

INCLUSIONARY
ZONING:
UNLOCKING THE DOOR
TO REGIONAL EQUITY

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Presentation

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**Despite slow progress,
metro Baltimore housing market
is still very segregated
for African Americans.**

**Racial Segregation Index
(0 to 100; 100 = total apartheid)**

1970 81

2000 68*

(*27th worst among 100 large metro areas)

*** * ***

**But *economic* segregation
has been increasing.**

**Economic Segregation Index
(0 to 100; 100 = total apartheid)**

1970 40

2000 43*

(*11th worst among 100 large metro areas)

**,SEGREGATED HOUSING
(RACIAL AND ECONOMIC)
IS A RESULT OF
FEDERAL, STATE, & LOCAL
POLICIES THAT SHAPED
(AND REINFORCED)
PRIVATE PREJUDICES.**

**EXAMPLES:
FHA/VA “REDLINED” BLACK &
INTEGRATED NEIGHBORHOODS**

*** * ***

CITIES ENACTED RACIAL ZONING

*** * ***

**STATE COURTS ENFORCED
RESTRICTIVE DEED COVENANTS
AND ALLOWED REALTORS
TO DISCRIMINATE**

**TODAY
JIM CROW BY INCOME
IS REPLACING
JIM CROW BY RACE.**

**BIGGEST TOOL:
EXCLUSIONARY
ZONING**

- *large minimum lots**
- *large minimum sq ft**
- *anti-apartment bias**

CONSEQUENCES OF EXCLUSIONARY ZONING:

**Low- and modest-income workers
denied ready access to
growing suburban job centers
or must make long, costly drive to
low-wage jobs;**

**Their children denied access to
low-poverty suburban schools;
(Housing policy *is* school policy.)**

**Exclusionary zoning promotes
urban sprawl, air pollution, and
loss of farmland & open space.**

Montgomery County-type

inclusionary zoning (MPDU) law:

85% market rate

10% working class

5% public housing

**From 1980 to 2000,
316,000 housing units
were built in metro Baltimore.**

MPDU law would have meant

- **25,300 affordable homes for working class families; and**
- **12,650 homes for very low-income families**

**located primarily in new,
low-poverty suburban
developments**

HYPOTHETICAL IMPACT OF MPDU IN ANNE ARUNDEL 1980 to 2000

<u>community</u>	work- force <u>units</u>	welfare-to- workforce <u>units</u>
ANNE ARUNDEL CO	5,950	2,975
SEVERNA PARK	285	143
CROFTON	305	152
ARNOLD	324	162
PAROLE	381	191
LAKE SHORE	106	53
SEVERN	570	285
ODENTON	357	179
PASADENA	190	95
Rest of County	1,827	913
GREEN HAVEN	315	158
RIVIERA BEACH	154	77
ANNAPOLIS CITY	338	169
SOUTH GATE	321	160
FERNDALE	132	66
GLEN BURNIE	277	139
BROOKLYN PARK	37	18
FORT MEADE	34	17

**Over 130 cities and counties
adopted inclusionary zoning.**

**Anne Arundel County
is a strong candidate.
Council members
Barbara Samorajczk
and Pamela Beidle
are drafting bill
for introduction
this summer.**

Workforce Housing Unit (WHU) draft provisions (“work in progress”)

[1] applies to 10 or more units;

[2] 10% set-aside for WHUs;

[3] eligibility: only residents or full-time workers in county below

*** 80% of AMI for ownerships**

*** 60% of AMI for rentals**

[4] 10% density bonus;

[5] 20-year price control period;

[6] off-site alternatives or payment to county affordable housing fund;

[7] Arundel Community Development Services, Inc. can buy or rent some WHUs directly.

RUSK SUGGESTIONS

[1] Work with homebuilders now;

**[2] Specify ACDS buys or rents
one-third of WHUs;**

**[3] Be extra cautious about off-site
WHUs or payments in-lieu-of;***

[4] Consider longer control period;

**[5] Provide higher density bonus,
wider array of cost offsets for
builders;***

**[6] Consider higher percentage set-
aside for WHUs***

***to be determined by joint cost analysis**

What's needed?

**Strong, well-organized,
grassroots support.**

**A faith-based coalition
of suburban congregations
is KEY
to mobilizing such
grassroots support.**

Key events:

early June – next MPDU tour

**June 17 – Anne Arundel Workforce
Housing Rally (7 p.m. at Calvary
United Methodist Church, 320
Rowe Blvd, Annapolis)**