

Inclusionary Zoning Policy Principles

We support inclusionary zoning as an effective strategy for addressing the housing crisis. Many local governments use inclusionary zoning to require developers to include a number of affordable units whenever they build apartments or homes for sale. The developers receive land use and planning concession to offset the cost of the affordable units.

We support the following principles for an inclusionary zoning policy for the City of Los Angeles

- 1. Citywide applicability.** The City currently has inclusionary zoning policies for Community Redevelopment Agency Project Areas and in the Central City West planning area. A citywide inclusionary zoning policy would ensure that new housing that is built is affordable to people across a range of incomes throughout the city, rather than further segregating our city along economic lines. It would offer some protection from gentrification to low-income areas.
- 2. Mandatory requirement.** Voluntary inclusionary zoning ordinances have not proven effective in Los Angeles or other places. The City has an affordable housing incentives package that includes density bonuses and parking reductions for private developers who agree to build some affordable units in their projects. Although affordable housing developers use these incentives regularly, developers building market rate housing rarely do.
- 3. Benefits to developers to offset costs of affordable units.** Inclusionary zoning needs to contain benefits to developers to offset the added costs of building the affordable units. Such bonuses could include: density bonuses, reduced parking, relaxed height and yard requirements, expedited processing and waiver or delayed payment of City-imposed fees.
- 4. In lieu fees that accurately reflect the cost of construction.** A frequent problem that hinders the effectiveness of many inclusionary zoning ordinances is the setting of an in-lieu fee at a level that does not reflect the cost of constructing an equivalent number of units. In these cases, the vast majority of developers satisfy the requirement by paying the fee rather than constructing on-site. This results in many fewer units of affordable housing being produced than the number produced by an ordinance with a more realistic in-lieu fee.

Inclusionary zoning has the following benefits:

- 1. Creates more affordable housing units.** *The goal of the inclusionary zoning is to create more affordable housing opportunities when new housing is constructed. The City's Housing Element calls for construction of 8,000 units/year, about half of them affordable to families earning about \$27,000/year. The City is falling far short of this goal each year.*
- 2. Creates and preserves mixed-income neighborhoods.** *The goal is to create more affordable housing in all neighborhoods where new development is taking place. It is a critical strategy for higher income neighborhoods where few affordable developments exists, as well as lower income areas where new apartments are far too expensive for current residents. In both cases, inclusionary zoning will ensure that new development does not entirely exclude low income and working people.*
- 3. Serves low-income and working people.** *Affordable housing created through inclusionary zoning should serve the people who are hardest hit by rising rents: individuals and families with incomes below 50% of median income. People working in the following occupations generally earn less than that: fast food workers, garment workers, cashiers, nurse's aides, security officers, janitors, telemarketers, dental assistants, truck drivers, receptionists, data entry clerks, and sales agents. That would be a single person earning about \$9/hour; a couple earning \$1,840/month; a family with three people an income of about \$24,800/year and a four-person family with about \$27,000/year.*

Los Angeles Inclusionary Zoning Coalition

Endorsement Form

Now is our chance to make sure the City passes a strong inclusionary zoning ordinance. Please sign on to the following steps:

- Yes, I/ We endorse the LA Inclusionary Zoning Coalition Principles. Add my organization's name to the LA Inclusionary Zoning Coalition.
- Add my organization's name to the list of endorsers of the coalition letters to LA City Council and Mayor urging a strong ordinance.
- I / We will participate in delegation visits to City offices (schedules permitting).
- I/We will make phone calls to Council Members & the Mayor at key junctures.
- I / We may have the greatest influence or connection with the following City officials:

- I will contact the following organizations about getting involved in the campaign:

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Other things I can do to support this effort, or other ideas for the campaign:

Name: _____ Position: _____

Organization: _____

Address: _____

Phone: _____ E-mail: _____

Please fill out and fax back to (213) 747-4221
For more information contact ACORN at (213) 747-4211 x 212