



**LOCAL
MOTIVE
TOUR 2023**

Welcoming All Types of Housing to Your Community

Who needs housing in your community?

- **American households skew small.** Three-fourths of households have only 1 or 2 residents.
- **American homes skew large.** Most of our existing housing stock is large, detached homes on large lots.
- **Only 11% of new homes have 1 or 2 bedrooms.** We need lots of small units to meet our housing and affordability needs.



What stands in the way?

- **Zoning laws** cap density in terms of units per acre, incentivizing developers to build large homes. In most U.S. neighborhoods, traditional village, town, and city patterns are prohibited.
- **This limits our ability to provide walkable neighborhoods** with access to jobs, services, and community amenities.
- **We can't subsidize our way into housing affordability** while choosing to leave zoning laws in place that are designed to make housing more expensive.



We need to legalize the full range of historic housing formats, with an emphasis on efficient ways of housing singles and couples.



6 Things Your City Can Do

1

Eliminate single-family zoning. These apartment bans are a key cause of housing unaffordability.

2

Make laws that address nuisances, not uses. Don't use zoning as a backdoor way to regulate issues like noise.

3

Legalize congregant housing. Allow home owners to take in boarders and roommates to share large houses.

4

Allow accessory dwelling units (ADUs). Pass reasonable and flexible codes to make them practical.

5

Allow small apartment buildings. These should have equivalent permitting and building requirements to a similarly-sized large house.

6

Simplify rehab of main street buildings to create upstairs apartments. There are easy solutions for accessibility and fire safety for small historic buildings that can re-engage these existing spaces.

