

Utah Land Use Law Conference

The End of Single-Family Zoning? Housing Affordability and Zoning Reform

November 12, 2020

Utah Land Use Institute

Housing Gap

THE GAP: HOUSING AFFORDABILITY

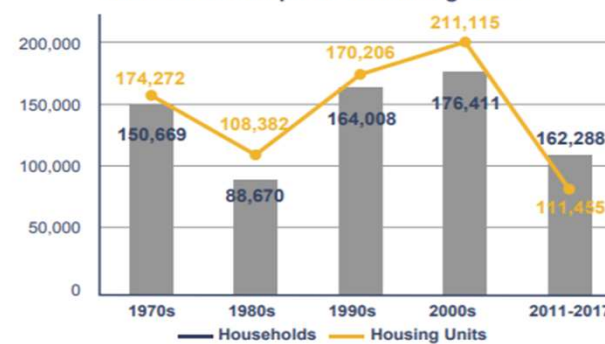


The Gap: Increase in Households Exceeds Increase in Housing Units

All three housing markets are strained: existing homes, rentals and new construction. These conditions caused single-family and rental prices to increase up to 6% last year. Since 2010, Utah has added four new households for every three new housing units.

700,000 new Utahns by 2027

Households Compared to Housing Units



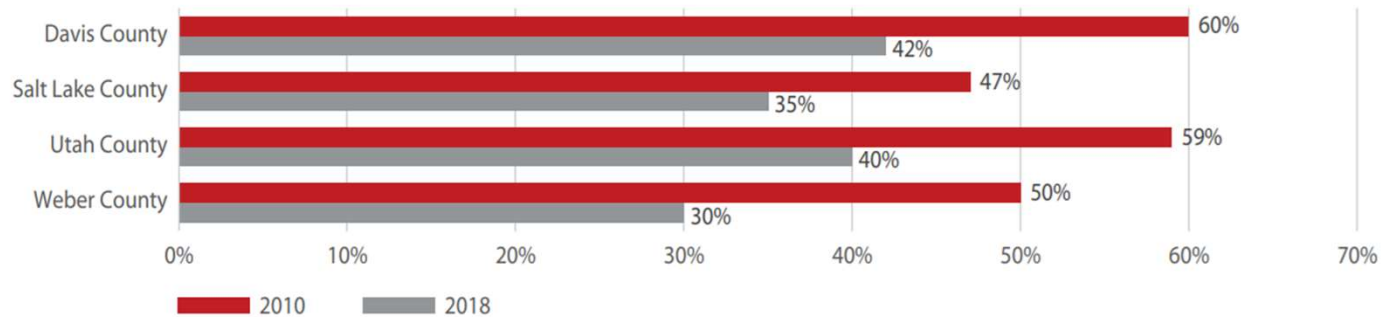
Housing Prices

Chart 9: Median Sales Price of New Single-Family Home in Wasatch Front Counties



Source: Metrostudy.

Chart 10: Percent of Households Able to Afford Median Priced New Single-Family Home in Wasatch Front Counties



Source: Metrostudy and Kem C. Gardner Policy Institute.

Utahns' priorities mostly cross party lines.

Figure 2: Top 10 Priorities of Utahns, by Political Party Identification

Republicans		Democrats		Unaffiliated	
State taxes and gov't spending	1	Public health / pandemic	1	Public health / pandemic	
Jobs and the economy	2	Racial inequality or racism	2	Health care	
K-12 education	3	Health care	3	K-12 education	
Managing growth	4	K-12 education	4	Politicians listening to voters	
Health care	5	Climate change	5	Jobs and the economy	
Politicians listening to voters	6	Housing affordability	6	State taxes and gov't spending	
Crime	7	Air quality	7	Housing affordability	
Public health / pandemic	8	Politicians listening to voters	8	Air quality	
Police (support or reform)	9	Homelessness	9	Managing growth	
Housing affordability	10	Jobs and the economy	10	Partisanship and division	

Key: Items that are unique to one demographic are both highlighted and **bolded**. Items that are shared by only two demographic groups are **bolded**.

Priorities related to the coronavirus top the list of voter concerns in 2020.

Figure 1: Voter Concerns, Ordered by Priority

Most important	1. Health care (costs or accessibility)
	2. State taxes and government spending
	3. K-12 education
	4. Jobs and the economy
	5. Public health / COVID-19 pandemic
High importance	6. Politicians listening to voters
Important	7. Housing affordability
	8. Managing growth
Medium importance	9. Police (support or reform)
	10. Partisanship and division
	11. Air quality
	12. Crime
Low importance	13. Racial inequality or racism
	14. Transportation and traffic
	15. Water supply and quality
	16. Homelessness
Least important	17. Immigration
	18. Climate change



**National Association
of Home Builders**



Regulatory Barriers

Lengthy and complicated review processes related to land development represent an especially difficult challenge for affordably priced housing.

[Learn more](#)



State and Local Housing Affordability

Planners, policymakers and elected officials need to explore the issues involved in building a greater range of housing types.

[Learn more](#)



MINNEAPOLIS

Minneapolis moves forward by allowing triplexes citywide

The City Council sets first part of 2040 plan in motion, eliminating single-family zoning.

By Miguel Otárola Star Tribune | NOVEMBER 8, 2019 — 8:58PM



Alameda Sun

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NEW HOUSING MEASURE ON UPCOMING BALLOT

Tuesday, September 1, 2020 Ekene Ikeme

Alameda voters will decide whether to allow construction of multi-family housing units in Alameda in the upcoming November election.

The ordinance will be on the ballot as Measure Z. Passing Measure Z would repeal Article 26 of the City Charter, which prohibits multiple dwelling units from being built.



Source: Enabling Better Places

POLICY

State moves forward with zoning reform

A bill moving through Vermont legislature adopts key zoning reform measures for walkable communities, even as the state recently completed a report with CNU on incremental changes to land use laws.

ROBERT STEUTEVILLE JUL. 27, 2020



Like many states, Vermont has many communities with outdated affordability problems. The median price of a house in Vermont is \$261,000, according to Zillow.

Los Angeles Times

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How lawmakers are upending the California lifestyle to fight a housing shortage



CORONAVIRUS AND PANDEMIC >

Unhappy with rules for reopening, Riverside County looks to pressure Sacramento

MLB says Justin Turner broke rules by returning to field after positive coronavirus test

How San Francisco became a COVID-19 success



S.B. 34 Affordable Housing Modifications

Bill Text

Status

Hearings/Debate

Enrolled

Printer Friendly

1

AFFORDABLE HOUSING MODIFICATIONS

2

2019 GENERAL SESSION

3

STATE OF UTAH

4

Chief Sponsor: Jacob L. Anderegg

5

House Sponsor: Val K. Potter

6

S.B. 34

Bill Sponsor:



Sen. Anderegg, Jacob L.

Floor Sponsor:



Rep. Potter, Val K.

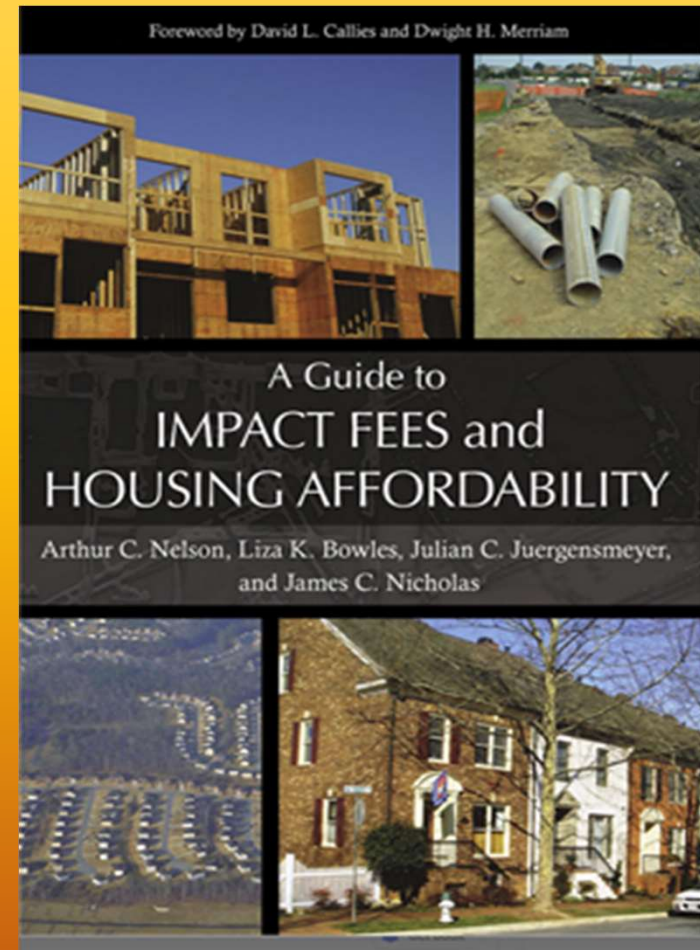
Substitute Sponsor: Rep. Potter, Val K.

Drafting Attorney: Peter Aspinwall

Fiscal Analyst: Sean C. Faherty

Bill Tracking







Journal

Journal of the American Planning Association ›

Volume 86, 2020 - Issue 1

Enter keywords, author

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Commentaries

Calls to End All Single-Family Zoning Need More Scrutiny

Arnab Chakraborty

Pages 123-124 | Published online: 27 Jan 2020

Download citation

<https://doi.org/10.1080/01944363.2019.1689015>



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IVORY HOMES

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**COMMISSION ON HOUSING AFFORDABILITY
AGENDA**

WEDNESDAY, OCTOBER 28, 2020
10:00 A.M – 12:00 P.M.



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