Inclusionary Zoning and Housing Market Outcomes

Emily Hamilton
• Theory of inclusionary zoning
• My research on inclusionary zoning in the Baltimore-Washington region
• Inclusionary zoning experiences
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Figure 2
The Incidence of a Construction Tax Imposed By a City

*Without* Perfect Substitutes

**Diagram Description:**
- **Price Axis (Y-axis):**
  - $P_1$ to $P_2$
- **Quantity Axis (X-axis):**
  - $Q_1$ to $Q_2$
- **Demand Curve:**
  - Decreasing from left to right
- **Pre-tax Supply Curve:**
  - Increasing from left to right
- **Post-tax Supply Curve:**
  - Same shape as the pre-tax supply curve
- **Tax:**
  - Vertical line from $E_1$ to $E_2$
  - Height represents the tax amount
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IZ Programs out of 55 Jurisdictions 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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