

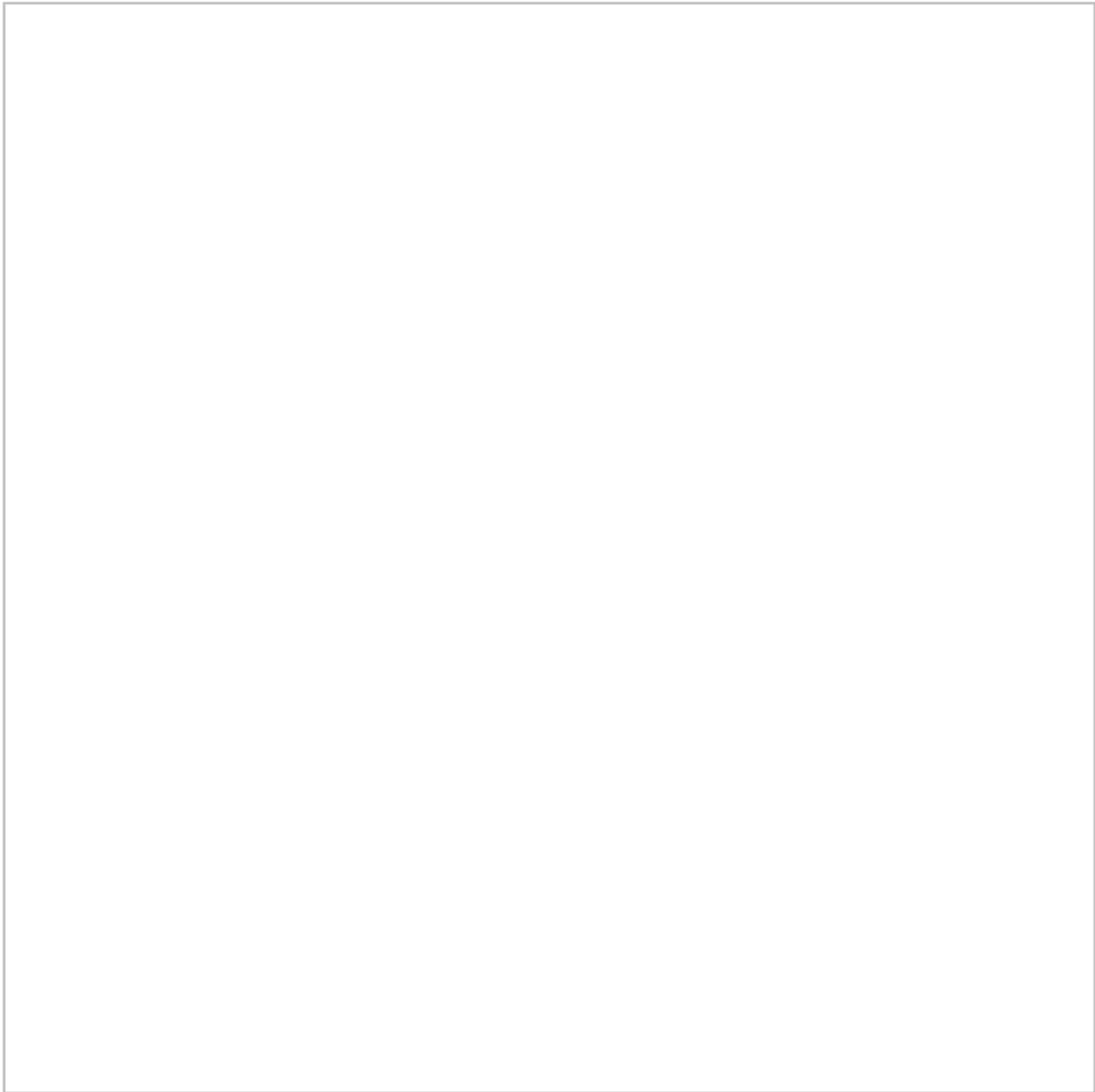
From: [Andrew Vorce](#)
To: [Megan Trudel](#)
Subject: Fwd: What planners should know about President Biden's Housing Supply Action Plan
Date: Saturday, May 21, 2022 10:16:58 PM

For packet

Sent from my iPhone

Begin forwarded message:

From: American Planning Association <govtaffairs@planning.org>
Date: May 16, 2022 at 3:56:25 PM EDT
To: Andrew Vorce <AVorce@nantucket-ma.gov>
Subject: What planners should know about President Biden's Housing Supply Action Plan
Reply-To: American Planning Association <govtaffairs@planning.org>



Five takeaways from the Administration's latest zoning action

The White House announced today a Housing Supply Action Plan to close the housing supply gap within five years.

The plan – **which strongly encourages locally-driven reforms to zoning and land use policies** – is the biggest step taken by any US administration to incentivize pro-housing changes to zoning rules.

Here are our key takeaways from this morning's announcement:

1. Explicitly links competitive grant programs to housing action – The Housing Supply Action Plan scales up a new approach to incentives that rewards communities actively

advancing land use policies. Communities who can demonstrate progress on local housing reforms will be given more weight in the federal grantmaking process for certain US Department of Transportation and US Economic Development Administration grant programs. The plan also hints at a possible expansion to competitive transit grant programs in the future.

The Administration first piloted this kind of backend incentive earlier this year through the popular RAISE Discretionary Grant Program.

2. New framing signals a shift for the White House –

Today's announcement puts the economic argument for zoning reform front and center. In recent weeks, the Biden Administration has increasingly pointed to housing as one way to lower costs and inflationary pressures on the economy. What was once a conversation centered on equity is now a conversation about reducing soaring housing costs affecting renters' and homeowners' pocketbooks nationwide.

3. Rolls out new financing tools for Accessory Dwelling

Units – The Housing Supply Action Plan directs the FHA and FHFA to identify simpler and more affordable loan options for homeowners and builders of ADUs. In the announcement, the Administration acknowledges that localities and states are increasingly turning to ADUs as one way to boost housing supply.

(We never thought we'd see the day when the White House issued a statement on ADUs but here we are.)

4. Moves beyond large cities to rural communities and

small towns – The plan seems to anticipate pushback that it unfairly punishes communities with no zoning codes by incorporating language that rewards small towns and rural communities pursuing pro-density, rural main street revitalization, and transit-oriented development policies. What that means in practice remains unclear. But the fact that US EDA grant programs are included suggests that the White House is serious about tying housing reforms with Bipartisan Infrastructure Law investments for communities of all contexts and sizes.

5. Renews the push for funding from Congress –

While backend incentives can motivate communities, the need for frontend incentives like those provided in the APA-endorsed Housing Supply and Affordability Act (S.902 and H.R.2126) and YIMBY Act (S.1614 and H.R.3198) is greater than ever.

Communities without dedicated planning support to help them build out housing action plans and implement those plans need additional funding support from Congress to move this important work forward.

[Read full announcement](#)

Action Needed: Two ways Congress can deliver dedicated planning support to advance local reforms

Ask your lawmakers to co-sponsor the Housing Supply and Affordability Act

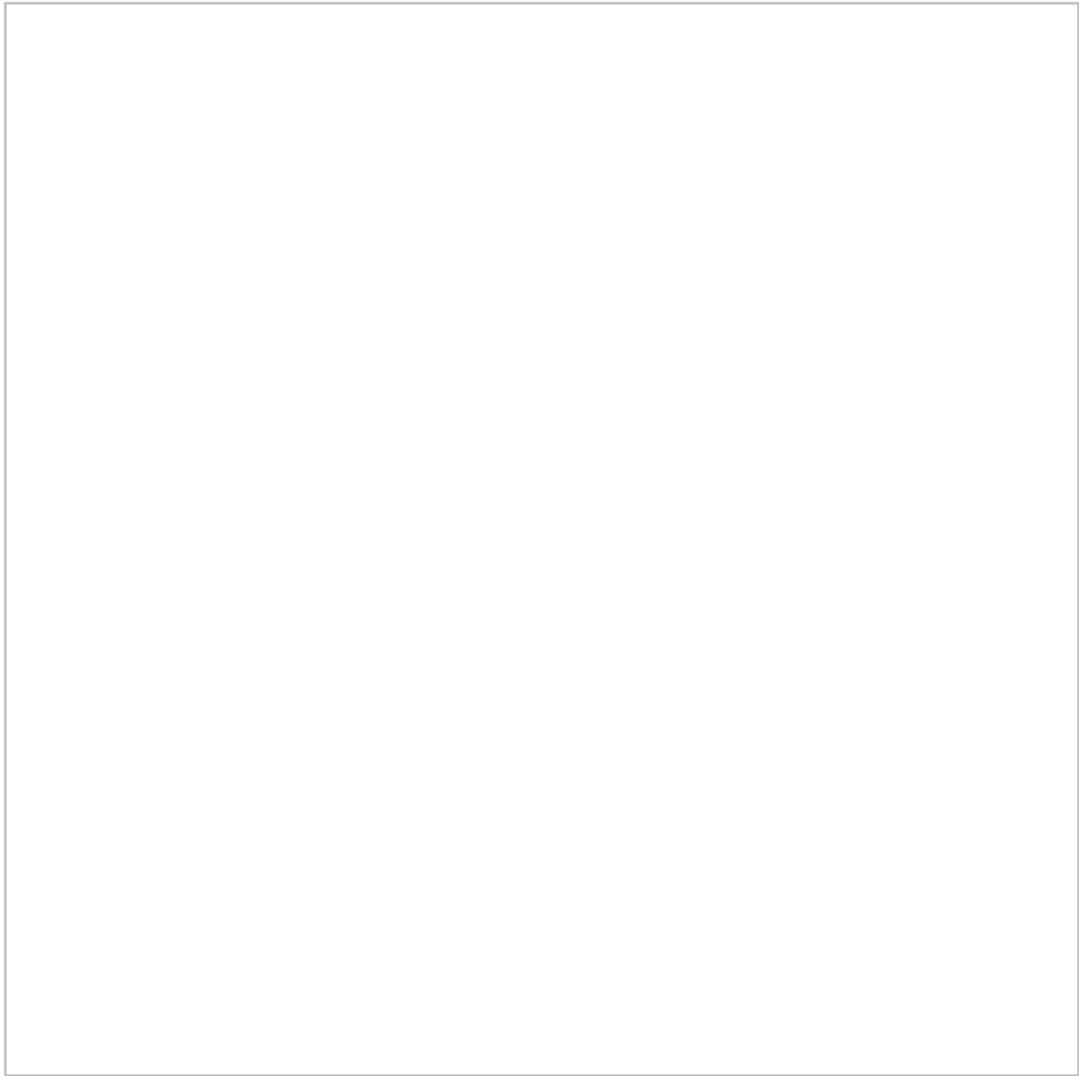
A bipartisan bill that would empower planners to reform zoning and development codes, create housing action plans, and modernize regulatory structures has been introduced in both the House and the Senate.

[Ask your US representative and senators to co-sponsor HSA](#)

Urge your lawmakers to support the YIMBY Act

A bipartisan bill which would incentivize communities to understand and eliminate discriminatory land use policies by implementing better planning and data requirements is gaining traction in Congress.

[Ask your US representative and senators to co-sponsor the YIMBY Act](#)



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