



AN INITIATIVE OF

the de Beaumont Foundation + Kaiser Permanente

Affordable Housing

POLICY BREAKDOWN

“Governments at all levels must redouble their efforts to expand the affordable supply. And with growing recognition that children’s lifelong achievement rests on stable, safe, and healthy living conditions, policymakers must also ensure better access of minority and low-income households to higher opportunity communities.”

—The State of The Nation’s Housing 2016, Joint Center for Housing Studies of Harvard University



CityHealth helps cities thrive through policies that improve people’s day-to-day quality of life, well-being and health.

CityHealth, an initiative of the de Beaumont Foundation and Kaiser Permanente, provides leaders with a package of evidence-based policy solutions that will help millions of people live longer, better lives in vibrant, prosperous communities.

Our assessment of how the nation’s 40 largest cities fare in nine policies is based in research, backed by qualified experts

and shown to have bipartisan support. With these policies in place, cities will attract families who want the best for themselves and their children, young people looking for interesting places to work and businesses that need high-quality talent. The bottom line: Policies like inclusionary zoning will improve lives and help cities thrive.

FOCUS ON POLICY: INCLUSIONARY ZONING

The CityHealth policy that aims to grow affordable housing in cities is called inclusionary zoning. This policy helps ensure residents, regardless of income, have access to affordable housing. It requires developers to set aside a portion of housing units for low- and moderate- income residents. Units created via inclusionary zoning are available to homeowners and renters and are typically part of multifamily developments. Inclusionary zoning policies may apply to all or certain units, and often require any resales go only to low- or moderate-income purchasers. Inclusionary zoning works best in “hot” markets to promote affordable options alongside new development but is also an important policy for all cities to consider before demand outstrips supply.

While inclusionary zoning is only a single tool and must be part of a larger and more comprehensive toolbox that ensures safe, stable, affordable housing, it is an important indicator of a city’s commitment to producing affordable housing options alongside new development and growth. These are just some of the benefits of a strong inclusionary zoning policy:

- **Promotes healthy living.** High quality, stable, affordable housing reduces exposure to environmental toxins and supports mental health. Affordable housing also leads to families having more household resources available to pay for health care and healthy food.
- **Contributes to healthier urban environments.** Inclusionary zoning policies can help combat urban sprawl, decrease traffic congestion and improve air quality.

MEDALS BY CITY

Albuquerque	○
Atlanta	○
Austin	○
Baltimore	●
Boston	○
Charlotte	○
Chicago	●
Columbus	○
Dallas	○
Denver	●
Detroit	○
El Paso	○
Fort Worth	○
Fresno	○
Houston	○
Indianapolis	○
Jacksonville	○
Kansas City	○
Las Vegas	○
Long Beach	○
Los Angeles	●
Louisville	○
Memphis	○
Mesa	○
Milwaukee	○
Nashville	○
New York	●
Oklahoma City	○
Philadelphia	○
Phoenix	○
Portland	●
Sacramento	○
San Antonio	○
San Diego	○
San Francisco	○
San Jose	●
Seattle	○
Tucson	○
Virginia Beach	○
Washington, D.C.	○

Encourages inclusive communities. Inclusionary zoning policies promote inclusive communities by locating affordable housing in low-poverty, high-opportunity neighborhoods, there-

fore boosting neighborhood economic diversity. Inclusionary zoning policies have been found to increase access to better performing schools.

HOW CITIES STACK UP

The State of Inclusionary zoning policies in Big U.S. Cities



The Gold Standard for Inclusionary Zoning

CityHealth's 40-city assessment combined innovative legal analysis with the input of national experts to determine the "gold standard" for each policy. We identified which elements are necessary for the best quality policy (gold), a good quality policy (silver), and a passable

quality policy (bronze). Cities with no policy received no medal. Our assessment of inclusionary zoning policies includes information about city laws valid through June 1, 2019, including those passed but not effective until later dates.

How did we award inclusionary zoning policy medals?

	Bronze	Silver	Gold
City has a mandatory inclusionary zoning law	✓	✓	✓
Law requires program evaluation	✓	✓	✓
Applies to projects of at least 10 units or less	✗	✓	✓
Requires at least 20% of total project are affordable units	✗	✗	✓