

## **Zoning Reforms 2000-2026: A Recent Bibliography by Dennis Keating, PhD**

Restrictive zoning, especially in many suburbs, to largely limit housing to single-family homes on large lots has been challenged for several decades. It has been called racially discriminatory and also as limiting access to those unable to afford such homes. The state of Massachusetts and New Jersey have been notable since the late 1960s and 1970s for statewide overrides of local zoning requiring localities to allow for more affordable housing in residential neighborhoods. These policies have met with considerable opposition from many localities. More recently, the state of California has begun to follow suit, at least in regard to some specific localities.

In the past few years, a movement has grown to require so-called “up zoning” to increase density in single-family neighborhoods. The city of Minneapolis is the best known example of this type of zoning reform, followed by Seattle and Toronto. New York City has also pursued this policy in selected neighborhoods. Advocates of more housing have become known for YIMBYism (Yes in my Backyard) This bibliography provides examples of the literature that covers this topic over the past several years.

Aaron Clapper. Ohio’s Cities Are Tackling Zoning Reform to Increase Housing. Greater Ohio (June 4, 2024)

APA Equity in Zoning Policy Guide (February 8, 2023)

Ben Christopher. Gavin Newsome signs law overhauling local zoning to build more housing. Cal Matters (October 10, 2025)

Brent Warren. Columbus City Council Passes Zoning Reform Legislation. Columbus Underground (July 20, 2024)

Juan Castillo. Equity in Zoning: What Planning for People Really Looks Like. Zoned Out Planner (August 1, 2025)

Chris Schildt. To Solve the Housing Affordability Crisis, Communities Must Confront Inequality. Shelterforce (March 4, 2026)

Diana Budds. Will Upzoning Neighborhoods make homes more affordable? Curbed (January 30, 2020)

Diane Ionescu. Seattle’s Upzoning Plan is Ambitious, Light on Details. Planetizen (May 29, 2025)

City of Columbus. City of Columbus Proposes to expand Zoning Code Modernization (June 26, 2025)

City of Toronto. Expanding Housing Options in Neighbourhoods

Fehintole Abioye. Eliminating Barriers to Housing through Zoning Reform. Enterprise Community (April 28, 2025)

John Zeanah. Creating More Housing Doesn't End with Zoning Reform. APA White Paper

Jordan Laird. Columbus OKs new growth plan amid divided neighborhood reviews. Columbus Dispatch (January 27, 2026).

Jorge Gonzalez-Hermoso, Mark Treslon, Noah McDaniel. How to Embed Racial Equity into Zoning Code Reform. Urban Institute (March 4, 2024)

Helen Gu and David Munro. Zoning Reformation and Housing affordability: Evidence from the Minneapolis 2040 Plan. SSRN (July 31, 2025)

Jacob Kimmel and Betty Wang. Upzoning with Strings Attached: Evidence from Seattle's Affordable Housing Mandate. Regional Science and Urban Economics (July, 2026)

Julie, Weil. "Are Yimbys winning the housing wars? Not so fast, these people say" Washington Post (February 1, 2026)

Michael Lepley & Lenore Mangiarelli. Exclusionary Zoning in Cuyahoga County. Fair Housing Center for Rights & Research (January 2020)

Michael Lerner. Zoning Reforms to Mitigate America's Affordable Housing Crisis (Urban Land (May 21, 2024)

New York City Council. New York City Council Passes Historic Citywide Zoning Reforms Estimated to Create over 82,000 New Homes, Tackling Affordability Crisis throughout City (December 5, 2024)

Rebecca Costello. "Cincinnati's 'Build Ready' campaign aims to streamline small multi-family housing with pre-approved plans" WVXU Cincinnati, NPR (March 3, 2026)

Ryan Packer. Seattle Just Rezoned the entire city. That was the Easy Part. The Urbanist (May 27, 2025)

Ryan Packer. Seattle OKs New Growth Plan, but Biggest Zoning Battles lie Ahead. The Urbanist (December 17, 2025)

Zoning Reform Tracker – User Guide. Othering & Belonging Institute (2025)