

Housing Policy Discussion

Zoning Reform

City Commission Public Hearing

March 19, 2024



Housing Need

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



NEWS EXCLUSIVES JOBS TRAINING SCHOOLS

Where Permissive Zoning Codes Slowed Rent Growth

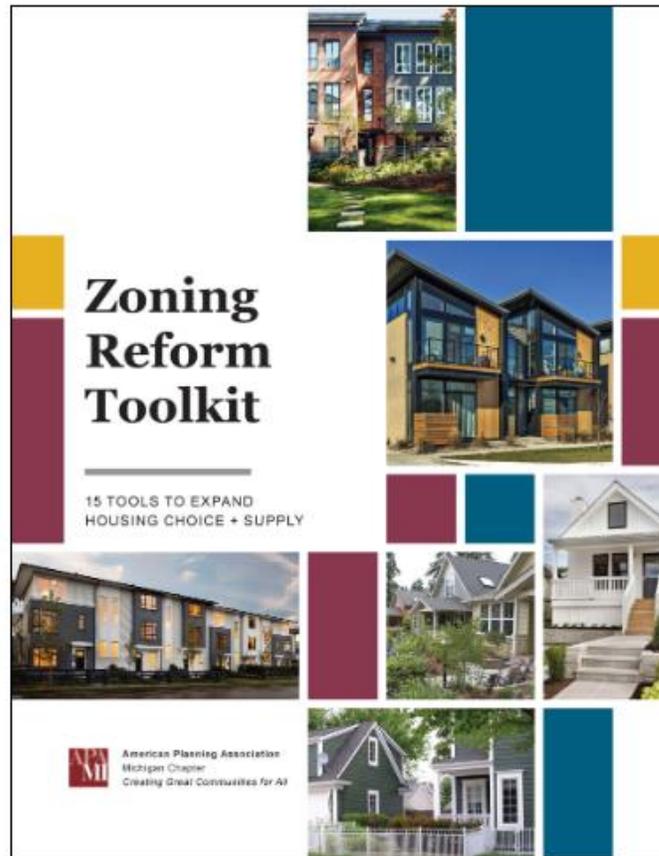
Recent analysis from the Pew Research Center identifies more support for zoning reform as a tool for maintaining the affordability of rental housing in U.S. cities.

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



Interior 3 zoning conceptual rendering / Minneapolis 2040 Comprehensive Plan

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

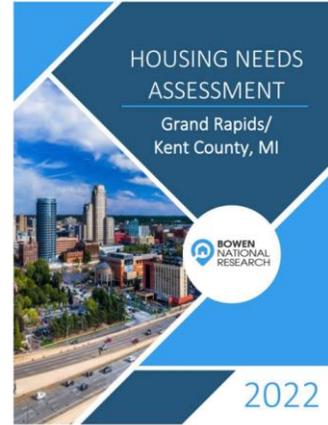


34,699

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

14,106

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



PLANNING MAGAZINE

What Is Zoning Reform and Why Do We Need It?

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

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INNOVATIONS ZONING



Communication Strategy

- July 13, 2023 City Commission / Planning Commission joint meeting
 - Utilize input received during previous planning efforts:
 - 2002 Community Master Plan
 - 2015 Great Housing Strategies
 - 2018 Housing Now!
 - 2024 Community Master Plan (ongoing)
 - Utilize input received during Planning Commission and City Commission public hearings.



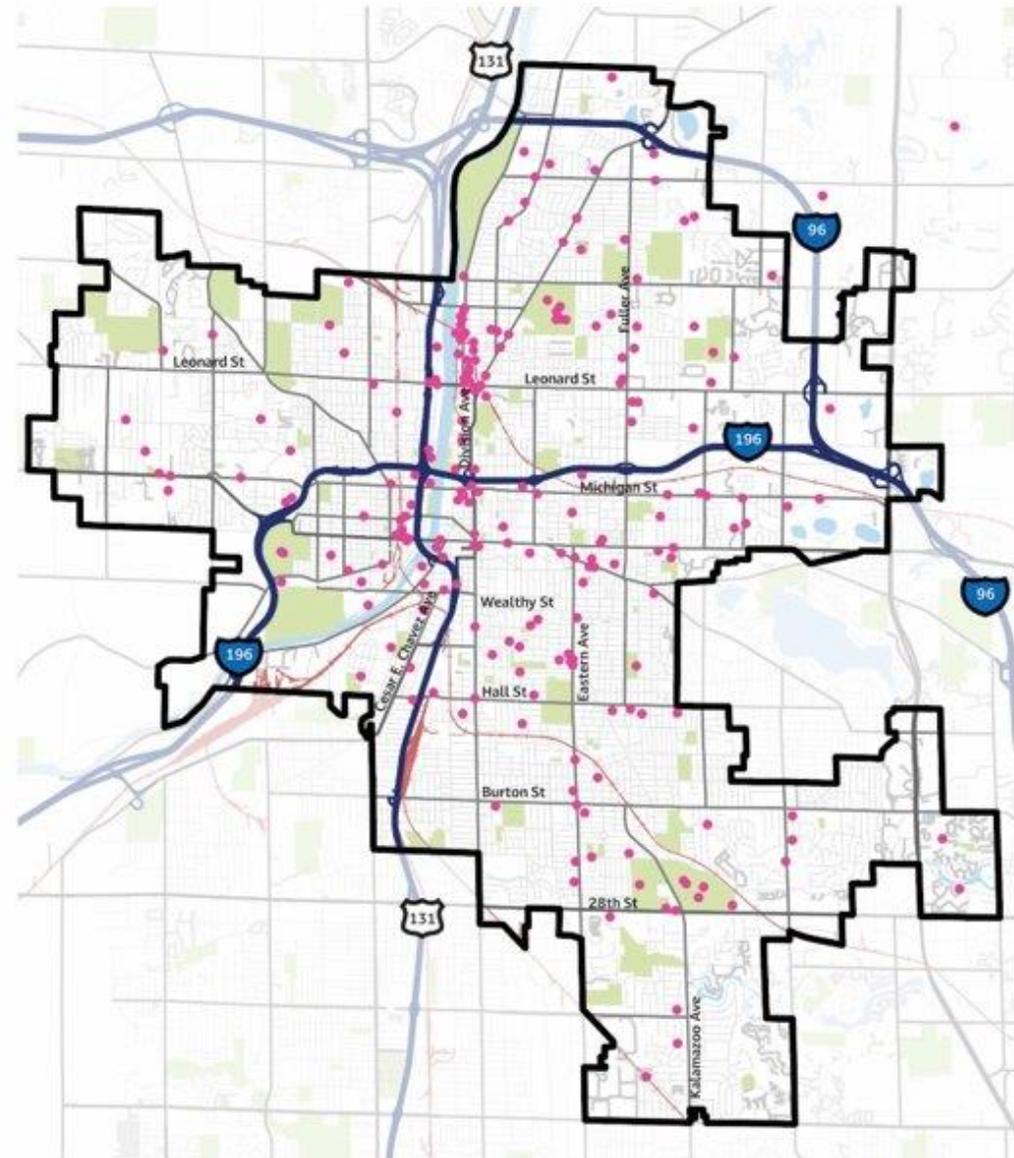
What about the Community Master Plan?

Round 1 – Big Ideas

FUTURE HOUSING

Example Comments

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



What about the Community Master Plan?

Round 2 – Deeper Dive: Vision, Values & Goals

WHAT WE HEARD – ENVISION THE FUTURE

Housing

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



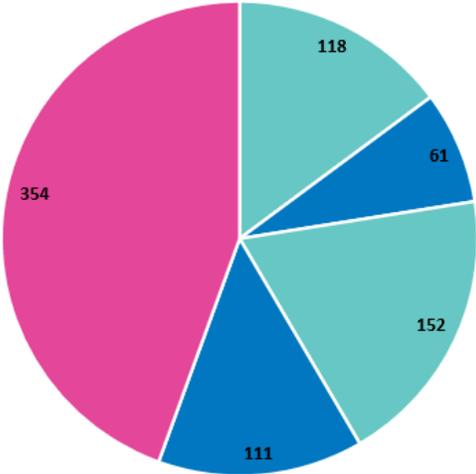
What about the Community Master Plan?

Round 3 – Visualizing Outcomes

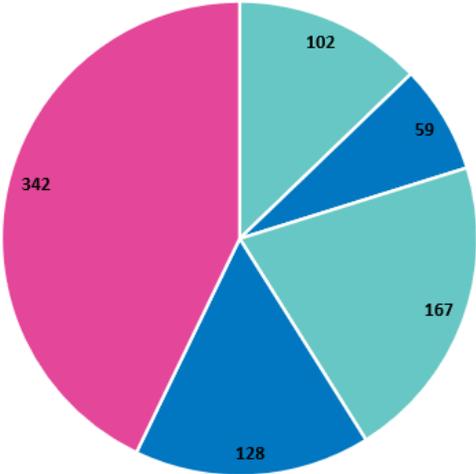
Great Neighborhoods- Triplex or Quadplex

Most people think triplexes or quadplexes should be allowed everywhere in all neighborhoods.

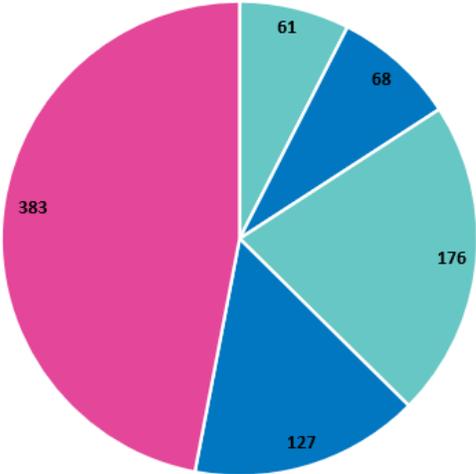
Traditional Neighborhoods



Mid-Century Neighborhoods



Modern Era Neighborhoods

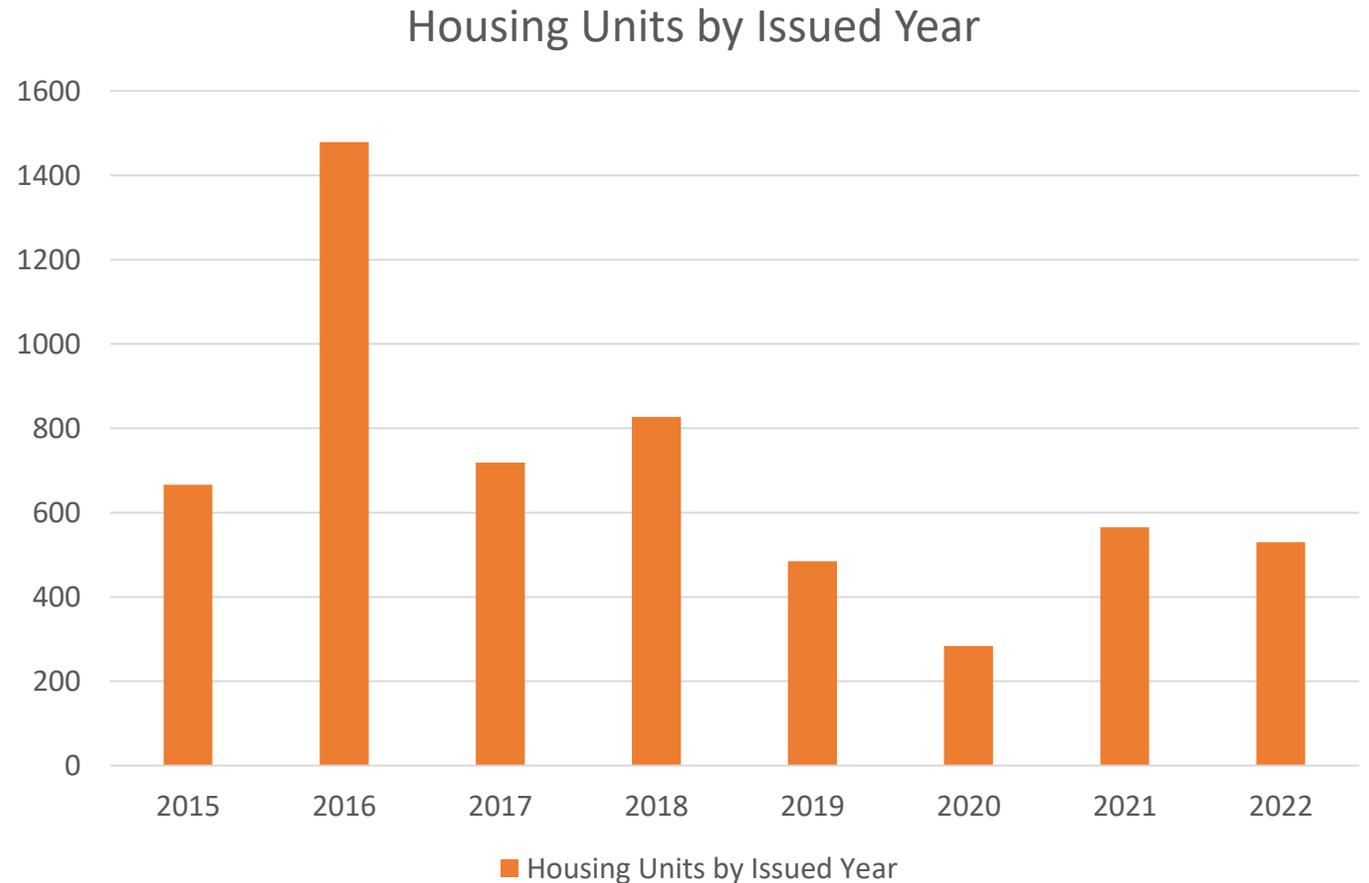


- Not Allowed
- At Corners
- Near Business Districts
- On Primary Streets
- Allowed Everywhere

The Data...

Housing Units by Issued Year

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



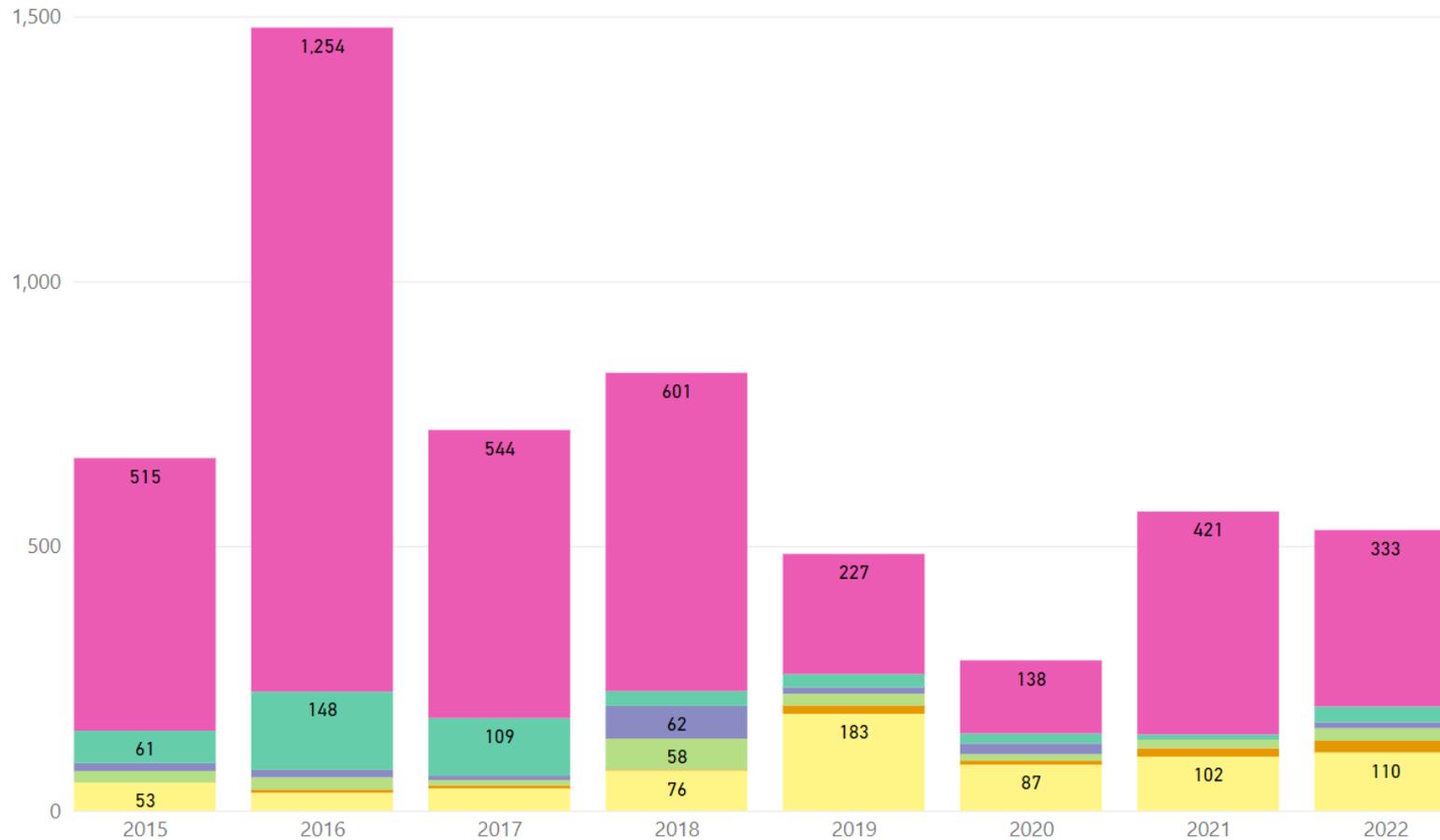
THE DATA

Housing Units by Issued Year and Unit Category

Housing Units by Issued Year and Unit Category

Unit Category

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



WE AGREE

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



WHERE WE HAVE BEEN

April
2023

Housing Needs Update
City Commission request to Planning Commission

July
11

Presentation to City Commission Committee of the Whole
Current state
Suggested starting points

July
13

Planning Commission / City Commission joint meeting
General alignment

Sept
28

Planning Commission discussion – ADUs and Unrelated Occupants

Nov
9

Planning Commission discussion – Group Living Uses and Infill Housing and Parking

Jan
11

Planning Commission review of draft text amendments

Jan
26

Public Hearing on proposed text amendments

SUMMARY OF PROPOSED CHANGES

Increase housing supply

Diversify housing types

Increase housing affordability

Accessory Dwelling Units

- Streamline review process.
- Eliminate owner occupancy.
- Modifying dimensional requirements.
- Allow with single and two-family dwellings.

Unrelated Occupants

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

Group Living Uses

- Allow small-scale SROs in residential districts.
- Provide a tiered review process for small, medium and large-scale SROs.
- Require a Good Neighbor Plan
- Allow small-scale shelters in residential districts.
- Add additional use regulations.
- Require a Good Neighbor Plan

Small Scale Residential Infill

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

Parking Requirements

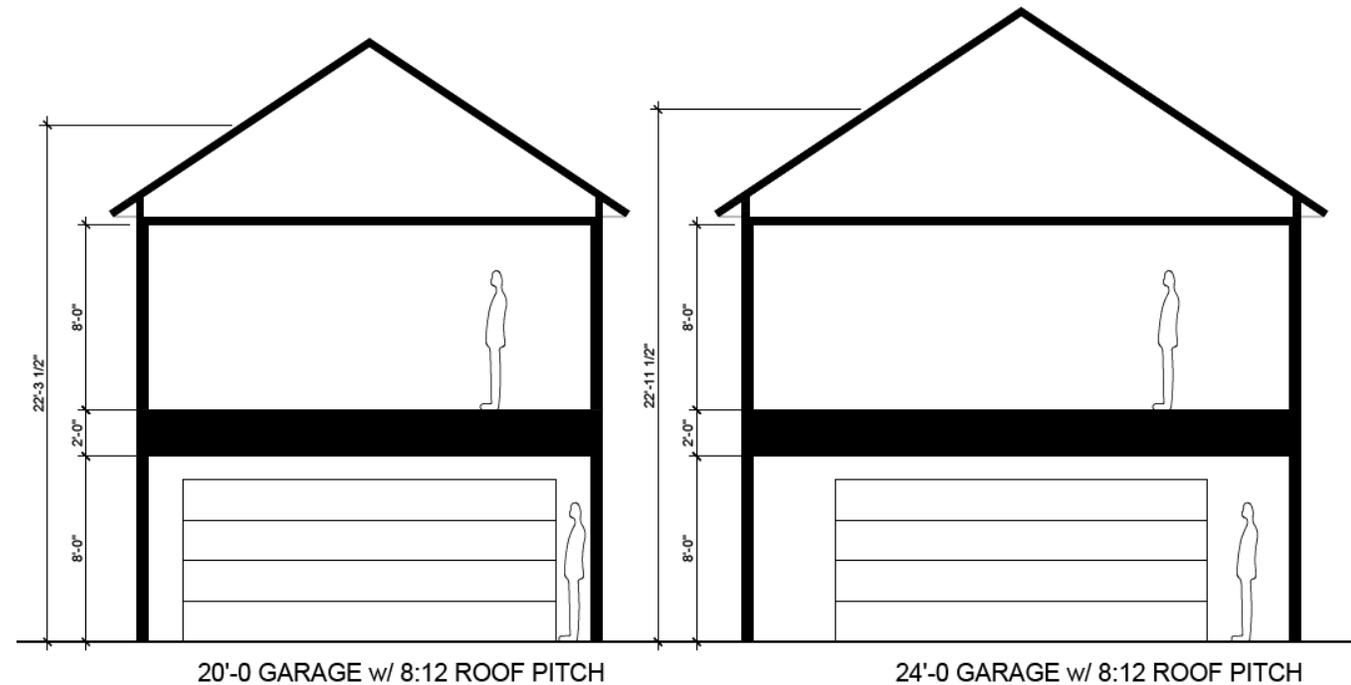
- Within the TN-LDR Zone District:
 - Eliminate parking requirements for six (6) or fewer units on Link Residential or Network residential streets.
 - Modify the required distance to transit (from 300 feet to ½-mile) to allow for increased utilization of the parking reduction.

Accessory Dwelling Units



Proposed Changes

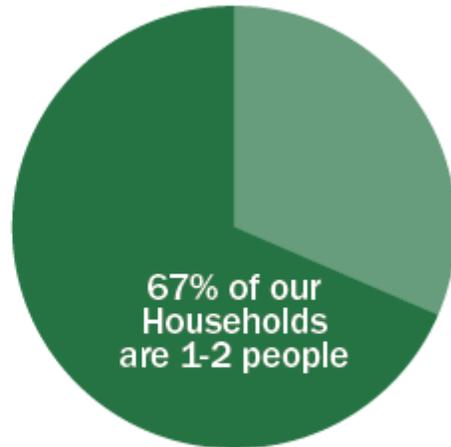
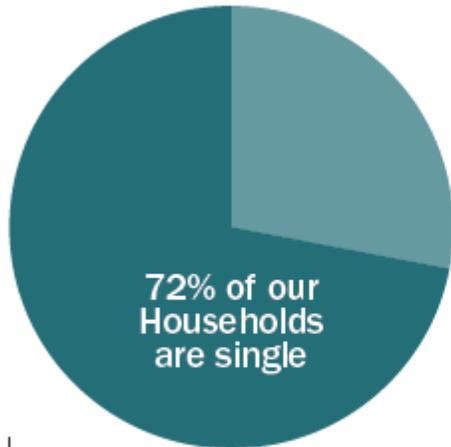
- Streamline review process and allow as a permitted use
- Remove owner occupancy requirement
- Modify height and setback requirements
- Permit in association with single- and two-family dwellings
- Eliminate parking requirement



Unit Occupancy

Proposed Changes

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



There are 76,961 Households in Grand Rapids



Group Living Requirements – SROs

Proposed Changes

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

SINGLE ROOM OCCUPANCY (SRO)

Sec. 5.5.05. Uses of Land.

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

Group Living Requirements – Transitional / Emergency Shelter

Proposed Changes

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

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

Small Scale Housing

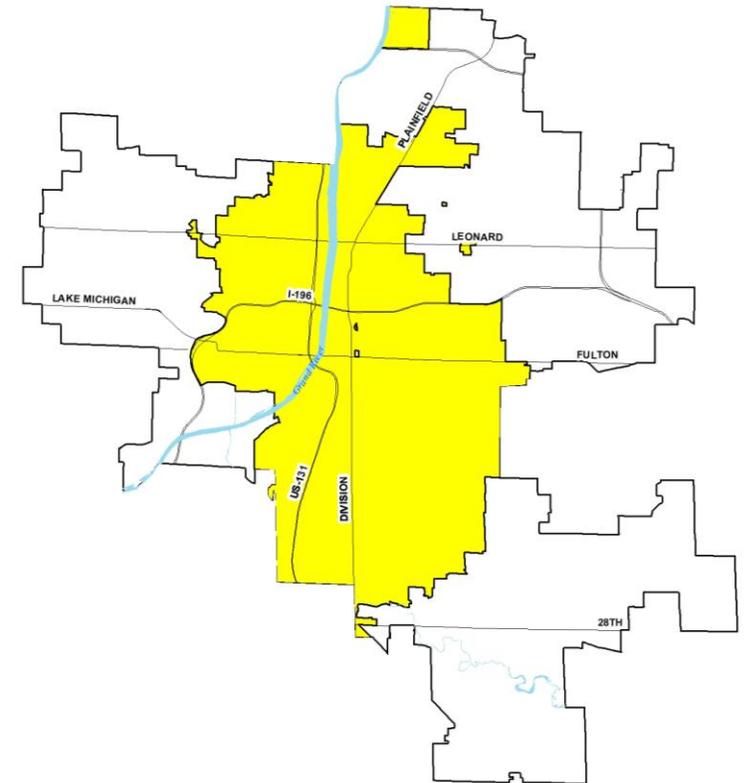


Small Scale Housing

This is also known as 'Missing Middle' Housing

Proposed Changes

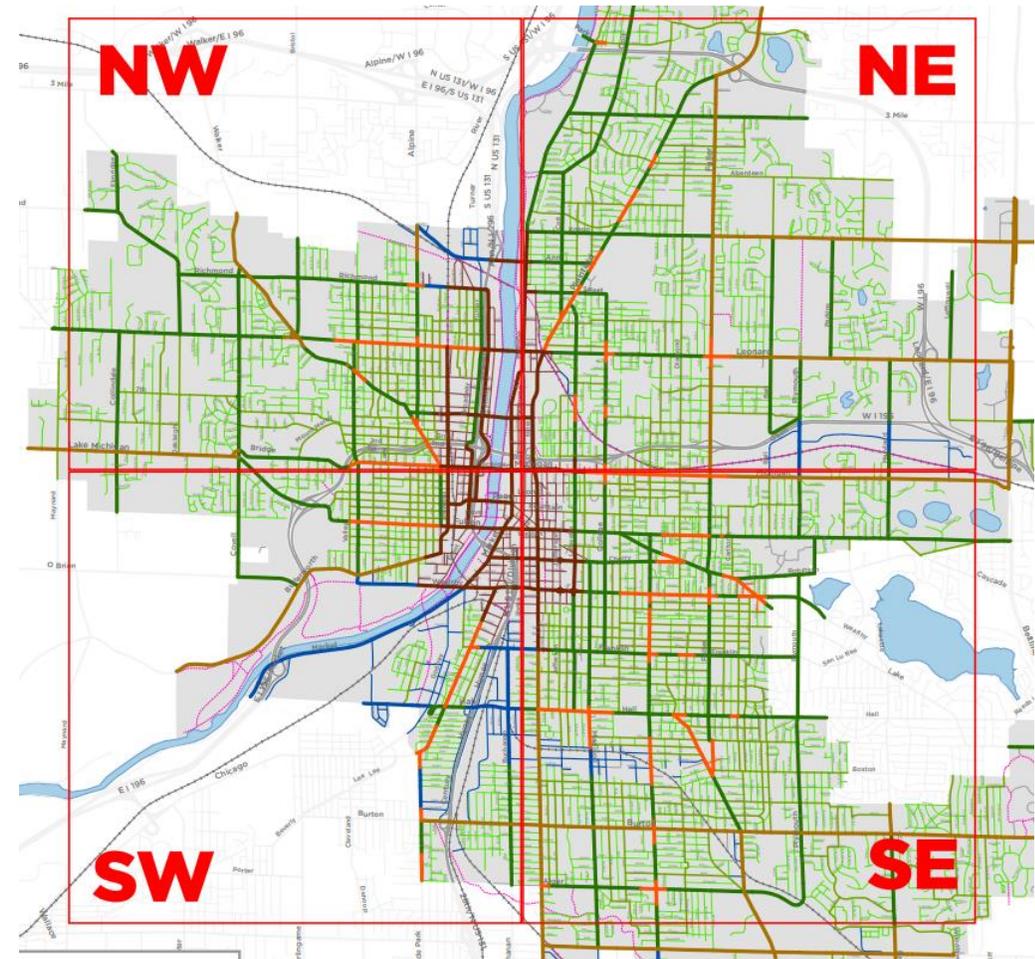
- Within the TN-LDR Zone District:
 - Reduce lot area and width requirements for two-family and multiple-family residential developments of six (6) or fewer units
 - Permit multiple-family residential developments of six (6) or fewer units when located on Link Residential or Network residential streets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



Vital Streets

Street Type

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



Parking Reductions



Eliminate Parking Minimums

Changes to Consider

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

**DA
SH**
DOWNTOWN AREA SHUTTLE

**BETTER ROUTES.
LATER HOURS.
ALWAYS FREE.**
RUTAS MEJORADAS.
HORARIO NOCTURNO.
SIEMPRE GRATUITO.



CONCLUSION

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



NEXT STEPS

