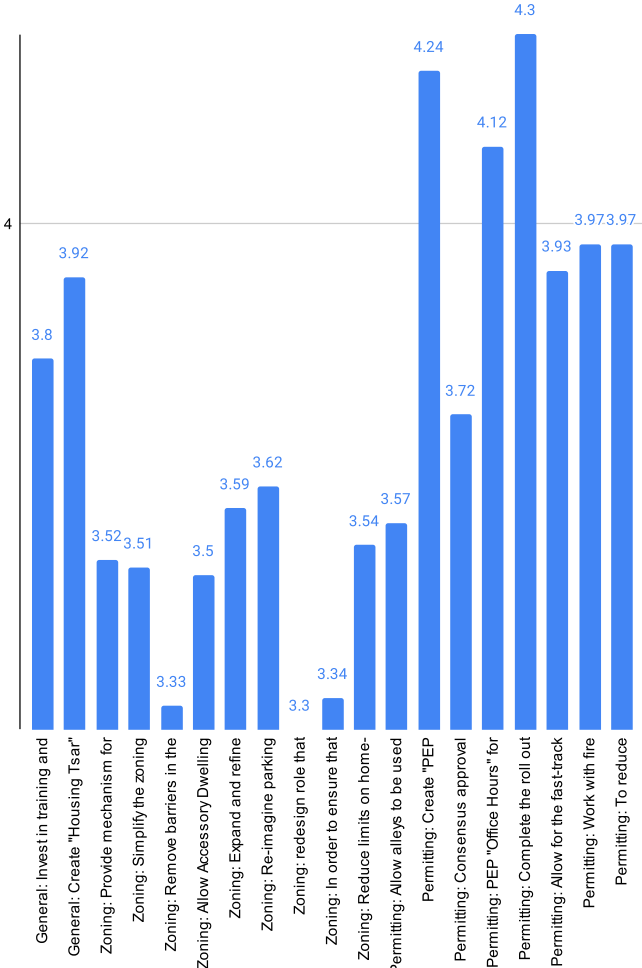


Total Complete Responses		60			
Questions		Act Quickly	Broad Impact	Politics uncomf	Average Response
General: Invest in training and community education to empower existing property owners to maintain and improve existing housing inventory and in technical assistance to help residents with wills and trusts to ensure efficient generational property transfer	1	3.76	4.07	3.57	3.8
General: Create "Housing Tsar" within Mayor's office who advocates for housing development and is empowered to work across departments to coordinate existing strategic plans and expedite housing development projects.	2	4.07	4.41	3.27	3.92
3 Zoning: Provide mechanism for agile modifications to the zoning ordinance.	3	3.38	4.37	2.81	3.52
4 Zoning: Simplify the zoning ordinance and implement the character- or form-based code.	4	3.37	4.19	3.05	3.51
5 Zoning: Remove barriers in the Zoning Ordinance that prevent appropriately-scaled Duplex, Triplex & Quadplex developments in areas currently zoned for single-family.	5	3.41	4.03	2.56	3.33
Zoning: Allow Accessory Dwelling Units to be permitted within existing single-family districts, including modifying setback and lot coverage limitations that would allow for greater utilization of property, in order to optimize land use in existing neighborhoods.	6	3.74	3.91	2.86	3.5
Zoning: Expand and refine Cottage Zoning requirements to eliminate prescriptive parking and frontage requirements that limit the feasibility of Cottage developments (this would improve the zoning environment around 'tiny home' developments)	7	3.78	3.97	3.02	3.59
Zoning: Re-imagine parking requirements in the zoning ordinance so that parking doesn't drive project viability. EG: expanded parking offsets for multi-modal transportation; or increasing the number of districts with reduced parking requirements	8	3.24	4.1	3.02	3.62
Zoning: redesign role that neighborhoods play in zoning / variance decisions to reduce the adverse impact of N.I.M.B.Y. resistance. This might also include clarifying and refining the role of neighborhood associations in the approval process.	9	3.48	4.05	2.37	3.3
Zoning: In order to ensure that projects recommended by PEP staff are not stalled unfairly, grant Approval by Default for projects that present before ZBA or other appointed boards that convene without a quorum	10	3.7	3.65	2.67	3.34
Zoning: Reduce limits on home-based businesses in residential zonings to allow people the flexibility to generate income from home.	11	3.9	3.52	3.21	3.54
12 Permitting: Allow alleys to be used for fire access	12	3.73	3.75	3.22	3.57
13 Permitting: Create "PEP Concierge" as a 'street-level' desk staff position within Planning Engineering & Permits to help residents navigate the zoning and permitting gauntlet	13	4.43	4.09	4.21	4.24
Permitting: Consensus approval of permitted plans that allows deviations between rulings by Field Inspectors from those of plan Plan Review to be challengeable, preferably with initial review having preference.	14	3.47	3.72	3.47	3.72
Permitting: PEP "Office Hours" for informal review of work in progress (this would be a regularized, scheduled version of the ad hoc meetings that PEP staff currently organize by request to make that useful service more broadly accessible).	15	4.27	3.96	4.13	4.12
16 Permitting: Complete the roll out of online plan submittal and review.	16	3.98	4.6	4.33	4.3
Permitting: Allow for the fast-track approval of pre-reviewed duplex/triplex/ADU plans to reduce development costs of small projects.	17	3.93	4.19	3.68	3.93
Permitting: Work with fire department to review, limit, and perhaps eliminate via amendments to the Technical Code expensive requirements for fire protection on tri- and quad-plex developments.	18	3.21	3.77	2.96	3.97
Permitting: To reduce development costs, remove, reimburse or reduce permit fees & plan review fees for qualified non-market rate housing (and perhaps for other innovative or sustainable development projects).	19	4.16	4.16	3.58	3.97

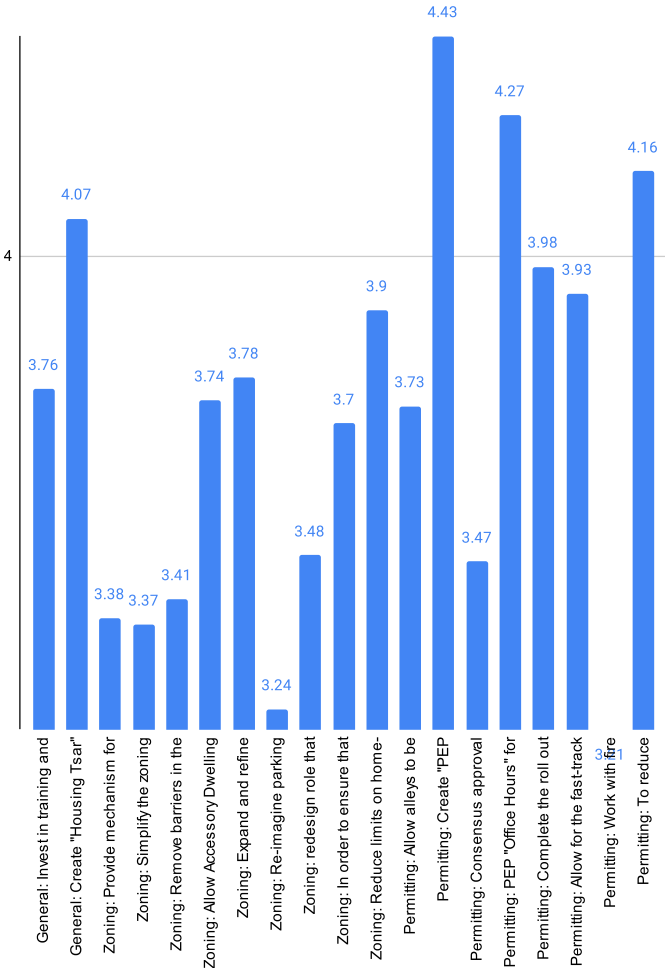
Demographics (the following responses were collected after the survey was underway and represent all but the first 16 respondents)

	Yes	No
Are you a resident of the City of Birmingham?	23	20
Do you hold a Business License in the City of Birmingham?	29	14
Profession/Affiliation (check all that apply)		
Real Estate Developer	8	
General Contractor	2	
Homebuilder	3	
Urban Planner	2	
Architect/ Designer	38	
Landscape Architect	0	
City of Birmingham Employee	1	
Appointed to City of Birmingham Board or Agency (past or present)	4	
How would you rate your level of experience with the following (on a scale of 1-100)		
Zoning & Land Use	72.56	
Plan Review & Permitting	80.81	

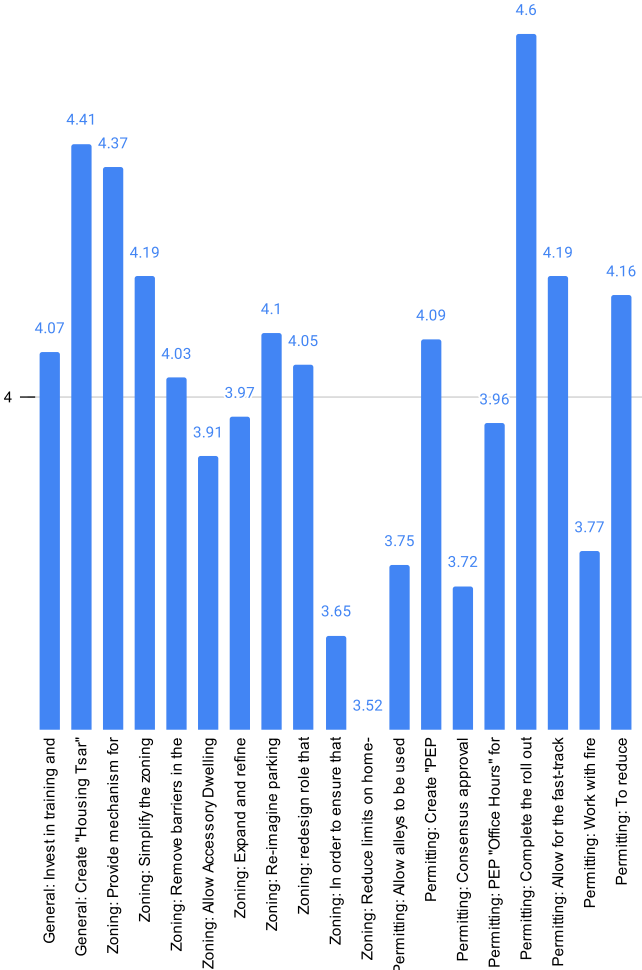
Average Response Across All Criteria



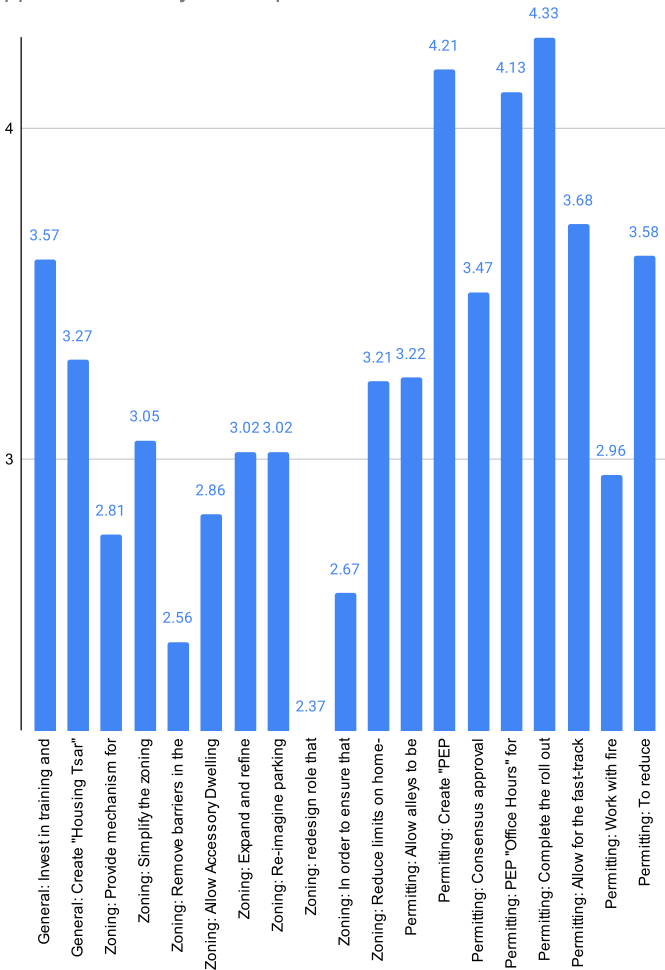
Most Actionable Solutions



Solutions with Potential for Broadest Impact



Appears Politically Uncomplicated



Respondent Suggestions/Comments
Consider demolition in foreclosure; expanding funding/staff for the Land Bank to process residential parcels and get them back into the hands of the community (prioritizing current residents, similar to Westside Futures Fund approach)
Create designated affordable Housing Developer partners that get special privileges to BLBA and other incentives.
Have someone in charge of reviewing residential projects and someone else for commercial. It takes way too long to permit just a small residential project. Way too many layers with design review, slide zone, and zoning. I've had a small addition take upwards of a month. Got to be a way to streamline the permitting process.
Allowing ADUs in single family zoning is the single most important change that can be made to the zoning ordinance.
I would just like to double down on the request to have some level of immunity from the caprice of individual inspectors beyond the scope of the contract documents.
Work with renovation contractors to provide low - zero interest (reverse mortgage or HELOC style) loans to retired / Senior homeowners for critical repairs and maintenance.
If a zoning ordinance moves to eliminate or reduce parking, an investment in our community that is feasible needs to be made. Strategic placement of parking decks developed by the city would change allow for significant amounts of successful development in all sectors. Without this, there are going to be parking deserts in our city including the limitations anywhere near UAB where they own all of the parking. If you built a parking deck somewhere between 3rd Avenue South and 4th Avenue South near 35th Street, you would spark something very significant. That is just an example...
The City of Birmingham should coordinate its housing development efforts for all housing authorities surrounding Birmingham including but not limited to HABD, Jefferson County Housing Authority, Tarrant Housing Authority, Bessemer Housing Authority and Fairfield Housing Authority, One Roof and Private Developers to discuss current projects and opportunities to collaborate and improve development in Birmingham residential development market.
The solution to all of the City of Birmingham's problems is to eliminate the Birmingham City School System. Building housing to support a community that only has a segregated school system is effort in the wrong direction. Elimination of the City School System would immediately result in a court order to de-segregate the schools (the schools would become Jefferson County Schools)
The City just needs to stop being dumb... there are many things that the City spends time reviewing and regulating that are necessary and value add, but there are many things that time is spent on that not only are a waste of time and city resources but have extremely adverse effects on people who are and have made a massively positive impact on the city. This is Mike Gibson CEO of Creature... I have done nothing but attempt to make Birmingham better for the last 16 years including recently spending hundreds of thousands of dollars to help build a cultural center for several ministries in Titusville. I have many great relationships within the PEP that are 15 years old and are very helpful but there are many positions and regulations that do not understand the applicability of certain situations and make progress in Birmingham difficult. Also the City needs to get some type of a handle on the BWVB they are terrible and the Power company is a close second... they make progress very difficult. Spire on the other hand is a joy to work with not sure how the people that handle the most dangerous utility "Natural Gas" can be so much easier to work with than Alabama Power or BWVB but they are. People that have my track record in the City need a direct line to someone who can make decisions to get things moving with Permits, Inspections, BWVB, Alabama Power etc.
First alarm that comes to mind with allowing owners to expand on their lots is the fear of lots will be scooped up by developers/apartment managers and predatory landlords. Making the process easy for them to then potentially expand their offering sounds great, but could continue to increase market demand, and drive up prices-further pricing out some of our citizens.
I have a few ideas:
- I suggest reviewing city codes and guides that could implement changes demanding owner-occupied residences. I would also suggest limit ownership of a quantity of single family properties, especially for single family and duplexed homes. Perhaps a limit of 2 additional lots, but owner must be a city owner occupier.
- I also suggest a restriction of zero homes by corporate/llc/non-individual persons in single family locations. Having recently gone through the home buying process here in the city, I found in several locations that my biggest competitors were real estate portfolio managers and real estate holding companies. They drove prices up, but also had the assets to make the best deals.
- I don't like the idea of fasttracking multi-family developments on single-family lots. Some of Birmingham's great neighborhood has been cut up and destroyed by allowing such practices to persist. Examples are properties like 1424 10th Pl S, 1400 11th St and 1734 11th Pl S - multi-family structures in single-family neighborhoods - yet all the structures are unoccupied, in disrepair and a host to pests, vagrants and diseases. Instead, I would suggest a city buy-back program -where city might be able to purchase or demand that sale of non-maintained properties, with a binding agreement that a owner/occupier will be living in the lot within 24 months. The city could also offer incentive to get owner-occupiers in several of the abandoned/condemned lots around town.
Forcing owner occupied and limiting non-person entities from purchase could also have saved areas like 10th Pl S, in which the Baptist Church slowly acquired several homes and waited for them to fall into disrepair. These homes were (and the five that still remain, are) perfectly capable of being renovated and serving as homes for our city. I invite you to view 1127 10th Pl S - then view it on Google Maps street view, and set the clock back to 2008. A home that once stood was finally condemned and removed- yet the owner - the neighboring church - chose to do nothing with the lot. Similarly the houses at 1112, 1110, 1108, 1111, and 1125 are all empty and falling into disrepair, as the owner does nothing to maintain them. Perhaps a penalty tax/fee could be leveled on owners who don't maintain their properties. Maybe something like "If the city have sent notices of maintenance requirements on tax assessment for 5 years, condemned homes/lots become taxed at 5x the rate of the peak value. This might encourage owners to not sit on vacant condemned properties and encourage more growth development.
I love living here (not from here), but I am frustrated at how some of our neighborhoods are managed.
Identify the flaws and extensive multiple entities that all have a part in every development regardless of the type and size to expedite and simplify non-complicated projects.
A National Search for a City Planner should be undertaken by the City of Birmingham.