

Housing Typologies to Audit

1) Accessory Dwelling Units and Internal Conversions

Goal: Incremental units, gentle density, aging-in-place, attainable rentals.

Typical barriers to test: owner-occupancy, size caps, parking, detached ADU limits, special permit triggers, utility requirements, neighborhood standards that function as prohibitions.

2) Duplex / Two-Unit / “Two-Family” Housing

Goal: Missing-middle housing at neighborhood scale.

Typical barriers to test: where permitted, lot size/frontage requirements, density math, setbacks, parking ratios, “single-family only” zones, discretionary review.

3) Triplex / Fourplex / Small Multifamily

Goal: Workforce housing, attainable rentals, small infill.

Typical barriers to test: use table omissions, special permit reliance, dimensional/density standards that make projects infeasible, open space requirements, building form standards.

4) Midsize Multifamily and Mixed-Use Residential

Goal: Meaningful unit production near services, supports local economy.

Typical barriers to test: conditional-use chokepoints, design standards that add cost without proportional safety benefit, traffic/impact study triggers, parking minimums, procedural layering (multiple boards/steps).

5) Senior Housing, Assisted Living, and Care-Integrated Housing

Goal: Right-sizing, reduced household strain, service-linked housing.

Typical barriers to test: treated as “facility” not “housing,” district limitations, intensity assumptions, special permit burdens, compatibility standards that effectively prohibit.

6) Manufactured Housing and Smaller Homes

Goal: Naturally occurring affordability and entry-level options.

Typical barriers to test: district limitations, design/aesthetic mandates, frontage/road standards in subdivision regs, park/community provisions.

7) Workforce / Inclusionary Housing (Regulated Affordable Units)

Goal: Ensure affordability as production happens.

Typical barriers to test: whether incentives are usable, whether requirements unintentionally suppress production, administrative complexity, monitoring burdens vs. scale.

8) Subdivision-Based Lot Production and Conservation Subdivisions

Goal: Expand unit supply through lot creation, while preserving character.

Typical barriers to test: road cross-sections, cul-de-sac standards, sidewalk/curb mandates, infrastructure triggers, phasing, waiver practice (how easy it is to use).