

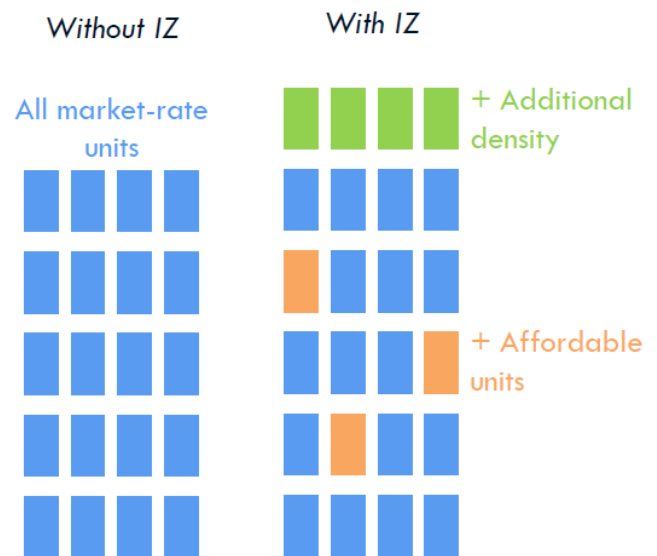
INCLUSIONARY ZONING (IZ)

THE GOAL OF AN INCLUSIONARY ZONING POLICY IS TO SUPPORT GAINESVILLE'S HOUSING NEEDS THROUGH THE CREATION OF AFFORDABLE HOUSING.

Inclusionary zoning is a land use tool that requires or encourages developers to create affordable units in new market-rate residential and commercial developments. Incentives such as reduced parking requirements, additional density allowances, or tax abatements are sometimes provided to encourage participation.

More than 1000 jurisdictions across 30+ states have inclusionary zoning programs. These programs vary along many design considerations, including whether the program is voluntary or mandatory, what amount and depth of affordability is required, if it applies to rental or for-sale development, whether there are alternative compliance pathways such as the payment of a fee in-lieu, and what incentives are available. These policy elements are adjusted based on local policy priorities, housing market strength, and affordability needs.

Illustrative IZ Policy with Density Bonus Incentive



Inclusionary zoning is one of many tools that can support housing affordability, and it presents a variety of benefits and limitations.

Benefits	Limitations
Captures value of land in areas with strong housing markets.	Does not work in weaker housing markets and submarkets.
Serves households earning up to 80% of Area Median Income (AMI).	Do not serve very deep levels of affordability need, such as for households earning up to 30% AMI.
Does not require public subsidy, though public subsidy may be provided as an incentive.	Need to triangulate and optimize between maximizing depth of affordability, ensuring continued housing development, and limiting the cost of incentives.

EXCLUSIONARY ZONING (EZ)

EXCLUSIONARY LAND USE CONTROLS EXCLUDE A DIVERSE (OFTEN RACIALLY DIVERSE) RANGE OF HOUSEHOLDS FROM RESIDENTIAL NEIGHBORHOODS.

Exclusionary lands use controls both directly limit the types of housing that can be built, and indirect limit housing access by contributing to prohibitive housing costs. While zoning is a recognizable land use control, it is one of many tools that local government uses to control how, where, and what kind of development occurs. County and State land use regulations and housing policy, such as HB 7103, also play a role in determining development patterns in Gainesville. HR&A developed criteria with which to review Gainesville's Code of Ordinances.

Exclusionary land use controls are local regulations that:

1. **Directly decrease or limit housing supply in residential areas** (strict lot utilization and parcel constraints)
2. **Increase the cost to build new housing** (strict design and compatibility requirements)
3. **Limit the use of existing housing** (strict occupancy limitations and mobile home location limitations)

Each of these dynamics drives disparate outcomes by race.

Exclusionary Land Use Controls |
Changing exclusionary land use controls is an important tool for reducing racial and economic exclusion across a housing market.

Benefits of Changing Exclusionary LUCs:

- No public funding required to induce private development
- Increases the overall supply of housing
- Can help address legacies of racial segregation by driving new housing supply more evenly across the city
- Reduces the ability of a limited constituency to prevent the creation of housing
- Supports economic growth and expands the City's tax base

Without reducing exclusionary land use controls, all other housing strategies, and those that require subsidy in particular, are less effective and more costly.