



Housing: The Asheville Area Chamber of Commerce supports policies that allow our community to develop and maintain a diverse mix of housing types to fill the housing needs of residents across age, race, and socio-economic status.

- City & County
 - o Remove barriers within the zoning and approval process to increasing housing stock while incentivizing increased density along transportation corridors.

Asheville faces a significant housing crisis, perpetuated in part by current zoning laws and approval processes that act as barriers to increasing the housing supply. Reforming zoning laws and approval processes will allow the housing supply to better meet the needs of the community.

A top goal for zoning reform is creating density. Density fosters economic activity while boosting housing supply and affordability, limiting environmental pollution, and protecting farm and land-based industries. One step towards promoting density is ending exclusionary zoning, which restricts the type and amount of housing that may be built in a neighborhood. Allowing a variety of housing decreases suburban sprawl, makes neighborhoods more diverse, and increases walkability. Another density-promoting reform is eliminating or reducing parking requirements. Parking requirements increase development costs and use valuable space that could instead increase units, both of which cause the cost of housing to rise for residents.

Another barrier to increasing housing supply is the approval process which disincentivizes development. The process is tedious, costly, and time-consuming. The many obstacles create uncertainty as to whether an application will be approved, making developers second guess if seeking a permit is worth the investment. The approval process should be streamlined to quickly and predictably approve those developments that meet the requirements.

Housing is key to a thriving and growing community. Without an adequate and affordable housing supply, businesses struggle to recruit and retain employees, and the community suffers from a loss of a diverse, qualified, and flourishing workforce. The Asheville Area Chamber of Commerce advocates for increasing the housing supply and making housing more affordable through zoning and regulatory reform.