



Inclusionary Zoning (IZ) Talking Points

- Research shows Florida will need 669,000 new apartment homes by 2030. Barriers to development, like inclusionary zoning, hinder the apartment industry's ability to keep up with this rising demand.
- While IZ sounds like a good solution on paper, these policies actually reduce housing options for low-income individuals. That's because, in practice, they discourage the development or renovation of multifamily housing where it is needed most.
- The Florida Apartment Association acknowledges the need for affordable housing and supports voluntary incentive programs to address this need.

Inclusionary Zoning Facts

Boston's Experience

- Zoning codes in more than half of Greater Boston's cities and towns include some form of IZ but these laws have produced relatively few affordable units.¹
- Prices in jurisdictions with IZ programs in place for five to 14 years are 3.75%-3.95% higher than prices in similar jurisdictions without IZ programs.²
- The Boston metropolitan area continues to have some of the highest housing costs in the nation.³

West Palm Beach County's Experience

- In early 2006, West Palm Beach County enacted a workforce housing inclusionary zoning ordinance that requires developments of 10 or more units to have 6% of the units developed for workforce housing. Other requirements apply for access to the incentives.
- Palm Beach County needs more than 150,000 units of affordable housing to restore the necessary equilibrium to the market and allow residents to live, learn, and play close to where they are employed.⁴
- The program however, has only added about 500 "affordable" units as of August 2018.

Inclusionary Zoning Alternatives that Stimulate Affordable Housing Development

- Expedited permitting processes for affordable housing projects.
- Tax incentives or reduced impact fees for affordable housing projects.
- Increasing density for affordable housing projects.
- *Note: Incentives should be developed to meet the needs of the local community and should include input from housing developers to ensure the incentives are successful.*

¹ Jenny Schuetz, Rachel Meltzer, and Vicki Been, Furman Center for Real Estate and Urban Policy, NYU https://www.hks.harvard.edu/sites/default/files/centers/taubman/files/silver_bullet.pdf

² Jenny Schuetz, Rachel Meltzer, and Vicki Been, Furman Center for Real Estate and Urban Policy, NYU https://www.hks.harvard.edu/sites/default/files/centers/taubman/files/silver_bullet.pdf

³ Jenny Schuetz, Rachel Meltzer, and Vicki Been, Furman Center for Real Estate and Urban Policy, NYU https://www.hks.harvard.edu/sites/default/files/centers/taubman/files/silver_bullet.pdf

⁴ Robert Weinroth, *Affordable Housing in Palm Beach County Continues to be Out of Reach for Many* (8/17/2018), <http://www.bocaratontribune.com/bocaratonnews/2018/08/affordable-housing-palm-beach-county-continues-reach-many/>