

Housing Alliance

Opening Doors to Opportunity

Inclusionary Zoning

The rising cost of housing is a problem for all Oregonians. **For Oregon's most vulnerable** – our handworking families with children, elderly and people with disabilities - **the lack of affordable housing is a crisis.** One out of every four Oregonians is unable to afford the cost of their housing.

Since 1999, a statewide preemption (ORS...) against inclusionary zoning has prevented local governments from using a valuable tool that engages the private market to ensure that affordable housing is built along with market rate housing.

As resources for affordable housing are being reduced, inclusionary zoning is increasingly used by local governments around the country to increase the supply of housing units affordable to low and moderate income families. Inclusionary zoning is a flexible strategy that can be tailored to meet the unique needs of individual communities while also bringing private residential developers into the equation to help solve the affordable housing crisis.

What is Inclusionary Zoning? Inclusionary zoning policies require developers to set aside a percentage of housing units for rent or for sale in new housing developments for low and moderate income families. In return for helping create mixed-income communities developers may receive non-monetary compensation such as density bonuses, zoning variances, expedited permits, etc. that reduce construction costs.

A Part of the Solution - For decades, zoning has been an effective tool of exclusion. It's time we change this way of thinking. The Housing Alliance is committed to giving local government's access to successful policy tools, like inclusionary zoning, that create affordable housing opportunities.

By lifting the pre-emption legislation that prohibits inclusionary zoning, we will give local communities the ability to design successful communities -- communities that give all Oregonians an opportunity to live close to a good school, near their job or in a safe neighborhood.

What are the Benefits of Inclusionary Zoning?

- ❑ **Creating Diverse, Integrated Communities** - Where people live directly impacts their opportunities in life -- access to local jobs and transportation, the schools their children attend and the ability to live in a safe neighborhood with a sense of community.
- ❑ **Designing a Collaborative Approach to the Affordable Housing Crisis** - For too many Oregonians, housing is simply out of reach. Working with the private sector to solve the problem has successfully increased the supply of affordable housing and market rate opportunities in communities across the country
- ❑ **Creating a Diverse Work Force** - A strong, vibrant community needs a skilled, diverse labor pool, including professionals, public servants and service sector employees. Building diverse communities helps maintain a strong local work force essential to attracting and retaining business opportunities.
- ❑ **Protecting Oregon's Vulnerable Families from Displacement** - Inclusionary zoning is an effective tool for maintaining affordability in housing markets. In communities experiencing significant new investment, the housing market increases, displacing low to moderate income families.