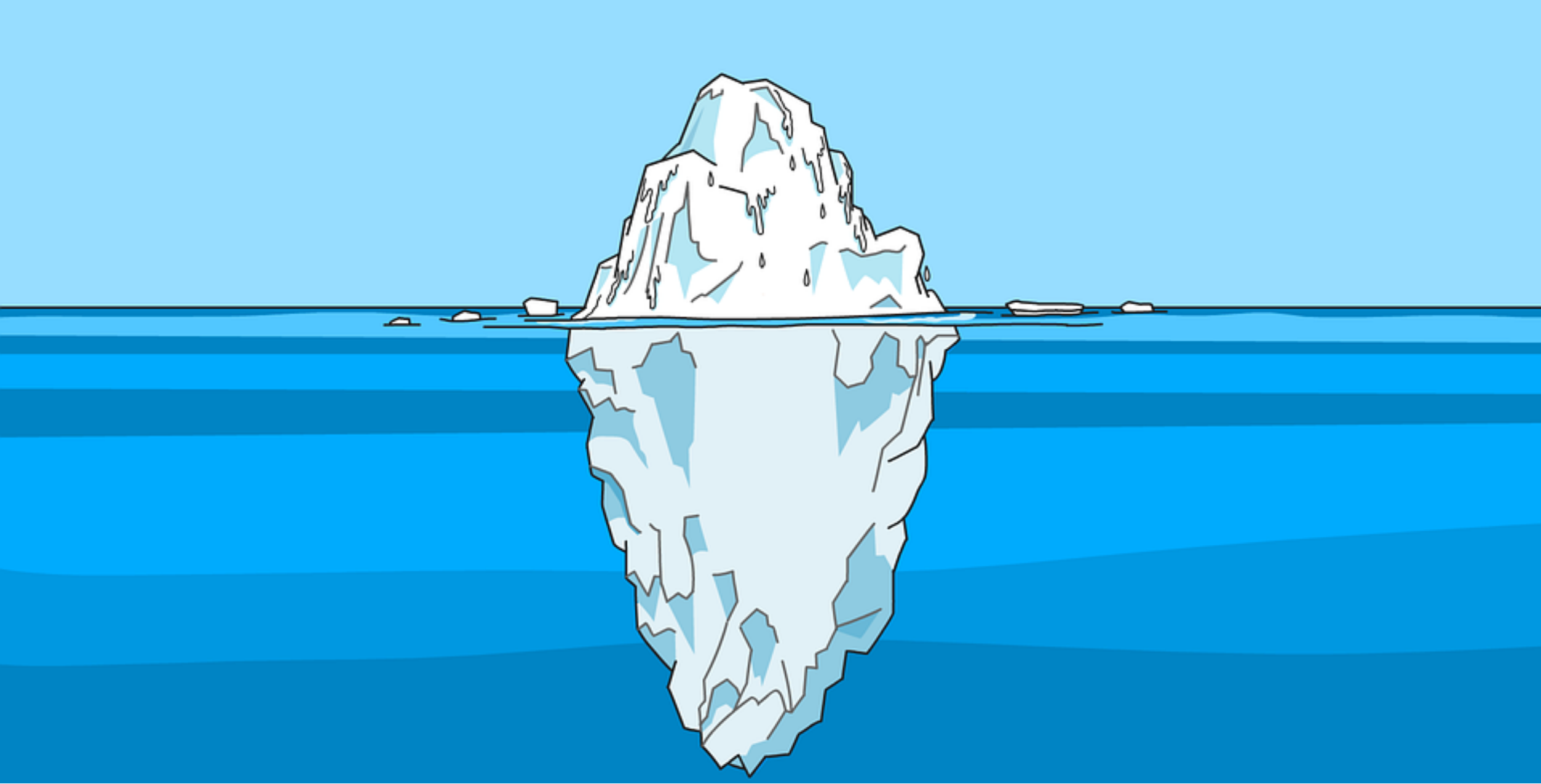


REDUCING REGULATORY BARRIERS TO AFFORDABLE HOUSING:

The Connection Between What We Require and What We Desire





Detached Single-Family Houses

Duplex: Side-By-Side + Stacked

Fourplex: Stacked

Courtyard Building

Cottage Court

Townhouse

Multiplex: Medium

Triplex: Stacked

Live-Work

Mid-Rise

Missing Middle Housing

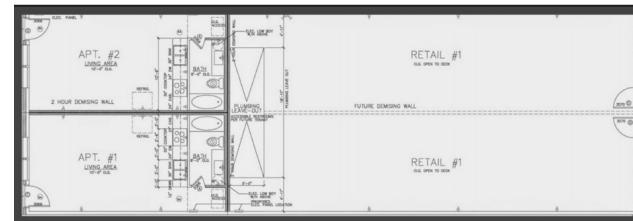


Microunit
©Fontan Architecture, 2020

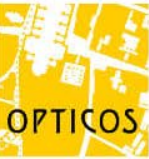


Tiny Home
©Humble Homes, 2020

Modular Home
©Palm Harbor Homes, 2020

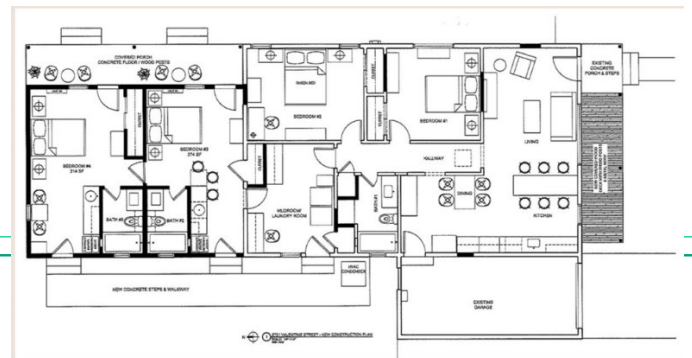


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Opticos Design, Inc.



Live/Work Units
©Options Real Estate, 2020

Roommate House w/Shared Facilities
©Options Real Estate, 2020



NUMERICAL STANDARDS

- Minimum lot sizes
- Lot setbacks
- Regulations that limit the ability to work with unique site limitations or needs
- Minimum building size or floor area
- Maximum building size or floor area

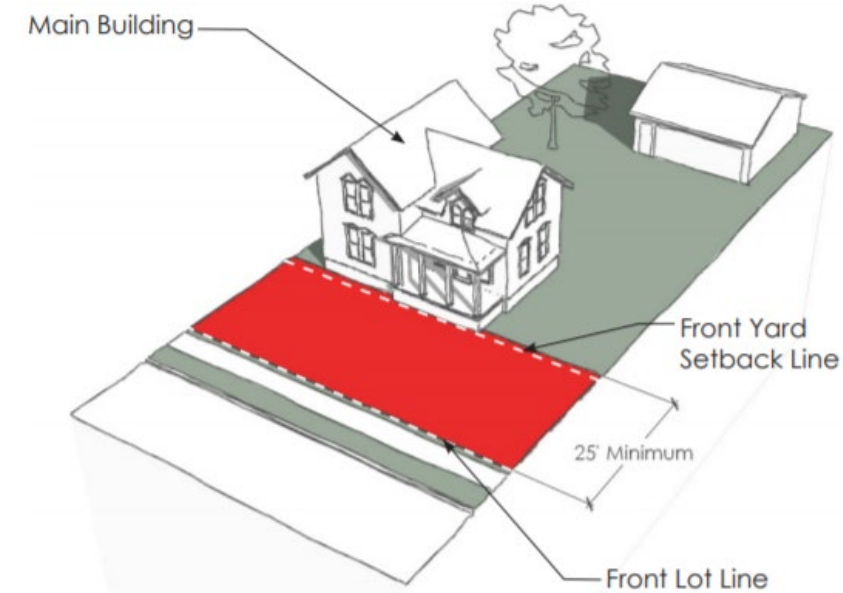
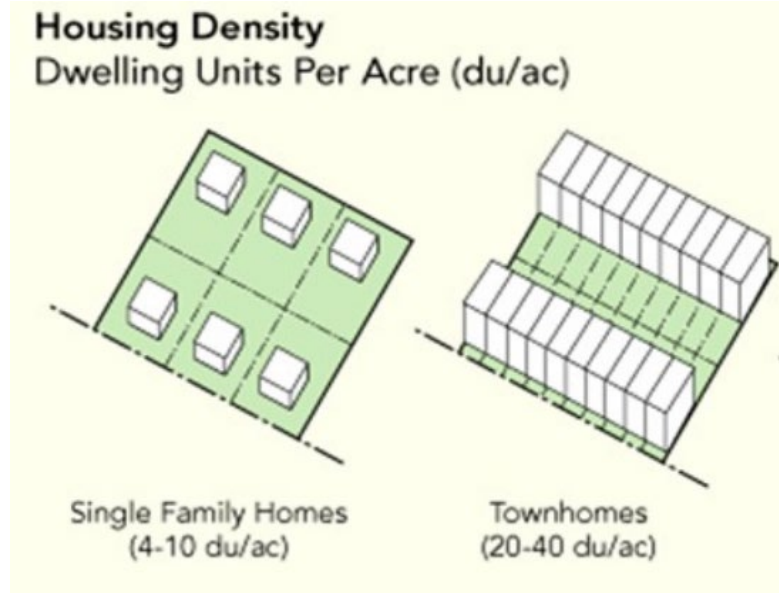
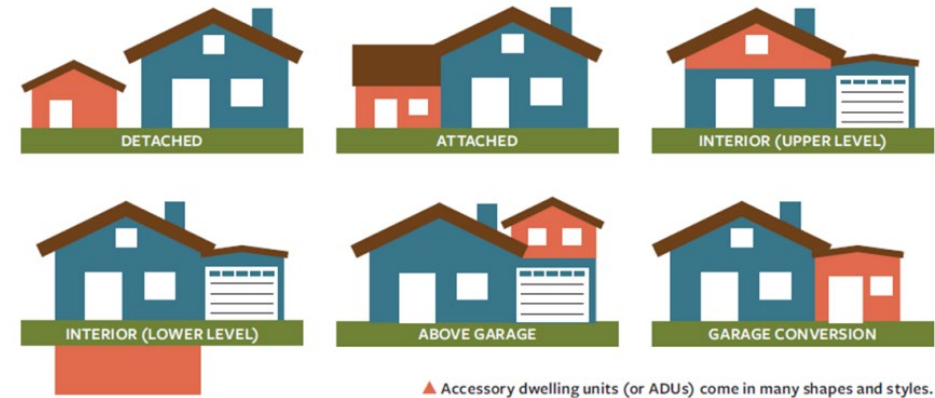


Image Credit: City of Plymouth, MI

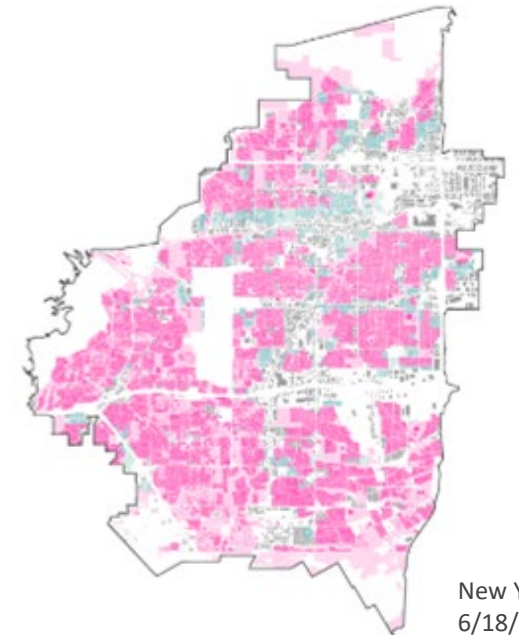


USES & BUILDING TYPES

- Single-use zoning
- Lack of land reserved for something other than single-family homes
- Poor placement of land zoned appropriately
- Using tools like PDs and requiring large tracts
- Strict limitations on alternative housing products, like ADUs, modular homes
- Inflexibility in design standards
- Requirements for conditional approvals and hearings



© AARP

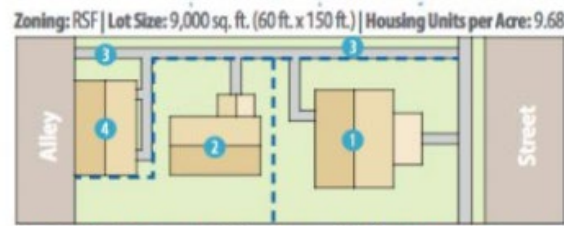


New York Times
6/18/19

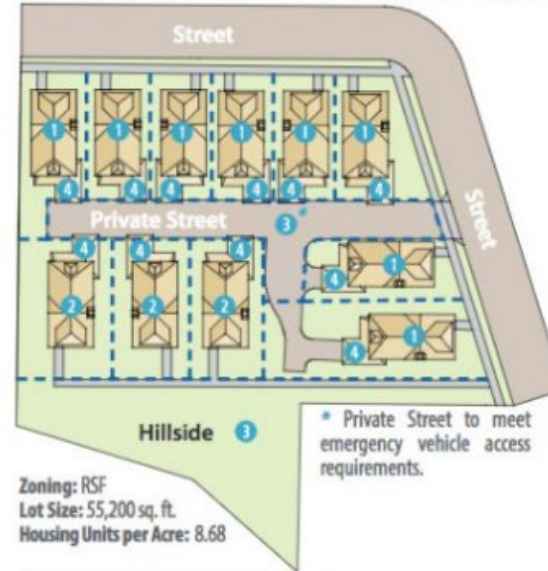
Arlington, Tex. **89%**

Portland's Residential Infill Project

Re-legalizing "middle housing" citywide

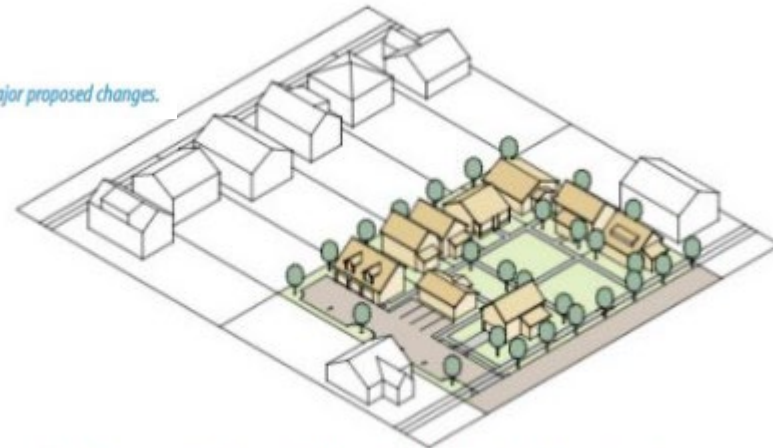


▲ PRD in RSF Zone | Mid-Block Lot with Alley | Tandem Layout



▲ PRD in RSF Zone | Large Lot Layout

Note: This document is only a summary of the major proposed changes.



▲ Cottage Housing within an Existing Neighborhood

Regulation Updates to Allow Residential Infill Development in Spokane, WA
(Courtesy Nathan Gwinn/City of Spokane)

PARKING REQUIREMENTS

- Amount of land required
- Number of spaces required is generally in excess of what is truly needed
- Limits site selection
- Triggers fire code requirements

883 parking spaces

1,353 units

461 spaces

422 unused

\$22,000 cost per space

\$9,284,000* funds spent on unnecessary parking

*Figure is over 6 years and 19 projects



***Equates to one 40 unit
affordable housing building.**

StreetsBlog Denver & Shopworks Architecture, 4/16/21
<https://bit.ly/2RTK5rT>

REUSE LIMITATIONS

- Reuse of buildings and nonconformity regulations, building/fire codes
- Lack of mixed-use zoning

School to Affordable Housing in Clendenin, WV



Jim Judkis



Courtesy Wada Cooper Cos.

Office/Parking Lot to Affordable Housing in Santa Ana, CA



[Photo: Studio One Eleven]

Church to Affordable Housing in Fort Worth, TX (under construction)



Batch Creative

Days Inn to Affordable Housing in Branson, MO



[Photo: Repvblik]

CLARITY IN REGULATIONS

- Clearly defined terms that significantly reduce need for interpretations
- Official written interpretations/amendments when necessary to prevent inconsistency/inequity
- Lack of simplifying tools (handbooks, graphics, flowcharts)

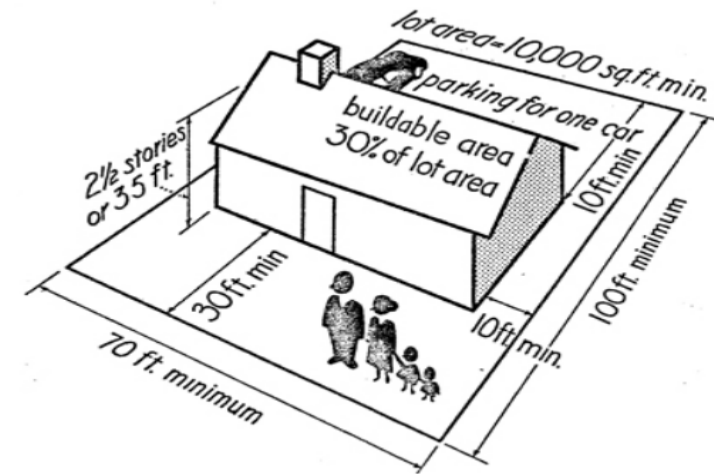
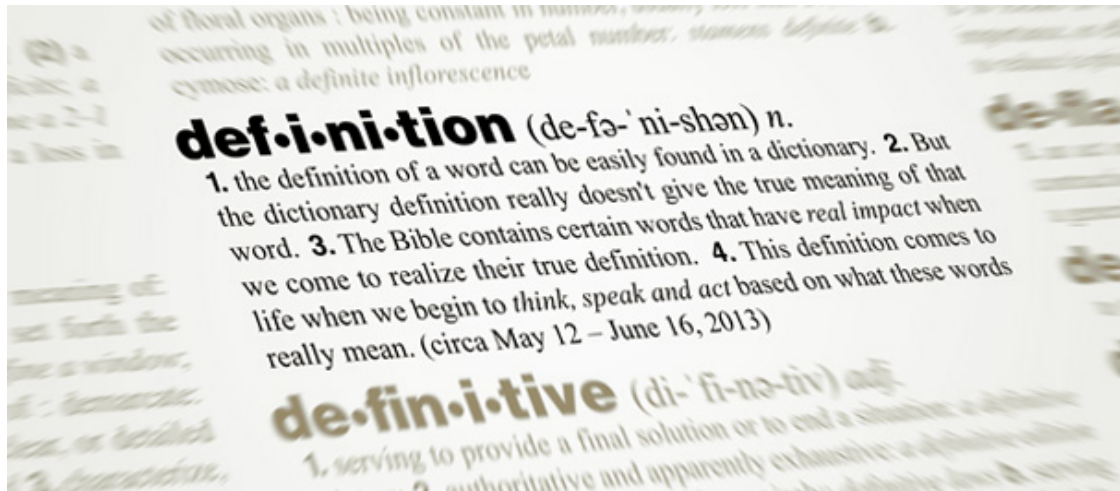


Image credit: American Planning Association, planning.org

INFRASTRUCTURE REQUIREMENTS

- Requirement of unnecessarily wide streets & drainage
- Attaching requirements for increased infrastructure as part of basic replats
- Dedication requirements for basic replats
- Prohibition or limitation of situations where cul-de-sacs can be used
- Allowing long block lengths which negatively effects walkability/alternative transportation

BUILDING/FIRE CODE REQUIREMENTS

- Treating everything from 3 units to 150 units the same
- Lack of consideration for existing limitations
- Differing interpretations
- Conflicts between codes
- Often approach existing buildings and new buildings the same way
- Internal remodels can be unnecessarily complicated

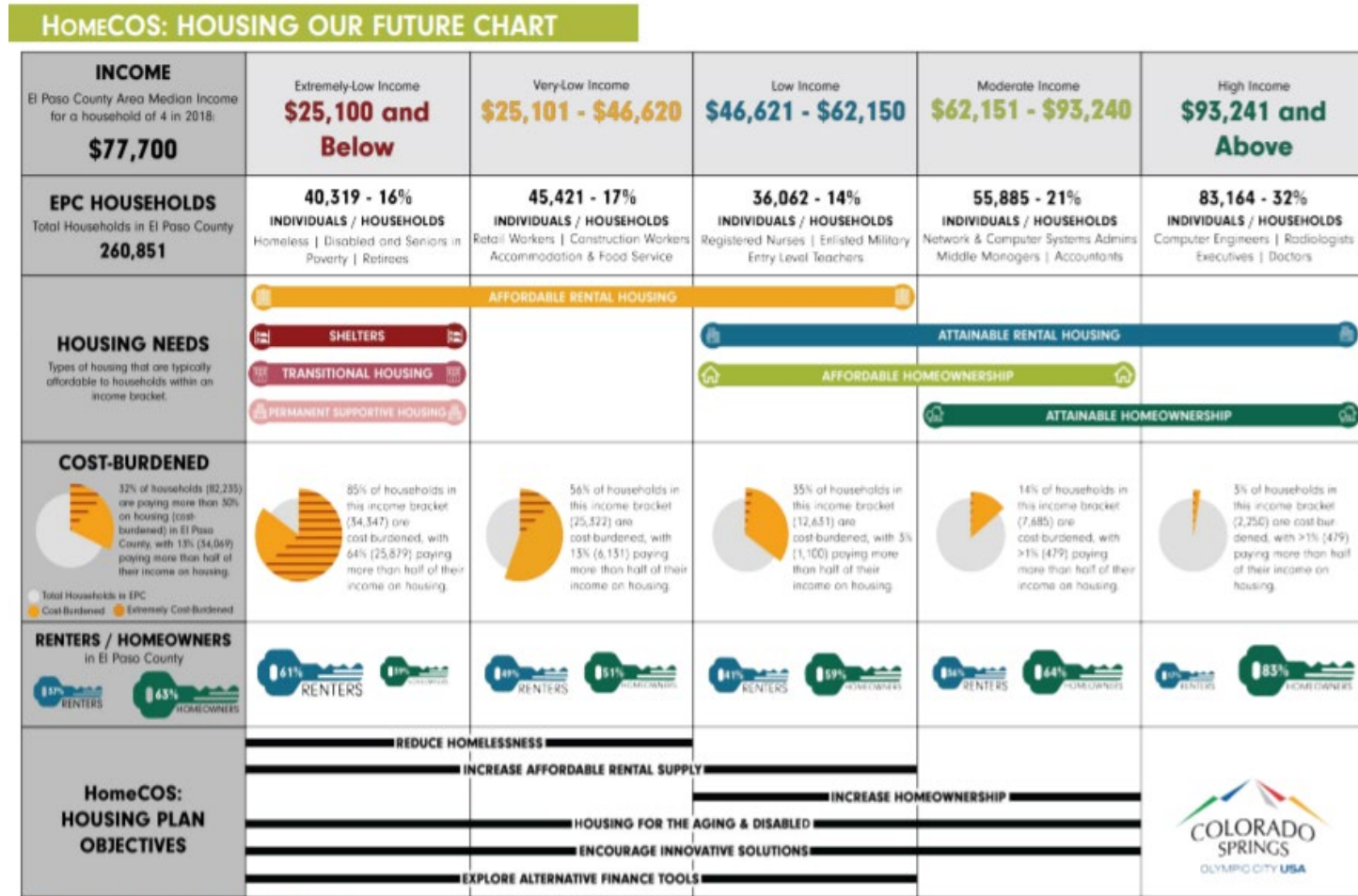
PROCESS NAVIGATION

- Multiple points of contact and points of entry is cumbersome and confusing
- The same applies to multiple agency review
- Processes (permitting, zoning, subdivision, other entitlements, variances) are lengthy and inadvertently punitive
- Redundancies and overlap are problematic

| PHASE 1: PRELIMINARY ACTIONS | PLAN CLASSIFICATION | | | | Applicant Dependent | | | | | | | | | | | | | | | | | | |
|---------------------------------------|--|---|-------------|--|---|------------|---------------------------------------|----------|----------|----------|---------------------------------------|----------|----------|----------|--------------------------------------|----------|----------|----------|--------------------------------------|----------|----------|----------|--|
| | <table border="1"> <thead> <tr> <th>Type of Development</th> <th>Sketch Plan</th> <th>Preliminary Plan</th> <th>Final Plan</th> </tr> </thead> <tbody> <tr> <td>Minor Residential SD & LD (§22-301.A)</td> <td>Optional</td> <td>Optional</td> <td>Required</td> </tr> <tr> <td>Major Residential SD & LD (§22-301.B)</td> <td>Optional</td> <td>Required</td> <td>Required</td> </tr> <tr> <td>Minor Commercial SD & LD (§22-301.C)</td> <td>Optional</td> <td>Optional</td> <td>Required</td> </tr> <tr> <td>Major Commercial SD & LD (§22-301.D)</td> <td>Optional</td> <td>Required</td> <td>Required</td> </tr> </tbody> </table> | Type of Development | Sketch Plan | Preliminary Plan | | Final Plan | Minor Residential SD & LD (§22-301.A) | Optional | Optional | Required | Major Residential SD & LD (§22-301.B) | Optional | Required | Required | Minor Commercial SD & LD (§22-301.C) | Optional | Optional | Required | Major Commercial SD & LD (§22-301.D) | Optional | Required | Required | |
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| Minor Residential SD & LD (§22-301.A) | Optional | Optional | Required | | | | | | | | | | | | | | | | | | | | |
| Major Residential SD & LD (§22-301.B) | Optional | Required | Required | | | | | | | | | | | | | | | | | | | | |
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| Major Commercial SD & LD (§22-301.D) | Optional | Required | Required | | | | | | | | | | | | | | | | | | | | |
| | PRE-APPLICATION MEETING (Optional) | <ul style="list-style-type: none"> • The Borough highly recommends new projects be reviewed with Borough Staff to gain feedback and guidance before submitting an optional Sketch Plan or Preliminary/Final Plan Application. • Identify necessary impact studies (Article VI), and potential zoning issues. • Establish correct plan classification and review Plan Submission, Review and Approval process | | Meeting with Borough Staff (Optional) | 2-4 Weeks Dependent on Borough Staff availability. | | | | | | | | | | | | | | | | | | |

THE PATH FORWARD

- Set a community housing plan
- Provide financial assistance
- Establish a land banking program
- Form a housing task force
- Educate about affordable housing to address stigma
- Maintain affordability long-term
- Review areas where it can be placed
- Look for underutilized spaces



| Example | City |
|---|----------------------|
| Systematic review of development regulations in the context of affordable housing | Colorado Springs, CO |
| Toolkit of housing options & types | Boulder, CO |
| Inclusionary upzoning with incentive policies | Fairfax County, VA |
| “By right” variances/modifications that can be administratively approved by staff | Longmont, CO |
| Mandatory Inclusionary Housing Policy | Redmond, WA |
| Expedited permit processing | San Diego, CA |
| Lowered parking minimums | Denver, CO |
| Updated policies allowing ADUs | Santa Cruz, CA |
| Expanded density requirements | Ann Arbor, MI |
| Overlay district to allow medium-density housing units | Grand County, UT |
| Reduced building permit fees for affordable housing | Buncombe County, NC |
| Adjusted subdivision regulations for affordable housing subdivisions | Greeley County, NE |
| Small lot subdivision regulations | Costa Mesa, CA |
| Regional affordable housing plan and coordination | Boston, MA region |
| Streamlined processing of small subdivisions | Tucson, AZ |
| Guaranteed plan review times for affordable housing projects | Cincinnati, OH |

CONTACT INFORMATION:

CULTIVATING CIVIC VITALITY


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