



Smart Growth America

Improving lives by improving communities

Capturing Land Value Via Zoning Reform Best Practices

Tocarra Nicole Thomas, AICP

**Director, Land Use and Development | Executive Director Form-Based Codes Institute
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ABOUT SGA

OUR NORTH STAR

Smart Growth America envisions a country where no matter where you live, or who you are, you can enjoy living in a place that is healthy, prosperous, and resilient.

OUR MISSION

We empower communities through technical assistance, advocacy, and thought leadership to realize our vision of livable places, healthy people, and shared prosperity.



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Programmatic Priorities



**CLIMATE CHANGE
AND RESILIENCE**



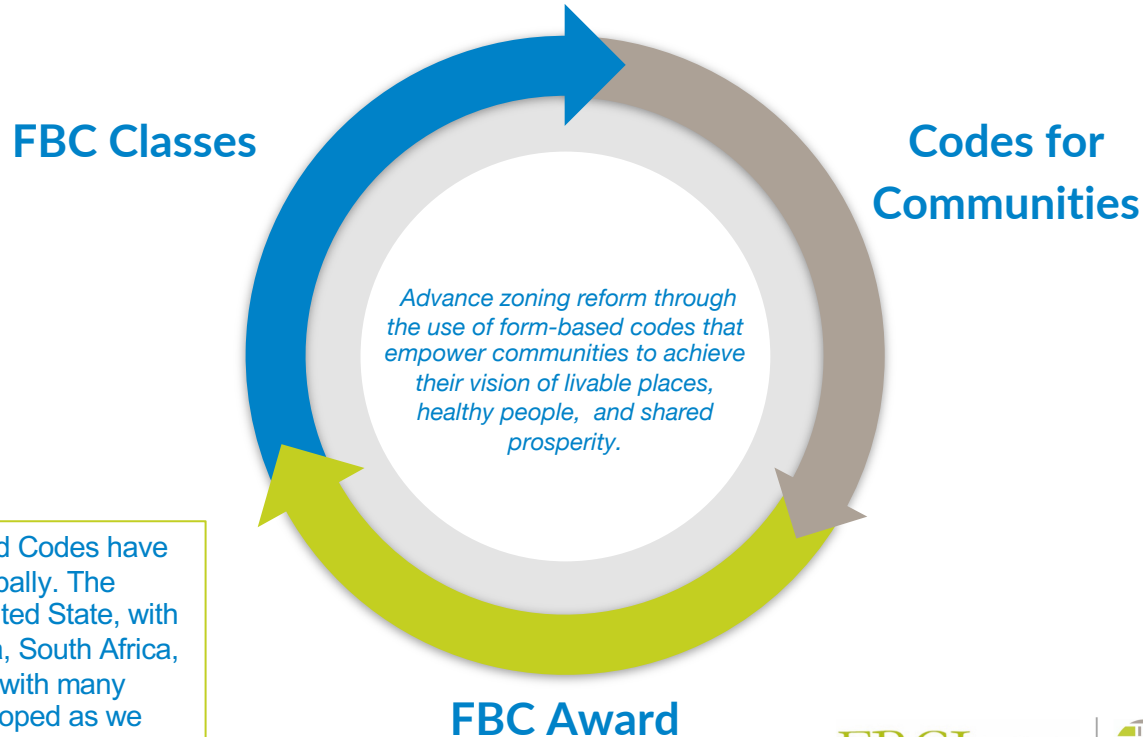
**ADVANCING RACIAL
EQUITY**



**HEALTHY
COMMUNITIES**



Form-Based Codes Institute an SGA Program



More than 400 Form-Based Codes have been adopted into law Globally. The majority adopted in the United State, with several adopted in Canada, South Africa, and the US Virgin Islands, with many more currently being developed as we speak.



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Director Land Use and
Development |
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Based Codes Institute

Spheres of Influences at SGA:

Attainable Housing, Zoning Innovation and Reform, Technical Assistance, Advocacy, and Thought Leadership

Practical Planning Experience:

Comprehensive Planning, Zoning Administration, Community Development, Community Redevelopment, Economic Development
Housing Attainability Professional Passion



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Conventional Zoning is by Design Racist, Inequitable, and Fiscally Limiting





Density Ain't
All Bad

Systems
Approach to
Reform Yields
ROI

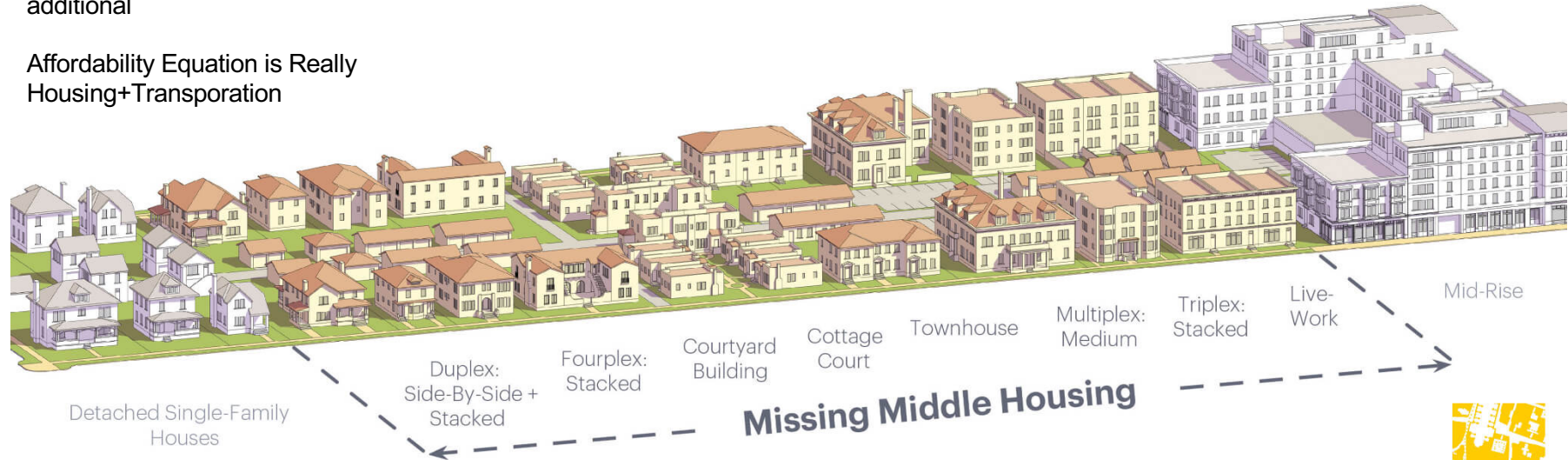


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Rather than separating housing from jobs and services, encourage a mix of uses—and a greater **diversity of housing types**—can accommodate growth without growing out...and increase your tax base without increasing tax rates....

HUDs Affordable Housing Definition: No more than 30% of Gross Income but this doesn't factor in the Total Cost of Car Ownership and All the additional

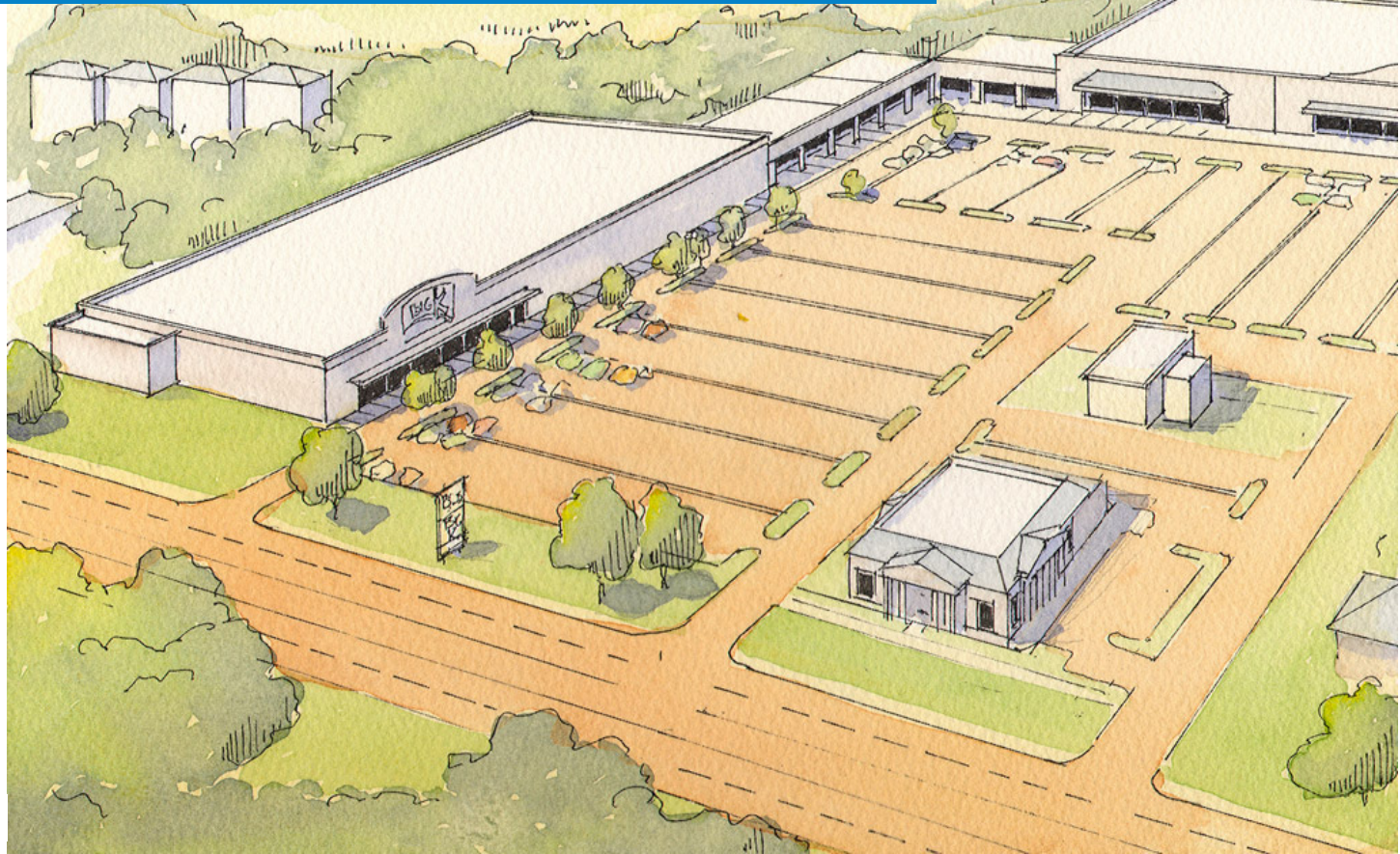
Affordability Equation is Really
Housing+Transporation



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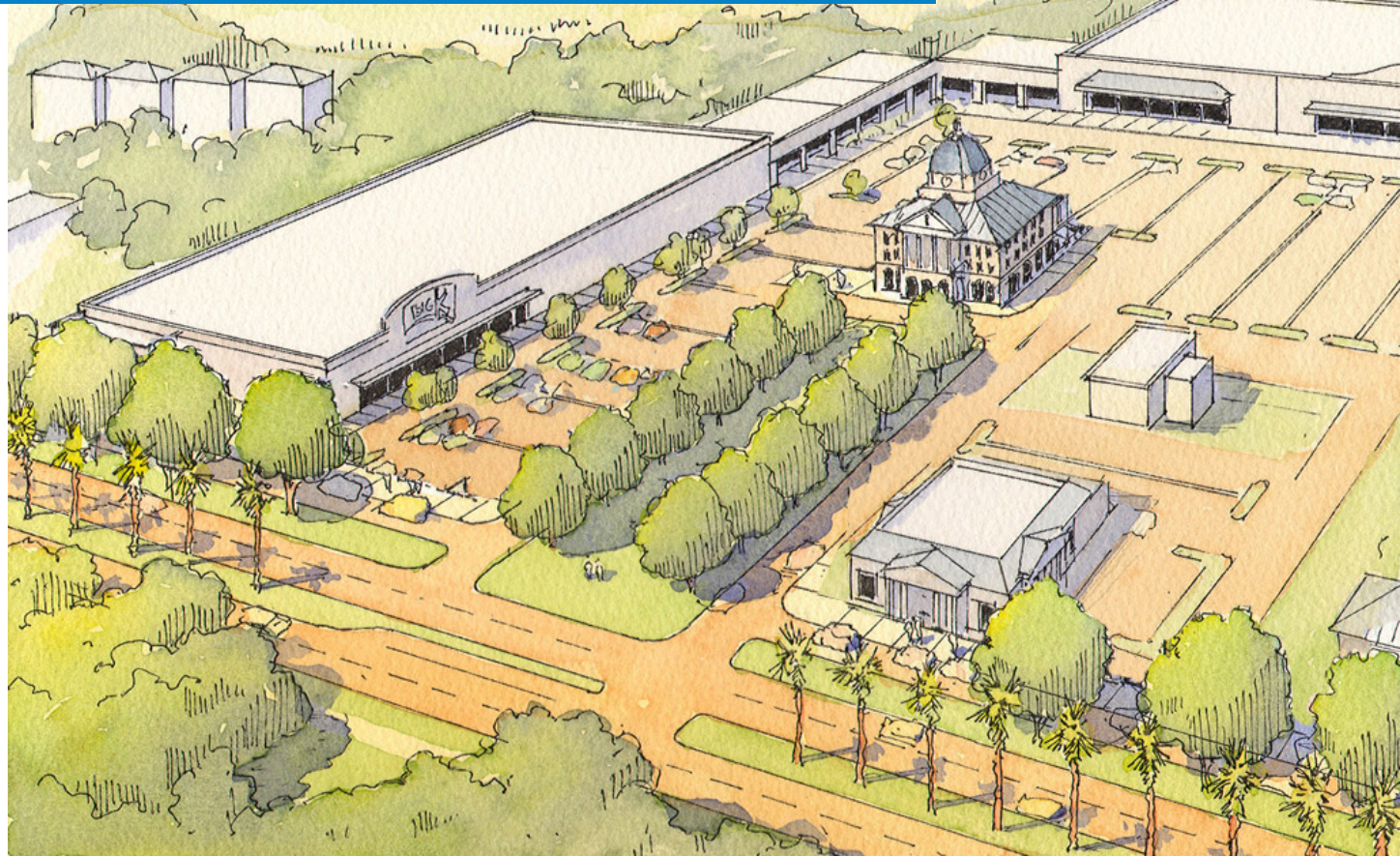


FBC Can Retrofit Malls/Large Land Masses



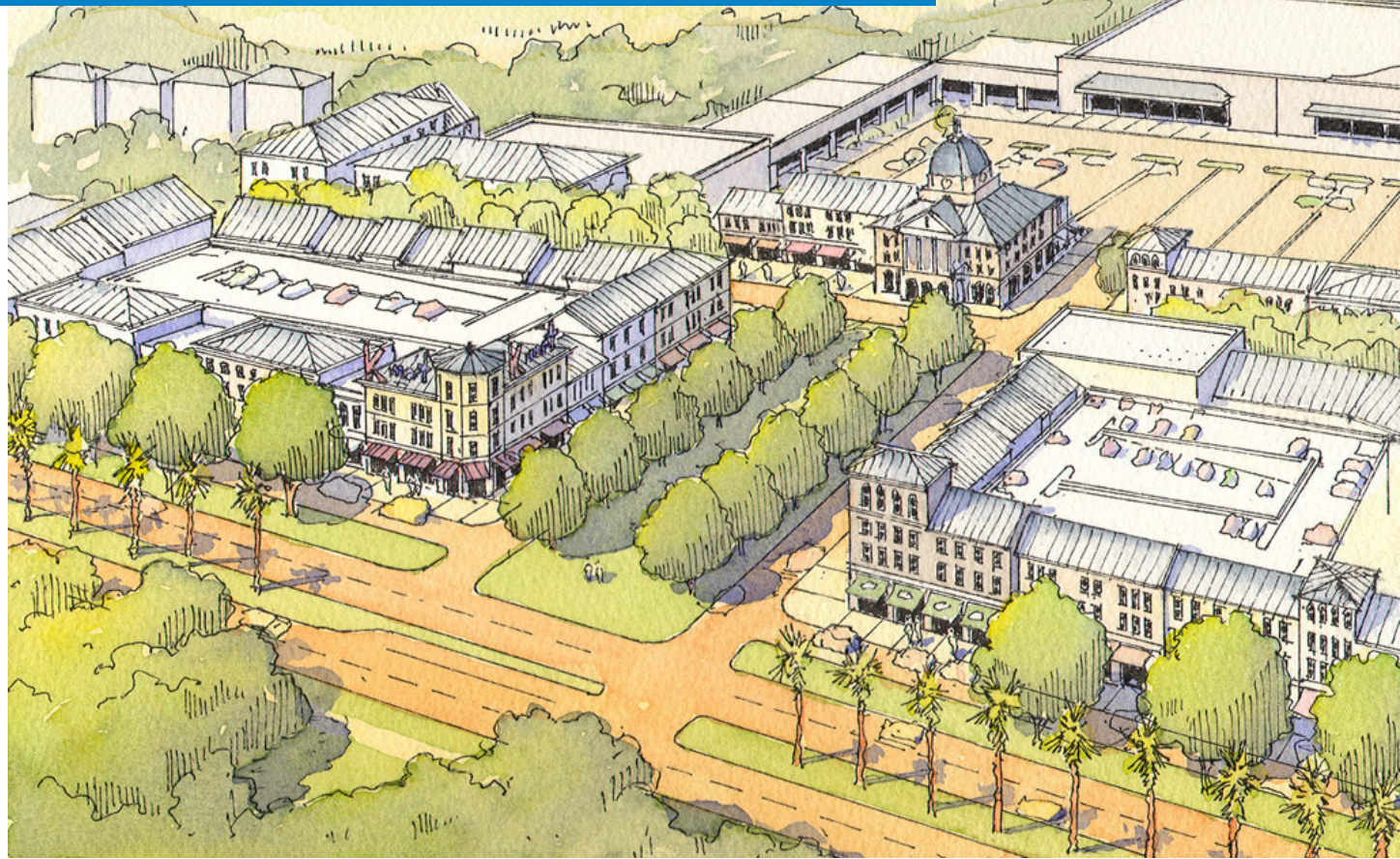
Dover, Kohl & Partners

FBC Can Retrofit Malls/Large Land Masses



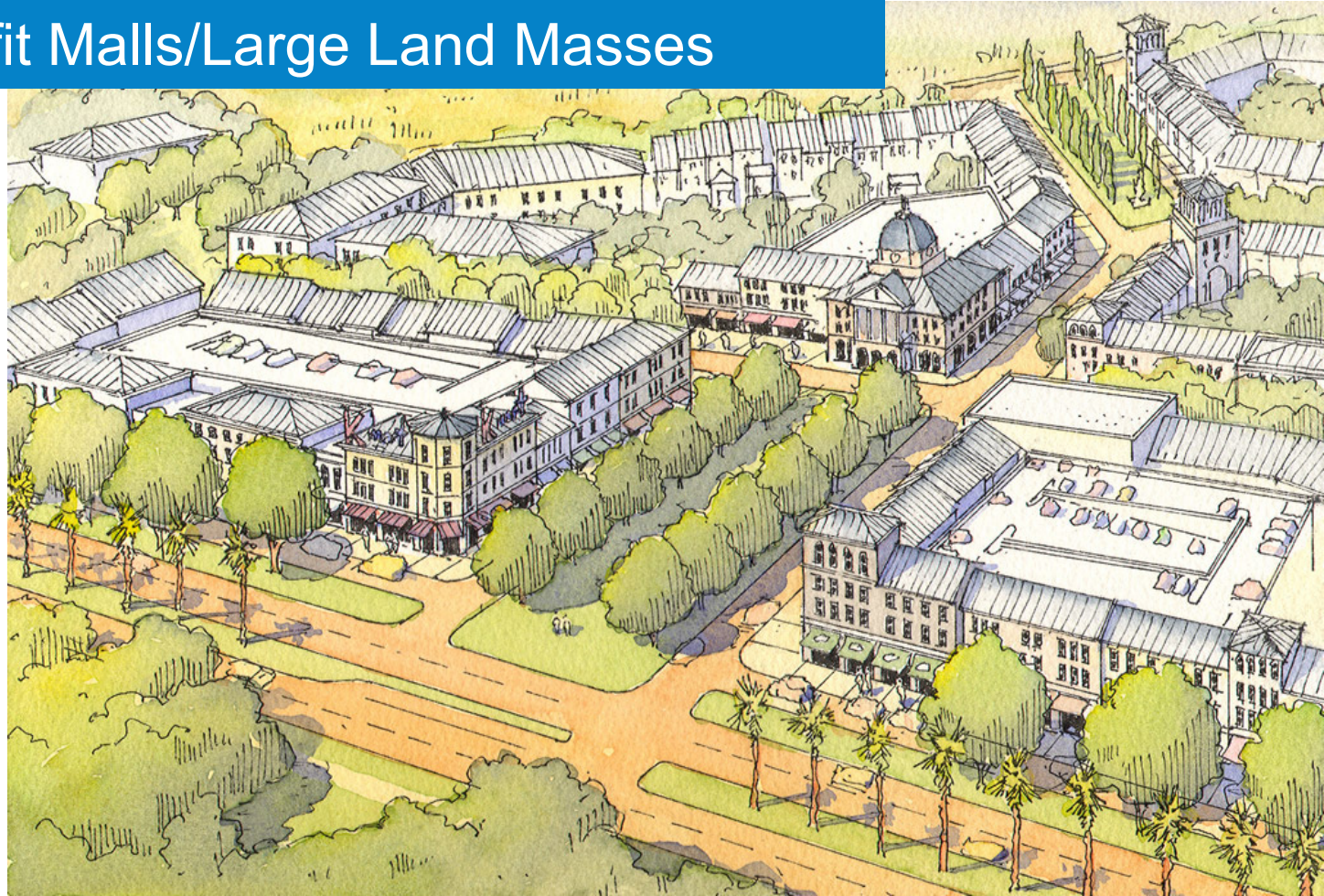
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FBC Can Retrofit Malls/Large Land Masses



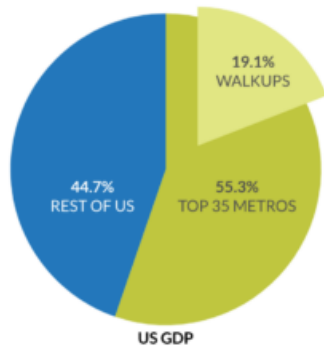
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FBC Can Retrofit Malls/Large Land Masses



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Holistically Addressing Zoning Can Bring in More \$\$\$\$



Source: U.S. Bureau of Economic Analysis

The report found that 19.1% of the total U.S. real GDP and 6.8% of the U.S. population are located in walkable urban places that represent just 1.2% of total landmass of the top 35 U.S. metros.



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Allow Infill Development By Right



Credit: Dan Parolek



Which one of these is a manufactured house?



Image Credit: Clayton Homes



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Allow Alternative Housing Types by Right (covert economic development?)



Tiny House

Image Credit: Curbed DC



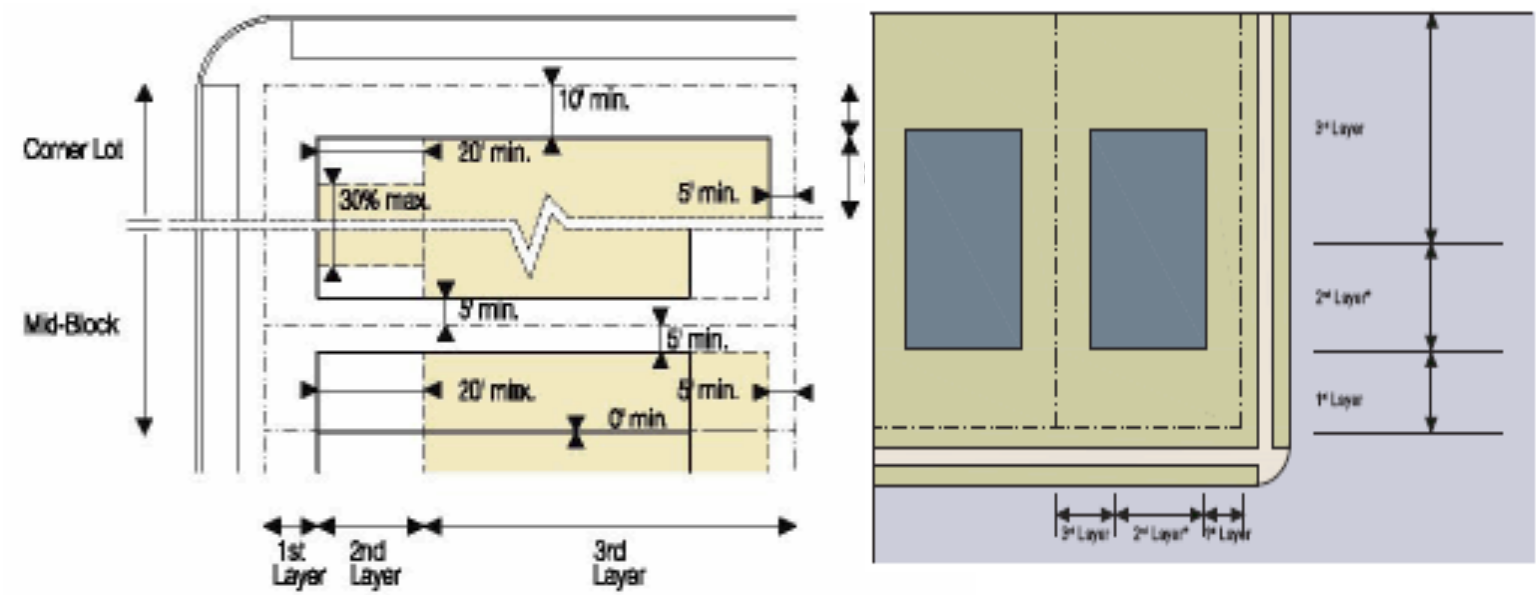
Shipping Container Housing Apartments

Image Credit: <https://www.theguardian.com/society/2019/aug/23/they-just-dump-you-here-the-homeless-families-living-in-shipping-containers>



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Eliminate Minimum Parking Requirements: High minimum parking requirements typically require developers to construct expensive parking, the cost of which gets passed onto renters (whether they own a car or not) through higher rents.



[Credit: Miami 21 General Urban Zone Parking Regulation](#)
This illustration demonstrates the parking requirements for a T4 zone. As the transect zones increase, the allowable uses and building types also increase to create a more diversified area. Uses determine the number of parking spaces required in order to accommodate flows of traffic and people.

Reducing or eliminating these costly requirements around transit stops, in walkable neighborhoods, or on properties with affordable housing can improve affordability; make gentle density and missing middle housing more economically viable; and repurpose properties that would have been dedicated to parking into infill development



Image by Vanessa Quirk

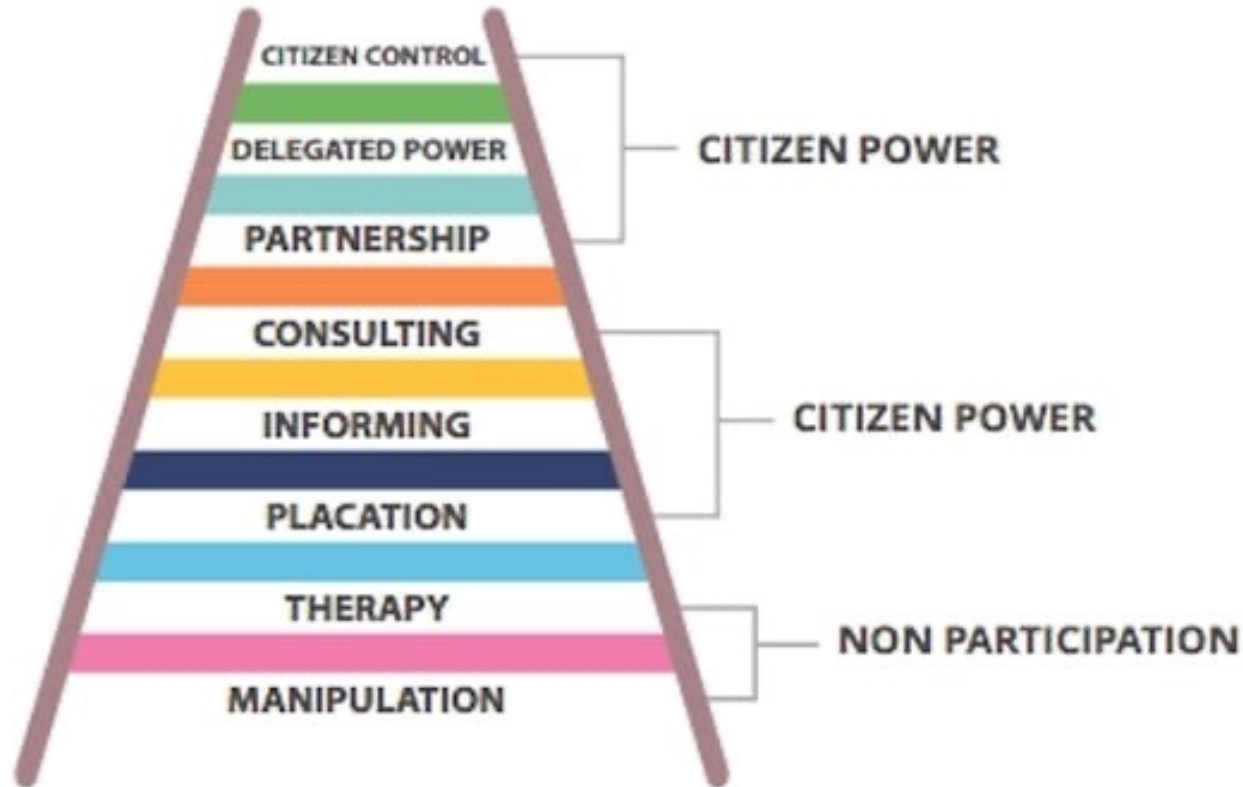
NIMBYS and BANANAS

Impede the Democratic Civic Engagement Process

How Can You Help All Voices Be Heard



Must Move Up the Ladder to Capture the Community's Vision Which Makes a Successful FBC



Source: Arnstein, Sherry R. "A Ladder of Citizen Participation," Journal of the American Institute of Planners, Vol. 35, No. 4, July 1969, pp. 216-224.



STAY IN CONTACT



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