

# Zoning reform for housing affordability: Reality or mirage?

ARNAB CHAKRABORTY, PHD AICP  
UNIVERSITY OF ILLINOIS AT URBANA CHAMPAIGN

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## Consortium for Scenario Planning

2021 VIRTUAL CONFERENCE January 13-15 [tinyurl.com/scenarios21](https://tinyurl.com/scenarios21)

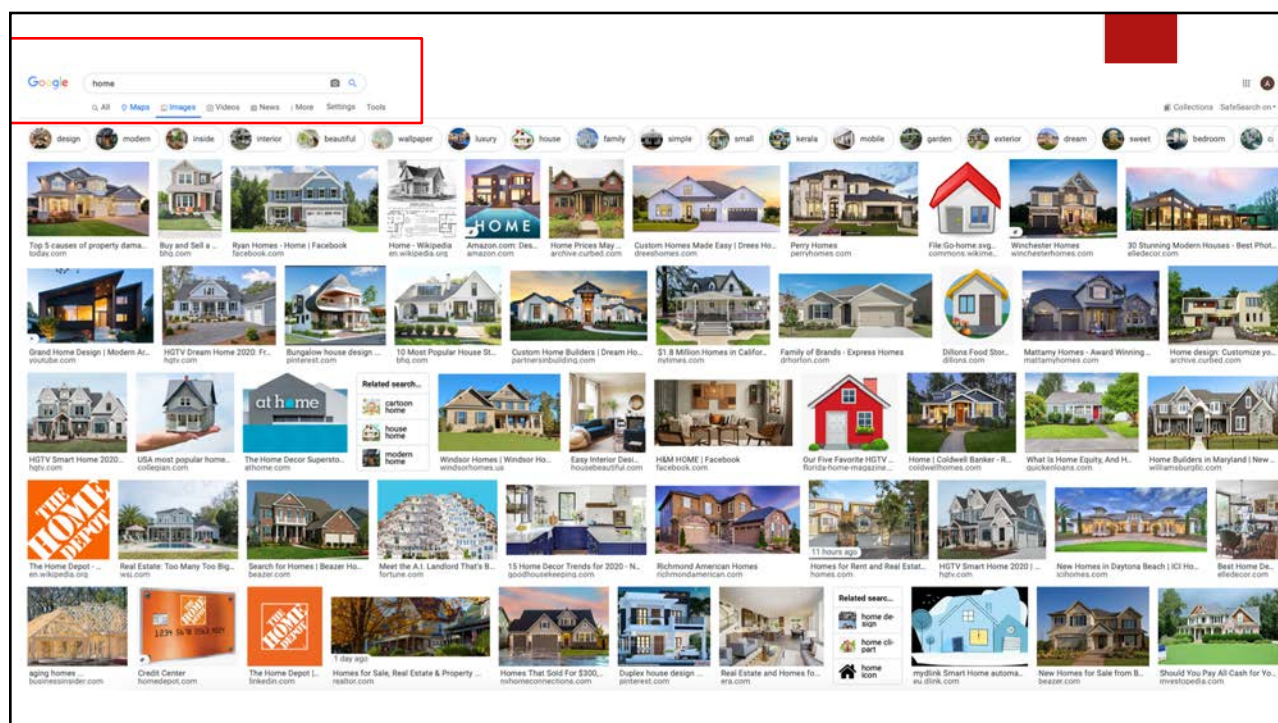
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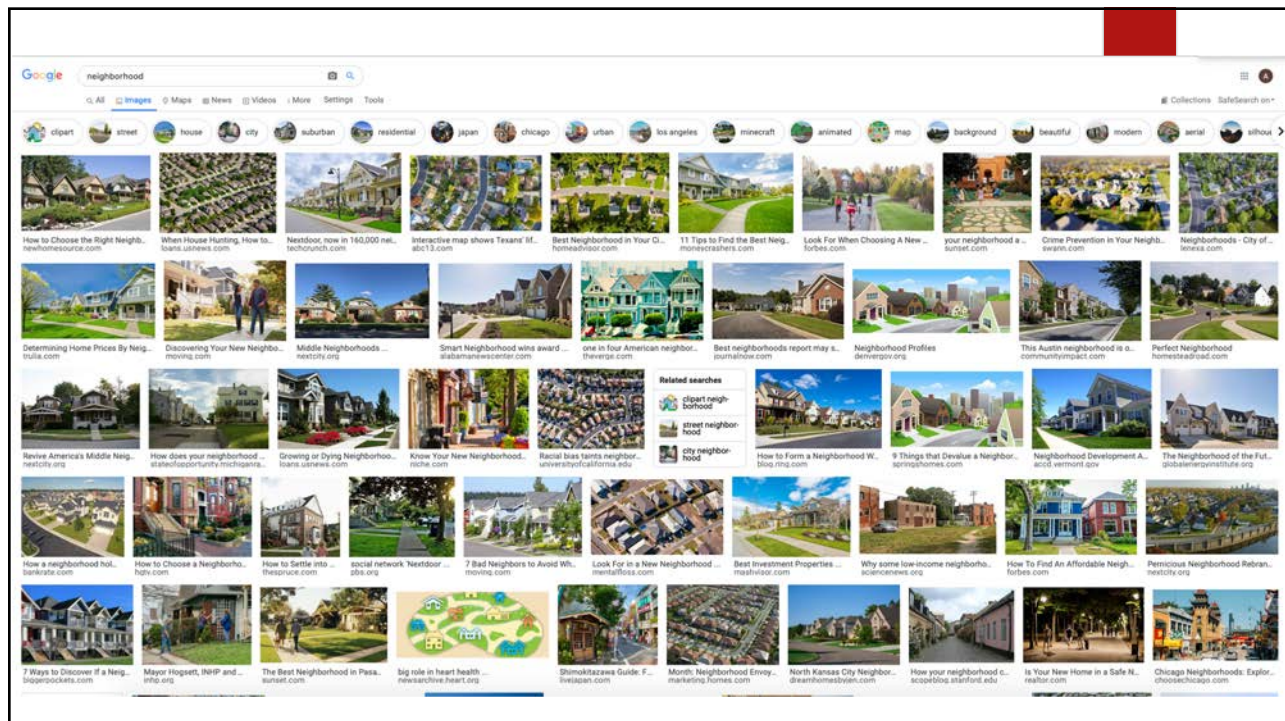
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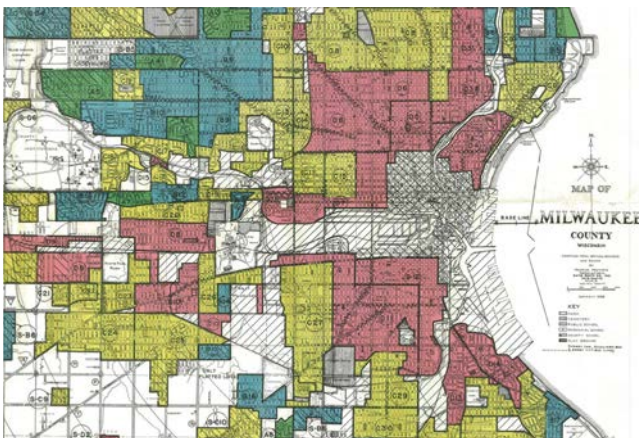
# The Future of Single Family Zoning

1. Are we witnessing the end of single-family zoning?
2. Will ending single family zoning solve the affordable housing problem?





## History of exclusionary housing and lending practices



Red Lining Map of Milwaukee County, WI

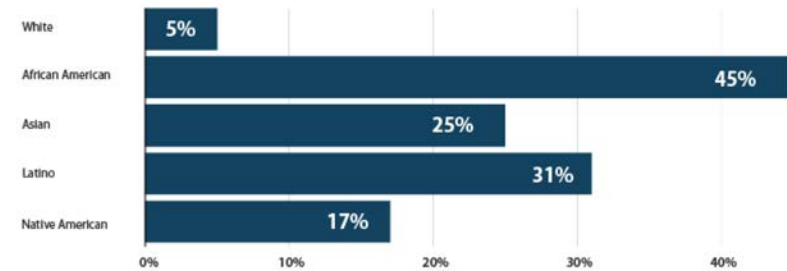


## Ongoing resistance to change

FIGURE 4

**People of color are more likely to report racial discrimination when trying to rent or buy housing**

Likelihood of experiencing racial discrimination when trying to rent or buy housing by race/ethnicity, 2017



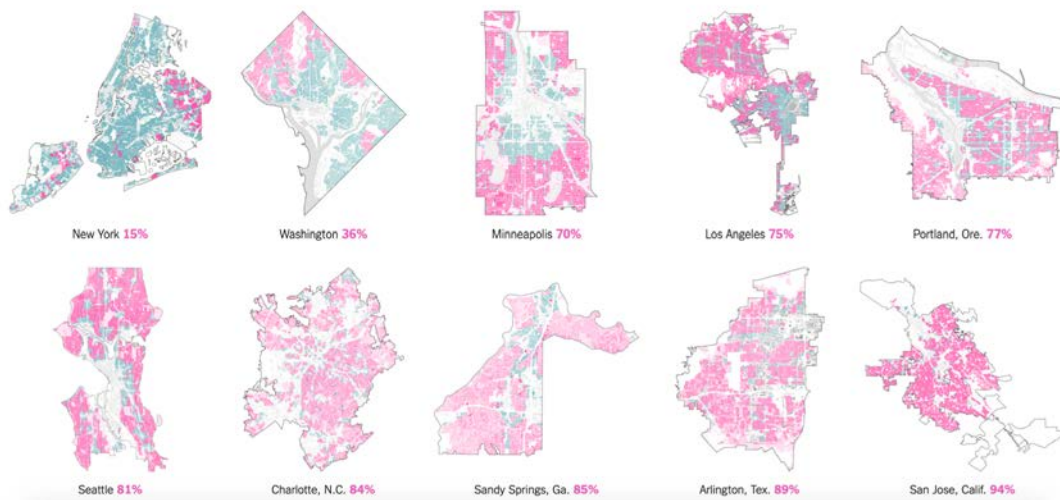
Source: Harvard T.H. Chan School of Public Health, Robert Wood Johnson Foundation, and NPR, "Discrimination in America: Experiences and Views on Affects of Discrimination Across Major Population Groups in the United States" (Boston; Princeton, NJ; and Washington: 2017), available at <https://www.rwjf.org/en/library/research/2017/10/discrimination-in-america-experiences-and-views.html>.

CAP



## Overabundance of R1 zoning

Residential land zoned for: ■ detached single-family homes ■ other housing



<https://www.nytimes.com/interactive/2019/06/18/upshot/cities-across-america-question-single-family-zoning.html>



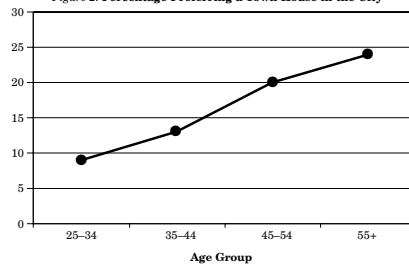
## Claims against R1 zoning

1. There is a market for affordable housing only if we could get rid of the regulatory barriers
2. Removing R1 restrictions will significantly advance social justice and equity.
3. R1 zoning restrictions should be city-wide and beyond.

*Will removing single family zoning restrictions foster higher density development in built-out areas?*

## Market for Denser Housing

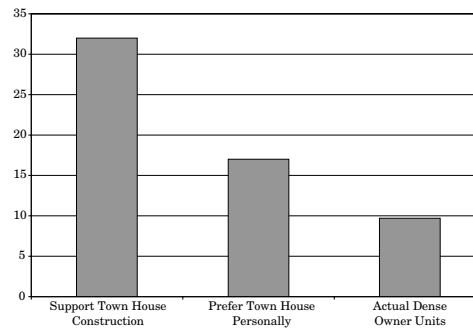
Figure 2. Percentage Preferring a Town House in the City



Source: NAHB 1999.

(Myers & Gearin, 2001)

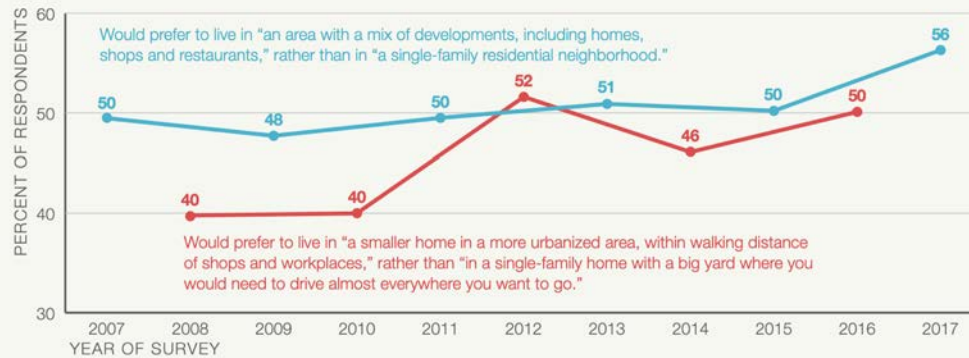
Figure 5. Town House Supply Lags behind Attitudes (in Percents)



Sources: NAHB 1999; U.S. Bureau of the Census 2000.

## Market for Denser Housing

**FIGURE 8** The preference for “walkable urbanism” among Harris County residents (2007–2017)



Stephen L. Klineberg. The Kinder Houston Area Survey: Kinder Institute for Urban Research. May 2017

## Market for Denser Housing

**CITY PAGES**

News Music Food & Drink Arts & Leisure Calendar Movies Best Of Promotions

### Triplex building permits requested in Minneapolis this year: 3

Tuesday, September 1, 2020 by **Hannah Jones** in **News**



<http://www.citypages.com/news/triplex-building-permits-requested-in-minneapolis-this-year-3/572278171>

*Will this improve housing equity  
and bring lower income residents  
to opportunity?*

\$670K vs. 2 X \$400K



<https://www.statesman.com/news/20160904/should-austin-block-or-welcome-development-of-new-homes-on-tiny-lots>

## Avoid displacement risk

TheUpshot

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### ***The Neighborhood Is Mostly Black. The Home Buyers Are Mostly White.***

By EMILY BADGER, QUOCTRUNG BUI and ROBERT GEBELOFF

APRIL 27, 2015

Nationwide, the arrival of white homeowners in places they've long avoided is jolting the economics of the land beneath everyone.



Newly built homes in the South Park neighborhood of Raleigh are now going for \$480,000. As recently as three years ago, this land held a vacant house. — Logan R. Curren for The New York Times

*Is jurisdiction-wide upzoning an appropriate strategy?*



*Will it play in Peoria?*



## Final thoughts

- ▶ Don't stop at just ending single family zoning
- ▶ Coordinate your efforts
- ▶ Don't expect upzoning solve your toughest housing challenges



Arnab Chakraborty  
[arnab@Illinois.edu](mailto:arnab@Illinois.edu)  
@urbanarnab