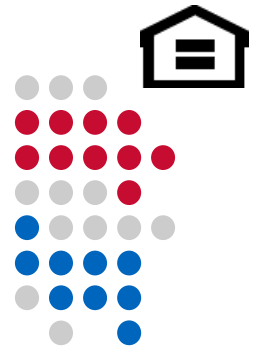




National Call to Action Alert



September 2008 Issue

Western Regional Housing Conference Declared a Great Success

HUD'S Western Regional Housing Conference was held in Los Angeles on August 25-26, 2008, and was attended by several hundred state and local government representatives, as well as housing industry developers and nonprofit advocacy organizations. On behalf of Secretary Steve Preston we extend our sincere thanks to conference presenters, particularly to the Honorable Linda Lingle, Governor of Hawaii, who extended her support through a video presentation. Special thanks and a "job well done" goes to HUD's field offices in Region IX, especially to Theresa Camiling, Los Angeles field office director, and her fantastic team for all of their hard work in organizing the event.

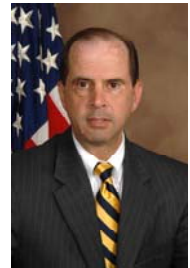


Mayor panel at Western Conference. Left to Right: Richard Bloom, mayor pro tempore, City of Santa Monica; Val Lerch, vice-mayor, City of Long Beach; Theresa Camiling, HUD field office director, City of Los Angeles; Richard K. Rainey, regional director, Region IX HUD; Harvey L. Hall, mayor, City of Bakersfield; Bill Bogard, mayor, City of Pasadena

Secretary Preston to Host National Call to Action Symposium Please note the change of date.

HUD Secretary Steve Preston will host a National Call to Action (NCA) symposium on October 17, 2008, at HUD Headquarters in Washington, DC. The symposium invitees will consist of selected state and local governments that have demonstrated extraordinary efforts in their commitment to the NCA, as well as national housing industry organizations and academicians. The one-day symposium will provide an opportunity for participants to impart their best practices, to discuss future endeavors to create affordable housing, and to learn of the latest regulatory barrier analyses by leading housing researchers. The symposium will conclude with a press conference announcing important undertakings of the Department and a top ten list of barriers and innovative solutions identified by the NCA participants. A list of NCA participants who have honored their pledge by submitting reports to HUD will also be released to the press.

September 2008



A. Bryant Applegate
Co-Director



Krista Mills
Co-Director

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They Have Honored Their Commitment To HUD's NCA. Have You?

Please send your reports to a.bryant.applegate@hud.gov & Krista.mills@hud.gov

▶	Austin, Texas: Affordable Housing Incentives Task Force Report
▶	Austin, Texas: SMART Initiative
▶	Bartlesville, Oklahoma: Affordable Housing Plan
▶	Bend, Oregon: Affordable Housing Task Force Report
▶	Bowling Green, Kentucky: Mayor's Task Force on Regulatory Reform
▶	Broward County, Florida: Regulatory Reform
▶	Centre County, Pennsylvania: Homes within Reach Toolkit
▶	Cincinnati, Ohio: Continuing Action from a 2005 Woodson Award Winner
▶	Columbia, Missouri: Affordable Housing Policy Committee Report
▶	Columbia, South Carolina: Affordable Housing Task Force Update
▶	Fitzgerald, Georgia: Affordable Housing Development
▶	Fort Collins, Colorado: Regulatory Reform
▶	Gary, Indiana: Consolidated Plan/Consolidated Plan Report
▶	Georgia Initiative for Community Housing: 2007 Progress Report
▶	Grand Forks, North Dakota: Affordable Housing Incentives
▶	Guam: Preparing for a Dramatic Increase in Population
▶	Jacksonville, Florida: Affordable and Workforce Housing Task Force Report
▶	Johnson City, Tennessee: Innovative Zoning and Subdivision Regulations
▶	Las Vegas, Nevada: Affordable Housing Programs
▶	Minneapolis, Minnesota: Addressing Barriers to Affordable Housing
▶	Montana: Staying Ahead of the Curve

▶	Montgomery County, Maryland: Affordable Housing Taskforce Report
▶	Morristown, Tennessee: Affordable Housing Initiative
▶	Mount Joy Borough, Pennsylvania: Affordable Housing Incentives
▶	North Dakota: Statewide Technical Assistance Team (STAT)
▶	Northeast Florida Regional Planning Council: Affordable Housing Task Force Update
▶	Orange County, Florida: Workforce Housing Taskforce Report
▶	Ormond Beach, Florida: 2008 Housing Study Update
▶	Pierce County, Washington: Housing Affordability Task Force
▶	Portland, Maine: Regulatory Reform
▶	Rhode Island: Report on the Status of Implementation of the Comprehensive Housing Production and Rehabilitation Act of 2004
▶	San Joaquin Valley Housing Trust (SJVHT): The AACI of Central California
▶	Savannah, Georgia: Affordable Housing & Regulatory Reform Task Force Report
▶	Springfield, Oregon: Study on Local Regulatory Measures
▶	Suffolk, Virginia: Affordable Housing Task Force Report
▶	Tacoma, Washington: Housing Task Force
▶	Traverse City, Michigan: A Regulatory Framework for Workforce Housing in Traverse City
▶	U.S. Conference of Mayors: Mayors' Task Force on Vacant and Abandoned Property Winter Meeting Reports
▶	U.S. Department of Housing and Urban Development: State Actions for Affordable Housing
▶	Washington, Georgia: Rural Communities and Regulatory Reform

Important Studies Recently Released by HUD

Zoning as a Barrier to Multifamily Housing Development

As part of HUD's effort to document regulatory barriers to affordable housing and to identify effective approaches to overcoming these barriers, HUD commissioned a study of the impact of exclusionary zoning on multifamily housing development.

The resulting report, *Zoning as a Barrier to Multifamily Housing Development*, provides documentary evidence that restrictive zoning policies are a significant barrier to higher-density, multifamily housing in major metropolitan areas throughout the United States. The study also piloted a GIS mapping approach to analyze the impact of regulatory barriers on housing affordability. The GIS research clearly illustrates the impact of regulatory barriers on affordable housing and highlights the data needed to produce more effective measures of how and where these regulatory barriers operate.

To read this report visit:

http://www.huduser.org/publications/polleg/zoning_MultifmlyDev.html

Impact Fees & Housing Affordability: A Guide for Practitioners

HUD's recently published guidebook, *Impact Fees & Housing Affordability*, will help practitioners design impact fees that have less of a negative impact on housing affordability. Using flat fees to pay costs that do not vary with unit size has serious drawbacks because these impact fees charge smaller homes and apartments a disproportionately large share of the costs, and larger homes and apartments a disproportionately smaller share of the costs.

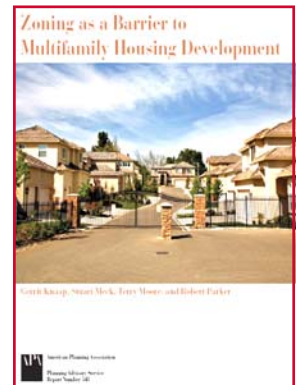
While there are different variables that might be used for calculating impact fees, based on a comprehensive literature review and research conducted in the course of this project, the authors found that the simplest and most universal factor associated with actual costs is the square footage of the housing unit. For certain impact fees, particularly those covering libraries, parks, open space, and schools, square footage of the homes may be sufficient for allocating costs. For other fees, such as those covering roads, public safety, and water or drainage, additional variables should also be considered in determining the appropriate costs and payments. These variables might include size of lots and the density of the subdivisions or broader neighborhoods. But the key point is that basing all types of impact fees in whole or in part on house or apartment square footage rather than charging uniform rates is straightforward to implement and helps to avoid overcharging smaller units more than their true proportionate share.

To read this report visit: <http://www.huduser.org/publications/affhsg/impactfees.html>

Effects of Environment Regulatory Systems on Housing Affordability

The environmental implications of future development will be significant, and there is an ongoing national debate about how to balance affordable housing growth pressures and protecting the environment. Environmental mandates have proliferated over the last two decades, but little research has been done to determine what kinds of impacts they have had on the provision of affordable housing in communities across the country. This soon to be released study will clarify research issues in investigating environmental regulations and mandated review processes as regulatory barriers to housing affordability and identify relevant policy issues needing further research.

HUD is expected to publish this report later this year.



NCA Reports

To view submitted NCA participant reports visit

www.huduser.org/rbc/nca/reports.html

Robert L. Woodson, Jr. Award Profile: King County, Washington

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, King County, Washington 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.

King County, Washington

King County is an extremely large geographic area encompassing the Seattle metropolitan area as well as large tracks of farming, forestry, and recreational land. Under state-mandated growth management requirements, King County established a comprehensive plan that works to achieve orderly growth, to protect farmland and open spaces, and to provide an adequate supply of housing. To achieve this balance, county officials made major changes to local zoning and land development statutes to increase housing density and to streamline review processes. Though King County has experienced unprecedented growth and must meet rigorous growth management requirements, homes in the Seattle market area are similar in affordability to those nationally. In the face of declining land supply and increasing housing demand, King County has maintained its overall housing affordability through regulatory reform.

Specific Actions Taken:

- King County changed zoning in most areas to eliminate minimum lot sizes.
- Reversing a traditional regulatory requirement, the county established a unique requirement for minimum densities.
- The county allows multifamily housing in many formerly single-family residential areas.
- Many exclusively residential areas are permitted for mixed use.
- Permitted, as of right, accessory units in all lots over 10,000 sq/ft.
- Provided new zoning for town homes and zero lot line development.
- Changed zoning to allow for small cottage housing at twice normal densities.
- Increased customer service, streamlined environmental requirements for small developments, and provided for pre-approval of commonly used house plans.

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



To receive the Alert newsletter send your contact information, including email, to nca@newportpartnersllc.com.