

Land Use Restrictions and Housing Affordability

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MERCATUS CENTER

George Mason University



- Single-family zoning reform
- Minimum lot size reform
- Accessory dwelling units
- Legalizing apartments

end the shortage:
more homes now.



MPLS
2040

NEIGHBORS FOR
MORE NEIGHBORS

Minneapolis Triplex Zoning







4927

4927
1000 sq. ft.
Call for details
414-234-1234

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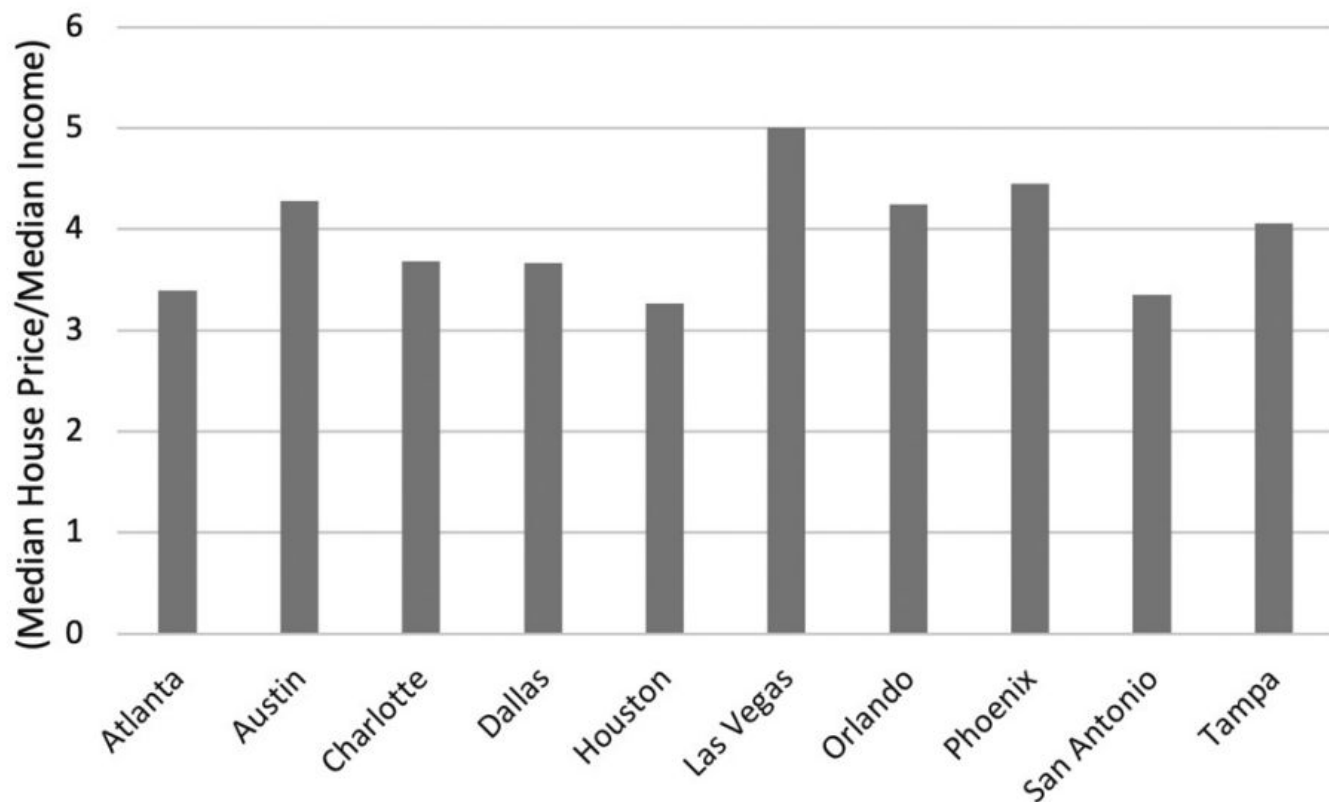
Minimum Lot Size Reform







Median House Price Relative to Median Household Income

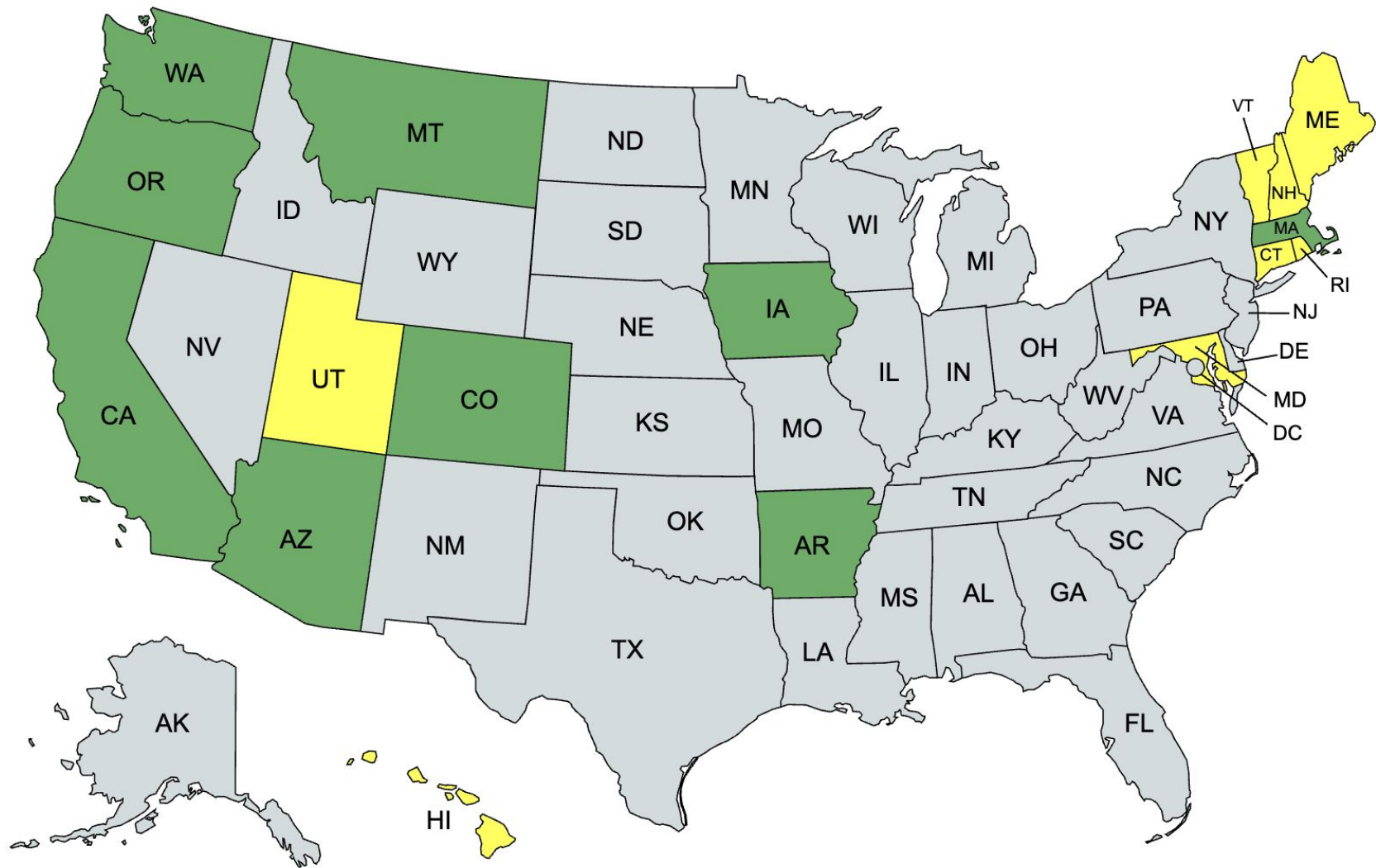


Sources: U.S. Census Bureau, 2022; Zillow, 2022b

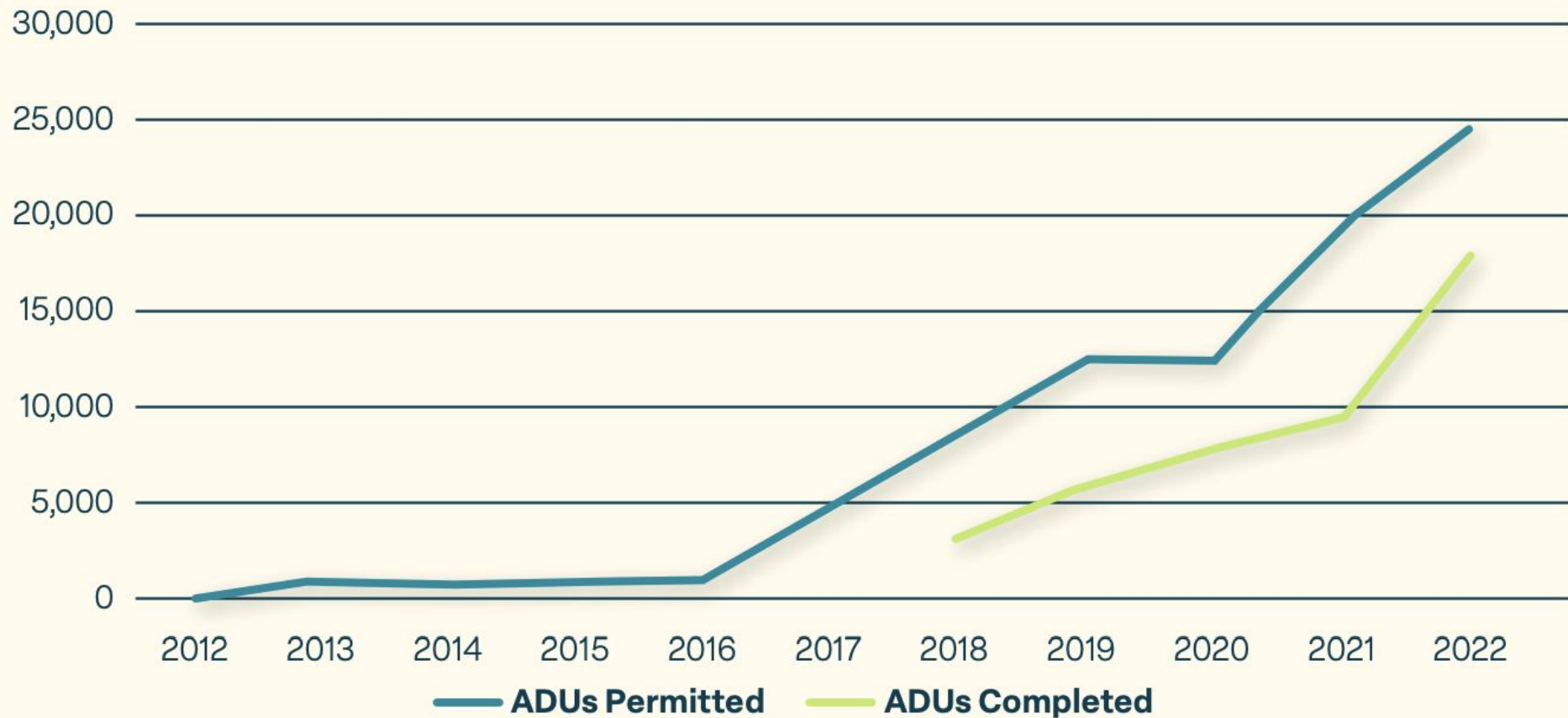
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Accessory Dwelling Units





California - ADUs Permitted/Completed



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Legalizing More Apartments

M

Clarendon Station

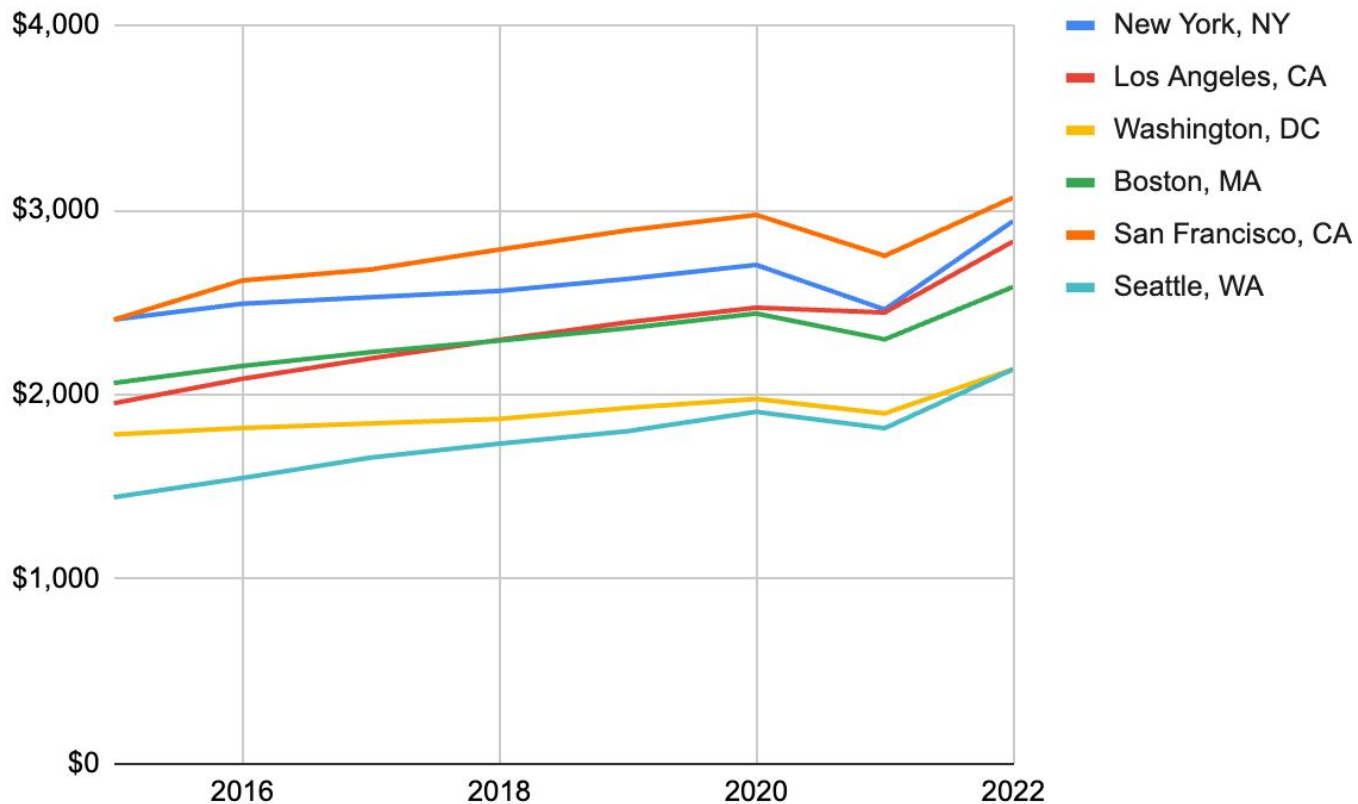


Housing construction and supply elasticities in superstar metropolitan statistical areas, 2000 to 2020

Metropolitan Statistical Area	Percent Change in Total Housing Units	Percent Change in Multifamily Housing Units	Percent Change in Nominal Median House Price	Housing Supply Elasticity
Los Angeles	9.91%	13.3%	193%	0.0514
San Francisco	12.7%	13.5%	213%	0.0596
New York	9.4%	10.5%	114%	0.0822
Boston	12.6%	11.1%	114%	0.111
Washington, DC	24.6%	27.4%	128%	0.192
Seattle	28.9%	36.0%	141%	0.201

Source: Housing Stock data from the 2000 Decennial Census and the 2020 American Community Survey 5-year Tables, ‘Units in Structure’. Median House price data from Zillow Research, ‘ZHVI Single-Family Homes Time Series (\$)’, accessed January 2023.

Median Rents in Superstar Cities



Proffer Reform



Questions?

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