

INCLUSIVE COMMUNITIES

STATE, REGIONAL AND LOCAL PLANNING RELATIONSHIPS IN USA

NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS
(NAHRO)

Largest, oldest professional org in US for professional in affordable housing and CD
NAHRO is pleased to be frequent partner of INTA

2 WEALTH GAP

- Wealth Gap is Growing, especially in Metros
- Strong Tradition of Individual Property Rights
- Political Power Bias
- Concentration of Poverty

Like most nations,, wealth gap growing in US, Esp in Metros

Not history of sweeping social reforms, policies to equalize wealth and opportunity

240 year old constitution – vests power in smaller farming states, dilutes metro power

Concentration of poverty in cities, neighborhoods within cities

Legacy of segregation

Home as asset, family wealth building

3 HOUSING CRISIS

- No Right to Housing
- Crisis of Availability~Affordability
- Larger Cities, especially Coasts
- Housing Concerns Regional, not National
- No National Land Use Planning

No right to housing, growing housing crisis

Low vacancy rates; adding jobs>housing; prices grow faster than incomes; evictions
Esp in Metros (coasts)

Housing: Little national attention (housing isn't election issue)

Big issue in metro areas

No US government role in land use planning

States set framework/process for planning our cities;

Decisions at muni level

4 SAN DIEGO

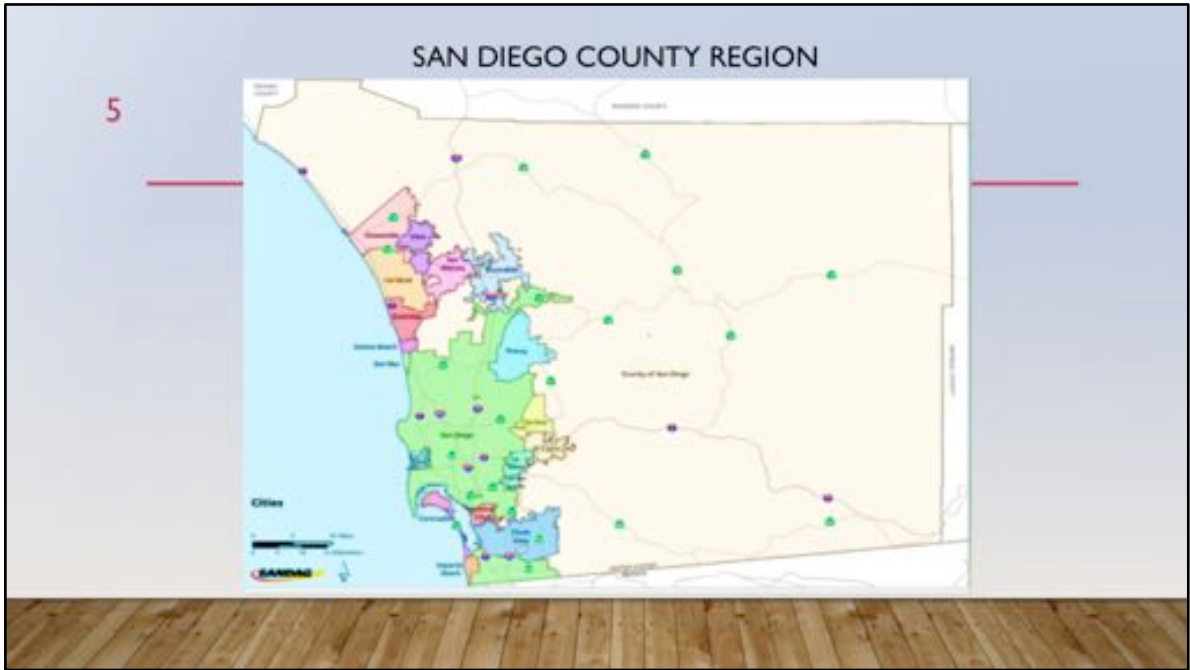


Focus on my region, San Diego
Cul-de-sac SW corner of America

Optimal size:

Big enough for resources, to support complex programs

Not so big –unwieldy. Know actors, seize opportunities, coord



Diverse population. No majority ethnicity 3.4million metroRegion: 4,500+ sq miles.
Census bureau designates "Metro" 3.4m pop,
1 big city (green) 1.4m pop, 17 smaller cities, vast unincorporated rural areas

Region defined by physical barriers: Pac Ocean, military base, mountains/desert, Mexico...

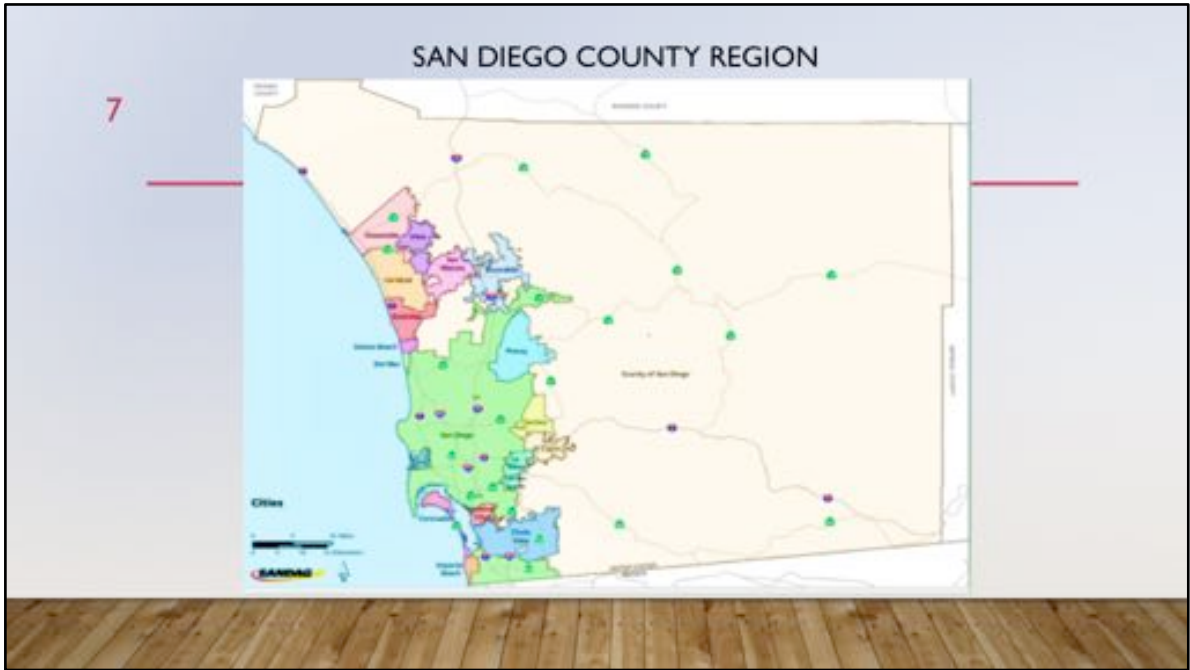
SD/TJ Strong econ and family ties. Share air, water.
20 minutes downtown SD to border



One natural region divided by arbitrary line
Actually one metro area of almost 6m people

But line is real (walls do exist)
SD/TJ Busiest land border.

Diff land use laws, financial practices. Hsg market leakage



State planning requirements: General plan with sustainability policies,
HE provide for all segments – only part of plan requiring state approval
A regional planning agency has lots of data, maps, sustainable development plans, but
no power.

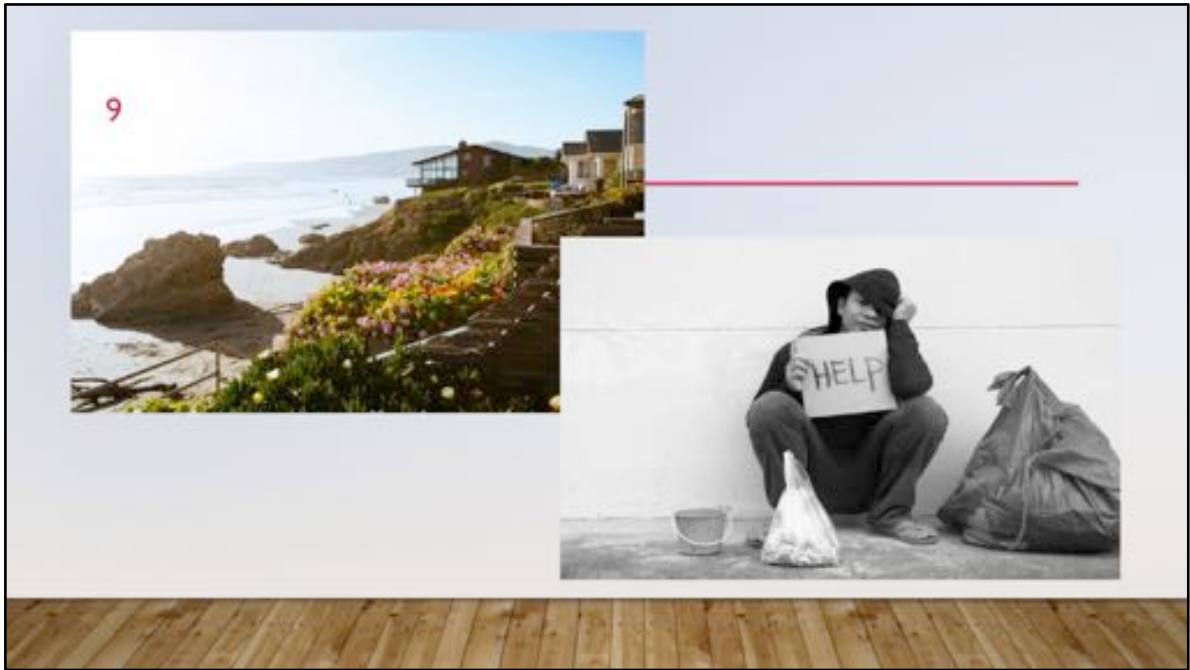
BUT Every city and county board makes own LU/housing decisions
Years participatory process to adopt LU plan with infrastructure
If I'm developer, rules different city to city

Housing Crisis – NIMBY, YIMBY. State stepping in...will describe one EX later

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I live in City of SD
Image of vibrant coastal city
Plenty at the upper end hsg



But homelessness rampant, growing in big cities.

Wealthiest nation on earth –

San Diego – HepA epidemic

Increasing calls for social justice

But housing affordability affecting higher up income ladder.

Building new high end, some/not enuf subsidized for lower incomes. Nothing in between Missing middle

10 INCLUSIVE COMMUNITIES TOOLKIT

1. Redevelopment of Public Housing
2. Distribute Rental Assistance
3. Criteria for Direct Funding of Projects
4. Accessory Dwelling Units
5. Density Bonus
6. Inclusionary Zoning
7. Community Ownership
8. Gentrification
9. Public Spaces

Know research- postal code predictor

Better neighborhoods= better hsg, health, outlook.

?Employment, education, earnings

I'm a houser. Believe housing as foundation for fams and for inclusive comms

Therefore, natural to seek ways to create more inclusive communities thru housing

Describe some ways Cities are working toward Incl Comms

II INCLUSIVE COMMUNITIES TOOLKIT

I. REDEVELOP PUBLIC HOUSING

- Public housing is 1% of all housing
 - 1970's Tower in the Park
 - Reconnect to City
- before



Transforming the Social Housing Structure
5-6% of all housing is Social housing
1% public housing
2% rental assistance
rest: PPP, nonprofit

Tower in the park, like Rostock

Islands of Poverty. Demo, rebuild
Reconnect estates to city
Mixed use, mixed income
Not as deeply affordable
Mixed record of rehousing original tenants

12 INCLUSIVE COMMUNITIES TOOLKIT

2. DISTRIBUTE RENTAL ASSISTANCE

- Concentration of Poverty
- Move to Opportunity
- Prohibit Discrimination
 - Source of Income
- Moving Across Municipal Boundaries

“Region”, but separately operated housing programs
Locally, is interjurisdictional cooperation. Not everywhere in US

13 INCLUSIVE COMMUNITIES TOOLKIT

2. DISTRIBUTE RENTAL ASSISTANCE

- Concentration of Poverty vs Renter Choice
- Move to Opportunity
- Prohibit Discrimination
 - Source of Income
- Moving Across Municipal Boundaries
- What About Communities Left Behind??

? Move to oppty gives some people a chance for better outcomes
But..Left behind?

14 INCLUSIVE COMMUNITIES TOOLKIT

3. CRITERIA FOR DIRECT FUNDING OF PROJECTS

- Ranking of Proposed Projects
- Support Systems?
- Cost Differential?
- What about Communities Left Behind??

State controls Competitive funding processes for social housing development funds.
Pts for demographics (% LoInc, minority)
But...older, poorer neighborhoods need better housing.
Balance new/old neighbs
Cities don't get say in which projects

15 INCLUSIVE COMMUNITIES TOOLKIT

4. ACCESSORY DWELLING UNITS

- Definition



Lots of focus

2nd smaller home on site of SF house.

Addition or part of home. Backyard cottage. Converted garage, attic, basement.

16 INCLUSIVE COMMUNITIES TOOLKIT

4. ACCESSORY DWELLING UNITS

- Definition
- Less Regulation
- Lower Development Fees
- Model Plans



Regs: less cumbersome approval process than for new SF home,
parking reqs, min lot size, set backs
Dev't impacts less than large new house, reduce/elim fees
Off the shelf plans
Applications growing.
Issue AirBnB? Permanent affordable housing?

17 INCLUSIVE COMMUNITIES TOOLKIT

5. DENSITY BONUS

- Voluntary

Voluntary
Bonus in # du allowed if agree some restricted
CA law must have prog, local details

18 INCLUSIVE COMMUNITIES TOOLKIT

5. DENSITY BONUS

- Voluntary
- Size of Bonus
 - Number of Units
 - Depth of Affordability
- Additional Incentives

Amount of bonus dep on # restricted units, amnt of price reduction
(target low, very low, special needs groups)

Additional incentives: zoning variances

Applications up

Housing crisis – uneasy truce broken by state

DB was 15-25% bonus

State >> 35%

Impact on local plans??

Impact on local plans if >>density? How plan for infrastructure loads

19 INCLUSIVE COMMUNITIES TOOLKIT

6. INCLUSIONARY ZONING

- Required

Mandatory policy. All new developments must make provision for less expensive housing
Why?: not all remaining lands go to higher income. Allows demog mix build in

No State policy. City by City. SD and 4 other mid sized cities in region

20 INCLUSIVE COMMUNITIES TOOLKIT

6. INCLUSIONARY ZONING

- Required
- Policy Decisions
 - Depth of Affordability
 - % of Project
 - Onsite-Offsite
 - Fee In Lieu?

In deciding policy parameters

Capture value of public actions: upzone, infrastr investments (esp transit)

Predictable rules, alternative means of compliance (not poorest)

Fee in Lieu shifts responsibility

Separate entrances, amenities access

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MARKET FOR SALE

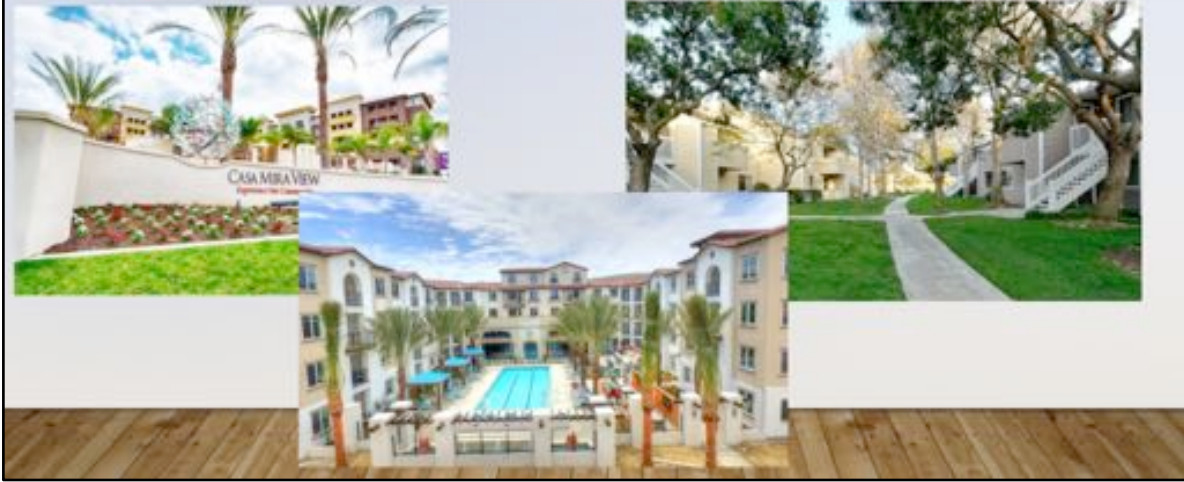


AFFORDABLE RENTALS



Greenfield development – SF market houses for sale,
Offsite below market rentals

22 MIX OF MARKET AND BELOW MARKET RENTALS



Infill sees below market within market rental developments

23 INCLUSIVE COMMUNITIES TOOLKIT

6. INCLUSIONARY ZONING

- Required
- Policy Decisions
 - Depth of Affordability
 - % of Project
 - Onsite-Offsite
 - Fee In Lieu?
- Fiscal Analysis
 - Regional Housing Market

Imp of professional analysis...not stop devt. Goldilocks...balance of interests
Yes, housing market is regional
Not discerned impact on devt among cities with/without

24 INCLUSIVE COMMUNITIES TOOLKIT

7. COMMUNITY OWNERSHIP

- Value is in the Land
- Ongoing Affordability
- Governance
 - Community Land Trust
 - Limited Equity Cooperative
 - Public Land Bank
 - NGO, Church owned Lands

Separate land value from structure value. Appreciation is land
Reduced occupancy cost only structure
Land held communally or by govt or NGO for public benefit

In US cities, easy in depopulating older industrial cities with lots of available land
hard in expensive cities. Churches with surplus land, declining congregations,

25 INCLUSIVE COMMUNITIES TOOLKIT

8. PLANNING FOR GENTRIFICATION

- Regeneration Goals
- Tipping Points
- Preservation (renovation, rent/eviction controls)
- Land Acquisition
- Zoning

Not Urban Renewal.

Goals: Improve phys, econ conditions and retain residents.

housing, cult appropriate retail/services

Hair salons, cash free coffee

Before values rise:

Buy or renovate ex'g housing

Lessen potential evictions (just cause), Control rents – not priced out

Buy land, build AH

IZ so new development retains mix

Allow new AH to prep for gentrification even if scores low (locational points)

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9. PUBLIC SPACES

- Place Matters
- Inclusion Requires Effort, Skill



Place predicts life outcomes, not just housing
Importance of public spaces – safe spaces for meeting, mingling, esp in inclusive communities

Work to activate spaces, attractive for all

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A holistic system – fed and state policies

Educational syst prepare for opportunities

Local planning practices that

capture efficiencies of regional coordination,
retaining sense of control in neighbs and

cities

Outcome inclusive, vibrant welcoming communities

– Access to the City for All