This survey is part of a research project to identify local land-use and housing programs and policies in the 50 largest metropolitan areas in the United States. Please answer all the questions to the best of your ability. While accuracy is important to us, your time is also important, so please provide your best estimates for any information that is not readily available. If you wish to comment on any questions or qualify your answers, feel free to use the space in the margins; there is also space for comments on the back of the survey form. Your comments will be read and taken into account.

When you complete the form, you may
- e-mail it, if you have an electronic version, to rolf.pendall@cornell.edu
- fax it at no cost to Rolf Pendall at 888-362-0639
- mail it to
  Rolf Pendall
  1824 Hearst Ave.
  Berkeley, CA 94703

Thank you very much for your help.
A. Planning and Zoning
The first two questions concern overall regulations, including comprehensive planning and zoning that are currently in force in your jurisdiction.

1. Does your jurisdiction have a comprehensive (master, general) plan?
   ___ No.
   ___ Yes.
   If you answered “yes,” what year was the Land Use element of the plan last updated?
   __________ (year)

2. Does your jurisdiction have a zoning ordinance?
   ___ No.
   ___ Yes.
   If you answered “yes,” what year was the ordinance last updated? __________ (year)

If you answered “no” to questions 1 and 2, please skip to Section C.

B. Zoning for Housing
Please answer questions 4-8 only for the areas to which the jurisdiction zoning ordinance applies and not for townships or cities that have their own zoning ordinances.

3. What is the theoretical maximum number of dwelling units that may be constructed per net acre in areas to which your jurisdiction zoning ordinance applies, in areas zoned in the highest residential density category?
   ___ Fewer than 4
   ___ 4-7
   ___ 8-15
   ___ 16-30
   ___ more than 30

4. How has the maximum permitted density changed since 1994?
   ___ Stayed approximately the same (within 10%)
   ___ Reduced more than 10%.
   ___ Increased more than 10%.
   ___ Don’t know.

5. Does your jurisdiction permit the placement of new mobile homes, either on a single lot or in a mobile home park?
   ___ No.
   ___ Yes; double-wide only.
   ___ Yes; double- or single-wide.
6. Assume your jurisdiction has a vacant 5-acre parcel. If a developer wanted to build 40 units of 2-story apartments and was flexible with planning, landscaping and building configuration, would there be an existing zoning category that would allow such development?

___ No.
___ Yes; by right.
___ Yes; by special permit, PUD, or other special procedure.

7. Does your jurisdiction require a **popular vote of the jurisdiction’s residents as a precondition to rezoning**?

___ No.
___ Yes, in open town meeting.

____ Applies to all rezonings
____ Applies only to selected rezonings (describe below)
___ Yes, ballot measure.

____ Applies to all rezonings
____ Applies only to selected rezonings (describe below)

_______________________________________
_______________________________________
_______________________________________
_______________________________________

C. **Jurisdiction Expansion Potential**
These questions will help us understand whether development in your jurisdiction can expand into unincorporated and undeveloped areas.

8. Is a popular vote required as a precondition to annexation in your jurisdiction? (Please answer “no” if the only vote required is that of landowners or residents in the area to be annexed.)

___ No.
___ Yes, a binding referendum has been required since ________ (year).
___ Yes, an advisory referendum has been required since ________ (year).

9. Does your jurisdiction currently have any of the following?: (Please check “yes” or “no”)

___ No ___ Yes Urban service area/urban service boundary in place since ___________ (year)
___ No ___ Yes Urban growth boundary in place since ___________ (year)
___ No ___ Yes Greenbelt in place since ___________ (year)
___ No ___ Yes Urban limit line in place since ___________ (year)
___ No ___ Yes Other tool to control spread of development in place since ___________ (year)
D. **Other Regulations Pertaining to Housing**

The next few questions concern other local regulations that your jurisdiction uses for the management of residential growth, including growth (rate) controls, moratoria, and adequate public facilities ordinances.

10. Does your jurisdiction currently have a measure that explicitly restricts the pace of residential growth?
   - No.
   - Yes; population growth limited to ______ percent per year; adopted ______ (year).
   - Yes; residential building permit issuance limited to ______ (number) per year; adopted ______ (year).

11. Does your jurisdiction currently have a moratorium on issuance of new residential building permits or the processing of subdivision plats covering all or part of the jurisdiction’s unincorporated geographic area? (Please include moratoria imposed by either your jurisdiction or another unit of government or utility district.)
   - No.
   - Yes; a **jurisdiction-wide moratorium**.
   - Yes; a **moratorium covering part of the jurisdiction** (specific zoning districts, geographic areas, environmental zones, etc.) that affects
     - ______ less than half of the jurisdiction’s undeveloped land area.
     - ______ more than half of the jurisdiction’s undeveloped land area.

   Moratorium in force since ________ (year);
   - Moratorium will expire ________ (year).
   - Moratorium does not have a definite expiration date.

If you answered “no” to both question 10 and question 11, please skip the next question and go to question 13.

12. **Does your current residential growth control or moratorium offer exemptions or incentives for affordable housing?**
   - No.
   - Yes; projects that consist mostly (more than 50%) of affordable housing are exempt from the control.
   - Yes; the permit allocation system gives preference to affordable housing.

13. **Apart from any residential-growth limiting measures currently in force, has your jurisdiction had growth-limiting measures that lasted more than a year since 1980?**
   - No.
   - Don’t know.
   - Yes; growth rate or building permit cap from _____(year) to _____(year)
   - Yes; permit or subdivision moratoria (including moratoria imposed by either your jurisdiction or another unit of government or utility district)
   - Yes; jurisdiction-wide moratorium from _____(year) to _____(year)
   - Yes; moratorium on part of the jurisdiction from _____(year) to _____(year)
14. Does your jurisdiction charge **impact fees**?

___  No.

___  Yes; we impose fees based on a case by case review of project off-site impacts.

___  Yes; (we review projects) and fees are imposed at a flat rate of
  $_____ / square foot.
  $_____ / single-family unit.
  $_____ / multi-family unit.

If so, **fees apply to**: (please check all that apply)

___  Schools

___  Stormwater

___  Transportation facilities (roads, highways, transit)

___  Public safety facilities (police, fire stations)

___  Water supply and/or wastewater treatment, supply, delivery, and/or storage facilities

___  Parks, recreation and/or open space facilities

___  Water supply

___  Waste water treatment

___  Other: __________________________________________

____________________________________________

____________________________________________

15. Does your jurisdiction have an adequate public facilities ordinance that makes development permission contingent on the levels of **off-site** public services?

___  No.

___  No, but we case review projects’ off-site impacts on a case-by-case basis to estimate and mitigate impacts.

___  Yes, an adequate public facilities ordinance was adopted in ____ (year) and applies to

___  Schools

___  Stormwater

___  Transportation facilities (roads, highways, transit)

___  Public safety facilities (police, fire stations)

___  Water supply and/or wastewater treatment, supply, delivery, and/or storage facilities

___  Parks, recreation and/or open space facilities

___  Other: __________________________________________

____________________________________________

____________________________________________

If your jurisdiction has an adequate public facilities ordinance, does it apply

___  in unincorporated areas only

___  in both unincorporated and incorporated areas
E. Affordable Housing
The final questions are on affordable housing in your jurisdiction. (We define affordable housing as units guaranteed to remain affordable for at least five years to households earning less than 120 percent of area median income.)

16. Does your jurisdiction use any incentives or requirements to encourage private-sector builders to develop affordable housing? (Please check all that apply.)
   ____ No.
   ____ Yes; residential density bonus (to developers of market-rate housing who agree to provide affordable housing units).
   ____ Yes; inclusionary zoning (developers of market-rate housing are required to include affordable housing units in their developments, at least __________ percent of the units must be affordable.
   ____ Yes; developers may satisfy this requirement by paying a fee instead of building housing on site.
   ____ Yes; we provide “fast-tracking” (expedited permitting) for builders who agree to provide some affordable housing.
   ____ Yes; we require linkage fees (monies collected to help support or develop affordable housing) from non-residential builders.
   ____ Yes; other:
   _____________________________________________________________
   _____________________________________________________________
   _____________________________________________________________

17. What other programs does your jurisdiction use to encourage affordable housing construction and substantial rehabilitation? (Please check all that apply.)
   ____ We use public funds or provide staff to support local non-profits.
   ____ We work with the local public housing authority to build new affordable housing and/or substantially rehabilitate existing uninhabitable units.
   ____ We arrange for purchase of existing private-sector units for conversion to long-term affordability.
   ____ We have adopted an ordinance providing for waivers of planning or development impact fees on affordable housing projects.
   ____ Other programs in place (please list programs):
   _____________________________________________________________
   _____________________________________________________________
   _____________________________________________________________
   _____________________________________________________________
18. Approximately how many affordable housing units (see definition above), assisted by either the public or private sector, are there in the unincorporated areas of the jurisdiction? If you cannot answer this question, please indicate in the space provided below the name and telephone number of someone who can.

   ___ There is no government-assisted affordable housing in the jurisdiction’s townships.
   ___ # of units built or substantially rehabilitated by the public housing agency or a non-profit with federal, state, or local subsidies (including existing private-sector units bought and made affordable).
   ___ # of units built or substantially rehabilitated by private-sector developers as a result of a local government regulatory incentive or requirement (condition of approval).
   ___ # of units built or substantially rehabilitated by private-sector developers with federal housing programs (eg. LIHTC, HOPE VI, Section 235/236, etc.).
   ___ # of units total.
   ___ Number of these housing units built between 1990 and 2002 (inclusive)
   ___ Please call ___________________ at (____)_________ to obtain this information.

19. Does your jurisdiction have a local affordable housing funding mechanism (e.g., housing trust fund)?

   ___ No.
   ___ Yes; this fund is dedicated solely for affordable housing.
   ___ Yes; this fund may also be used for projects other than affordable housing.

20. **Compared to your jurisdiction’s current level of regulation** on land use and residential development, how would you describe your jurisdiction in: (please check)

   more regulated  |  about the same  |  less regulated  |  no regulation

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Thank you for your assistance. Please feel free to write additional comments or questions about the survey on the remainder of this page.
Is there anything else we should know about planning and zoning for residential development in your community? If so, please use this space for that purpose.

We very much appreciate your contribution to this effort. If you would like a summary of our results, please print your name and address on the back of the return envelope. We will see that you get a summary.