



Housing Near Jobs

Allowing People to Work and Play Where They Live



BENEFITS OF ALLOWING HOUSING NEAR JOBS

Legalizing multifamily construction in commercial zones creates the opportunity for apartments to be built at sites that no longer make sense in their current use, such as dead malls or low-value commercial buildings with large parking spots that sit in prime locations. Beyond increasing housing supply and affordability, this type of reform can allow people to live near work. It can create opportunities to live where they can walk to patronize local businesses. It can also make more retail viable by increasing the number of people who live in mixed-use neighborhoods.

Constructing a Strong Bill

A Housing Near Jobs bill should define a base of development rights that applies to most properties statewide zoned to allow offices or retail. The base rights should facilitate 3-story townhouses and apartments with low requirements for parking. In addition, context-based rules that depend on the site and the neighborhood's built character can expand those rights. Finally, local planning can exempt some commercial zones that are ill-suited to housing.