

Monday, October 19 at 3:00 to 5:00 PM: Land use and zoning policy

Relevant Challenges Covered

- Housing supply has not kept up with housing demand, particularly over the last decade and given the recent employment growth. This imbalance between supply and demand is leading to rising affordability issues.
- A lack of affordable housing throughout the county inhibits racial and socioeconomic integration. Historically disadvantaged populations, lower income households, and households experiencing poverty find that most of the housing options affordable to them are concentrated in only a few locations. This challenge is especially problematic considering that most remaining land and school capacity is in the Rural West, where current zoning regulations largely prohibit affordable housing development of any kind.
- New development today is less diverse than the housing inventory overall. In recent years, new development has shifted in favor of rental apartments, and—at the same time—the for-sale market has largely stopped building smaller, more attainably priced for-sale housing.

Interventions for Focused Discussion:

- Using land use policy to produce income restricted, subsidized units
 - Update MIHU rules and incentives to increase production and promote development in all parts of the county
 - Loosen zoning requirements unrelated to health and safety for affordable housing and prioritized housing types (parking, setbacks, height, etc.)
 - Countywide affordable housing overlay
- Enabling more equitable growth throughout the county
 - Identify zones for cluster development in Rural West
 - County-wide system of neighborhood plans with county-wide affordability baseline
- Facilitating lower-cost housing typologies
 - Single-family neighborhoods form-based code (or similar zoning reform) to encourage missing middle, lower cost ownership development
 - Remove zoning and regulatory barriers to smaller units
 - Allow ADUs and pair with financing program to encourage affordability

Additional Topics for Discussion (as time allows)

- Remove zoning barriers to mixed-use neighborhoods and developments (vertical and horizontal)
- Streamline entitlement/review process