



Unpacking the Housing Toolbox

Understanding Municipal
Capabilities to Address
Housing Insufficiency

September 17, 2022

Next: Policy and Program Toolbox for Housing

Nan Stolzenburg

- Improved zoning and land use regulations
- Tax, funding and other incentives
- Long-term community planning:
 - Comprehensive plans
 - Infrastructure plans
 - Planning for density
 - Public land policies
 - Partnerships
- Education/communication = YIMBY

Don't rely on just one tool – you need many!

Regulatory Toolbox Overview

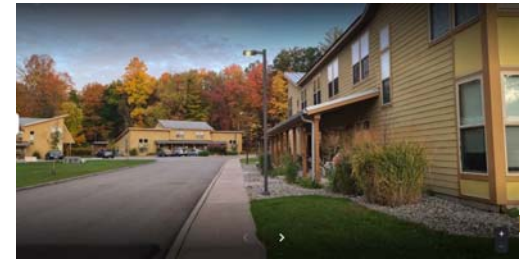
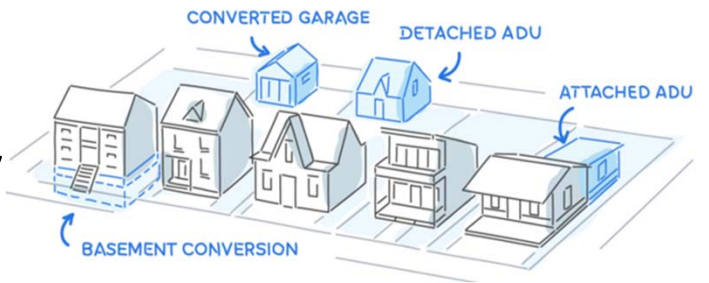
- Accessory Dwelling Units
- Density increases
- Inclusionary zoning
- Expansion of housing types/Mixed Uses
- Average lot size/conservation subdivision
- Design and development standards along with as-of-right housing
- Use floating/planned districts
- Regulate short term rentals
- Streamline approval processes

Regulatory Toolbox

- Allow for Accessory Dwelling Units



- Allow for Density increases



Regulatory Toolbox

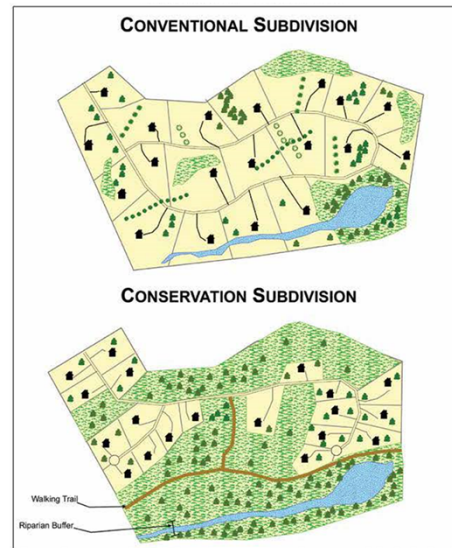
- Inclusionary zoning
 - Requires a % of units of certain types of housing, or in certain locations to be deed-restricted, below market rate units
- OR
- Offers a density bonus as an incentive to provide a % of below-market rate units
- Guarantees (if mandatory) or incentivizes affordability, long-term

Regulatory Toolbox

- Expand allowable housing types
 - Cottage housing/Pocket Neighborhoods
 - Tri and Quad-plex
 - Duplex/Townhouse
 - Tiny Houses
 - Cohousing
 - Continuing Care

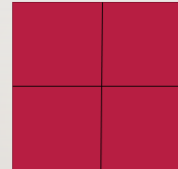


Regulatory Toolbox

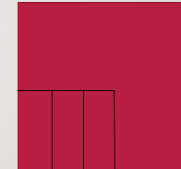


- Use average lot size for minor subdivisions
- Require conservation subdivision design for major subdivisions

- Same number of lots
- Lot sizes can be flexible
- Lot sizes averaged over total parcel to equal same size required by zoning
- Beneficial with minor subdivisions



R5 Minimum Lot size: 20 Acres, 4 lots created, each 5 acres each

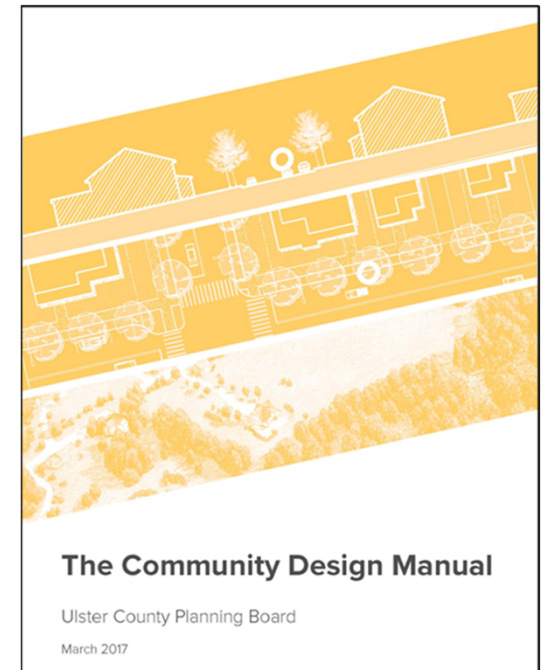


R5 Average Lot size: 20 Acres, 4 lots created, 3 lots are 1 acre and 1 lot is 17 acres so average is still 5, no more splits allowed



Regulatory Toolbox

- Establish design and development standards
- Promote certain desired styles through use of as-of-right housing



Regulatory Toolbox

- Floating districts
- Planned districts (PUD, PRD)
- Regulate short term rentals
 - Addresses housing through:
 - Definitions
 - Owner-Occupied or residency requirement
 - Placement of caps or other limits (such as one per parcel)



Regulatory Toolbox

- Streamline regulatory approval processes
 - More as-of-right housing types (with standards)
 - Modified Site Plan Review or Abbreviated Site Plan Review for certain housing types
 - Provide clear purposes and definitions
 - Remove vagueness
 - Clear and detailed Planned Unit Development or Floating Residence District procedures and standards



Regulatory Incentives Toolbox

- Regulatory Incentives –Build into your zoning
- Inexpensive and easier for local government to implement



Regulatory Incentives Toolbox



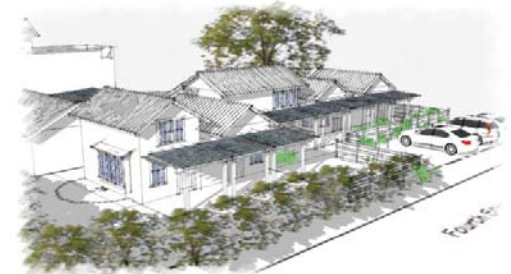
- Density bonuses for more market-rate units
- Flexible design standards
- Reduced parking requirements
- Waive or reduce application and other fees for affordable units
- Simplify applications and accelerate approval processes
- More by-right development (address 'Missing Middle')



Examples



- Pocket Neighborhoods (example Canalside, Canastota)
- Mews at Prattsville (RUPCO/Kearney Realty)
- Cohousing/4-unit micro units



Discussion and Q/A

Nan Stolzenburg



Zoning and Regulatory Tools

