



**Planning Commission Agenda**  
Wednesday, February 5, 2020 at 7:00 PM  
City Hall Council Chambers  
700 Highway 2, Leavenworth, WA

- 1. Call Meeting to Order, 7:00 pm**
- 2. Roll Call**  
*Planning Commission Chair: Larry Hayes (position #6 - expiration 2022)*  
*Planning Commission Commissioners: Steven Booher (#1 - 2022), Chuck Reppas (#2 - 2023), Andy Lane (#3 - 2020), Pete Olson (#4 - 2021), Vacant (#5 - 2021) and Vacant (#7 - 2022)*
- 3. Review and approval of January 8, 2020 Planning Commission Minutes** *(provided separately)*
- 4. Review Design Review Board Code Amendments, LMC 14.08 Old World Bavarian Architectural Theme**
- 5. Review code amendments to authorize nine lot short plats, LMC Title 17 Subdivisions and Chapter 21.90 Definitions**
- 6. Draft Upcoming Meeting Topics**
  - a. March 4, 2020 – (1) Public Hearings on LMC 14.08, Title 17 and Chapter 21.90; and, (2) Prep for **March 26, 2020** – Missing Middle Community Workshop *(past Missing Middle discussions 10/16/2019, 11/6/2019, 12/4/2019, 01/08/2020)*
  - b. April 1, 2020 – Recap of Community Workshop
  - c. May 6, 2020 – Remanded Development Standards
- 7. Open Discussion Items, at the Chair's discretion**
- 8. Adjournment**

*All Planning Commission meetings are open to the public*



Draft Amendments  
Chapter 14.08 Old World Bavarian Alpine Theme

2019 Docket Item a. Update Title 14

Purpose of proposed amendment to Chapter 14.08 Old World Bavarian Architectural Theme is to provide clarification to the codes. Initially, this review included adding an option for Administrative approval of sign permits when determined consistent with the OWBAT and sign code regulations. However, this was dropped, at this time.

Design Review Board:

- Meet May 22, 2019 to review option of sign approvals. The Board requested that additional items be considered. Regarding signs, the Board stated that it may be open to reviewing some types of administrative sign approval but it would like to consider this in detail. Mr. Smith suggested that they take pictures of all the existing signs and consider how those may be administratively approved.
- Meeting July 10, 2019, the Board was provided a copy of the current review code, chapter 14.08 and asked to redline any changes they would like to discuss.
- Meeting August 14, 2019, the Board reviewed two suggested changes and requested additional time to discuss section by section. Additional discussion on how to improve the reference material occurred. The two suggested changes related to non-conforming structures and removal of telephone booths. Changes in technology and land uses were discussed with the understanding that OWBAT consistency needs to be measured with the function of uses, such as the Tesla charging stations, gas stations, and the upcoming amusement park. The Board is looking at design elements rather than uses.
- Meeting August 28, 2019, the Board discussed other structures, LMC 14.08.050.
- Meeting September 11, 2019, the Board agreed to add more examples and codify the color.
- Meeting September 25, 2019, no action on the code update.
- Meeting October – November, no action, Board members provided photos which were compiled by staff and will be reviewed at later date.
- Meeting December 11, 2019, review of 2018 draft amendments to be added to the current draft.

Planning Commission Review:

- Discussed the idea of sign amendments on May 8, 2019
- Workshop amendments to 14.08 on February 5, 2020

---

## Chapter 14.08 OLD WORLD BAVARIAN ARCHITECTURAL THEME

### 14.08.010 Purpose.

The purpose of this chapter is to assist all involved in the design of new buildings, structures, walkways, plazas, lighting, or other miscellaneous items identified herein or the alteration of existing buildings, structures, walkways, plazas, lighting, or other miscellaneous items identified herein in order to develop and promote Leavenworth's Old World Alpine Bavarian village theme.

#### 14.08.020 Applicability.

A. Within all of the commercial zone districts of the city and the city's urban growth area, the following shall conform in exterior design to the Old World Bavarian architectural theme, to the greatest extent possible:

1. New buildings, structures, walkways, plazas, lighting, or other miscellaneous items identified herein;
2. Additions, substantial alterations and individual changes to structures and buildings; and
3. Modifications to walkways, plazas, lighting and other miscellaneous items identified herein.

B. For purposes of subsection (A) of this section, the term "substantial alteration" shall be defined as any interior and/or exterior alteration of an existing building or structure, the total cost of which (including but not limited to electrical, mechanical, plumbing and structural changes) within any 18-month period equals or exceeds 75 percent of the value of that building or structure at the time that a permit is applied for. The value shall be determined by using a contractor's estimate for construction or the IBC construction estimates and either the most recent assessed value as stated in the Chelan County assessor's current year tax records or an appraisal submitted by a licensed real estate appraiser. The estimate and the appraisal shall be dated no later than six months prior to the date of permit submittal.

C. When a permit for new construction and/or an addition is applied for, the entire structure and/or addition shall comply with all of the requirements of this chapter except as follows:

1. For zero lot line buildings, at a minimum, partial-pitched roofs which comply with the requirements of LMC 14.08.040(B) shall be incorporated on all sides of the structure which front on a street and/or alley. At a minimum, the partial-pitched roof shall span the entire length of the wall fronting on the public street and/or alley and shall extend 16 feet from the perimeter edge of the structure back toward the center of the structure, which measurement shall not include that portion overhanging the edge of the structure.

D. When a permit for a substantial alteration is applied for, the entire structure, including all existing components, shall comply with all of the requirements of this chapter, with the exception of roof and wall treatments, which at a minimum shall comply with the following:

1. If the substantial alteration is equal to or greater than 75 percent, ~~but less than 90 percent~~ of the value of the structure (using the valuation methodologies and time frame in subsection (B) of this section), the following requirements shall apply:
  - a. If the existing roof is not in conformance with the requirements of this chapter, it shall be replaced on all sides of the structure which front on a street and/or alley with a partial-pitched roof which complies with the requirements of LMC 14.08.040(B). The partial-pitched roof shall span the entire length of the wall fronting on the public street and/or alley and shall extend 16 feet from the perimeter edge of the structure back toward the center of the structure, which measurement shall not include that portion overhanging the edge of the structure.
  - b. If the existing wall treatment is not in conformance with the requirements of this chapter, the entire surface of those walls of the structure which front on a public street shall be resurfaced with wall treatment which complies with the requirements of LMC 14.08.040(C). The remaining walls of the structure (which do not front on a public street) shall not be required to be resurfaced with a compliant wall treatment, but shall be painted in an identical or complementary color to the compliantly surfaced walls. This exception to wall treatment requirements applies only to the wall surfacing materials; all other requirements of this chapter, including, but not limited to, decorative windows, doors, and trims shall apply.

**Commented [CL1]:** A thought given to those items that are not applicable or cannot be made Bavarian needs to be integrated.

~~2. If the substantial alteration is 90 percent or more of the value of the structure (using the valuation methodologies and time frame in subsection (B) of this section), the application shall be treated as new construction and/or an addition and the entire structure and/or addition shall comply with the requirements of this chapter except as follows:~~

~~a. For zero lot line buildings, at a minimum, partial pitched roofs which comply with the requirements of LMC 14.08.040(B) shall be incorporated on all sides of the structure which front on a street and/or alley. At a minimum, the partial pitched roof shall span the entire length of the wall fronting on the public street and/or alley and shall extend 16 feet from the perimeter edge of the structure back toward the center of the structure, which measurement shall not include that portion overhanging the edge of the structure.~~

E. Every change to an exterior element of a structure, including, but not limited to, doors, windows, wall finishes, paint, roofing materials, and/or structural elements shall comply with the requirements of this chapter unless such change is routine maintenance and repair; in which case, it may be repaired with a material which is identical to that of the original materials or a material which is determined equally or more compliant by the ~~community development director or his/her designee~~ Administrator pursuant to LMC 14.08.030.J. The painting of a new or existing building in a color different from the color originally approved shall require approval by the design review board. This determination of compliance may be remanded at his/her discretion to the design review board. For purposes of this chapter, routine maintenance and repair is defined as corrective and/or preventative actions which do not result in an alteration but which allow for a structure to perform its intended, original purpose.

F. Noncompliant Structures.

~~An existing structure which is not compliant with the Old World Bavarian Architectural Theme shall not be relocated to the commercial zone districts or be moved from one place to another within the commercial zone districts. A determination of the compliance or noncompliance of the structure shall be made by making application to the design review board, which shall render findings of fact in making this determination. If a structure can be determined to be compliant with minor improvements which do not exceed 25 percent of the value (using the valuation methodologies in subsection (B) of this section), the structure shall be allowed to be relocated subject to compliance with conditions placed on the permit by the design review board. To ensure that when a structure is placed it shall comply completely and in a timely manner with the permit requirements, the applicant shall be required to bond for all improvements at 150 percent of the total value (using valuation methodologies in subsection (B) of this section) and all improvements shall be completed within 120 days of the date of permit approval. Noncompliance will result in a requirement for the property owner to remove the structure.~~

1. Moving Noncompliant Structures. An existing structure which is not compliant with the Old World Bavarian Architectural Theme shall not be relocated to the commercial zone districts or be moved from one place to another within the commercial zone districts.- Except, if a structure can be determined to be compliant with minor improvements which do not exceed 25 percent of the value. (using the valuation methodologies in subsection (B) of this section), the structure shall be allowed to be relocated subject to compliance with conditions placed on the permit by the design review board. To ensure that when a structure is placed it shall comply completely and in a timely manner with the permit requirements, the applicant shall be required to bond for all improvements at 150 percent of the total value (using valuation methodologies in

[subsection \(B\) of this section](#) and all improvements shall be completed within 120 days of the date of permit approval. Noncompliance will result in a requirement for the property owner to remove the structure.

G. [Change in Use or occupancy.](#)

A change of occupancy which results in physical changes to the structure shall be treated as either new construction, a substantial alteration or changes to individual elements in accordance with how the said change or changes meets the thresholds described in subsections (B) through (F) of this section and shall be held to the requirements as delineated thereto with the following exceptions:

1. An existing single-family residential structure which converts to a [nother](#) use ~~other than an overnight rental~~ and undergoes a change of [use or occupancy](#), pursuant to the building code, shall be treated as new construction and shall comply with the requirements of this chapter applicable to new construction; except the roof shall not be required to be brought into compliance; however, fascia shall be trimmed with materials which comply with the requirements of this chapter.
  - a. When roof materials and/or structural roof components are replaced in a manner which is not routine maintenance and repair (e.g., a patch job), the materials and structural components shall comply with the requirements of LMC 14.08.040(B).
- ~~2. An existing single family residential structure which converts to an overnight rental shall not be required to comply with this chapter except as follows:
  - a. If there are exterior and/or interior alterations proposed to the structure which exceed 50 percent of the value of the structure (using the valuation methodologies and time frame in subsection (B) of this section) the structure shall be treated as new construction and shall comply with the requirements of this chapter; except the roof structure shall not be required to be brought into compliance with this chapter.
  - b. When roof materials and/or structural roof components are replaced in a manner which is not routine maintenance and repair (e.g., a patch job), the materials and structural components shall comply with the requirements of LMC 14.08.040(B).
  - c. When an overnight rental converts to a subsequent use, it shall be required to comply with subsection (G) of this section.~~

[14.08.025 Exemptions.](#)

[Temporary structures used for festivals and events may include white tents with no signage \(or lettering\).](#)

Commented [CL2]: Solid colors? Stripped? Or just white?

[14.08.030 Design review board review.](#)

A. No building or structure (regardless of the size), walkway, plaza, lighting or other miscellaneous items identified herein shall be placed, constructed, changed, altered, added to, and/or undergo a change in occupancy status pursuant to the building code in any commercial zone district without first obtaining design review board approval and a permit. All applications for permits for construction, changes, alterations, additions, and/or changes of use of buildings, structures, walkways, plazas, lighting, or other miscellaneous items identified herein shall first be submitted to and be reviewed and approved by the design review board, who shall determine if the application is compliant with this chapter for the Old World Bavarian architectural theme.

B. All applications for permits required by this chapter shall be accompanied by a complete set of plans and blueprints clearly defining the construction, changes, alterations, or remodeling and stating the proposed location, dimension, and types of construction and design. The plans and blueprints shall be

Draft Amendments  
Chapter 14.08 Old World Bavarian Alpine Theme

drawn to scale and shall clearly define the roofing materials and siding materials to be used and also the finish, paint or other materials to be used or applied on all exterior walls, trims, and other details and shall state a contemplated date of commencement and completion of the project, and shall become the property of the city upon submission of the application. All applications submitted shall be accompanied by payment of a permit fee for the amount identified in the city's fee schedule.

C. The applicant shall submit an accurate colored rendering of the proposal. The colored rendering shall either be done in a form of paint, colored pencils, colored pens, or be computer-generated. Paint chips or paint samples shall be submitted with the colored rendering for all colors included in the rendering.

D. In determining whether the proposed placement, construction, change, addition, or alteration conforms to exterior design of the Old World Bavarian architectural theme, the design review board shall consider the compatibility of the proposed exterior design with the existing design review board approved Bavarian structures and designs in the commercial zone districts of the city and the city's urban growth area and may, in addition, consult the following publications which contain many examples of architecture, including some examples that are specific to the Old World Bavarian architectural theme:

1. "Bayern in Bildern." Illustrations of Bavaria. Munchen, L. Muller (1971);
2. "Häuser in den Alpen," by Viktor Proksch. Pinguin Verlag, Innsbruck, and Umschau Verlag, Frankfurt A.M. (1964) (this book is also available in an English/French version);
3. "Bemalte Fassaden," by Margarete Baur-Heinbold. Verlag Georg D.W. Callwey, Munchen (1975);
4. "Bayern – Bavaria – La Baviere: e. Bildbd.," by Otto Siegener. Munchen-Pullach: Simon (1975);
5. "Wohnen im Alpenland," by S. Staffa. Verlag, Kitzbuhel;
6. "Die Schönsten Bauernhöfe Oberbayerns," by Ottmar Schuberth. Munchen (1999).

E. Copies of the above publications and similar related reference works shall be kept on hand by the city for review by applicants and by members of the design review board.

F. An applicant may submit a preliminary sketch prior to furnishing a complete application for review at a regularly scheduled design review board meeting. Following review by the board, the applicant shall complete the application as directed by the board in accordance with this chapter.

G. Design review applications shall be processed in accordance with the quasi-judicial review process, pursuant to Chapter 21.09 LMC. In order to schedule a design review board meeting, a complete application shall be received by the development services department at least 10 working days prior to the meeting.

H. Changes to a design review board approved design, which are subsequently proposed after the initial approval of the design review board permit, shall require submission of an application to the design review board for approval prior to construction of the change.

I. Supporting reference materials shall be supplied to the design review board by the applicant at the request of the board.

J. The ~~development-Development services-Services manager-Manager~~ or designee may administratively approve, conditionally approve or deny individual components of a project, listed below, when not associated with a larger project that would require design review board review. However, the Development Services Manager has the discretion to require ~~At the discretion of the city, the application, or portions of the application, may be required~~ the application or portions of the application to be submitted presented to the design review board for review and approval. Additionally, the Development Services Manager may consult with Design Review Board on the merits of whether or not a project applies to the Old World Bavarian Architectural Theme.

~~the~~

1. ~~design of~~ Retaining walls, landscaping structures, landscaping planter sign bases, lighting, fences or fence-type walls, garbage enclosures, walkways, plazas, publicly owned equipment, or similar structures ~~when they are not proposed in conjunction with a larger project that would require design review board review. In addition, the development services manager or designee may administratively approve~~
2. ~~C~~hanges to the individual exterior elements (LMC 14.08.020) which collectively do not exceed five percent of the value of the structure (using the valuation methodologies and time frame in LMC 14.08.020(B)) ~~when they are not proposed in conjunction with a larger project that would require design review board review. Approval shall be subject to the standards contained in this chapter. At the discretion of the city, the application, or portions of the application, may be required to be submitted to the design review board for review and approval.~~
- ~~4.3. Moving approved signs which meet the design standards of LMC Chapter 14.08.080.~~
4. Repair of structures with identical materials to the original materials or a material which is determined equally or more compliant by the Development Services Manager. For purposes of this chapter, routine maintenance and repair is defined as corrective and/or preventative actions which do not result in an alteration but which allow for a structure to perform its intended, original purpose.

K. The applicant or a representative of the applicant shall be in attendance at the design review board meeting for an application to be reviewed by the design review board.

L. Chelan County has adopted the city's codes within the city's urban growth area, including this chapter, the Old World Bavarian architectural theme. The city's design review board will perform reviews of applications for projects located in the urban growth area and relay its findings to the county for inclusion in the county decision-making process. The county is the decision-making authority within the geographic boundary of the city's urban growth area.

#### 14.08.035 Design review permit – Conditions and effect.

Architectural design review permits issued on the basis of plans and applications approved by the design review board or administrative official (as applicable) authorize only the arrangement and design set forth in such approved plans and applications, and no other use, arrangement, design or construction. Use, arrangement, design or construction at variance with that authorized shall be deemed violation of this title and punishable as provided in Chapter 21.13 LMC.

#### 14.08.040 Design elements.

The design review board, in granting or denying approval of a permit in accordance with this chapter, should consider the following criteria. This list is intended to serve as a guide for prospective developers of representative Old World Bavarian design features which have proven effective on commercial buildings in the city. The following design elements shall be incorporated, as applicable, in design proposals brought before the Leavenworth design review board to implement the Old World Bavarian architectural theme in the city of Leavenworth. A minimum of three decorative design details (in addition to structural elements) shall be included on a building or structure. Decorative design details include, but are not limited to, painted trim, decorative fascia, window treatments, balconies, and murals.

- A) Typical building shapes and streetscapes, see Portfolio Chapter A.

~~The single most defining shape of Bavarian Alpine architecture is the low-pitched roof with expansive overhangs, regardless of building size. An alpine roof is designed to hold snow for insulation. The overhangs deal with ice buildup and help keep the area right next to the house free of snow. In the rainy regions of Germany where snow is not prevalent, the roofs are very steep in order to shed water.~~

- ~~1)~~ Buildings are ~~rectangular or are combinations of rectangles,~~ square, rectangular, and/or combinations thereof.
- ~~2)~~ Projecting window bays, ecker or sections of balcony may be added.
- ~~3)~~ ~~Very large warehouse~~ Adjoining Structures. Consideration of where structures join or how rooflines meet or overhang should be considered.
- ~~4)~~ Non-traditional buildings or market-type buildings pose special ~~problems~~ challenge to this design theme. They must, however, include traditional Bavarian design elements and materials.

B) Roofs, see Portfolio Chapter B.

The single most defining shape of Old World Bavarian Alpine architecture is the low-pitched roof with expansive overhangs, regardless of building size. The primary function of a low-pitch roof is to hold the snow.

- 1) Low-pitched roof. The single most defining shape of Bavarian Alpine architecture is the low-pitched roof with expansive overhangs, regardless of building size. An alpine roof is designed to hold snow for insulation and safety.
- 2) Expansive Overhangs. The overhangs deal with ice buildup and help keep the area right next to the house free of snow.
- ~~3)~~ Primary Roofs have a pitch of 3:12 to 6:12. On occasion, there will be projects that warrant steeper or lower pitches; these will be reviewed on a case-by-case basis. ~~three and one-half to five and one-half.~~
- 4) Roof overhangs are expansive on the front and sides and usually require rafter and lookout beams. Typical overhangs are 24 inches or more on the sides and 36 inches or more at the front with the back reflecting either the side or front. "Expansive" shall be determined by the Design Review Board based on the building size and overall design to balance the building. For example, larger buildings will have larger overhangs. Large: 4' on sides, and 6'+ on front overhangs are encouraged and increase the appeal of a building's roof aesthetic.
- 5) Lookout or rafter beams shall be scrolled and/or have decorative faceplates (pfettenbretter). The scrolling shall be traditional Rococo, Baroque or folk designs. Lookout beams shall not extend beyond the fascia.
- ~~6)~~ Rafter or face plates (pfettenbretter) ends shall not extend beyond roofing or fascia.
- ~~7)~~ Pitched Roof Materials.
  - a) Tile, simulated tile, standing seam metal, high-profile asphalt shingles, composite wood-appearance shake/shingles or heavy shakes (when approved by the Fire District) are acceptable. Copper as a roof or as an accent roof are also typical. "High-profile" means the depth of the shingle overlay or the distance from the top of a shingle or layer to the top of the overlaying shingle or layer. For highly visible areas, high-profile asphalt roofing shall have a depth of at least ¼ inch.
  - b) Acceptable colors for standing seam metal are clay red (to mimic "terracotta" tile), brown, green (to mimic oxidized copper) or gray. Acceptable colors for tile or asphalt shingle colors should be red, gray, or brown earth tones (to mimic wood shingles).

Draft Amendments  
Chapter 14.08 Old World Bavarian Alpine Theme

- ~~b) c) Unacceptable materials include galvanized metal, overlap metal, plain shingles, and profileless (less than ¼-inch) asphalt shingles is unacceptable. Tile or asphalt shingle colors should be red, gray, or brown earth tones.~~
- ~~e) Standard overlap metal, plain shingles, and profileless asphalt shingles are not acceptable.~~
- 4) 8) Fascia shall be scrolled or multiple profile. Other designs from Bavaria may be approved by the Board. "Multiple profile" means a minimum of three layers of wood with each overlapping layer being shorter than the previous. Differing depth of each layer is also common. If a scrolled layer is incorporated, a minimum of three layers shall be used, not including the drip edge. Scrolling shall be traditional Rococo, Baroque or folk designs.
- 5) 9) When snow guards are used or intended to be used, they shall be included in the overall design review approval. Preferred styles are turned logs, tab style to match the roof or bar style but not bent ("v" shaped) metal.
- 6) 10) If roof rafters are exposed (open soffit), the underside of the roof covering shall be one of the following materials to mimic traditional Bavarian exterior: resawn plywood, tongue and groove boards (beveled or plain), T-111 run lengthwise, solid wood, or exterior finish sheathing. Additional fire protection measures may be required.
- C) Walls, see Portfolio Chapter C. Wall treatments shall consist of the following:
- 1) Stucco or stucco-like material. Stucco should have minimal or concealed expansion joints, which will be emphasized during project review;
  - 2) Wood, usually on typically the whole building or on the upper level of the wall a first level stucco base building;
  - 3) A combination of the stucco for the first floor and wood for additional floors;
  - ~~2) 4) Slate, stacked stone or other rectangular rock/stone (not river rock) is usually at the foundation;~~
  - ~~3) A combination of the above;~~
  - 4) 5) Unacceptable materials or methods are (see Portfolio Chapter K):
    - a) Metal siding;
    - b) Stucco board, or panelized preapplied stucco, except that the use of Hardipanel® cementitious panel may be allowed for zero lot line walls where there are no required side yard setbacks and where another building either has already been built to each side of the new building or is being built concurrently adjoining buildings, and when the walls being covered with Hardipanel® cementitious panel will not be generally visible;
    - c) Half timbering (generally defined as 1/2 round or timber frame with panel infill) (see LMC 14.08.100(K));
    - d) Concrete block (cracked or plain). If concrete block is used, it shall be stuccoed;
  - 6) Retaining walls, landscaping structures, permanent or semi-permanent (because of size and/or weight) landscape planters, landscaping planter sign bases, and similar structures may be constructed of stucco, landscaping timbers (not railroad ties), stacked stone, irregularly shaped rock, large boulders, poured concrete, split-faced concrete block landscaping stones, or other new materials as approved by the design review board. Cultured stone that has the appearance of stone, irregularly shaped rock or large boulders is acceptable.

~~e) a) Unacceptable material include railroad ties and round river rock is not acceptable.~~
  - 7) Fences or fence type walls may be constructed of decorative metal, wrought iron, wood, stone, stucco, irregularly shaped rock, poured concrete, split-faced concrete block stones, or other new materials as approved by the design review board. Cultured stone that has the appearance of stone, irregularly shaped rock or large boulders is acceptable.

Draft Amendments  
Chapter 14.08 Old World Bavarian Alpine Theme

- ~~f)a) Unacceptable materials are r~~Round river rock ~~and is not acceptable~~. Chain link fencing ~~is not allowed in any commercial zone district~~, except chain link may be approved as follows:
- ~~g)b)~~ When required by state or federal law.
  - ~~h)c)~~ When deemed necessary by a public safety official for public safety purposes.
  - ~~i)d)~~ When used for security purposes on property owned and/or leased by a public entity.
  - ~~j)e)~~ When used as temporary construction fencing.
  - ~~k)f) At the At its~~ Administrator's discretion, the ~~y-city~~ may require that shielding components be incorporated into the fencing, apply time limits to the installation, and/or apply other conditions as determined necessary to mitigate impacts.

- D) Balconies, see Portfolio Chapter D. Balconies are optional. Where architectural balconies not intended for actual use are proposed, they shall have an apparent means of access, i.e., a door or false door, or large window. If balconies are present, they shall contain traditional design elements, such as:
- 1) Heavy beam supports;
  - 2) Scrolled slats;
  - 3) Flower boxes (optional). ~~This is the traditional location for them.~~

- E) Doors and Doorways, see Portfolio Chapter E. A handcrafted wood door is preferred.
- 1) Doors are constructed of wood or materials with a wood-like appearance; however, doors used for utility and/or service entrances (generally not visible from the right-of-way) can be constructed of other materials but shall be colored to blend with adjacent surfaces.
  - 2) Where wood is utilized on the wall surface, the door trim shall be wood. Where stucco is utilized, the stucco shall be wrapped around the inset for the door.
  - 3) Doors frames shall be recessed (not surfaced mounted), preferably 3 inches or more.
  - 4) Doors, doorways and entryways like vestibules or porticos are often ~~Many doorways are~~ arched. The arched doorway or entryway should be constructed of wood or stucco.

- ~~E)F)~~ Windows, see Portfolio Chapter F. Window treatment options are:
- 1) White or wood appearance is acceptable if harmonious with surrounding structure.
  - ~~4)2)~~ Recessed (preferably 3 inches), with or without painted decorative trim;
  - 3) Where wood is utilized on the wall surface, the window trim shall be wood or wood appearance. Where stucco is utilized on the wall surface, the recessed window area shall be wrapped in stucco.
  - ~~2)4)~~ When ~~s~~Shutters are used, they shall be proportional to the window and appear operable. Shutters are desirable when painted trim is not applied;
  - ~~3)5)~~ Painted decorative trim;
  - ~~4)6)~~ ~~Grid inserts in the glazing~~ Gridded divisions in the glazing (also known as muntins or divided lites) may be required by the Board in proportion to the window size and location. Such grids shall be on the exterior of the window glazing;
  - 7) A minimum of one of the following treatment options, or a combination of options, shall be included:
    - a) Painted decorative treatments around windows located on stucco walls with Baroque, Rococo, Classical or Bavarian folk art in design;
    - b) Shutters with or without painted trim
  - ~~a)3)~~ Flower boxes, wood finish or painted;

Draft Amendments  
Chapter 14.08 Old World Bavarian Alpine Theme

~~b) d)~~ Arched windows may be arched;

~~e)~~ A combination of the above is acceptable; however, one of the window treatment options in subsections (F)(1) through (5) of this section is mandatory;

~~8)~~ Flush, ~~unadorned~~ mounted windows are unacceptable.

~~5) 9)~~ On occasion, there may be a case for an unadorned window; this will be viewed on a case-by-case basis.

~~F) G)~~ Trim, see Portfolio Chapter G. Trim is the least of the design elements, not the focus of the design.

- 1) ~~Scrolling.~~ Decorative scroll work shall be required on fascia board and/or other trim. In general, scrolling follows traditional or Rococo designs. Design details for scroll work shall be included with the application.
- 2) Stone ~~is~~ can be used in rectangular linear forms for accents. River rock, concrete block (cracked or plain), and irregular stone slabs are unacceptable.
- 3) Wood shall not be used as trim over stucco.

~~G) H)~~ Decorative Painting, see Portfolio Chapter H. Designs for murals or art work on exterior walls or around windows and doors shall be presented for design review board approval before application to the building. All murals are subject to design approval by the design review board. Murals may incorporate a sign, or may stand alone. When a sign is incorporated into the mural, then a sign permit and compliance with Chapter 14.10 LMC, Signs, are required.

- 1) Corner walls may be painted to simulate rectangular stone "quoins" using a trompe l'oeil style.
- 2) Three-dimensional painting is encouraged around windows and doors when shutters are not present. Classic as well as Rococo designs should be used.

3) Murals may be of a traditional Bavarian theme. Scenic murals are also acceptable.

4) Mural placement shall be "floating" rather than framed by trim or other design elements. All murals are subject to design approval by the design review board. Murals may incorporate a sign, or may stand alone. When a sign is incorporated into the mural, then a sign permit and compliance with Chapter 14.10 LMC, Signs, are required.

~~3) 5)~~ Murals are accents. The intent is not to cover a complete wall with a mural.

~~H) I)~~ Colors, see Portfolio Chapter I. Color selection shall incorporate the following:

1) The predominant stucco color is white or off-white. Pastels are acceptable, but only with white or off-white accents, or stone accents, on stucco trim.

a) Unacceptable – any bold bright colors are unacceptable.

2) All wood trim (including beams, fascia and siding) shall may be stained with transparent wood-tone stain or, occasionally stained with. Very seldom is opaque stain or painted. (color) trim used over wood. However, hunter green and other accent colors are sometimes used for shutters and flower boxes.

~~(a)~~

~~2) 3)~~ A paint chip or paint sample shall be submitted with the colored rendering of a design for all colors incorporated in the rendering. This requirement applies to the sign and architectural theme sections of this code. The sign portion of the mural is not exempt from this requirement, although the rest of the mural is.

#### 14.08.050 Supplemental regulations.

A. The design review board may require the following structures or items to comply to the maximum extent practical and feasible with the Old World Bavarian architectural theme when they are located in any commercial zone district:

1. Street furnishings.
2. Walkways and/or plazas.
3. Garbage enclosures.
4. Kiosks.
5. ~~Public telephone booths~~ [Vehicle infrastructure, such as gas, pay and charging stations.](#)
6. [Display cabinets per LMC 5.22.030](#)
7. [Any type of display or permitted structure not enclosed within a building structure.](#)

B. Meters, utility boxes, vents, louvers, conduit covers and other similar items shall be colored to blend with adjacent surfaces [or colored black](#).

C. Serving windows to outdoor, privately owned staging areas shall be set back a minimum of eight feet from the sidewalk or public right-of-way.

D. The terms, provisions and requirements of this chapter shall be in addition to and not in lieu of the requirements set forth in the International Building Code and other uniform codes adopted by the city or in any other ordinance, state statute or regulation governing the construction, building, zoning or other similar regulations applicable to the city.

E. The painting of a new or existing building in a color different from the color originally approved shall require approval by the design review board.

F. Buildings shall not be occupied or opened for business until the approved exterior design features of that building are finished. A temporary certificate of occupancy/exemption may be granted by the city with a surety to perform work for not more than the time period allowed by the surety to perform work; provided, that the reason for delayed completion is due to weather or other circumstances beyond the control of the owner.

G. Until all applicable fees, charges, and expenses have been paid in full, as required, no action shall be taken by the city on any application, appeal or request excepting that of design review board consultation.

H. Design review board approved architectural and sign permits shall expire in conformance with LMC 15.04.030 and associated building permits (as necessary).

[I. All mechanical equipment, e.g., heating and air conditioning equipment, air handling ducts, and compressors, shall be screened from view. False balconies, false chimneys, railings, and parapet walls may be utilized as long as they do not detract from the Bavarian Alpine theme. Screening plans/designs must be included in architectural elevations presented for board review and approval. Reduction of fire hazards should be considered in the material and design of screening.](#)

**Commented [CL3]:** This appears to be the preferred color. If so we can add it in code to support more consistent submittals.

J. Rain gutters, downspouts, and heat tapes shall be required for all eaves to eliminate the possibility of drainage onto sidewalks.

~~K. As a condition of approval for the issuance of any design review board approved architectural and sign permit or any permit issued under this title or other associated titles contained in this code, a performance or surety bond may be required, subject to the following:~~

1. The city attorney shall approve all performance and surety bonds as to form and securities.
2. The director(s) of the affected department(s) shall approve all performance and surety bonds as to amount and adequacy.
3. Alternative sureties may be considered by the city upon approval by the city attorney and the affected departments of the city.
4. The value of the bond/surety shall be equal to at least 150 percent of the estimated cost of the improvement(s) to be performed for improvements completed within a one-year time frame or 200 percent for improvements completed within a two-year time frame, or to be utilized by the city to perform any necessary work, or to reimburse the city for performing any necessary work and documented administrative costs associated with action on the bond/surety. To determine this value, the applicant must submit a bid for the improvements to be performed. If costs incurred by the city exceed the amount provided by the assurance device, the property owner shall reimburse the city in full, or the city may file a lien against the subject property for the amount of any deficit. Upon written request, the city may grant a one-time extension of the bond/surety.
5. Upon completion of the required work by the property owner and approval by the city at or prior to the completion date identified in the assurance device, the city shall promptly release the device.
6. If the performance bond or surety is required, the property owner shall provide the city with an irrevocable notarized agreement, with a form provided by the city or form acceptable to the city, granting the city and its agents the right to enter the property and perform any required work remaining uncompleted at the expiration of the completion date identified in the assurance device.

~~J. Rain gutters, downspouts, and heat tapes shall be required for all eaves to eliminate the possibility of drainage onto sidewalks.~~

#### 14.08.060 Small commercial buildings.

Small commercial buildings less than 160 square feet, see Portfolio Chapter J, shall meet the following standards:

- A. ~~Single story buildings, such as roadside stands, bratwurst stands, etc., that are less than 160 square feet, follow~~ Follow the same low-angle Bavarian Alpine roof construction as larger buildings.

- B. ~~These buildings~~ may have all wood outside wall construction. If all wood siding is used, the siding must be tongue and groove cedar, pine, or squared log construction. Usually the siding is applied horizontally. Plywood siding is unacceptable. Stucco may be used.
- C. These buildings should have extensive overhangs front and back, with more modest overhangs on the sides.
- D. Natural wood tone stains predominate in Bavaria, with little or no painting of the trim.
- E. Most of the ornate features are scrolled trim with window shutter cutouts.
- F. Roofing materials are the same as for larger buildings.
- G. The overall feeling should be rustic in nature.

#### ~~14.08.070 Mechanical equipment.~~

~~All mechanical equipment, e.g., heating and air conditioning equipment, air handling ducts, and compressors, shall be screened from view. False balconies, false chimneys, railings, and parapet walls may be utilized as long as they do not detract from the Bavarian Alpine theme. Screening plans/designs must be included in architectural elevations presented for board review and approval.~~

Commented [CL4]: Moved to Supplemental provisions  
14.08.050

#### 14.08.080 Signs.

- A. All signs must conform with the city sign ordinance, [LMC Chapter 14.10](#).
- B. Examples of approved signs are found in LMC 14.08.100(M).
- C. General locations for signing is to be indicated on the design review application drawings, with evidence that flowers and other features will not interfere.

#### 14.08.090 Enforcement.

This chapter shall be enforced pursuant to Chapter 21.13 LMC.

#### 14.08.100 Appendix: Portfolio of Photographs of Old World Bavarian Architecture and Signs for the City of Leavenworth.

The community development director shall make color copies of the "Portfolio of Photographs of Old World Bavarian Architecture and Signs for the City of Leavenworth" available to the public to view. The "Portfolio of Photographs of Old World Bavarian Architecture and Signs for the City of Leavenworth," dated January 23, 2001, is incorporated herein by this reference and is hereby adopted as part of this chapter. A monetary deposit according to the city's adopted fee schedule shall be required to check out the portfolio of photographs. The following are included in the portfolio:

- A. Typical building shapes [and streetscape](#);
- B. Roofs;
- C. Walls;
- D. Balconies;
- E. Doorways;
- F. Windows;
- G. Trim;
- H. Decorative painting;
- I. Colors;
- J. Small buildings;
- K. Inappropriate design elements;
- L. Local Bavarian Alpine buildings;
- M. Signs;
- N. Regional Bavarian Alpine building styles and map.

## Chapter 2.38 DESIGN REVIEW BOARD

### 2.38.010 Created – Membership, terms, appointments, approval and compensation.

A. There is established a design review board consisting of five members, [plus an alternate and a construction advisor](#). The term of appointment to the board shall be four years and members can be reappointed for succeeding terms. Positions one, two, and five shall have terms expiring June 1st of succeeding years. Positions three and four shall have terms that expire December 1st of succeeding years. New appointments shall be made in a timely manner in order to assure staggering of time for appointments.

B. All members shall be appointed by the mayor and confirmed by a majority of the city council. Vacancies occurring other than through the expiration of a term shall be filled by the mayor with confirmation by a majority of the city council. Any member may be removed at any time by the mayor.

C. Members shall be selected without regard to political affiliation. Serving on the design review board requires residing within the boundaries of the Cascade School District or being a resident of Chelan County and owning a business within the city. Prior to appointment, members must demonstrate a fundamental knowledge of Old World Bavarian Alpine design and the purpose of the city's ordinances regulating architectural design and signs. The mayor shall appoint members based on consideration of the candidates' knowledge regarding the Old World Bavarian Alpine theme and/or demonstration of the following:

1. Travel throughout the Bavarian Alpine region of Bavaria;
2. Working or living in the Bavarian Alpine region of Bavaria;
3. Demonstrate a fundamental knowledge of Old World Bavarian Alpine architecture through the design or building of Old World Bavarian Alpine style structures;
4. Demonstrate a fundamental knowledge of Old World Bavarian Alpine design elements such as color, window treatment, murals, overhangs and building materials;
5. Demonstrate, via travel throughout Germany, Austria, and/or Switzerland, the ability to differentiate between regional design elements.

~~D. One member shall be "at large." This "ombudsman" will serve as a trusted intermediary between meeting the criteria above and representing the broad scope of the Old World Bavarian Alpine theme. Such individual should have knowledge from study of the Old World Bavarian Alpine theme.~~

~~E.D.~~ Members of the design review board shall serve without compensation.

~~F.E.~~ An alternate design review board member shall be appointed by the mayor, as outlined in subsection (B) of this section, and shall be selected as outlined in subsection (C) of this section. The alternate shall

serve a term of four years from time of appointment and can be reappointed for succeeding terms. The alternate shall be called upon to attend design review board meetings which cannot obtain a quorum, and shall fill the seat of any regular member of the design review board that is absent. Should the full board be present and the alternate also be present, the alternate shall not make motions or vote but may participate in the discussion. The alternate shall serve without compensation. The alternate shall automatically be appointed to a regular position should a vacancy in such position occur during the alternate's tenure.

[F. A construction advisor may be appointed by the mayor, as outlined in subsection \(B\) of this section, and shall be selected as outlined in subsection \(C\) of this section. The advisor shall serve a term of four years from time of appointment and can be reappointed for succeeding terms. The advisor shall serve without compensation.](#)

#### **2.38.020 Powers and duties.**

A. Generally. The design review board shall perform all duties specified under Chapters 14.08 and 14.10 LMC as the same now exist or are hereafter amended, together with any other duties or authorities which may be conferred upon them by the city council; provided, that nothing in this chapter shall be construed as limiting the right of the city to exercise any power granted to a code city as provided by law.

B. Rules and Procedures. The design review board may adopt rules of procedure for the conduct of meetings and other functions delegated to the design review board by the city council; provided, that the rules of procedure adopted are in accordance with state law and city ordinances.

#### **2.38.030 Report to council.**

The design review board shall, as requested by the council, make a written report to the mayor and city council. In its report, the design review board shall make written recommendations to the mayor and city council on matters that are covered under the prescribed duties and authority of the design review board.

#### **2.38.040 Meetings.**

The time and place of the board's meetings shall be established in the bylaws. All meetings shall be open to the public and shall be conducted in accordance with Chapter 42.30 RCW, State Open Public Meetings Act, as the same now exists or is hereafter amended.

#### **2.38.050 Quorum and voting.**

A. Three members of the design review board shall constitute a quorum for the transaction of business.

B. A quorum shall be required for the transaction of any business of the design review board.

C. Each regularly appointed member, including the chairperson, shall be entitled to one vote on any matter that may come before the design review board. The alternate member shall vote when one of the regular members is absent; otherwise, the alternate shall participate but not vote. The record shall show the individual vote of each member.

D. Actions requiring a vote of the design review board must have a simple majority of the quorum present for a favorable vote.

E. If there are only three board members at a meeting and one member is subject to the appearance of fairness doctrine, the meeting may proceed under the doctrine of necessity. However, the board may postpone its review of an item until the next meeting if the affected applicant agrees to the postponement.

F. The design review board shall take action to approve, approve with conditions, deny, or continue a decision to another specified time and date on any matter which comes before it on which it is authorized to act. On any matter that the design review board is authorized to act, if there is failure to make a motion to approve, approve with conditions, or continue a decision on such matter, such shall be regarded as a denial.

### 2.38.060 ~~Secretary~~ Roles and Procedures.

A. ~~The city administrator or his/her designee shall serve as secretary to the design review board. The design review board secretary shall be charged with preparing and transmitting a report with compliance review of applicable sections of code to the design review board.~~ [The design review board roles and responsibilities are defined in LMC 21.03.050.](#)

B. ~~The report shall include compliance analysis with the location, dimension, size, and other applicable technical standards and specifications outside Old World Bavarian Alpine theme for signs.~~ [All applications shall be processed consistent with LMC 21.09.060.](#)

C. ~~The report shall include compliance analysis with LMC 14.08.020, 14.08.030(A) through (C), and 14.08.050 for building/structure design.~~

D. ~~Compliance analysis shall include, but is not limited to, comparing the submitted application with the Portfolio of Photographs of Old World Bavarian Alpine Architecture and Signs for the City of Leavenworth.~~

E. ~~The secretary shall prepare action sheets for all approvals, approvals with conditions, and denials of submitted applications.~~

F. ~~The action sheet shall be forwarded to (mailed or emailed) the applicant within 10 working days of final action.~~

### 2.38.070 Appeals.

Any person aggrieved by a final decision on a sign or design application may ~~within 10 days of a decision on the permit file an appeal. The appeal shall be heard by the city's hearing examiner.~~ [appeal pursuant to LMC 21.11.025.](#)

Short Plat – Nine lots. State law (RCW 58.17.020) provides that short plats may include nine or fewer lots. The short plat process is Administrative and therefore is often processed quicker than the Quasi-Judicial review with a Hearing Examiner. All plats (short and major) are required to provide the same type of improvements and meet the City adopted standards.

#### Chapter 17.08 Short Plats

##### 17.08.010 Applicability.

Every division of land into ~~four~~nine or fewer lots, plots, sites, parcels, or tracts within the city of Leavenworth shall proceed in compliance with this chapter.

##### 17.08.070 Prohibition on re-subdivision.

Land within a short subdivision, the short plat of which has been approved within five years immediately preceding, may not be further divided unless a final major subdivision has been approved and filed for record pursuant to Chapter 17.12 LMC; except, ~~the owner who filed the original application for~~ a short subdivision containing fewer than ~~four~~nine lots may apply to further divide within five years, provided the total lots created do not exceed ~~four~~nine.

#### Chapter 17.12 Major Subdivisions

##### 17.12.010 Applicability.

Every division of land into ~~five~~ten or more lots, plots, sites, parcels, or tracts within the city of Leavenworth shall proceed in compliance with this chapter.

#### LMC 21.90.030 Definitions

“Plat, final short” means the final drawing of the short subdivision (~~four~~nine lots or less) and dedication prepared for filing for record with the Chelan County auditor and containing all elements and requirements set forth in Chapter 58.17 RCW and LMC Title 17, as amended.

“Plat, final” means the final drawing of the subdivision (~~five~~ten or more lots) and dedication prepared for filing for record with the Chelan County auditor and containing all elements and requirements set forth in Chapter 58.17 RCW and LMC Title 17, as amended.

“Subdivision, major” means the division or redivision of land into ~~five~~ten or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership, in conformance with Chapter 17.12 LMC.

“Subdivision, short” means the division or redivision of land into ~~four~~nine or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership, in conformance with Chapter 17.08 LMC.





**American Planning Association**

*Making Great Communities Happen*

# Housing Policy Guide

---

Approved by APA Delegate Assembly, April 14, 2019

Ratified by APA Board of Directors, May 14, 2019

[planning.org/policy](http://planning.org/policy)

The American Planning Association advocates for public policies that create just, healthy, and prosperous communities that expand opportunity for all through good planning. APA's advocacy is based on adopted positions and principles contained in policy guides. These guides address the critical policy issues confronting planners and communities by identifying solutions for local, state, and federal policy makers. Policy guides are led by the APA Legislative and Policy Committee, ratified by the APA Board of Directors, and developed through the careful and extensive involvement of planners across the country. APA policy guides articulate and advance the principles of good planning in law and regulation.

[planning.org/policy](http://planning.org/policy)

## Table of Contents

- 3 Introduction
- 4 Emerging Trends
- 8 Policy Positions
- 13 Related Policy Guides

### Policy Guide Authors

Angela Brooks, AICP, Co-chair  
Jennifer Raitt, Co-chair  
Aldea Coleman  
Brian Loughlin, AIA  
Thomas Eddington, AICP, ASLA  
Benjamin D. Frost, Esq., AICP  
Michael A. Levine, AICP  
Kelly Murphy, AICP  
Martha Sickles, AICP

### Legislative and Policy Committee

George Homewood, FAICP, Chair  
Whit Blanton, FAICP  
Brian Campbell, FAICP  
Aldea Coleman  
Kara Drane, AICP  
Jessica Garrow, AICP  
Daniel Haake, AICP  
Charles Liuzzo  
Sarah Marchant, AICP  
Wendy E. Moeller, FAICP  
Ramona Mullahey  
Pete Parkinson, AICP  
Jennifer Raitt  
Dan Reuter, FAICP  
Edward Sullivan  
Susan Wood, AICP

### APA Board of Directors

Kurt E. Christiansen, FAICP, APA President  
Cynthia Bowen, FAICP,  
APA Immediate Past President  
Wendy E. Moeller, FAICP,  
Secretary, Director Region IV  
Courtenay D. Mercer, AICP,  
Treasurer, Director Region I  
Deborah Alaimo Lawlor, FAICP, PP,  
AICP President  
Rodger Lentz, AICP, Director Region II  
Wendy D. Shabay, AICP, Director Region III  
Leo Asuncion, Jr., AICP, Director Region V  
Kristen Asp, AICP, Director Region VI  
Kara W. Drane, AICP, Director at Large  
Lauren Driscoll, AICP, Director at Large  
Marjorie Press, Director at Large, Focused  
Fleming El-Amin, AICP,  
Director at Large, Focused  
Ben Hitchings, FAICP, Director,  
Chapter Presidents Council Chair  
David Fields, AICP,  
Director, Divisions Council Chair  
Rachael Thompson Panik,  
Director, Student Representatives  
Council Chair

**Cover:** Westlawn Gardens in Milwaukee, recipient of a 2018 APA National Planning Excellence Award, created 250 new affordable housing options in a community where they were needed most. Born out of a master-planning process, Westlawn Gardens is an example of the type of housing options possible when planners, community members, and public and private partners work together to create a shared vision.

## Introduction

***“In order for communities to function, there must be an adequate supply of housing in proximity to employment, public transportation, and community facilities, such as public schools. The housing stock must include affordable and accessible for sale and rental units, not only to meet social equity goals, but in order to ensure community viability. The development of a diverse and affordable housing stock must be carried out without sacrificing sound regulations that are in place to protect the environment and public health.”***

**— Housing Policy Guide, 2006**

While the goals of the 2006 Housing Policy Guide remain as valid as ever, progress has been mixed over the past 13 years. Many of the same challenges remain and some, particularly housing availability and affordability, have worsened. Many desirable communities are out of reach for those earning an average wage and too many Americans must spend an inordinate amount of their income on housing expenses. In addition, the long-term adverse effects of discriminatory financial lending practices and exclusionary zoning—including redlining—continue to impact the social, cultural, ethnographic, and economic diversity of our urban, exurban, and suburban regions in ways that negatively impact low-income and minority households disproportionately.

# Emerging Trends

## 1. Inventory and conditions

The nation's housing supply has continued to rise from 122.7 million units in 2004 to 134.1 million in 2016 but at a slower rate than previous years. While housing stock keeps ahead of overall household growth, it fails to meet the needs of changing socioeconomic characteristics of the population.

Housing starts have slowed, with an average of 0.8 million units built annually from 2010 through 2016 compared to a 1.1 million average previously. The percentages of unit types in the national housing supply varied slightly: The number of single-unit structures rose from 67 percent to 67.4 percent; multiunit structures were constant at 26 percent; and mobile homes declined from seven to 6.3 percent.

According to the U.S. Census Bureau's *Characteristics of New Single-Family Houses Completed*, the average size of single-family homes constructed nationally declined during the Great Recession from a high of 2,528 square feet in 2008 to a low of 2,402 in 2009, then steadily increased to 2,637 square feet in 2016. Beyond increased space, most of these new homes contain additional amenities such as multiple bathrooms.

The national average single-family home price was \$356,160 in 2016, increasing 34 percent over a five-year period. While there are variations in household income, cost burden is measured as not paying more than 30 percent on housing costs. For an average owner not to be cost burdened, their income would have to be \$103,200 annually to have afforded the "average" single-family home constructed in 2016. Renters can face an even higher burden.

Average home lot sizes decreased from a high of 18,871 square feet in 2009 to a low of 15,167 in 2013, rising the following years to 16,381 in 2015 and dropping to 15,641 in 2016. The National Association of Home Builders/Wells Fargo Housing Market Index found that the percentage of builders reporting a low or very-low supply of lots in their markets rose to 64 percent in 2017 from nine percent in 2009.

National annual average multifamily housing construction more than doubled from 2010 (155,000 units) to 2016 (358,000 units). Newly constructed units, unless subsidized as affordable housing, had higher sales and rental prices consistent with increased pricing of the newly constructed single-family homes. The deviation of construction and land cost increases and stagnating incomes put much of the newly constructed multifamily dwelling units beyond the reach of even those of median income.

According to the *State of the Nation's Housing 2018*, there are four primary impediments to stronger housing construction. The first is a deficient supply of skilled workers. The second is a rise in cost of building materials. Third is the depletion of developable lots and fourth, the impact of land-use regulations and zoning on the density and type of construction. Productivity gains in housing construction have lagged

against other industries, an additional impediment to the market.

Lowered vacancy rates from 2010 to 2016, 2.4 to 1.8 percent in owner-occupied housing and 7.8 to 6.2 percent in rental housing, signal a tightening of the housing market. Vacancy rates are lowest in lower-cost housing, relaxing as the price of units increase.

Overcrowded conditions are reported slightly higher in the 2016 American Community Survey data, rising from 3.4 to 3.9 percent. The survey shows 3.3 percent of households live with more than one person per room while 1.2 million households or 1.1 percent live with more than 1.5 persons per room.

The National Housing Preservation Database indicates that of the nearly 4.7 million publicly supported rental homes, more than 10 percent with affordability restrictions will expire in the next five years. With more than 8.1 million extremely low-income households spending more than half of their income on rent, there is a shortage of approximately 7.4 million homes affordable to the extremely low-income households in need.

There has been an uptick in a loss of older housing inventory. A Hudson Institute analysis found that about 60 percent of low-cost units in 1985 were lost from the U.S. housing stock by 2013 through a combination of permanent removals (27 percent), conversions to other uses (18 percent), and upgrading to higher rents (12 percent). Moreover, just under a third of affordable rentals in 2013 had been low-cost units in 1985, underscoring the importance of affordable housing preservation.

## 2. Affordability

Perhaps the most significant economic trend of the last 12 years is the widening gap between the highest earners and the average wage. Those at the top of the income curve have seen their earnings increase while the majority has experienced stagnation or reduction. This has directly affected the housing supply, which is steadily bifurcating into strong or weaker markets while the middle range is shrinking.

Over 41 million households in the United States (approximately 35 percent) are described as cost burdened, meaning these households are spending more than 30 percent of their income on housing expenses. The numbers are increasingly dire for those households that earn roughly a minimum wage income. Assume the breadwinner in a household earns \$10 per hour at a full-time job; this equates to an annual household income of \$20,000 per year. This income cohort represents 15 percent of U.S. households and more than 80 percent of these low-income households are cost burdened.

Further complicating the issue is the fact that wages have not increased proportionally to housing costs. After adjusting for inflation,

wages are only 10 percent higher in 2017 than they were in 1973 (with annual real wage growth just below 0.2 percent). During that same period, the cost of housing increased almost 30 percent nationally and at significantly higher percentages in markets such as New York City, Los Angeles, San Francisco, Seattle, and Washington, D.C. According to the *State of the Nation's Housing 2018* report by the Joint Center for Housing Studies of Harvard University, "In 1988, when the first *State of the Nation's Housing* report highlighted historically high homeowner-ship costs, the national home price-to-income ratio was 3.2, with just one metro posting a ratio above 6.0. In 2017, the national price-to-income ratio stood at 4.2, and 22 metros had ratios above 6.0." As a rule of thumb, most banks consider a home price-to-income ratio in the 3.0–3.5 range generally financeable (assuming minimal outstanding debt obligations for car loans, student loans, credit cards, etc.).

As the cost per square foot to build housing continues to increase, a greater number of units built by the private market have moved to higher rent or for-sale units while losing lower rent or for sale units. With the average cost per square foot for new construction in the \$150 to \$300 range (geography dependent), it is impossible to build a new 1,500-square-foot single-family house that is affordable to households earning the U.S. median income of \$57,652 (in 2017) without a public subsidy in the form of land, money, or both. Unfortunately, many of the state and federal programs are limited to assisting only those households at 60 percent area median income (AMI) or less. The reality is that housing is often unaffordable to households earning up to 120 percent AMI (and higher in many markets). A tiered approach to the provision of subsidies and economic incentives, especially at the local level, is necessary to ensure the construction and preservation of a wide range of affordable housing types in our nation's communities.

Scaling back the size of newly constructed housing offers some cost savings provided the minimum buildable lot size is reduced accordingly to realize a savings on land acquisition. Homes in the 900- to 1,200-square-foot range are becoming more commonplace, but the trend in America is still toward larger houses. According to the U.S. Census, the size of the average single-family house increased from 1,535 square feet in 1975 to 2,169 square feet in 2010—an increase of 41 percent.

### 3. Housing Location

There is an increasing disconnect between job location and housing supply, placing greater demands on our transportation system and causing a greater proportion of time and income to be spent on commuting.

**Long Commutes.** Driven in part by the search for affordable housing, rising commute times are an issue both regionally and nationwide, adding even more expenses to full-time workers. Brookings Institution research found that between 2000 and 2012, more Americans took on outsized commutes: The number of jobs within the typical commute distance for residents in a major metro area fell by seven percent nationwide. The 2015 American Community Survey found that the country's average commute rose to 26.4 minutes in 2015, and the number of Americans who live in one county and work in another soared

from 23.5 million to 40.1 million between 1990 and 2014, a 71 percent increase. More time behind the wheel or on a bus or train is taking more money from the working poor.

The census data shows the longest commutes are also the fastest growing. The number of workers who are over the age of 16 grew by roughly 1.7 percent from 2014 to 2015 (a total of 148.3 million workers). But the number of workers with 45-minute commutes grew even faster (3.5 percent). The number with hour-long commutes grew even faster than that (5.1 percent). And workers with extreme commutes—90 minutes or more—grew by the fastest rate of all (eight percent). At the other end of the spectrum, the number of workers with commutes less than 10 minutes actually shrank.

But research increasingly finds that for many, longer drives are a direct result of a dearth of housing near jobs, especially in increasingly expensive downtown districts. Our dreary national commute reflects larger choices about zoning, housing development, and infrastructure investments which add to the affordability crisis that has gotten worse over the last decade, especially for the poor and the middle class.

The median commute distance for those earning \$15,000 a year or less has jumped from 12 to 21 miles between 2006 and 2013. There's also a pronounced racial dimension to the increase in commuting time: Brookings Institution research found that as more lower-income urban Americans are pushed to suburban areas due to rising rents, the number of jobs near the typical Hispanic (17 percent decline) and black (14 percent decline) resident in major metro areas declined much more steeply than for white residents (six percent decline).

**Production.** Nationally, the number of households grew by 11.2 million between 2005 and 2015, while only 9.9 million new housing units were constructed during the same period. Only 10 of the nation's 50 largest metros have produced enough new housing to keep pace with job growth in recent years. Job growth tends to be centered in the counties containing a core city while a greater share of housing units is added to the surrounding suburbs—leading to heightened levels of undersupply in the core cities.

There is a strong correlation between the number of jobs and rent growth from 2005 to 2015. Real estate values plummeted following the Great Recession and construction came to a near halt across the country, with the number of new housing units permitted to be constructed dropping to the lowest level on record in May 2009. Since then, the housing market and the overall economy have recovered, but new construction continues to lag. The number of companies building homes dropped by 50 percent from 2007 to 2012, and the construction industry is currently facing a serious labor shortage. The resulting lack of new construction is contributing to rising rents, which are creating an affordability crisis in many parts of the country.

In the postrecession period, most large metro areas are lacking in housing supply but are high in demand. When we focus on the postrecession period from 2010 to 2015, only 10 of the 50 largest metros added fewer than two jobs per residential building permit.

**Cost/Income.** Out of 30 metro areas that increased economic productivity, average wages, and standard of living since 2010, only 11 were able to distribute that growth across income groups.

## 4. Housing Needs for All

Over the past 12 years, home design has evolved to building homes that accommodate the changing demographics of our nation. More housing is being developed for a mix of life stages and at a range of price points, including extended families and caretakers, those who may need first-floor living and zero-step entries, larger families, and single-person households. A diversity of housing types accommodates all needs.

**Universal Design and Visitability Principles.** Creating a range of housing options for residents in a community is one way for older adults to not only remain in their homes, but also remain in their communities. Over the past decade, builders have implemented more Universal Design and Visitability elements in housing design as standard rather than as an option. The principles emphasize the design of buildings and environments that are accessible to all people, regardless of age, disability, or other factors.

**Aging in Community.** According to AARP's Public Policy Institute, the vast majority of people age 50 and older want to stay in their homes and communities for as long as possible. However, Fannie Mae's research anticipates that aging baby boomers will trigger an exodus in the housing market. Fannie Mae states: "The beginning of a mass exodus looms on the horizon, fueling fears of a 'generational housing bubble.'" Such a scenario "would reverberate through the housing market and economy." Fannie Mae's report states that "the number of homeowners who reach age 65 by the year 2026 will drop by 10.5 million to 11.9 million, more than the loss of 9.2 million in that age bracket from 2006 to 2016." A broader range of housing options benefits a broader range of people and households, including accessory dwelling units and smaller rental homes. Community planning should incorporate access to amenities such as parks, trails, and transportation networks near existing housing for older populations.

**Cost Burden.** Housing and transportation are the two biggest expenses in a typical U.S. household. Statistics suggest that the combination of housing affordability and affordable transportation is an issue for more than two-thirds of Americans, with the nation's lowest-income households absorbing the greatest costs. Access to alternative modes of affordable transportation, particularly transit, is critical to these households.

**Future Home Owners.** More than 32 percent of Americans age 18 to 35 currently reside with their family. There may be a number of reasons for this. The first is the lack of a range of housing options in regions throughout the United States. The second is the increased economic instability of young adults due to increased personal debt burden and, in some locations, lack of access to job growth opportunities. These two issues combined present barriers to future home ownership and economic stability.

**Impacts of Immigration.** For decades, immigration has affected communities throughout the United States. According to Joint Center

for Housing Studies data, immigrants currently make up 20 percent of renter households and 12 percent of home owners. From 2006 through 2016, these households have been shown to stabilize both urban and rural communities that might have otherwise lost populations.

**Sustainable Design.** In the past few years, efforts to create more sustainable homes have increased. There has been progress in the use of cleaner fuels and renewable energy for home heating. From 2010 to 2016 electric heat increased from 34.2 percent of the market to 37.7; solar increased from 1.26 to 1.82 percent. Utility gas/bottled/LP gas decreased from 63.1 percent to 62.5; however, fuel oil/kerosene increased from 15.6 to 16.1 percent and use of wood from 9.3 to 10.3 percent.

Increased interest in carbon reduction leads to greater focus on energy efficiency of lighting, plug loads, HVAC systems, and water-saving devices as well as improved building codes. While there is considerable variation in state policies, most encourage use of the measures cited above.

This factor and carbon reduction strategies in all other sectors is reflected in the steady decline of annual per capita energy use (300 million BTU) and CO<sub>2</sub> emissions (15.8 metric tons of CO<sub>2</sub>) in 2017, lower than any year after 1970.

Clear indications of the energy market transformation is the rapid increase in the number of passive house and net-zero building projects in the country. Projects exist in states with more stringent building codes such as California and Florida, but are gaining traction in other states and localities that are committed to reducing greenhouse gases substantially by 2030 and 2050.

A passive house combines a high level of comfort with very low energy consumption through an efficient envelope requiring less heating and cooling. The number of passive house projects certified or in construction rose from 25 in 2011 to 350 in 2016, providing approximately 3,000 housing units. Net-zero buildings, very efficient buildings with solar and batteries that produce as much energy as they use, are increasing as states adopt more stringent energy codes. Currently the Net-Zero Energy Coalition estimates there are more than 5,000 NZE single-family homes and 7,000 NZE multifamily units nationwide. For example, by 2020 all new buildings in California will meet these standards, producing 100,000 NZE homes annually.

**Homelessness.** In 2017, the U.S. Department of Housing and Urban Development (HUD) reported that 553,742 people experienced homelessness in the United States on a single night. Two-thirds of the homeless were located in transitional housing or emergency shelters, with the remaining third in unsheltered locations. Thirty-three percent of the homeless were in families with children; the remaining 67 percent were single individuals. Most of the families were in sheltered situations.

From 2016 to 2017, there was an overall increase in the homeless population of one percent, consisting of a rise in homeless individuals counterbalanced by a five percent decline in the number of homeless families. This is the first reported increase in national homelessness in seven years. The increase occurred in major cities, with a decrease in the homeless in smaller towns and statewide. Across the nation there was an increase in the persons experiencing homelessness who were

unsheltered. On a particular night in January 2017, approximately 24 percent of those experiencing homelessness were chronically homeless, a decline of five percent from 2007. However, the share of unsheltered chronically homeless increased from 65 percent to 69 percent.

Approximately half of the homeless are located in one of five states: California (25 percent), New York (16 percent), Florida (six percent), and Texas and Washington (four percent). There are also wide variances by state in the percentage of homeless unsheltered, ranging from a high of 77.8 percent in California to a low of 6.9 percent in Iowa.

## Policy Positions

### **POSITION 1** Modernize state and local laws to ensure housing opportunities are available, accessible, and affordable to all.

**Position 1A** The American Planning Association and its Chapters and Divisions support the modernization of state planning laws to ensure that state enabling statutes for zoning promote local planning efforts and provide housing resources to solve our most pressing affordability challenges. State involvement and resources are needed to ensure consistency and universal participation among municipalities. States should require binding comprehensive plans or a specific community-wide housing plan that both understand current and future housing trends and actively plan for the availability and affordability of housing. Further, states should not prohibit jurisdictions from establishing inclusionary housing and zoning programs and related rules and regulations aimed at creating and preserving housing. Mandates, funding, technical assistance, or other incentives may be used. Further, states should designate a single agency to oversee housing policy, support local planning, and achieve key production and affordability goals.

**Position 1B** The American Planning Association and its Chapters and Divisions support the modernization of local zoning bylaws and ordinances to increase housing production, while taking local context and conditions into account. While challenging to confront and, ultimately, amend or dismantle exclusionary zoning, rules, and practices, planners must take the lead in modernizing zoning. Local jurisdictions should adopt bylaws or ordinances, policies, and incentives that facilitate a range of housing types and densities and that serve a diversity of housing needs. Local jurisdictions should review and modernize bylaws and ordinances and planners need resources to make updates happen and to ensure adequate public engagement occurs.

Updates to bylaws and ordinances should address mixed use and multifamily development, including affordability. Updates should also include rezoning for higher densities where there may be existing lower densities. Local jurisdictions should consider reducing or eliminating minimum lot-size requirements, reducing minimum dwelling unit requirements, allowing greater height and density and reducing or eliminating off-street minimum parking requirements, and they should specifically identify and eliminate or minimize regulatory obstacles to the establishment of accessory dwelling units, whether attached to or detached from the principal dwelling unit. Local jurisdictions should also allow for and encourage adaptive reuse and use conversions to encourage housing production. Local jurisdictions

should also research and analyze, and as part of any zoning amendment, preempt all restrictive covenants and barriers to fair housing and access to housing choice, including barriers to on-street, overnight parking.

Location should be addressed without compromising equity or resiliency. Local jurisdictions should consider incorporating into bylaws and ordinances transit-oriented development principles and principles that address the importance of housing location in relation to access and proximity to schools, jobs, parks, transportation, and other critical amenities and resources. States should consider moving to a Housing + Transportation Index when determining affordability.

**Position 1C** The American Planning Association and its Chapters and Divisions support a better regional location balance for jobs, schools, and housing. Planners should support a regional fair-share distribution of housing, in general, and affordable housing, in particular, in proximity to employment opportunities. Planners recognize that housing markets closely align with labor markets, and function on a regional scale. Addressing any misalignment between them calls for interjurisdictional dialogue and cooperation. Local jurisdictions should amend zoning and regulations to encourage better balance of jobs and housing, including an increase of mixed uses in downtown and commercial areas, and establishing home occupation standards that have a low regulatory burden.

**Position 1D** The American Planning Association and its Chapters and Divisions recognize and support ongoing and expanded efforts to build market-rate and workforce housing in rural locations. Aging demographics and declining wages, combined with an older unmaintained housing stock, contribute to the need to ensure an equitable supply of safe housing in these areas. State, county, and local planners must ensure that resources, including capital, are directed to housing efforts in these locations, including funding for utilities and infrastructure, such as water and wastewater systems and roads, particularly in areas with lower-income populations.

**Position 1E** The American Planning Association and its Chapters and Divisions emphasize the importance of having an adequate supply of housing, and especially affordable housing, in economic development strategies. State and local jurisdictions should engage with business leaders to provide public messaging on the importance of housing and housing development to meet the needs of economic growth. Examples of potential strategies include: preserving existing mixed-income, multifamily housing stock near major employers and transit hubs in order to create housing opportunities in close proximity

to new suburban, exurban, and rural employment and service centers; performing housing impact studies, in conjunction with large employers, to analyze the availability of affordable housing for their workforce in proximity to work locations; encouraging employers to invest in their workforce and neighborhoods by supporting employer-assisted housing programs; and supporting transportation and transit improvements to increase job access and tracking and managing impacts from short-term rentals.

**Position 1F** The American Planning Association and its Chapters and Divisions support inclusionary growth to ensure fair opportunities to access affordable housing and economic prosperity, while addressing the negative effects of gentrification. Fair share increases opportunity such as access and proximity to jobs, accredited schools, community centers, and mobility options. State should remove barriers and create enabling legislation to allow local jurisdictions to adopt inclusionary growth and related requirements which may: mandate a minimum percentage of affordable units in a development are set aside in exchange for greater density, allow for a prorated number of affordable units that may be provided off-site, allow for payment to a dedicated fund for use by other developers, and require a diversity of housing unit sizes, including housing units with at least three bedrooms in support of families and households that include caregivers.

**Position 1G** The American Planning Association and its Chapters and Divisions should eliminate barriers to affordable and multifamily housing development and exclusionary zoning, rules, and practices, especially in areas where such development is supported by the necessary transportation, social, cultural, utility, and economic infrastructure. Local jurisdictions should allow multifamily, mixed-income housing as a by-right use and reduce permitting barriers that create development uncertainty, increase the cost of land and development, and stimulate opposition. Local jurisdictions should streamline approval processes that coincide with identified housing needs and demand and establish higher thresholds that are subject to special permit reviews.

**Position 1H** The American Planning Association and its Chapters and Divisions support “enabling design”—design that enables residents of varying levels of physical ability to live in all multifamily housing and single-family residential, and recommends requiring its use in housing assisted with federal subsidies.

**Position 1I** The American Planning Association and its Chapters and Divisions should work to transform the community engagement process relative to multifamily and mixed-income housing preservation and development. Local jurisdictions should move to active implementation of housing policy and development and build public support for housing affordability. Local jurisdictions should consider developing outreach and engagement strategies to establish a framework and guide dialogue with the public and key stakeholders about housing need, demand, and trends, as well as the consequences of inaction. Local jurisdictions should be inclusive and responsive to a broad range of constituents, while

promoting best practices and educating the public with attention to ensuring all populations have access to information in a variety of formats.

**Position 1J** The American Planning Association and its Chapters and Divisions support efforts to combat housing discrimination and support efforts that foster racial and economic integration. This includes support for the inclusive goals of the National Housing Act of 1949 and the Fair Housing Act of 1968, specifically including the latter’s objective of affirmatively furthering fair housing. It also includes support for the adoption of federal and state laws that would prohibit and provide additional protections against housing discrimination based on the source of income/ receiving public assistance and other protected classes, including but not limited to additional protections for ancestry, age, gender identity, genetic information, marital status, sexual orientation, and veteran/ military history. Finally, APA supports the dismantling of exclusionary land use and zoning practice and policies that contribute to and continue historic patterns of segregation, which includes discriminatory definitions of family in local zoning and ordinances.

**Position 1K** The American Planning Association and its Chapters and Divisions support better understanding of the variations in acceptable housing occupancy standards across cultures to encourage and support flexibility in housing occupancy standards while ensuring safe, humane, and reasonable standards of living. Housing occupancy varies across different sociocultural groups including different preferences for multigenerational and larger households.

**Position 1L** The American Planning Association and its Chapters and Divisions have a special responsibility to establish affordable, accessible and available housing as core values in states and localities. Engagement of community leaders, elected officials, and the public in support of these core values can lay the groundwork for modernization of state enabling statutes and reform of local plans and codes that may inhibit housing affordability and availability. Effective engagement can also diminish concerns regarding increased density and new housing forms in existing neighborhoods.

## POSITION 2 Preserve existing housing to maintain the quality and overall supply of affordable housing.

**Position 2A** The American Planning Association and its Chapters and Divisions recognize that preservation of the existing affordable housing stock is critical for protecting older owner-occupied and renter-occupied housing. These types of housing units are often the dominant building fabric and largest source of naturally occurring affordable housing for many inner-ring neighborhoods. Communities should develop plans for substandard and abandoned housing and identify properties that risk falling into substandard conditions. Local jurisdictions should ensure that comprehensive housing plan policy

recommendations support the preservation of existing housing stock as a key component of those plans. Incentivizing and/or mandating the preservation of existing affordable housing is also often the most sustainable way a municipality can ensure housing provision. The only exception to this position would be in the case of existing housing that is substandard, the removal of which would give way to higher-density multifamily developments.

**Position 2B** The American Planning Association and its Chapters and Divisions support the preservation of existing affordable housing. In order to stem the loss of existing affordable units in gentrifying neighborhoods due to permanent removal, conversion to other uses, and rent increases, local jurisdictions should support the preservation or replacement of these units. Planners and local policy makers should consider a package of incentives to ensure some level of affordability remains associated with these units. Planners should encourage models to preserve affordable housing units, such as low-equity cooperatives and community land trusts. Local jurisdictions should consider the impact of redevelopment proposals on existing neighborhoods, particularly with regard to the potential for residential displacement of low- to middle-income households. Planners should encourage adoption of inclusionary zoning and regulatory measures that proactively preserve housing that is affordable to low- and very-low income households along current and future transit corridors, downtowns, and village or community centers. This ensures that transit-dependent populations in developing or redeveloping areas will have continued access to amenities such as jobs, schools, health care, and goods and services.

**Position 2C** The American Planning Association and its Chapters and Divisions support monitoring of existing affordable housing units in state and local jurisdictions. Many communities nationwide have successfully used inclusionary zoning as a means to ensure that a specified percent of new market units developed are rent- or sale-restricted for households earning less than 100 percent of Area Median Income. Planners should ensure that units remain affordable through the term of their deed restriction.

**Position 2D** The American Planning Association and its Chapters and Divisions support options for older adults to age in community. Local jurisdictions should encourage the maintenance and modernization of existing housing by providing or identifying options for financial assistance from loan and grant programs, home modification programs for people with disabilities, and weatherization and home energy assistance programs.

**Position 2E** The American Planning Association and its Chapters and Divisions support options for public education on home ownership, maintenance, and repair. First-time home owners should understand the benefits and responsibility of home ownership.

### POSITION 3 Encourage environmental sustainability and resiliency as critical elements of housing availability and affordability.

**Position 3A:** The American Planning Association and its Chapters and Divisions encourage sustainability, resiliency, and energy and water efficiency in the housing sector. States and local jurisdictions should investigate opportunities to amend zoning and building requirements to increase production of net-zero and passive homes, and homes with water harvesting and gray water systems. Planners should work with the developers to educate energy end users about choosing renewable energy, water conservation and reuse, and sustainable lifestyles.

**Position 3B** The American Planning Association and its Chapters and Divisions encourage additional housing to be located in walkable, transit-rich areas to support broader low-carbon emission choices and goals.

**Position 3C** The American Planning Association and its Chapters and Divisions encourage the siting and design of housing away from flood-prone areas and areas prone to natural disasters and hazards, incorporating green infrastructure into future development. Planners should encourage compact development and mixed use housing to reduce impacts on watersheds and environmentally sensitive areas and in areas prone to natural disasters and hazards.

**Position 3D** The American Planning Association and its Chapters and Divisions should work to ensure that environmental sustainability and resilience are incorporated into the design and construction of all housing typologies.

### POSITION 4 Ensure that public and private finance keeps pace and innovates to support increased housing availability and affordability.

**Position 4A** The American Planning Association and its Chapters and Divisions support increased financial resources from the federal government to support the preservation and production of housing. Planners should advocate for the continued reauthorization and increased funding for federal housing programs, such as the HOME Investment Partnerships Program, the Community Development Block Grant, Housing Choice Vouchers, and the Native American Housing and Self-Determination Act funding. Planners should support the continued allocation of funds to the National Housing Trust Fund from the profits of Fannie Mae and Freddie Mac. Planners should support increases to the Low-Income Housing Tax Credit Program and reforms to simplify that program. Planners should support the preservation and modernization of federally assisted housing for older residents, including

Section 202 Supportive Housing for the Elderly and the U.S. Department of Agriculture 515 and 521 programs. Finally, planners should support full federal funding for public housing capital and administrative funds.

**Position 4B** The American Planning Association and its Chapters and Divisions support reforms to private financial resources to support the preservation and production of housing. Lending institutions often have inflexible standards or periods of restricted lending. Planners should encourage lending institutions to support mixed use and other nontraditional development formats while avoiding risky lending practices and lax regulation. Lenders also can support housing affordability by reducing requirements for parking spaces. Planners should advocate for reforms to the Community Reinvestment Act to ensure fair lending practices and greater investment in lower-income communities. Lenders must address historic patterns of discrimination practices, particularly against mortgage applicants who are black and Hispanic to ensure that the opportunity of home ownership is available to all.

**Position 4C** The American Planning Association and its Chapters and Divisions support the establishment and growth of creative and flexible housing programs, such as the Rental Assistance Demonstration Program (recapitalization of public housing) and the Moving to Work Program (flexible use of housing choice vouchers). As much as possible, planners should seek to use regulatory tools to leverage the power of private capital to create affordable housing, and significant gains can be made through robust inclusionary zoning incentives in areas where the market supports new housing development.

**Position 4D** The American Planning Association and its Chapters and Divisions should support the continued role of the federal government in ensuring access to residential mortgage capital support to the housing market either indirectly through existing government sponsored enterprises (Fannie Mae and Freddie Mac), or through some other similar mechanism that also provides ongoing market stability. Planners should support the Duty to Serve program of the Federal Housing Finance Agency as a means of providing access to mortgage financing for low-income home purchasers, including purchasers of manufactured housing. Planners should support the establishment and use of innovative approaches that create home ownership opportunities, such as shared-equity home ownership, resident-owned manufactured housing communities, life-cycle underwriting, and portable and assumable mortgages. Planners should support changes to the mortgage interest tax deduction that directly benefit low- and moderate-income home owners.

**Position 4E** The American Planning Association and its Chapters and Divisions support increased coordination among existing federal planning programs, such as the Consolidated Plan required for HUD funds, with state and local plans. Planners should support the alignment of funding cycles among different programs and matching regulatory requirements to simplify developer compliance and to expedite both reviews and approvals of funding applications. Unified application processes will reduce developer regulatory burdens and increase program utility to improve the efficiency of funds deployed. Planners

should advocate to their federal representatives the importance of restoring and increasing HUD funding. Further, planners should advocate for federal representatives to address the impacts of recent tax reform on a range of tax credits and related financing tools for housing.

**Position 4F** The American Planning Association and its Chapters and Divisions support innovations to government assessment and tax policies. State and local jurisdictions should work together to create reforms to tax assessment policies, creating model frameworks and local assessment categories. Planners should educate assessors and others engaged in local tax policy setting with affordable housing assessment policies. At the federal level, planners should support the establishment of a project-based low-income renters' tax credit, to be administered at the state level to maximize coordination with other programs such as the Low-Income Housing Tax Credit. Planners should also support the establishment of a middle-income housing tax credit.

**Position 4G** The American Planning Association and its Chapters and Divisions should support the establishment of programs at the state and local levels to provide financing for or subsidize development of accessory dwelling units that are targeted for occupancy by lower-income households, including those with Housing Choice (Section 8) and Veterans Affairs Supportive Housing Vouchers, or that have below-market rents.

**Position 4H** The American Planning Association and its Chapters and Divisions continue to support the federal Low Income Housing Tax Credit program that provides equity for new and rehab housing developments directed at households earning below 60 percent or 50 percent of Area Median Income. Planners should support the ongoing reform of the associated Qualified Allocation Plans that are a requirement for each state for the allocation of these tax credits. In particular, states should consider the inclusion of criteria that ensure equal representation for rural and urban housing as well as additional locational preferences.

**Position 4I** The American Planning Association and its Chapters and Divisions support the ongoing creation and funding of Housing Trust Funds (HTFs) around the country, specifically and solely for the purpose of housing-related expenditures. Whether these funds are established at the local, county, or state level, they are designed to receive ongoing sources of public funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes. Planners support funding HTFs via direct allocation from general funds (budgetary line items) as well as the issuance of housing bonds at both the local and state level. Planners should prioritize dedicated funding streams to fund HTFs when possible in addition to annual allocations from general funds. Dedicated funding streams prevent volatile changes in funding based on an administration's political views. All HTF funds should be limited to expenditures related to creating or preserving affordable housing; use of these funds should not be directed to other projects or budget items.

**Position 4J** The American Planning Association and its Chapters and Divisions support the cultivation of partnerships to best utilize the full

range of available resources to develop affordable housing. Local jurisdictions should seek to pair potential partners to broaden community involvement in the production of affordable housing. Organizations and individuals that are not typically involved in housing production, such as arts groups, medical associations, or education coalitions, should be sought out for potential partnerships in addition to nonprofit community foundations.

**POSITION 5** Support funding and program flexibility to provide services, shelters, and permanent supportive housing for people experiencing homelessness, veterans, immigrants, and the formerly incarcerated.

**Position 5A** The American Planning Association and its Chapters and Divisions support continued reauthorization and full funding of federal programs that directly benefit America's homeless population, including the HUD Continuum of Care Homeless Assistance and Emergency Solutions Grant Programs, and also continued funding of the National Housing Trust Fund, which is used to produce new housing that targets extremely low-income people. Planners should also support the creative and flexible use of other federal, state, and local housing resources that are used to establish and operate shelters and permanent supportive housing for people experiencing homelessness, including but not limited to veterans, immigrants, and the formerly incarcerated.

## Related Policy Guides

In addition to housing, APA has recently or is currently issuing guides on topics as diverse as social equity, water, food policy, and autonomous vehicles. Almost no topic stands completely apart from the others and housing touches upon every other topic. A sampling of relevant Policy Guides includes the following:

### Equity

The **Planning for Equity Policy Guide**, adopted in 2019, is a comprehensive assessment of the growing disparities in income, opportunity, mobility and choice. Specific to housing, the Policy Guide cites the principal goal of the National Housing Act of 1949 as “realization as soon as feasible of the goal of a decent home and suitable living environment for every American family” and examines where we, as a nation, have fallen short.

### Public Health

The **Healthy Communities Policy Guide**, adopted in October 2017, defines healthy communities as “places where all individuals have access to healthy built, social, economic, and natural environments that give them the opportunity to live to their fullest potential regardless of their race, ethnicity, gender, income, age, abilities, or other socially defined circumstances.” The Policy Guide emphasizes neighborhood design that is conducive to walking and bicycling.

### Sustainability

The Sustainability Policy Framework, adopted in January 2016, is intended to supersede the **Planning for Sustainability Policy Guide** adopted in 2000. Among the key elements of the Framework is the goal to “ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life” and specifically that local development codes include “provisions for a variety of housing types (e.g., accessory dwelling units, cohousing, multiplexes, row houses, and mixed use buildings) for neighborhood residents of all ages, with different incomes, needs, and physical abilities.”

### Water

The **Water Policy Guide**, second update adopted July 2016, stressed the need to evolve from planning for hazard mitigation and flood control to considering the supply, demand, and quality of our drinking water. The recommendations for integrated resource management include community land-use planning that seeks to achieve development that results in sustainable land-use patterns coupled with the efficient use of scarce and/or oversubscribed water supplies. Beyond the obvious recommendations to avoid or minimize housing construction within flood hazard areas, the Policy Guide emphasizes the need to consider proximity to water supply and to incorporate sustainable design practices to reduce water demand.

### Aging in Community

Implementing housing policies is critical to advancing the Aging in Community Policy Guide, adopted in April 2014. The guide states that planners should aim to “provide a range of affordable and accessible housing options. Promote housing development of differing sizes and costs. Better utilize existing housing resources, and advance universal design and visitability standards to promote accessibility in new housing.”

### Surface Transportation

The **Surface Transportation Policy Guide**, adopted in 2019, emphasizes the role of transportation in mitigating the effects of climate change, how data can be leveraged to make equitable and effective transit decisions, and transportation revenue amid a changing policy landscape. The location of housing relative to job sites is undoubtedly the single most important factor in assessing transportation needs.

Please refer directly to these closely allied policy guides for additional information on these topics: <http://planning.org/policy>.