

# Advancing Racial Equity in Our Communities: Fair Housing and Land Use

## Final Thoughts

**Yonah Freemark** – We need to be thinking about zoning reform from multiple perspectives if we're focused on trying to achieve greater racial equity. That means not just altering the base zoning map so as to allow more than just the construction of single-family homes, but also expanding flexibility measures to reduce the difficulty of developing constrained parcels; reducing impact fees on new residential construction; ensuring that the officials making decisions about land use are representative of the community at large; and guaranteeing that public review processes take into account the views of the community at large. Identifying reforms that address these issues together is key to creating communities in which people of all backgrounds want to live.

**Emily Liu** - My final, final word is this: zoning reform alone cannot solve all the housing problems, it is just one piece of the puzzle, However, it is a very important piece. I was told by others that Louisville is at the forefront of the zoning reform. I am very glad to hear that. At the same, I know many other cities have started this effort. Just last year, a group of big city planning directors worked together and created a very powerful statement on their commitment to change (the link to this statement is being dropped in the chat). So, there is this momentum right now, let's keep it going and hope it will become a movement for zoning reform across the United States.

**Eleanor Noble** - Zoning has overtly racist origins and absolutely exacerbates a racialized housing shortage, but simply loosening zoning regulations will not result in sufficient housing production or ensure that renters, people of color, and low income residents are stably housed and able to benefit from these changes. Researchers, planners, and practitioners hoping to implement equitable zoning reforms need to look holistically at all barriers to production as well as complementary policies to stabilize existing tenants like rent control or TOPA. Addressing both supply and displacement concerns in tandem can free us up to be more creative when envisioning future equitable, affordable, and beautiful cities.