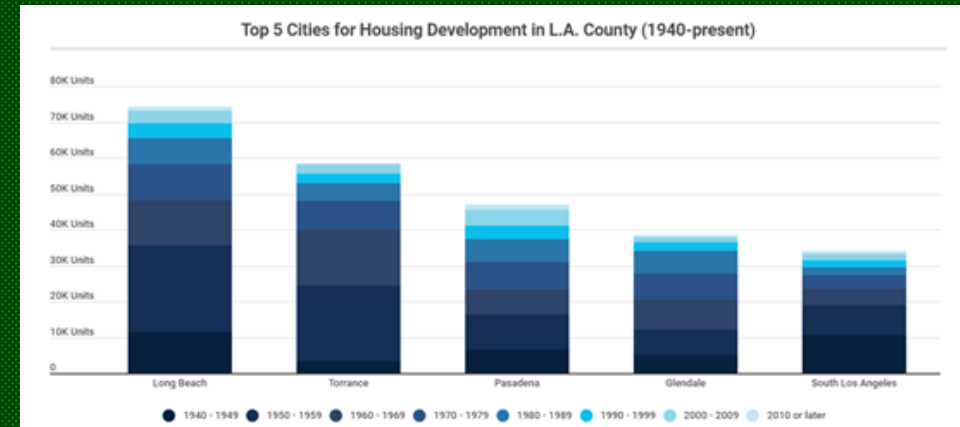
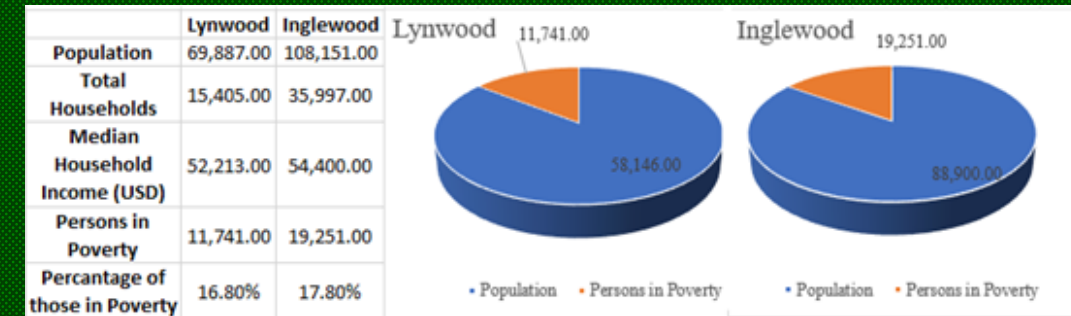


Affordable Housing: The Impact of City Planning Standards

Examples of Incentives to increase affordable homes:

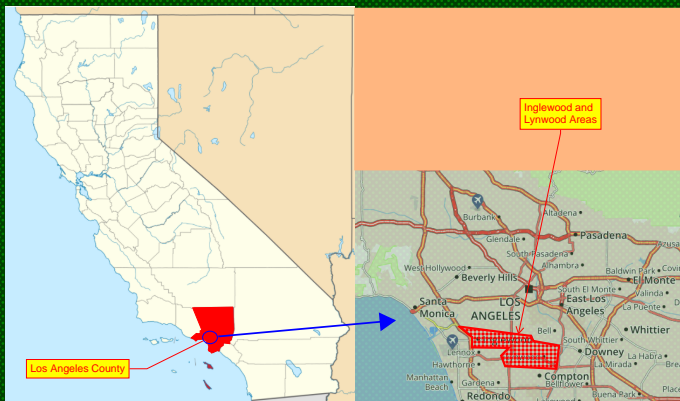
- Increase allowable height by 5%
- Reduce required private open space to sixty square feet
- Allow tandem parking
- Reduce parking requirement



Literature Review

Zoning a lot of times is kind of like this invisible hand that a lot of people don't see, but I think it's extremely powerful. [These codes] really dictate what can and cannot be built, and, in that, dictate the value of the land and dictate who can and cannot access that land-Anna Kobara

Analyzing a case study regarding a mixed-use project located in Santa Monica, the main objective is to highlight challenges as well as gain insight of the advantages and disadvantages of the building standards. It was found that stringent standards create challenges such as 6-month delays; unforeseen costs; and design alterations. These challenges did come with incentives such as building height and lot allowance increases which helped mitigate the impact. Overall, it was found that although some city standards can be cumbersome to the project, it will not deter developers as long as the area in which the building will be located has a good market to turn a profit. Areas such as Inglewood and Lynwood CA do not have similar market rates to Santa Monica, but have similar standards and requirements when it comes to affordable housing. Considering those factors for Lynwood and Inglewood CA, developers would be less inclined to build in them.



Research Question:

Do planning department standards deter developers from building multi-family homes containing affordable housing units?