

# 6 INNOVATIVE WAYS TO TACKLE THE HOUSING CRISIS



As home prices rise and inventory tightens up across the country, states and cities are proposing innovative solutions to provide more homes for more people. Check out ways your community could alleviate a housing shortage.



## 1 BUILD BACKYARD HOMES



IT COSTS AN AVERAGE OF **\$156,000** TO BUILD AN ACCESSORY DWELLING UNIT IN THREE PROGRESSIVE NORTHWESTERN CITIES – PORTLAND, SEATTLE AND VANCOUVER, B.C.<sup>1</sup>

Limited land poses a significant challenge to building more homes. Accessory dwelling units (ADU) allow additional homes to be built on existing lots. These homes come with lower construction costs and can be great options for young professionals, aging parents, or students.

## 4 RENOVATE HISTORIC BUILDINGS



**13.5%** OF THE NATION'S TOTAL HOUSING UNITS WERE BUILT PRIOR TO 1940<sup>4</sup>

Increasing the housing supply doesn't always have to mean new construction. States like Maryland, New Jersey, Minnesota, and Rhode Island are developing building "smart codes" to encourage the alteration of existing buildings.

## 6 DESIGN FOR THE SPACE



Cities and towns come with intricate systems of roads, public transportation and infrastructure. Cities like Seattle, Washington are redeveloping properties to be transit-oriented and easily integrated with the existing street grid.<sup>6</sup>

## 2 FLIP PUBLIC LAND



Did you know local government can contribute land toward housing projects? Cities like Washington, DC and Boston, Massachusetts and towns like Frisco, Colorado are addressing the need for affordable housing options by allocating vacant or under-utilized lots for new housing projects.<sup>2</sup>

## 3 REVAMP PARKING LOTS



As ride-sharing and public transportation expands, many parking garages will go unused. City planners are thinking of ways to repurpose existing parking garages, from installable pods that can be used as temporary housing to converting entire parking garages into residential space.<sup>3</sup>

## 5 MAKE HOMES MODULAR



BY 2025, **10% OF HOMES** WILL BE MODULAR<sup>5</sup>

Building new houses can be costly and time-consuming. Modular homes are partially built in a factory and then shipped to the housing site to cut costs and time. Modular home construction technology is advancing to create better quality, greener, and cheaper homes.

**COULD ANY OF THESE WORK FOR YOUR COMMUNITY? START TALKING TO YOUR LOCAL AND STATE OFFICIALS!**

1 [www.nar.realtor/on-common-ground/accessory-dwelling-units](http://www.nar.realtor/on-common-ground/accessory-dwelling-units)

2 [images.magnetmail.net/images/clients/ULI\\_DC/ULI\\_PublicLandReport\\_Final020215.pdf](http://images.magnetmail.net/images/clients/ULI_DC/ULI_PublicLandReport_Final020215.pdf)

3 [www.oncommonground-digital.org/oncommonground/winter\\_2019\\_\\_evolving\\_form\\_of\\_housing/MobilePagedReplica.action?pm=2&folio=26#pg26](http://www.oncommonground-digital.org/oncommonground/winter_2019__evolving_form_of_housing/MobilePagedReplica.action?pm=2&folio=26#pg26)

4 [www.governing.com/gov-data/transportation-infrastructure/age-year-built-for-homes-in-cities.html](http://www.governing.com/gov-data/transportation-infrastructure/age-year-built-for-homes-in-cities.html)

5 [www.forbes.com/sites/nigelwilson/2018/11/13/affordable-housing-from-postwar-prefab-to-modern-modular-construction-part-2/#2a3613e56084](http://www.forbes.com/sites/nigelwilson/2018/11/13/affordable-housing-from-postwar-prefab-to-modern-modular-construction-part-2/#2a3613e56084)

6 National Association of Home Builders: How Did They Do It? New Opportunities for Affordable Housing