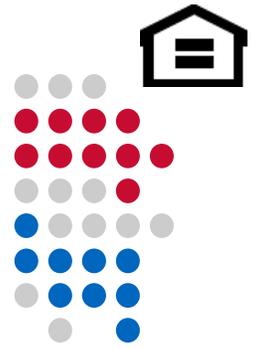




# National Call to Action Alert



## July 2008 Issue

### Western Regional Housing Summit

HUD is proud to announce the Western Regional Housing Summit which will focus on HUD's National Call to Action mission to reduce regulatory barriers to affordable housing and promote innovative strategies to increase production of housing for low and moderate income households. Conference attendance is free and all NCA members are encouraged to participate.

**Western Regional Housing Summit**  
**August 25-26, 2008**  
**Day 1 - 8 a.m. – 5 p.m.**  
**Day 2 - 8 a.m. – Noon**

The summit will feature several concurrent tracks on issues including housing policy, production, preservation and barrier removal. Among the many notable speakers are: Susan Pepler, Assistant Secretary for Community Planning and Development, U.S. Department of Housing and Urban Development; Michael Schill, Dean, UCLA Law School; and Heather Peters, Deputy Secretary for Business Regulation and Housing, California Business, Transportation and Housing Agency.

NCA participants, public officials primarily from California, Nevada, Arizona and Hawaii, local housing agencies, nonprofit developers, architects and consultants will be represented at the summit which will provide an excellent opportunity to learn from and meet individuals who manage, utilize, and oversee public and private housing programs. At the time of print over 160 participants have already registered, representing 20 public agencies.

**To register for the conference, follow this link**

[http://www.surveymonkey.com/s.aspx?sm=Wcsrkc5Wczrnrb8OBaciA\\_3d\\_3d](http://www.surveymonkey.com/s.aspx?sm=Wcsrkc5Wczrnrb8OBaciA_3d_3d)

**All registrations must be completed by  
 August 15, 2008**

**Hotel Information:** To make hotel reservations please call 1-888-627-7184. Ask for the Western Regional Housing Summit group rate. All reservations need to be made directly with the hotel by August 11, 2008.

**Sheraton Universal Hotel**  
**333 Universal Hollywood Drive**  
**Universal City, CA 91608**

For more information regarding the summit please contact:  
 Ramon Mendez – [CalTraining@enterprisecommunity.org](mailto:CalTraining@enterprisecommunity.org)

July 2008



**A. Bryant Applegate**  
 Co-Director



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## City of Bartlesville, Oklahoma



The City of Bartlesville formed the Affordable Housing Taskforce to develop recommendations on reducing regulatory barriers to providing more workforce housing. The taskforce determined that a renter, dedicating 30 percent of their income to housing, needs to earn \$9.09 an hour to rent a home. To own a home, a citizen needs to earn \$15.78 per hour. However, the median hourly wage for Bartlesville is only \$9.79. This results in 34.5 percent of the city workers being able to rent homes while 16.7 percent of workers can neither rent nor buy homes.

The taskforce developed a series of recommendations for city officials to help increase the supply of affordable housing. These recommendations included the following:

- Give priority to affordable housing projects in the fast track development review;
- Explore “permit ready” or pre-approved housing plans for the downtown redevelopment district to decrease design review times;
- Consider waiving development fees including right-of-way, subdivision inspection, and tapping fees;
- Support affordable housing developments by assisting in infrastructure development;
- Provide a full or partial rebate on all city taxes paid on construction material used to build new affordable housing units;
- Educate building professionals on advancements in innovative building materials and energy efficient systems;
- Consider creating a Tax Increment Financing (TIF) district to assist affordable housing subdivision construction;
- Adopt a voluntary inclusionary zoning ordinance with a density bonus incentive; and
- Create a Housing Replacement Ordinance that will require developers to replace affordable units that were either converted into commercial units or demolished for new development.



To read the entire report submitted by Bartlesville visit: [www.huduser.org/rbc/nca/reports.html](http://www.huduser.org/rbc/nca/reports.html)

## National Regulatory Barriers Database Initiative Report Set for Publication

In 2003, HUD’s America’s Affordable Communities Initiative (AACI) was created to assist states and local governments reduce regulatory barriers to affordable housing. One of the AACI’s priorities is to promote research that sought basic information about local land use regulations and its impact on affordable housing. At that time, HUD was advised by leading researchers that the best way to ensure sound, widespread research on state and local barriers was to provide researchers with the raw data on state and local housing and land use regulations. With this information, researchers could begin to answer such questions as: to what degree do communities allow for various forms of residential zoning, including the development of manufactured homes; and how do adequate public facilities ordinances affect affordable housing development. Among the numerous regulations that exist, a thorough investigation of housing and land use standards would uncover the frequency at which rezoning for higher density residential development is approved; and the degree to which adequate public facilities requirements exist locally. Consequently, HUD commissioned an effort to develop a National Regulatory Barriers Database which will provide researchers with the raw data for future research. This forthcoming report is the result of implementing two principal field survey instruments on land-use regulations.

HUD is now set to publish the results of the database development this fall. The report will describe the efforts to develop and test a prototypical survey instrument that collected basic housing and land use regulatory data, and the next steps needed to develop a complete strategy to fulfill the goal of creating a National Regulatory Barriers Database.

### NCA Reports

To view submitted NCA participant reports visit

[www.huduser.org/rbc/nca/reports.html](http://www.huduser.org/rbc/nca/reports.html)

## Traverse City, Michigan

Traverse City, like many cities, experienced a rapid increase in home prices over the past few years. From 1990 to 2005 the average home price increased by 167 percent. However, citizens' average income only rose 57 percent, during this same time period. Local officials quickly recognized the impact local government policies and regulations have on housing affordability issues.

After joining the National Call to Action the city formed a committee in October 2007 to identify regulatory changes that could spur the construction of workforce housing in the community. In the spring of 2008 the committee issued a report stating over 2,000 affordable housing units need to be made available in the coming years, which will be a difficult task without regulatory reform. The committee concluded the report by issuing recommendations including:

- Inclusionary Zoning Dimensional Incentive: Reduce density, lot width, lot area, and impervious surface coverage requirements for affordable units;
- Regulatory Flexibility: Develop flexible zoning amendments for affordable housing developments;
- Cottage Zoning: Develop zoning amendments for cottage house developments;
- Neighborhood Enterprise Zone: Create a district where property taxes will not increase if a home owner makes major home renovations;
- Infrastructure Incentives: Use city funds to assist infrastructure development for affordable housing developments;
- Streamlined Review: Investigate streamlining the review process for affordable housing developments; and
- Accessory Dwelling Units: Adjust zoning regulations to allow accessory dwelling units.



To read the entire report submitted by Traverse City visit:

[www.huduser.org/rbc/nca/reports.html](http://www.huduser.org/rbc/nca/reports.html)

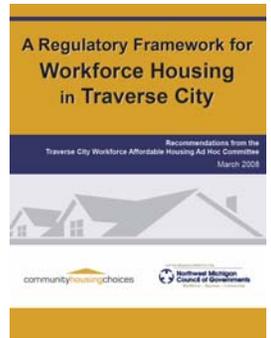
## Cincinnati, Ohio

After signing on to the National Call to Action in January of 2008, the City of Cincinnati established a new Planning Department, made up of the former Planning Division, and the Development and Permit Center. These divisions were consolidated to streamline the issuance of building permits, as well as all zoning approvals needed for a development. To date this year, 60.2 percent of all residential permits in Cincinnati have been reviewed and issued through the walk-through review process in less than 90 minutes. The Permit Center has also implemented a customer friendly, on-line plan submission and payment processes for permits and licenses. In addition, fee-based after-hours and weekend plan review and inspection services have been made available since September, 2007. These operational changes have been implemented to better accommodate the busy schedules of builders and developers in the city. The Permit Center has also created an "express plan review" process in which, for a fee, representatives of all pertinent departments will meet face-to-face with the developer's team to resolve issues and process a permit within a day.

Specific zoning code changes recently implemented by Cincinnati include: reductions in the minimum required land area for Planned Developments and Cluster Housing and modifications to the parking requirements.



For more information on Cincinnati's work towards reducing regulatory barriers please contact: Michael Cervay, Director of the Department of Community Development at (513) 352-1947, [michael.cervay@cincinnati-oh.gov](mailto:michael.cervay@cincinnati-oh.gov) or Amit Ghosh, Deputy Director, Department of Planning at (513) 352-3433, [amit.ghosh@cincinnati-oh.gov](mailto:amit.ghosh@cincinnati-oh.gov)



### An emerging affordable housing solution: Transit Oriented Developments

Community planners are discovering a new strategy to address both affordable housing needs and the growing transportation crisis—building mixed-income communities around transit stations for households of all income levels to live in affordable, convenient, and active communities. A recent report, Realizing the Potential: Expanding Housing Opportunities near Transit, examines how five communities—Boston, Charlotte, Denver, the Twin Cities, and Portland—created and preserved mixed-income housing near transit. The report is available through [www.reconnectingamerica.org](http://www.reconnectingamerica.org).

## Robert L. Woodson, Jr. Award Profile: Corte Madera, California

Each edition of the *National Call to Action Alert* will feature a profile on one of the Robert L. Woodson Award recipients. The Woodson Award, established in 2005 by HUD's America's Affordable Communities Initiative, honors those communities that have expanded affordable housing opportunities by reducing regulatory barriers. In this case, Corte Madera, California demonstrates another example of how a community can overcome unique challenges to create affordable housing within their neighborhoods. We encourage those that have submitted reports or are preparing reports to apply for the Woodson Award.

### Corte Madera, California

Corte Madera is a small community located in affluent Marin County, California. Originally, the town was home to modestly priced housing built to accommodate post World War II growth. Over time, however, decreasing land supply, surging demand, economic growth, and unnecessary or excessive regulations resulted in skyrocketing home prices. Today, the average sales price of a home in Corte Madera is more than \$800,000.



In 2002, the town began to focus on regulatory barriers. Corte Madera changed its land use and related regulations to encourage affordable housing through the creation of an Affordable Housing District as well as other broad-based regulatory reforms. For a small town, results have been dramatic—a 79-unit affordable housing project, various mixed-use projects with low-income and work force housing units, and a number of accessory or “granny flat” units.

The Corte Madera, California is a 2005 recipient of the Robert L. Woodson Award.

### Specific Actions Taken:

- Corte Madera created an Affordable Housing Mixed Use District that tripled density and required at least 50 percent of units be affordable;
- The town increased densities in a number of residential districts;
- The town waived most fees reducing the cost of building or rehabilitating affordable homes;
- Local officials reduced parking standards for all affordable housing; and,
- The town streamlined environmental reviews and other approval requirements for mixed-use and accessory units.

### About the National Call to Action Alert

This newsletter is prepared for the U.S. Department of Housing and Urban Development. The newsletter is intended to provide assistance and support to members of HUD's National Call to Action, an initiative designed to enlist states, local communities, and affordable housing advocacy groups across the nation to commit to producing affordable housing through public participation in a national network for regulatory reform. To learn more about the National Call to Action campaign visit:

<http://www.huduser.org/rbc/nca/index.html>

### Apply Now

Recipients of the Robert L. Woodson, Jr., Award are selected from nominated states, counties, cities, towns, townships, and other municipalities that have significantly reduced regulatory barriers to the construction or rehabilitation of affordable housing for low- and moderate-income families.

In selecting award winners, the review team considers these five factors: Nature of the regulatory reform, Impact, Transferability, Partnership, and Innovative approaches.

To learn more about the Woodson Award or to download a nomination application at [www.hud.gov/initiatives/woodson/award.cfm](http://www.hud.gov/initiatives/woodson/award.cfm)

To receive the Alert newsletter send your contact information, including email, to [nca@newportpartnersllc.com](mailto:nca@newportpartnersllc.com).