



Webinar

Reshaping the City: Zoning for a More Equitable Resilient and Sustainable Future

Date: March 24, 2023

00:00:01 --> 00:00:05: Hi, everyone. I'm Matt Norris, Senior Director for the Urban
00:00:05 --> 00:00:09: Land Institute's Healthy Places program and we're really
excited for
00:00:09 --> 00:00:13: you to join us today. Today we've assembled a really
00:00:13 --> 00:00:17: fantastic panel of experts who are going to share
opportunities
00:00:17 --> 00:00:22: related to updating zoning the communities across the United
States.
00:00:22 --> 00:00:25: We're going to explore how updated zoning policies can.
00:00:26 --> 00:00:30: Support everything from health to social and racial equity,
climate
00:00:30 --> 00:00:34: action and environmental resilience. And all of this with a
00:00:34 --> 00:00:38: focus on aligning land use policy with community priorities
and
00:00:38 --> 00:00:43: also real estate development objectives. Today's webinar is
being cohosted
00:00:43 --> 00:00:46: by Smart Growth America and we're very excited for Smart
00:00:46 --> 00:00:51: Growth America's partnership. We're thrilled that you've
joined. So let's
00:00:51 --> 00:00:55: begin. So I'm excited to introduce you today's speakers.
00:00:56 --> 00:00:59: First off, we have Tokara Nicole Thomas. She's the Director
00:00:59 --> 00:01:03: of Land Use and Development at Smart Growth America,
and
00:01:03 --> 00:01:07: her role includes leading the Form Based Codes Institute.
Tokara
00:01:07 --> 00:01:12: leads SGA's thought leadership, advocacy, and technical
assistance work, all
00:01:12 --> 00:01:16: with the goal to create prosperous, resilient, and healthy
communities.
00:01:17 --> 00:01:20: Next up we have Nolan Gray. Nolan is the author
00:01:20 --> 00:01:23: of the book Arbitrary Lines, How Zoning Broke the American
00:01:23 --> 00:01:25: City, and How to Fix It.
00:01:26 --> 00:01:29: He is a professional city planner and an expert in
00:01:29 --> 00:01:33: urban land use regulation. He's also currently completing his

PhD

00:01:33 --> 00:01:37: in Urban planning at UCLA. Next up is Heather Worthington.

00:01:37 --> 00:01:42: Heather is managing consultant at the Center for Economic Conclusion,

00:01:42 --> 00:01:46: which is an organization that works to build regional economies

00:01:46 --> 00:01:50: that work for everyone, new systems for racial and economic,

00:01:50 --> 00:01:53: racial and economic justice, and equitable wealth.

00:01:54 --> 00:01:58: Among other goals previously, Heather and her team led the

00:01:58 --> 00:02:04: creation, engagement and policy adoption of the Minneapolis 2040 Comprehensive

00:02:04 --> 00:02:07: Plan, and our final speaker is Jeremy Sharp. Jeremy is

00:02:07 --> 00:02:12: Norfolk Virginia's zoning administrator, and he's worked as a local

00:02:12 --> 00:02:17: government urban planner in Virginia since 2000, 2005, and he's

00:02:17 --> 00:02:20: been responsible for Norfolk's 2013 Comprehensive Plan.

00:02:21 --> 00:02:25: It's 2016 Sea Level Rise Adaptation strategy and it's 2018

00:02:25 --> 00:02:29: Zoning ordinance rewrite, so clearly you're in good hands with

00:02:29 --> 00:02:33: this panel. Today's webinar was organized through the ULI Randall

00:02:33 --> 00:02:38: Lewis Center for Sustainability and Real Estate, which is dedicated

00:02:38 --> 00:02:43: to creating healthy, resilient, and high performance communities around the

00:02:43 --> 00:02:46: world. So today's agenda I'm going to provide a brief

00:02:46 --> 00:02:49: overview of ULI's new Reshaping the City report.

00:02:50 --> 00:02:54: Then our panelists will share brief presentations on their perspectives

00:02:54 --> 00:02:57: on the need to update zoning policies and opportunities for

00:02:58 --> 00:03:00: reforms. We'll conduct a few polls where all of you

00:03:00 --> 00:03:03: will get to share your thoughts and answer questions on

00:03:04 --> 00:03:06: your views about zoning and then we'll have time for

00:03:06 --> 00:03:10: question and answer with the panelists. I also wanted to

00:03:10 --> 00:03:12: flag that this webinar is being recorded and we will

00:03:13 --> 00:03:16: share a recording with all participants and it'll be available

00:03:16 --> 00:03:18: on Utilized Knowledge Finder website.

00:03:19 --> 00:03:22: Please use the Q&A box rather than the chat for

00:03:22 --> 00:03:25: questions. You can also upvote any questions in the Q&A

00:03:25 --> 00:03:28: that you like just very quickly. I also wanted to

00:03:28 --> 00:03:31: share that you and I will be hosting a great

00:03:31 --> 00:03:34: event as part of our Spring Meeting in Toronto. For

00:03:34 --> 00:03:37: those of you that are joining you like Spring Meeting,

00:03:37 --> 00:03:41: I highly recommend that you sign up for the Resilience
00:03:41 --> 00:03:43: Summit, which will bring leaders together.
00:03:45 --> 00:03:49: Real estate and resilience leaders together to share solutions
to
00:03:49 --> 00:03:54: protect communities while enhancing economic opportunity
and social equity. You
00:03:54 --> 00:03:59: can find more information about the Resilience Summit at
ula.org/resilience
00:03:59 --> 00:04:03: Summit. So as I alluded to earlier, today's webinar
accompanies
00:04:03 --> 00:04:06: a brand new ULI report called Reshaping the City.
00:04:07 --> 00:04:12: The report highlights connections among many traditional
zoning and land
00:04:12 --> 00:04:16: use challenges that cities and towns are grappling with today,
00:04:16 --> 00:04:19: and it makes the case for updating policies to create
00:04:19 --> 00:04:24: healthier and more equitable, sustainable and resilient cities.
It also
00:04:24 --> 00:04:27: includes a section from Smart Growth America on form
based
00:04:28 --> 00:04:31: codes, so when cities across the United States began
adopting
00:04:31 --> 00:04:34: zoning ordinances over a century ago.
00:04:34 --> 00:04:38: Many policies centered on promoting public health and
safety. Common
00:04:39 --> 00:04:43: provisions included separating dwellings from harmful
industrial uses and also
00:04:43 --> 00:04:47: ensuring that buildings would not block light and air from
00:04:47 --> 00:04:51: reaching the sidewalk, but also from the very start, zoning
00:04:51 --> 00:04:55: laws have been used to discriminate against people of color
00:04:55 --> 00:04:58: and people with low incomes. After explicit race based
zoning
00:04:58 --> 00:05:01: was banned by the Supreme Court in 1917.
00:05:02 --> 00:05:06: Exclusionary zoning laws that created and maintained
segregation soon became
00:05:06 --> 00:05:10: common and included provisions such as minimum lot size
requirements,
00:05:10 --> 00:05:14: prohibitions on multifamily homes, and limits on the height of
00:05:14 --> 00:05:18: buildings. And many of these policies are still common today.
00:05:18 --> 00:05:21: They go a little deeper into some of the effects
00:05:21 --> 00:05:24: of many traditional zoning policies. We know that they often
00:05:24 --> 00:05:25: promote sprawl.
00:05:26 --> 00:05:30: The fact that roughly 75% of land zoned for housing
00:05:30 --> 00:05:33: in cities across the United States allows only single family
00:05:33 --> 00:05:38: homes results in higher greenhouse gas emissions. Again,
exclusionary zoning

00:05:38 --> 00:05:42: has led to racial segregation, which has created disparities in

00:05:42 --> 00:05:46: health outcomes and economic opportunity. Many current

00:05:46 --> 00:05:50: policies also limit

00:05:50 --> 00:05:52: the supply and affordability of homes, so just one example

00:05:52 --> 00:05:57: is that unlike single family housing.

00:05:57 --> 00:06:00: Multi unit buildings are often subject to mandatory public

00:06:00 --> 00:06:04: hearings

00:06:04 --> 00:06:09: and are more likely to be rejected as a result.

00:06:09 --> 00:06:13: And zoning policies have also largely failed to mitigate or

00:06:13 --> 00:06:18: adapt to climate change and exacerbated risks like rising

00:06:18 --> 00:06:20: temperatures

00:06:20 --> 00:06:24: and seas. Key reason to advance zoning updates is to

00:06:24 --> 00:06:28: create more predictability in the development process,

00:06:28 --> 00:06:32: potentially making projects

00:06:32 --> 00:06:36: less expensive and risky.

00:06:36 --> 00:06:40: So outdated policies can make projects that aim to support

00:06:40 --> 00:06:44: in demand types of development with green features and

00:06:44 --> 00:06:48: projects

00:06:48 --> 00:06:50: that are more walkable, sustainable and more vibrant places.

00:06:50 --> 00:06:53: Outdated

00:06:53 --> 00:06:57: policies can make these illegal or difficult and expensive to

00:06:57 --> 00:07:01: complete. But zoning that advances local priorities and

00:07:01 --> 00:07:04: response to

00:07:04 --> 00:07:07: market demand for healthier and more environmentally

00:07:07 --> 00:07:10: friendly projects on

00:07:10 --> 00:07:14: more projects to be approved by right, making development

00:07:14 --> 00:07:17: application

00:07:17 --> 00:07:22: outcomes more certain.

00:07:22 --> 00:07:26: So it's just really important that real estate developers are

00:07:26 --> 00:07:29: engaged as advocates for zoning reforms that are targeted to

00:07:29 --> 00:07:33: better match market demand and community needs. The

00:07:33 --> 00:07:36: specific techniques

00:07:36 --> 00:07:40: being used to update zoning are not necessarily new, but

00:07:40 --> 00:07:44: they're being used in innovative ways to promote key goals.

00:07:44 --> 00:07:48: So some common techniques include those that you see on

00:07:48 --> 00:07:52: your screen. So, for example, comprehensive overhauls are

00:07:52 --> 00:07:56: the creation

00:07:56 --> 00:08:00: of entirely new policies to replace previous codes.

00:08:00 --> 00:08:04: Overlays are special districts placed over existing zones,

00:08:04 --> 00:08:08: zoning incentives

00:08:08 --> 00:08:12: or tools to make it more financially feasible for developers

00:08:12 --> 00:08:16: to provide certain benefits. And form based codes are land

00:08:16 --> 00:08:20: development regulations that use physical form rather than

00:08:20 --> 00:08:24: separation of

00:08:24 --> 00:08:28: uses as the organizing principle for a code. And that

00:07:36 --> 00:07:39: is a perfect segue into our first speaker today.

00:07:40 --> 00:07:44: I'm pleased to pass it over to Takara Nicole Thomas,

00:07:44 --> 00:07:48: our resident expert in all things form based codes. So

00:07:48 --> 00:07:49: Takara, take it away.

00:07:50 --> 00:07:53: Thank you so much, Matt, for giving us that overview

00:07:53 --> 00:07:56: of the report and giving me that warm introduction. If

00:07:56 --> 00:07:58: we can go to the next slide, please.

00:08:00 --> 00:08:03: So I'm going to talk to us today about zoning

00:08:03 --> 00:08:06: reform from a recovery practitioners view. Before we get

00:08:06 --> 00:08:09: started

00:08:09 --> 00:08:12: into that, I'm going to tell you a little bit

00:08:12 --> 00:08:15: more about Smart Growth America, my role as Smart Growth

00:08:15 --> 00:08:18: America. And then we'll dig into some of the projects

00:08:18 --> 00:08:21: that I've worked on throughout my career, which lends itself

00:08:21 --> 00:08:25: to the conversation we're going to have today. Overall. Next

00:08:25 --> 00:08:28: slide please. So Smart Growth America is a national

00:08:28 --> 00:08:31: nonprofit.

00:08:31 --> 00:08:34: We are headquartered in Washington, DC, but we work.

00:08:34 --> 00:08:38: Nationally and foreign based codes in institute which is a

00:08:38 --> 00:08:41: program of foreign based code of Smart Growth America is

00:08:41 --> 00:08:44: actually international, but we're focused on Smart Growth

00:08:44 --> 00:08:47: America For

00:08:47 --> 00:08:50: just this slide. Our North Star is that we envision

00:08:50 --> 00:08:54: a country where no matter where you live or who

00:08:54 --> 00:08:56: you are, you can enjoy living in a place that

00:08:56 --> 00:08:59: is healthy, prosperous and resilient. And we accomplish that

00:08:59 --> 00:09:03: on

00:09:03 --> 00:09:08: North Star through our impact model of thought leadership,

00:09:08 --> 00:09:11: advocacy

00:09:11 --> 00:09:15: and technical assistance. Next slide please.

00:09:15 --> 00:09:18: We have 3 programmatic priorities. Setting communities up

00:09:18 --> 00:09:22: for climate

00:09:22 --> 00:09:25: change and climate resilience, advancing racial equity,

00:09:25 --> 00:09:28: keeping in mind

00:09:28 --> 00:09:32: that if your smart growth isn't racially equitable, it's not

00:09:32 --> 00:09:35: smart growth, and creating and setting up infrastructure for

00:09:35 --> 00:09:38: communities

00:09:38 --> 00:09:41: to be considered healthy, whether that means.

00:09:41 --> 00:09:44: The built environment actually lends itself to healthy

00:09:44 --> 00:09:47: determinants or

00:09:47 --> 00:09:50: setting up a community to be sustainable so it can

00:09:50 --> 00:09:53: be healthy for the long run. Next slide please.

00:09:53 --> 00:09:56: Not going to spend too much time on my background

00:09:56 --> 00:09:59: as Matt kind of gave you a little bit of

00:09:35 --> 00:09:38: overview, but I will talk about how I am uniquely

00:09:38 --> 00:09:41: qualified to serve as the Executive Director of the Foreign

00:09:42 --> 00:09:44: Base Code and how that role fits into my larger

00:09:44 --> 00:09:48: role as Smart Growth America. My main spirit of influence

00:09:48 --> 00:09:52: is advancing and attainable housing for all, and doing that

00:09:52 --> 00:09:56: by advocating for zoning, innovation and zoning reform writ large

00:09:56 --> 00:09:58: and specifically with foreign base codes.

00:09:59 --> 00:10:03: I bring very practical planning experience to the role. I

00:10:03 --> 00:10:06: like to think of myself as the Swiss Army knife

00:10:06 --> 00:10:10: of land use, because pretty much any project that you

00:10:10 --> 00:10:13: can think of I've either worked on or touched on

00:10:13 --> 00:10:18: or supported running the gamut from leading comprehensive planning updates,

00:10:18 --> 00:10:23: neighborhood planning updates, zoning administration, so on and so forth.

00:10:23 --> 00:10:26: And I've also worked across the country, and I have

00:10:26 --> 00:10:29: served in leadership roles on both.

00:10:29 --> 00:10:34: Both Colts Florida and California and my personal and professional

00:10:34 --> 00:10:38: background is housing attainability. I have a Master's art in

00:10:38 --> 00:10:42: Urban Regional planning and I was a HUD scholar, so

00:10:42 --> 00:10:46: I specifically drilled down on affordable housing and that lens

00:10:46 --> 00:10:49: is what I bring to everything I do.

00:10:50 --> 00:10:52: Now going to the next slide and bridging that gap

00:10:52 --> 00:10:55: of how that fits into my experiences, the Ed of

00:10:55 --> 00:10:59: the Form Based Codes Institute, we advocate for zoning reform

00:10:59 --> 00:11:01: through the use of Form based codes.

00:11:01 --> 00:11:06: We do that through our educational offerings, our technical assistance

00:11:06 --> 00:11:09: program for codes for communities and our form based code

00:11:09 --> 00:11:13: award program where we highlight exemplary versions of form based

00:11:13 --> 00:11:17: codes, Right. Earlier I said that I am uniquely qualified

00:11:17 --> 00:11:20: for this role and let's unpack that. What I mean

00:11:20 --> 00:11:23: by that is my very first job out of Graduate

00:11:23 --> 00:11:26: School was at a redevelopment agency in Florida and.

00:11:27 --> 00:11:31: Redevelopment agencies in Florida all have form based codes. That

00:11:31 --> 00:11:35: is something that we really don't talk about in Florida.

00:11:35 --> 00:11:38: But every single one of those is a form based

00:11:38 --> 00:11:42: code and my steering committee members have either written or

00:11:42 --> 00:11:45: contributed heavily to those form based codes and I found
00:11:46 --> 00:11:47: in early in my career that.

00:11:48 --> 00:11:52: I had a lot of autonomy and creativity in advancing
00:11:52 --> 00:11:57: community development, community redevelopment under
that form based code. I've

00:11:57 --> 00:12:01: always personally professionally thought about how do we
get to

00:12:01 --> 00:12:03: a yes and I found that with the form based
00:12:03 --> 00:12:07: code, getting to that yes is inherently baked in the
00:12:07 --> 00:12:10: code as it is a land development regulation that is
00:12:10 --> 00:12:14: focused on the predictable built results right instead of the
00:12:14 --> 00:12:15: segregation of uses.

00:12:16 --> 00:12:19: So now if we move to the next clock side,
00:12:19 --> 00:12:22: please, what do I mean by that? That innovation and
00:12:22 --> 00:12:26: that creativity and that flexibility? I worked on some projects
00:12:26 --> 00:12:30: and directly contributed to and directly managed and
implemented projects

00:12:30 --> 00:12:33: that some people will consider a once in a lifetime
00:12:33 --> 00:12:35: projects for a planner.

00:12:36 --> 00:12:40: The timeline horizon for projects typically can be thought of
00:12:40 --> 00:12:44: like 30 years, right? Typically, I've known some planners who
00:12:44 --> 00:12:47: worked on one project for their entire career, they retire
00:12:47 --> 00:12:50: and then that baton is passed on to another planner,
00:12:50 --> 00:12:54: right? I directly innovated and implemented some of those
projects

00:12:54 --> 00:12:56: and the only way I was able to do that
00:12:56 --> 00:12:59: is because I had a form based code that did
00:12:59 --> 00:13:01: not stand in the way of these projects.

00:13:02 --> 00:13:06: Permitting and entitlements is a very strong barrier to
projects

00:13:06 --> 00:13:10: coming out of the ground, especially affordable housing
projects and

00:13:10 --> 00:13:14: housing projects writ large. So working at a foreign based
00:13:14 --> 00:13:18: code based redevelopment agency, I didn't have that barrier
and

00:13:18 --> 00:13:21: I got projects out of the ground quickly. On the
00:13:21 --> 00:13:26: screen is the awardwinning and internationally recognized
Ocean Mall redevelopment

00:13:26 --> 00:13:28: and if we go to the next slide.

00:13:29 --> 00:13:32: We also worked on directly in the Riviera Beach Heights
00:13:32 --> 00:13:38: neighborhood, wrote and managed the Neighborhood
Stabilization plan that is

00:13:38 --> 00:13:42: an internationally recognized and awarded. We won several
bursary awards

00:13:43 --> 00:13:45: to support this planning project.

00:13:46 --> 00:13:49: And then the projects that came out of this plan,

00:13:49 --> 00:13:52: namely the Riviera Beach Heights Community Garden, we implemented a

00:13:52 --> 00:13:55: series of houses that we were able to get out

00:13:55 --> 00:13:58: of the ground that were affordable housing. And you know,

00:13:59 --> 00:14:01: the time frame was very quickly we were able to

00:14:01 --> 00:14:05: just get them out because we didn't have zoning standing

00:14:05 --> 00:14:07: in our way. Next slide please. And then we also

00:14:07 --> 00:14:08: did the.

00:14:09 --> 00:14:14: World class Marina Village and Marina redevelopment. This is about

00:14:14 --> 00:14:19: a 20 acre Marina redevelopment, seawall and infrastructure and the

00:14:19 --> 00:14:22: development that came out of the ground. Again, we did

00:14:23 --> 00:14:27: not have to deal with any zoning and entitlement barriers

00:14:27 --> 00:14:31: because the farm based code says inherently if the project

00:14:31 --> 00:14:35: looks like the vision that we've outlined, go ahead and

00:14:35 --> 00:14:37: do it. Next slide please.

00:14:38 --> 00:14:41: Which is contrasted with my time working with communities with

00:14:41 --> 00:14:46: traditional zoning codes. They're in flexibility, directly constrained creatively and

00:14:46 --> 00:14:50: directly constrained projects coming out of the ground. Next slide,

00:14:50 --> 00:14:50: please.

00:14:52 --> 00:14:55: So I worked with one community where you would think

00:14:55 --> 00:14:58: a simple question should be able to get you a

00:14:58 --> 00:15:02: simple answer, right? But unfortunately the zoning code was so

00:15:02 --> 00:15:05: complex and so inflexible, sometimes you had to go to

00:15:05 --> 00:15:09: 15 different pieces of information to just get the simple

00:15:09 --> 00:15:12: answer of what is this parcel zoned as right? There's

00:15:12 --> 00:15:15: lack of inconsistency, and when you have so many different

00:15:15 --> 00:15:19: zoning amendments that you're trying to retroactively.

00:15:19 --> 00:15:22: Put together, that piece is a puzzle. You have to

00:15:22 --> 00:15:25: make sure everything is as consistent, and it wasn't always

00:15:25 --> 00:15:29: so you couldn't really just get a simple answer immediately.

00:15:29 --> 00:15:32: And then the other big question that seems simple is,

00:15:32 --> 00:15:35: is agriculture is agriculture right? If I have a piece

00:15:35 --> 00:15:39: of property that is zoned for agriculture, I should be

00:15:39 --> 00:15:42: able to extensively grow any crop. Unfortunately, we weren't able

00:15:42 --> 00:15:45: to give them a simple answer in that community. We

00:15:45 --> 00:15:48: had to adopt A 40 page zoning amendment.

00:15:48 --> 00:15:51: Just to be able to get to the answer of

00:15:51 --> 00:15:54: whether or not you could grow that crop, next slide,

00:15:54 --> 00:15:57: please. Another example of the inflexibility of the zoning code

00:15:57 --> 00:16:01: is that there was an administrative error for one piece

00:16:01 --> 00:16:04: of property. The entire neighborhood was rezoned as part of

00:16:04 --> 00:16:08: a general plan update, but due to that administrative error,

00:16:08 --> 00:16:11: there was an inconsistency with the use, the existing use

00:16:11 --> 00:16:14: on the property, the future land use of the property

00:16:14 --> 00:16:18: and the designation of that property in the general plan.

00:16:18 --> 00:16:22: This wasn't under this wasn't found until about several

00:16:22 --> 00:16:26: property

00:16:26 --> 00:16:31: owner changes and it ended up costing the property owner

00:16:31 --> 00:16:34: several \$1000 to get this administrative error fixed and

00:16:34 --> 00:16:38: logically

00:16:38 --> 00:16:41: you would think there's an existing use. This is what

00:16:41 --> 00:16:47: the existing you should be to match the neighborhood that

00:16:47 --> 00:16:52: it was rezoned for would be. Because of there was

00:16:52 --> 00:16:57: that inconsistent inconsistency and inflexibility we were

00:16:57 --> 00:17:00: unable to accommodate.

00:17:00 --> 00:17:04: This property owner without going through this administrative

00:17:04 --> 00:17:09: discretionary review

00:17:09 --> 00:17:12: process, next slide please. And then finally we'll talk about

00:17:12 --> 00:17:15: how the same community also had a very significant housing

00:17:15 --> 00:17:20: crisis and the cultivators who recognized their part in this

00:17:20 --> 00:17:25: housing crisis because they will bring in significant workers, a

00:17:25 --> 00:17:29: large amount of workers in a short time were willing

00:17:29 --> 00:17:34: to help fix this housing crisis.

00:17:34 --> 00:17:39: Many times they suggested using some flexible and

00:17:39 --> 00:17:43: innovative housing

00:17:43 --> 00:17:47: products such as manufacture housing, shipping, container

00:17:47 --> 00:17:50: housing and tiny

00:17:50 --> 00:17:53: houses, which can be deployed relatively quickly in a

00:17:53 --> 00:17:57: practical

00:17:57 --> 00:18:00: sense.

00:18:00 --> 00:18:04: But we were absolutely unable to deploy these products

00:18:04 --> 00:18:08: because

00:18:08 --> 00:18:12: the zoning ordinance expressly prohibited these zoning

00:18:12 --> 00:18:16: products, these housing

00:18:16 --> 00:18:20: products, right. So the only alternative was to go through

00:18:20 --> 00:18:24: a rezoning process that could take years. But the cultivators

00:18:24 --> 00:18:28: kind of push back was like, well, we need housing

00:18:28 --> 00:18:32: now. We need to house our workers now. So that

00:18:32 --> 00:18:36: ended up causing more issues because they resorted to.

00:17:58 --> 00:18:02: Tents and RV's, which exacerbated a problem and resulted in

00:18:02 --> 00:18:07: code enforcement issues. So the zoning, ordinance, and flexibility expressly

00:18:07 --> 00:18:11: prohibited the community from fixing their own issues without going

00:18:11 --> 00:18:15: through a massive comprehensive rewrite. Next slide please. So I

00:18:15 --> 00:18:19: will leave us with the idea that ultimately zoning reform

00:18:19 --> 00:18:23: and housing attainability comes down to a choice. And that

00:18:23 --> 00:18:26: choice. That choice is what do you want your community

00:18:26 --> 00:18:27: to look like?

00:18:28 --> 00:18:31: And does your zoning ordinance or your land use decisions

00:18:31 --> 00:18:34: match that choice? And if it doesn't, how are you

00:18:34 --> 00:18:38: able to accommodate that? And with that, that concludes, oh,

00:18:38 --> 00:18:41: I also have some slides with some resources if you're

00:18:41 --> 00:18:45: interested in learning more about some of the work that

00:18:45 --> 00:18:47: Smart Growth America produces.

00:18:47 --> 00:18:51: We have our Zoned in report which outlines the economic

00:18:51 --> 00:18:54: benefits of Zoned in dangerous by design. The key take

00:18:54 --> 00:18:58: away there was even though driving went down during the

00:18:58 --> 00:19:03: pandemic, pedestrian fatalities increased and and specifically

00:19:04 --> 00:19:08: people of color,

00:19:08 --> 00:19:12: particularly Native and black Americans, were more likely to

00:19:12 --> 00:19:15: die

00:19:15 --> 00:19:16: in traffic accidents and in foot traffic ahead, which is

00:19:17 --> 00:19:20: our most recent piece of reporting which came out earlier

00:19:20 --> 00:19:25: this year.

00:19:25 --> 00:19:28: The big headline there is that almost 20% of the

00:19:28 --> 00:19:32: total USGDP is found in approximately 1.2% of American

00:19:32 --> 00:19:35: landmass.

00:19:35 --> 00:19:39: And so we kind of talked through some ideas there

00:19:39 --> 00:19:42: of what does that mean and unpack those statistics. And

00:19:42 --> 00:19:44: finally, I love to talk, I love the chat, love

00:19:49 --> 00:19:52: to connect. So we'll share these slides afterwards and that's

00:19:52 --> 00:19:54: how you reach us and I'll turn it over to

00:19:54 --> 00:19:57: Nolan to take it from here.

00:19:57 --> 00:20:00: Hi, everyone. It's a pleasure to be speaking here today.

00:20:00 --> 00:20:03: My name is Nolan Gray. As Matt mentioned, I am

00:20:03 --> 00:20:06: a professional city planner and new research director here at

00:20:06 --> 00:20:09: California MB, where we passed laws to make it easier

00:20:09 --> 00:20:12: to build housing in the Golden State. I'll be talking

00:20:12 --> 00:20:15: a little bit about late news planning reforms that have

00:20:06 --> 00:20:09: been passed and that are actively under consideration and a
00:20:09 --> 00:20:12: little bit about where I think we go from here.

00:20:12 --> 00:20:15: Next slide, please. Oh, there are really, really 3 paths
00:20:15 --> 00:20:18: to reform that are really being pursued and that are
00:20:18 --> 00:20:22: going to be occurring more and more cities and states.
00:20:22 --> 00:20:25: The first, of course, that local governments can remove a
00:20:25 --> 00:20:29: lot of these regulatory barriers that have made American
cities
00:20:29 --> 00:20:33: so unaffordable, stagnant, segregated and sprawling. Of
course, local government.

00:20:33 --> 00:20:36: Local zoning, as it is today, is almost exclusively local
00:20:37 --> 00:20:37: power.
00:20:37 --> 00:20:40: State delegated power, but we give local governments a lot
00:20:40 --> 00:20:43: of leeway over how they administer those powers. Of course,
00:20:43 --> 00:20:46: local governments can and should start adopting reforms.
The second

00:20:46 --> 00:20:49: path to reform here is states putting up more guardrails
00:20:49 --> 00:20:52: around how local powers are administered. As I mentioned
ladies

00:20:52 --> 00:20:55: planning as a state delegated power to local governments,
and
00:20:55 --> 00:20:58: it's appropriate for states to put up guardrails around how
00:20:58 --> 00:21:01: those powers are administered in the longer term, something
I

00:21:01 --> 00:21:02: argue in my book.

00:21:03 --> 00:21:06: Is I think it's actually time for a fundamental rethink
00:21:06 --> 00:21:09: of how we do light news planning and to the
00:21:09 --> 00:21:11: extent I have time, I'll talk a little bit about
00:21:11 --> 00:21:14: that next slide please. So to talk about a few
00:21:14 --> 00:21:18: local reforms that I think are actually really exciting, many
00:21:18 --> 00:21:22: local governments increasingly are legalizing low rise
multifamily typologies in

00:21:22 --> 00:21:26: areas that were historically restricted to single family zoning.
As

00:21:26 --> 00:21:29: most folks on this call probably know, single family zoning
00:21:29 --> 00:21:31: policies were explicitly designed.
00:21:32 --> 00:21:35: To exclude lower to moderate income households from the
vast

00:21:35 --> 00:21:38: majority of most US residential areas have land as land
00:21:38 --> 00:21:41: prices have gone up. Of course, that has locked many
00:21:41 --> 00:21:44: millions of Americans potentially out of.
00:21:44 --> 00:21:47: Home ownership kept them stuck in a situation with the
00:21:47 --> 00:21:51: renters. Many jurisdictions are now trying to actually remove
those

00:21:51 --> 00:21:55: single family zoning policies and allow things like accessory dwelling

00:21:55 --> 00:21:59: units, duplexes, small lot single family homes, townhouses, and of

00:21:59 --> 00:22:03: course small multi family buildings. Minneapolis broke through the impasse

00:22:03 --> 00:22:06: here and was the first city to eliminate single family

00:22:06 --> 00:22:09: zoning we've seen a whole bunch of other cities adopt.

00:22:10 --> 00:22:14: Similar such reforms. In fact, just this week, Arlington County

00:22:14 --> 00:22:17: voted to legalize 4 plexes and six plexes in nearly

00:22:17 --> 00:22:21: all residential areas of the county. Next slide, please. Another

00:22:21 --> 00:22:26: reform that's quite popular is eliminating parking requirements requirements. These

00:22:26 --> 00:22:29: raise the cost of housing. They can raise the cost

00:22:29 --> 00:22:31: of housing by as much as assist.

00:22:31 --> 00:22:34: This can add \$50,000 to the cost of a unit.

00:22:34 --> 00:22:38: Many jurisdictions are saying, hey, developers and consumers are in

00:22:38 --> 00:22:41: a better position to determine how much parking needs to

00:22:41 --> 00:22:46: be built. Many jurisdictions are eliminating these requirements altogether. Next

00:22:46 --> 00:22:50: slide, please. Of course, the most important news story of

00:22:50 --> 00:22:53: this year so far in my hometown of Lexington, KY,

00:22:53 --> 00:22:56: removed these minimum parking requirements. Next slide.

00:23:01 --> 00:23:05: Another exciting local reform is Another exciting local reform is

00:23:06 --> 00:23:10: minimum lot size productions. So minimum lot sizes rules require

00:23:10 --> 00:23:13: that lot sizes be a certain size above and beyond

00:23:13 --> 00:23:17: what consumers might prefer, what developers might be able to

00:23:17 --> 00:23:20: actually build. Houston is a really exciting example of this.

00:23:20 --> 00:23:24: In 1998 they lowered minimum lot sizes from 5000 square

00:23:24 --> 00:23:25: feet. 1400 square feet.

00:23:26 --> 00:23:29: This helped to kick off a an infill townhouse building

00:23:29 --> 00:23:32: boom that as 2016 had produced about 25,000 new units

00:23:32 --> 00:23:35: within the I610 loop, so close to job centers and

00:23:35 --> 00:23:39: in areas that potentially can be served by transit. This

00:23:39 --> 00:23:42: is I think a really valuable reform, particularly in suburban

00:23:42 --> 00:23:46: areas where the bulk of the new development is still

00:23:46 --> 00:23:49: going to be single family housing. Next slide please.

00:23:53 --> 00:23:57: I think another important reform that remains on the horizon

00:23:57 --> 00:24:01: here is legalizing the bottom of the housing market. So

00:24:01 --> 00:24:05: historically the housing safety net was provided by the

market

00:24:05 --> 00:24:10: in the forms of things like single room occupancies. Essentially

00:24:10 --> 00:24:13: we might give the most residential hotels you have a

00:24:13 --> 00:24:18: private bedroom with maybe some rudimentary facility and a shared

00:24:18 --> 00:24:18: bathroom.

00:24:19 --> 00:24:23: These were essential for keeping people up streets and we

00:24:23 --> 00:24:26: can draw a Direct Line from many cities making SRO's

00:24:26 --> 00:24:30: illegal and actively polishing them to the current homelessness crisis

00:24:30 --> 00:24:33: in the suburban and rural areas. Manufactured housing served a

00:24:33 --> 00:24:37: similar role and again, they face really antagonistic local zoning

00:24:37 --> 00:24:41: regulatory environment that we need more and more cities to

00:24:41 --> 00:24:45: be considered. There was legislation in Arizona just recently actually

00:24:45 --> 00:24:48: to legalize both of these ipologies statewide. Slide please.

00:24:52 --> 00:24:56: Realistically though, in most jurisdictions the politics at the local

00:24:56 --> 00:24:58: level are not going to line up to allow for

00:24:58 --> 00:25:01: a lot of reform. Of course, particularly in smaller suburbs,

00:25:01 --> 00:25:03: the politics of exclusion are rock solid, and the only

00:25:03 --> 00:25:06: way you're going to get land use reforms in a

00:25:06 --> 00:25:08: lot of these jurisdictions is by having some sort of

00:25:08 --> 00:25:11: state intervention. So here in California, a lot of people

00:25:11 --> 00:25:14: who know this, in 1982 the state of California directed

00:25:14 --> 00:25:16: local governments to come up with a plan to legalize

00:25:16 --> 00:25:17: accessory dwelling units.

00:25:18 --> 00:25:21: But they could write whatever rules they wanted, and if

00:25:21 --> 00:25:25: they really didn't want to legalize access for going units,

00:25:25 --> 00:25:28: they could write a book report explaining why they didn't

00:25:28 --> 00:25:31: have to legalize them. It won't surprise most people here

00:25:31 --> 00:25:34: to learn we got very, very few ADU's built. That

00:25:34 --> 00:25:36: all changed in 2016 when the state said views are

00:25:36 --> 00:25:40: legal statewide and we're going to set clear, statewide, workable

00:25:40 --> 00:25:43: standards for these units. What we immediately saw was a

00:25:43 --> 00:25:45: building boom coming out of that.

00:25:46 --> 00:25:49: Homeowners jumped at the opportunity and now about 1/4 to

00:25:49 --> 00:25:52: 1:00 and 4:00 to 1:00 and 3:00 units permit in

00:25:52 --> 00:25:56: California last year was accessory dwelling unit. These are new

00:25:56 --> 00:26:00: inherently affordable homes being built in areas that historically have

00:26:00 --> 00:26:03: not built much housing for the past 70 years. Next

00:26:03 --> 00:26:06: slide in California we've sponsored a bunch of legislation to

00:26:07 --> 00:26:10: do similar sorts of interventions and 2021 S P9 legalized

00:26:10 --> 00:26:11: duplexes and lot splits.

00:26:12 --> 00:26:15: Statewide, small lot homes as low as 1200 square feet.

00:26:15 --> 00:26:18: They've cleaned up legislation that's being considered on that this

00:26:18 --> 00:26:21: year and 10 exempted missing middle up zonings from the

00:26:21 --> 00:26:25: onerous environmental review mandates that we have here in California.

00:26:25 --> 00:26:28: Last year we had two really big exciting bills, 802011

00:26:28 --> 00:26:32: allowed mixed income multifamily in all commercial zones and 802097

00:26:32 --> 00:26:35: eliminated parking requirements within 1/2 mile of transit. This is

00:26:35 --> 00:26:38: an exciting and ambitious agenda and I think you're already

00:26:38 --> 00:26:41: starting to see even more ambitious reforms.

00:26:41 --> 00:26:45: In other states, I've been following what's going on in

00:26:45 --> 00:26:50: Montana, Arizona, Colorado. It's spreading across the Mountain West. Of

00:26:50 --> 00:26:54: course, Governor Hobo and New York is considering similar ideas.

00:26:54 --> 00:26:58: This is really only the big thing. Next slide, please.

00:26:58 --> 00:27:01: As I mentioned, this is happening all over the country,

00:27:01 --> 00:27:05: right? So of course you have conservative states like Utah,

00:27:05 --> 00:27:07: progressive states like Oregon.

00:27:08 --> 00:27:12: Purple states like Minnesota, states of all different sorts of

00:27:12 --> 00:27:16: political persuasions, reconsidering these rules and trying to figure out

00:27:17 --> 00:27:19: how to make it easier to build house. Fly, please.

00:27:20 --> 00:27:22: The role of the federal government I think is is

00:27:22 --> 00:27:25: still being figured out. You know, I think a lot

00:27:25 --> 00:27:29: of the discussions now, again, there's this bipartisan interest. One

00:27:29 --> 00:27:32: of the ideas it's been floating around DC for a

00:27:32 --> 00:27:35: while now is to add more incentive programs to federal

00:27:35 --> 00:27:36: funding.

00:27:37 --> 00:27:40: To provide carrots for local governments to remove a lot

00:27:40 --> 00:27:44: of these regulatory barriers to new housing production. Of course,

00:27:44 --> 00:27:48: tying these, tying such conditions to the CBDG grant funding

00:27:48 --> 00:27:52: or tying conditions to federal transportation dollars hasn't

00:27:52 --> 00:27:56: been a
 00:27:56 --> 00:27:59: lot of movement on this yet. It's mostly been talk
 00:27:59 --> 00:27:59: but such the nature of DC these days. Next slide
 00:28:03 --> 00:28:06: please.
 00:28:06 --> 00:28:08: I'll tee up a broader discussion here. Maybe we can
 00:28:08 --> 00:28:10: talk about it in a Q&A. And of course I
 00:28:10 --> 00:28:12: talk about it a lot in my book. Of course,
 00:28:12 --> 00:28:15: I think these reforms are all well and good, but
 00:28:15 --> 00:28:18: I think there's actually a lot of capacity to do
 00:28:18 --> 00:28:20: much deeper reforms. Of course, in the US, we have
 00:28:20 --> 00:28:23: this notion that we're gonna go out and touch the
 00:28:24 --> 00:28:26: rest of the world how to do everything. Meanwhile, we.
 00:28:27 --> 00:28:29: Generally, do lighting things significantly worse than a lot of
 00:28:29 --> 00:28:31: our OEC peers. I actually think that there's a lot
 00:28:31 --> 00:28:34: of lessons to be learned from other countries how they
 00:28:34 --> 00:28:37: administer zoning like policies. In the book I talk about
 00:28:37 --> 00:28:40: Japan, but France actually has a very similar system. It's
 00:28:40 --> 00:28:43: different in two ways, procedurally and substantively. Usually
 00:28:43 --> 00:28:45: in the
 00:28:45 --> 00:28:47: Japanese and French systems, the same districts are
 00:28:47 --> 00:28:50: defined at
 00:28:50 --> 00:28:51: higher levels of government. So you might think of this
 00:28:51 --> 00:28:54: to put it in US terms, the ordinance is written
 00:28:54 --> 00:28:58: by the national government and then maps are created by
 00:28:58 --> 00:29:01: local governments.
 00:29:01 --> 00:29:05: Probably not an appropriate model for the US, but states
 00:29:05 --> 00:29:08: could actually fill a similar role. Where they are defining
 00:29:08 --> 00:29:11: zoning districts that local governments can map, other codes
 00:29:11 --> 00:29:15: are
 00:29:15 --> 00:29:18: also other systems. Zoning systems are also substantially
 00:29:18 --> 00:29:22: more liberal
 00:29:22 --> 00:29:24: on the actual substance of the regulation. So even the
 00:29:24 --> 00:29:27: most restrictive zoning district in countries like Japan or many
 00:29:27 --> 00:29:30: European countries will allow a mixture of lowres residential
 00:29:30 --> 00:29:32: housing
 00:29:32 --> 00:29:36: typologies and neighborhood serving retail. Next slide.
 00:29:36 --> 00:29:40: As I as I teased, but I'm already running a
 00:29:40 --> 00:29:43: little bit behind, I'll take a little bit, I think
 00:29:43 --> 00:29:46: the butter ideas about where we go from here. In
 00:29:46 --> 00:29:49: the book I talk a lot about Houston as a
 00:29:49 --> 00:29:52: fascinating example of a city that doesn't have conventional
 00:29:52 --> 00:29:55: Euclidean
 00:29:55 --> 00:29:58: zoning. I have a very different system with benefits and

00:29:40 --> 00:29:43: drawbacks. To talk a little bit about that next slide

00:29:43 --> 00:29:45: and then I make the case that you know.

00:29:46 --> 00:29:49: Critiques of zoning, I think, are not necessarily critiques of

00:29:49 --> 00:29:52: planning. Indeed, I think, well, the cost of zoning has

00:29:52 --> 00:29:55: been that it's distracted us from really important light news

00:29:55 --> 00:29:58: and transportation planning functions that we could be better

00:29:58 --> 00:30:01: allocating

00:29:58 --> 00:30:01: our civil service toward. Of course, regulating things like the

00:30:02 --> 00:30:05: actual externalities that bother people, right? Things like

00:30:05 --> 00:30:07: noise. We

00:30:05 --> 00:30:07: generally do a very loosey goosey job of that. Or

00:30:07 --> 00:30:11: actually administering on street parking or transportation

00:30:11 --> 00:30:14: management, the things

00:30:11 --> 00:30:14: that really bug people and people in a position where

00:30:14 --> 00:30:16: they're opposing new development. Next slide.

00:30:18 --> 00:30:20: I also think we can get a lot of what

00:30:20 --> 00:30:23: we want out of city planning by actually doing city

00:30:23 --> 00:30:26: planning. You know, I have a friend and a colleague

00:30:26 --> 00:30:28: who's on a city Planning Commission. He told me it

00:30:28 --> 00:30:31: should probably be renamed to the the, the city, the

00:30:31 --> 00:30:34: the city Reacting Committee, right, because so much of what

00:30:34 --> 00:30:37: planners do today is react to private applications. I I

00:30:37 --> 00:30:40: I find so many suburbs and exurban areas where they

00:30:40 --> 00:30:43: they will have a comprehensive zoning document.

00:30:44 --> 00:30:48: Detailing the minor rules around setbacks and permit home

00:30:49 --> 00:30:53: based

00:30:49 --> 00:30:53: businesses and then they won't even have a broader streets

00:30:53 --> 00:30:57: plan or any sort of long term plan for parks

00:30:57 --> 00:31:00: and sewer. That's the type of work that I think

00:31:01 --> 00:31:05: language planning can be doing much better forcing our

00:31:05 --> 00:31:09: energy

00:31:05 --> 00:31:09: on and it's a picture project next slide right. So

00:31:09 --> 00:31:11: quickly wrapping up here.

00:31:12 --> 00:31:16: There's a lot of exciting movement happening on this space.

00:31:16 --> 00:31:19: Folks are interested in these reforms. Get involved with your

00:31:19 --> 00:31:22: state and local MV chapters. Talk to your local state

00:31:23 --> 00:31:26: elected officials and planners. And then of course, we need

00:31:26 --> 00:31:29: people to leverage all of these new laws and build

00:31:29 --> 00:31:32: the housing that our communities need. Next slide, Thanks

00:31:33 --> 00:31:36: so

00:31:33 --> 00:31:36: much. Sorry for the technical issues, but I'm thankful for

00:31:36 --> 00:31:39: the opportunity to be here. I look forward to the

00:31:39 --> 00:31:40: discussion.

00:31:42 --> 00:31:45: All right. Thanks, Nolan, and thanks, everyone, for bearing with

00:31:45 --> 00:31:49: our audio issues. We're really excited to hear from you.

00:31:49 --> 00:31:52: We want to get some of your thoughts and opinions

00:31:52 --> 00:31:55: on zoning in your area. So Victoria, if you want

00:31:55 --> 00:31:58: to launch these quick polls, we're just going to ask

00:31:58 --> 00:32:01: you 4 simple questions. They're just agree or disagree, and

00:32:01 --> 00:32:04: we just want to hear what you think. So the

00:32:04 --> 00:32:07: first one, agree or disagree? Current zoning, where I live,

00:32:07 --> 00:32:10: supports the types of development projects.

00:32:10 --> 00:32:15: Needed to sustain thriving, equitable communities. The

00:32:15 --> 00:32:18: second agree or

00:32:18 --> 00:32:22: disagree Current zoning where I live or work will help

00:32:22 --> 00:32:26: mitigate and adapt to the effects of climate change. Third

00:32:26 --> 00:32:29: one agree or disagree residential development where I live is

00:32:29 --> 00:32:33: sufficient to meet the needs of the region and the

00:32:33 --> 00:32:36: 4th one current zoning where I live or work promotes

00:32:36 --> 00:32:40: the type of development projects the market demands.

00:32:40 --> 00:32:42: And communities are seeking, we see lots of answers coming

00:32:42 --> 00:32:45: in. They're still rolling in really fast. By the way,

00:32:45 --> 00:32:48: this is we have a great turn out today. So

00:32:48 --> 00:32:51: it's so exciting. I think Takara and Nolan's presentations teed

00:32:51 --> 00:32:54: up the fact that there's so much momentum and thought

00:32:54 --> 00:32:57: going into opportunities to update zoning to tackle the issues

00:32:57 --> 00:32:59: of the day.

00:32:59 --> 00:33:03: All of you came out today really showing the enthusiasm

00:33:03 --> 00:33:06: to move forward with zoning updates across the country. We

00:33:06 --> 00:33:10: still have answers rolling in, but I think in the

00:33:10 --> 00:33:13: interest of time, let's go ahead and end the poll

00:33:13 --> 00:33:16: and share the results. And I'm going to pull in

00:33:16 --> 00:33:19: all of our speakers if you want to come on

00:33:19 --> 00:33:21: camera and we'll kind of react to some of what

00:33:21 --> 00:33:24: you see. So First off.

00:33:24 --> 00:33:29: Current zoning where I live supports the type of development

00:33:29 --> 00:33:32: projects needed to sustain thriving and equitable

00:33:32 --> 00:33:35: communities. Interesting, we

00:33:35 --> 00:33:38: have about 3/4 that disagree but 1/4 that agree. Does

00:33:38 --> 00:33:40: that surprise you? Maybe maybe I'll pull in Heather first.

00:33:40 --> 00:33:41: Did you think it would be higher? Lower. What are

00:33:41 --> 00:33:42: your thoughts on this? What does this mean to you

00:33:42 --> 00:33:44: that.

00:33:44 --> 00:33:46: Looks about right to me, I think. I think I

00:33:44 --> 00:33:46: mean, most cities are still grappling with.

00:33:47 --> 00:33:50: These issues and don't really grasp some of the underlying

00:33:50 --> 00:33:54: challenges that are in place in terms of regulation. So

00:33:54 --> 00:33:57: I think I think this looks about right. I'm pleased

00:33:57 --> 00:34:00: to see that the vast majority of people are saying

00:34:00 --> 00:34:02: they're not working.

00:34:03 --> 00:34:05: Yeah. And it'd be interesting to know and obviously we

00:34:05 --> 00:34:07: can't capture this, but for the 23 that agree, perhaps

00:34:07 --> 00:34:09: they're living in places that are doing a lot of

00:34:09 --> 00:34:11: work and maybe there's some of the people doing the

00:34:11 --> 00:34:14: work themselves. And to car, I see you're off mute.

00:34:14 --> 00:34:15: You have thoughts on this one?

00:34:16 --> 00:34:20: 100% aligns with what I'm seeing. Market trends are

00:34:20 --> 00:34:24: changing.

00:34:25 --> 00:34:29: People want to live in walkable, mixed uses places. I'm

00:34:29 --> 00:34:34: seeing that millennials are willing to pay more to live

00:34:34 --> 00:34:37: in smaller units that are walkable and pedestrian oriented,

00:34:38 --> 00:34:42: seeing

00:34:42 --> 00:34:45: that seniors, the elderly, want to age in place.

00:34:45 --> 00:34:49: So, but they've spent 30-40 years in the community. They

00:34:49 --> 00:34:53: don't want to move. They don't want to be reshuffled

00:34:53 --> 00:34:56: to a retirement community. But that's how we planned and

00:34:56 --> 00:35:00: designed our communities. With that mindset that you would

00:35:00 --> 00:35:03: buy

00:35:03 --> 00:35:06: a house, you raise a family, you move out 30

00:35:06 --> 00:35:07: years later and then it cycle starts all over. That

00:35:09 --> 00:35:12: cycle's not the same way. And one more point before

00:35:12 --> 00:35:15: I make my next one is that there's also a

00:35:15 --> 00:35:18: declining.

00:35:18 --> 00:35:22: Millennials and the the, the the the that they aren't

00:35:22 --> 00:35:25: having children is to meet that same level of that

00:35:25 --> 00:35:27: cycle, right. So all that kind of comes together that

00:35:27 --> 00:35:30: people want different types of units. Another stat is that

00:35:30 --> 00:35:34: about 60% of seniors say they want to age in

00:35:35 --> 00:35:38: place and they will be willing to live in the

00:35:38 --> 00:35:42: Adu. But all that wraps up to that. Our commute,

00:35:42 --> 00:35:45: our communities aren't zoned that way. You started the

00:35:45 --> 00:35:48: presentation.

00:35:48 --> 00:35:52: With the stat that about 75% of American land and

00:35:52 --> 00:35:55: zone for single family is actually a little bit higher,

00:35:55 --> 00:35:58: it's about 95%. Not to kind of just be like

00:35:58 --> 00:36:01: okay fact checking you on the spot, but all that

00:36:01 --> 00:36:04: kind of comes together and they're saying that market trends

00:35:52 --> 00:35:56: are changing, but what people want, the market isn't building
00:35:56 --> 00:35:59: to match up with those changing market trends. And so
00:35:59 --> 00:36:02: we're at an impasse and we need to do something
00:36:02 --> 00:36:04: now because zoning is.
00:36:04 --> 00:36:10: Expressly preventing the developers to give people the the
products
00:36:10 --> 00:36:11: they want.
00:36:12 --> 00:36:14: Yeah, I'll just, I'll just emphasize that to car. I
00:36:14 --> 00:36:16: just want to jump in and say that when we
00:36:16 --> 00:36:19: were leading 2040 in Minneapolis, the most common.
00:36:19 --> 00:36:22: Input we got from people sort of over the age
00:36:22 --> 00:36:24: of 60 was that they wanted to stay in their
00:36:24 --> 00:36:27: neighborhood, but they also wanted their children to be able
00:36:27 --> 00:36:31: to live in their neighborhood, their adult children. And our
00:36:31 --> 00:36:34: zoning was not assisting them in that that goal primarily
00:36:34 --> 00:36:37: because it was all single family zoning in their area
00:36:37 --> 00:36:39: and was driving prices up too high for their their
00:36:39 --> 00:36:42: adult children to be able to afford to live there.
00:36:42 --> 00:36:44: So that was a that's a great example of this
00:36:44 --> 00:36:48: this sort of market versus regulation condition that you're
highlighting.
00:36:49 --> 00:36:52: I think that's a great point. I want to pull
00:36:52 --> 00:36:54: Jeremy in on the second question. Jeremy has done a
00:36:55 --> 00:36:58: ton of work in Norfolk on resilience and adapting to
00:36:58 --> 00:37:01: and mitigating climate change. Jeremy, were you surprised
It's is
00:37:01 --> 00:37:04: another three quarters, 1/4 split here. So 1/4 of people
00:37:05 --> 00:37:07: think that we're that a lot is being done where
00:37:07 --> 00:37:10: they live to mitigate and adapt to the effects of
00:37:10 --> 00:37:13: climate change. But 3/4 don't feel like enough is being
00:37:13 --> 00:37:14: done.
00:37:14 --> 00:37:17: No, really not really not surprised by us to be
00:37:17 --> 00:37:19: honest. I think we've done a lot of work here
00:37:19 --> 00:37:22: and we've talked a lot about around the country about
00:37:22 --> 00:37:24: some of the work that we've done here. But I
00:37:24 --> 00:37:27: think there's there's still a lot of barriers to to
00:37:27 --> 00:37:30: making the types of improvements that I think we've started
00:37:30 --> 00:37:32: making. And worse, by no means are we where we
00:37:32 --> 00:37:33: should be ultimately.
00:37:35 --> 00:37:37: I think in the interest of time, I want to
00:37:37 --> 00:37:39: move it over to Heather to share some thoughts. We
00:37:39 --> 00:37:43: can come back to these potentially afterwards an additional
Q&A.

00:37:43 --> 00:37:45: Also see some great questions coming in through the Q&A

00:37:46 --> 00:37:48: and I promise we're going to get to those as

00:37:48 --> 00:37:50: well. But Heather, why don't you take it away?

00:37:51 --> 00:37:53: Thanks, Matt. And you can just tee up the first

00:37:53 --> 00:37:56: slide there. You can just skip the intro slide. There

00:37:56 --> 00:37:58: we go. I thought it would be helpful to talk

00:37:58 --> 00:38:01: this morning about some of the lessons that we've learned

00:38:01 --> 00:38:01: in the.

00:38:02 --> 00:38:05: Almost five years since 2040 was adopted in Minneapolis

00:38:05 --> 00:38:09: and appreciate the the intro from Takara and Nolan. You can

00:38:09 --> 00:38:12: go to the next slide. So I thought it would

00:38:12 --> 00:38:15: be helpful to start with what I think is one

00:38:15 --> 00:38:18: of the major problems that we're facing with the the

00:38:18 --> 00:38:20: housing crisis in the US right now.

00:38:21 --> 00:38:25: Yeah, there's some things that we know are common

00:38:25 --> 00:38:28: denominators

00:38:28 --> 00:38:31: for success for families and and kids who have stable

00:38:31 --> 00:38:33: housing do much better in school. Every measure that we

00:38:34 --> 00:38:36: looked at during 2040 prove this.

00:38:36 --> 00:38:40: But what we saw was kids were typically in in

00:38:40 --> 00:38:44: destabilized housing. They were typically moving every

00:38:44 --> 00:38:47: calendar or every

00:38:47 --> 00:38:50: school year. That had an enormous impact on their

00:38:50 --> 00:38:52: educational

00:38:52 --> 00:38:55: outcomes. We also know that adults who have stable

00:38:55 --> 00:38:58: housing

00:38:58 --> 00:39:01: have a much higher rate of employment, much less

00:39:01 --> 00:39:05: underemployment,

00:39:05 --> 00:39:08: which is also a crisis in this country.

00:39:08 --> 00:39:10: And we know that low barrier housing for people who

00:39:10 --> 00:39:13: are struggling with drug and alcohol use is really a

00:39:13 --> 00:39:16: key to the housing ecosystem in communities. And this is

00:39:16 --> 00:39:19: one of the largest issues impacting homelessness right now

00:39:19 --> 00:39:22: in

00:39:22 --> 00:39:25: the Twin Cities and I suspect in your communities as

00:39:25 --> 00:39:28: well. So it's my firm belief that we need to

00:39:28 --> 00:39:31: reshape the dominant narrative about housing, which is that

00:39:31 --> 00:39:34: it's

00:39:34 --> 00:39:37: sort of an earned thing and commit to housing as

00:39:37 --> 00:39:40: a human right approach in our narrative about it. Next

00:39:40 --> 00:39:43: slide.

00:39:43 --> 00:39:46: I just wanted to ground us a little bit in

00:39:46 --> 00:39:49: some of the realities of how difficult it is to

00:39:27 --> 00:39:29: move, to move the needle on how we change land
00:39:29 --> 00:39:32: use and regulation even when we make changes to our
00:39:32 --> 00:39:35: ordinances at the local level. So this is a red
00:39:35 --> 00:39:38: line map from Minneapolis about 1925. And you can see
00:39:39 --> 00:39:41: it. Yeah. And just stay there for a second. One
00:39:41 --> 00:39:44: thing I want to draw your attention to is the
00:39:44 --> 00:39:45: blue and green are the.
00:39:46 --> 00:39:50: Quote UN quote desirable areas. The red and yellow are
00:39:50 --> 00:39:52: the, as I've come to call them, the no go
00:39:52 --> 00:39:56: zones. In the red and yellow areas, you were not
00:39:56 --> 00:40:00: eligible for federally underwriting loans. In the green and blue
00:40:00 --> 00:40:04: areas of this map, they were primarily zoned about five
00:40:04 --> 00:40:07: years later, three years later to become single family only
00:40:08 --> 00:40:11: areas of the city. Next slide this this chart is
00:40:11 --> 00:40:12: from 2018, 2017.
00:40:12 --> 00:40:16: And you can see that those settlement patterns that were
00:40:16 --> 00:40:20: determined by redlining and then reinforced by zoning have
00:40:20 --> 00:40:23: been
00:40:23 --> 00:40:27: incredibly durable over the last 100 years. And So what
00:40:27 --> 00:40:31: you're looking at here is work from the Mapping Prejudice
00:40:31 --> 00:40:34: Project at the University of Minnesota. These are the found
00:40:34 --> 00:40:37: racial covenants in red and then in blue you can
00:40:38 --> 00:40:42: see the area, the historic area of 38th and Chicago.
00:40:42 --> 00:40:45: And the near north side which are historic black and
00:40:45 --> 00:40:49: indigenous people of color areas of the city and you
00:40:49 --> 00:40:53: can also see that the white neighborhoods are those areas
00:40:53 --> 00:40:58: which were zoned for single family. And so these are
00:40:58 --> 00:41:02: very durable settlement patterns that are very difficult to
00:41:02 --> 00:41:05: break
00:41:05 --> 00:41:06: up even when you change zoning and regulation in these
00:41:06 --> 00:41:11: areas. And I just want to ground us in that
00:41:11 --> 00:41:17: because I think.
00:41:17 --> 00:41:22: It requires a level of intentionality in practice and in
00:41:22 --> 00:41:26: policy to overturn these settlement patterns and disparities.
00:41:26 --> 00:41:30: Next slide,
00:41:30 --> 00:41:33: I wanted to just highlight that it's interesting in most
00:41:35 --> 00:41:39: cities and I I said earlier I, I'm actually in
00:41:39 --> 00:41:43: Allentown, PA right now. I'm not in the Twin Cities,
00:41:43 --> 00:41:47: excuse me, and driving around yesterday.
00:41:47 --> 00:41:51: Really enjoyed seeing the housing typology here in
00:41:51 --> 00:41:55: Allentown, which
00:41:55 --> 00:41:59: is primarily what I would call duplex, double house, row
00:41:59 --> 00:42:03: house and so probably built beginning in the I would

00:41:47 --> 00:41:50: say 1860s and 70s, probably right after the Civil War
 00:41:50 --> 00:41:54: and up through the first part of the early 20th
 00:41:54 --> 00:41:54: century.
 00:41:55 --> 00:41:58: And really built with an intention for providing a certain
 00:41:58 --> 00:42:01: amount of density to meet the needs of workforce in
 00:42:01 --> 00:42:05: this area particularly and in most Midwestern cities and
 00:42:05 --> 00:42:08: certainly
 00:42:08 --> 00:42:11: in every Rust Belt city in America, we see that
 00:42:11 --> 00:42:16: development pattern up through about 1930.
 00:42:16 --> 00:42:19: But when cities adopted modern zoning codes, that
 00:42:19 --> 00:42:23: development pattern
 00:42:23 --> 00:42:26: ceases. And so you start with a neighborhood like this,
 00:42:26 --> 00:42:30: that's the inside of Minneapolis, through the interior
 00:42:30 --> 00:42:34: neighborhoods close
 00:42:34 --> 00:42:38: to downtown. And you can see in this photo just
 00:42:38 --> 00:42:41: an amazing variety of housing types. You've got duplexes.
 00:42:41 --> 00:42:45: You've
 00:42:45 --> 00:42:49: got, you know, those little small sort of small scale
 00:42:49 --> 00:42:52: apartment buildings. You've got fourplexes. It's a really rich
 00:42:52 --> 00:42:56: typology
 00:42:56 --> 00:42:59: that was meeting the needs of the local economy and
 00:42:59 --> 00:43:02: of.
 00:43:02 --> 00:43:05: Of the workforce in terms of housing, when we implemented
 00:43:05 --> 00:43:09: zoning in Minneapolis in 1927, we went away from that
 00:43:09 --> 00:43:13: and we went to almost a strictly single family zoning
 00:43:13 --> 00:43:16: type ology. And what that created were lots that were,
 00:43:16 --> 00:43:19: you know, 5 to 10,000 square feet with one home
 00:43:19 --> 00:43:22: on them. And we really limited the potential of the
 00:43:22 --> 00:43:25: city in terms of growth and meeting the needs of
 00:43:25 --> 00:43:28: its residents. And you know it's interesting in 1950.
 00:43:28 --> 00:43:31: There were five people living in every house in Minneapolis,
 00:43:31 --> 00:43:33: and over the next 70 years, the population decreased to
 00:43:33 --> 00:43:37: the point where there are only two people living in
 00:43:37 --> 00:43:40: each house in Minneapolis. So we we don't so much
 00:43:40 --> 00:43:43: have a housing problem as we have a tenancy and
 00:43:43 --> 00:43:47: density problem, right in these large cities where we built
 lots of homes that were single family only. And then
 we tried to figure out how.
 People could sustain these homes economically and you
 simply can't.
 It's too expensive. And so that's the other issue that
 we face in our communities. Next slide. And I think
 this really leads into a conversation about what does this

00:43:47 --> 00:43:50: look like on the ground as it's occurring. So between
00:43:50 --> 00:43:54: 2000 and 2014, the Center for Urban and Regional Affairs
00:43:54 --> 00:43:56: at the University of Minnesota, excuse me, study.
00:43:57 --> 00:44:03: Rental housing affordability in Minneapolis neighborhoods,
they were looking in
00:44:03 --> 00:44:06: particular, you know, for parts of the city that had
00:44:06 --> 00:44:11: long hosted Bipoc communities or had robust Bipoc
communities. And
00:44:11 --> 00:44:14: you can see between 2000 and 2014, because of an
00:44:14 --> 00:44:19: increase in the median rent and the affordability threshold,
there
00:44:19 --> 00:44:22: were no neighborhoods in Minneapolis after 2014.
00:44:22 --> 00:44:25: That were affordable to blacks who made just under a
00:44:25 --> 00:44:29: living wage, right? So these are people living in poverty
00:44:29 --> 00:44:33: as as determined by our regional government, the
Metropolitan Council.
00:44:33 --> 00:44:36: For Hispanics and Latinos, it became a much smaller number
00:44:36 --> 00:44:40: of neighborhoods. And even for whites who don't identify as
00:44:40 --> 00:44:43: Hispanic or Latino, it became a smaller number of
neighborhoods
00:44:44 --> 00:44:45: that were affordable to them.
00:44:46 --> 00:44:50: So we're seeing a real measurable impact on the affordability
00:44:50 --> 00:44:53: of homes and or you know either rental or owner
00:44:53 --> 00:44:57: occupied in Minneapolis. Next slide I'll just wrap up by
00:44:57 --> 00:45:01: saying some of this is you know what Nolan addressed
00:45:01 --> 00:45:02: earlier, but I think.
00:45:03 --> 00:45:06: I want to be maybe a little bit more pointed
00:45:06 --> 00:45:10: and just say that I don't think we're, we're adequately
00:45:10 --> 00:45:13: addressing the gap between the cost of housing and all
00:45:13 --> 00:45:16: of you on the coast will laugh now, but a
00:45:16 --> 00:45:19: house, a housing unit in Minneapolis right now costs about
00:45:20 --> 00:45:22: \$300,000 a door and in other areas I know it's
00:45:23 --> 00:45:26: much higher but we we see residents who typically can
00:45:26 --> 00:45:29: afford less than 100,000 sort of in terms of their
00:45:29 --> 00:45:30: housing access.
00:45:31 --> 00:45:34: And we aren't really addressing that ability to pay this
00:45:34 --> 00:45:37: gap between the cost of that unit and the ability
00:45:37 --> 00:45:40: of the end user to pay. And we continue to
00:45:40 --> 00:45:44: think that the market, which is sort of illdefined, right,
00:45:44 --> 00:45:48: will fill the gap. And I think that's magical thinking.
00:45:48 --> 00:45:51: I don't think that's going to happen. I think this
00:45:51 --> 00:45:55: is a shared responsibility and much like we prioritize other
00:45:55 --> 00:45:57: spending at the federal level.

00:45:58 --> 00:46:01: And at the state level, we should be prioritizing housing

00:46:01 --> 00:46:04: because in the end housing has the most impact on

00:46:04 --> 00:46:08: people's lives and their ability to be meaningful and thoughtful

00:46:08 --> 00:46:13: and important workers and and contributors to their community. Housing

00:46:13 --> 00:46:17: markets also just continue to experience low inventory, extreme price

00:46:17 --> 00:46:20: increases and we just need to build more housing at

00:46:20 --> 00:46:24: every price point immediately. There's been a focus in the

00:46:24 --> 00:46:26: conversation on affordable.

00:46:26 --> 00:46:30: Housing, which is very, very important. But I would argue

00:46:30 --> 00:46:33: that it's also important to be building up market to

00:46:33 --> 00:46:37: encourage people who are living in naturally occurring affordable units

00:46:37 --> 00:46:40: but but can't access market rate units but could afford

00:46:40 --> 00:46:43: them, can then move and free up those snow units.

00:46:43 --> 00:46:46: Nolan really covered all of this. I want to pull

00:46:46 --> 00:46:49: out a few things on regulatory levers. I think we

00:46:49 --> 00:46:53: actually need to be offering incentives for the construction of

00:46:53 --> 00:46:54: a Du's and cottage courts.

00:46:55 --> 00:46:59: And other not novel housing typologies like Takara pointed out,

00:46:59 --> 00:47:02: you know, things like small homes, container homes, that kind

00:47:03 --> 00:47:05: of thing. I think we need to reform eviction and

00:47:05 --> 00:47:09: eviction law in most states. I think this is perhaps

00:47:09 --> 00:47:12: one of the most dangerous but sort of underappreciated issues

00:47:12 --> 00:47:16: impacting housing stability and we need to really look at

00:47:16 --> 00:47:19: that. And then I I would just call out and

00:47:19 --> 00:47:21: I really want to focus on two more things here.

00:47:21 --> 00:47:22: I think that.

00:47:23 --> 00:47:27: More construction of housing that includes low barrier or low

00:47:27 --> 00:47:30: height step in for entry and these are primarily units

00:47:30 --> 00:47:33: for active drug and alcohol users who are either in

00:47:33 --> 00:47:36: treatment or have not been able to get treatment yet.

00:47:37 --> 00:47:40: I think those are really important, especially as we think

00:47:40 --> 00:47:44: about homelessness in our communities and we are ignoring that

00:47:44 --> 00:47:46: in a big way in the Twin Cities and that's

00:47:46 --> 00:47:50: really damaging, damaging our communities and the people who are

00:47:50 --> 00:47:53: living outside, especially in the winter.

00:47:53 --> 00:47:56: I can tell you that it's impossible to survive in
 00:47:56 --> 00:47:59: a tent when it's 30 below 0. It's not fun
 00:47:59 --> 00:48:01: to survive in a tent in San Francisco, but you
 00:48:01 --> 00:48:04: will die in Minnesota. And so we have to really
 00:48:04 --> 00:48:08: start to be thoughtful and intentional about that. I also
 00:48:08 --> 00:48:11: think we need to adopt some hedge strategies to preserve
 00:48:11 --> 00:48:15: Noah properties and you know, we can do this through
 00:48:15 --> 00:48:19: existing groups like our housing redevelopment authorities,
 our public housing
 00:48:19 --> 00:48:20: agencies.
 00:48:20 --> 00:48:24: Just like we built that housing in the 1950s through
 00:48:24 --> 00:48:26: the 70s and 80s, we can now buy it back
 00:48:26 --> 00:48:29: and hold on to it to ensure longterm affordability and
 00:48:29 --> 00:48:32: access for people who are living at or below the
 00:48:32 --> 00:48:35: poverty line. And then I really think we have to
 00:48:35 --> 00:48:39: look seriously at our state and local policy around property
 00:48:39 --> 00:48:42: tax as the primary revenue generator. That's not the case
 00:48:42 --> 00:48:45: in every state, but in most in many states it
 00:48:45 --> 00:48:47: is. That can be a deeply regressive.
 00:48:48 --> 00:48:52: Tax that really feeds into gentrification and displacement
 cycles. So
 00:48:52 --> 00:48:54: I think it's a I think we have to look
 00:48:54 --> 00:48:57: at the entire ecosystem of our housing challenge here, our
 00:48:57 --> 00:49:00: housing crisis. And I think we all need to come
 00:49:00 --> 00:49:03: together and be alive around the same values. And I
 00:49:03 --> 00:49:06: think many people I talked to, whether you're in the
 00:49:06 --> 00:49:09: private sector as a developer, you're in the public sector
 00:49:09 --> 00:49:11: as a regulator or or bureaucrat.
 00:49:11 --> 00:49:14: If you're in the nonprofit sector, I think we all
 00:49:14 --> 00:49:17: share some values around this. And I think that's where
 00:49:17 --> 00:49:19: we have to come together and make this a priority.
 00:49:19 --> 00:49:21: So I will end there and pass it out to
 00:49:21 --> 00:49:22: Jeremy. Thank you.
 00:49:25 --> 00:49:28: Hey, good afternoon everyone or good morning to those who
 00:49:29 --> 00:49:31: are not on the East Coast again, I'm Jeremy Sharpe.
 00:49:31 --> 00:49:34: I'm the zoning administrator for the City of Norfolk. In
 00:49:34 --> 00:49:37: in 15 years here though, I've done just about every
 00:49:37 --> 00:49:40: every planning job you can think of in a in
 00:49:40 --> 00:49:43: a local government. So a lot of different perspectives on
 00:49:43 --> 00:49:46: that. So welcome to Norfolk. Next slide please. Just real
 00:49:46 --> 00:49:49: quick, if you're not familiar with us, we're on the
 00:49:49 --> 00:49:51: coast. We are, we are. We're walled in by our

00:49:51 --> 00:49:53: neighbors. We're walled in by the water.

00:49:54 --> 00:49:58: We're 97% developed. So we're built on anything we're doing

00:49:58 --> 00:50:02: is shifting, shifting the deck chairs around, moving around things

00:50:02 --> 00:50:05: in the closet. That's what we do with our development

00:50:05 --> 00:50:09: here in Norfolk. Next slide, please. So we're an old

00:50:09 --> 00:50:12: city. We have a number of significant challenges that we

00:50:12 --> 00:50:16: face. And so we view everything in our department in

00:50:16 --> 00:50:19: our city from the standpoint of resilience and we have

00:50:19 --> 00:50:23: three big resilience challenges that we're approaching.

00:50:24 --> 00:50:27: One, coastal resilience. We are one of the most at

00:50:27 --> 00:50:30: risk seat cities in the country to sea level rise.

00:50:30 --> 00:50:34: We deal with recurrent flooding on a daily basis. It's

00:50:34 --> 00:50:37: just a part of life around here and it's just

00:50:37 --> 00:50:41: it's just getting worse. We do deal with economic resilience.

00:50:41 --> 00:50:44: We are very limited in our economy to to Navy,

00:50:44 --> 00:50:49: port facilities, in related industries. So when those aspects of

00:50:49 --> 00:50:51: the economy are down, we're down. We are.

00:50:52 --> 00:50:56: Vastly improving that over the last decades. But we're still

00:50:56 --> 00:50:59: we do still struggle. And then as many cities, we

00:50:59 --> 00:51:05: have significant issues with concentrated poverty,

00:51:05 --> 00:51:09: disconnecting communities, interstates running

00:51:09 --> 00:51:12: through cutting neighborhoods in half. Redlining was a

00:51:12 --> 00:51:15: significant issue.

00:51:17 --> 00:51:21: Here we have the good and the bad of urban

00:51:21 --> 00:51:25: renewal examples of both. Norfolk was actually one of the.

00:51:25 --> 00:51:29: One of the poster children for urban renewal and we

00:51:29 --> 00:51:33: are dealing with the results of that still today. Next

00:51:33 --> 00:51:37: slide please. So we went into a process really we

00:51:37 --> 00:51:39: we when we rewrote our comprehensive plan in 20

00:51:39 --> 00:51:43: 2013, we went into the process of starting to ask

00:51:43 --> 00:51:47: ourselves how do we.

00:51:47 --> 00:51:50: How do we use zoning to respond to resilience challenges?

00:51:50 --> 00:51:53: Zoning, and as as Nolan's work speaks to zoning, has

00:51:53 --> 00:51:56: been used very poorly in a lot of communities. It

00:51:56 --> 00:51:59: was used very poorly in Norfolk. But zoning has a

00:51:59 --> 00:52:01: lot of power. Zoning can can do quite a bit

00:52:01 --> 00:52:06: for us. How do we use zoning to respond to

00:52:06 --> 00:52:09: those challenges? Next slide, please.

00:52:09 --> 00:52:14: So in 2015, we dove into a zoning ordinance rewrite.

00:52:14 --> 00:52:19: Classic process. Don't need to go too much. Anybody who's

00:52:19 --> 00:52:24: been through this process. That's what the zoning ordinance

00:52:24 --> 00:52:29: rewrite

00:52:14 --> 00:52:17: is like. I'll I'll highlight two things though. One, for
00:52:17 --> 00:52:21: some strange reason I don't entirely understand, we stopped
halfway
00:52:21 --> 00:52:22: through.
00:52:23 --> 00:52:25: Pause pretty much everything in the road a sea level
00:52:25 --> 00:52:28: rise action plan. And I joked the reason why we
00:52:28 --> 00:52:31: did that is because we realized we didn't really have
00:52:31 --> 00:52:34: a good enough strategy to address the resilience challenging
of
00:52:35 --> 00:52:38: flooding a resilience challenges of flooding in our
comprehensive plan
00:52:38 --> 00:52:41: we need to add something else. So we stopped and
00:52:41 --> 00:52:43: we did what we call Vision 2100 which is our
00:52:44 --> 00:52:46: our sea level rise, sea level rise action strategy.
00:52:47 --> 00:52:50: And in second, so we stopped, we did that, we
00:52:50 --> 00:52:53: adopted it and moved on. And in second we we
00:52:53 --> 00:52:57: really went overboard, I think not overboard. We went very,
00:52:57 --> 00:53:00: very strong on the side of working with the local
00:53:00 --> 00:53:01: builders.
00:53:01 --> 00:53:05: There were many agree disagree moments. Many agree
disagree moments,
00:53:05 --> 00:53:07: but we work with them hand in hand. We still
00:53:07 --> 00:53:10: work with them on a regular basis and we still
00:53:10 --> 00:53:13: have agree to disagree moments. But I know other
communities
00:53:13 --> 00:53:16: they they tend to shy away Local government, the builders
00:53:16 --> 00:53:19: are aren't going to cooperate with us, so we're not
00:53:19 --> 00:53:21: going to work with them. We met with them weekly
00:53:22 --> 00:53:25: for a time. Just constant conversations are zoning ordinance.
So
00:53:25 --> 00:53:27: just a lesson we we share with a lot of
00:53:27 --> 00:53:30: communities when we talk about this next time, please.
00:53:31 --> 00:53:34: So there's two real things that I want to talk
00:53:34 --> 00:53:37: about here in our zoning orders. We've, you know, listening
00:53:37 --> 00:53:40: to know and listening to Heather talk about what they've
00:53:40 --> 00:53:43: what what they see in the communities around the country.
00:53:43 --> 00:53:46: We're, yeah, we did that. Yeah, we did that. Yeah,
00:53:46 --> 00:53:48: we did that. We're we're doing a lot of those
00:53:48 --> 00:53:51: things. But there's two other things I want to touch
00:53:51 --> 00:53:54: on that really kind of frame the power for us
00:53:54 --> 00:53:56: of what zoning can do to help us with our
00:53:56 --> 00:53:59: challenges. One, we implemented what we call a resilience
question.
00:54:01 --> 00:54:04: So our resilience question applies to any new development

and

00:54:04 --> 00:54:07: it's we look at it in two ways on the

00:54:07 --> 00:54:10: screen here you see how we will apply it to

00:54:10 --> 00:54:13: single family development. We do 2 to 400 new single

00:54:13 --> 00:54:16: family homes a year, almost all of them are redevelopment,

00:54:17 --> 00:54:20: taking down old house, putting up a new house and

00:54:20 --> 00:54:23: so we require for all new single family homes we

00:54:23 --> 00:54:26: require these three things elevate so you're less risk of

00:54:26 --> 00:54:27: flooding.

00:54:28 --> 00:54:31: Simple as that, 16 inches. We're not saying crawl space.

00:54:31 --> 00:54:35: We're saying two blocks elevated up off the ground so

00:54:35 --> 00:54:38: that if the storm system fails in front of your

00:54:38 --> 00:54:41: house, you won't get water in your house. We we

00:54:41 --> 00:54:44: address stormwater management two ways of doing that. One, it

00:54:45 --> 00:54:48: was initially called the rain barrel roll. We require the

00:54:48 --> 00:54:51: installation of rain barrels and as you can see, 200

00:54:51 --> 00:54:55: gallons. That ends up being often times 450 gallon rain

00:54:55 --> 00:54:55: barrels.

00:54:56 --> 00:54:59: We don't love that rule. We didn't have a much

00:54:59 --> 00:55:02: better idea at that point. Since the since 2018 though,

00:55:02 --> 00:55:05: we've had people doing come up with a lot of

00:55:05 --> 00:55:08: little mini BMP's and things like that to capture water

00:55:08 --> 00:55:11: that we've approved as part of standard conditions. And more

00:55:11 --> 00:55:15: recently we actually adopted a tree preservation ordinance that incorporated

00:55:16 --> 00:55:19: a preservation and planting incentive. The most important thing for

00:55:19 --> 00:55:21: us? We want you to preserve the tree.

00:55:22 --> 00:55:25: If there's a big tree on your yard, preserve it.

00:55:25 --> 00:55:28: And so we give credit for that. And then the

00:55:28 --> 00:55:32: third, we require everybody to install a generator. Hookup don't

00:55:32 --> 00:55:35: have to install a generator, you know it's just the

00:55:35 --> 00:55:38: switch on the the panel. That alone we thought we

00:55:38 --> 00:55:42: we see hurricanes and make sure that we could people

00:55:42 --> 00:55:43: could easily.

00:55:44 --> 00:55:47: Deal with that sort of thing without having to get

00:55:47 --> 00:55:51: the electrical permit to come install the the hook up

00:55:51 --> 00:55:55: and then do the generator. So basic approach, single family,

00:55:55 --> 00:56:01: next slide please. So multifamily, commercial, industrial projects, it gets

00:56:01 --> 00:56:06: much more complicated. There's really two approaches. There's, there's one.

00:56:06 --> 00:56:10: The first one we say capture your first inch and

00:56:10 --> 00:56:14: a quarter of water that falls. So generally you're doing

00:56:14 --> 00:56:18: a stormwater pond, some other type of BMP. Make sure

00:56:18 --> 00:56:23: that facility can accommodate that that level of stormwater you

00:56:23 --> 00:56:27: you you address that we're good. We also allow for

00:56:27 --> 00:56:30: the other option is a set of points tables, so

00:56:30 --> 00:56:31: we have.

00:56:32 --> 00:56:34: You need to get a certain number of points for

00:56:34 --> 00:56:37: the number of units you're developing. And then you get

00:56:37 --> 00:56:39: to choose from those 3 categories that I mentioned, risk

00:56:39 --> 00:56:43: reduction, stormwater management, energy resilience. And you can see from

00:56:43 --> 00:56:46: the graphics here on the top right, just one example

00:56:46 --> 00:56:49: of a project that has resulted in developers providing things

00:56:49 --> 00:56:52: that they wouldn't have otherwise provided in their development. So

00:56:52 --> 00:56:55: you see this project actually installed a full roof, which

00:56:55 --> 00:56:57: is not something that we've seen very much of.

00:56:58 --> 00:57:01: So we don't require it. It's not a strict strict

00:57:01 --> 00:57:05: zoning requirements, not an incentive. It's simply you have to

00:57:05 --> 00:57:08: meet the stairs somehow. There's a list of 20 things

00:57:08 --> 00:57:11: you can do. You have to get enough, they each

00:57:11 --> 00:57:14: have a point value, you have to get something and

00:57:14 --> 00:57:17: include those things. In our opinion this has been

00:57:17 --> 00:57:20: a pretty big success. It has not driven away development,

00:57:20 --> 00:57:24: it has not raised development cost substantially and we have

00:57:24 --> 00:57:26: seen a lot of really good interventions.

00:57:27 --> 00:57:30: Installed that otherwise would not have been installed. So this

00:57:30 --> 00:57:33: is the thing we probably talk about the most with

00:57:33 --> 00:57:36: our with our new zoning ordinance, our resilience question, but

00:57:36 --> 00:57:38: there's a lot of other things that we can always

00:57:38 --> 00:57:40: touch on as well. Next slide please. So the other

00:57:40 --> 00:57:43: thing I wanted to talk about in this relates to

00:57:43 --> 00:57:46: our social and neighborhood resilience and economic challenges is something

00:57:46 --> 00:57:49: that we've done actually we had done, it actually predates

00:57:49 --> 00:57:51: our our new zoning ordinance a little bit.

00:57:52 --> 00:57:55: But it's a we think a really good example of

00:57:55 --> 00:57:59: how you can leverage zoning to really get make some
00:57:59 --> 00:58:05: big differences. So our our old Tiresville neighborhood,
Norfolk historically

00:58:05 --> 00:58:10: African American community was very much a red line
community

00:58:10 --> 00:58:14: basically ignored by the by the region at large for
00:58:14 --> 00:58:18: the last several decades high crime, your classic in inner
00:58:19 --> 00:58:20: city neighborhood.

00:58:21 --> 00:58:25: Almost no new development the last 20 years and what
00:58:26 --> 00:58:29: little was in there did not fit the pattern at
00:58:29 --> 00:58:33: all. It was the next slide please. So the neighborhood
00:58:33 --> 00:58:37: was was engaged and in about 2015, 2016 with the
00:58:37 --> 00:58:41: idea of what can we do to bring new development
00:58:41 --> 00:58:43: as the community and we.

00:58:43 --> 00:58:46: We had a an idea and a willing community. We
00:58:46 --> 00:58:49: had an idea that why don't we develop a set
00:58:49 --> 00:58:52: of plans that that can be used by community member,
00:58:52 --> 00:58:56: by developers to develop in this community. And so we
00:58:56 --> 00:59:00: created the traditional neighborhoods pattern book and this
is, I'm

00:59:00 --> 00:59:04: sorry, plan book. This is not a pattern book. It's
00:59:04 --> 00:59:07: not design guidelines. It's none of that. This is these
00:59:07 --> 00:59:11: are actual stamped plans that a developer can come in
00:59:11 --> 00:59:11: by a lot.

00:59:12 --> 00:59:15: Use these plans, come down the city, get them for
00:59:15 --> 00:59:18: free use these plans, go build on with a site
00:59:18 --> 00:59:21: plan and you're and you're done. And so we developed
00:59:21 --> 00:59:24: these in 2017 for our first neighborhood and what we
00:59:24 --> 00:59:27: call the Huntersville. And then a couple years ago it
00:59:27 --> 00:59:30: was put into another neighborhood because it was such a
00:59:30 --> 00:59:34: success. But I'll talk a little bit more about Huntersville
00:59:34 --> 00:59:37: first. So from a zoning standpoint, the plan, but that's
00:59:37 --> 00:59:38: not zoning.

00:59:38 --> 00:59:42: It it fits into it. But from the zoning standpoint
00:59:42 --> 00:59:45: we had to we had to really work with the
00:59:45 --> 00:59:50: community. So Huntersville was an area that was
disadvantaged by

00:59:50 --> 00:59:54: zoning. It was largely developed with 25 by 100 foot
00:59:54 --> 00:59:59: lots, narrow lots, largely single family, largely in 19 between
00:59:59 --> 01:00:03: 1920s and 1940s. And it was, it was laid out
01:00:03 --> 01:00:07: that way but sometime after the war it was rezoned
01:00:07 --> 01:00:07: to.

01:00:08 --> 01:00:10: 50 by 100 minimum lot size. So you suddenly took

01:00:10 --> 01:00:14: all of these lots and you made them grandfather nonconforming,

01:00:14 --> 01:00:18: which immediately limits what people can spend on their properties

01:00:18 --> 01:00:20: to maintain them and it makes it makes it very

01:00:20 --> 01:00:23: challenging. You have to go through a lot more hoops

01:00:23 --> 01:00:26: to develop. So first step we took again working with

01:00:26 --> 01:00:30: the community. Many communities are very suspicious of this type

01:00:30 --> 01:00:33: of thing, but we work very closely with this community.

01:00:33 --> 01:00:36: We reduce the minimum lot size down to 2525 by

01:00:36 --> 01:00:36: 100.

01:00:37 --> 01:00:42: But the community, rightfully so, was concerned about what would

01:00:42 --> 01:00:45: happen if we did that and then didn't put some

01:00:45 --> 01:00:48: standards in place. That's where the the Plan book comes

01:00:48 --> 01:00:52: in. But that's where the the standards. So we put

01:00:52 --> 01:00:56: strict standards about elevation, porch sizes, garage location, in fact

01:00:56 --> 01:01:00: 25 foot lots, garages are largely not permitted.

01:01:01 --> 01:01:04: Those types of elements were brought into place and then

01:01:04 --> 01:01:07: if you follow the city plans you can do this

01:01:07 --> 01:01:09: by right if you want to deviate from those plans

01:01:09 --> 01:01:13: and and go another direction and most developers would want

01:01:13 --> 01:01:15: to do that. The plans that we developed are very

01:01:15 --> 01:01:18: good plans. They're in many, they're two by sixes instead

01:01:18 --> 01:01:22: of 2 by 4. They're encapsulating crawl spaces there. There

01:01:22 --> 01:01:24: are a lot of things that are really cutting is

01:01:24 --> 01:01:27: the idea of really developing resilient homes that would last

01:01:27 --> 01:01:28: the test of time.

01:01:30 --> 01:01:34: Large, larger developers shied away. There's no interest in doing

01:01:34 --> 01:01:37: this. But a lot of smaller developers, minority developers have

01:01:37 --> 01:01:41: come in, and it's been actually an overwhelming success. With

01:01:41 --> 01:01:42: that next slide, please.

01:01:45 --> 01:01:47: And Jeremy, after this one, I think we might need

01:01:47 --> 01:01:48: to pause just the way I have time to answer

01:01:48 --> 01:01:49: a few questions.

01:01:49 --> 01:01:52: This should be my last slide anyway, so so the

01:01:53 --> 01:01:57: results here in a neighborhood where we had 300 vacant

01:01:57 --> 01:01:57: lots.

01:01:58 --> 01:02:01: We had very little on the way of development in
01:02:01 --> 01:02:04: recent year until recent years. We've built 60 new homes.
01:02:04 --> 01:02:07: Almost every one of them is one of our traditional
01:02:07 --> 01:02:11: neighborhoods. Plan book homes in nearly all. We're on 25
01:02:11 --> 01:02:14: foot now, conforming lots rather than not conforming lots.
Just
01:02:14 --> 01:02:17: showing the power of what you can do between the
01:02:17 --> 01:02:21: the the element of the city providing some investment and
01:02:21 --> 01:02:24: some incentives to developers, but also the the idea of
01:02:24 --> 01:02:25: really.
01:02:25 --> 01:02:29: Responsibly up zoning a neighborhood and actually properly
zoning the
01:02:29 --> 01:02:32: neighborhood to what it should have always been zoned
before.
01:02:32 --> 01:02:34: And with that, I am. I believe I'm done.
01:02:36 --> 01:02:40: All right. Thanks. I'm going to stop sharing my screen
01:02:40 --> 01:02:43: for a second and get to some of the questions
01:02:43 --> 01:02:45: and we have just a few minutes left. So we
01:02:45 --> 01:02:49: have lots of great questions in the Q&A. First, I
01:02:49 --> 01:02:51: wanted to open this up to the full panel. We
01:02:51 --> 01:02:54: had a question from Phil who says.
01:02:55 --> 01:02:58: And this was earlier on. He says he didn't notice
01:02:58 --> 01:03:01: a lot about outreach to developers of the real estate
01:03:01 --> 01:03:04: community to find solutions to zoning hurdles. Jeremy, I
know,
01:03:04 --> 01:03:07: I think you touched in your presentation a little bit
01:03:07 --> 01:03:10: on this, but could maybe maybe I'll pass it to
01:03:10 --> 01:03:13: Nolan 1st and talk about you could just share a
01:03:13 --> 01:03:16: couple thoughts about the role of real estate developers and
01:03:16 --> 01:03:20: in finding solutions to updating zoning and then anyone else
01:03:20 --> 01:03:21: who wants to chime in after that.
01:03:25 --> 01:03:28: Yeah, sure. I mean, we work very collaboratively with
developers.
01:03:28 --> 01:03:30: I mean we we're trying to legalize housing that our
01:03:30 --> 01:03:33: local developers are, especially our small developers can
immediately start
01:03:33 --> 01:03:36: building. We work collaboratively when we're developing the
policy and
01:03:36 --> 01:03:39: then we work with them when we're figuring out how
01:03:39 --> 01:03:40: to refine it and we go back and check it
01:03:40 --> 01:03:42: if we're not getting the units that we need to
01:03:42 --> 01:03:43: see.
01:03:44 --> 01:03:46: Yep. Heather, I'm sure you did a lot of outreach
01:03:46 --> 01:03:50: with the development community and your work on

Minneapolis 2040.

01:03:50 --> 01:03:52: Is there anything you wanted to add there?

01:03:53 --> 01:03:56: No, just to say that yes, we did an immense

01:03:56 --> 01:03:59: amount of outreach with the development community and I was

01:03:59 --> 01:04:02: on the ULI Management Committee for the Minnesota chapter at

01:04:02 --> 01:04:04: that time. So I had a lot of interaction with

01:04:05 --> 01:04:07: my colleagues in the private sector. And I think, you

01:04:07 --> 01:04:10: know that was one of the main things that drove

01:04:10 --> 01:04:14: parking minimum requirements on in that conversation where developers, especially

01:04:14 --> 01:04:18: affordable housing developers who noted that \$50,000 of space and

01:04:18 --> 01:04:21: the parking requirement imposed by the city was really unreasonable.

01:04:22 --> 01:04:26: And that generated, I think a major change that Minneapolis adopted so.

01:04:26 --> 01:04:27:

01:04:29 --> 01:04:32: Great. I see a question for Jeremy, which is about

01:04:32 --> 01:04:37: accessibility. How do you address this accessibility when elevating buildings

01:04:37 --> 01:04:40: and is what's it seems like you know could be

01:04:40 --> 01:04:44: a considerable cost and how, how is that addressed?

01:04:44 --> 01:04:47: It it is a it is a considerable challenge that

01:04:47 --> 01:04:51: we do deal with. We hear from the developers at

01:04:51 --> 01:04:53: all times. I don't know that I have a great

01:04:54 --> 01:04:56: answer for it is it's a challenge that we

01:04:57 --> 01:04:59: deal with. We one of the things that we have

01:04:59 --> 01:05:04: specifically dealt with is with multifamily, with commercial, any elevation

01:05:05 --> 01:05:06: requirements we have.

01:05:06 --> 01:05:09: They're for the, they're for the unit, they're not for

01:05:09 --> 01:05:12: the lobby. So giving people the opportunity to get get

01:05:12 --> 01:05:15: their residents, get their guests, I elevated through the building,

01:05:15 --> 01:05:18: giving it more flexibility there. But it's that's definitely a

01:05:18 --> 01:05:20: challenge that we've had to have had had to deal

01:05:20 --> 01:05:21: with.

01:05:22 --> 01:05:27: Great. And I've seen a few questions about formbased codes,

01:05:27 --> 01:05:32: lots of interest there. Takara, maybe you can speak to

01:05:32 --> 01:05:35: this question from Rachel Toker. It's.

01:05:37 --> 01:05:39: In terms of form based codes, can you talk about

01:05:39 --> 01:05:42: how they can promote environmental resilience or green

infrastructure? Do

01:05:42 --> 01:05:45: you have any thoughts or examples you could share for

01:05:45 --> 01:05:45: Rachel on that?

01:05:46 --> 01:05:50: Some thoughts. I would say implicitly and explicitly it supports

01:05:50 --> 01:05:53: that. The idea of the kind of the driving idea

01:05:54 --> 01:05:57: behind form based code is that you have that mixed-use

01:05:57 --> 01:06:02: compact development, so it's inherently baked into that, right? You're

01:06:02 --> 01:06:03: not using as much.

01:06:04 --> 01:06:08: Surface covering with asphalt, you have units that are closer

01:06:08 --> 01:06:11: together, units that are closer to the street. So all

01:06:11 --> 01:06:15: that kind of works together from like a practical standpoint

01:06:15 --> 01:06:19: and then from like a theoretical standpoint is just kind

01:06:19 --> 01:06:22: of baked into the mentality of forming code.

01:06:24 --> 01:06:27: Great. I see a question about gentle density and missing

01:06:27 --> 01:06:30: middle proposals. We've seen a lot in the media about

01:06:30 --> 01:06:31: missing middle.

01:06:31 --> 01:06:35: Recently, but this question is about has anyone started to

01:06:35 --> 01:06:40: see an increased interest in neighborhood commercial or accessory commercial

01:06:40 --> 01:06:44: units to support denser neighborhoods? It's a really interesting question.

01:06:45 --> 01:06:49: That is a fantastic question. Say it goes through, it

01:06:49 --> 01:06:52: goes back to that form based codes are kind of

01:06:52 --> 01:06:56: like agnostic about the use. Youth is not completely eliminated

01:06:56 --> 01:06:59: from the conversation, but the idea is that does it

01:06:59 --> 01:07:00: look like the form?

01:07:01 --> 01:07:03: Yes, any use can go there. And so if you

01:07:03 --> 01:07:07: kind of go back and think about traditional zoning, where

01:07:07 --> 01:07:10: it was all about the separation of uses for the

01:07:10 --> 01:07:14: health of the community, separating those noxious uses. So you

01:07:14 --> 01:07:18: wanted to have your heavy industrial away from your residential.

01:07:18 --> 01:07:21: That's kind of not the point now because heavy industrials

01:07:21 --> 01:07:25: for the most part in America is offshore. So that's

01:07:25 --> 01:07:27: kind of a moot point, right. So now you have

01:07:27 --> 01:07:30: these areas where you can kind of think about.

01:07:31 --> 01:07:34: What does it look like versus what is the use

01:07:34 --> 01:07:38: inside of the box? So it's inherently built into it,

01:07:38 --> 01:07:42: it's baked into it. It's anything you can go anywhere.

01:07:42 --> 01:07:45: And it's kind of like what do people want to

01:07:45 --> 01:07:48: see this use, this, this building become?

01:07:49 --> 01:07:51: One and another thing I kind of add on like

01:07:51 --> 01:07:54: just the idea of missing middle, there actually was a

01:07:54 --> 01:07:58: really big win about that Most recently Tuesday, Arlington County

01:07:58 --> 01:08:01: approved their missing middle housing plan and they're think they're

01:08:01 --> 01:08:05: framing it as expanding housing options. So just wanted to

01:08:05 --> 01:08:08: throw that out there for everybody that it's it's gaining

01:08:08 --> 01:08:11: traction, it's on the county level, but we think it's

01:08:11 --> 01:08:14: going to be a national best practice that the county's

01:08:14 --> 01:08:15: adopting it at that level.

01:08:19 --> 01:08:22: Great. And I think maybe just to close out, we

01:08:22 --> 01:08:25: have a question. What is the best way for those

01:08:25 --> 01:08:29: who want to advocate at the local level for zoning

01:08:29 --> 01:08:32: reform? What do they do? I want like maybe just

01:08:32 --> 01:08:36: three or four words pieces of advice for folks, maybe

01:08:36 --> 01:08:39: all of you. I'll Heather's off from you.

01:08:39 --> 01:08:42: What do you say, Heather? Yeah, you know, I'm anxious

01:08:42 --> 01:08:43: to talk about this it.

01:08:43 --> 01:08:45: Can be done in three or four words too. It's

01:08:45 --> 01:08:45: very.

01:08:46 --> 01:08:50: Yeah, absolutely. Build an alliance with shared values.

01:08:51 --> 01:08:57: Great, Nolan. Well, not to put people on the spot.

01:08:58 --> 01:09:00: Yeah, No, I I would say this is a moment

01:09:00 --> 01:09:03: where we really have a once in a generation window

01:09:03 --> 01:09:05: to make a lot of really big reforms and I

01:09:05 --> 01:09:06: would say, you know.

01:09:06 --> 01:09:09: Get active. Talk to your local elected officials, your state

01:09:09 --> 01:09:12: elected officials. Talk to your planners. Certainly within a lot

01:09:12 --> 01:09:15: of planning offices, I find there are people who know

01:09:15 --> 01:09:17: what needs to be done, and they're waiting for cover.

01:09:17 --> 01:09:20: They're waiting for popular demand and buying for some of

01:09:20 --> 01:09:23: the stuff. Get involved. Figure out what the binding constraints

01:09:23 --> 01:09:26: on infill development in your communities are and and and

01:09:26 --> 01:09:27: start building a coalition for reform.

01:09:28 --> 01:09:31: Before we go to Takar and Jeremy, my colleague Victoria

01:09:31 --> 01:09:34: put a link in the chat to a survey about

01:09:34 --> 01:09:37: today's webinar. We would really appreciate it if you take

01:09:37 --> 01:09:39: the survey to let us know what you thought about

01:09:39 --> 01:09:42: the webinar today and our programs moving forward. So please

01:09:42 --> 01:09:45: click that link, just it'll take one minute to take
 01:09:45 --> 01:09:48: the survey. And now I'll kick it over to Jeremy,
 01:09:48 --> 01:09:49: your closing thoughts.
 01:09:50 --> 01:09:52: You know I say from a from a community member,
 01:09:52 --> 01:09:55: you know it's it's know who the decision makers are.
 01:09:55 --> 01:09:57: Know who those who can move the needle. I can't
 01:09:57 --> 01:09:59: tell you how many times I've I've dealt with the
 01:10:00 --> 01:10:02: preaching to the choir and as a as a local
 01:10:02 --> 01:10:04: practitioner I want to do it. I'm pushing for it.
 01:10:04 --> 01:10:06: I can't get you there. You're going to have to
 01:10:06 --> 01:10:09: get it there through other means. You're going to have
 01:10:09 --> 01:10:10: to work the council members.
 01:10:10 --> 01:10:14: Etcetera. So great. Thanks Jeremy. And to Carl, I'll let
 01:10:14 --> 01:10:16: you close this out.
 01:10:17 --> 01:10:19: Biggie backing off of what Jeremy said. Be present.
 01:10:20 --> 01:10:23: What is it that 90% of opportunities in life are
 01:10:23 --> 01:10:27: taken by those who are simply there. Be present, speak
 01:10:27 --> 01:10:31: up, become known as your your Planning Commission and
 your
 01:10:31 --> 01:10:36: governing bodies conversations and help drown out the vocal
 minority
 01:10:36 --> 01:10:40: so that everybody's voice can be heard. And that's what
 01:10:41 --> 01:10:44: the civic engagement process is there for, for us to
 01:10:44 --> 01:10:45: to be present.
 01:10:46 --> 01:10:49: But we find that sometimes just one person or a
 01:10:49 --> 01:10:53: select few are able to access that process. So simply
 01:10:53 --> 01:10:57: figuring out who is your planning staff members, who is
 01:10:57 --> 01:11:01: your, your, your, your governing body, that local board, who
 01:11:01 --> 01:11:05: is your elected official, and engaging with them both at
 01:11:05 --> 01:11:07: those meetings and and offline.
 01:11:08 --> 01:11:11: All right. Thank you so much again. Victoria. Put the
 01:11:11 --> 01:11:14: link in the chat again for the survey. Please share
 01:11:14 --> 01:11:15: your feedback with us.
 01:11:16 --> 01:11:19: But I want to thank our four panelists, Jeremy Sharpe,
 01:11:19 --> 01:11:23: Heather Worthington, Nolan Gray and Takara Nicole
 Thomas. We really
 01:11:23 --> 01:11:26: appreciate your expertise, your time today. And to all of
 01:11:26 --> 01:11:29: you who joined today's webinar, thank you for engaging in
 01:11:29 --> 01:11:33: this conversation, very lively conversation in the chat in the
 01:11:33 --> 01:11:36: Q&A, look out for the recording and please stay engaged
 01:11:36 --> 01:11:39: with you, Ally, on this topic and others. So thank
 01:11:39 --> 01:11:41: you again. And with that, I'll close out.

This video transcript has been machine-generated, so it may not be accurate. It is for personal use only. Reproduction or use without written permission is prohibited. If you have a correction or for permission inquiries, please contact librarian@uli.org.