

Resolution No. 2

Date: 2/10/2022

City: Orlando, FL

NAHB Resolution

Title: NAHB's Smart Growth Policy Statement: Building Better Places to Live, Work and Play
Sponsor: Land Development Committee
Submitted by: Don Whyte

WHEREAS, the National Association of Home Builders (NAHB) recognizes the nation's desire to develop land that provides housing, employment and commercial uses in harmonious and beneficial patterns, oftentimes referred to as 'Smart Growth';

WHEREAS, in its broadest sense, Smart Growth means meeting the underlying demand for housing in all forms of ownership created by a growing population by building a political consensus and employing market sensitive and innovative land-use planning concepts;

WHEREAS, Smart Growth means understanding that decentralized patterns of job growth, diverse housing needs and consumer preferences will continue to encourage growth in a wide range of locations;

WHEREAS, Smart Growth also means meeting housing demand in "smart" ways by planning for growth, building creatively at varying density and scale and creatively, preserving meaningful open space, and protecting environmentally sensitive areas;

WHEREAS, over the last 20 years, Smart Growth has evolved to include a focus on climate change, sustainability and resiliency, missing middle housing, and zoning regulations, which will consider housing opportunities for a community's economic spectrum;

WHEREAS, any land use policy must balance the basic human needs of a still expanding national population with legitimate public health, safety, welfare and environmental concerns;

WHEREAS, within that framework, housing opportunities for Americans at all income levels must be expanded and the freedom of housing choice must be assured; and

WHEREAS, there is no 'one-size-fits-all' application of Smart Growth, and application requires careful review and balancing of a number of factors, including

ResolutionNo. 2

NAHB's Smart Growth
Policy Statement: Building
Better Places to Live,

Please note: If approved, this resolution will replace 2009.10 No. 4 NAHB's Smarter Growth Policy Statement: Building Better Places to Live, Work and Play.

Leadership Council Action:

Approved

Resolutions Committee Action:

Recommends Approval

Construction, Codes & Standards Committee Action:

Recommends Approval

Custom Builders Committee Action:

Recommends Approval

Housing Finance Committee Action:

Recommends Approval

Land Development Committee Action:

Recommends Approval

State & Local GBDC 0Td(R)-3 -2 (i)-2.0044(R)-3 0.3 0 -0 Rep 0R(d)(i)(i)-14.50CHD A)B)T)3aPdNa3aP(N)

APPENDIX

Smart Growth Principles

Principal 1 -

NAHB supports planning for growth that allows for a wide range of housing types to suit the needs and income levels of a community's diverse population, while recognizing "smart ways" to manage growth by permitting higher densities, preserving open space and protecting environmentally sensitive areas where appropriate. Finding decent, affordable housing is an ongoing struggle for millions of American families any Smart Growth planning process should provide for housing affordability at all income levels.

Included in a wide range of housing types in housing that falls into the category now referred to as "missing middle housing". Missing middle housing includes duplexes, triplexes, cottage-courts, townhouses and other housing types that fall between single-family detached housing and large multifamily buildings. As land costs rise and so much land dedicated to single-family detached homes only, these housing types can add discreet density and affordability.

When used properly as a planning tool, Smart Growth can help expand homeownership opportunities and allow Americans to live in the homes and communities of their dreams. When not used properly, Smart Growth can be used as a tool to stop or slow growth; such a move would penalize and put at greatest risk those living at the edge of housing affordability—the young, minorities, immigrants and moderate-income families.

Principle 3 - Plan and Fund Infrastructure Improvements Fairly: Ensuring that the construction of schools, roads and other infrastructure keeps pace with the anticipated growth in population and economic activity is essential to any "Smart Growth" plan. Appropriate bodies of government should adopt capital improvement plans that fund and provide the infrastructure necessary to support new development. Planning major infrastructure improvements—particularly transportation—requires cooperation across governmental boundaries to resolve issues.

Ensuring that infrastructure is funded equitably and that the cost is shared equitably among all segments of the community—current residents as well as newcomers—is an even greater challenge. NAHB encourages local communities to rely on an array of balanced, reliable, and equitable tools to finance and pay for the construction and expansion of roads, schools, water and sewer facilities and other infrastructure required to serve a vibrant community.

Infrastructure investment carries with it long term benefits to a community and it is vital to long-term economic competitiveness. Because of this, it is important that local government prioritizes where and how this investment happens in its area. The public and private sectors should create partnerships with each other to plan and select the modes of transportation that work best for that region.

Principle 4 - Use Land More Efficiently: The housing market is characterized by a diversity of interests, including a strong consumer preference for single family homes on

individual lots in a variety of densities and settings. Planning therefore should serve the public interest and its many diverse aspirations.

NAHB supports innovative land-use policies to encourage more sustainable, compact, mixed-use, and pedestrian-friendly developments with access to open space and various transportation options. NAHB also recognizes that revitalizing older suburban and inner city markets and encouraging infill development is universally accepted as good public policy in terms of using land more efficiently. However, even under the best of conditions, urban and infill development will satisfy only a small percentage of a community's demand for new housing.

A great percentage of zoned residential land in the United States allows single-family detached housing only. Increasing density through missing middle housing is one way to use limited land more efficiently to produce more units. Local zoning codes must first allow such housing types in residential areas and decrease the exclusionary affect of single-family housing only. Similar zoning ordinances, such as minimum lot sizes, certain prescriptive design standards can also artificially raise housing costs and should be critically examined if housing affordability and production is a goal.

Generating greater public support for these types of more efficient development will

[illegible]