

Accelerating Housing Supply Solutions with the Housing Supply Accelerator Playbook

Policy Recommendations, Best Practices, and APA's Role in Housing Reform



American Planning Association
Creating Great Communities for All



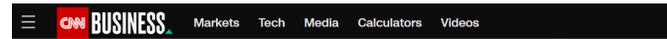
a partnership between

Why now?

Unprecedented
Attention

Planning in the
Spotlight

Strategic Alignment



The invisible laws that led to America's housing crisis

Arlington ends single-family-only zoning

The Northern Virginia county's 'missing middle' plan will allow buildings with four – and in some cases six – units in any neighborhood



By Teo Armus

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POLITICS

Biden's Infrastructure Plan Seeks to Ease Housing Shortage With Looser Zoning Rules

The proposed program of at least \$5 billion would offer grants to cities and towns that relax restrictions on new construction

National Housing Underproduction

2012
1.65 Million

2019
3.79 Million

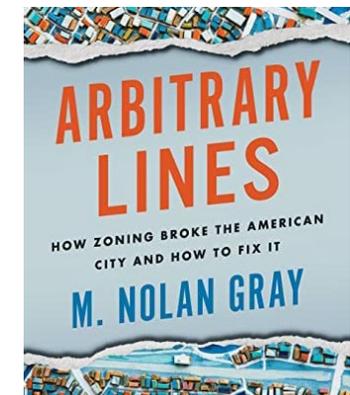
2021
3.89 Million

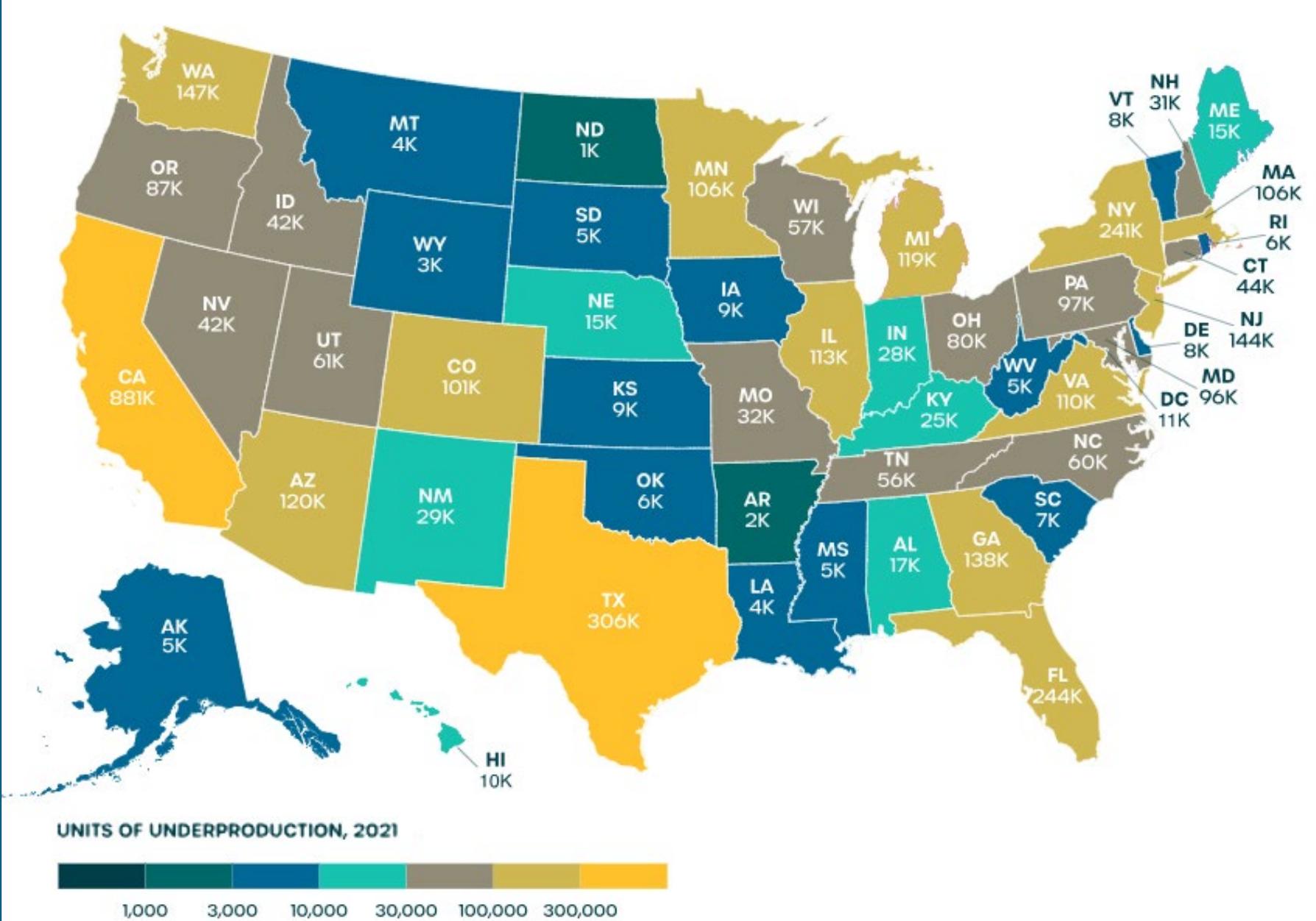
Metro Areas Experiencing Underproduction

2012	2019	2021
100	169	193

Housing Underproduction Worsened from 2019-2021

83% (256) of all markets are worsening.







9,000

Nine
Thousand
Housing
Units

State Facts

MINIMUM WAGE	\$7.25
2-BEDROOM HOUSING WAGE	\$18.86
NUMBER OF RENTER HOUSEHOLDS	367,455
NUMBER OF RENTER HOUSEHOLDS BELOW 30% AMI	98,840
PERCENT OF RENTER HOUSEHOLDS BELOW 30% AMI	27%
NUMBER OF RENTER HOUSEHOLDS BELOW 50% AMI	168,317
PERCENT OF RENTER HOUSEHOLDS BELOW 50% AMI	46%

Affordable Rent for Low Income Households

Minimum Wage Worker



Household at 30% of Area Median Income



Household at 50% of Area Median Income



Fair Market Rent

1-Bedroom Fair Market Rent



2-Bedroom Fair Market Rent



Working at minimum wage

\$7.25/hr

Each week you have to work

84 HOURS

To afford a modest 1 bedroom rental home
at Fair Market Rent

HSA Focus:

- Planners & Elected Officials Together
- Focus on Supply & Local Solutions
- Convenings & Discovery
- Lead with Pro-Active Planning Approach





Housing Supply Accelerator – Guiding Principles

DIVERSE: Encompasses a wide variety of housing at a range of costs, types and tenure. This ensures that the housing supply provides for the diverse needs of residents.

ATTAINABLE: Signifies cost-appropriate for a range of households. This ensures there is no exclusion based on financial capacity.

EQUITABLE: Indicates meeting households where they are and supporting those disproportionately excluded from opportunities. This ensures fair and just access to housing for everyone.

Housing Supply Accelerator - Goals



Provide expertise and insight



Elevate awareness of successful local initiatives



Facilitate greater alignment among all potential contributors



Develop a playbook with strategies

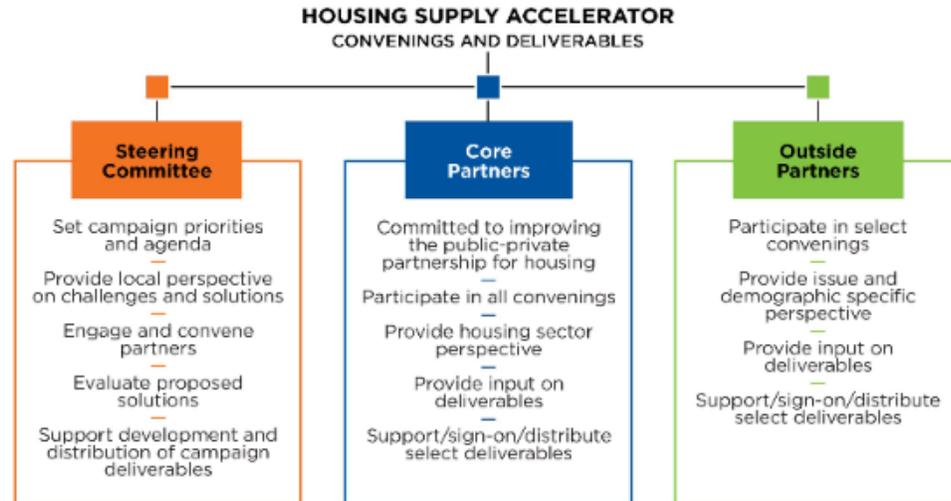


Enhance local capacity

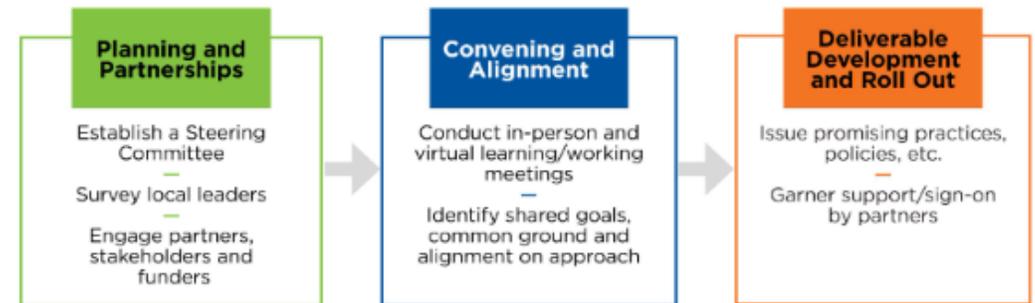
Using the HSA Model

HSA PARTNERSHIP FRAMEWORK

Three main stakeholder groups served as the center of the HSA partnership framework: the steering committee, core partners and outside partners.



HOW DO YOU LAUNCH A LOCAL HOUSING SUPPLY ACCELERATOR?



Housing Supply Accelerator Playbook

SOLUTIONS, SYSTEMS, PARTNERSHIPS

A PARTNERSHIP BETWEEN

NLC
NATIONAL LEAGUE OF CITIES
CITIES STRONG TOGETHER



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Accelerating Housing Supply in Your Community



**Collaboration
and Partnership**



**Construction
and
Development**

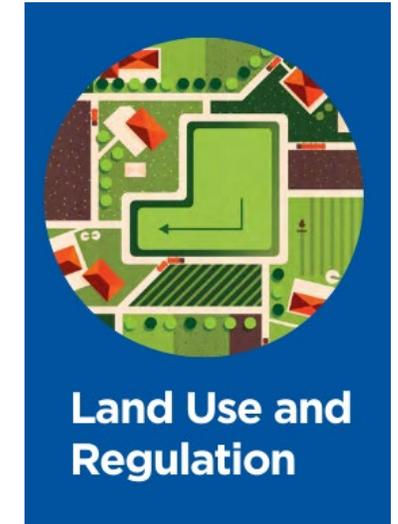
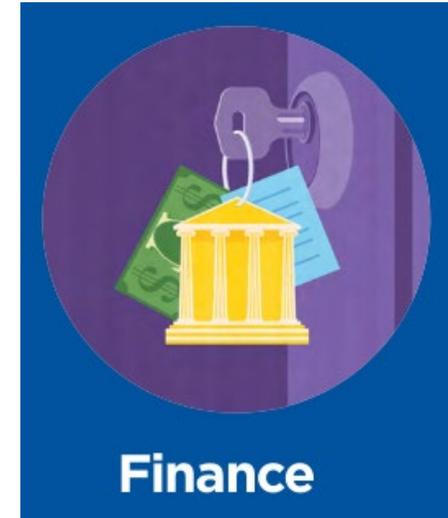
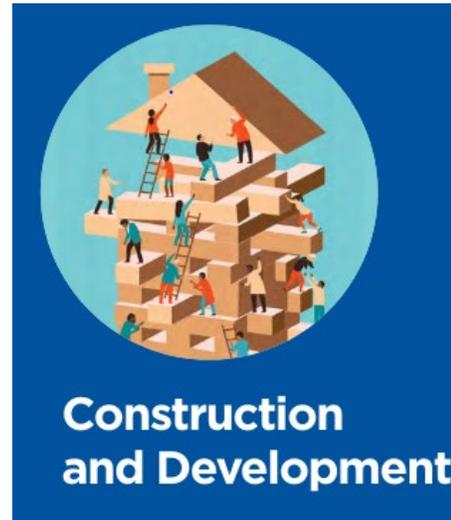


Finance



**Land Use and
Regulation**

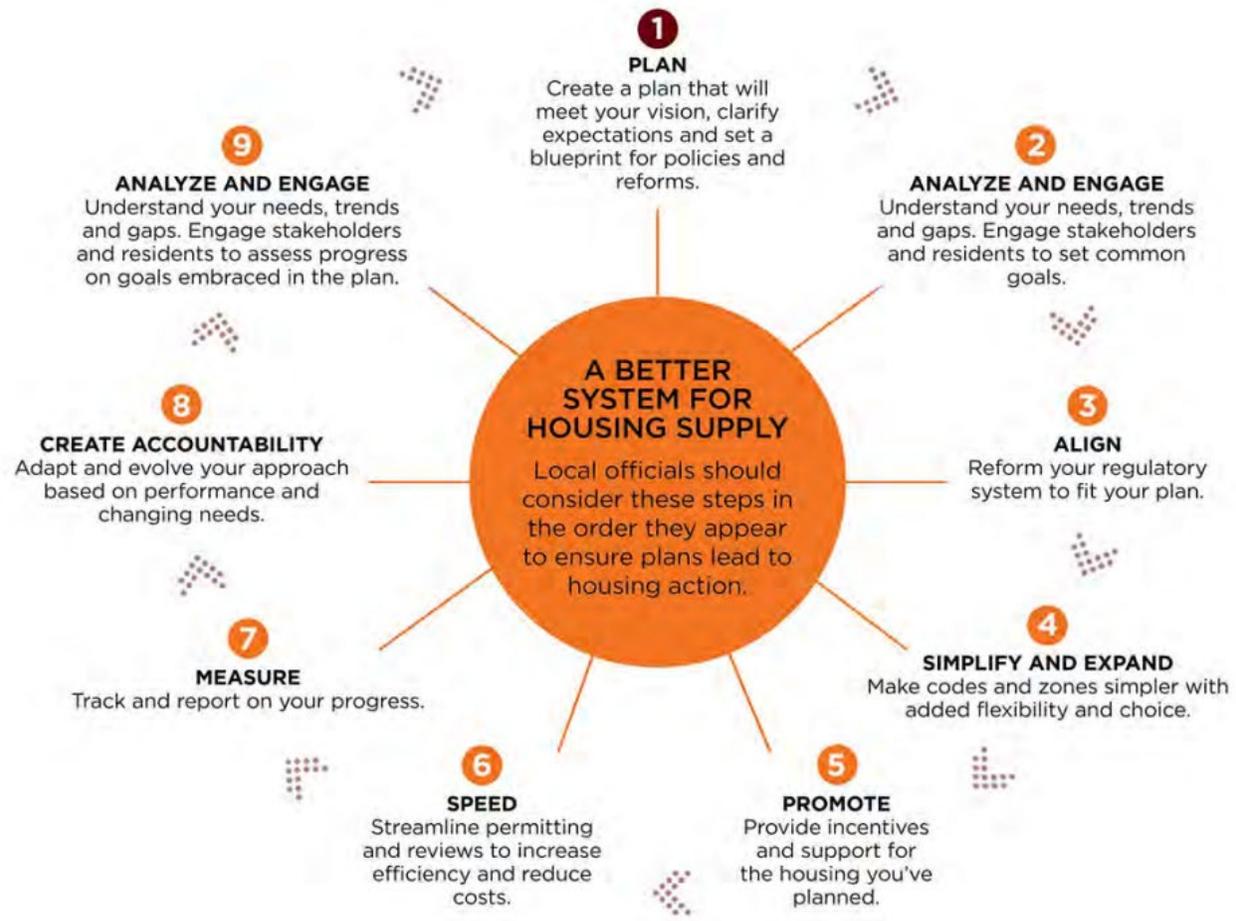
Housing Supply Accelerator Playbook



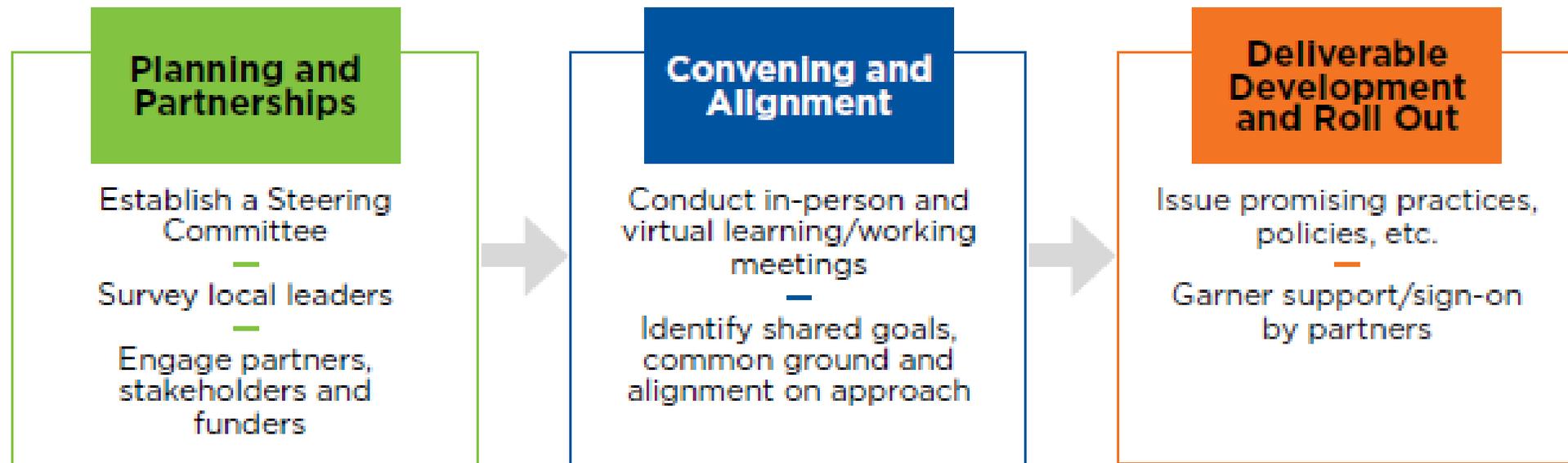
Collaboration and Partnership explains the Housing Supply Accelerator partnership framework and how to launch a local HSA.

The other sections focus on specific barriers for addressing housing supply challenges and offer a variety of tailored strategies. The Playbook provides Menus of Options with Tips and Case Studies.





HOW DO YOU LAUNCH A LOCAL HOUSING SUPPLY ACCELERATOR?



13 Strategies to Support Construction and Development

Click the arrows → to advance to a strategy.



1 Engage local housing stakeholders and refine goals for local housing supply.



2 Identify gaps, obstacles and opportunities in building permit processes.



3 Review internal operations, organizational structure and management to ensure project reviews and permitting procedures are efficient and timely.



4 Evaluate, improve and streamline the city's development process.



5 Facilitate the development of small-scale residential projects.



6 Promote and facilitate infill development.



7 Minimize discretionary reviews.



8 Expedited or streamlined processes in high-priority housing development areas.



9 Take inventory of available land supply.



10 Facilitate housing development on public and privately owned land.



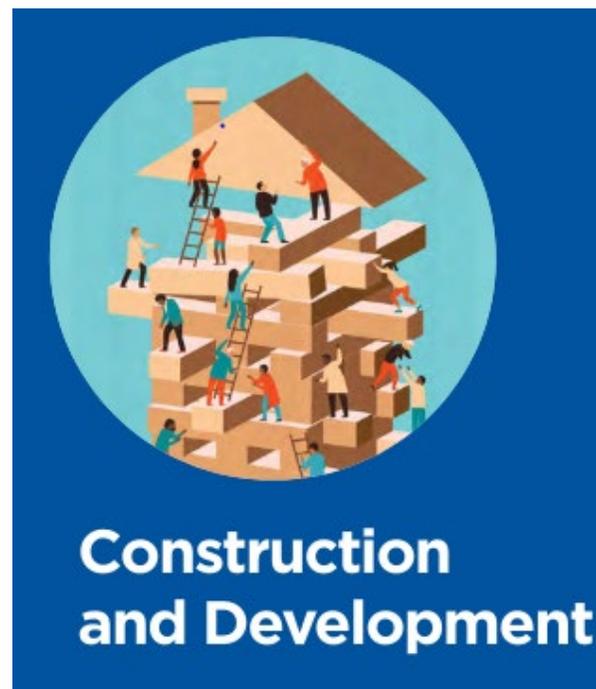
11 Create programs to support new and emerging small-scale developers.

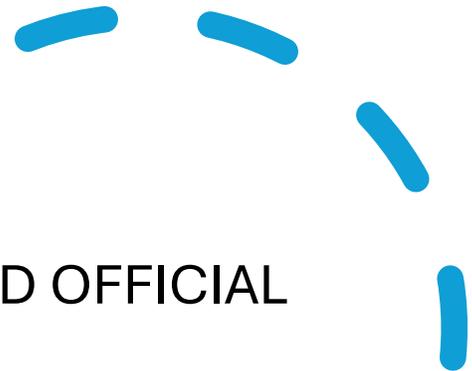


12 Adopt innovative residential construction technologies.



13 Partner with organizations promoting careers in residential construction.





Construction and Development

7 QUESTIONS EVERY ELECTED OFFICIAL COULD ASK THEIR PLANNER

1. How long does it take?
2. Who gets to decide?
3. What's required?
4. What do developers need?
5. What tools do we have to help developers?
6. How do we make the permitting process more efficient?
7. What are the obstacles preventing people from building what we plan for?

17 Strategies to Support Financing Housing Supply

Click the arrows → to advance to a strategy.



1 Develop a funding strategy.



2 Use federal housing funding.



3 Use state housing funding.



4 Leverage federal infrastructure funding.



5 Use FEMA funding for disaster resilience.



6 Use FEMA funding for post-disaster rebuilding.



7 Investigate intercommunity collaboration for housing planning and financing.



8 Leverage public-private partnerships.



9 Partner with financial institutions.



10 Use proven gap financing strategies.



11 Explore alternative financing strategies.



12 Explore housing policy levers.



13 Convene financial institutions on small-scale multifamily development.



14 Convene financial institutions on weatherization and climate adaptation.



15 Convene financial institutions on cooperative or shared equity housing models.



16 Develop innovative financing tools to facilitate adaptive reuse.



17 Pilot a pay-for-performance project.





UNLOCKING HOUSING SUPPLY SOLUTIONS THROUGH FINANCING

Missing financing tools is a significant barrier for communities in the push to build more diverse housing. Communities should take the following steps to close housing development finance gaps:

Inventory available funding sources.

Leverage federal-and state-level financial resources.

Convene financial institutions to advocate for local solutions.



SIX TIPS FOR WORKING WITH FINANCIAL INSTITUTIONS TO INCREASE HOUSING SUPPLY

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.

14 Strategies to Guide Land Use and Regulations

Click the arrows → to advance to a strategy.



1 Plan for increased housing supply.



2 Create enhanced housing elements of comprehensive plans and housing action plans.



3 Initiate education, outreach and engagement campaigns on zoning and local housing supply challenges.



4 Take inventory of zoning regulations and other pertinent land use policies.



5 Explore how to update zoning districts to promote housing supply.



6 Update restrictive lot, building form, context requirements and design standards.



7 Analyze and update property use regulations.



8 Facilitate housing supply into new plans for downtown and suburban redevelopment.



9 Take a more flexible approach to nonconforming uses.



10 Speed or streamline processes for housing development review and approval.



11 Update building codes to meet evolving community needs.



12 Use regulatory and policy tools to preserve and improve existing housing options.



13 Identify existing housing and other areas susceptible to climate hazards.



14 Strategically coordinate land use regulations.





Bringing it All Together

- A comprehensive approach to housing supply
 - Policies for local leaders
 - Tailoring these recommendations for different community needs
 - APA's ongoing support and resources
- 



**Access the
Playbook**



What We've Learned

- Partnership Matters, But Isn't Always Easy
- Hard Conversations are Helpful
- Opportunities for Planners as Thought Leaders
- Lean In on Reform





Planning-led reforms are key to tackling many of the nation's greatest challenges.

With the right support, reforms can increase choice and stability, bolster local economies, address inequities, and connect people to opportunities.



The very act of setting goals starts to change behavior and communicates:

- Aspirations
- Accountability
- Standards of change

We have to set the pace



1. Outcome:
Expert Insights & Guidance

2. Value:
Long-Term
Vision



3. Unique Skill Set:
Data-Driven
Process

What's Next

- Partnership Continues
- On-going Advocacy
- Stakeholder Outreach
- Training and Technical Assistance



Want to learn more?

<https://www.planning.org/housing-supply-accelerator/>

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