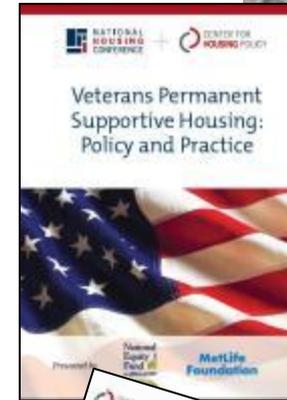


# Center for Housing Policy

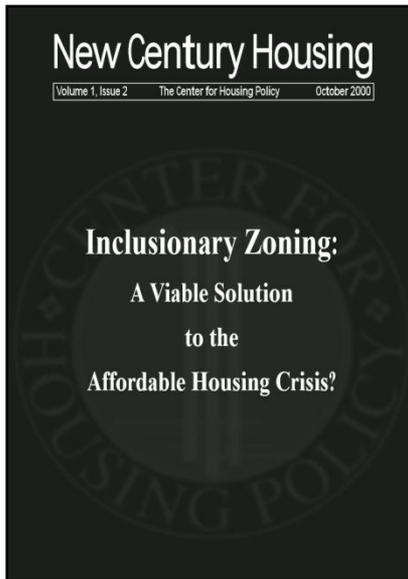
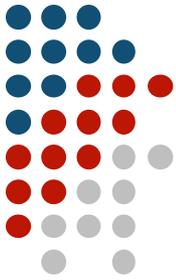
Research division of the National Housing Conference

Dual focus:

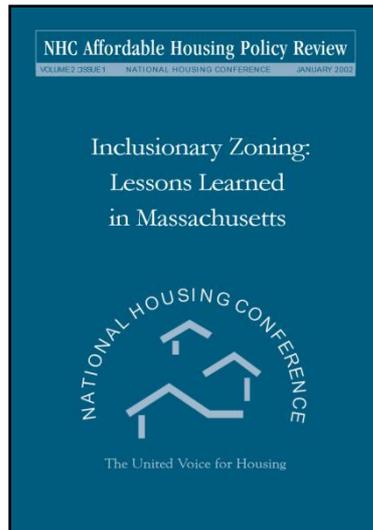
- **national housing challenges;**
- **promising local and state policies and programs.**



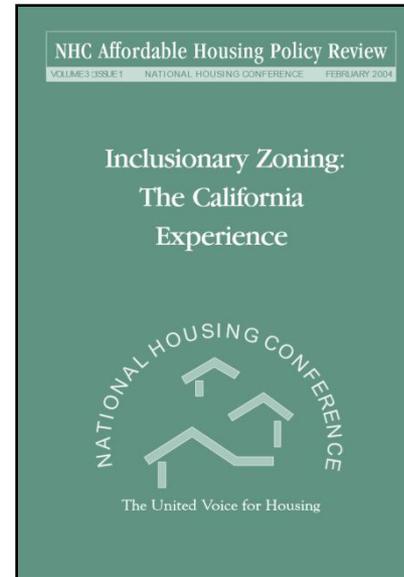
# Inclusionary Zoning Research



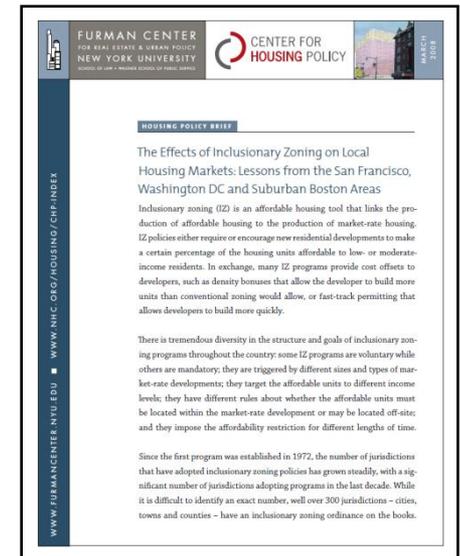
2000



2002

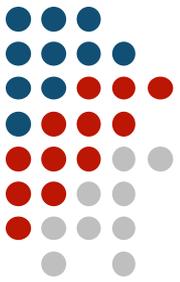


2004



2008

# Inclusionary Zoning Research (2013)



## After the Downturn: New Challenges and Opportunities for Inclusionary Housing

By Robert Hickey  
February 2013

### SUMMARY

This paper examines how inclusionary housing policies fared during the nation's historic housing downturn, as well as the major issues and opportunities that confront inclusionary housing today, as the housing market begins to recover.

While most inclusionary policies survived the downturn, eight key challenges have come into greater focus over the past five years, affecting inclusionary policies in various parts of the country. These include – among others – new restrictions on applying inclusionary requirements to rental housing, a shift in development patterns toward “infill” settings where developments costs are often higher, and lingering difficulties selling affordable homes produced through inclusionary policies in a number of communities.

At the same time, new opportunities have emerged for communities seeking to establish or expand their inclusionary housing programs. In spite of the downturn, some jurisdictions have added or intensified their policies in areas experiencing significant upzoning and/or major new transit investments. In addition, the U.S. Department of Housing and Urban Development (HUD) has intensified scrutiny of local housing policies that impede fair housing choices, creating new openings for local conversations about the potential of inclusionary housing policies to affirmatively further fair housing. Finally, new difficulties have spawned new creativity,



A family stands in front of their inclusionary home under construction by the Housing Land Trust of Sonoma County in Petaluma (CA).

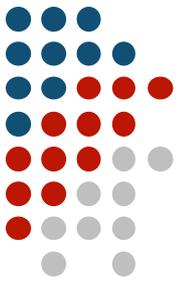
creating opportunities for jurisdictions to learn from one another about new ways to strengthen policies and make them more workable for private developers.

This paper, the first in a series, focuses on key challenges while hinting at creative responses worth further study and experimentation.

## Key Findings:

- Almost all policies remained intact during the downturn.
- It's becoming harder to support inclusion through in-lieu fees.
- Cities and counties are adding and expanding IZ policies in areas experiencing major zoning changes.

# D.C. is an Interesting Laboratory for IZ



## 2007 – Interesting Similarities:

- Population just over 600,000
- Housing market strong after decades of weakness
- Ambivalent about mandatory vs. voluntary inclusionary zoning