



AMERICA'S AFFORDABLE COMMUNITIES INITIATIVE

Bringing homes within reach through
regulatory reform

A National Call to Action

MISSION AND GOALS


- Promote education on the impact of regulatory barriers on affordable housing.
 - Promote studies to help find solutions.
 - Partner with organizations.
 - Change archaic thinking from “Not in my backyard” to “Why not in our community?”
 - Provide incentives to state and local governments to encourage the removal of regulatory barriers.
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THE TEAM

- The team consist of senior staff from throughout the Department of Housing and Urban Development (HUD), both from headquarters and the field offices, who meet on a regular basis.
 - Secretary Alphonso Jackson and Deputy Secretary Roy Bernardi have encouraged the team to think outside the box.
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The National Call to Action for Affordable Housing through Regulatory Reform

- ❑ Creating a network of states, communities and advocacy groups who are committed to achieving regulatory reform throughout the country. Currently there are over 100 communities who have signed on as participants.
 - ❑ Participants are encouraged to create task forces to examine their regulatory environments and recommend changes that will help lower the price of housing production.
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- ❑ HUD will serve as a conduit for the exchange of information, news, reports and studies.
 - ❑ HUD will also hold local, regional and national meetings with NCA participants. HUD has also produced a guidebook on creating a local task force.

<http://www.huduser.org/rbc/nca/taskforce.html>.

- ❑ For more information and to learn how to become a NCA participant, visit

www.hud.gov/affordablecommunities or

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

COMMON REGULATORY BARRIERS

- Duplicative or time consuming design review processes or approval processes.
 - Out of date building codes.
 - Burdensome rehabilitation codes.
 - Excessive fees that increase housing costs.
 - Restrictive or exclusionary zoning.
 - Excessive or gold plated land development standards that unnecessarily raise the cost of infrastructure.
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POTENTIAL SOLUTIONS

- Single permit reviews utilizing one-step permitting centers; time limits on reviews.
 - Use of modern building and rehabilitation codes that recognize modern designs and materials.
 - Waiver of fees for affordable housing developments.
 - Comprehensive plans that includes a “housing element” that addresses the need for affordable housing.
 - Reasonable land development standards.
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LOCAL SOLUTIONS WANTED!

- HUD is not, can not and does not want to become a super zoning authority.
 - In fact it is just the opposite. HUD is asking states and local communities to develop solutions that are unique to their jurisdictions.
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THE IMPACT

- Studies have shown that regulatory barriers can add to the cost of housing by as much as 20 to 35 %, pricing many families out of the communities they work in or want to live in.
 - Including teachers, police officers, firefighters, nurses, service industry workers and returning veterans.
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WHAT CAN AFFORDABLE HOUSING LOOK LIKE?

- Affordable housing can be attractive and be a beneficial addition to any community.
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LEADING BY EXAMPLE

- If the Department of Housing and Urban Development is asking states and local governments to commit to regulatory reform then the HUD should do the same.
 - *And we are!*
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ACTIONS BY HUD -- 6/03-6/06

- Made the reduction of regulatory barriers a Secretarial priority in the competitive grant process.
 - Established the Robert L. Woodson Jr. awards program that recognizes states and local communities that produce affordable housing through regulatory reform.
 - Initiated several studies to better understand the issue, identify solutions and provide support for change around the country.
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ACTIONS CONTINUED

- Conduct national roundtables bringing together groups, experts and community leaders.
 - Produced and distributed two brochures describing the common barriers, potential solutions and encouraging communities to conduct public forums.
 - The *America's Affordable Communities Initiative* brochures were distributed to thousands of communities across the country.
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ACTIONS CONTINUED

- Published and distributed the “*Why Not In My Community?*” report –the first comprehensive update to the 1992 “*Not In My Back Yard*” report which described the NIMBY syndrome and the need for regulatory reform.
 - Sought public comment on HUD’S existing regulations and published a response to each comment.
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ACTIONS CONTINUED

- Reviewing existing regulations for their impact on affordable housing.
 - Established a new pre-clearance procedure to ensure that future proposed regulations are reviewed to determine if they would create barriers or add to the cost of housing.
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HUD'S TWO WEB SITES

- The *America's Affordable Communities Initiative* web site has links to several reports, news and updates on the activities of the Initiative.
(www.hud.gov/affordablecommunities).
 - The Regulatory Barriers Clearinghouse web site has become a valuable tool for communities to learn what other communities are doing to institute regulatory reform.
(www.regbarriers.org)
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NOTES OF INTEREST

- The National Association of Counties unanimously adopted a resolution supporting the *America's Affordable Communities Initiative*.
 - The Initiative has participated in many national, regional and local conferences sponsored by a wide range of government, non-profit and industry related interest groups.
 - A large number of organizations have participated in HUD's national roundtables.
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NOTES OF INTEREST CONTINUED

- HUD'S regional and field offices have undertaken considerable outreach efforts to work with their states and local communities.
 - In an expedited manner, HUD honored the many requests from Louisiana and Mississippi to waive over 40 regulations in order to speed up the rebuilding process in the Gulf Coast Region
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A FINAL THOUGHT

- “My hope is that we can join together to overcome regulatory barriers to affordable housing and extend the ‘*American Dream*’ to millions of families across the nation.”

Secretary Alphonso Jackson

