



Land-Use Policies and Housing: A National Survey on Local Residential Development Regulation

Welcome! The goal of this survey is to collect information about planning and zoning in the various jurisdictions within the 50 largest metropolitan areas in the United States. We are surveying large and small villages, towns and townships, cities, boroughs, and counties. The survey questions focus on tools and methods that local planning offices are using to influence housing development. The Urban Institute is conducting this survey with support from Fannie Mae.

Please answer questions to the best of your ability. The survey is expected to take between 15-20 minutes. It will cover topics including residential zoning and density, impact fees, adequate public facilities ordinances, and affordable housing. The survey consists of 35 questions, some of which have sub-components. You can track your progress with the progress bar at the bottom of the screen.

Responses are due by Friday, February 15th, 2019.

There are no right or wrong answers to these questions, and your responses will not be linked to you in any way. While accuracy is important to us, we do not want to overburden you, so please provide your best estimates for any information that is not readily available. We will use information collected through this survey to examine land use policies today as well as changes over time.

Your participation in this survey is voluntary, and you are not required to complete the survey. You are free to decline to answer any question you do not wish to answer for any reason. Your name and contact information will only be used for possible future follow up questions and will not be attached to your responses. Information that you provide on your jurisdiction's practices will be shared publicly in 2019. If you have questions at any time about the study or the procedures, you may contact Megan Gallagher (*email redacted*) or Lydia Lo (*email redacted*) at the Urban Institute directly, or call us at *phone redacted*.

Thank you for your help and time.



First, we need to verify a few details about you and your jurisdiction.

1. Please let us know who you are and which jurisdiction you represent
 - a. Your Name:
 - b. Jurisdiction Name:
 - c. State (abbreviation):
 - d. Postal code:

2. Please choose your jurisdiction type:
 - a. Village
 - b. City
 - c. Town or Township
 - d. Borough
 - e. County

3. Please tell us a bit about your role in your jurisdiction. What department title best describes where you work in your jurisdiction?
 - a. Planning, Zoning, or Community Development
 - b. Building
 - c. Public Works or Engineering
 - d. City or county manager
 - e. City, town, village, or county clerk
 - f. Appointed member of planning, zoning, or building commission or board
 - g. Elected official
 - h. Other:

4. In this office, which level most closely matches your position?
 - a. Director or head
 - b. Senior staff
 - c. Junior staff or intern
 - d. Consultant
 - e. Other:

5. Does your jurisdiction plan and regulate land development, especially the development of housing, through such procedures as comprehensive planning, zoning, or subdivision regulation?
 - a. Yes
 - b. NoIf yes is selected, skip to 9

6. Does another jurisdiction plan and regulate land development inside the boundaries of your jurisdiction?
 - a. Yes
 - b. NoIf No is selected, skip to end of survey

7. Please identify the jurisdiction that plans and regulates land development inside the boundaries of your jurisdiction:

8. Please provide any contact information you can for an individual at the jurisdiction that plans and regulates land development inside the boundaries of your jurisdiction.
 - a. Title of relevant official/staff:
 - b. Name:
 - c. Email:If any of these options are filled in, skip to end of survey.
9. Does your jurisdiction have a comprehensive (master, general) plan?
 - a. Yes
 - b. NoIf No is selected, skip to 11
10. What year was the Land Use chapter (element) of the plan last updated?
 - a. [Select one year between 1985-2019]
 - b. Other
11. Does your jurisdiction have a zoning ordinance?
 - a. Yes
 - b. NoIf no is selected, skip to 14
12. Does your jurisdiction regulate land subdivision in a way that limits the number of dwellings that can be built on each acre of land?
 - a. Yes
 - b. NoIf no is selected, skip to 8
13. What year was the ordinance last updated comprehensively?
 - a. [Select one year between 1985-2019]
 - b. Other
14. According to your zoning ordinance, what is the maximum number of dwelling units that may be constructed per **net acre** in your jurisdiction?
 - a. Fewer than 4
 - b. 4-7
 - c. 8-15
 - d. 16-30
 - e. More than 30
15. 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?
 - a. No
 - b. Yes; by right
 - c. Yes; by special permit, PUD, or other special procedure
16. Does your jurisdiction permit the placement of the following dwelling types in at least some areas of the jurisdiction? (Select all that are permitted).
 - a. HUD-Compliant manufactured housing on permanent foundations

- b. HUD-Compliant manufactured housing on temporary foundations
 - c. Mobile homes
 - d. Tiny houses
 - e. RVs or trailers
17. What is the smallest single-family detached dwelling unit permitted by right in your jurisdiction as stated in your land development regulations?
- a. Addressed only by the building code
 - b. Less than 500 square feet
 - c. 500-749 square feet
 - d. 750-1,000 square feet
 - e. Greater than 1,000 square feet
18. How and where does your jurisdiction permit accessory dwelling units (also known as secondary dwelling units, granny flats, etc.)?
- a. Accessory dwelling units are not permitted in any location
 - b. All accessory dwelling units require a discretionary use permit
 - c. By right or with ministerial use permit
- If ADUs are not permitted in any location OR All accessory dwelling units require a discretionary use permit is selected, skip to 19
19. Which of these statements most closely describes the by-right or ministerial permission of accessory or secondary dwellings in your jurisdiction?
- a. Accessory dwellings are permitted by right or by ministerial permission on any conforming lot that permits single-family detached housing.
 - b. Accessory dwellings are permitted by right or by ministerial permission in only some zoning districts that permit single-family detached housing.
20. What is the smallest multifamily, attached, or accessory dwelling unit permitted by right in your jurisdiction?
- a. Addressed only by the building code
 - b. Less than 500 square feet
 - c. 500-749 square feet
 - d. 750-1,000 square feet
 - e. Greater than 1,000 square feet
21. How many off-street parking spaces does your jurisdiction require per multifamily dwelling unit? (If these standards vary according to the number of units in the structure, choose the best answer applying to structures with five or more units.)
- a. Multifamily dwelling units not permitted
 - b. No minimum parking requirements for multifamily dwelling units
 - c. Less than 1
 - d. 1-1.99
 - e. 2
 - f. More than 2
 - g. Determined on a case-by-case basis

22. Does your jurisdiction currently have a greenbelt, urban growth boundary, urban limit line, or urban service area?
- No
 - Yes, a policy or regulation imposed by our general purpose government
 - Yes, a policy or regulation imposed by some other unit of government or utility district
23. Does your jurisdiction currently have a measure that explicitly restricts the pace of residential growth?
- No
 - Yes; population growth limited to _____ percent per year
 - Yes; residential building permit issuance limited to _____(number) per year
- If No is selected, skip to 24
24. Does your current residential growth control offer exemptions or incentives for affordable housing?
- No
 - Yes; projects that include affordable housing are exempt
 - Yes; the permit allocation system gives preference or some other incentive to affordable housing
25. Does your jurisdiction currently have a moratorium on issuance of new residential building permits or the processing of subdivision plats?
- No
 - Yes
- If No is selected, skip to 28
26. Who imposed the moratorium on issuance of new residential building permits or the processing of subdivision plats?
- Our general purpose government
 - Some other unit of government or utility district
27. To what does your jurisdiction's building permit moratorium apply?
- Applies to the entire jurisdiction
 - Applies to only some areas of the jurisdiction
28. Does your current residential development moratorium offer exemptions for affordable housing?
- No
 - Yes
29. Does your jurisdiction charge **impact fees**?
- No
 - Yes
- If No is selected, skip to 35
30. Does your jurisdiction impose fees based on a case by case review of project off-site impacts?
- No
 - Yes

31. Does your jurisdiction charge fees using a formula?

- a. No
- b. Yes

If No is selected, skip to 32

32. Which of the following are used for the basis of your impact fee formula? Select all that apply. [If any are selected, the following question pops up: How much do you charge for each element of your impact fee formula?]

- a. Dollars per square feet in unit: \$_____
- b. Unit type
 - i. \$_____ Single family unit
 - ii. \$_____ Multi-family unit
- c. Number of bedrooms
 - i. \$_____ 0BR
 - ii. \$_____ 1BR
 - iii. \$_____ 2BR
 - iv. \$_____ 3BR
- d. Impermeable surface area: \$_____ per square foot of surface area
- e. Lot Size: \$_____ per square foot of lot area

33. Our impact fees apply to: (please select all that apply)

- a. Schools
- b. Stormwater
- c. Transportation facilities (roads, highways, transit)
- d. Public safety facilities (police, fire stations)
- e. Water supply and/or wastewater treatment, supply, delivery, and/or storage facilities
- f. Parks, recreation and/or open space facilities
- g. Solid waste
- h. Affordable housing
- i. Other:

34. Does your jurisdiction have an adequate public facilities ordinance (also known as an APFO) that makes development permission contingent on the levels of off-site public services?

- a. No
- b. Yes

If No is selected, skip to 35

35. To which of the following systems and services does your jurisdiction's adequate public facilities ordinance (APFO) apply? (Select all that apply).

- a. Schools
- b. Stormwater
- c. Transportation facilities (roads, highways, transit)
- d. Public safety facilities (police, fire stations)
- e. Water supply and/or wastewater treatment, supply, delivery, and/or storage facilities
- f. Parks, recreation and/or open space facilities
- g. Solid waste
- h. Other:

36. How much involvement is there by government units other than that of your own local government in reviewing and commenting on the effects of residential development in your jurisdiction on the following systems?

Outside agencies are:	Not involved at all	Seldom involved	Often involved	Always/ almost always involved
Schools				
Stormwater management				
Water supply				
Highway and roads				
Mass transit				
Parks and recreation				
Police or sheriff				
Fire and emergency medical				

37. Does your jurisdiction require private-sector builders to develop **affordable housing**?

- a. No
- b. Yes

If No is selected, skip to 44

38. What percent of units must be reserved as affordable housing?

- a. Less than 5%
- b. 5-9.9%
- c. 10-14.99%
- d. 15-19.99%
- e. 20% or more
- f. Determined by formula or negotiation

39. What is minimum number of dwellings for which a **single-family development** is subject to the affordable housing requirement?

- a. Single family developments are not subject to the requirement
- b. 0-4 dwellings
- c. 5-9 dwellings
- d. 10-14 dwellings
- e. 15-19 dwellings
- f. 20-49 dwellings
- g. 50 or more dwellings

40. What is minimum number of dwellings for which a **multi-family development** is subject to the affordable housing requirement?

- a. Multi-family developments are not subject to the requirement
- b. 0-4 dwellings
- c. 5-9 dwellings
- d. 10-14 dwellings
- e. 15-19 dwellings
- f. 20-49 dwellings

- g. 50 or more dwellings
41. Does your affordable housing requirement have a provision allowing builders to satisfy the requirement by paying a fee instead of building housing?
 - a. No
 - b. Yes
 42. With respect to the location of market-rate development, which of these statements most closely matches your policy?
 - a. Affordable units must be intermixed with market-rate units so that, for example, residents of affordable and market-rate apartments would routinely use the same entrance and/or would live on the same block with one another.
 - b. Affordable units must be built within a quarter-mile of market-rate units but need not be adjacent to them.
 - c. Affordable units may be built more than a quarter-mile of market-rate units.
 43. With respect to the size, design, and amenities of affordable housing units in comparison with market-rate units, which of these statements most closely matches your policy?
 - a. Affordable dwellings must be identical in every way with market-rate dwellings.
 - b. Affordable dwellings must be identical to market-rate dwellings from the exterior but may have different interior finishes and amenities from market-rate dwellings.
 - c. Affordable dwellings may have both exterior and interior characteristics that differ from those of market-rate dwellings.
 44. Estimated range of affordable housing units required under these mandates in the past five years:
 - a. Fewer than 50
 - b. 50-99
 - c. 100-499
 - d. 500 or more
 45. Does your jurisdiction provide any of the following regulatory incentives to encourage or facilitate the provision of **affordable housing** by private-sector builders? (Select all regulatory incentives used in your jurisdiction).
 - a. No exemptions
 - b. Bonus density
 - c. Exceptions to limits on height, setback, floor area ratio, or other aspects of the allowed building envelope
 - d. Exceptions to limits on the minimum floor area in affordable unit(s)
 - e. Exceptions to limits on accessory dwelling units
 - f. Exceptions to parking standards
 - g. Waivers of reductions of development impact fees or service charges
 - h. Fast-track or streamlined processing for builders who agree to provide some affordable housing
 - i. Other incentives:
 46. Does your jurisdiction require non-residential builders (e.g., commercial, office, hotel) to pay an affordable housing fee (also known as a linkage fee)?
 - a. No
 - b. Yes

47. Does your jurisdiction have a dedicated affordable housing trust fund?

- a. No
- b. Yes

If No is selected, skip to 48

48. How is revenue dedicated to the housing trust fund? (Select all that apply).

- a. Federal funds, such as CDBG and HOME
- b. Funding from another state or local government unit
- c. Allocations of local revenues

49. How familiar are you the differences between your jurisdiction’s planning and land-use regulations in 2018 compared with those in place 10 to 15 years ago, that is, between about 2003 and 2008?

- a. Not familiar
- b. Somewhat familiar
- c. Very familiar

If Not familiar is selected, skip to 50

50. How have the following changed in your jurisdiction in the past 10 to 15 years, that is, since about 2003 to 2008?

	Decrease d	Stayed roughly the same	Increased
The amount of land (both developed and undeveloped) where single-family housing is allowed			
The amount of undeveloped land where single-family housing is allowed			
The permitted density of development for single-family housing			
The amount of land (both developed and undeveloped) where multi-family housing is allowed			
The amount of undeveloped land where multi-family housing is allowed			
The permitted density of development for multi-family housing			
Fees, charges, and/or proffers for permit processing, infrastructure, and affordable housing			
The time required to process an application for residential development in my jurisdiction			
The number of staff who conduct development review in my jurisdiction			
The involvement of government agencies outside my jurisdiction			

51. Do you have additional comments or questions about planning and regulating residential development in your jurisdiction? Please feel free to provide them.