



Cato explains HUD plan: An apartment on every block

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An expert on land use thinks new draft rules for fair housing will do more harm than good.

Speaking in a Cato Institute [podcast](#), Cato senior fellow Randal O'Toole says the proposed rules from the Department of Housing and Urban Development (HUD) would punish communities merely for having a portion of minorities different from other communities.

"These are draft rules, but we already know how it's going to play out because they've successfully taken a community on Long Island, NY to court for violating fair housing standards," O'Toole advises.

That community, a bedroom community of single-family homes, has a proportion of minorities "that's different from the rest of the country," he explains.

Communities that fail to have the appropriate distribution of minorities are going to be required to build multi-family housing in their neighborhoods of single-family homes.

"This has been a goal of urban planners for many years: to get more people out of single-family homes and into multi-family housing, and to increase the density of communities," says the Cato senior fellow.

O'Toole adds that the smaller the community, the more vulnerable they are to this ruling, meaning suburbs with mostly single-family housing will be impacted far more than big cities with a mixture of multi-family and single-family housing.

"Apparently the administration itself is guilty of the assumption that minorities like multi-family housing," says O'Toole. "That's actually what some urban planners say. There is no evidence that it's true. It's just racism on their part."

O'Toole goes on to say that, the ironic thing here is that zoning was originally approved by the U.S. Supreme Court in 1926 based on the argument that multi-family housing was a nuisance in a single-family neighborhood.