exclusionary zoning

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Tunua Thrash-Ntu, Executive Director of LISC LA

defined as census tracts where the federal poverty rate is 40 percent or more—lack resources to provide quality schools, job opportunities, safe streets, and access to quality healthcare

concentrated poverty
Since the 1990s, trends reducing the proportion of poor families living in neighborhoods with concentrated poverty have reversed, and experts site public policy as the source.

Exclusionary zoning is a silent policy that keeps affordable housing out of neighborhoods through land use and building code requirements.
The Fair Housing Act of 1968 prohibits discrimination based on race, color, national origin, religion, sex, ability, and familial status.
Enslavement
Covenants
Redlining
Large Lot
No-Multifamily
No-Density

unable to own
Low and depressed wages
mortgage barriers
predatory practices
depressed appraisals

Economic Tactics = Exclusionary Zoning
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1 lot = 1 house
Minimum Lot Size
Large Lot Size
Height Limits

Limits mobility and access to neighborhoods of opportunity
Recently, use of exclusionary zoning has reversed into the urban core as wealthy and largely white families move back into cities. Within cities, policies like building height limits and school district lines increase property values and force low-income families into areas of concentrated poverty.
America’s big cities are being forced to bear a disproportionate share of the public costs of dealing with poverty, and this fiscal burden is hurting both our cities and the nation as a whole.

-Brookings Institute
Don't Change the Character of My Community

Proponents of exclusionary zoning cite declining property values as the primary reason to keep low-income people out of their neighborhoods.

More than a century ago, The City of Berkeley pioneered rules prohibiting affordable, multifamily housing from certain areas, and with it, created a new class of neighborhoods reserved exclusively for single-family homes.
Zoning = Opportunity
What can we do rethinking land use?
...concentrated poverty is not inevitable, but rather the result of “choices” our society makes.
The irony is that the vast majority of affordable housing developments exist free of controversy after they get built. Most of them have little to no effect on crime rates and property values, and long-term residents eventually forget about the toxic political fights they generated.

-Boston Globe August 4, 2020
Eliminating Exclusionary Zoning Practices won't be enough

- Upzoning to allow for triplexes
- Eliminating Parking
- Subsidizing Affordable Housing
- Housing Near Transit

“I get it. It’s hard. Change is hard. But it’s essential.”

Jarred Johnson, one of the activists with Abundant Housing Massachusetts