The Evolution of Mount Vernon:

Identifying the Era-Defining Patterns of Your Place



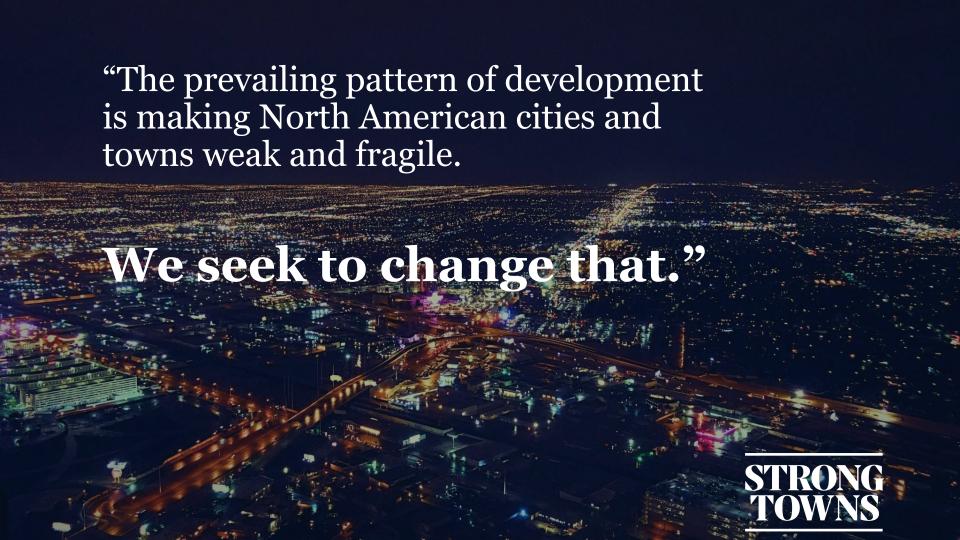
Director of Movement Building at Strong Tow Wednesday, October 16, 2024 | 4 PM 1805 Continental PL Mount Vernon (Police Campus)

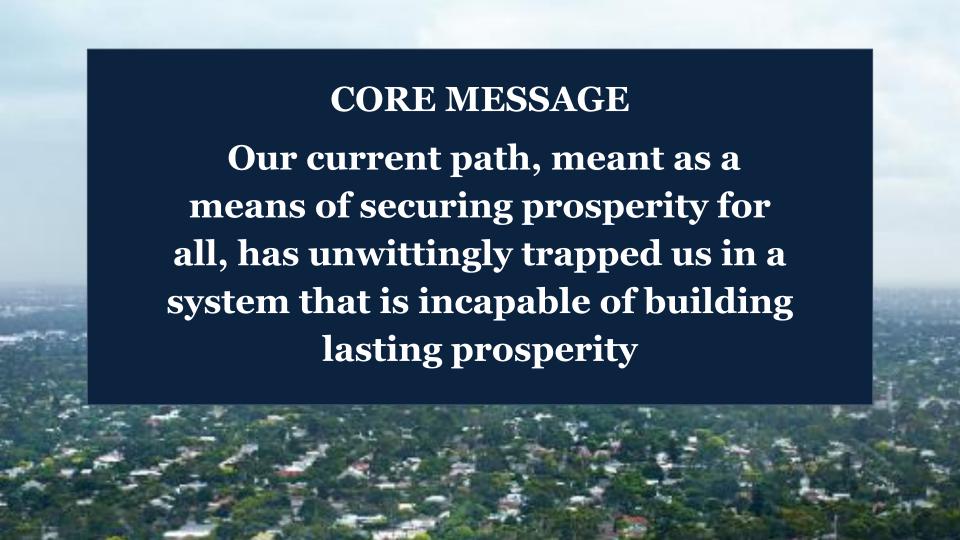


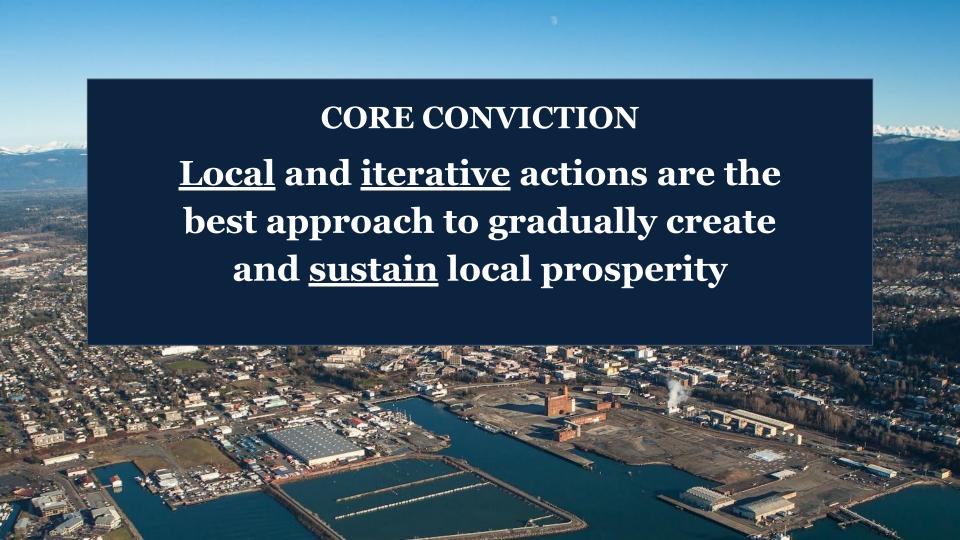
Discover the history of the development of our city's urban landscape. City planning has an incredible impact on our day-to-day lives. As we enter into the comprehensive plan for Mount Vernon, let's take a look at how we've become the city we experience today.

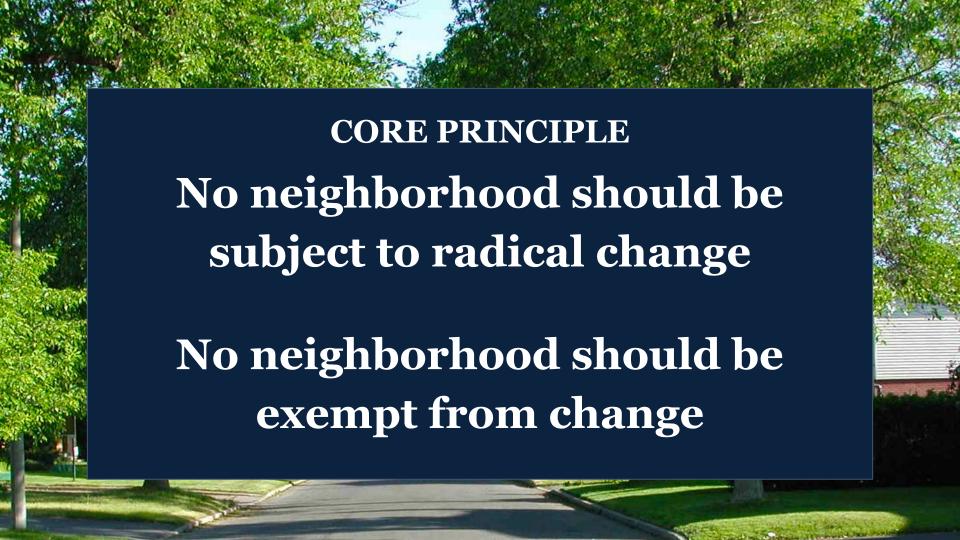
Don't miss this opportunity to learn more about the history of your community!

Brought to you by Mount Vernon Strong















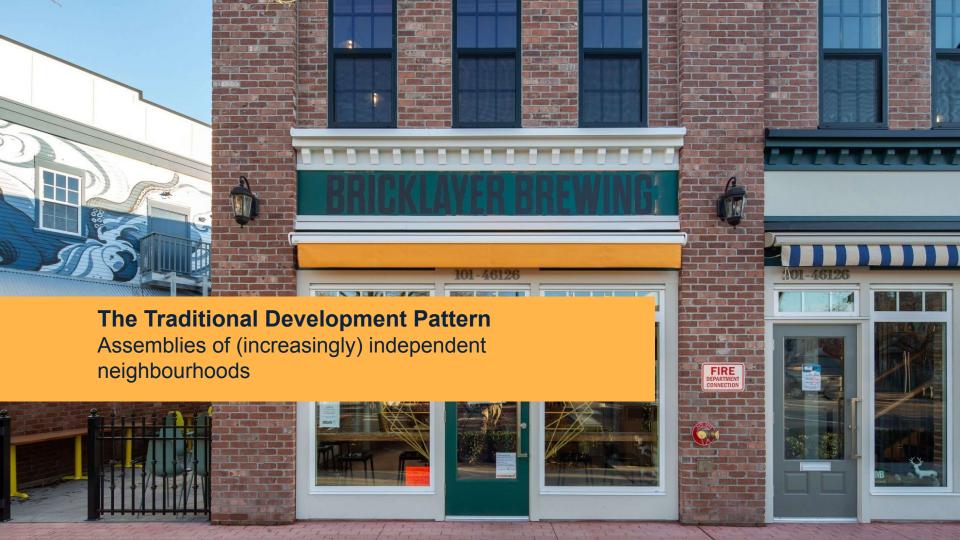


Complex

Complicated



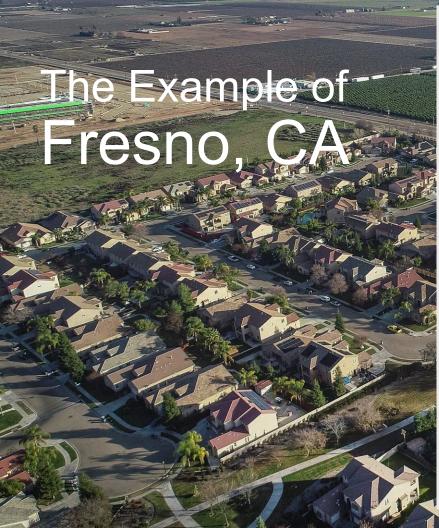


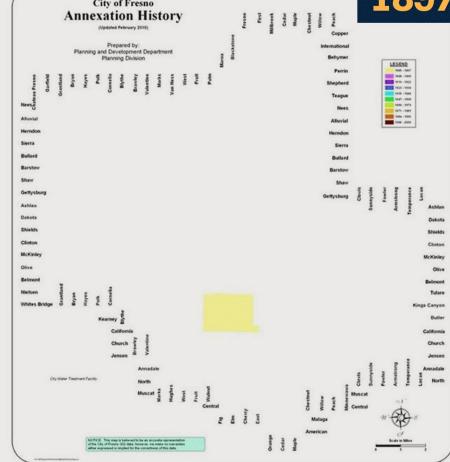






1897 City of Fresno





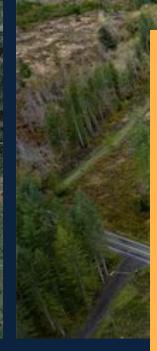


PREMISE

Our current path, meant as a means of securing prosperity for all, has unwittingly trapped us in a system that is incapable of building lasting prosperity







We have traded a robust incremental approach for a complicated and fragile pattern of suburban-style development

Expectations

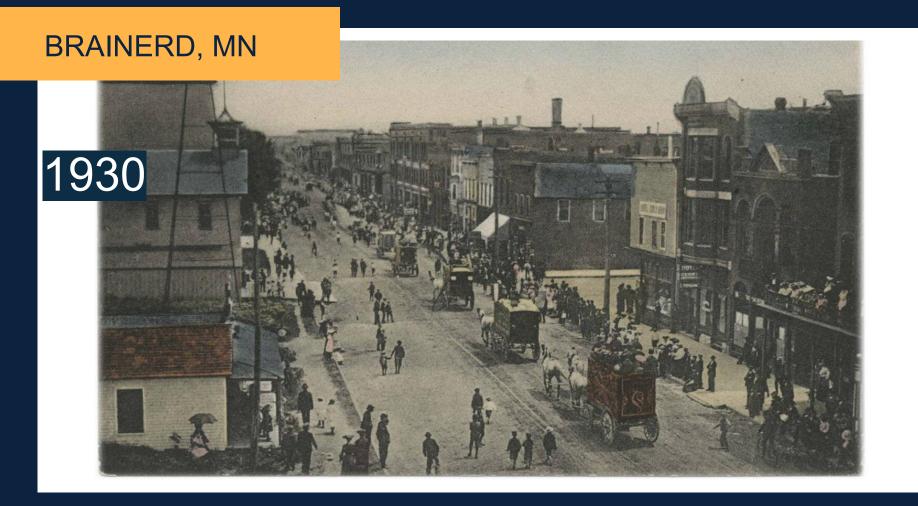
- water, sewage, garbage, fire, police, schools, bussing
- easy (rapid) access to amenities and substitutes in home (gym, coffee bar, pool)

Political Demands

- low taxes per acre
- "equal" services





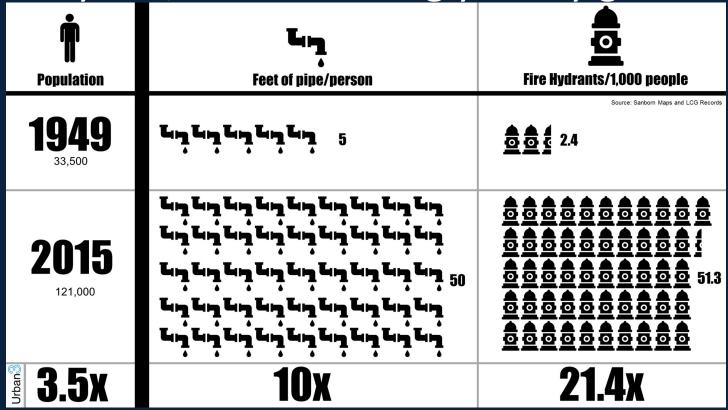






We have traded a robust incremental approach for a complicated and fragile pattern of suburban-style development

Lafayette, LA - increasingly costly growth



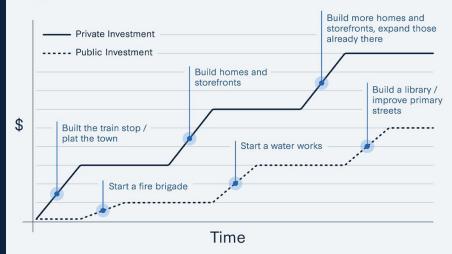
Sewer System Change Over Time Kansas City, KS

	1910	2010	Change
Population	82,331	145,786	
			1.8x
Feet of Sewer Per Person	1.1 ••••		27.4
7	•	֓ ֓ ֝ ֓ ֝ ֝ ֝ ֝ ֝	27x

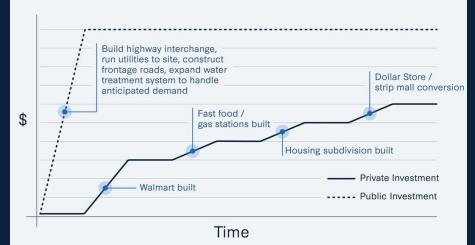
Sewer System Change Over Time South Bend, IN

	1960	2020	% Change
Population	132,445	103,453	-22%
Lift Stations	3 " "" """	43 "G"	1,333%
Miles of Force Main	0.3 T	كام	6,452%

Traditional Development Pattern



Suburban Experiment













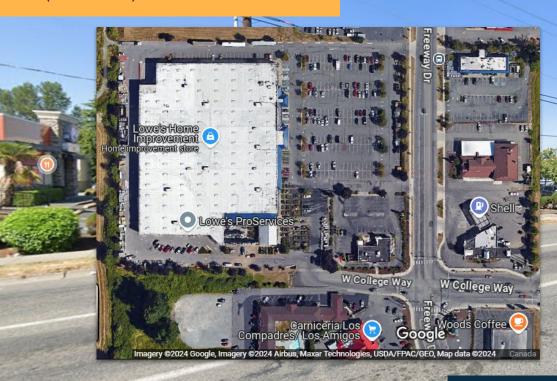




1717 Freeway Dr

(7.16 acres)





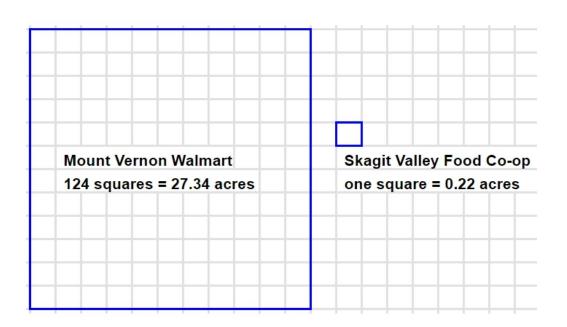
17,316/acre Annual Property Tax







Land Consumed to Generate Local Economic Prosperity

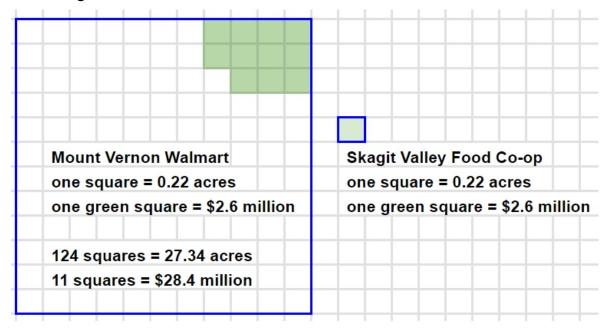




Walmart's Annual Property Tax \$327,289.42

If the Co-op occupied a 2.42 acre site in a similarly productive way, it would equal the total assessed value of the Walmart on its 27 acre site.

If the Walmart land use pattern was changed to be more like the Co-op, it would result in a total assessed value in the range of \$280-\$325 million.





Tax Revenue Lost Through Change in Development Patterns



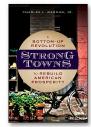
To learn more, read Charles Marohn's book Strong Towns: A Bottom-Up Revolution To Rebuild American Prosperity

Let's Talk Taxes

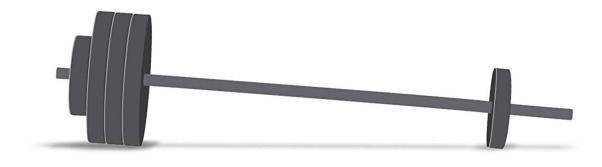
Who is propping up whom in Mount Vernon?



SHIFT PUBLIC INVESTMENTS







Maintenance

Little Bets

MAINTENANCE

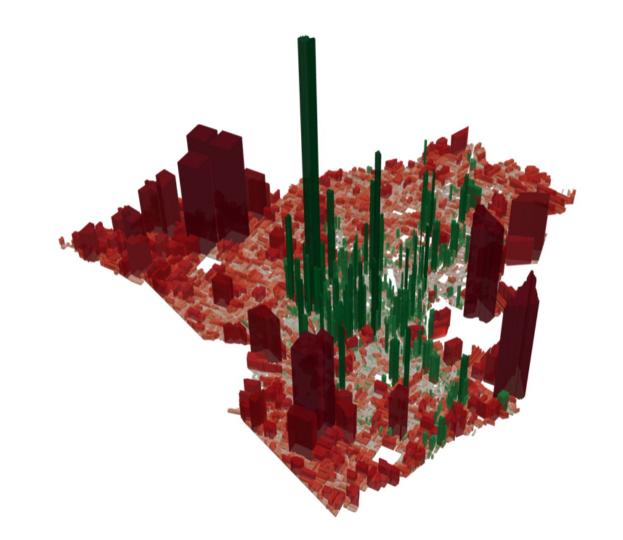












Public Investment Process

for a Strong Town



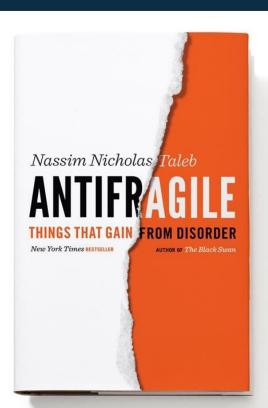
Humbly observe where people in the community struggle.

Ask the question: What is the next smallest thing we can do right now to address that struggle?

Do that thing. Do it right now.

Repeat.

"In a good organic system, things fail early and fail frequently"

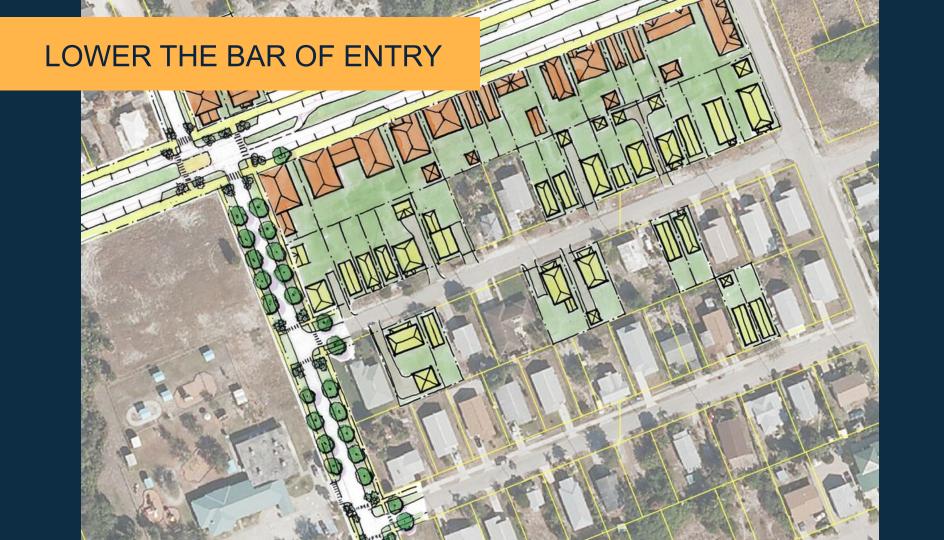


The human body can withstand injury because individual cells die easily and are replaced; for the same reason, muscles can grow stronger in response to stress (the point of an intense workout).

Similarly, an **antifragile city** is one subjected to constant small stresses, one whose leaders (both civic and private sector) make small experiments that aren't catastrophic when they fail.

"Fail early and fail often" is the mantra of the antifragile. "The development industry is not choosing to build only for the rich because that's better, they are behaving exactly the way we would expect any industry to respond to an artificial cap on their production volume. The same thing would happen in the auto industry: if we limited Toyota to only 100,000 cars per year, they might well choose to keep the Lexus and scrap the Camry, even though, at volume, the Camry is more profitable."

Rick Jacobus, "Why Aren't We Building Middle Income Housing?" (Shelterforce, 2017)





"This is the building block or ladder of prosperity and we've taken that lower rung off"

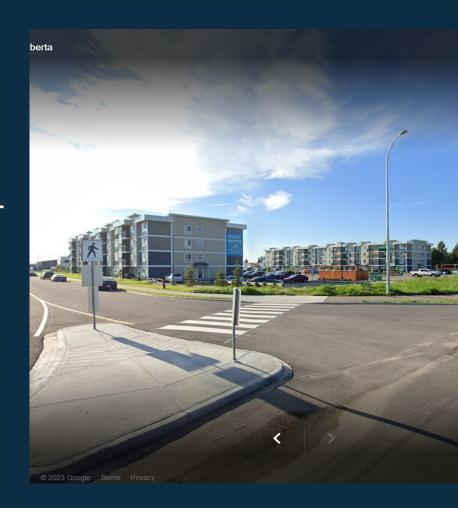






REMOVE AVERSIONS TO COMPLEX ADAPTATION

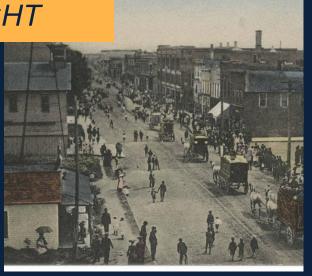
- Mandatory parking minimums
- Mandatory minimum lot sizes
- Building codes that forbid cheaper and better ways of designing buildings (ex. single stair)
- Design requirements that do the same (ex. Low floor-area ratios x lot coverage ratios)
- Uncertainty and delay in the development approval process





LEGALIZE NEXT INCREMENT BY RIGHT





West Front Street, Brainerd, Minn.

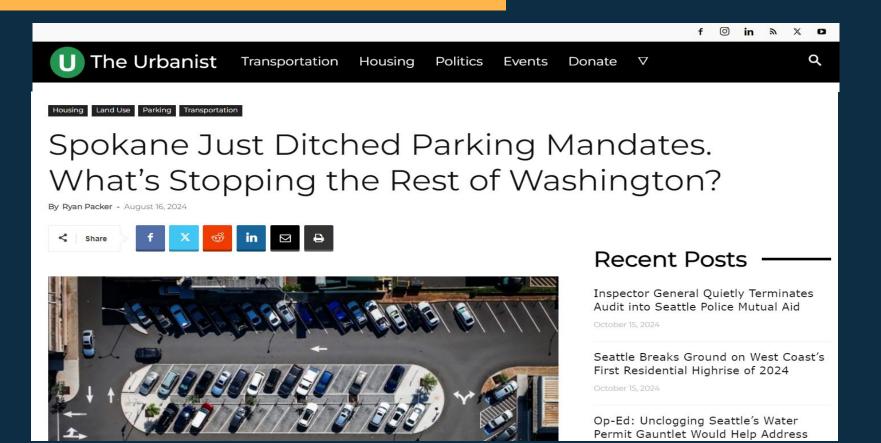


- A minimum amount of regulatory friction to increase housing density (9am to Noon)
 Approval to build to next increment OR seek
- Approval to build to next increment OR seek permission to skip increments





ELIMINATE PARKING MINIMUMS





NORMALIZE LENDING FOR ADUS

TABLE 1

New Housing Units in California, 2022

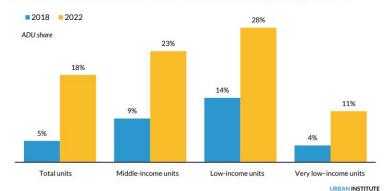
Туре		Units Completed			
	Units permitted	Total	Middle- income units	Low-income units	Very low- income units
ADU	24,857	18,011	1,998	1,677	519
Single-family detached home	39,550	35,180	2,694	269	34
Five-or-more-unit home	61,287	35,496	2,745	3,311	4,129
Single-family attached home	3,578	3,888	457	31	1
Two-to-four-family home	3,569	3,178	286	227	20
Manufactured home	1,703	2,226	361	407	129
Total	134,544	97,979	8,541	5,922	4,832
ADU share of the total	18%	18%	23%	28%	11%

Source: California Department of Housing and Community Development.

Note: ADU = accessory dwelling unit.

FIGURE 2

ADU Completions as a Share of All Residential Completions in California, by Unit Affordability



Source: California Department of Housing and Community Development.

Note: ADU = accessory dwelling unit.

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Ben Abramson · October 19, 2023



An accessory dwelling unit built behind a house. (Source: Flickr/Sightline Institute.)

In an important policy change, the Federal Housing

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Reform zoning laws to allow for a greater diversity of housing types and densities, which can increase the supply of entry-level housing

Foster a community of incremental developers who can build the necessary housing across neighborhoods

Local governments must utilize their financing tools to support the development of entry-level housing units



REMOVE GUESSWORK





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REMOVE GUESSWORK

PRE-APPROVED HOUSING PLANS



Pre-Approved Housing Plans



MISSION, VISION & VALUES

OFFICE OF THE MAYOR

City Administration

City Clerk



These pre-approved plans may be used for a primary house, secondary, or cottage housing.

To encourage housing, the City has developed pre-approved construction plans. Each of the plans is designed to be less than 900 square feet (SF).

There are four layout options, each with two different exterior styles – modern or traditional. To get started follow each of the steps below.









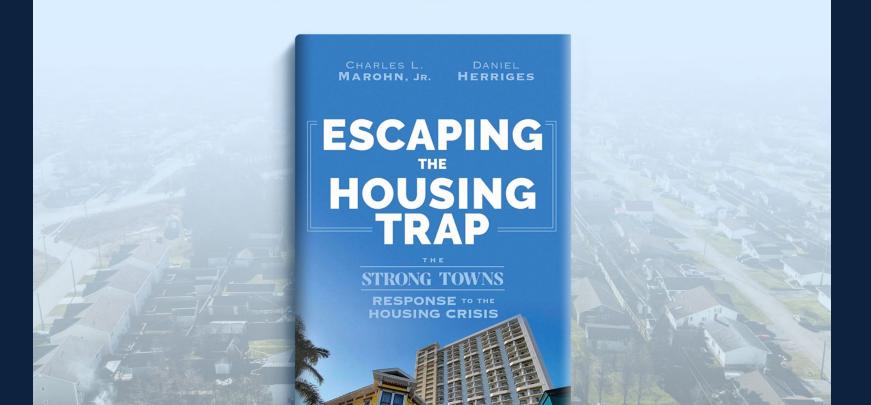




Learn what power you have to heal your town's housing market.

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By Right. This Might Not Be Right?!

What exactly is "by right" development, and how might it not match what's actually built in your community?

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Edward Erfurt · Apr 7, 2023



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