

Legalizing Housing Abundance in Maryland

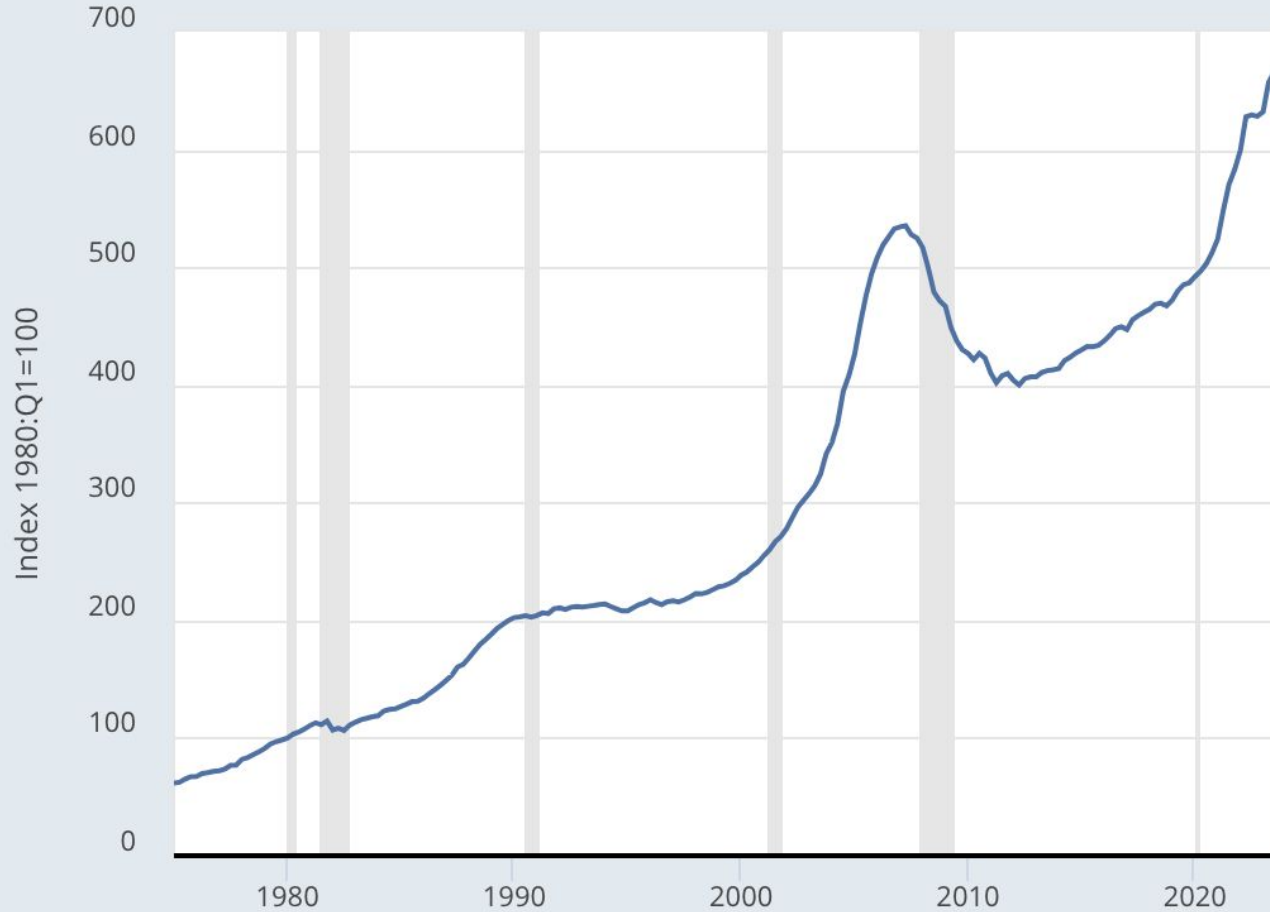
**Lessons on Reform From
Across America**



FRED

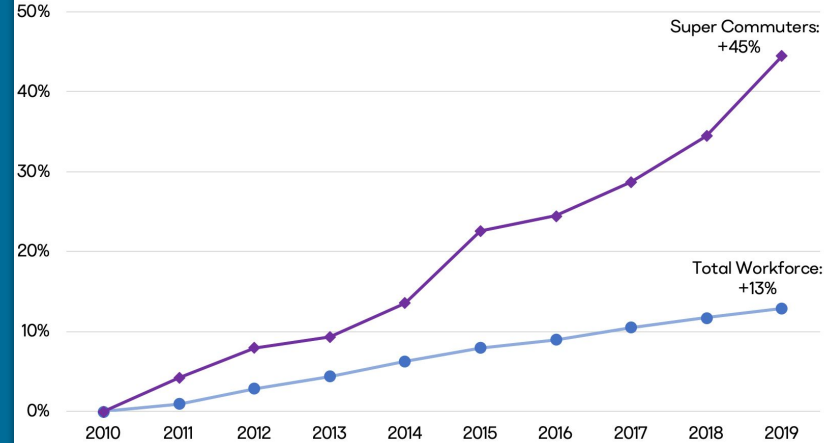


— All-Transactions House Price Index for Maryland





Super Commuter population growing 3x faster than overall workforce Percentage growth in working population: 2010-2019

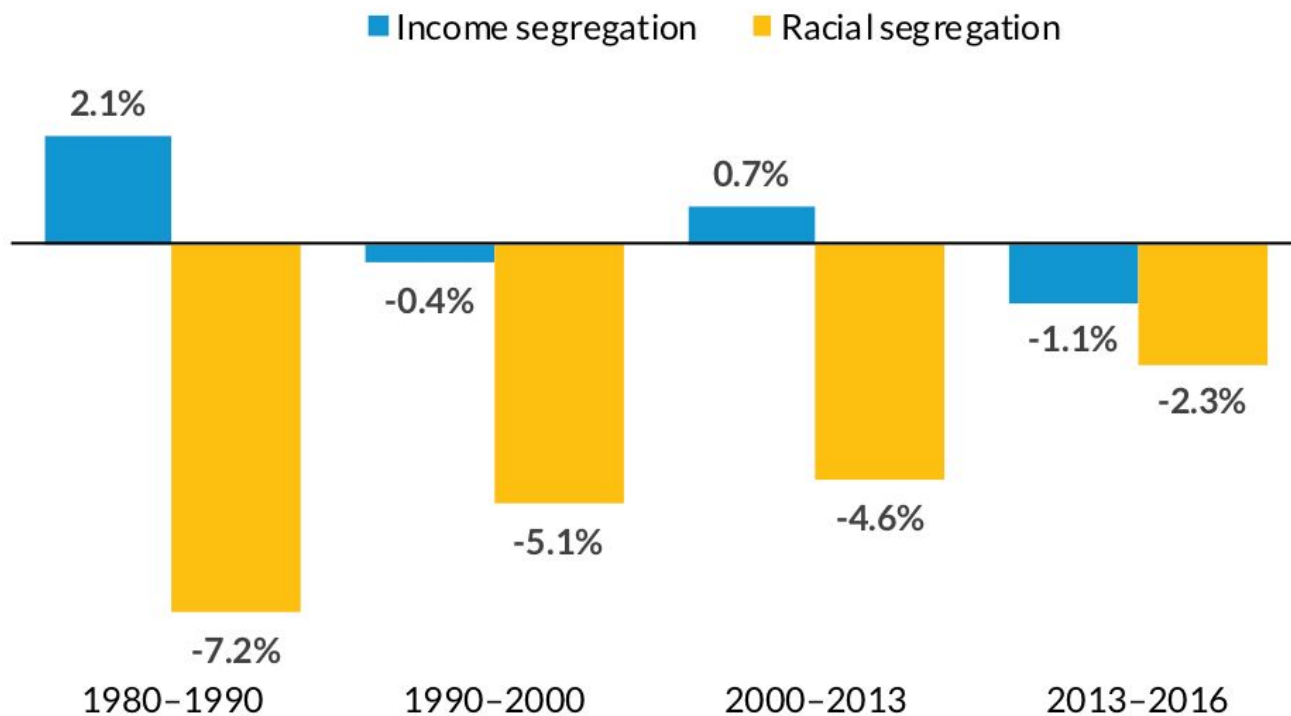


Note: "Super commuters" are defined as workers whose typical commute lasts 90 minutes or more each way.

Source: Census ACS 2019 1-year estimates.

Apartment  List

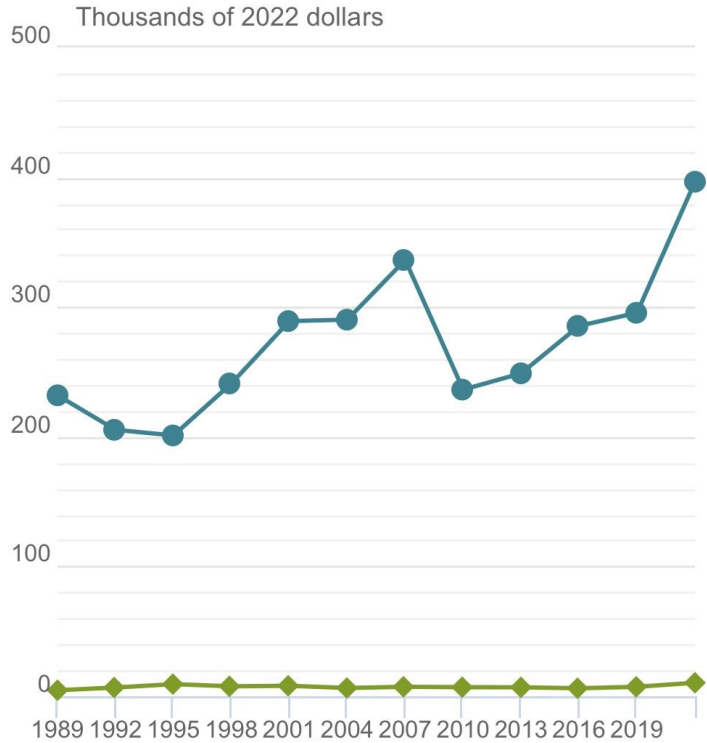
Annual Average Change in Residential Segregation across 274 of the Largest US Cities



Source: Author calculations from US Census Bureau data.

URBAN INSTITUTE

Net worth by housing status

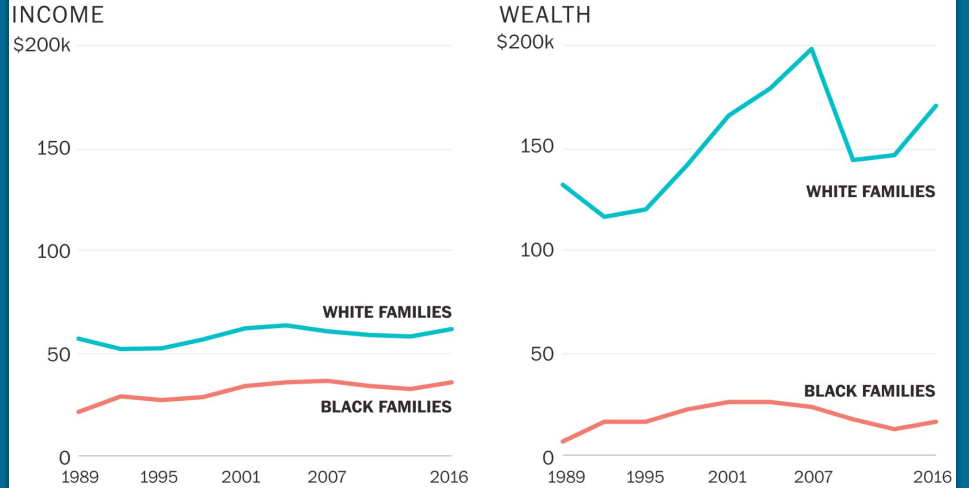


● Owner ◆ Renter or other

Source: Survey of Consumer Finances

Racial income and wealth gaps

Median income and wealth of black and white families over time, in 2016 dollars



Sources: Survey of Consumer Finances

THE WASHINGTON POST



1984

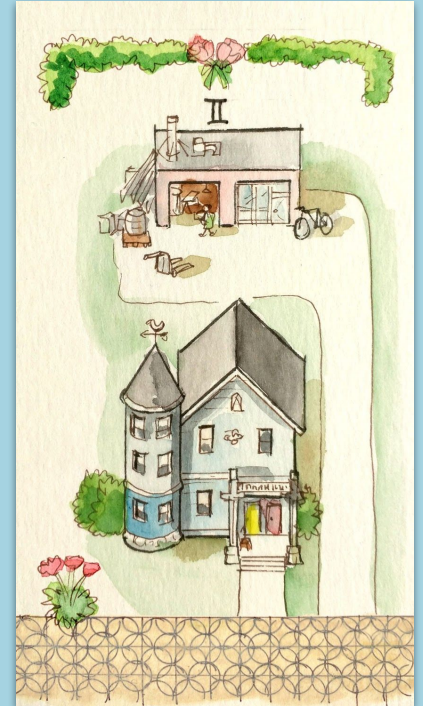


Urban Growth in Las Vegas

Local Reform

Proven Zoning Reform

- Legalize **apartments near transit** and **missing middle everywhere**—much of it already exists!
- Eliminate **minimum parking requirements**—citywide, all uses.
- Reduce **minimum lot sizes** —allow townhouses and small lot homes.
- Legalize **ADUs** (the right way) citywide.
- Expand **ministerial approval**—objective standards, shot clocks, “deemed approved”, etc.



Minneapolis

Legalize TOD and Missing Middle

- Allow your transit-rich corridors to turn into functional **mixed-use communities**.
- Make it legal (and by-right) to build **missing middle housing** and **starter homes**.



The video player interface includes a top navigation bar with 'Menu', 'Full Episodes', 'Podcasts', 'Newsletters', and 'Live' options. The PBS News Weekend logo is in the top left. The video content shows a split-screen comparison of two residential buildings. The left side features a light-colored, modern-style house with a porch. The right side features a red, two-story Victorian-style house with a prominent front porch and an American flag. A large white play button is centered over the video. The bottom control bar shows a play button, volume icon, a progress bar at 0:00 / 10:36, a 1x speed setting, a closed captions icon, a settings gear, and a share icon.

How Minneapolis became the first to end single-family zoning

Nov 23, 2019 5:24 PM EDT



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Minneapolis has consistently built more housing than other Midwestern cities...

Cumulative new dwelling approvals per 1,000 people



*Rents deflated by average incomes

Sources: FT analysis of data from State of the Cities Data Systems, Apartment List, BLS, Census Bureau

FT graphic: John Burn-Murdoch / @jburnmurdoch

© FT

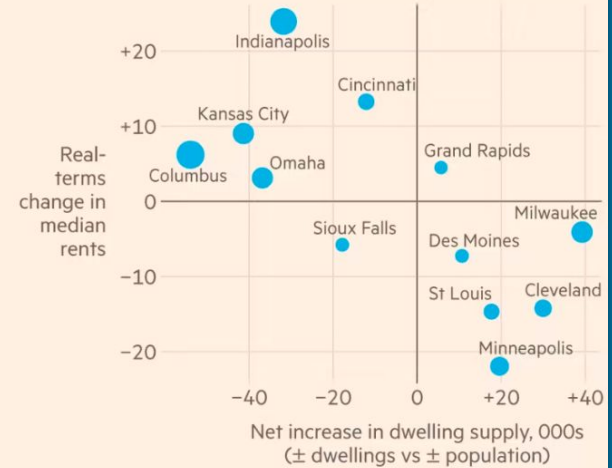
...and is reaping the rewards as rents fall relative to inflation

Real-terms change in median rent (Jan 2017 = 100)



A similar pattern can be seen across the Midwest as a whole

Net change in housing supply vs real-terms rent growth



Buffalo

End Minimum Parking Requirements

- To **encourage adaptive reuse** and **infill**, Buffalo removed unworkable mandates.
- This doesn't mean *no* parking—it just means **letting consumers decide.**

AROUND THE BLOCK

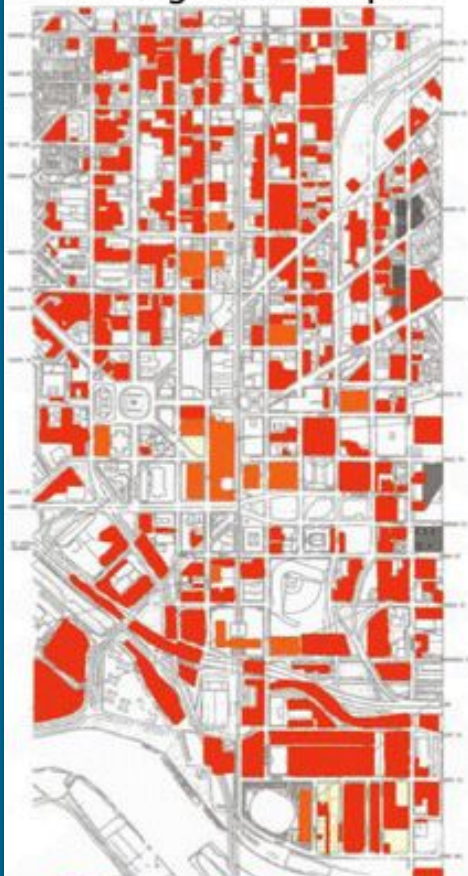
Buffalo Becomes First Major U.S. City to Eliminate Parking Minimums

11:26 AM EST on January 3, 2017

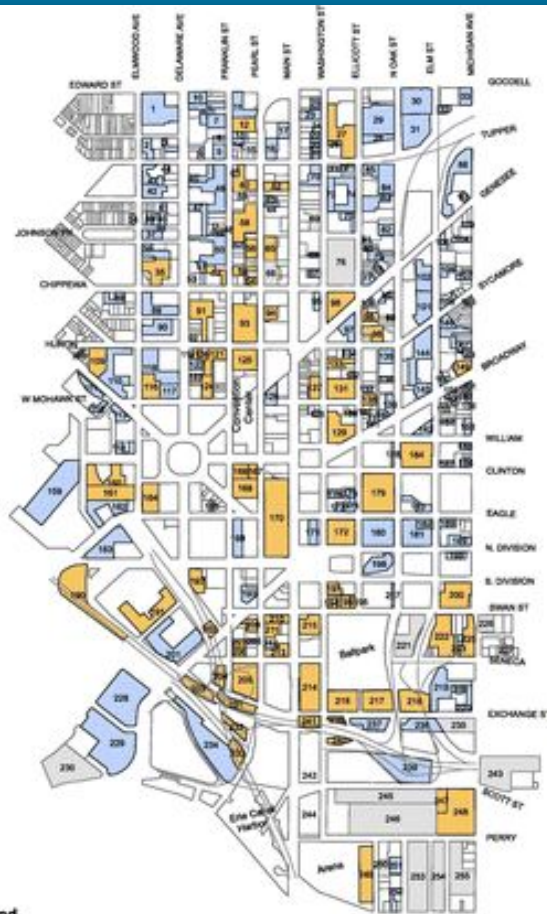


Arid, downtown Buffalo has too much parking. Photo: Buffalo Rising

Downtown Buffalo Parking Lots & Ramps



■ Surface Lots
 ■ Parking Ramps



Legend

- Private Use
- Public Night Only
- Publicly Available

0 500 1,000 Feet





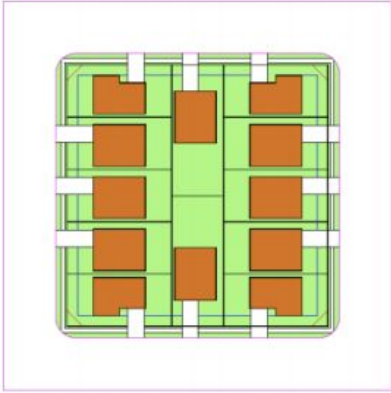
Houston

Reduce Lot and Unit Size Mandates

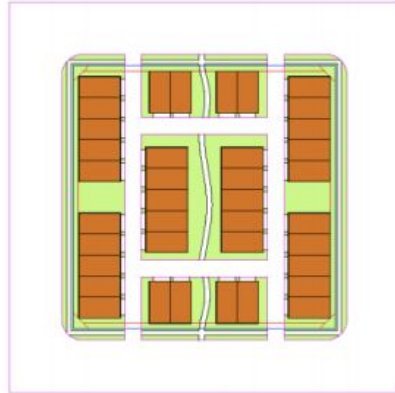
- In 1998, the Bayou City reduced **minimum lot sizes** from 5,000 to 1,400 square feet.
- This helped to facilitate the **construction of 80,000** new homes, keeping the city affordable to young families.



- BEFORE 1999



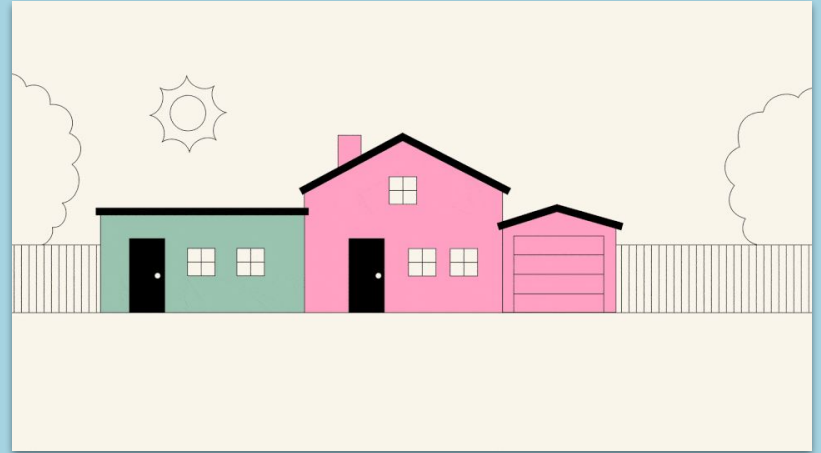
- AFTER 1999



College Towns

Legalize Accessory Dwelling Units

- ADUs—**granny flats, mother-in-law units, casitas**—let homeowners to be part of the solution.
- Avoid poison pills: owner-occupancy requirements, parking, unpredictable permitting...



Arkansas Democrat  Gazette

Today's Paper NEW-Today's Paper Home ECLIPSE News    

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Fayetteville seeks to foster accessory dwelling development

January 10, 2022 at 1:00 a.m.

by [Stacy Ryburn](#)

City Neighborhood Initiative will help build homes in South Bend





New rules allow Ann Arbor homeowners to build, rent out accessory apartments

Published: Aug. 05, 2016, 4:08 p.m.



FAYETTE COUNTY

After years of debate, Lexington allows homeowners to add accessory dwelling units

BY BETH MUSGRAVE
UPDATED OCTOBER 29, 2021 5:04 PM

PREAPPROVED ADUS

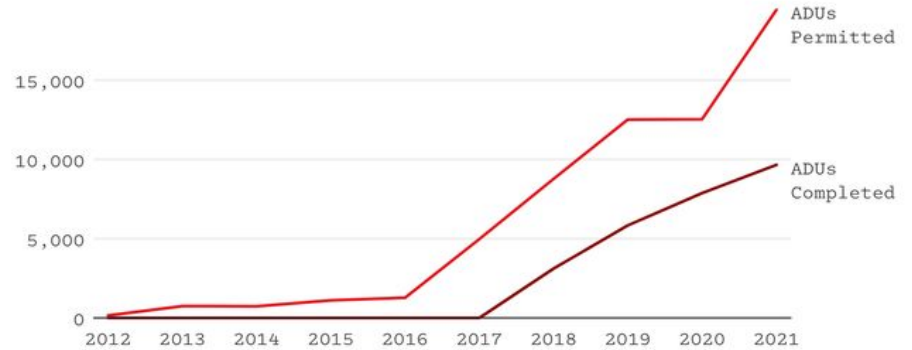
Are you looking for a faster, lower-cost way to build an accessory dwelling unit (ADU)?

Standardized construction plans that are preapproved by the City enable the fastest, lowest-cost permit process.

This webpage lists the ADU builders who have secured preapproved plans. There is still a need to submit a site-specific plan that shows the location of the preapproved ADU, which is something the ADU builder/contractor usually handles.

Same-day permit issuance! If the site-specific plan and related documents are accurate and complete, permits may be issued on the same day of the scheduled plan review meeting (see submittal process at bottom of page). Exception: For projects with a deferred site-specific structural submittal, same-day approval and permit issuance may not be possible.

Accessory Dwelling Units in California



Source: California Department of Housing and Community Development



Los Angeles

Streamline the Process

- Last year, Mayor Bass enacted **Executive Directive 1**, massively streamlining permitting for 100% workforce and affordable housing.
- When combined with the **state density bonus**, the policy has facilitated 10,000+ units. All it took was better interagency coordination.

Los Angeles' one weird trick to build affordable housing at no public cost



BY BEN CHRISTOPHER

FEBRUARY 7, 2024 UPDATED MARCH 4, 2024



Apartment complexes in Little Tokyo in Los Angeles on Aug. 7, 2019. Photo by Anne Wernikoff for CalMatters

South Bend Neighborhood Infill | Overview

ALLOWED
SPECIAL EXCEPTION
NOT ALLOWED

S1
S2
U1
U2
U3
U4
L1
L2
L3



Carriage House

Unit Configuration	1 bed / 1 bath
Unit Size	576 ft ²
Optional	Garage Below
Line Width	34' min.

Narrow House - 2 or 3 Bedrooms

Unit Configuration	2 bed / 1.5 bath +
Unit Size	1,170 ft ² or 1,390 ft ²
Optional	Master Suite
Line Width	30' min.

Standard House - 3 or 4 Bedrooms

Unit Configuration	3 bed / 2.5 bath +
Unit Size	1,632 ft ² or 1,902 ft ²
Optional	Master Suite
Line Width	32' min.



Stacked Duplex

Unit Configuration	(2) 2 bed / 1 bath
Unit Size	880 ft ²
Optional	Basement
Line Width	32' min.



Small Apartment - 6 Units

Unit Configuration	(4) 1 bed/1 bath + (2) 2 bed/1 bath
Unit Size	605 ft ² - 845 ft ²
Optional	4 units
Line Width	50' min.

S1
S2
U1
U2
U3
U4
L1
L2
L3

Conclusion

What Can You Do?

- If you're an **elected official** or a **commissioner**, champion pro-housing land-use reform. Your constituents are asking for it.
- If you're a **planner** or a **developer**, be a policy entrepreneur: identify reform options and gather materials to back them up.
- If you're an **activist**: ask all of the above what they are doing on housing—and build the coalitions needed to give them cover to act.



Conclusion

Zoning Reform is Necessary, If Not Sufficient

- A steady pipeline of **deed-restricted affordable housing** requires public support—but there's no free lunch.
- Thoughtful interventions to **support densification**—better parking management, safer streets, and better transit—are key.



Thank you!

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