

COUNTY PLANNING



American Planning Association
County Planning Division

Making Great Communities Happen

A Publication of the County Planning Division
of the American Planning Association

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The 2022 American Planning Conference will be April 30 – May 3, 2022 in San Diego, CA.

OUR MISSION: The County Planning Division of the APA seeks to strengthen relationships among county planners, county elected officials, and other county personnel by facilitating the sharing of technical information, encouraging continuing professional development of its members, researching county planning issues, and building strong ties with other planning issues, and building strong ties with other organizations and disciplines with related interests.

From the Chair:

Hello fellow County Planners! I hope that 2022 is starting out in a much more positive direction than 2021. For the County Planning division, we plan for 2022 to be far more engaging than 2021.

For me, in Jefferson County, Colorado, last year involved constant adjustments from remote to hybrid to in person hearings and meetings. My county had plentiful snow in winter and early spring 2021 to be followed by 8 months of drought. Drought brought winter wildfires which are rare, but they forced us to focus attention on a topic that counties across the country are grappling with - wildfire. In January the Marshall fire erupted just outside the northern border of my county in Boulder County. This fire destroyed over 1000 homes and became the most damaging fire in Colorado history. This fire was unique in that although it was a wildfire, it was removed from areas that are typically referred to as the Wildland Urban Interface or WUI. The fire spread across grasslands on the edge of development and then burning embers driven by 100mph winds carried the fire to neighborhoods miles from the wildland where it started.

This fire lead some of our community members to question whether density is appropriate anywhere. Clearly the lesson learned from this fire is not that high density is not appropriate, but it does raise the question about where high-density development is most appropriate. Further, our fires in Colorado and fires in other parts of the Country highlight the need to consider carefully the practice of building homes in the Wildland Urban Interface.

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The Old and the New

"To get involved, contact us at cpd.planners@gmail.com and help make the County Planning Division great."

NEWSLETTER Schedule

SPRING

Submittal deadline: January 15

FALL

Submittal deadline: September 15

NEWSLETTER INFORMATION: This newsletter is published by the County Planning Division of the American Planning Association. Circulation is to the APA members of the County Planning Division (CPD). The CPD Executive Committee welcomes submission of original articles, editorial letters, and any other information of interest to County planners. Submissions should be made to the newsletter editor:

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From the Chair:

We are all aware that our climate is changing and that this change is bringing about more frequent, more dramatic weather events. Our populations are growing, and people are moving into the wilderness expanding the size of the Wildland Urban interface (WUI). My county adopted the 2018 International Wildland Urban Interface building codes and has had a Wildfire Overlay District in place which requires defensible space around houses.

Additionally, my County is grappling with Short Term Rentals. We have regulations in place, but we are told that there are nearly 1000 unpermitted STR's operating, and they can be found on VRBO and Airbnb. STR's are polarizing! If you have one next door to your house you probably hate it. If you own a second home and want to rent it out, you love the STR concept. Our goal for creating new regulations is to drastically increase compliance with our regulations. We'll be looking at other jurisdictions to see what has worked and what has not.

The APA Divisions Council has done quite a bit of work to see what issues are important to all of us. APA recently released the [2022 APA Trend Report for Planners](#). The report features advice on what we need to act on now, prepare for in the future and what we need to learn about, and watch develop. The climate emergency, climate innovation, decarbonization and diversification of transportation, digitizing everything, health equity, housing, population diversity and political polarization top the list of topics that require our immediate attention.

As APA NPC22 begins to grab our attention the issues that have been on the forefront during COVID have solidified themselves. This year the County Planning Division hopes to bring consistent meaningful content on these issues and other issues that you, our members, are most interested in. To do that we need your help! Join us at NPC22, attend executive committee meetings, volunteer to help with newsletters, webinars and outreach. We need help moving the division forward and now is the time to get involved. Please contact us at cpd.planners@gmail.com and help make the County Planning Division great.

2022 National Planning Conference (NPC)

April 30 - May 3, 2022 | San Diego, CA

Explore Critical Issues

NPC22 will help planners explore critical issues facing our communities, like climate change, housing, transportation, inclusion, and equity. Choose to join us live in San Diego or online for insights, innovative and practical solutions, and — of course — fun, connection, and inspiration.

Registration is open NOW!



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2022 Project Awards Program

The APA County Planning Division (CPD) and the National Association of County Planners (NACP) are pleased to announce the opening of their 2022 Project Awards Program application cycle. This program provides the opportunity to recognize outstanding planning projects from counties around the country at the County Planning Division business meeting in San Diego at the APA National Conference. The program provides members with the chance to see and learn about development, conservation, government or environmental projects, where planning has had a positive impact on the outcome. Judges will be looking for innovativeness and quality, and the potential for use in other areas.

Awards of Excellence and Merit

Eligible planning projects are those completed within the last two years. An awards application should include an electronic copy of the planning document, a summary of the project, and responses to the awards judging criteria. Each member of the Awards Committee must receive an award application by **March 4, 2022**. Incomplete applications or those not received by each juror by the deadline **will not be considered**. Addresses for each of this year's Jurors are listed below. The Jurors make the distinction between Awards of Excellence and Awards of Merit based on scoring and other factors. Award winners will be notified via email no later than the end of March and are requested to attend the annual business meeting, if possible, to accept their awards.

Projects must fall under one of the following categories:

Planning Project Award: To a specific physical planning project of unusually high merit conducted by a county that is in the process of being constructed or has been constructed within the last two years. The project should demonstrate "on-the ground" results that are supported by documentable physical or social change.

Comprehensive Plan Award:

Large Jurisdiction: For a comprehensive plan of unusually high merit completed and adopted by a county within the last two years for, by or within a jurisdiction with the most recent Census population of 50,000 or more.

Small Jurisdiction: For a comprehensive plan of unusually high merit completed and adopted by a county within the last two years, for, by or within a jurisdiction with the most recent Census population of less than 50,000.

Best Practices Award: For a specific planning tool, practice, program, project, or process that is a significant advancement to specific elements of planning. This category emphasizes results and demonstrates how innovative and state-of-the-art planning methods and practices helped to implement a plan. Nominations may include such things as ordinances, regulations, legislation, adopted policy and codes, tax policies or initiatives, growth management or design guidelines, transferable development rights program, land acquisition efforts, public/private partnerships, applications of technology, handbooks, or efforts to foster greater participation in community planning.

Grassroots Initiative Award: For an initiative that illustrates how a community utilized the planning process to address a need that extends beyond the traditional scope of planning. Emphasis is placed on the success of planning in new or different settings. Nominated projects should expand public understanding of the planning process. This could include such efforts as community policing or drug prevention, neighborhood outreach initiatives, programs designed for special populations, rural development, public art or cultural efforts, community festivals, environmental or conservation initiatives, summer recreational initiatives for children, or focused tourism ventures.

Small Area/Special Area Planning Award: This award will go to a small area/special area plan, program, design, or related effort that demonstrates innovative planning principles and measures that create sustainable communities that have lasting value.

Special Focus Planning Initiative - County Holistic Innovation Project (CHIP): A current special focus area of the APA Divisions Council is the concept of smart cities and sustainability. This award will recognize a county that has incorporated "[smart cities and sustainability](#)" considerations into the planning process and has demonstrated a commitment to involving innovative practices that improve the cost efficiencies, infrastructure resiliency and enhanced citizen engagement.



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2022 Project Awards Program

Nominations will be evaluated for the award category in which they are submitted. However, the Awards Committee may upon majority vote move a nomination to a different category, if appropriate. Only one Award of Excellence and one Award of Merit may be granted per category each year. If the Awards Committee finds that none of the nominations in a particular category meets the desirable standards, they may grant no award in that category for that year.

A Complete Award Package must include the Following Documents:

1. The planning document or project submitted on CD or provided by a webpage link.
2. A brief description of the project, including the setting, time frame, significance to the planning field, innovations in theory, methodology and/or practice and other unique aspects to the application.
3. A brief discussion demonstrating how the project meets the following criteria:
 - Innovation** – Introduction of an original concept or a refinement of an existing technique or procedure.
 - Transferability** – Potential applicability in other areas of the state or to other planning projects.
 - Quality** – Excellence of analysis, writing, graphics and character of presentation.
 - Implementation** – Effectiveness of the work – i.e. proposals have been carried out or show promise of being carried out in the near future.
 - Comprehensiveness** – Planning principles have been observed, especially in considering a project's effects on other public objectives and the surrounding environment.

Responses to items 2 and 3 should total no more than four pages.
4. A 2-3 sentence project summary to be used for the award handout at the annual business meeting.
5. At least four graphics or images (jpg format) that illustrate the planning area or project that are being submitted.
6. Name, address, daytime telephone, email, and FAX numbers of the person(s) to contact regarding the application: project author(s), and project client.
7. Application fee: \$35.00 fee for members of the APA CPD, \$35.00 fee for NACP members, \$50.00 fee for others. Make checks payable to APA CPD and mailed to Tim Brown at the address below. **Please note the project name on the check.**

A complete award package must be received by each Juror either by regular mail or electronic mail no later than 5:00 p.m., Friday, April 8, 2022 (**no exceptions**). Please direct any questions about the awards program to Tim Brown, Chair, Awards Committee at (850) 267-1955 or by email to brotim@co.walton.fl.us.

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2021 Project Awards Winners

On September 17, 2021, the County Planning Division (CPD) in conjunction with the National Association of County Planners (NACP) determined their 2021 Project Award winners. This year five awards were presented: two Awards of Excellence and three Awards of Merit.

An Award of Excellence to **Hillsborough County City-County Planning Commission and Hillsborough County, Florida**, in the Comprehensive Plan – Large Jurisdiction category for the *One Water Chapter – Hillsborough County Comprehensive Plan*. Located in the Tampa Bay region of Florida, Unincorporated Hillsborough County exceeded 1 million residents for the first time ever in 2020. The One Water Chapter of the Hillsborough County Comprehensive Plan represents a new and innovative approach to comprehensive planning for counties in terms of format, content, and process. Adopted in late 2020, the Chapter was developed as a novel way of long-range planning for water resources via a multi-year collaborative initiative involving planners, technical experts, and multiple stakeholder groups. The Chapter contains language to enable best practices at the forefront of water resources planning, such as green infrastructure, Low Impact Development, matching the right resource with the right use, alternative water supply, and integrated water resources management. At the same time, it is carefully linked to other aspects of planning and supports the land use and fiscal sustainability goals of the County, such as areawide stormwater to support redevelopment, and multi-use and multi-benefit projects. Planning Commission staff crafted the language via a collaborative process with staff from across water resource disciplines at Hillsborough County. Engineers, environmental scientists, and hydrogeologists representing potable water, stormwater, wastewater, and natural systems all actively participated in the development of this language. This ensured that the language is implementable, a resource to County staff, and represents current strategic thinking. Overall, One Water represents a new approach to the development and form of comprehensive plans for counties across the country and water resources planning in Florida.

An Award of Excellence to **Orange County, Florida**, in the Best Practices category for *Orange County Code Amendments for Pedestrian Safety/ADA*. These amendments were adopted in October 2020 and became effective the same month. Planning and implementation for pedestrian safety and the Americans with Disabilities Act (ADA) compliance enhances the livability, quality of life, and equity of communities. Orange County's Transportation Planning Division and Public Works Department successfully developed and implemented comprehensive Orange County Code/Land Development Code amendments to enhance pedestrian safety and meet ADA needs in site development, streets, and sidewalks in Orange County. This project integrated policies and recommendations from the County's Comprehensive Plan, Sustainability Plan, Walk-Ride-Thrive! pedestrian safety program, and federally-required ADA Self-Evaluation/Transition Plan for public rights-of-way to adopt standards that improve the County's site development, transportation facilities, safety, and accessibility. With adoption of these pedestrian safety/ADA-related Code amendments, Orange County's multifamily developments now have wider sidewalks, required pedestrian access points in screen walls, more connected streets and sidewalks, more bicycle parking, and more ADA curb ramps. These amendments now require commercial development to have wider sidewalks, wider pedestrian access routes, driveway crosswalks, more connectivity, and developer-provided ADA retrofits to the transportation network to improve ADA compliance in public rights-of-way. These amendments also require every roadway connection to have two curb ramps aligned with crosswalks at each intersection quadrant, which provides better accessibility and wayfinding for visually impaired pedestrians. In addition, these amendments require high-visibility crosswalks across all commercial driveways accessing arterial and collector roadways for better pedestrian visibility and safety. This project will create better site development and transportation networks to increase **safety, accessibility, and equity** in Orange County's approximately 500 square mile unincorporated area and for its 893,000 residents and tens of millions of annual visitors, as well as for future generations.

An Award of Merit to **Spartanburg County, South Carolina**, in the Small Area/Special Area Planning category for the *Area Performance Planning, Implementation of Phase I*. On September 16, 2019, Spartanburg County adopted the Area Performance Planning Project. To ensure an appropriate procedural adjustment for the staff, the public, and all development disciplines, it went into effect on January 1, 2020. The Area Performance Planning Project included the following: 1) The adoption of a completely new Performance Zoning Ordinance in the Southwest Planning Area. Other Planning Areas will follow immediately using the framework created in Phase 1; 2) The adoption of county-wide new standards for all signage; 3) The adoption of county-wide architectural standards which apply to all nonresidential, nonagricultural buildings which are located on an Interstate, Arterial, or Collector Road. These standards also apply to Local Roads which are designated as Appearance Corridors; 4) With authority granted by Article 6 of the new Performance Zoning

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designated as Appearance Corridors; 4) With authority granted by Article 6 of the new Performance Zoning

An Award of Merit to **Montgomery County, Maryland**, in the Best Practices category for the Schools Element of the Growth and Infrastructure Policy. The growth management policy in Montgomery County was first adopted in 1986, when the county was experiencing rapid growth and development into its abundant greenfield areas. In 2020, with only 18% of land remaining available for greenfield development, the county's growth patterns were transitioning more towards urban infill areas. During the time of predominant greenfield development, it was reasonable to use growth management tools that delayed development into areas that lacked necessary infrastructure. However, infill development does not have the same impact and demands on infrastructure as greenfield development. In recent years, increasing parts of the county were being placed in residential development moratoria due to their school facilities becoming overutilized. A blanket moratorium imposed by the county's previous growth policy would often halt development in entire school service areas, including urban infill areas near transit where the need for housing is highly prioritized but its impact on school enrollment is known to be low. The current growth paradigm: therefore, calls for a policy that reflects the changing patterns of growth and development in the county. During the most recent policy update, a heavy emphasis was put on revising this one-size-fits-all approach to managing growth. The Growth and Infrastructure Policy is a response to the dilemma of addressing the adequacy of public infrastructure while also accommodating much needed growth in desired locations. By using a classification system based on the recent and anticipated growth context of neighborhoods, the policy can adapt to the county's changing growth trends and prescribe context sensitive tools and solutions flexibly. The growth status and trends of neighborhoods are to be reevaluated quadrennially and reclassified if necessary, but the flexibility of the policy ensures that the main framework can remain effective through major shifts in growth and development patterns. The schools element of the Growth and Infrastructure Policy uses a data-based approach to classify neighborhoods into three different Impact Areas based on the type of growth they are experiencing – Greenfield, Turnover, or Infill. The new policy breaks away from the one-size-fits-all approach of the greenfield era growth management and applies standards that are more appropriate for each Impact Area's respective growth context.

An Award of Merit to **Wayne County, Ohio**, in the Comprehensive Plan – Large Jurisdiction category for Wayne Onward. In 1997, the County adopted a comprehensive plan to establish a policy framework to guide public decisions regarding development and growth management, while preserving what makes the County special. The County audited the plan in 2007 to ensure that the vision and goals were consistent and viable after a decade, and to address emerging planning issues. In many respects the County's previous planning efforts were a success - helping the County achieve that desired balance between development and preservation. However, by 2018 times were also changing. County leaders realized that Wayne County couldn't assume that the same positive trends would continue. The County was aware that certain tools were working well to help manage growth and change. However, in some ways the existing regulations and incentives were not completely fulfilling the County's needs. The planning process included an assessment of potential revisions to existing tools (e.g. subdivision regulations, zoning, easement programs), as well as potential new tools to help achieve desired outcomes. This included bringing in outside expertise to share best practices in plan implementation, statewide research regarding other rural counties' regulations, and the integration of survey questions into the public engagement process regarding regulatory approaches to implementation, including the potential for zoning. These steps clarified opportunities, gauged public interest and dispelled misconceptions relative to potential implementation tools. Through this process, the County proactively addressed land use planning in light of the County's changing rural and agricultural character. The process also acknowledged that rural landscapes are changing and continue to evolve and embraced that complexity to plan for the future. It effectively engaged people in meaningful conversations and put forth specific recommendations for implementation that can help to realize the plan's goals. For these reasons, Wayne Onward provides a strong foundation for future planning and related activities in the County and can be a model for other communities.

Submitted by CPD Awards Chairperson: Timothy (Tim) W. Brown, AICP

NEWS

2022 APA National Conference

National Planning Conference

General Information | FAQ

San Diego, California | April 30–May 3, 2022

Online | May 18–20, 2022

NPC22 will be a unique conference experience, with options and experiences to meet everyone's passions, schedule, and budget. The San Diego experience will bring the planning community together in person for the first time in three years to share ideas, experience new ways of learning, and get energized. During the online event, planners from all around the world will connect virtually and learn from experts and their peers — with just a dash of San Diego flavor thrown in.

Frequently Asked Questions

We've pulled together some commonly asked questions to help make your conference experience a breeze.

Event Information

Will NPC22 be an in-person conference in San Diego or is it online?

NPC22 includes two separate, unique events:

- An in-person conference in San Diego April 30–May 3, 2022
- An online conference May 18–20, 2022

Registration

What is included in registration?

There are two registration options: NPC22 All In and NPC22 Online.

NPC22 ALL IN

Registration rates*: Members \$785 | Student Members \$135 | Non-Members \$1225

- In-person sessions, networking events, exhibit hall, and other conference experiences
- All live online sessions, networking opportunities, and other online conference activities

NPC22 ONLINE

Early registration rates*: Members \$350 | Student Members \$75 | Non-Members \$400

- All live online sessions, networking opportunities, and other online conference activities

*Early registration rates are available through March 31, 2022. See [registration page](#) for full details about registration rates and deadlines.

Planning article from the past:

Local and State Strategies for Responding to the COVID-19 Housing Crisis



To mitigate potential long-term impacts the COVID-19 pandemic has on housing production and supply, webinar panelist and expert David Garcia suggested that local governments extend permitting and entitlement timelines for residential construction projects.

When the novel coronavirus (COVID-19) pandemic reached the United States in early 2020, much of the country was already facing acute shortages of affordable housing. By May 2020, COVID-19 had caused levels of unemployment rivaling those at the height of the Great Recession of 2008, leaving millions of newly jobless households scrambling to retain their housing. These economic impacts have continued, resulting in more individuals and families facing the prospect of losing their housing at a time when the ability to shelter in place is essential to curbing the spread of COVID-19. In July 2020, the philanthropic initiative [What Works Cities](#), in partnership with the public health law nonprofit [ChangeLab Solutions](#), held two webinars to discuss COVID-19's impact on housing and the steps that state and local governments can take to improve outcomes for communities affected by the virus.

Housing Challenges Before the Emergence of COVID-19

In the partnership's first webinar on July 1, "Housing Stability & Health in COVID-19 Response & Recovery," Clarence Wardell III of What Works Cities and Gregory Miao of ChangeLab Solutions outlined the country's existing housing challenges. Three panelists, Monique King-Viehlend, director of state and local housing policy at the Urban Institute; Alieza Durana, a journalist working with Princeton University's [Eviction Lab](#); and Nestor Davidson, professor at Fordham University's School of Law, presented on national housing conditions as they were before 2020, the expected impact of COVID-19, and early interventions cities have adopted to encourage people to stay in their homes and out of harm's way.

King-Viehlend discussed the state of the nation's housing when COVID-19 first emerged. "We've been underproducing by hundreds of thousands of units," she said, pointing out that housing demand has outpaced supply since 2009. Low-income households experience this deficit especially keenly, with King-Viehlend citing an affordable housing shortfall of between 7.2 and 12 million units. Although up to six million very low-income households pay more than 50 percent of their monthly income toward rent, King-Viehlend explained that high rent burdens are not restricted only to very poor households: "Rent burdens exceeding 30 percent [of income touch] every income band." Durana elaborated on the consequences of the low availability and high costs of housing, explaining that as of 2016, 3.7 million eviction cases were filed annually in America — a rate of approximately one eviction every seven minutes.

Recognizing that eviction increases poor health and social outcomes even under normal circumstances, many states and localities adopted temporary eviction moratoria in the early months of the pandemic. The Eviction Lab was able to track the adoption of these measures in real time using its Eviction Tracking System. Durana explained that, although the number of evictions was slightly higher than usual in January and February, it fell precipitously in the following months, dwindling to "very low" rates in April. By June, however, many of those moratoria had been lifted, and the number of evictions surged to well above average as landlords sought to remove tenants who had become unable to pay their rent — a trend that is expected to continue through the end of the summer. "We're expecting 28 million evictions across the country," said Durana, who noted that African American and Latino households would be disproportionately affected.

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The convergence of the existing housing shortage, the new pressures COVID-19 has induced, and the conclusion of the first wave of government interventions paints a concerning picture for the remainder of 2020. Governments, however, do have tools that they can employ. For example, Davidson said, some localities have mandated grace periods for payment of rent, whereas others have adopted moratoria on utility shutoffs due to nonpayment and still others have frozen rent increases. Cities and towns can use these tools to help keep their residents housed and healthy.

The Impacts of COVID and Solutions for the “New Normal”

The second webinar, “Moving Forward: Ensuring Housing Stability and Promoting Equity in COVID-19 Response and Recovery,” was held on July 29 and focused on COVID-19’s effects on renters, landlords, and homeowners and the strategies that state and local governments can employ to lessen these impacts not only in the short-term but in the medium- and long-terms as well.

Kerri McGowan Lowrey, deputy director of the [Network for Public Health Law](#)’s Eastern Region office, described the near-term impact of COVID-19 on her home state. “Forty percent of renters in the state of Maryland alone are at risk of losing their homes,” she said. The primary immediate impact of COVID-19 remains the risk of eviction. To address this immediate crisis, McGowan Lowrey suggested extending eviction moratoria for the duration of a state of emergency declaration, prohibiting late fees and penalties for nonpayment of rent, implementing legal helplines and tenant right-to-counsel legislation for eviction courts, adopting rent relief programs, and improving coordination among existing programs that may help households remain in their housing. McGowan Lowrey predicted a “tsunami of evictions” once the remaining moratoria expire and emphasized that further interventions can still be employed in cases that enter eviction courts. Specifically, she suggests expanding landlord-tenant mediation services and adopting measures to limit public access to failure-to-pay cases to curtail any future negative impacts an eviction may have on an evictee. According to McGowan Lowrey, Maryland legislators have recommended creating a special housing court staffed by experts in housing law.

Although evictions are among the most immediate consequences of COVID-19’s impact on housing, the pandemic may also inflict longer-term damage. Matt Kreis, general counsel at the [Center for Community Progress](#), spoke on the medium-term problems of blight, vacancy, and abandonment likely to arise in neighborhoods heavily impacted by COVID-19. Kreis predicted that residential and commercial evictions, foreclosures, and deferred maintenance by owners and landlords would combine to cause a decline in neighborhood quality over the next six months to several years. To address these potentially widespread problems, Kreis recommended a program of strategic code enforcement that avoids levying fines and fees and instead ensures that property owners have access to the tools they need to ensure compliance. In addition, Kreis suggested that local governments adopt vacant property registration ordinances to keep an inventory of vacant sites and create local land banks to put these properties back into service.

David Garcia, policy director for the [Turner Center for Housing Innovation](#) at the University of California Berkeley, predicted that new home construction would decline in the long term because builders and lenders would remain uncertain about whether a given project would still be in demand when completed. “We saw this in the last economic downturn,” Garcia said. “There was a slowdown of homebuilding, and by the time the economy recovered, there were housing shortages which contributed to many challenges we still face today.” To alleviate this slowdown, Garcia recommended strategies to maintain the existing momentum, such as extending permit and entitlement timelines to help existing projects finish or enhancing local capacity to inspect, review, and approve projects. Garcia’s predictions were not entirely negative, however; he also stated that the next several years will present opportunities for cities and towns to acquire naturally occurring affordable housing, provided that they prepare for this eventuality by placing obsolete parcels in land banks and adopting new zoning and land use rules for retail and commercial areas.

A New Landscape

The impact of COVID-19 on America’s housing sector is likely to be significant and long lasting. Local and state governments, however, have access to tools that can mitigate negative outcomes. In the near term, governments can adopt measures such as rent assistance programs and eviction moratoria to shield tenants from eviction, ensure that those experiencing eviction have access to legal resources, and lessen the impact of a previous eviction on a family’s future. As the mid-term consequences manifest, governments can preserve neighborhood quality by employing strategic code enforcement and providing property owners with the tools needed to prevent blight and abandonment. Finally, by developing or strengthening local land banks and improving the permitting and approval processes for new construction, governments can help stave off future housing supply problems induced by the pandemic.

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Provided by: HUD User

Your One-Stop Resource for Housing and Community Development Research

Managed by the U.S. Department of Housing and Urban Development’s Office of Policy Development and Research (PD&R), HUD User hosts research, publications, and datasets in housing, community development, and more.

Important Contact Information

Feel free to contact any of the following individuals with your ideals and suggestions, as well as your willingness to volunteer to assist the Division in any capacity:

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