



Webinar

Reshaping the City: Zoning for a More Equitable Resilient and Sustainable Future

Date: March 24, 2023

00:00:01 --> 00:00:05: Hi, everyone. I'm Matt Norris, Senior Director for the Urban
00:00:05 --> 00:00:09: Land Institute's Healthy Places program and we're really excited for
00:00:09 --> 00:00:13: you to join us today. Today we've assembled a really
00:00:13 --> 00:00:17: fantastic panel of experts who are going to share opportunities
00:00:17 --> 00:00:22: related to updating zoning the communities across the United States.
00:00:22 --> 00:00:25: We're going to explore how updated zoning policies can.
00:00:26 --> 00:00:30: Support everything from health to social and racial equity, climate
00:00:30 --> 00:00:34: action and environmental resilience. And all of this with a
00:00:34 --> 00:00:38: focus on aligning land use policy with community priorities and
00:00:38 --> 00:00:43: also real estate development objectives. Today's webinar is being cohosted
00:00:43 --> 00:00:46: by Smart Growth America and we're very excited for Smart
00:00:46 --> 00:00:51: Growth America's partnership. We're thrilled that you've joined. So let's
00:00:51 --> 00:00:55: begin. So I'm excited to introduce you today's speakers.
00:00:56 --> 00:00:59: First off, we have Tokara Nicole Thomas. She's the Director
00:00:59 --> 00:01:03: of Land Use and Development at Smart Growth America, and
00:01:03 --> 00:01:07: her role includes leading the Form Based Codes Institute. Tokara
00:01:07 --> 00:01:12: leads SGA's thought leadership, advocacy, and technical assistance work, all
00:01:12 --> 00:01:16: with the goal to create prosperous, resilient, and healthy communities.
00:01:17 --> 00:01:20: Next up we have Nolan Gray. Nolan is the author
00:01:20 --> 00:01:23: of the book Arbitrary Lines, How Zoning Broke the American
00:01:23 --> 00:01:25: City, and How to Fix It.

00:01:26 --> 00:01:29: He is a professional city planner and an expert in
00:01:29 --> 00:01:33: urban land use regulation. He's also currently completing his
PhD
00:01:33 --> 00:01:37: in Urban planning at UCLA. Next up is Heather Worthington.
00:01:37 --> 00:01:42: Heather is managing consultant at the Center for Economic
Conclusion,
00:01:42 --> 00:01:46: which is an organization that works to build regional
economies
00:01:46 --> 00:01:50: that work for everyone, new systems for racial and economic,
00:01:50 --> 00:01:53: racial and economic justice, and equitable wealth.
00:01:54 --> 00:01:58: Among other goals previously, Heather and her team led the
00:01:58 --> 00:02:04: creation, engagement and policy adoption of the Minneapolis
2040 Comprehensive
00:02:04 --> 00:02:07: Plan, and our final speaker is Jeremy Sharp. Jeremy is
00:02:07 --> 00:02:12: Norfolk Virginia's zoning administrator, and he's worked as a
local
00:02:12 --> 00:02:17: government urban planner in Virginia since 2000, 2005, and
he's
00:02:17 --> 00:02:20: been responsible for Norfolk's 2013 Comprehensive Plan.
00:02:21 --> 00:02:25: It's 2016 Sea Level Rise Adaptation strategy and it's 2018
00:02:25 --> 00:02:29: Zoning ordinance rewrite, so clearly you're in good hands
with
00:02:29 --> 00:02:33: this panel. Today's webinar was organized through the ULI
Randall
00:02:33 --> 00:02:38: Lewis Center for Sustainability and Real Estate, which is
dedicated
00:02:38 --> 00:02:43: to creating healthy, resilient, and high performance
communities around the
00:02:43 --> 00:02:46: world. So today's agenda I'm going to provide a brief
00:02:46 --> 00:02:49: overview of ULI's new Reshaping the City report.
00:02:50 --> 00:02:54: Then our panelists will share brief presentations on their
perspectives
00:02:54 --> 00:02:57: on the need to update zoning policies and opportunities for
00:02:58 --> 00:03:00: reforms. We'll conduct a few polls where all of you
00:03:00 --> 00:03:03: will get to share your thoughts and answer questions on
00:03:04 --> 00:03:06: your views about zoning and then we'll have time for
00:03:06 --> 00:03:10: question and answer with the panelists. I also wanted to
00:03:10 --> 00:03:12: flag that this webinar is being recorded and we will
00:03:13 --> 00:03:16: share a recording with all participants and it'll be available
00:03:16 --> 00:03:18: on Utilized Knowledge Finder website.
00:03:19 --> 00:03:22: Please use the Q&A box rather than the chat for
00:03:22 --> 00:03:25: questions. You can also upvote any questions in the Q&A
00:03:25 --> 00:03:28: that you like just very quickly. I also wanted to
00:03:28 --> 00:03:31: share that you and I will be hosting a great

00:03:31 --> 00:03:34: event as part of our Spring Meeting in Toronto. For
00:03:34 --> 00:03:37: those of you that are joining you like Spring Meeting,
00:03:37 --> 00:03:41: I highly recommend that you sign up for the Resilience
00:03:41 --> 00:03:43: Summit, which will bring leaders together.
00:03:45 --> 00:03:49: Real estate and resilience leaders together to share solutions
to
00:03:49 --> 00:03:54: protect communities while enhancing economic opportunity
and social equity. You
00:03:54 --> 00:03:59: can find more information about the Resilience Summit at
ula.org/resilience
00:03:59 --> 00:04:03: Summit. So as I alluded to earlier, today's webinar
accompanies
00:04:03 --> 00:04:06: a brand new ULI report called Reshaping the City.
00:04:07 --> 00:04:12: The report highlights connections among many traditional
zoning and land
00:04:12 --> 00:04:16: use challenges that cities and towns are grappling with today,
00:04:16 --> 00:04:19: and it makes the case for updating policies to create
00:04:19 --> 00:04:24: healthier and more equitable, sustainable and resilient cities.
It also
00:04:24 --> 00:04:27: includes a section from Smart Growth America on form
based
00:04:28 --> 00:04:31: codes, so when cities across the United States began
adopting
00:04:31 --> 00:04:34: zoning ordinances over a century ago.
00:04:34 --> 00:04:38: Many policies centered on promoting public health and
safety. Common
00:04:39 --> 00:04:43: provisions included separating dwellings from harmful
industrial uses and also
00:04:43 --> 00:04:47: ensuring that buildings would not block light and air from
00:04:47 --> 00:04:51: reaching the sidewalk, but also from the very start, zoning
00:04:51 --> 00:04:55: laws have been used to discriminate against people of color
00:04:55 --> 00:04:58: and people with low incomes. After explicit race based
zoning
00:04:58 --> 00:05:01: was banned by the Supreme Court in 1917.
00:05:02 --> 00:05:06: Exclusionary zoning laws that created and maintained
segregation soon became
00:05:06 --> 00:05:10: common and included provisions such as minimum lot size
requirements,
00:05:10 --> 00:05:14: prohibitions on multifamily homes, and limits on the height of
00:05:14 --> 00:05:18: buildings. And many of these policies are still common today.
00:05:18 --> 00:05:21: They go a little deeper into some of the effects
00:05:21 --> 00:05:24: of many traditional zoning policies. We know that they often
00:05:24 --> 00:05:25: promote sprawl.
00:05:26 --> 00:05:30: The fact that roughly 75% of land zoned for housing
00:05:30 --> 00:05:33: in cities across the United States allows only single family

00:05:33 --> 00:05:38: homes results in higher greenhouse gas emissions. Again, exclusionary zoning

00:05:38 --> 00:05:42: has led to racial segregation, which has created disparities in

00:05:42 --> 00:05:46: health outcomes and economic opportunity. Many current policies also limit

00:05:46 --> 00:05:50: the supply and affordability of homes, so just one example

00:05:50 --> 00:05:52: is that unlike single family housing.

00:05:53 --> 00:05:57: Multi unit buildings are often subject to mandatory public hearings

00:05:57 --> 00:06:00: and are more likely to be rejected as a result.

00:06:01 --> 00:06:04: And zoning policies have also largely failed to mitigate or

00:06:04 --> 00:06:09: adapt to climate change and exacerbated risks like rising temperatures

00:06:09 --> 00:06:13: and seas. Key reason to advance zoning updates is to

00:06:13 --> 00:06:18: create more predictability in the development process, potentially making projects

00:06:18 --> 00:06:20: less expensive and risky.

00:06:20 --> 00:06:24: So outdated policies can make projects that aim to support

00:06:24 --> 00:06:28: in demand types of development with green features and projects

00:06:28 --> 00:06:32: that are more walkable, sustainable and more vibrant places. Outdated

00:06:32 --> 00:06:36: policies can make these illegal or difficult and expensive to

00:06:36 --> 00:06:40: complete. But zoning that advances local priorities and response to

00:06:40 --> 00:06:44: market demand for healthier and more environmentally friendly projects on

00:06:44 --> 00:06:48: more projects to be approved by right, making development application

00:06:48 --> 00:06:50: outcomes more certain.

00:06:50 --> 00:06:53: So it's just really important that real estate developers are

00:06:53 --> 00:06:57: engaged as advocates for zoning reforms that are targeted to

00:06:57 --> 00:07:01: better match market demand and community needs. The specific techniques

00:07:01 --> 00:07:04: being used to update zoning are not necessarily new, but

00:07:04 --> 00:07:07: they're being used in innovative ways to promote key goals.

00:07:07 --> 00:07:10: So some common techniques include those that you see on

00:07:10 --> 00:07:14: your screen. So, for example, comprehensive overhauls are the creation

00:07:14 --> 00:07:17: of entirely new policies to replace previous codes.

00:07:18 --> 00:07:22: Overlays are special districts placed over existing zones, zoning incentives

00:07:22 --> 00:07:26: or tools to make it more financially feasible for developers

00:07:26 --> 00:07:29: to provide certain benefits. And form based codes are land

00:07:29 --> 00:07:33: development regulations that use physical form rather than

separation of

00:07:33 --> 00:07:36: uses as the organizing principle for a code. And that

00:07:36 --> 00:07:39: is a perfect segue into our first speaker today.

00:07:40 --> 00:07:44: I'm pleased to pass it over to Takara Nicole Thomas,

00:07:44 --> 00:07:48: our resident expert in all things form based codes. So

00:07:48 --> 00:07:49: Takara, take it away.

00:07:50 --> 00:07:53: Thank you so much, Matt, for giving us that overview

00:07:53 --> 00:07:56: of the report and giving me that warm introduction. If

00:07:56 --> 00:07:58: we can go to the next slide, please.

00:08:00 --> 00:08:03: So I'm going to talk to us today about zoning

00:08:03 --> 00:08:06: reform from a recovery practitioners view. Before we get

00:08:06 --> 00:08:09: into that, I'm going to tell you a little bit

00:08:09 --> 00:08:12: more about Smart Growth America, my role as Smart Growth

00:08:12 --> 00:08:15: America. And then we'll dig into some of the projects

00:08:15 --> 00:08:18: that I've worked on throughout my career, which lends itself

00:08:18 --> 00:08:21: to the conversation we're going to have today. Overall. Next

00:08:21 --> 00:08:25: slide please. So Smart Growth America is a national

00:08:25 --> 00:08:28: nonprofit.

00:08:28 --> 00:08:31: We are headquartered in Washington, DC, but we work

00:08:31 --> 00:08:34: nationally and foreign based codes in institute which is a

00:08:34 --> 00:08:38: program of foreign based code of Smart Growth America is

00:08:38 --> 00:08:41: actually international, but we're focused on Smart Growth

00:08:41 --> 00:08:44: America For

00:08:44 --> 00:08:47: just this slide. Our North Star is that we envision

00:08:47 --> 00:08:50: a country where no matter where you live or who

00:08:50 --> 00:08:54: you are, you can enjoy living in a place that

00:08:54 --> 00:08:56: is healthy, prosperous and resilient. And we accomplish that

00:08:56 --> 00:08:59: on

00:08:59 --> 00:09:03: North Star through our impact model of thought leadership,

00:09:03 --> 00:09:08: advocacy

00:09:08 --> 00:09:11: and technical assistance. Next slide please.

00:09:11 --> 00:09:15: We have 3 programmatic priorities. Setting communities up

00:09:15 --> 00:09:18: for climate

00:09:18 --> 00:09:22: change and climate resilience, advancing racial equity,

00:09:22 --> 00:09:25: keeping in mind

00:09:25 --> 00:09:28: that if your smart growth isn't racially equitable, it's not

00:09:28 --> 00:09:31: smart growth, and creating and setting up infrastructure for

00:09:31 --> 00:09:34: communities

00:09:34 --> 00:09:37: to be considered healthy, whether that means.

00:09:37 --> 00:09:40: The built environment actually lends itself to healthy

00:09:40 --> 00:09:43: determinants or

00:09:43 --> 00:09:46: setting up a community to be sustainable so it can

00:09:46 --> 00:09:49: be healthy for the long run. Next slide please.

00:09:29 --> 00:09:32: Not going to spend too much time on my background
00:09:32 --> 00:09:35: as Matt kind of gave you a little bit of
00:09:35 --> 00:09:38: overview, but I will talk about how I am uniquely
00:09:38 --> 00:09:41: qualified to serve as the Executive Director of the Foreign
00:09:42 --> 00:09:44: Base Code and how that role fits into my larger
00:09:44 --> 00:09:48: role as Smart Growth America. My main spirit of influence
00:09:48 --> 00:09:52: is advancing and attainable housing for all, and doing that
00:09:52 --> 00:09:56: by advocating for zoning, innovation and zoning reform writ
large
00:09:56 --> 00:09:58: and specifically with foreign base codes.
00:09:59 --> 00:10:03: I bring very practical planning experience to the role. I
00:10:03 --> 00:10:06: like to think of myself as the Swiss Army knife
00:10:06 --> 00:10:10: of land use, because pretty much any project that you
00:10:10 --> 00:10:13: can think of I've either worked on or touched on
00:10:13 --> 00:10:18: or supported running the gamut from leading comprehensive
planning updates,
00:10:18 --> 00:10:23: neighborhood planning updates, zoning administration, so on
and so forth.
00:10:23 --> 00:10:26: And I've also worked across the country, and I have
00:10:26 --> 00:10:29: served in leadership roles on both.
00:10:29 --> 00:10:34: Both Colts Florida and California and my personal and
professional
00:10:34 --> 00:10:38: background is housing attainability. I have a Master's art in
00:10:38 --> 00:10:42: Urban Regional planning and I was a HUD scholar, so
00:10:42 --> 00:10:46: I specifically drilled down on affordable housing and that lens
00:10:46 --> 00:10:49: is what I bring to everything I do.
00:10:50 --> 00:10:52: Now going to the next slide and bridging that gap
00:10:52 --> 00:10:55: of how that fits into my experiences, the Ed of
00:10:55 --> 00:10:59: the Form Based Codes Institute, we advocate for zoning
reform
00:10:59 --> 00:11:01: through the use of Form based codes.
00:11:01 --> 00:11:06: We do that through our educational offerings, our technical
assistance
00:11:06 --> 00:11:09: program for codes for communities and our form based code
00:11:09 --> 00:11:13: award program where we highlight exemplary versions of
form based
00:11:13 --> 00:11:17: codes, Right. Earlier I said that I am uniquely qualified
00:11:17 --> 00:11:20: for this role and let's unpack that. What I mean
00:11:20 --> 00:11:23: by that is my very first job out of Graduate
00:11:23 --> 00:11:26: School was at a redevelopment agency in Florida and.
00:11:27 --> 00:11:31: Redevelopment agencies in Florida all have form based
codes. That
00:11:31 --> 00:11:35: is something that we really don't talk about in Florida.
00:11:35 --> 00:11:38: But every single one of those is a form based

00:11:38 --> 00:11:42: code and my steering committee members have either written or

00:11:42 --> 00:11:45: contributed heavily to those form based codes and I found

00:11:46 --> 00:11:47: in early in my career that.

00:11:48 --> 00:11:52: I had a lot of autonomy and creativity in advancing

00:11:52 --> 00:11:57: community development, community redevelopment under that form based code. I've

00:11:57 --> 00:12:01: always personally professionally thought about how do we get to

00:12:01 --> 00:12:03: a yes and I found that with the form based

00:12:03 --> 00:12:07: code, getting to that yes is inherently baked in the

00:12:07 --> 00:12:10: code as it is a land development regulation that is

00:12:10 --> 00:12:14: focused on the predictable built results right instead of the

00:12:14 --> 00:12:15: segregation of uses.

00:12:16 --> 00:12:19: So now if we move to the next clock side,

00:12:19 --> 00:12:22: please, what do I mean by that? That innovation and

00:12:22 --> 00:12:26: that creativity and that flexibility? I worked on some projects

00:12:26 --> 00:12:30: and directly contributed to and directly managed and implemented projects

00:12:30 --> 00:12:33: that some people will consider a once in a lifetime

00:12:33 --> 00:12:35: projects for a planner.

00:12:36 --> 00:12:40: The timeline horizon for projects typically can be thought of

00:12:40 --> 00:12:44: like 30 years, right? Typically, I've known some planners who

00:12:44 --> 00:12:47: worked on one project for their entire career, they retire

00:12:47 --> 00:12:50: and then that baton is passed on to another planner,

00:12:50 --> 00:12:54: right? I directly innovated and implemented some of those projects

00:12:54 --> 00:12:56: and the only way I was able to do that

00:12:56 --> 00:12:59: is because I had a form based code that did

00:12:59 --> 00:13:01: not stand in the way of these projects.

00:13:02 --> 00:13:06: Permitting and entitlements is a very strong barrier to projects

00:13:06 --> 00:13:10: coming out of the ground, especially affordable housing projects and

00:13:10 --> 00:13:14: housing projects writ large. So working at a foreign based

00:13:14 --> 00:13:18: code based redevelopment agency, I didn't have that barrier and

00:13:18 --> 00:13:21: I got projects out of the ground quickly. On the

00:13:21 --> 00:13:26: screen is the awardwinning and internationally recognized Ocean Mall redevelopment

00:13:26 --> 00:13:28: and if we go to the next slide.

00:13:29 --> 00:13:32: We also worked on directly in the Riviera Beach Heights

00:13:32 --> 00:13:38: neighborhood, wrote and managed the Neighborhood Stabilization plan that is

00:13:38 --> 00:13:42: an internationally recognized and awarded. We won several bursary awards

00:13:43 --> 00:13:45: to support this planning project.

00:13:46 --> 00:13:49: And then the projects that came out of this plan,

00:13:49 --> 00:13:52: namely the Riviera Beach Heights Community Garden, we implemented a

00:13:52 --> 00:13:55: series of houses that we were able to get out

00:13:55 --> 00:13:58: of the ground that were affordable housing. And you know,

00:13:59 --> 00:14:01: the time frame was very quickly we were able to

00:14:01 --> 00:14:05: just get them out because we didn't have zoning standing

00:14:05 --> 00:14:07: in our way. Next slide please. And then we also

00:14:07 --> 00:14:08: did the.

00:14:09 --> 00:14:14: World class Marina Village and Marina redevelopment. This is about

00:14:14 --> 00:14:19: a 20 acre Marina redevelopment, seawall and infrastructure and the

00:14:19 --> 00:14:22: development that came out of the ground. Again, we did

00:14:23 --> 00:14:27: not have to deal with any zoning and entitlement barriers

00:14:27 --> 00:14:31: because the farm based code says inherently if the project

00:14:31 --> 00:14:35: looks like the vision that we've outlined, go ahead and

00:14:35 --> 00:14:37: do it. Next slide please.

00:14:38 --> 00:14:41: Which is contrasted with my time working with communities with

00:14:41 --> 00:14:46: traditional zoning codes. They're in flexibility, directly constrained creatively and

00:14:46 --> 00:14:50: directly constrained projects coming out of the ground. Next slide,

00:14:50 --> 00:14:50: please.

00:14:52 --> 00:14:55: So I worked with one community where you would think

00:14:55 --> 00:14:58: a simple question should be able to get you a

00:14:58 --> 00:15:02: simple answer, right? But unfortunately the zoning code was so

00:15:02 --> 00:15:05: complex and so inflexible, sometimes you had to go to

00:15:05 --> 00:15:09: 15 different pieces of information to just get the simple

00:15:09 --> 00:15:12: answer of what is this parcel zoned as right? There's

00:15:12 --> 00:15:15: lack of inconsistency, and when you have so many different

00:15:15 --> 00:15:19: zoning amendments that you're trying to retroactively.

00:15:19 --> 00:15:22: Put together, that piece is a puzzle. You have to

00:15:22 --> 00:15:25: make sure everything is as consistent, and it wasn't always

00:15:25 --> 00:15:29: so you couldn't really just get a simple answer immediately.

00:15:29 --> 00:15:32: And then the other big question that seems simple is,

00:15:32 --> 00:15:35: is agriculture is agriculture right? If I have a piece

00:15:35 --> 00:15:39: of property that is zoned for agriculture, I should be

00:15:39 --> 00:15:42: able to extensively grow any crop. Unfortunately, we weren't

able
00:15:42 --> 00:15:45: to give them a simple answer in that community. We
00:15:45 --> 00:15:48: had to adopt A 40 page zoning amendment.
00:15:48 --> 00:15:51: Just to be able to get to the answer of
00:15:51 --> 00:15:54: whether or not you could grow that crop, next slide,
00:15:54 --> 00:15:57: please. Another example of the inflexibility of the zoning code
00:15:57 --> 00:16:01: is that there was an administrative error for one piece
00:16:01 --> 00:16:04: of property. The entire neighborhood was rezoned as part of
00:16:04 --> 00:16:08: a general plan update, but due to that administrative error,
00:16:08 --> 00:16:11: there was an inconsistency with the use, the existing use
00:16:11 --> 00:16:14: on the property, the future land use of the property
00:16:14 --> 00:16:18: and the designation of that property in the general plan.
00:16:18 --> 00:16:22: This wasn't under this wasn't found until about several
property
00:16:23 --> 00:16:26: owner changes and it ended up costing the property owner
00:16:26 --> 00:16:31: several \$1000 to get this administrative error fixed and
logically
00:16:31 --> 00:16:34: you would think there's an existing use. This is what
00:16:34 --> 00:16:38: the existing you should be to match the neighborhood that
00:16:38 --> 00:16:41: it was rezoned for would be. Because of there was
00:16:41 --> 00:16:47: that inconsistent inconsistency and inflexibility we were
unable to accommodate.
00:16:47 --> 00:16:52: This property owner without going through this administrative
discretionary review
00:16:53 --> 00:16:57: process, next slide please. And then finally we'll talk about
00:16:57 --> 00:17:00: how the same community also had a very significant housing
00:17:00 --> 00:17:04: crisis and the cultivators who recognized their part in this
00:17:04 --> 00:17:09: housing crisis because they will bring in significant workers, a
00:17:09 --> 00:17:12: large amount of workers in a short time were willing
00:17:12 --> 00:17:14: to help fix this housing crisis.
00:17:15 --> 00:17:20: Many times they suggested using some flexible and
innovative housing
00:17:20 --> 00:17:25: products such as manufacture housing, shipping, container
housing and tiny
00:17:25 --> 00:17:29: houses, which can be deployed relatively quickly in a
practical
00:17:29 --> 00:17:29: sense.
00:17:30 --> 00:17:34: But we were absolutely unable to deploy these products
because
00:17:34 --> 00:17:39: the zoning ordinance expressly prohibited these zoning
products, these housing
00:17:39 --> 00:17:43: products, right. So the only alternative was to go through
00:17:43 --> 00:17:47: a rezoning process that could take years. But the cultivators
00:17:47 --> 00:17:50: kind of push back was like, well, we need housing

00:17:50 --> 00:17:53: now. We need to house our workers now. So that
00:17:53 --> 00:17:57: ended up causing more issues because they resorted to.
00:17:58 --> 00:18:02: Tents and RV's, which exacerbated a problem and resulted
in
00:18:02 --> 00:18:07: code enforcement issues. So the zoning, ordinance, and
flexibility expressly
00:18:07 --> 00:18:11: prohibited the community from fixing their own issues without
going
00:18:11 --> 00:18:15: through a massive comprehensive rewrite. Next slide please.
So I
00:18:15 --> 00:18:19: will leave us with the idea that ultimately zoning reform
00:18:19 --> 00:18:23: and housing attainability comes down to a choice. And that
00:18:23 --> 00:18:26: choice. That choice is what do you want your community
00:18:26 --> 00:18:27: to look like?
00:18:28 --> 00:18:31: And does your zoning ordinance or your land use decisions
00:18:31 --> 00:18:34: match that choice? And if it doesn't, how are you
00:18:34 --> 00:18:38: able to accommodate that? And with that, that concludes, oh,
00:18:38 --> 00:18:41: I also have some slides with some resources if you're
00:18:41 --> 00:18:45: interested in learning more about some of the work that
00:18:45 --> 00:18:47: Smart Growth America produces.
00:18:47 --> 00:18:51: We have our Zoned in report which outlines the economic
00:18:51 --> 00:18:54: benefits of Zoned in dangerous by design. The key take
00:18:54 --> 00:18:58: away there was even though driving went down during the
00:18:58 --> 00:19:03: pandemic, pedestrian fatalities increased and and specifically
people of color,
00:19:04 --> 00:19:08: particularly Native and black Americans, were more likely to
die
00:19:08 --> 00:19:12: in traffic accidents and in foot traffic ahead, which is
00:19:12 --> 00:19:15: our most recent piece of reporting which came out earlier
00:19:15 --> 00:19:16: this year.
00:19:17 --> 00:19:20: The big headline there is that almost 20% of the
00:19:20 --> 00:19:25: total USGDP is found in approximately 1.2% of American
landmass.
00:19:25 --> 00:19:28: And so we kind of talked through some ideas there
00:19:28 --> 00:19:32: of what does that mean and unpack those statistics. And
00:19:32 --> 00:19:35: finally, I love to talk, I love the chat, love
00:19:35 --> 00:19:39: to connect. So we'll share these slides afterwards and that's
00:19:39 --> 00:19:42: how you reach us and I'll turn it over to
00:19:42 --> 00:19:44: Nolan to take it from here.
00:19:49 --> 00:19:52: Hi, everyone. It's a pleasure to be speaking here today.
00:19:52 --> 00:19:54: My name is Nolan Gray. As Matt mentioned, I am
00:19:54 --> 00:19:57: a professional city planner and new research director here at
00:19:57 --> 00:20:00: California MB, where we passed laws to make it easier
00:20:00 --> 00:20:03: to build housing in the Golden State. I'll be talking

00:20:03 --> 00:20:06: a little bit about late news planning reforms that have
00:20:06 --> 00:20:09: been passed and that are actively under consideration and a
00:20:09 --> 00:20:12: little bit about where I think we go from here.
00:20:12 --> 00:20:15: Next slide, please. Oh, there are really, really 3 paths
00:20:15 --> 00:20:18: to reform that are really being pursued and that are
00:20:18 --> 00:20:22: going to be occurring more and more cities and states.
00:20:22 --> 00:20:25: The first, of course, that local governments can remove a
00:20:25 --> 00:20:29: lot of these regulatory barriers that have made American
cities
00:20:29 --> 00:20:33: so unaffordable, stagnant, segregated and sprawling. Of
course, local government.
00:20:33 --> 00:20:36: Local zoning, as it is today, is almost exclusively local
00:20:37 --> 00:20:37: power.
00:20:37 --> 00:20:40: State delegated power, but we give local governments a lot
00:20:40 --> 00:20:43: of leeway over how they administer those powers. Of course,
00:20:43 --> 00:20:46: local governments can and should start adopting reforms.
The second
00:20:46 --> 00:20:49: path to reform here is states putting up more guardrails
00:20:49 --> 00:20:52: around how local powers are administered. As I mentioned
ladies
00:20:52 --> 00:20:55: planning as a state delegated power to local governments,
and
00:20:55 --> 00:20:58: it's appropriate for states to put up guardrails around how
00:20:58 --> 00:21:01: those powers are administered in the longer term, something
I
00:21:01 --> 00:21:02: argue in my book.
00:21:03 --> 00:21:06: Is I think it's actually time for a fundamental rethink
00:21:06 --> 00:21:09: of how we do light news planning and to the
00:21:09 --> 00:21:11: extent I have time, I'll talk a little bit about
00:21:11 --> 00:21:14: that next slide please. So to talk about a few
00:21:14 --> 00:21:18: local reforms that I think are actually really exciting, many
00:21:18 --> 00:21:22: local governments increasingly are legalizing low rise
multifamily typologies in
00:21:22 --> 00:21:26: areas that were historically restricted to single family zoning.
As
00:21:26 --> 00:21:29: most folks on this call probably know, single family zoning
00:21:29 --> 00:21:31: policies were explicitly designed.
00:21:32 --> 00:21:35: To exclude lower to moderate income households from the
vast
00:21:35 --> 00:21:38: majority of most US residential areas have land as land
00:21:38 --> 00:21:41: prices have gone up. Of course, that has locked many
00:21:41 --> 00:21:44: millions of Americans potentially out of.
00:21:44 --> 00:21:47: Home ownership kept them stuck in a situation with the
00:21:47 --> 00:21:51: renters. Many jurisdictions are now trying to actually remove

those

00:21:51 --> 00:21:55: single family zoning policies and allow things like accessory dwelling

00:21:55 --> 00:21:59: units, duplexes, small lot single family homes, townhouses, and of

00:21:59 --> 00:22:03: course small multi family buildings. Minneapolis broke through the impasse

00:22:03 --> 00:22:06: here and was the first city to eliminate single family

00:22:06 --> 00:22:09: zoning we've seen a whole bunch of other cities adopt.

00:22:10 --> 00:22:14: Similar such reforms. In fact, just this week, Arlington County

00:22:14 --> 00:22:17: voted to legalize 4 plexes and six plexes in nearly

00:22:17 --> 00:22:21: all residential areas of the county. Next slide, please. Another

00:22:21 --> 00:22:26: reform that's quite popular is eliminating parking requirements requirements. These

00:22:26 --> 00:22:29: raise the cost of housing. They can raise the cost

00:22:29 --> 00:22:31: of housing by as much as assist.

00:22:31 --> 00:22:34: This can add \$50,000 to the cost of a unit.

00:22:34 --> 00:22:38: Many jurisdictions are saying, hey, developers and consumers are in

00:22:38 --> 00:22:41: a better position to determine how much parking needs to

00:22:41 --> 00:22:46: be built. Many jurisdictions are eliminating these requirements altogether. Next

00:22:46 --> 00:22:50: slide, please. Of course, the most important news story of

00:22:50 --> 00:22:53: this year so far in my hometown of Lexington, KY,

00:22:53 --> 00:22:56: removed these minimum parking requirements. Next slide.

00:23:01 --> 00:23:05: Another exciting local reform is Another exciting local reform is

00:23:06 --> 00:23:10: minimum lot size productions. So minimum lot sizes rules require

00:23:10 --> 00:23:13: that lot sizes be a certain size above and beyond

00:23:13 --> 00:23:17: what consumers might prefer, what developers might be able to

00:23:17 --> 00:23:20: actually build. Houston is a really exciting example of this.

00:23:20 --> 00:23:24: In 1998 they lowered minimum lot sizes from 5000 square

00:23:24 --> 00:23:25: feet. 1400 square feet.

00:23:26 --> 00:23:29: This helped to kick off a an infill townhouse building

00:23:29 --> 00:23:32: boom that as 2016 had produced about 25,000 new units

00:23:32 --> 00:23:35: within the I610 loop, so close to job centers and

00:23:35 --> 00:23:39: in areas that potentially can be served by transit. This

00:23:39 --> 00:23:42: is I think a really valuable reform, particularly in suburban

00:23:42 --> 00:23:46: areas where the bulk of the new development is still

00:23:46 --> 00:23:49: going to be single family housing. Next slide please.

00:23:53 --> 00:23:57: I think another important reform that remains on the horizon

00:23:57 --> 00:24:01: here is legalizing the bottom of the housing market. So

00:24:01 --> 00:24:05: historically the housing safety net was provided by the market

00:24:05 --> 00:24:10: in the forms of things like single room occupancies. Essentially

00:24:10 --> 00:24:13: we might give the most residential hotels you have a

00:24:13 --> 00:24:18: private bedroom with maybe some rudimentary facility and a shared

00:24:18 --> 00:24:18: bathroom.

00:24:19 --> 00:24:23: These were essential for keeping people up streets and we

00:24:23 --> 00:24:26: can draw a Direct Line from many cities making SRO's

00:24:26 --> 00:24:30: illegal and actively polishing them to the current homelessness crisis

00:24:30 --> 00:24:33: in the suburban and rural areas. Manufactured housing served a

00:24:33 --> 00:24:37: similar role and again, they face really antagonistic local zoning

00:24:37 --> 00:24:41: regulatory environment that we need more and more cities to

00:24:41 --> 00:24:45: be considered. There was legislation in Arizona just recently actually

00:24:45 --> 00:24:48: to legalize both of these ipologies statewide. Slide please.

00:24:52 --> 00:24:56: Realistically though, in most jurisdictions the politics at the local

00:24:56 --> 00:24:58: level are not going to line up to allow for

00:24:58 --> 00:25:01: a lot of reform. Of course, particularly in smaller suburbs,

00:25:01 --> 00:25:03: the politics of exclusion are rock solid, and the only

00:25:03 --> 00:25:06: way you're going to get land use reforms in a

00:25:06 --> 00:25:08: lot of these jurisdictions is by having some sort of

00:25:08 --> 00:25:11: state intervention. So here in California, a lot of people

00:25:11 --> 00:25:14: who know this, in 1982 the state of California directed

00:25:14 --> 00:25:16: local governments to come up with a plan to legalize

00:25:16 --> 00:25:17: accessory dwelling units.

00:25:18 --> 00:25:21: But they could write whatever rules they wanted, and if

00:25:21 --> 00:25:25: they really didn't want to legalize access for going units,

00:25:25 --> 00:25:28: they could write a book report explaining why they didn't

00:25:28 --> 00:25:31: have to legalize them. It won't surprise most people here

00:25:31 --> 00:25:34: to learn we got very, very few ADU's built. That

00:25:34 --> 00:25:36: all changed in 2016 when the state said views are

00:25:36 --> 00:25:40: legal statewide and we're going to set clear, statewide, workable

00:25:40 --> 00:25:43: standards for these units. What we immediately saw was a

00:25:43 --> 00:25:45: building boom coming out of that.

00:25:46 --> 00:25:49: Homeowners jumped at the opportunity and now about 1/4 to

00:25:49 --> 00:25:52: 1:00 and 4:00 to 1:00 and 3:00 units permit in

00:25:52 --> 00:25:56: California last year was accessory dwelling unit. These are

new

00:25:56 --> 00:26:00: inherently affordable homes being built in areas that historically have

00:26:00 --> 00:26:03: not built much housing for the past 70 years. Next

00:26:03 --> 00:26:06: slide in California we've sponsored a bunch of legislation to

00:26:07 --> 00:26:10: do similar sorts of interventions and 2021 S P9 legalized

00:26:10 --> 00:26:11: duplexes and lot splits.

00:26:12 --> 00:26:15: Statewide, small lot homes as low as 1200 square feet.

00:26:15 --> 00:26:18: They've cleaned up legislation that's being considered on that this

00:26:18 --> 00:26:21: year and 10 exempted missing middle up zonings from the

00:26:21 --> 00:26:25: onerous environmental review mandates that we have here in California.

00:26:25 --> 00:26:28: Last year we had two really big exciting bills, 802011

00:26:28 --> 00:26:32: allowed mixed income multifamily in all commercial zones and 802097

00:26:32 --> 00:26:35: eliminated parking requirements within 1/2 mile of transit. This is

00:26:35 --> 00:26:38: an exciting and ambitious agenda and I think you're already

00:26:38 --> 00:26:41: starting to see even more ambitious reforms.

00:26:41 --> 00:26:45: In other states, I've been following what's going on in

00:26:45 --> 00:26:50: Montana, Arizona, Colorado. It's spreading across the Mountain West. Of

00:26:50 --> 00:26:54: course, Governor Hobo and New York is considering similar ideas.

00:26:54 --> 00:26:58: This is really only the big thing. Next slide, please.

00:26:58 --> 00:27:01: As I mentioned, this is happening all over the country,

00:27:01 --> 00:27:05: right? So of course you have conservative states like Utah,

00:27:05 --> 00:27:07: progressive states like Oregon.

00:27:08 --> 00:27:12: Purple states like Minnesota, states of all different sorts of

00:27:12 --> 00:27:16: political persuasions, reconsidering these rules and trying to figure out

00:27:17 --> 00:27:19: how to make it easier to build house. Fly, please.

00:27:20 --> 00:27:22: The role of the federal government I think is

00:27:22 --> 00:27:25: still being figured out. You know, I think a lot

00:27:25 --> 00:27:29: of the discussions now, again, there's this bipartisan interest. One

00:27:29 --> 00:27:32: of the ideas it's been floating around DC for a

00:27:32 --> 00:27:35: while now is to add more incentive programs to federal

00:27:35 --> 00:27:36: funding.

00:27:37 --> 00:27:40: To provide carrots for local governments to remove a lot

00:27:40 --> 00:27:44: of these regulatory barriers to new housing production. Of course,

00:27:44 --> 00:27:48: tying these, tying such conditions to the CBDG grant funding

00:27:48 --> 00:27:52: or tying conditions to federal transportation dollars hasn't been a

00:27:52 --> 00:27:56: lot of movement on this yet. It's mostly been talk

00:27:56 --> 00:27:59: but such the nature of DC these days. Next slide

00:27:59 --> 00:27:59: please.

00:28:03 --> 00:28:06: I'll tee up a broader discussion here. Maybe we can

00:28:06 --> 00:28:08: talk about it in a Q&A. And of course I

00:28:08 --> 00:28:10: talk about it a lot in my book. Of course,

00:28:10 --> 00:28:12: I think these reforms are all well and good, but

00:28:12 --> 00:28:15: I think there's actually a lot of capacity to do

00:28:15 --> 00:28:18: much deeper reforms. Of course, in the US, we have

00:28:18 --> 00:28:20: this notion that we're gonna go out and touch the

00:28:20 --> 00:28:23: rest of the world how to do everything. Meanwhile, we.

00:28:24 --> 00:28:26: Generally, do lighting things significantly worse than a lot of

00:28:27 --> 00:28:29: our OEC peers. I actually think that there's a lot

00:28:29 --> 00:28:31: of lessons to be learned from other countries how they

00:28:31 --> 00:28:34: administer zoning like policies. In the book I talk about

00:28:34 --> 00:28:37: Japan, but France actually has a very similar system. It's

00:28:37 --> 00:28:40: different in two ways, procedurally and substantively. Usually in the

00:28:40 --> 00:28:43: Japanese and French systems, the same districts are defined at

00:28:43 --> 00:28:45: higher levels of government. So you might think of this

00:28:45 --> 00:28:47: to put it in US terms, the ordinance is written

00:28:47 --> 00:28:50: by the national government and then maps are created by

00:28:50 --> 00:28:51: local governments.

00:28:51 --> 00:28:54: Probably not an appropriate model for the US, but states

00:28:54 --> 00:28:58: could actually fill a similar role. Where they are defining

00:28:58 --> 00:29:01: zoning districts that local governments can map, other codes are

00:29:01 --> 00:29:05: also other systems. Zoning systems are also substantially more liberal

00:29:05 --> 00:29:08: on the actual substance of the regulation. So even the

00:29:08 --> 00:29:11: most restrictive zoning district in countries like Japan or many

00:29:11 --> 00:29:15: European countries will allow a mixture of lowres residential housing

00:29:15 --> 00:29:18: typologies and neighborhood serving retail. Next slide.

00:29:22 --> 00:29:24: As I as I teased, but I'm already running a

00:29:24 --> 00:29:27: little bit behind, I'll take a little bit, I think

00:29:27 --> 00:29:30: the butter ideas about where we go from here. In

00:29:30 --> 00:29:32: the book I talk a lot about Houston as a

00:29:32 --> 00:29:36: fascinating example of a city that doesn't have conventional Euclidean

00:29:36 --> 00:29:40: zoning. I have a very different system with benefits and
00:29:40 --> 00:29:43: drawbacks. To talk a little bit about that next slide
00:29:43 --> 00:29:45: and then I make the case that you know.
00:29:46 --> 00:29:49: Critiques of zoning, I think, are not necessarily critiques of
00:29:49 --> 00:29:52: planning. Indeed, I think, well, the cost of zoning has
00:29:52 --> 00:29:55: been that it's distracted us from really important light news
00:29:55 --> 00:29:58: and transportation planning functions that we could be better
allocating
00:29:58 --> 00:30:01: our civil service toward. Of course, regulating things like the
00:30:02 --> 00:30:05: actual externalities that bother people, right? Things like
noise. We
00:30:05 --> 00:30:07: generally do a very loosey goosey job of that. Or
00:30:07 --> 00:30:11: actually administering on street parking or transportation
management, the things
00:30:11 --> 00:30:14: that really bug people and people in a position where
00:30:14 --> 00:30:16: they're opposing new development. Next slide.
00:30:18 --> 00:30:20: I also think we can get a lot of what
00:30:20 --> 00:30:23: we want out of city planning by actually doing city
00:30:23 --> 00:30:26: planning. You know, I have a friend and a colleague
00:30:26 --> 00:30:28: who's on a city Planning Commission. He told me it
00:30:28 --> 00:30:31: should probably be renamed to the the, the city, the
00:30:31 --> 00:30:34: the city Reacting Committee, right, because so much of what
00:30:34 --> 00:30:37: planners do today is react to private applications. I I
00:30:37 --> 00:30:40: I find so many suburbs and exurban areas where they
00:30:40 --> 00:30:43: they will have a comprehensive zoning document.
00:30:44 --> 00:30:48: Detailing the minor rules around setbacks and permit home
based
00:30:49 --> 00:30:53: businesses and then they won't even have a broader streets
00:30:53 --> 00:30:57: plan or any sort of long term plan for parks
00:30:57 --> 00:31:00: and sewer. That's the type of work that I think
00:31:01 --> 00:31:05: language planning can be doing much better forcing our
energy
00:31:05 --> 00:31:09: on and it's a picture project next slide right. So
00:31:09 --> 00:31:11: quickly wrapping up here.
00:31:12 --> 00:31:16: There's a lot of exciting movement happening on this space.
00:31:16 --> 00:31:19: Folks are interested in these reforms. Get involved with your
00:31:19 --> 00:31:22: state and local MV chapters. Talk to your local state
00:31:23 --> 00:31:26: elected officials and planners. And then of course, we need
00:31:26 --> 00:31:29: people to leverage all of these new laws and build
00:31:29 --> 00:31:32: the housing that our communities need. Next slide, Thanks
so
00:31:33 --> 00:31:36: much. Sorry for the technical issues, but I'm thankful for
00:31:36 --> 00:31:39: the opportunity to be here. I look forward to the

00:31:39 --> 00:31:40: discussion.

00:31:42 --> 00:31:45: All right. Thanks, Nolan, and thanks, everyone, for bearing with

00:31:45 --> 00:31:49: our audio issues. We're really excited to hear from you.

00:31:49 --> 00:31:52: We want to get some of your thoughts and opinions

00:31:52 --> 00:31:55: on zoning in your area. So Victoria, if you want

00:31:55 --> 00:31:58: to launch these quick polls, we're just going to ask

00:31:58 --> 00:32:01: you 4 simple questions. They're just agree or disagree, and

00:32:01 --> 00:32:04: we just want to hear what you think. So the

00:32:04 --> 00:32:07: first one, agree or disagree? Current zoning, where I live,

00:32:07 --> 00:32:10: supports the types of development projects.

00:32:10 --> 00:32:15: Needed to sustain thriving, equitable communities. The

00:32:15 --> 00:32:18: second agree or

00:32:18 --> 00:32:22: disagree Current zoning where I live or work will help

00:32:22 --> 00:32:26: mitigate and adapt to the effects of climate change. Third

00:32:26 --> 00:32:29: one agree or disagree residential development where I live is

00:32:29 --> 00:32:33: sufficient to meet the needs of the region and the

00:32:33 --> 00:32:36: 4th one current zoning where I live or work promotes

00:32:36 --> 00:32:40: the type of development projects the market demands.

00:32:40 --> 00:32:42: And communities are seeking, we see lots of answers

00:32:42 --> 00:32:45: coming

00:32:45 --> 00:32:48: in. They're still rolling in really fast. By the way,

00:32:48 --> 00:32:51: this is we have a great turn out today. So

00:32:51 --> 00:32:54: it's so exciting. I think Takara and Nolan's presentations teed

00:32:54 --> 00:32:57: up the fact that there's so much momentum and thought

00:32:57 --> 00:32:59: going into opportunities to update zoning to tackle the issues

00:32:59 --> 00:33:03: of the day.

00:33:03 --> 00:33:06: All of you came out today really showing the enthusiasm

00:33:06 --> 00:33:10: to move forward with zoning updates across the country. We

00:33:10 --> 00:33:13: still have answers rolling in, but I think in the

00:33:13 --> 00:33:16: interest of time, let's go ahead and end the poll

00:33:16 --> 00:33:19: and share the results. And I'm going to pull in

00:33:19 --> 00:33:21: all of our speakers if you want to come on

00:33:21 --> 00:33:24: camera and we'll kind of react to some of what

00:33:24 --> 00:33:27: you see. So First off.

00:33:27 --> 00:33:29: Current zoning where I live supports the type of development

00:33:29 --> 00:33:32: projects needed to sustain thriving and equitable

00:33:32 --> 00:33:35: communities. Interesting, we

00:33:35 --> 00:33:38: have about 3/4 that disagree but 1/4 that agree. Does

00:33:38 --> 00:33:41: that surprise you? Maybe maybe I'll pull in Heather first.

00:33:41 --> 00:33:44: Did you think it would be higher? Lower. What are

00:33:44 --> 00:33:47: your thoughts on this? What does this mean to you

00:33:47 --> 00:33:50: that.

00:33:42 --> 00:33:44: Looks about right to me, I think. I think I
00:33:44 --> 00:33:46: mean, most cities are still grappling with.
00:33:47 --> 00:33:50: These issues and don't really grasp some of the underlying
00:33:50 --> 00:33:54: challenges that are in place in terms of regulation. So
00:33:54 --> 00:33:57: I think I think this looks about right. I'm pleased
00:33:57 --> 00:34:00: to see that the vast majority of people are saying
00:34:00 --> 00:34:02: they're not working.
00:34:03 --> 00:34:05: Yeah. And it'd be interesting to know and obviously we
00:34:05 --> 00:34:07: can't capture this, but for the 23 that agree, perhaps
00:34:07 --> 00:34:09: they're living in places that are doing a lot of
00:34:09 --> 00:34:11: work and maybe there's some of the people doing the
00:34:11 --> 00:34:14: work themselves. And to car, I see you're off mute.
00:34:14 --> 00:34:15: You have thoughts on this one?
00:34:16 --> 00:34:20: 100% aligns with what I'm seeing. Market trends are
changing.
00:34:20 --> 00:34:24: People want to live in walkable, mixed shoes places. I'm
00:34:25 --> 00:34:29: seeing that millennials are willing to pay more to live
00:34:29 --> 00:34:34: in smaller units that are walkable and pedestrian oriented,
seeing
00:34:34 --> 00:34:37: that seniors, the elderly, want to age in place.
00:34:38 --> 00:34:42: So, but they've spent 30-40 years in the community. They
00:34:42 --> 00:34:45: don't want to move. They don't want to be reshuffled
00:34:45 --> 00:34:49: to a retirement community. But that's how we planned and
00:34:49 --> 00:34:53: designed our communities. With that mindset that you would
buy
00:34:53 --> 00:34:56: a house, you raise a family, you move out 30
00:34:56 --> 00:35:00: years later and then it cycle starts all over. That
00:35:00 --> 00:35:03: cycle's not the same way. And one more point before
00:35:03 --> 00:35:06: I make my next one is that there's also a
00:35:06 --> 00:35:07: declining.
00:35:09 --> 00:35:12: Millennials and the the, the the the that they aren't
00:35:12 --> 00:35:15: having children is to meet that same level of that
00:35:15 --> 00:35:18: cycle, right. So all that kind of comes together that
00:35:18 --> 00:35:22: people want different types of units. Another stat is that
00:35:22 --> 00:35:25: about 60% of seniors say they want to age in
00:35:25 --> 00:35:27: place and they will be willing to live in the
00:35:27 --> 00:35:30: Adu. But all that wraps up to that. Our commute,
00:35:30 --> 00:35:34: our communities aren't zoned that way. You started the
presentation.
00:35:35 --> 00:35:38: With the stat that about 75% of American land and
00:35:38 --> 00:35:42: zone for single family is actually a little bit higher,
00:35:42 --> 00:35:45: it's about 95%. Not to kind of just be like
00:35:45 --> 00:35:48: okay fact checking you on the spot, but all that

00:35:48 --> 00:35:52: kind of comes together and they're saying that market trends
00:35:52 --> 00:35:56: are changing, but what people want, the market isn't building
00:35:56 --> 00:35:59: to match up with those changing market trends. And so
00:35:59 --> 00:36:02: we're at an impasse and we need to do something
00:36:02 --> 00:36:04: now because zoning is.
00:36:04 --> 00:36:10: Expressly preventing the developers to give people the the
products
00:36:10 --> 00:36:11: they want.
00:36:12 --> 00:36:14: Yeah, I'll just, I'll just emphasize that to car. I
00:36:14 --> 00:36:16: just want to jump in and say that when we
00:36:16 --> 00:36:19: were leading 2040 in Minneapolis, the most common.
00:36:19 --> 00:36:22: Input we got from people sort of over the age
00:36:22 --> 00:36:24: of 60 was that they wanted to stay in their
00:36:24 --> 00:36:27: neighborhood, but they also wanted their children to be able
00:36:27 --> 00:36:31: to live in their neighborhood, their adult children. And our
00:36:31 --> 00:36:34: zoning was not assisting them in that that goal primarily
00:36:34 --> 00:36:37: because it was all single family zoning in their area
00:36:37 --> 00:36:39: and was driving prices up too high for their their
00:36:39 --> 00:36:42: adult children to be able to afford to live there.
00:36:42 --> 00:36:44: So that was a that's a great example of this
00:36:44 --> 00:36:48: this sort of market versus regulation condition that you're
highlighting.
00:36:49 --> 00:36:52: I think that's a great point. I want to pull
00:36:52 --> 00:36:54: Jeremy in on the second question. Jeremy has done a
00:36:55 --> 00:36:58: ton of work in Norfolk on resilience and adapting to
00:36:58 --> 00:37:01: and mitigating climate change. Jeremy, were you surprised
It's is
00:37:01 --> 00:37:04: another three quarters, 1/4 split here. So 1/4 of people
00:37:05 --> 00:37:07: think that we're that a lot is being done where
00:37:07 --> 00:37:10: they live to mitigate and adapt to the effects of
00:37:10 --> 00:37:13: climate change. But 3/4 don't feel like enough is being
00:37:13 --> 00:37:14: done.
00:37:14 --> 00:37:17: No, really not really not surprised by us to be
00:37:17 --> 00:37:19: honest. I think we've done a lot of work here
00:37:19 --> 00:37:22: and we've talked a lot about around the country about
00:37:22 --> 00:37:24: some of the work that we've done here. But I
00:37:24 --> 00:37:27: think there's there's still a lot of barriers to
00:37:27 --> 00:37:30: making the types of improvements that I think we've started
00:37:30 --> 00:37:32: making. And worse, by no means are we where we
00:37:32 --> 00:37:33: should be ultimately.
00:37:35 --> 00:37:37: I think in the interest of time, I want to
00:37:37 --> 00:37:39: move it over to Heather to share some thoughts. We
00:37:39 --> 00:37:43: can come back to these potentially afterwards an additional

Q&A.

00:37:43 --> 00:37:45: Also see some great questions coming in through the Q&A
00:37:46 --> 00:37:48: and I promise we're going to get to those as
00:37:48 --> 00:37:50: well. But Heather, why don't you take it away?
00:37:51 --> 00:37:53: Thanks, Matt. And you can just tee up the first
00:37:53 --> 00:37:56: slide there. You can just skip the intro slide. There
00:37:56 --> 00:37:58: we go. I thought it would be helpful to talk
00:37:58 --> 00:38:01: this morning about some of the lessons that we've learned
00:38:01 --> 00:38:01: in the.
00:38:02 --> 00:38:05: Almost five years since 2040 was adopted in Minneapolis
and
00:38:05 --> 00:38:09: appreciate the the intro from Takara and Nolan. You can
00:38:09 --> 00:38:12: go to the next slide. So I thought it would
00:38:12 --> 00:38:15: be helpful to start with what I think is one
00:38:15 --> 00:38:18: of the major problems that we're facing with the the
00:38:18 --> 00:38:20: housing crisis in the US right now.
00:38:21 --> 00:38:25: Yeah, there's some things that we know are common
denominators
00:38:25 --> 00:38:28: for success for families and and kids who have stable
00:38:28 --> 00:38:31: housing do much better in school. Every measure that we
00:38:31 --> 00:38:33: looked at during 2040 prove this.
00:38:34 --> 00:38:36: But what we saw was kids were typically in in
00:38:36 --> 00:38:40: destabilized housing. They were typically moving every
calendar or every
00:38:40 --> 00:38:44: school year. That had an enormous impact on their
educational
00:38:44 --> 00:38:47: outcomes. We also know that adults who have stable
housing
00:38:47 --> 00:38:50: have a much higher rate of employment, much less
underemployment,
00:38:50 --> 00:38:52: which is also a crisis in this country.
00:38:53 --> 00:38:55: And we know that low barrier housing for people who
00:38:56 --> 00:38:58: are struggling with drug and alcohol use is really a
00:38:58 --> 00:39:01: key to the housing ecosystem in communities. And this is
00:39:01 --> 00:39:05: one of the largest issues impacting homelessness right now
in
00:39:05 --> 00:39:08: the Twin Cities and I suspect in your communities as
00:39:08 --> 00:39:10: well. So it's my firm belief that we need to
00:39:10 --> 00:39:13: reshape the dominant narrative about housing, which is that
it's
00:39:14 --> 00:39:16: sort of an earned thing and commit to housing as
00:39:16 --> 00:39:19: a human right approach in our narrative about it. Next
00:39:19 --> 00:39:19: slide.
00:39:21 --> 00:39:24: I just wanted to ground us a little bit in

00:39:24 --> 00:39:26: some of the realities of how difficult it is to
00:39:27 --> 00:39:29: move, to move the needle on how we change land
00:39:29 --> 00:39:32: use and regulation even when we make changes to our
00:39:32 --> 00:39:35: ordinances at the local level. So this is a red
00:39:35 --> 00:39:38: line map from Minneapolis about 1925. And you can see
00:39:39 --> 00:39:41: it. Yeah. And just stay there for a second. One
00:39:41 --> 00:39:44: thing I want to draw your attention to is the
00:39:44 --> 00:39:45: blue and green are the.
00:39:46 --> 00:39:50: Quote UN quote desirable areas. The red and yellow are
00:39:50 --> 00:39:52: the, as I've come to call them, the no go
00:39:52 --> 00:39:56: zones. In the red and yellow areas, you were not
00:39:56 --> 00:40:00: eligible for federally underwriting loans. In the green and blue
00:40:00 --> 00:40:04: areas of this map, they were primarily zoned about five
00:40:04 --> 00:40:07: years later, three years later to become single family only
00:40:08 --> 00:40:11: areas of the city. Next slide this this chart is
00:40:11 --> 00:40:12: from 2018, 2017.
00:40:12 --> 00:40:16: And you can see that those settlement patterns that were
00:40:16 --> 00:40:20: determined by redlining and then reinforced by zoning have
00:40:20 --> 00:40:23: been
00:40:23 --> 00:40:27: incredibly durable over the last 100 years. And So what
00:40:27 --> 00:40:31: you're looking at here is work from the Mapping Prejudice
00:40:31 --> 00:40:34: Project at the University of Minnesota. These are the found
00:40:34 --> 00:40:37: racial covenants in red and then in blue you can
00:40:38 --> 00:40:42: see the area, the historic area of 38th and Chicago.
00:40:42 --> 00:40:45: And the near north side which are historic black and
00:40:45 --> 00:40:49: indigenous people of color areas of the city and you
00:40:49 --> 00:40:53: can also see that the white neighborhoods are those areas
00:40:53 --> 00:40:58: which were zoned for single family. And so these are
00:40:58 --> 00:41:02: very durable settlement patterns that are very difficult to
00:41:02 --> 00:41:05: break
00:41:05 --> 00:41:06: up even when you change zoning and regulation in these
00:41:06 --> 00:41:11: areas. And I just want to ground us in that
00:41:11 --> 00:41:17: because I think.
00:41:17 --> 00:41:22: It requires a level of intentionality in practice and in
00:41:22 --> 00:41:26: policy to overturn these settlement patterns and disparities.
00:41:26 --> 00:41:30: Next slide,
00:41:30 --> 00:41:33: I wanted to just highlight that it's interesting in most
00:41:33 --> 00:41:35: cities and I I said earlier I, I'm actually in
00:41:35 --> 00:41:39: Allentown, PA right now. I'm not in the Twin Cities,
00:41:39 --> 00:41:43: excuse me, and driving around yesterday.
Really enjoyed seeing the housing typology here in
Allentown, which
is primarily what I would call duplex, double house, row

00:41:43 --> 00:41:47: house and so probably built beginning in the I would
00:41:47 --> 00:41:50: say 1860s and 70s, probably right after the Civil War
00:41:50 --> 00:41:54: and up through the first part of the early 20th
00:41:54 --> 00:41:54: century.
00:41:55 --> 00:41:58: And really built with an intention for providing a certain
00:41:58 --> 00:42:01: amount of density to meet the needs of workforce in
00:42:01 --> 00:42:05: this area particularly and in most Midwestern cities and
certainly
00:42:05 --> 00:42:08: in every Rust Belt city in America, we see that
00:42:08 --> 00:42:11: development pattern up through about 1930.
00:42:11 --> 00:42:16: But when cities adopted modern zoning codes, that
development pattern
00:42:16 --> 00:42:19: ceases. And so you start with a neighborhood like this,
00:42:19 --> 00:42:23: that's the inside of Minneapolis, through the interior
neighborhoods close
00:42:23 --> 00:42:26: to downtown. And you can see in this photo just
00:42:26 --> 00:42:30: an amazing variety of housing types. You've got duplexes.
You've
00:42:30 --> 00:42:34: got, you know, those little small sort of small scale
00:42:34 --> 00:42:38: apartment buildings. You've got fourplexes. It's a really rich
typology
00:42:38 --> 00:42:41: that was meeting the needs of the local economy and
00:42:41 --> 00:42:41: of.
00:42:41 --> 00:42:45: Of the workforce in terms of housing, when we implemented
00:42:45 --> 00:42:49: zoning in Minneapolis in 1927, we went away from that
00:42:49 --> 00:42:52: and we went to almost a strictly single family zoning
00:42:52 --> 00:42:56: type ology. And what that created were lots that were,
00:42:56 --> 00:42:59: you know, 5 to 10,000 square feet with one home
00:42:59 --> 00:43:02: on them. And we really limited the potential of the
00:43:02 --> 00:43:05: city in terms of growth and meeting the needs of
00:43:05 --> 00:43:09: its residents. And you know it's interesting in 1950.
00:43:09 --> 00:43:13: There were five people living in every house in Minneapolis,
00:43:13 --> 00:43:16: and over the next 70 years, the population decreased to
00:43:16 --> 00:43:19: the point where there are only two people living in
00:43:19 --> 00:43:22: each house in Minneapolis. So we we don't so much
00:43:22 --> 00:43:25: have a housing problem as we have a tenancy and
00:43:25 --> 00:43:28: density problem, right in these large cities where we built
00:43:28 --> 00:43:31: lots of homes that were single family only. And then
00:43:31 --> 00:43:33: we tried to figure out how.
00:43:33 --> 00:43:37: People could sustain these homes economically and you
simply can't.
00:43:37 --> 00:43:40: It's too expensive. And so that's the other issue that
00:43:40 --> 00:43:43: we face in our communities. Next slide. And I think

00:43:44 --> 00:43:47: this really leads into a conversation about what does this
00:43:47 --> 00:43:50: look like on the ground as it's occurring. So between
00:43:50 --> 00:43:54: 2000 and 2014, the Center for Urban and Regional Affairs
00:43:54 --> 00:43:56: at the University of Minnesota, excuse me, study.
00:43:57 --> 00:44:03: Rental housing affordability in Minneapolis neighborhoods,
they were looking in
00:44:03 --> 00:44:06: particular, you know, for parts of the city that had
00:44:06 --> 00:44:11: long hosted Bipoc communities or had robust Bipoc
communities. And
00:44:11 --> 00:44:14: you can see between 2000 and 2014, because of an
00:44:14 --> 00:44:19: increase in the median rent and the affordability threshold,
there
00:44:19 --> 00:44:22: were no neighborhoods in Minneapolis after 2014.
00:44:22 --> 00:44:25: That were affordable to blacks who made just under a
00:44:25 --> 00:44:29: living wage, right? So these are people living in poverty
00:44:29 --> 00:44:33: as as determined by our regional government, the
Metropolitan Council.
00:44:33 --> 00:44:36: For Hispanics and Latinos, it became a much smaller number
00:44:36 --> 00:44:40: of neighborhoods. And even for whites who don't identify as
00:44:40 --> 00:44:43: Hispanic or Latino, it became a smaller number of
neighborhoods
00:44:44 --> 00:44:45: that were affordable to them.
00:44:46 --> 00:44:50: So we're seeing a real measurable impact on the affordability
00:44:50 --> 00:44:53: of homes and or you know either rental or owner
00:44:53 --> 00:44:57: occupied in Minneapolis. Next slide I'll just wrap up by
00:44:57 --> 00:45:01: saying some of this is you know what Nolan addressed
00:45:01 --> 00:45:02: earlier, but I think.
00:45:03 --> 00:45:06: I want to be maybe a little bit more pointed
00:45:06 --> 00:45:10: and just say that I don't think we're, we're adequately
00:45:10 --> 00:45:13: addressing the gap between the cost of housing and all
00:45:13 --> 00:45:16: of you on the coast will laugh now, but a
00:45:16 --> 00:45:19: house, a housing unit in Minneapolis right now costs about
00:45:20 --> 00:45:22: \$300,000 a door and in other areas I know it's
00:45:23 --> 00:45:26: much higher but we we see residents who typically can
00:45:26 --> 00:45:29: afford less than 100,000 sort of in terms of their
00:45:29 --> 00:45:30: housing access.
00:45:31 --> 00:45:34: And we aren't really addressing that ability to pay this
00:45:34 --> 00:45:37: gap between the cost of that unit and the ability
00:45:37 --> 00:45:40: of the end user to pay. And we continue to
00:45:40 --> 00:45:44: think that the market, which is sort of illdefined, right,
00:45:44 --> 00:45:48: will fill the gap. And I think that's magical thinking.
00:45:48 --> 00:45:51: I don't think that's going to happen. I think this
00:45:51 --> 00:45:55: is a shared responsibility and much like we prioritize other

00:45:55 --> 00:45:57: spending at the federal level.

00:45:58 --> 00:46:01: And at the state level, we should be prioritizing housing

00:46:01 --> 00:46:04: because in the end housing has the most impact on

00:46:04 --> 00:46:08: people's lives and their ability to be meaningful and thoughtful

00:46:08 --> 00:46:13: and important workers and and contributors to their community. Housing

00:46:13 --> 00:46:17: markets also just continue to experience low inventory, extreme price

00:46:17 --> 00:46:20: increases and we just need to build more housing at

00:46:20 --> 00:46:24: every price point immediately. There's been a focus in the

00:46:24 --> 00:46:26: conversation on affordable.

00:46:26 --> 00:46:30: Housing, which is very, very important. But I would argue

00:46:30 --> 00:46:33: that it's also important to be building up market to

00:46:33 --> 00:46:37: encourage people who are living in naturally occurring affordable units

00:46:37 --> 00:46:40: but but can't access market rate units but could afford

00:46:40 --> 00:46:43: them, can then move and free up those snow units.

00:46:43 --> 00:46:46: Nolan really covered all of this. I want to pull

00:46:46 --> 00:46:49: out a few things on regulatory levers. I think we

00:46:49 --> 00:46:53: actually need to be offering incentives for the construction of

00:46:53 --> 00:46:54: a Du's and cottage courts.

00:46:55 --> 00:46:59: And other not novel housing typologies like Takara pointed out,

00:46:59 --> 00:47:02: you know, things like small homes, container homes, that kind

00:47:03 --> 00:47:05: of thing. I think we need to reform eviction and

00:47:05 --> 00:47:09: eviction law in most states. I think this is perhaps

00:47:09 --> 00:47:12: one of the most dangerous but sort of underappreciated issues

00:47:12 --> 00:47:16: impacting housing stability and we need to really look at

00:47:16 --> 00:47:19: that. And then I I would just call out and

00:47:19 --> 00:47:21: I really want to focus on two more things here.

00:47:21 --> 00:47:22: I think that.

00:47:23 --> 00:47:27: More construction of housing that includes low barrier or low

00:47:27 --> 00:47:30: height step in for entry and these are primarily units

00:47:30 --> 00:47:33: for active drug and alcohol users who are either in

00:47:33 --> 00:47:36: treatment or have not been able to get treatment yet.

00:47:37 --> 00:47:40: I think those are really important, especially as we think

00:47:40 --> 00:47:44: about homelessness in our communities and we are ignoring that

00:47:44 --> 00:47:46: in a big way in the Twin Cities and that's

00:47:46 --> 00:47:50: really damaging, damaging our communities and the people who are

00:47:50 --> 00:47:53: living outside, especially in the winter.

00:47:53 --> 00:47:56: I can tell you that it's impossible to survive in

00:47:56 --> 00:47:59: a tent when it's 30 below 0. It's not fun

00:47:59 --> 00:48:01: to survive in a tent in San Francisco, but you

00:48:01 --> 00:48:04: will die in Minnesota. And so we have to really

00:48:04 --> 00:48:08: start to be thoughtful and intentional about that. I also

00:48:08 --> 00:48:11: think we need to adopt some hedge strategies to preserve

00:48:11 --> 00:48:15: Noah properties and you know, we can do this through

00:48:15 --> 00:48:19: existing groups like our housing redevelopment authorities,

00:48:19 --> 00:48:20: our public housing

00:48:19 --> 00:48:20: agencies.

00:48:20 --> 00:48:24: Just like we built that housing in the 1950s through

00:48:24 --> 00:48:26: the 70s and 80s, we can now buy it back

00:48:26 --> 00:48:29: and hold on to it to ensure longterm affordability and

00:48:29 --> 00:48:32: access for people who are living at or below the

00:48:32 --> 00:48:35: poverty line. And then I really think we have to

00:48:35 --> 00:48:39: look seriously at our state and local policy around property

00:48:39 --> 00:48:42: tax as the primary revenue generator. That's not the case

00:48:42 --> 00:48:45: in every state, but in most in many states it

00:48:45 --> 00:48:47: is. That can be a deeply regressive.

00:48:48 --> 00:48:52: Tax that really feeds into gentrification and displacement

00:48:48 --> 00:48:52: cycles. So

00:48:52 --> 00:48:54: I think it's a I think we have to look

00:48:54 --> 00:48:57: at the entire ecosystem of our housing challenge here, our

00:48:57 --> 00:49:00: housing crisis. And I think we all need to come

00:49:00 --> 00:49:03: together and be alive around the same values. And I

00:49:03 --> 00:49:06: think many people I talked to, whether you're in the

00:49:06 --> 00:49:09: private sector as a developer, you're in the public sector

00:49:09 --> 00:49:11: as a regulator or or bureaucrat.

00:49:11 --> 00:49:14: If you're in the nonprofit sector, I think we all

00:49:14 --> 00:49:17: share some values around this. And I think that's where

00:49:17 --> 00:49:19: we have to come together and make this a priority.

00:49:19 --> 00:49:21: So I will end there and pass it out to

00:49:21 --> 00:49:22: Jeremy. Thank you.

00:49:25 --> 00:49:28: Hey, good afternoon everyone or good morning to those who

00:49:29 --> 00:49:31: are not on the East Coast again, I'm Jeremy Sharpe.

00:49:31 --> 00:49:34: I'm the zoning administrator for the City of Norfolk. In

00:49:34 --> 00:49:37: in 15 years here though, I've done just about every

00:49:37 --> 00:49:40: every planning job you can think of in a in

00:49:40 --> 00:49:43: a local government. So a lot of different perspectives on

00:49:43 --> 00:49:46: that. So welcome to Norfolk. Next slide please. Just real

00:49:46 --> 00:49:49: quick, if you're not familiar with us, we're on the

00:49:49 --> 00:49:51: coast. We are, we are. We're walled in by our
00:49:51 --> 00:49:53: neighbors. We're walled in by the water.
00:49:54 --> 00:49:58: We're 97% developed. So we're built on anything we're doing
00:49:58 --> 00:50:02: is shifting, shifting the deck chairs around, moving around
things
00:50:02 --> 00:50:05: in the closet. That's what we do with our development
00:50:05 --> 00:50:09: here in Norfolk. Next slide, please. So we're an old
00:50:09 --> 00:50:12: city. We have a number of significant challenges that we
00:50:12 --> 00:50:16: face. And so we view everything in our department in
00:50:16 --> 00:50:19: our city from the standpoint of resilience and we have
00:50:19 --> 00:50:23: three big resilience challenges that we're approaching.
00:50:24 --> 00:50:27: One, coastal resilience. We are one of the most at
00:50:27 --> 00:50:30: risk seat cities in the country to sea level rise.
00:50:30 --> 00:50:34: We deal with recurrent flooding on a daily basis. It's
00:50:34 --> 00:50:37: just a part of life around here and it's just
00:50:37 --> 00:50:41: it's just getting worse. We do deal with economic resilience.
00:50:41 --> 00:50:44: We are very limited in our economy to to Navy,
00:50:44 --> 00:50:49: port facilities, in related industries. So when those aspects of
00:50:49 --> 00:50:51: the economy are down, we're down. We are.
00:50:52 --> 00:50:56: Vastly improving that over the last decades. But we're still
00:50:56 --> 00:50:59: we do still struggle. And then as many cities, we
00:50:59 --> 00:51:05: have significant issues with concentrated poverty,
disconnecting communities, interstates running
00:51:05 --> 00:51:09: through cutting neighborhoods in half. Redlining was a
significant issue.
00:51:09 --> 00:51:12: Here we have the good and the bad of urban
00:51:12 --> 00:51:15: renewal examples of both. Norfolk was actually one of the.
00:51:17 --> 00:51:21: One of the poster children for urban renewal and we
00:51:21 --> 00:51:25: are dealing with the results of that still today. Next
00:51:25 --> 00:51:29: slide please. So we went into a process really we
00:51:29 --> 00:51:33: we when we rewrote our comprehensive plan in 20
00:51:33 --> 00:51:37: 2013, we went into the process of starting to ask
00:51:37 --> 00:51:39: ourselves how do we.
00:51:39 --> 00:51:43: How do we use zoning to respond to resilience challenges?
00:51:43 --> 00:51:47: Zoning, and as as Nolan's work speaks to zoning, has
00:51:47 --> 00:51:50: been used very poorly in a lot of communities. It
00:51:50 --> 00:51:53: was used very poorly in Norfolk. But zoning has a
00:51:53 --> 00:51:56: lot of power. Zoning can can do quite a bit
00:51:56 --> 00:51:59: for us. How do we use zoning to respond to
00:51:59 --> 00:52:01: those challenges? Next slide, please.
00:52:03 --> 00:52:06: So in 2015, we dove into a zoning ordinance rewrite.
00:52:06 --> 00:52:09: Classic process. Don't need to go too much. Anybody who's
00:52:10 --> 00:52:14: been through this process. That's what the zoning ordinance

rewrite

00:52:14 --> 00:52:17: is like. I'll I'll highlight two things though. One, for
00:52:17 --> 00:52:21: some strange reason I don't entirely understand, we stopped
halfway
00:52:21 --> 00:52:22: through.
00:52:23 --> 00:52:25: Pause pretty much everything in the road a sea level
00:52:25 --> 00:52:28: rise action plan. And I joked the reason why we
00:52:28 --> 00:52:31: did that is because we realized we didn't really have
00:52:31 --> 00:52:34: a good enough strategy to address the resilience challenging
of
00:52:35 --> 00:52:38: flooding a resilience challenges of flooding in our
comprehensive plan
00:52:38 --> 00:52:41: we need to add something else. So we stopped and
00:52:41 --> 00:52:43: we did what we call Vision 2100 which is our
00:52:44 --> 00:52:46: our sea level rise, sea level rise action strategy.
00:52:47 --> 00:52:50: And in second, so we stopped, we did that, we
00:52:50 --> 00:52:53: adopted it and moved on. And in second we we
00:52:53 --> 00:52:57: really went overboard, I think not overboard. We went very,
00:52:57 --> 00:53:00: very strong on the side of working with the local
00:53:00 --> 00:53:01: builders.
00:53:01 --> 00:53:05: There were many agree disagree moments. Many agree
disagree moments,
00:53:05 --> 00:53:07: but we work with them hand in hand. We still
00:53:07 --> 00:53:10: work with them on a regular basis and we still
00:53:10 --> 00:53:13: have agree to disagree moments. But I know other
communities
00:53:13 --> 00:53:16: they they tend to shy away Local government, the builders
00:53:16 --> 00:53:19: are aren't going to cooperate with us, so we're not
00:53:19 --> 00:53:21: going to work with them. We met with them weekly
00:53:22 --> 00:53:25: for a time. Just constant conversations are zoning ordinance.
So
00:53:25 --> 00:53:27: just a lesson we we share with a lot of
00:53:27 --> 00:53:30: communities when we talk about this next time, please.
00:53:31 --> 00:53:34: So there's two real things that I want to talk
00:53:34 --> 00:53:37: about here in our zoning orders. We've, you know, listening
00:53:37 --> 00:53:40: to know and listening to Heather talk about what they've
00:53:40 --> 00:53:43: what what they see in the communities around the country.
00:53:43 --> 00:53:46: We're, yeah, we did that. Yeah, we did that. Yeah,
00:53:46 --> 00:53:48: we did that. We're we're doing a lot of those
00:53:48 --> 00:53:51: things. But there's two other things I want to touch
00:53:51 --> 00:53:54: on that really kind of frame the power for us
00:53:54 --> 00:53:56: of what zoning can do to help us with our
00:53:56 --> 00:53:59: challenges. One, we implemented what we call a resilience
question.

00:54:01 --> 00:54:04: So our resilience question applies to any new development and

00:54:04 --> 00:54:07: it's we look at it in two ways on the

00:54:07 --> 00:54:10: screen here you see how we will apply it to

00:54:10 --> 00:54:13: single family development. We do 2 to 400 new single

00:54:13 --> 00:54:16: family homes a year, almost all of them are redevelopment,

00:54:16 --> 00:54:20: taking down old house, putting up a new house and

00:54:20 --> 00:54:23: so we require for all new single family homes we

00:54:23 --> 00:54:26: require these three things elevate so you're less risk of

00:54:26 --> 00:54:27: flooding.

00:54:28 --> 00:54:31: Simple as that, 16 inches. We're not saying crawl space.

00:54:31 --> 00:54:35: We're saying two blocks elevated up off the ground so

00:54:35 --> 00:54:38: that if the storm system fails in front of your

00:54:38 --> 00:54:41: house, you won't get water in your house. We we

00:54:41 --> 00:54:44: address stormwater management two ways of doing that. One, it

00:54:45 --> 00:54:48: was initially called the rain barrel roll. We require the

00:54:48 --> 00:54:51: installation of rain barrels and as you can see, 200

00:54:51 --> 00:54:55: gallons. That ends up being often times 450 gallon rain

00:54:55 --> 00:54:55: barrels.

00:54:56 --> 00:54:59: We don't love that rule. We didn't have a much

00:54:59 --> 00:55:02: better idea at that point. Since the since 2018 though,

00:55:02 --> 00:55:05: we've had people doing come up with a lot of

00:55:05 --> 00:55:08: little mini BMP's and things like that to capture water

00:55:08 --> 00:55:11: that we've approved as part of standard conditions. And more

00:55:11 --> 00:55:15: recently we actually adopted a tree preservation ordinance that incorporated

00:55:16 --> 00:55:19: a preservation and planting incentive. The most important thing for

00:55:19 --> 00:55:21: us? We want you to preserve the tree.

00:55:22 --> 00:55:25: If there's a big tree on your yard, preserve it.

00:55:25 --> 00:55:28: And so we give credit for that. And then the

00:55:28 --> 00:55:32: third, we require everybody to install a generator. Hookup don't

00:55:32 --> 00:55:35: have to install a generator, you know it's just the

00:55:35 --> 00:55:38: switch on the the panel. That alone we thought we

00:55:38 --> 00:55:42: we see hurricanes and make sure that we could people

00:55:42 --> 00:55:43: could easily.

00:55:44 --> 00:55:47: Deal with that sort of thing without having to get

00:55:47 --> 00:55:51: the electrical permit to come install the the hook up

00:55:51 --> 00:55:55: and then do the generator. So basic approach, single family,

00:55:55 --> 00:56:01: next slide please. So multifamily, commercial, industrial

projects, it gets
00:56:01 --> 00:56:06: much more complicated. There's really two approaches. There's, there's one.
00:56:06 --> 00:56:10: The first one we say capture your first inch and
00:56:10 --> 00:56:14: a quarter of water that falls. So generally you're doing
00:56:14 --> 00:56:18: a stormwater pond, some other type of BMP. Make sure
00:56:18 --> 00:56:23: that facility can accommodate that that level of stormwater you
00:56:23 --> 00:56:27: you you address that we're good. We also allow for
00:56:27 --> 00:56:30: the other option is a set of points tables, so
00:56:30 --> 00:56:31: we have.
00:56:32 --> 00:56:34: You need to get a certain number of points for
00:56:34 --> 00:56:37: the number of units you're developing. And then you get
00:56:37 --> 00:56:39: to choose from those 3 categories that I mentioned, risk
00:56:39 --> 00:56:43: reduction, stormwater management, energy resilience. And you can see from
00:56:43 --> 00:56:46: the graphics here on the top right, just one example
00:56:46 --> 00:56:49: of a project that has resulted in developers providing things
00:56:49 --> 00:56:52: that they wouldn't have otherwise provided in their development. So
00:56:52 --> 00:56:55: you see this project actually installed a full roof, which
00:56:55 --> 00:56:57: is not something that we've seen very much of.
00:56:58 --> 00:57:01: So we don't require it. It's not a strict strict
00:57:01 --> 00:57:05: zoning requirements, not an incentive. It's simply you have to
00:57:05 --> 00:57:08: meet the stairs somehow. There's a list of 20 things
00:57:08 --> 00:57:11: you can do. You have to get enough, they each
00:57:11 --> 00:57:14: have a point value, you have to get something and
00:57:14 --> 00:57:17: include those things. It our our opinion this has been
00:57:17 --> 00:57:20: a pretty big success. It has not driven away development,
00:57:20 --> 00:57:24: it has not raised development cost substantially and we have
00:57:24 --> 00:57:26: seen a lot of really good interventions.
00:57:27 --> 00:57:30: Installed that otherwise would not have been installed. So
00:57:30 --> 00:57:33: this
00:57:30 --> 00:57:33: is the thing we probably talk about the most with
00:57:33 --> 00:57:36: our with our new zoning ordinance, our resilience question,
00:57:36 --> 00:57:38: but
00:57:36 --> 00:57:38: there's a lot of other things that we can always
00:57:38 --> 00:57:40: touch on as well. Next slide please. So the other
00:57:40 --> 00:57:43: thing I wanted to talk about in this relates to
00:57:43 --> 00:57:46: our social and neighborhood resilience and economic
00:57:46 --> 00:57:49: challenges is something
00:57:46 --> 00:57:49: that we've done actually we had done, it actually predates
00:57:49 --> 00:57:51: our our new zoning ordinance a little bit.

00:57:52 --> 00:57:55: But it's a we think a really good example of
00:57:55 --> 00:57:59: how you can leverage zoning to really get make some
00:57:59 --> 00:58:05: big differences. So our our old Tiresville neighborhood,
Norfolk historically
00:58:05 --> 00:58:10: African American community was very much a red line
community
00:58:10 --> 00:58:14: basically ignored by the by the region at large for
00:58:14 --> 00:58:18: the last several decades high crime, your classic in inner
00:58:19 --> 00:58:20: city neighborhood.
00:58:21 --> 00:58:25: Almost no new development the last 20 years and what
00:58:26 --> 00:58:29: little was in there did not fit the pattern at
00:58:29 --> 00:58:33: all. It was the next slide please. So the neighborhood
00:58:33 --> 00:58:37: was was engaged and in about 2015, 2016 with the
00:58:37 --> 00:58:41: idea of what can we do to bring new development
00:58:41 --> 00:58:43: as the community and we.
00:58:43 --> 00:58:46: We had a an idea and a willing community. We
00:58:46 --> 00:58:49: had an idea that why don't we develop a set
00:58:49 --> 00:58:52: of plans that that can be used by community member,
00:58:52 --> 00:58:56: by developers to develop in this community. And so we
00:58:56 --> 00:59:00: created the traditional neighborhoods pattern book and this
is, I'm
00:59:00 --> 00:59:04: sorry, plan book. This is not a pattern book. It's
00:59:04 --> 00:59:07: not design guidelines. It's none of that. This is these
00:59:07 --> 00:59:11: are actual stamped plans that a developer can come in
00:59:11 --> 00:59:11: by a lot.
00:59:12 --> 00:59:15: Use these plans, come down the city, get them for
00:59:15 --> 00:59:18: free use these plans, go build on with a site
00:59:18 --> 00:59:21: plan and you're and you're done. And so we developed
00:59:21 --> 00:59:24: these in 2017 for our first neighborhood and what we
00:59:24 --> 00:59:27: call the Huntersville. And then a couple years ago it
00:59:27 --> 00:59:30: was put into another neighborhood because it was such a
00:59:30 --> 00:59:34: success. But I'll talk a little bit more about Huntersville
00:59:34 --> 00:59:37: first. So from a zoning standpoint, the plan, but that's
00:59:37 --> 00:59:38: not zoning.
00:59:38 --> 00:59:42: It it fits into it. But from the zoning standpoint
00:59:42 --> 00:59:45: we had to we had to really work with the
00:59:45 --> 00:59:50: community. So Huntersville was an area that was
disadvantaged by
00:59:50 --> 00:59:54: zoning. It was largely developed with 25 by 100 foot
00:59:54 --> 00:59:59: lots, narrow lots, largely single family, largely in 19 between
00:59:59 --> 01:00:03: 1920s and 1940s. And it was, it was laid out
01:00:03 --> 01:00:07: that way but sometime after the war it was rezoned
01:00:07 --> 01:00:07: to.

01:00:08 --> 01:00:10: 50 by 100 minimum lot size. So you suddenly took
01:00:10 --> 01:00:14: all of these lots and you made them grandfather
nonconforming,
01:00:14 --> 01:00:18: which immediately limits what people can spend on their
properties
01:00:18 --> 01:00:20: to maintain them and it makes it makes it very
01:00:20 --> 01:00:23: challenging. You have to go through a lot more hoops
01:00:23 --> 01:00:26: to develop. So first step we took again working with
01:00:26 --> 01:00:30: the community. Many communities are very suspicious of this
type
01:00:30 --> 01:00:33: of thing, but we work very closely with this community.
01:00:33 --> 01:00:36: We reduce the minimum lot size down to 2525 by
01:00:36 --> 01:00:36: 100.
01:00:37 --> 01:00:42: But the community, rightfully so, was concerned about what
would
01:00:42 --> 01:00:45: happen if we did that and then didn't put some
01:00:45 --> 01:00:48: standards in place. That's where the the Plan book comes
01:00:48 --> 01:00:52: in. But that's where the the standards. So we put
01:00:52 --> 01:00:56: strict standards about elevation, porch sizes, garage location,
in fact
01:00:56 --> 01:01:00: 25 foot lots, garages are largely not permitted.
01:01:01 --> 01:01:04: Those types of elements were brought into place and then
01:01:04 --> 01:01:07: if you follow the city plans you can do this
01:01:07 --> 01:01:09: by right if you want to deviate from those plans
01:01:09 --> 01:01:13: and and go another direction and most developers would
want
01:01:13 --> 01:01:15: to do that. The plans that we developed are very
01:01:15 --> 01:01:18: good plans. They're in many, they're two by sixes instead
01:01:18 --> 01:01:22: of 2 by 4. They're encapsulating crawl spaces there. There
01:01:22 --> 01:01:24: are a lot of things that are really cutting is
01:01:24 --> 01:01:27: the idea of really developing resilient homes that would last
01:01:27 --> 01:01:28: the test of time.
01:01:30 --> 01:01:34: Large, larger developers shied away. There's no interest in
doing
01:01:34 --> 01:01:37: this. But a lot of smaller developers, minority developers
have
01:01:37 --> 01:01:41: come in, and it's been actually an overwhelming success.
With
01:01:41 --> 01:01:42: that next slide, please.
01:01:45 --> 01:01:47: And Jeremy, after this one, I think we might need
01:01:47 --> 01:01:48: to pause just the way I have time to answer
01:01:48 --> 01:01:49: a few questions.
01:01:49 --> 01:01:52: This should be my last slide anyway, so so the
01:01:53 --> 01:01:57: results here in a neighborhood where we had 300 vacant

01:01:57 --> 01:01:57: lots.

01:01:58 --> 01:02:01: We had very little on the way of development in

01:02:01 --> 01:02:04: recent year until recent years. We've built 60 new homes.

01:02:04 --> 01:02:07: Almost every one of them is one of our traditional

01:02:07 --> 01:02:11: neighborhoods. Plan book homes in nearly all. We're on 25

01:02:11 --> 01:02:14: foot now, conforming lots rather than not conforming lots.
Just

01:02:14 --> 01:02:17: showing the power of what you can do between the

01:02:17 --> 01:02:21: the the element of the city providing some investment and

01:02:21 --> 01:02:24: some incentives to developers, but also the the idea of

01:02:24 --> 01:02:25: really.

01:02:25 --> 01:02:29: Responsibly up zoning a neighborhood and actually properly

01:02:29 --> 01:02:32: zoning the neighborhood to what it should have always been zoned before.

01:02:32 --> 01:02:34: And with that, I am. I believe I'm done.

01:02:36 --> 01:02:40: All right. Thanks. I'm going to stop sharing my screen

01:02:40 --> 01:02:43: for a second and get to some of the questions

01:02:43 --> 01:02:45: and we have just a few minutes left. So we

01:02:45 --> 01:02:49: have lots of great questions in the Q&A. First, I

01:02:49 --> 01:02:51: wanted to open this up to the full panel. We

01:02:51 --> 01:02:54: had a question from Phil who says.

01:02:55 --> 01:02:58: And this was earlier on. He says he didn't notice

01:02:58 --> 01:03:01: a lot about outreach to developers of the real estate

01:03:01 --> 01:03:04: community to find solutions to zoning hurdles. Jeremy, I know,

01:03:04 --> 01:03:07: I think you touched in your presentation a little bit

01:03:07 --> 01:03:10: on this, but could maybe maybe I'll pass it to

01:03:10 --> 01:03:13: Nolan 1st and talk about you could just share a

01:03:13 --> 01:03:16: couple thoughts about the role of real estate developers and

01:03:16 --> 01:03:20: in finding solutions to updating zoning and then anyone else

01:03:20 --> 01:03:21: who wants to chime in after that.

01:03:25 --> 01:03:28: Yeah, sure. I mean, we work very collaboratively with developers.

01:03:28 --> 01:03:30: I mean we we're trying to legalize housing that our

01:03:30 --> 01:03:33: local developers are, especially our small developers can immediately start

01:03:33 --> 01:03:36: building. We work collaboratively when we're developing the policy and

01:03:36 --> 01:03:39: then we work with them when we're figuring out how

01:03:39 --> 01:03:40: to refine it and we go back and check it

01:03:40 --> 01:03:42: if we're not getting the units that we need to

01:03:42 --> 01:03:43: see.

01:03:44 --> 01:03:46: Yep. Heather, I'm sure you did a lot of outreach

01:03:46 --> 01:03:50: with the development community and your work on Minneapolis 2040.

01:03:50 --> 01:03:52: Is there anything you wanted to add there?

01:03:53 --> 01:03:56: No, just to say that yes, we did an immense

01:03:56 --> 01:03:59: amount of outreach with the development community and I was

01:03:59 --> 01:04:02: on the ULI Management Committee for the Minnesota chapter at

01:04:02 --> 01:04:04: that time. So I had a lot of interaction with

01:04:05 --> 01:04:07: my colleagues in the private sector. And I think, you

01:04:07 --> 01:04:10: know that was one of the main things that drove

01:04:10 --> 01:04:14: parking minimum requirements on in that conversation where developers, especially

01:04:14 --> 01:04:18: affordable housing developers who noted that \$50,000 of space and

01:04:18 --> 01:04:21: the parking requirement imposed by the city was really unreasonable.

01:04:22 --> 01:04:26: And that generated, I think a major change that Minneapolis adopted so.

01:04:26 --> 01:04:27:

01:04:29 --> 01:04:32: Great. I see a question for Jeremy, which is about

01:04:32 --> 01:04:37: accessibility. How do you address this accessibility when elevating buildings

01:04:37 --> 01:04:40: and is what's it seems like you know could be

01:04:40 --> 01:04:44: a considerable cost and how, how is that addressed?

01:04:44 --> 01:04:47: It it is a it is a considerable challenge that

01:04:47 --> 01:04:51: we do deal with. We hear from the developers at

01:04:51 --> 01:04:53: all times. I don't know that I have a great

01:04:54 --> 01:04:56: answer for it is is it's a challenge that we

01:04:57 --> 01:04:59: deal with. We one of the things that we have

01:04:59 --> 01:05:04: specifically dealt with is with multifamily, with commercial, any elevation

01:05:05 --> 01:05:06: requirements we have.

01:05:06 --> 01:05:09: They're for the, they're for the unit, they're not for

01:05:09 --> 01:05:12: the lobby. So giving people the opportunity to get get

01:05:12 --> 01:05:15: their residents, get their guests, I elevated through the building,

01:05:15 --> 01:05:18: giving it more flexibility there. But it's that's definitely a

01:05:18 --> 01:05:20: challenge that we've had to have had had to deal

01:05:20 --> 01:05:21: with.

01:05:22 --> 01:05:27: Great. And I've seen a few questions about formbased codes,

01:05:27 --> 01:05:32: lots of interest there. Takara, maybe you can speak to

01:05:32 --> 01:05:35: this question from Rachel Toker. It's.

01:05:37 --> 01:05:39: In terms of form based codes, can you talk about

01:05:39 --> 01:05:42: how they can promote environmental resilience or green infrastructure? Do

01:05:42 --> 01:05:45: you have any thoughts or examples you could share for

01:05:45 --> 01:05:45: Rachel on that?

01:05:46 --> 01:05:50: Some thoughts. I would say implicitly and explicitly it supports

01:05:50 --> 01:05:53: that. The idea of the kind of the driving idea

01:05:54 --> 01:05:57: behind form based code is that you have that mixed-use

01:05:57 --> 01:06:02: compact development, so it's inherently baked into that, right? You're

01:06:02 --> 01:06:03: not using as much.

01:06:04 --> 01:06:08: Surface covering with asphalt, you have units that are closer

01:06:08 --> 01:06:11: together, units that are closer to the street. So all

01:06:11 --> 01:06:15: that kind of works together from like a practical standpoint

01:06:15 --> 01:06:19: and then from like a theoretical standpoint is just kind

01:06:19 --> 01:06:22: of baked into the mentality of forming code.

01:06:24 --> 01:06:27: Great. I see a question about gentle density and missing

01:06:27 --> 01:06:30: middle proposals. We've seen a lot in the media about

01:06:30 --> 01:06:31: missing middle.

01:06:31 --> 01:06:35: Recently, but this question is about has anyone started to

01:06:35 --> 01:06:40: see an increased interest in neighborhood commercial or accessory commercial

01:06:40 --> 01:06:44: units to support denser neighborhoods? It's a really interesting question.

01:06:45 --> 01:06:49: That is a fantastic question. Say it goes through, it

01:06:49 --> 01:06:52: goes back to that form based codes are kind of

01:06:52 --> 01:06:56: like agnostic about the use. Youth is not completely eliminated

01:06:56 --> 01:06:59: from the conversation, but the idea is that does it

01:06:59 --> 01:07:00: look like the form?

01:07:01 --> 01:07:03: Yes, any use can go there. And so if you

01:07:03 --> 01:07:07: kind of go back and think about traditional zoning, where

01:07:07 --> 01:07:10: it was all about the separation of uses for the

01:07:10 --> 01:07:14: health of the community, separating those noxious uses. So you

01:07:14 --> 01:07:18: wanted to have your heavy industrial away from your residential.

01:07:18 --> 01:07:21: That's kind of not the point now because heavy industrials

01:07:21 --> 01:07:25: for the most part in America is offshore. So that's

01:07:25 --> 01:07:27: kind of a moot point, right. So now you have

01:07:27 --> 01:07:30: these areas where you can kind of think about.

01:07:31 --> 01:07:34: What does it look like versus what is the use

01:07:34 --> 01:07:38: inside of the box? So it's inherently built into it,

01:07:38 --> 01:07:42: it's baked into it. It's anything you can go anywhere.

01:07:42 --> 01:07:45: And it's kind of like what do people want to
01:07:45 --> 01:07:48: see this use, this, this building become?
01:07:49 --> 01:07:51: One and another thing I kind of add on like
01:07:51 --> 01:07:54: just the idea of missing middle, there actually was a
01:07:54 --> 01:07:58: really big win about that Most recently Tuesday, Arlington
County
01:07:58 --> 01:08:01: approved their missing middle housing plan and they're think
they're
01:08:01 --> 01:08:05: framing it as expanding housing options. So just wanted to
01:08:05 --> 01:08:08: throw that out there for everybody that it's it's gaining
01:08:08 --> 01:08:11: traction, it's on the county level, but we think it's
01:08:11 --> 01:08:14: going to be a national best practice that the county's
01:08:14 --> 01:08:15: adopting it at that level.
01:08:19 --> 01:08:22: Great. And I think maybe just to close out, we
01:08:22 --> 01:08:25: have a question. What is the best way for those
01:08:25 --> 01:08:29: who want to advocate at the local level for zoning
01:08:29 --> 01:08:32: reform? What do they do? I want like maybe just
01:08:32 --> 01:08:36: three or four words pieces of advice for folks, maybe
01:08:36 --> 01:08:39: all of you. I'll Heather's off from you.
01:08:39 --> 01:08:42: What do you say, Heather? Yeah, you know, I'm anxious
01:08:42 --> 01:08:43: to talk about this it.
01:08:43 --> 01:08:45: Can be done in three or four words too. It's
01:08:45 --> 01:08:45: very.
01:08:46 --> 01:08:50: Yeah, absolutely. Build an alliance with shared values.
01:08:51 --> 01:08:57: Great, Nolan. Well, not to put people on the spot.
01:08:58 --> 01:09:00: Yeah, No, I I would say this is a moment
01:09:00 --> 01:09:03: where we really have a once in a generation window
01:09:03 --> 01:09:05: to make a lot of really big reforms and I
01:09:05 --> 01:09:06: would say, you know.
01:09:06 --> 01:09:09: Get active. Talk to your local elected officials, your state
01:09:09 --> 01:09:12: elected officials. Talk to your planners. Certainly within a lot
01:09:12 --> 01:09:15: of planning offices, I find there are people who know
01:09:15 --> 01:09:17: what needs to be done, and they're waiting for cover.
01:09:17 --> 01:09:20: They're waiting for popular demand and buying for some of
01:09:20 --> 01:09:23: the stuff. Get involved. Figure out what the binding
constraints
01:09:23 --> 01:09:26: on infill development in your communities are and and and
01:09:26 --> 01:09:27: start building a coalition for reform.
01:09:28 --> 01:09:31: Before we go to Takar and Jeremy, my colleague Victoria
01:09:31 --> 01:09:34: put a link in the chat to a survey about
01:09:34 --> 01:09:37: today's webinar. We would really appreciate it if you take
01:09:37 --> 01:09:39: the survey to let us know what you thought about
01:09:39 --> 01:09:42: the webinar today and our programs moving forward. So

please

01:09:42 --> 01:09:45: click that link, just it'll take one minute to take

01:09:45 --> 01:09:48: the survey. And now I'll kick it over to Jeremy,

01:09:48 --> 01:09:49: your closing thoughts.

01:09:50 --> 01:09:52: You know I say from a from a community member,

01:09:52 --> 01:09:55: you know it's it's know who the decision makers are.

01:09:55 --> 01:09:57: Know who those who can move the needle. I can't

01:09:57 --> 01:09:59: tell you how many times I've I've dealt with the

01:10:00 --> 01:10:02: preaching to the choir and as a as a local

01:10:02 --> 01:10:04: practitioner I want to do it. I'm pushing for it.

01:10:04 --> 01:10:06: I can't get you there. You're going to have to

01:10:06 --> 01:10:09: get it there through other means. You're going to have

01:10:09 --> 01:10:10: to work the council members.

01:10:10 --> 01:10:14: Etcetera. So great. Thanks Jeremy. And to Carl, I'll let

01:10:14 --> 01:10:16: you close this out.

01:10:17 --> 01:10:19: Biggie backing off of what Jeremy said. Be present.

01:10:20 --> 01:10:23: What is it that 90% of opportunities in life are

01:10:23 --> 01:10:27: taken by those who are simply there. Be present, speak

01:10:27 --> 01:10:31: up, become known as your your Planning Commission and your

01:10:31 --> 01:10:36: governing bodies conversations and help drown out the vocal minority

01:10:36 --> 01:10:40: so that everybody's voice can be heard. And that's what

01:10:41 --> 01:10:44: the civic engagement process is there for, for us to

01:10:44 --> 01:10:45: to be present.

01:10:46 --> 01:10:49: But we find that sometimes just one person or a

01:10:49 --> 01:10:53: select few are able to access that process. So simply

01:10:53 --> 01:10:57: figuring out who is your planning staff members, who is

01:10:57 --> 01:11:01: your, your, your, your governing body, that local board, who

01:11:01 --> 01:11:05: is your elected official, and engaging with them both at

01:11:05 --> 01:11:07: those meetings and and offline.

01:11:08 --> 01:11:11: All right. Thank you so much again. Victoria. Put the

01:11:11 --> 01:11:14: link in the chat again for the survey. Please share

01:11:14 --> 01:11:15: your feedback with us.

01:11:16 --> 01:11:19: But I want to thank our four panelists, Jeremy Sharpe,

01:11:19 --> 01:11:23: Heather Worthington, Nolan Gray and Takara Nicole Thomas. We really

01:11:23 --> 01:11:26: appreciate your expertise, your time today. And to all of

01:11:26 --> 01:11:29: you who joined today's webinar, thank you for engaging in

01:11:29 --> 01:11:33: this conversation, very lively conversation in the chat in the

01:11:33 --> 01:11:36: Q&A, look out for the recording and please stay engaged

01:11:36 --> 01:11:39: with you, Ally, on this topic and others. So thank

01:11:39 --> 01:11:41: you again. And with that, I'll close out.

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