

Inclusionary Zoning and Housing Market Outcomes

Emily Hamilton



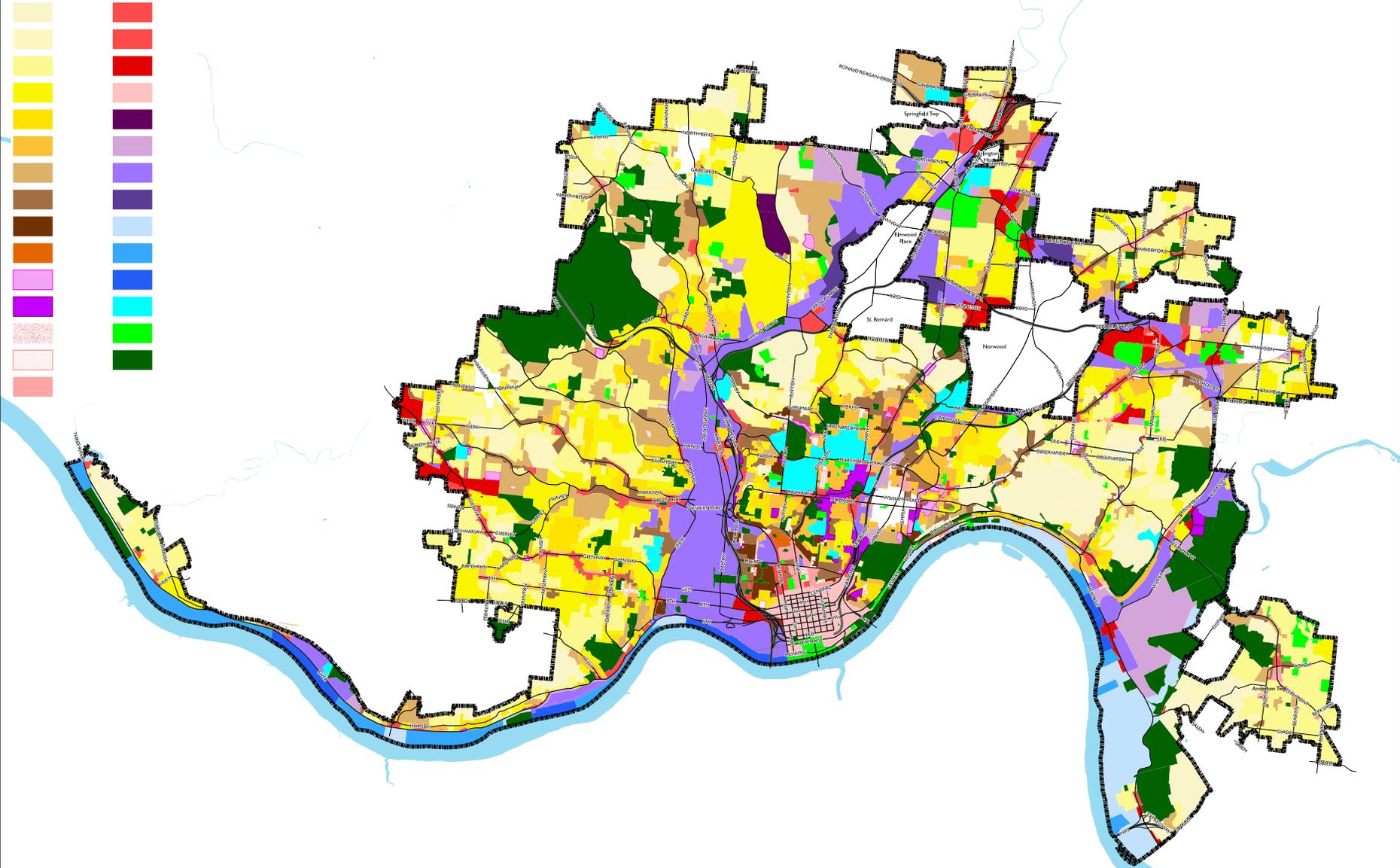
MERCATUS CENTER
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- Theory of inclusionary zoning
- My research on inclusionary zoning in the Baltimore-Washington region
- Inclusionary zoning experiences

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Cincinnati Zoning

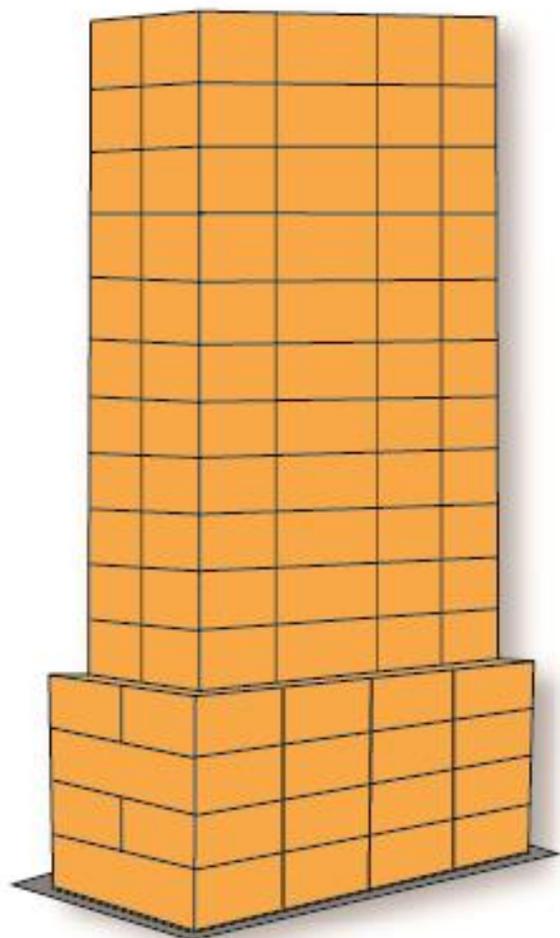


Prepared by: Department of City Planning

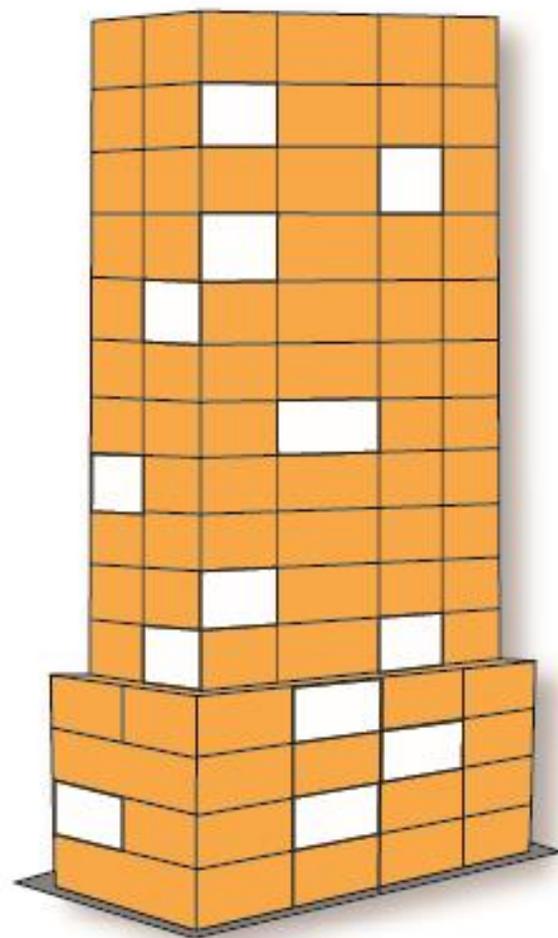
Prepared 1/2/18



**Development
without IZ**



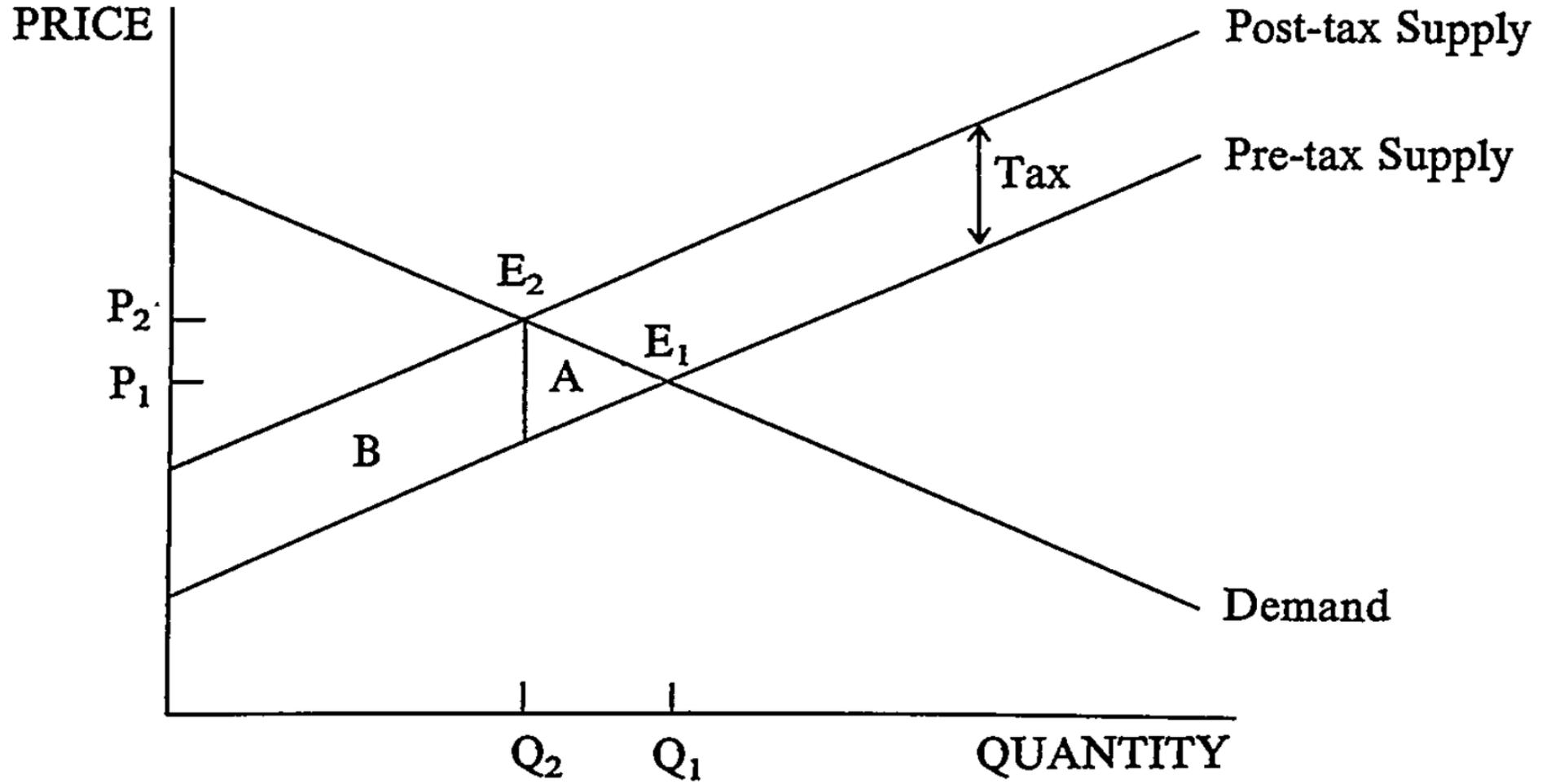
**Development
with IZ**



-  Market unit
-  Affordable unit

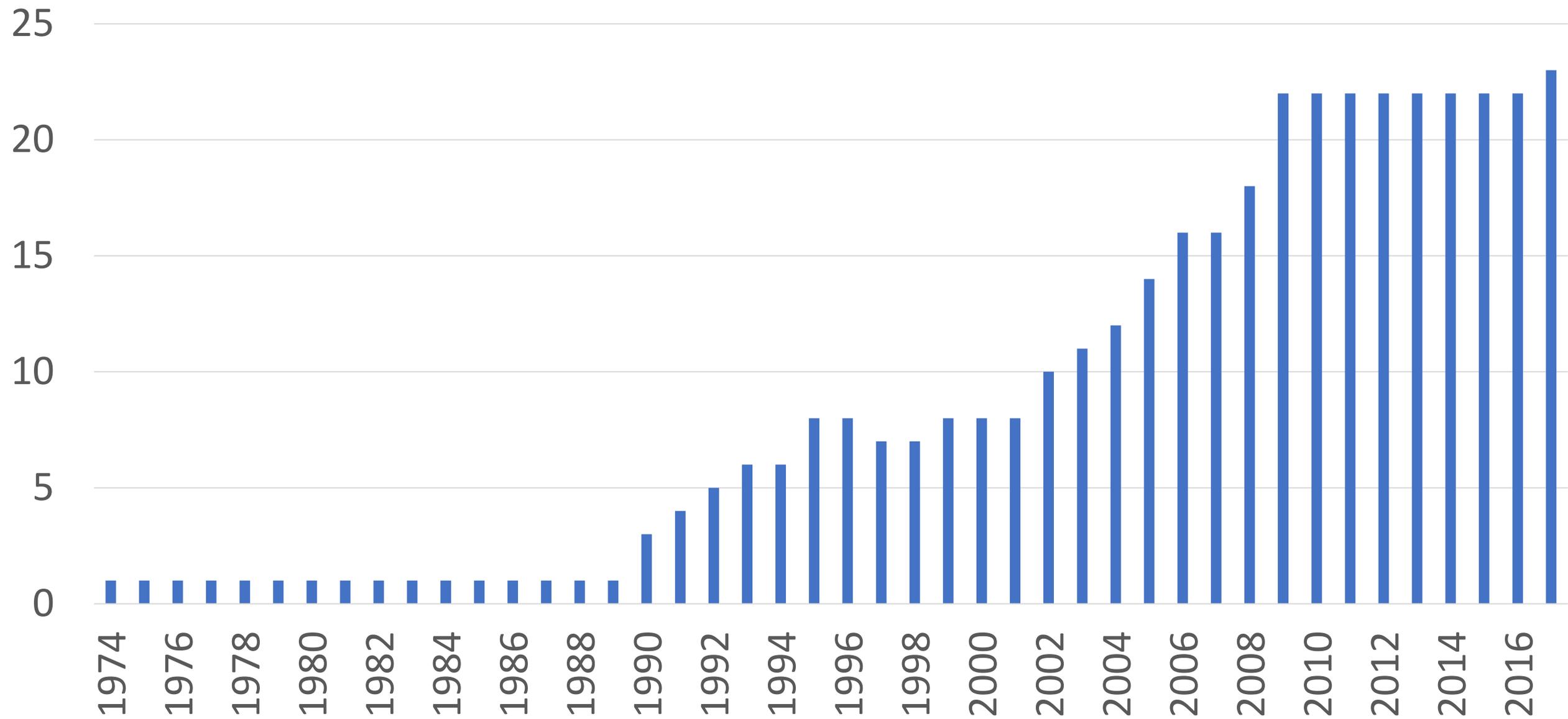
Figure 2

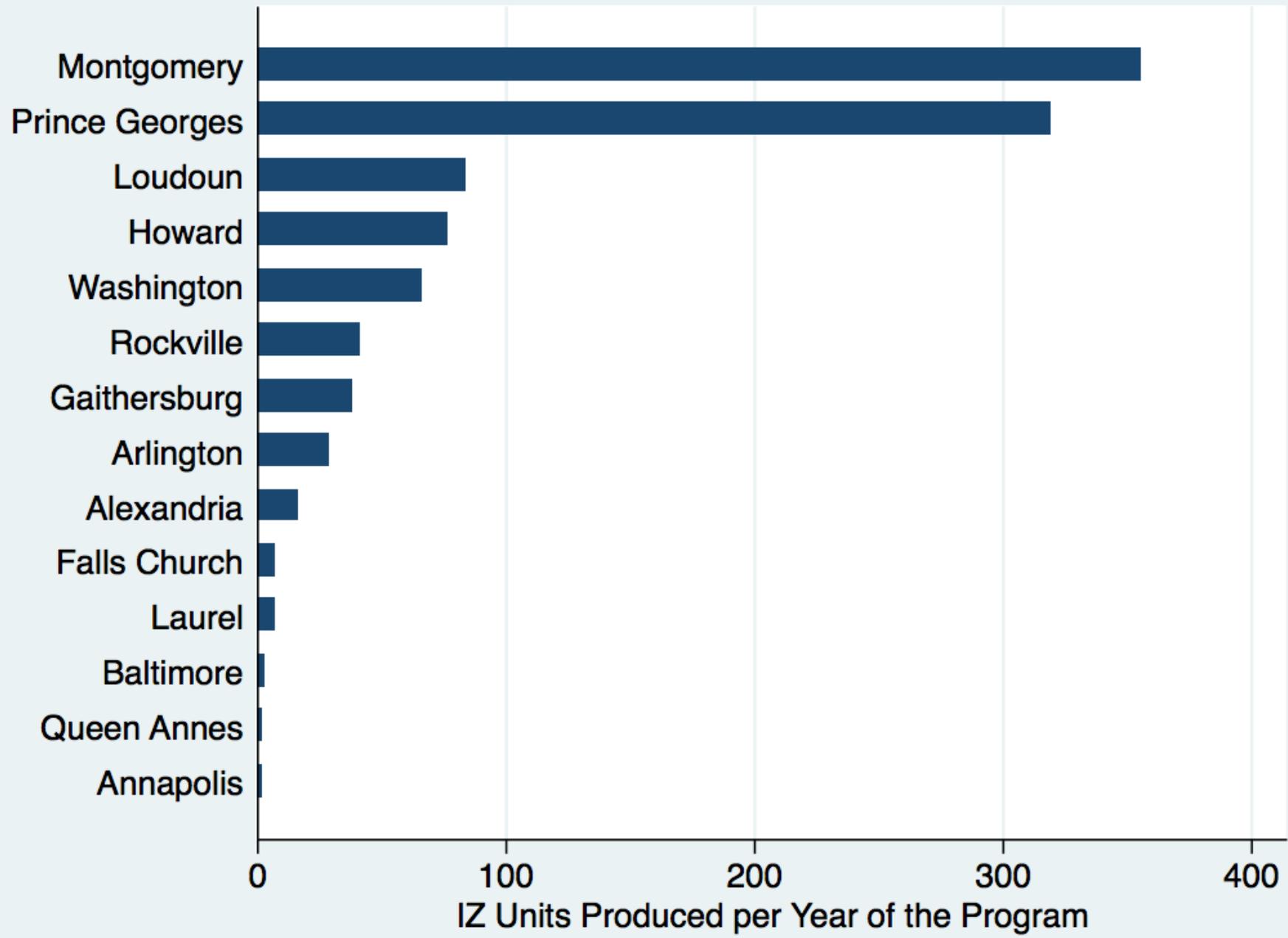
The Incidence of a Construction Tax Imposed By a City
Without Perfect Substitutes



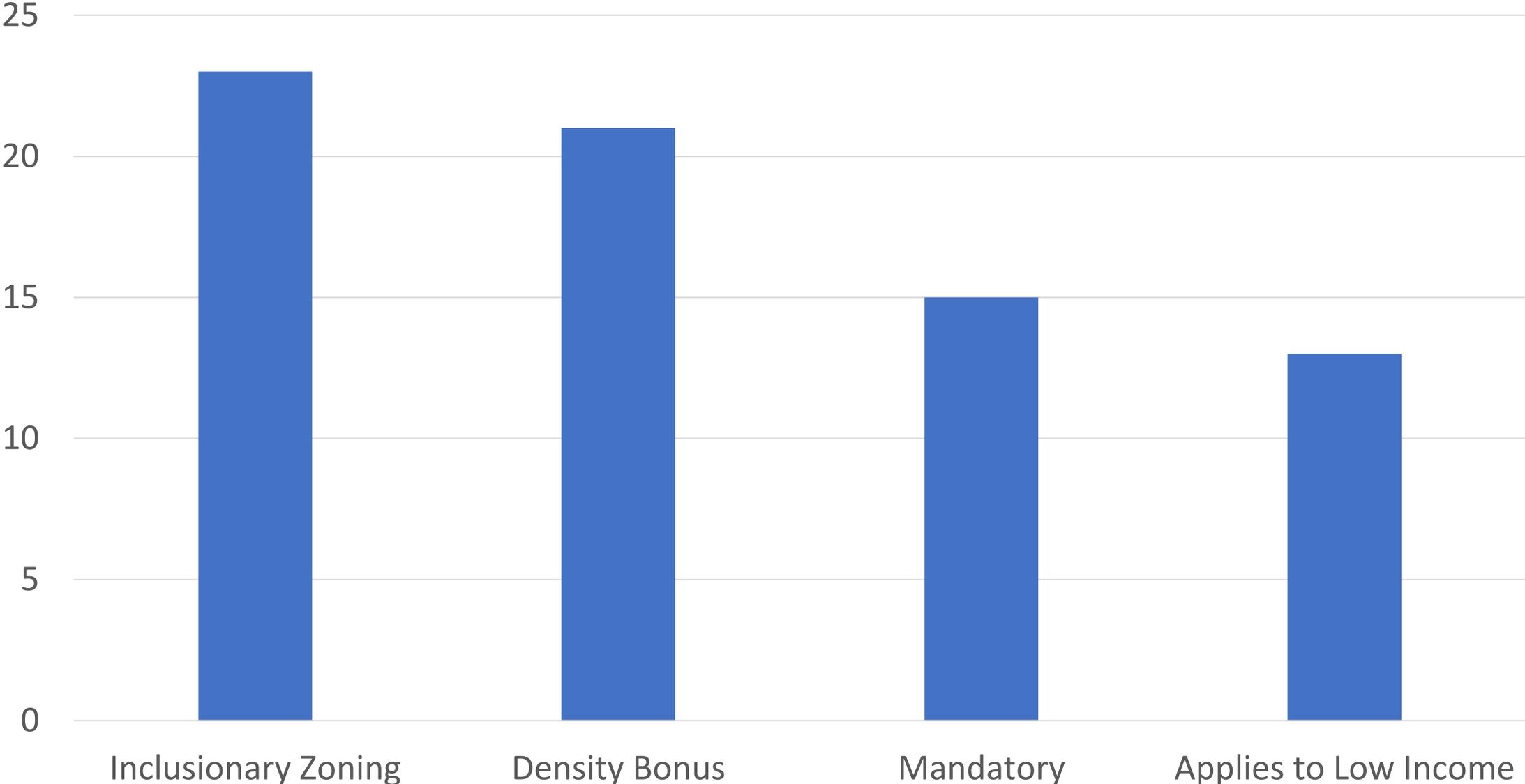
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IZ Programs out of 55 Jurisdictions in Washington Region





Number of Programs in Washington Region



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Key Findings on IZ

- Potentially exacerbates housing affordability problems
- No studies have found that IZ has increased housing supply or reduced market-rate prices
- Not a path to unwinding exclusionary zoning

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