

# Housing Policy Discussion

Zoning Reform

Planning Commission Public Hearing

January 25, 2024



# Housing Need

- Quantified by the 2020 and 2023 Housing Needs Assessment.
- The need for Zoning Reform is well documented.



NEWS EXCLUSIVES JOBS TRAINING SCHOOLS

## Where Permissive Zoning Codes Slowed Rent Growth

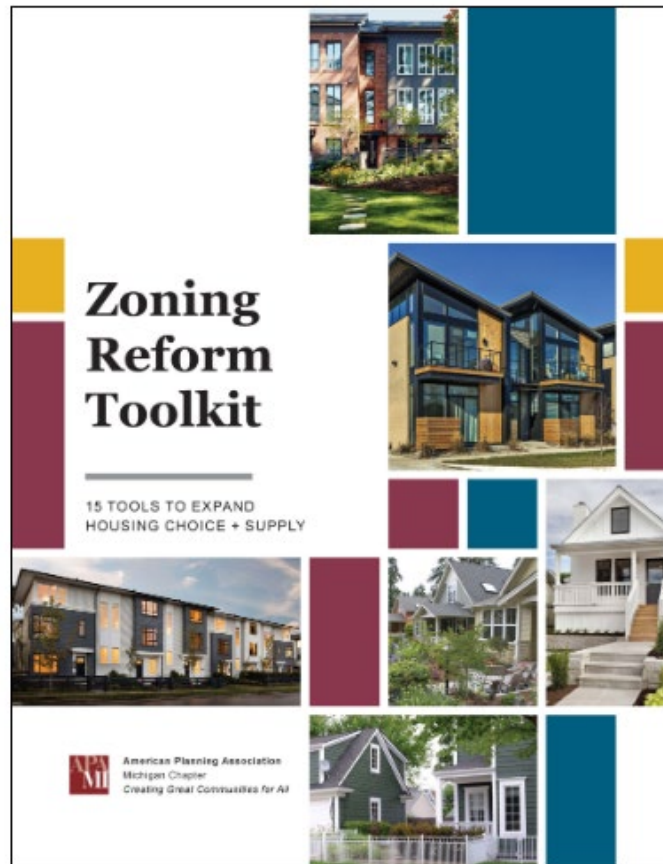
Recent analysis from the Pew Research Center identifies more support for zoning reform as a tool for maintaining the affordability of rental housing in U.S. cities.

1 Minute Read  
May 15, 2023, 9:00 AM PDT  
By James Brasuelli @CasualBrasuelli



Interior 3 zoning conceptual rendering / Minneapolis 2040 Comprehensive Plan

Four U.S. jurisdictions—Minneapolis; New Rochelle, New York; Portland, Oregon; and Tysons, Virginia—helped slow rent growth by approving new zoning codes that

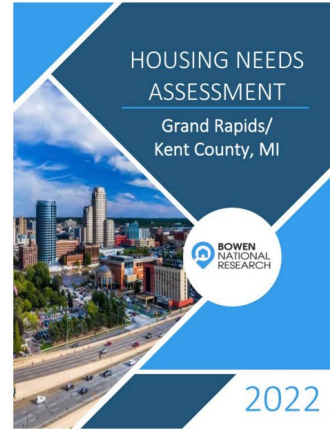


34,699

Total new units needed county-wide by 2027 to accommodate household growth and older home replacement.

14,106

Total new units needed in the City of Grand Rapids by 2027.



PLANNING MAGAZINE

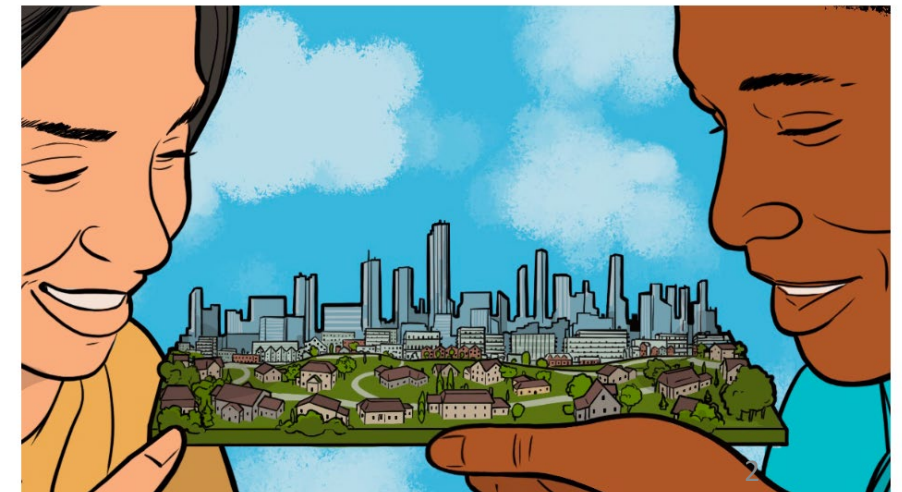
## What Is Zoning Reform and Why Do We Need It?

*The case for change, why planners support it, and six zoning reform tactics that could help curb housing costs.*

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INNOVATIONS ZONING



# What about the Community Master Plan?

## Round 1 – Big Ideas

### HOPES AND DREAMS

#### Emerging Themes

- More affordable and available housing for all residents, equitable development
- Need widespread active and alternative transportation networks that are safe and convenient to use

### BIG IDEAS

#### Emerging themes

- Transportation/Mobility
- Housing
- Equity
- Vibrancy
- Sustainability and the Environment

### TRANSPORTATION / MOBILITY

- Increase hours of operation for bus system
- Construct protected bike lanes, with barriers of some kind
- Introduce car-free spaces throughout the city

### HOUSING

- More affordable housing, different types of housing at different densities
- Build non-traditional housing – group living, ADUs, senior housing, transitional housing
- Develop mixed-use, mixed-income areas



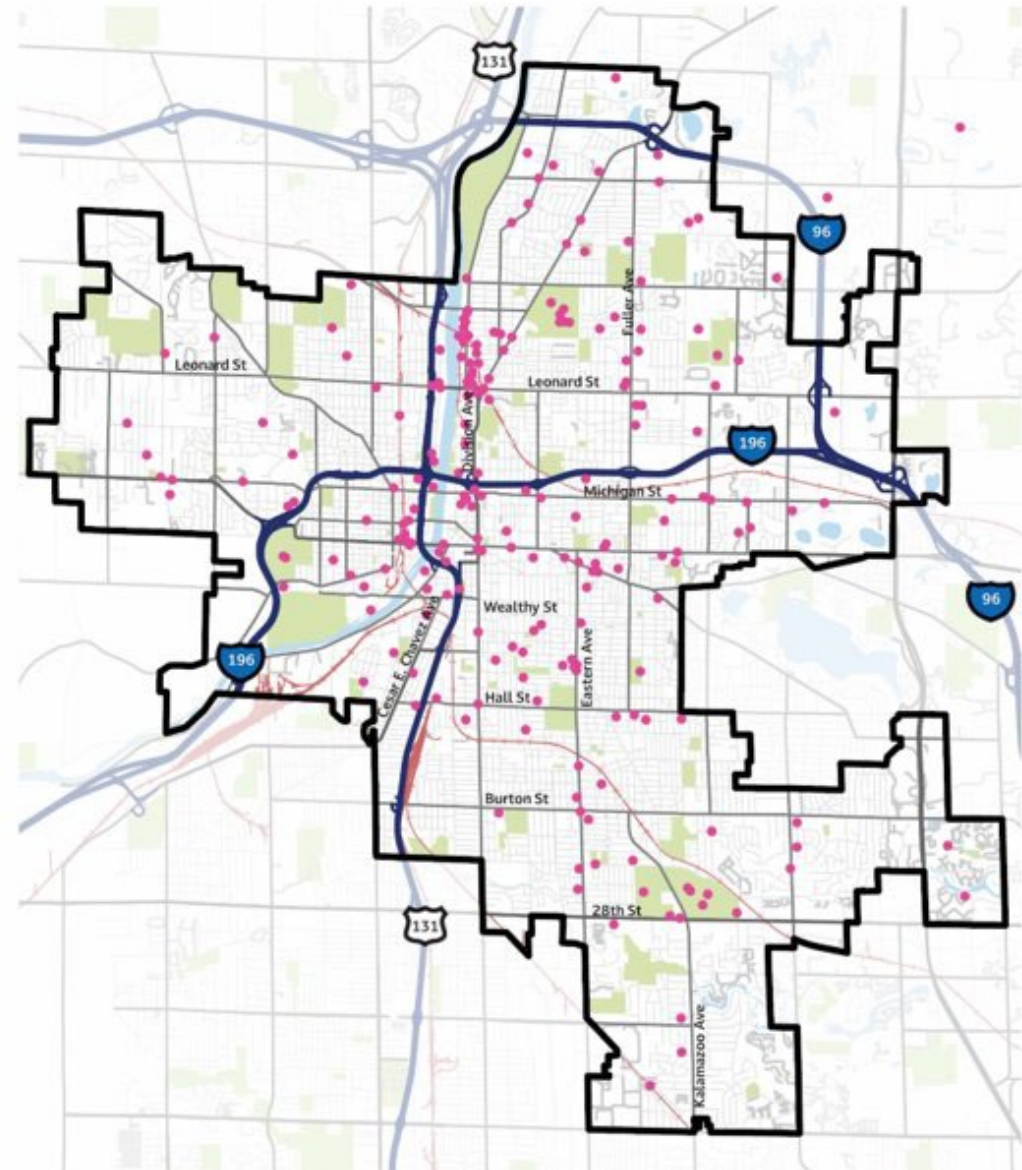
# What about the Community Master Plan?

## Round 1 – Big Ideas

### FUTURE HOUSING

#### Example Comments

- More missing middle housing
- Reuse or redevelop into medium-high density housing
- Multi-family housing, duplexes, stacked housing
- Housing near downtown jobs, high density
- Low-income, affordable housing
- Upgrade older buildings to meet healthy living standards, money to fix older houses
- Reuse abandoned buildings and industrial
- Build up not out



# What about the Community Master Plan?

## Round 2 – Deeper Dive: Vision, Values & Goals

### WHAT WE HEARD – ENVISION THE FUTURE

#### Housing

- Promote single-family home ownership
- Encourage mixed-use development with housing and amenities
- Encourage diverse and affordable housing options including apartments, townhomes, and ADUs
- Allow higher density on certain corridors
- Require mandatory landlord education and regulation
- Respond to homelessness with compassion
- Preserve historic buildings



# WHERE WE HAVE BEEN





# WE AGREE

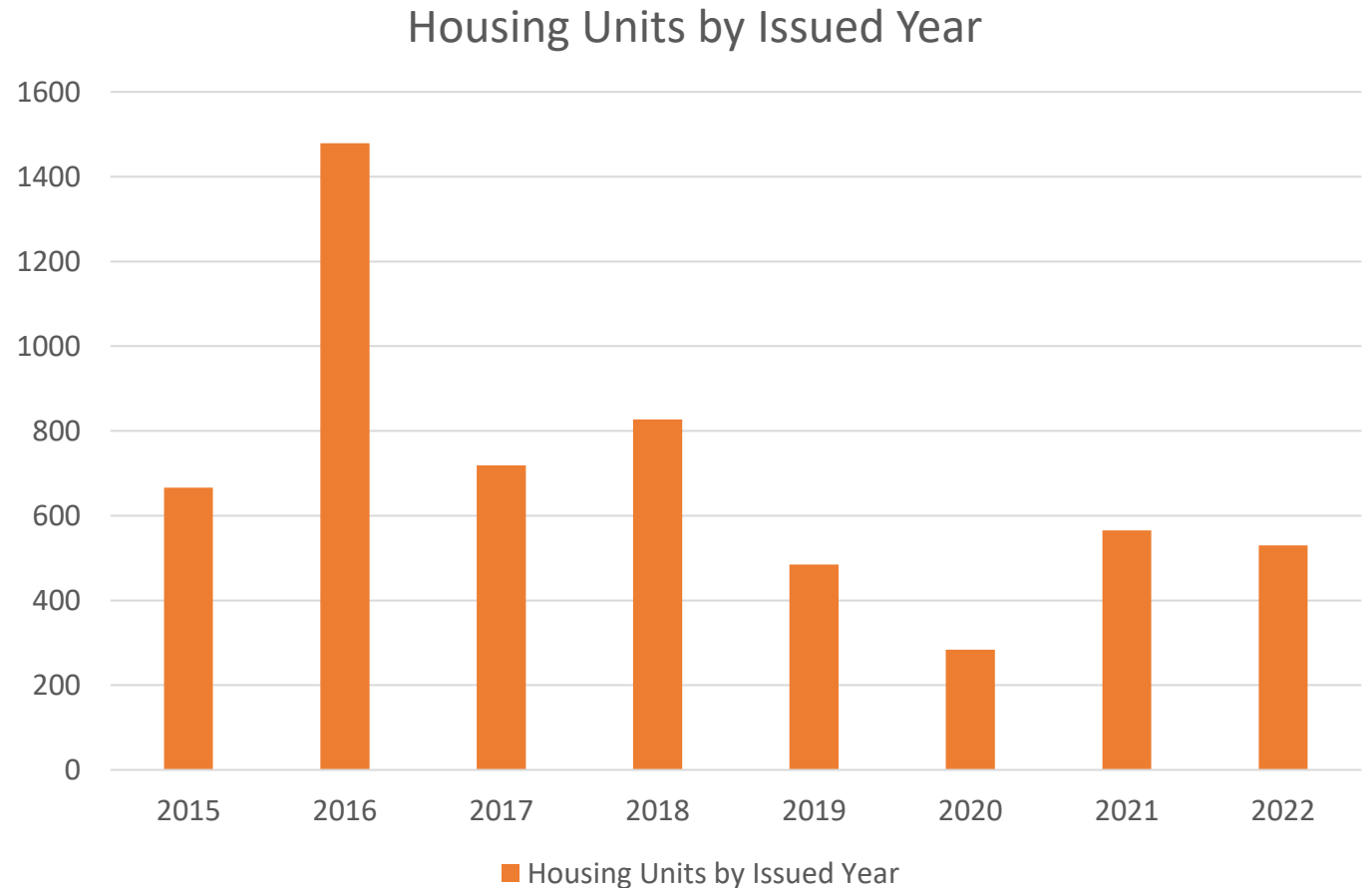
- We need housing – all types, all price points.
- All neighborhoods must allow for some change.
- Utilize vital streets plan to guide housing densities.
- Traffic will increase, but not beyond capacity of our streets.
- Significant parking reductions will be necessary.
- Infill development must align with good planning principles.
- We must continue to resource infill development of underutilized properties along major corridors (e.g. Alpine/28<sup>th</sup>/Plainfield). We cannot ignore those opportunities because they're challenging and expect the neighborhoods to solve the housing need.
- An incremental approach is best.
- Zoning reform will not independently solve the housing shortage.



# The Data...

## Housing Units by Issued Year

- We need **14,106** housing units by 2027.
- This averages **2,821** new units per year.
- Since 2015, the City has averaged **538** new units per year.





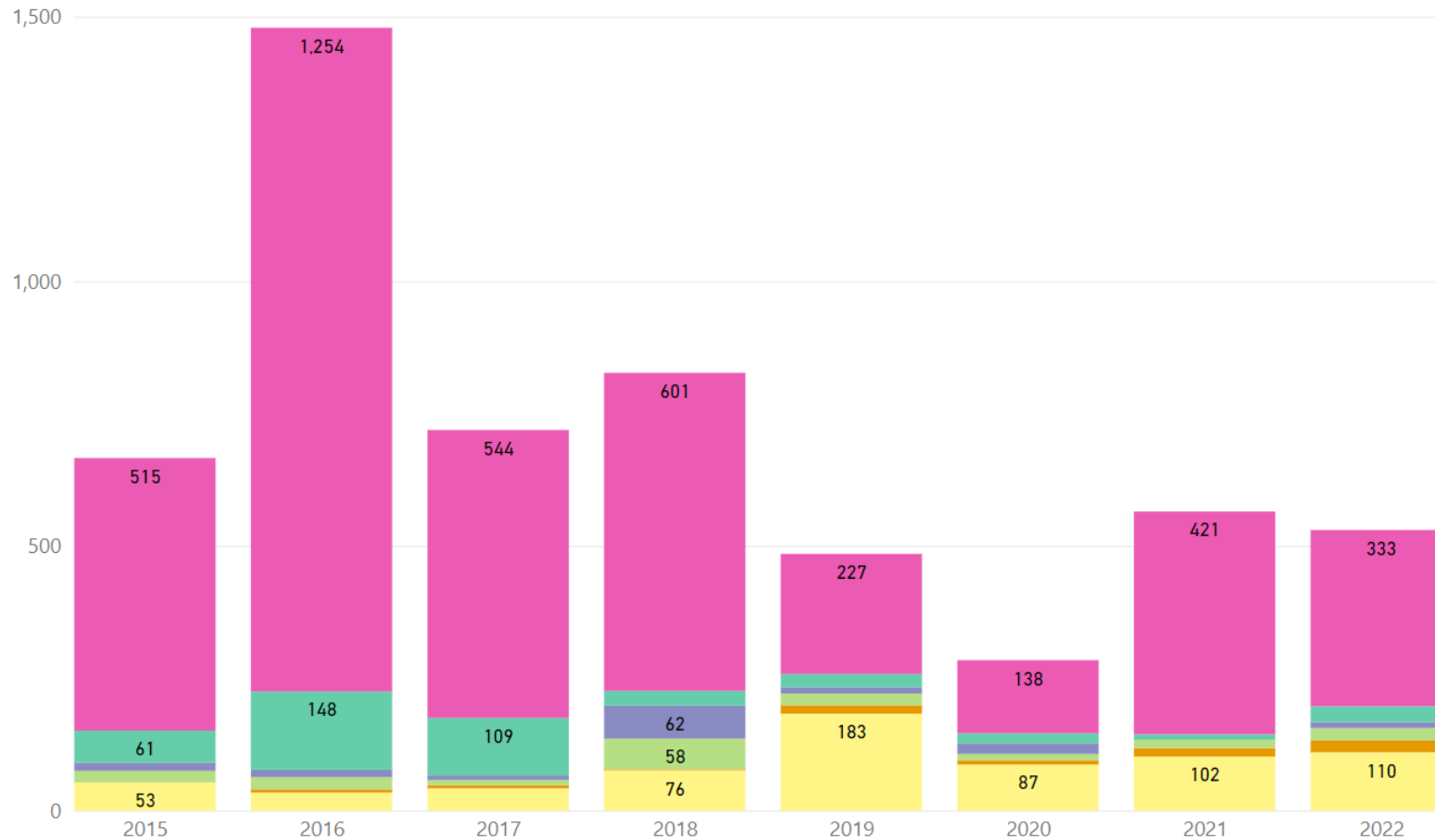
# THE DATA

## Housing Units Issued Year and Unit Category

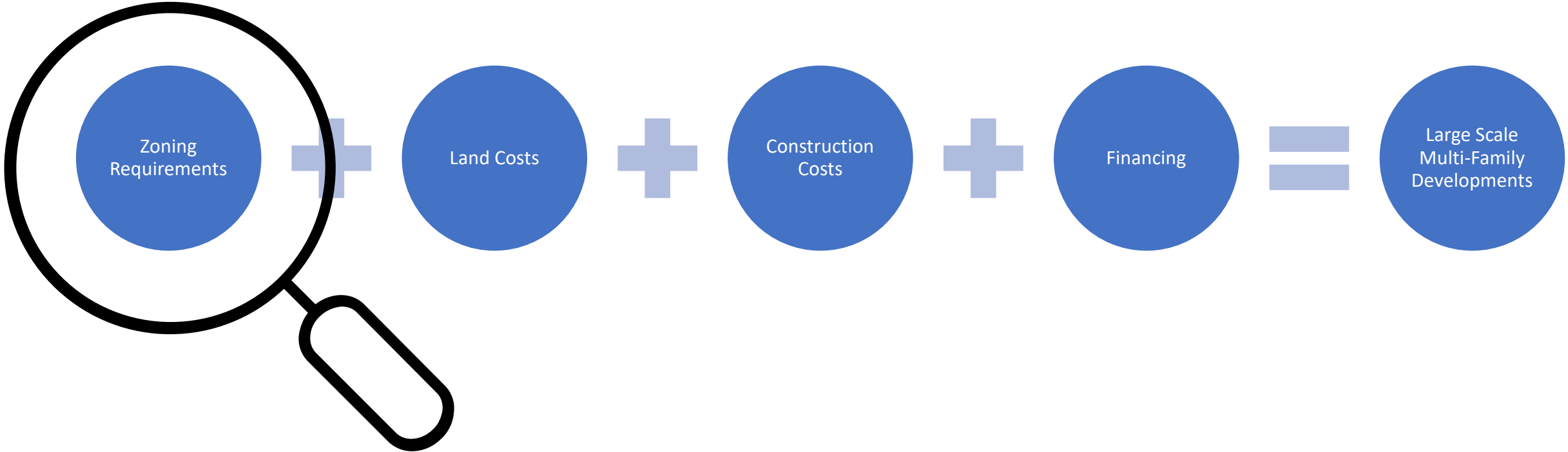
Housing Units by Issued Year and Unit Category

Unit Category

- a. 1 unit
- b. 2 units
- c. 3 to 4 units
- d. 5 to 9 units
- e. 10 to 19 units
- f. 20 or more units



# Analysis



# ZONING CATEGORIES

## Increase housing supply

## Diversify housing types

## Increase housing affordability

### Accessory Dwelling Units

- Streamline review process.
- Eliminate owner occupancy.

### Unrelated Occupants

- Allow more than 4 unrelated individuals to occupy a dwelling unit.

### Group Living Uses

- SROs, Rooming/Board Houses, Transitional Shelters.
- Allow small scale uses in residential districts.

### Small Scale Residential Infill

- Streamline review process for small scale multi-family buildings.
- Connect to Vital Streets Plan.
- Reduce lot width/area requirements.

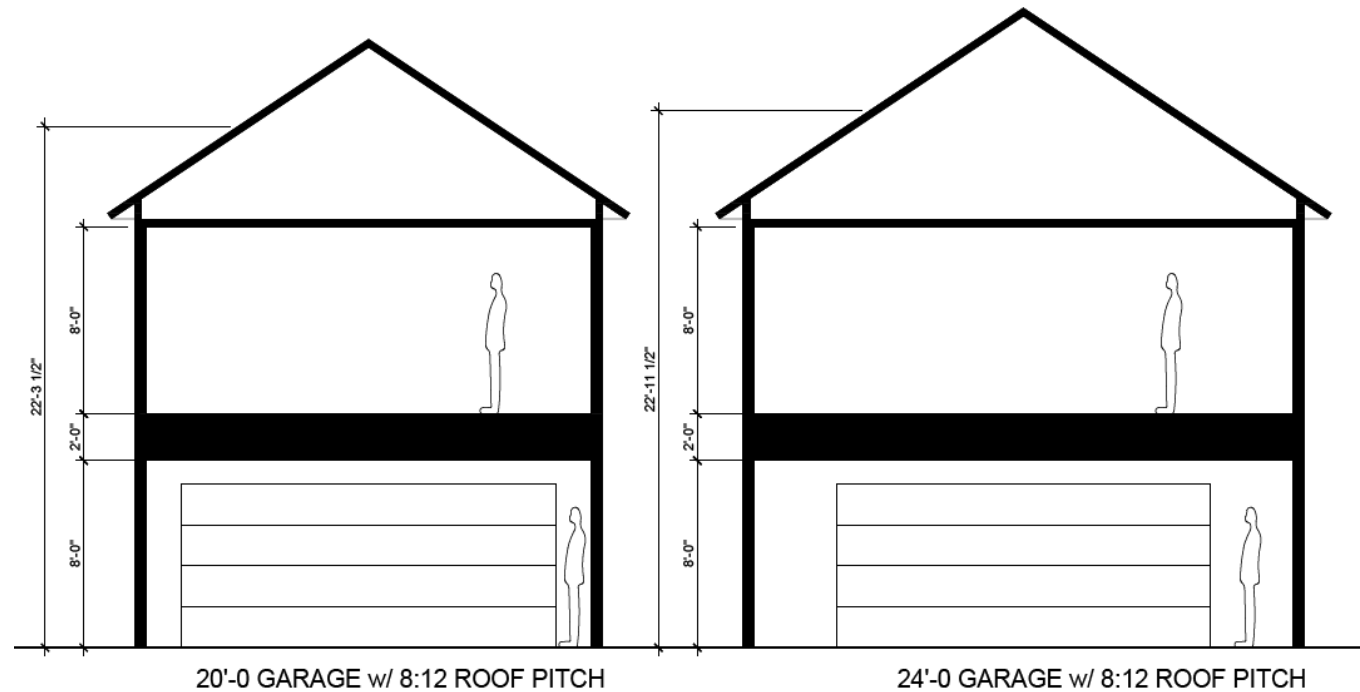
### Parking Requirements

- Reduce/eliminate parking requirements.

# Accessory Dwelling Units

## Proposed Changes

- Streamline review process and allow as a permitted use
- Remove owner occupancy requirement
- Modify height and setback requirements
- Permit in association with single- and two-family dwellings
- Eliminate parking requirement

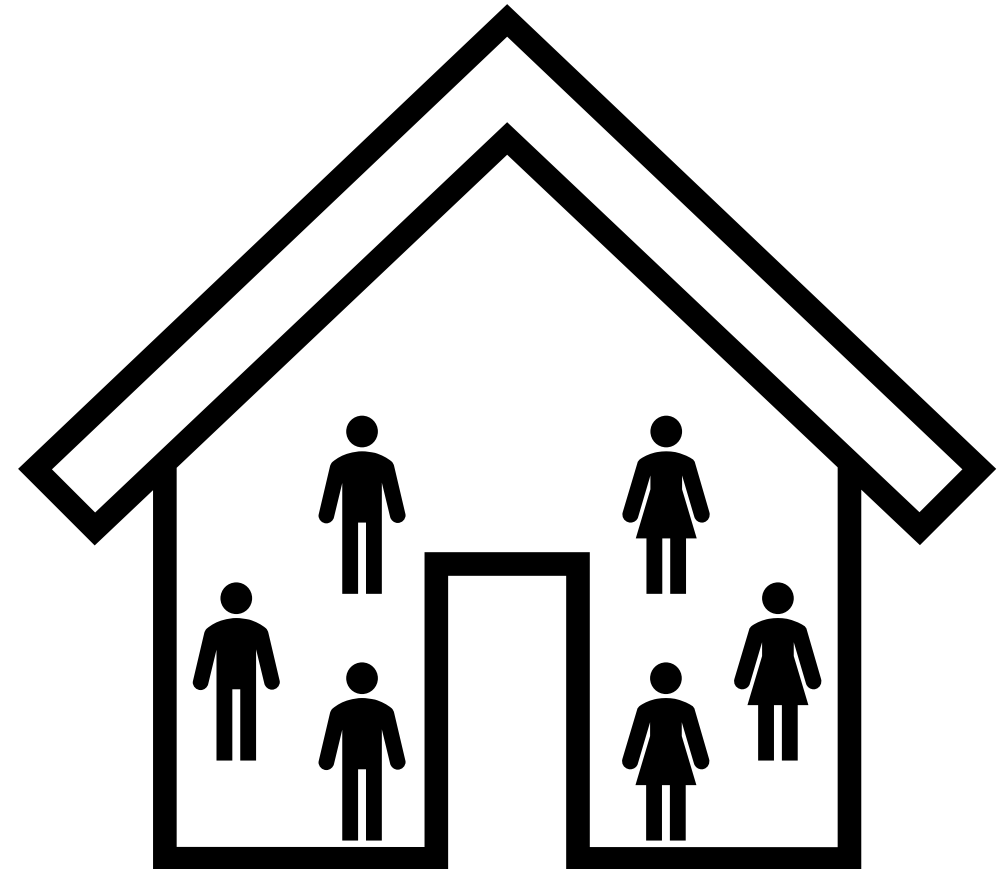




# Unit Occupancy

## Proposed Changes

- Modify definition of Family, increasing unrelated occupants from four (4) to six (6)



# Group Living Requirements – SROs

## Proposed Changes

- Modify Single-Room Occupancy (SRO) requirements:
  - Modify SRO definition
  - Allow small-scale SROs in residential zone districts
  - Provide a tiered review process for small, medium and large-scale SROs
  - Require a Good Neighbor Plan when permitted as a Special Land Use
  - Increase tenancy requirement from 32 to 90 days

### SINGLE ROOM OCCUPANCY (SRO)

Sec. 5.5.05. Uses of Land.

Table 5.5.05.B. Uses: Residential Zone Districts					
Use Category	Specific Use	TN, MCN, MON		Use or Other Regulations	
		LDR	MDR		
RESIDENTIAL					
Household Living	Single room occupancy (SRO)	<u>6 or fewer units</u>	<del>P</del> X	<u>P</u> <del>S</del>	5.9.32.
		<u>7-12 units</u>	<u>S</u>	<u>S</u>	
		<u>13 or more units</u>	<del>X</del>	<u>S</u>	

# Group Living Requirements – Transitional / Emergency Shelter

## Proposed Changes

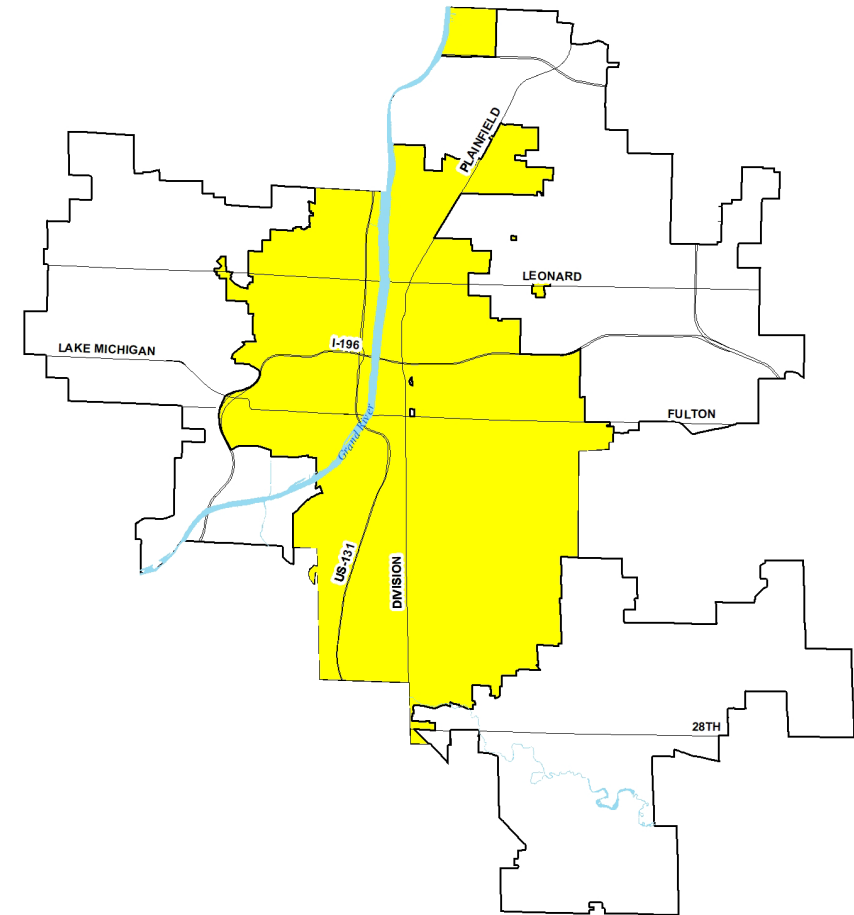
- Modify Transitional/Emergency Shelter requirements:
  - Allow small-scale shelters in residential zone districts
  - Add additional use regulations
  - Require a Good Neighbor Plan when permitted as a Special Land Use

Transitional / Emergency Shelter Use	Zoning Review Process	Street Typology	Use Regulation (parcel size)
6 adults or less	Special Land Use	n/a	No minimum required
7 -12 adults	Special Land Use	Neighborhood Residential	Must be 1 acre +
		Link Residential	Must be 1 acre +
		Network Residential	May be less than 1 acre
		Crosstown Connector	May be less than 1 acre
13 adults or more	Special Land Use	Same as 7-12 plus separation distance between uses	

# Small Scale Residential Infill

## Proposed Changes

- Within the TN-LDR Zone District:
  - Reduce lot area and width requirements for two-family and multiple-family residential developments of six (6) or fewer units
  - Permit multiple-family residential developments of six (6) or fewer units when located on Link Residential or Network residential streets (as defined by the Vital Streets plan)
  - Eliminate established (i.e. median) lot area and width requirements
  - Allow conversion of existing single- and two-family housing stock to higher densities

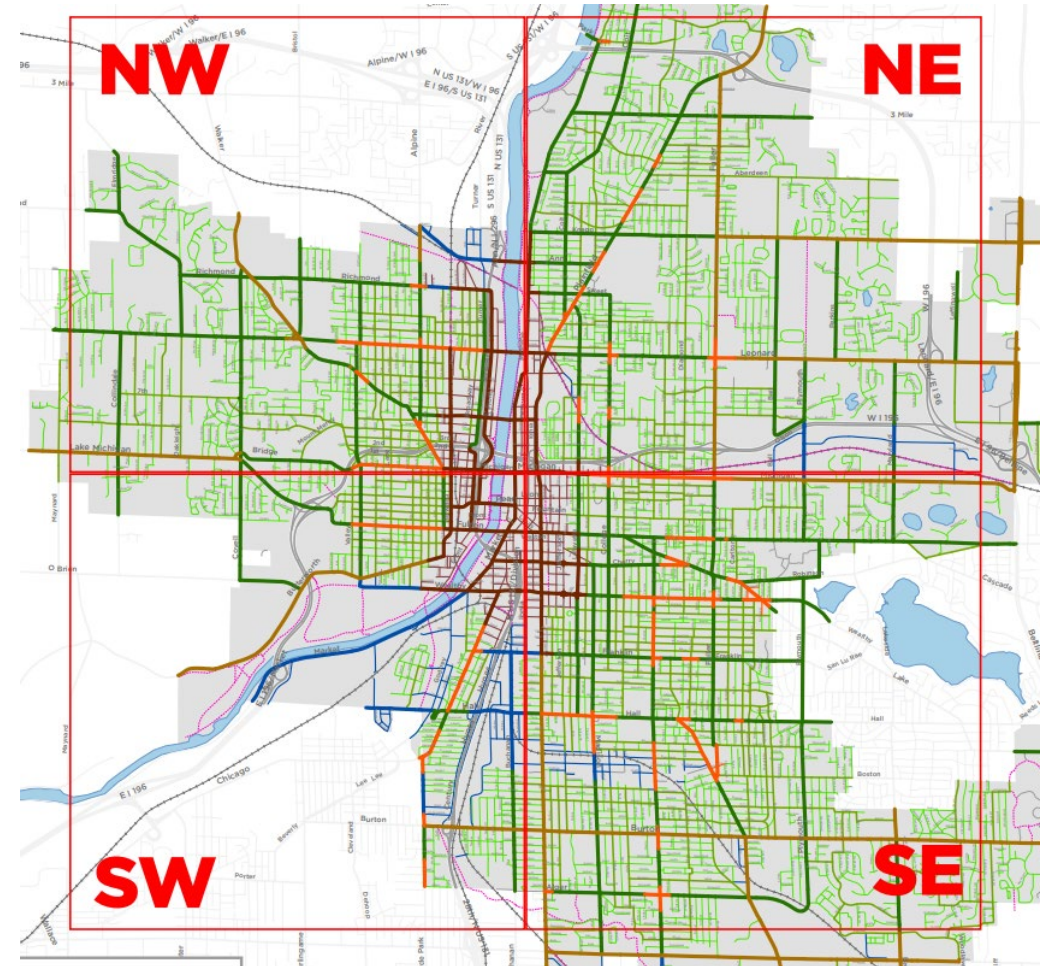




# Vital Streets

## Street Type

- Neighborhood Residential
- Link Residential
- Network Residential
- Crosstown Connectors
- Neighborhood Business
- Urban Center
- Maker/Industrial Primary
- Service
- Highways
- Trail (Existing or Proposed)



# Parking Reductions

## Changes to Consider

- Within the TN-LDR Zone District, eliminate parking requirements for developments of six (6) or fewer dwelling units on Link Residential or Network residential streets
- Modify the required distance to transit (from 300 feet to ½-mile) to allow for increased utilization of the parking reduction





# CONCLUSION

- Proposed amendments focus on increasing housing supply and housing types
- Incremental approach
- Informed by state and national zoning reform, but tailored to Grand Rapids
- Aligns with recommendations from Great Housing Strategies, Housing NOW! and Community Master Plan (in progress)
- There are trade-offs
- The amendments work in conjunction with other efforts

