

# Housing Supply Accelerator

*September 2024*



**Housing  
Supply  
Accelerator**

*a partnership between*

**NLC** NATIONAL  
LEAGUE  
OF CITIES  
CITIES STRONG TOGETHER



**American Planning Association**

*Creating Great Communities for All*

# Housing Supply Accelerator



“In response to housing challenges faced at the local level, the **National League of Cities** and the **American Planning Association** joined forces to launch the **Housing Supply Accelerator**, a national campaign focused on locally driven housing supply solutions with a narrow focus on ways to expand, preserve and improve the quantity and quality of housing units.”

# WHAT IS HOUSING SUPPLY?

Three guiding principles—**Diverse, Attainable and Equitable**—shape this campaign's vision for ensuring that housing supply meets the varied needs of every resident.

**DIVERSE:** Encompasses **a wide variety of housing at a range of costs, types and tenure**. This ensures that the housing supply provides for the diverse needs of residents.

**ATTAINABLE:** Signifies **cost-appropriate for a range of households**. This ensures there is no exclusion based on financial capacity.

**EQUITABLE:** Indicates **meeting households where they are and supporting those disproportionately excluded from opportunities**. This ensures fair and just access to housing for everyone.

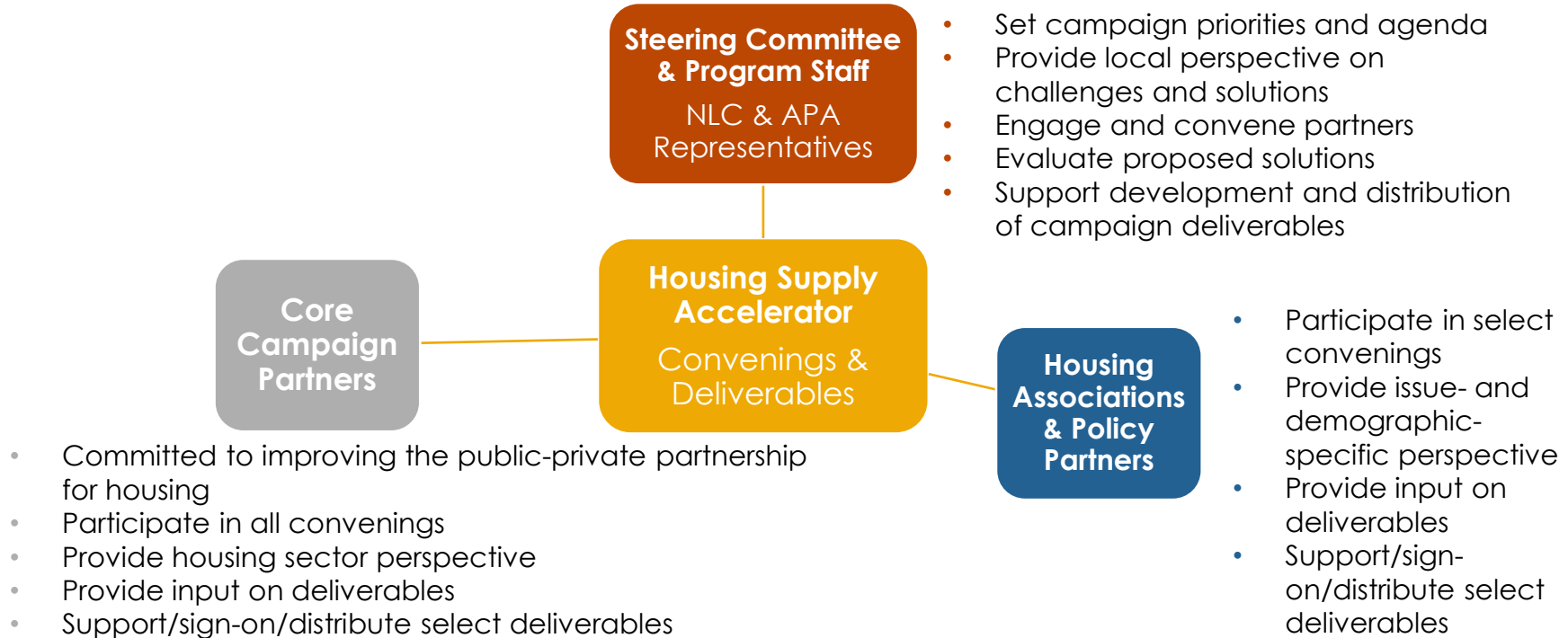
# ABOUT THE CAMPAIGN

**The Accelerator seeks to align the efforts of public and private stakeholders, including:**

- Local governments
- Community planners
- Builders
- Developers
- Real estate professionals
- Financial institutions
- Housing policy associations
- State and federal partners

**To meet housing needs at the local level**

# Partnership Framework



# Campaign Leadership



**Angela D. Brooks**  
*Campaign and Steering  
Committee Co-Chair*  
President, American Planning  
Association



**Mayor Victoria Woodards**  
*Campaign Co-Chair*  
Immediate Past President,  
National League of Cities  
Tacoma, WA



**Mayor Corey Woods**  
*Steering Committee Co-Chair*  
Tempe, AZ

# Steering Committee Members

## NLC Representatives



**Mayor Angela Birney**  
Redmond, WA



**Council President  
Vop Osili**  
Indianapolis, IN



**Vice Mayor Jolien  
Caraballo**  
Port St. Lucie, FL



**Mayor Aftab Pureval**  
Cincinnati, OH



**Carolyn Coleman**  
Executive Director,  
League of California  
Cities



**Councilmember  
Adriana Rocha Garcia**  
San Antonio, TX



**Theresa Kuhns**  
CEO, Maryland  
Municipal League



**Mayor Mark Shepherd**  
Clearfield, UT



**Mayor Bianca Motley  
Broom**  
College Park, GA

## APA Representatives



**Vincent Bertoni, AICP**  
Planning Director,  
Los Angeles, CA



**Sarah Marchant, AICP**  
Chief of Staff, New Hampshire  
Community Loan Fund



**Andrea Brown, AICP**  
Executive Director,  
Michigan Association of  
Planning



**Jennifer Raitt**  
Executive Director, Northern  
Middlesex Council of  
Governments



**Kimberly Driggins**  
Executive Director,  
Washington Housing  
Conservancy



**Angela Self, AICP**  
Planning Administrator,  
Garland, TX



**Taiwo Jaiyeoba**  
City Manager,  
Greensboro, NC



**Arlova Vonhm, AICP**  
Zoning Division Chief,  
Arlington, VA



**Emily Liu, FAICP**  
Director, Louisville  
Metro Office of  
Planning & Design  
Service



**John Zeanah, AICP**  
Director, Division of Planning &  
Development, Memphis &  
Shelby County, TN

# Focus of the Campaign

## Campaign Scope

HSA has a narrow focus on ways to expand, preserve and improve housing supply, meaning the quantity of quality units of housing.

## Convening Themes

- **Construction and Development**
- **Finance**
- **Land Use and Regulations**
- **Infrastructure and Workforce**

# What have we learned?



# Housing Supply Crisis

**The US has a shortage of nearly  
4 million housing units.**

**Impacted by macro factors like:**

- Interest rates
- Inflation
- Supply chain disruptions
- Workforce shortages



# Construction and Development

- **High costs of materials and labor coupled with supply chain challenges**
- **A shortage of skilled labor**
  - 740,000 new workers per year needed
- **Lack of coordination in the regulatory systems**
  - Includes state and federal requirements, and secondary land use controls like deed restrictions and HOAs
  - Building codes



# FINANCE AND INFRASTRUCTURE

- **Pressing need for direct funding and subsidies for housing production and preservation**
- **Increasing costs of housing construction**
  - Limited resources to maintain existing infrastructure and build new infrastructure



# Lessons Learned

## **Capacity Building: Training, Mentoring, Coaching, Networking & Support**

- Finance
- Construction and Development
- Land Use and Regulations

## **Collaboration and Common Ground**

- Coordinating Multi-sector Action

# Our Accomplishments

- Spearheaded a national dialogue that is committed to bringing all housing-related partners around the table.
- At HSA convenings in 2023, in total, we engaged 34 cities, 29 other government partners, and 65 private sector partners on topics from land use and regulatory reform to financing to construction to infrastructure and workforce related to housing supply challenges.
- Conducted a nationwide survey from January 2023 to February 2023 to learn more about the challenges that cities face regarding local housing supply, and to gauge their responsiveness to policy pathways and solutions. A total of 301 cities responded to the survey.
- Hosted listening sessions with NLC's councils and committees as well as hosted regional focused listening sessions throughout the summer.
- Partners have signed-up to join us from cross-sectors, which includes 125 cities, towns and villages and over 170 prospective partners.
- Built a forum that fosters honest dialogue and effective collaboration.

# HOUSING SUPPLY ACCELERATOR PLAYBOOK: SOLUTIONS, SYSTEMS, PARTNERSHIPS



# About the Playbook

**“The playbook serves as a starting point, providing a foundation to build upon and inspiration that solutions are viable at various stages of the journey.”**



# Systems Approach

INTRODUCTION A PATH FORWARD ACCELERATING HOUSING SUPPLY CONCLUSION

## Systems Approach to Addressing Housing Supply Challenges

Housing supply challenges involve myriad factors: construction and development; finance; land use and regulations; and infrastructure and workforce. A systems approach to addressing housing supply recognizes that all these factors are interconnected. This comprehensive perspective seeks solutions that effectively address the causes and impacts of housing supply challenges with an emphasis on collaboration.

The housing market is intricately linked to economic forces like inflation, interest rate and labor market conditions, which directly impact construction costs and affordability. The systemic effects of regulatory systems must be considered when making regulatory processes more transparent, predictable and flexible. In the same light, prioritizing infrastructure and related services connected to housing becomes imperative to address local housing needs effectively.

Left unaddressed, these challenges will further hinder communities' abilities to meet local housing supply needs. Recognizing the multifaceted nature of housing supply challenges, a systems approach through an equity lens avoids one-size-fits-all solutions. Instead, it embraces the complexity of the issue,

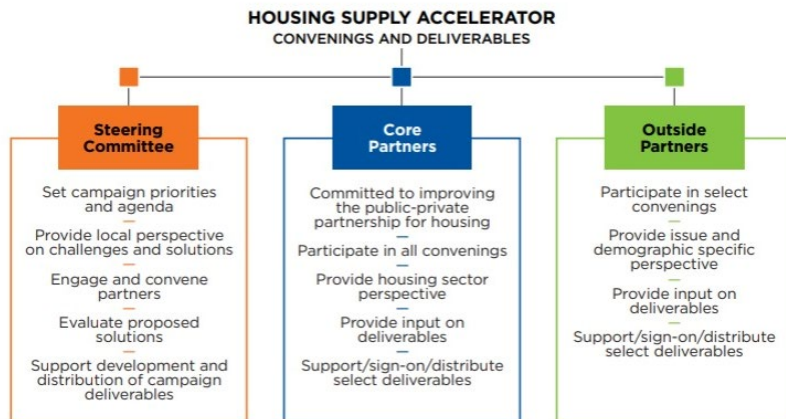


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# Collaboration & Partnerships

## HSA PARTNERSHIP FRAMEWORK

Three main stakeholder groups served as the center of the HSA partnership framework: the steering committee, core partners and outside partners.



**“The Housing Supply Accelerator (HSA) campaign can serve as a model and an example of collaboration and partnerships for cities and communities.”**

# New, Innovative and Practical Solutions

This playbook is a resource for local leaders and planners addressing housing supply challenges in their cities and communities.

The **playbook is also a useful resource for private and public stakeholders to productively engage and collaborate with cities, towns and villages** and share in the responsibility of addressing housing supply challenges.

It is **intentionally designed to be flexible**, allowing users to tailor their exploration based on their needs.



# Housing Supply Accelerator 2.0

NLC

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Housing Supply Accelerator: A Partnership Between NLC & APA

# Our Plan – HSA 2.0

Activities	Description
<b>Housing Supply Accelerator</b>	Continue expanding and uplifting the national campaign, through a federal advocacy lens, to improve local capacity, identify critical solutions, and refine processes that enable communities and developers to work together to produce, preserve and provide a diverse range of quality housing.
<b>Local Housing Supply Accelerator Annual Symposium</b>	Launch of an Annual Local Housing Supply Accelerator Symposium. The symposium will bring together public and private stakeholders in housing to highlight: <ul style="list-style-type: none"><li>• continued learnings on the best and promising practices in housing supply;</li><li>• showcase how America's cities, towns and villages and partners are accelerating housing supply; and</li><li>• launch of a housing supply-related resource.</li></ul>
<b>Local Housing Supply Institute</b>	Launch of the Local Housing Supply Institute. The institute will bolster the capacity of cities at all levels, from mayors to housing analysts, to tackle the complex challenges associated with meeting the housing needs at the local level through curriculum-based learning.
<b>Housing Supply Accelerator Programming &amp; Resources</b>	Release of Housing Supply Accelerator's programming and resources, such as fact sheets, briefs, guides, interactive tools, webinar series', passthrough grants and/or a peer network that will allow cities to improve their local capacity, identify critical solutions, and refine their processes to meeting housing needs at the local level.



# Questions?

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*[nlc.org/initiative/housing-supply-accelerator](https://nlc.org/initiative/housing-supply-accelerator)*

*[planning.org/housing-supply-accelerator](https://planning.org/housing-supply-accelerator)*