP](#), thinks about parking more than anybody else. The longtime advocate for progressive parking policy has seen his ideas spread so widely that not only does he have fans, but they even have a nickname for themselves: "Shoupistas."

Don is a Distinguished Research Professor in the [Department of Urban Planning at UCLA](#), author of the seminal [High Cost of Free Parking](#), and editor of the recent [Parking and the City](#). He chats with host Courtney Kashima, AICP, about how he got into the transportation subfield and how, throughout his career, he has tried to further equitable policies and correct market and government failures when it comes to parking. He describes his basic thesis from [The High Cost of Free Parking](#), which is that cities should (1) get rid of all minimum parking requirements, (2) charge demand-based prices for on-street parking, and (3) spend the revenue to pay for public services in the metered 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

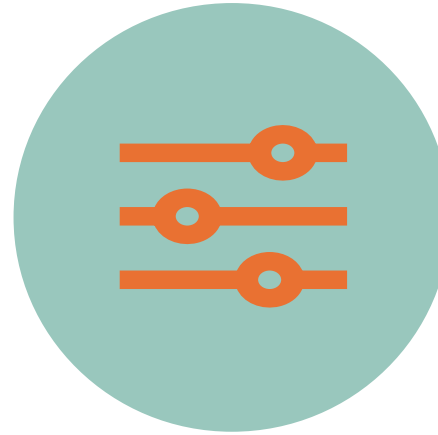


Sand Point, Idaho

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

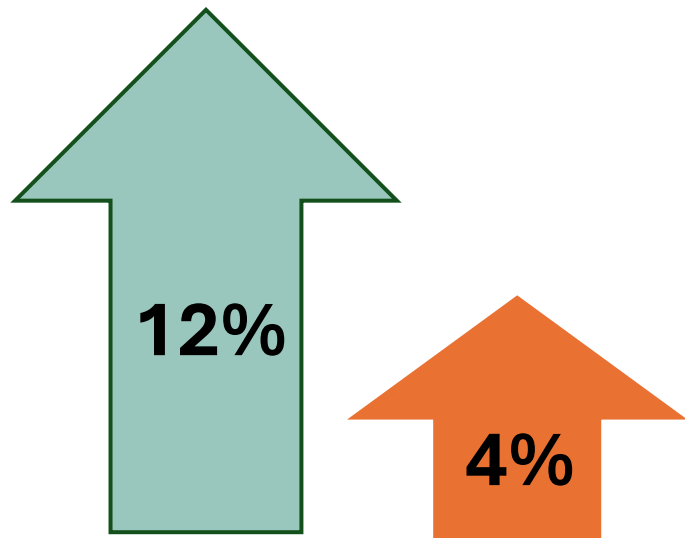


Reduce competition
for available homes

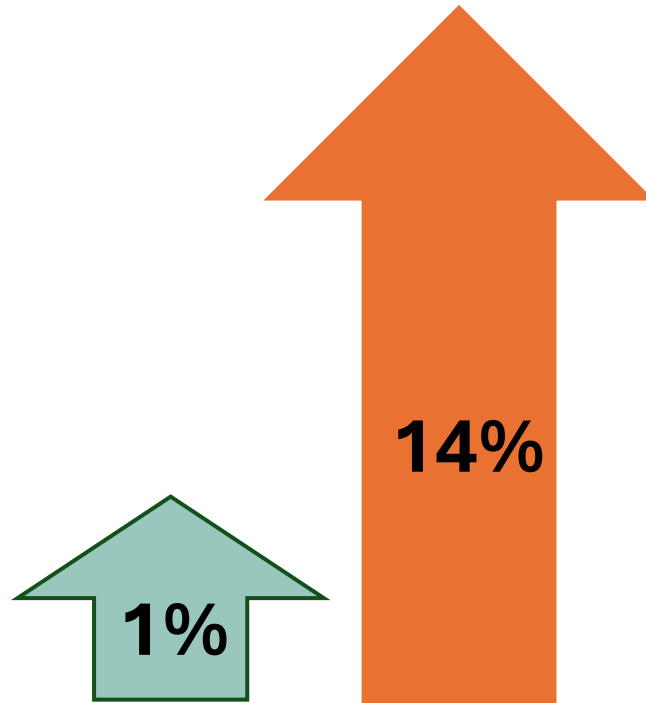


Lower displacement
pressures

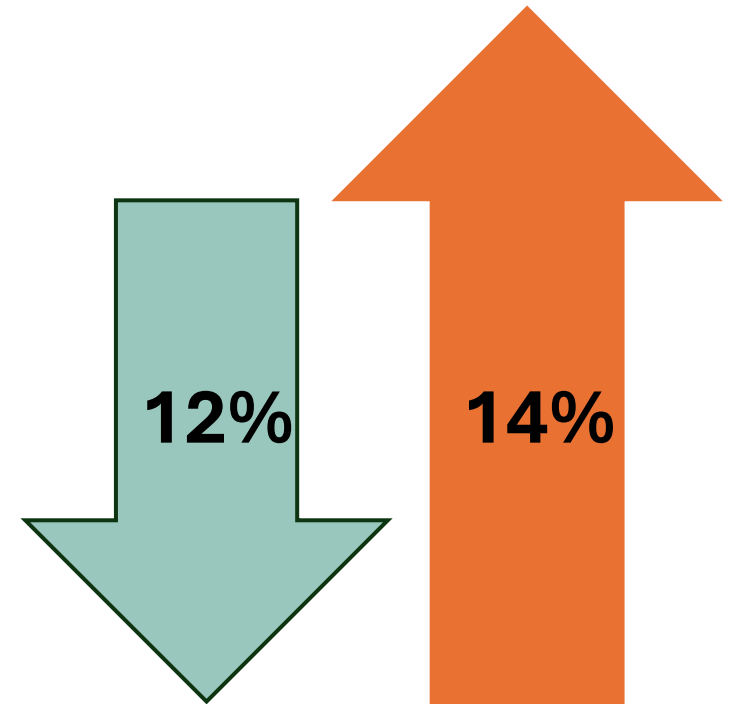
Minneapolis Impacts



Housing Supply Increase



Rent Increase



Homelessness

Minneapolis

State-Wide: Minnesota

Contact



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