

On Wed, Oct 26, 2016 at 10:03 AM, jcortright <jcortright@gmail.com> wrote:

One follow up item from last night.

Housing staff's response to my critique of the low numbers of units produced by the NYC inclusionary zoning program to date was to claim that this was due to the fact that it was a "voluntary" program, and that now NYC has a mandatory program.

We've tracked the debate over and implementation of Mayor de Blasio's IZ program carefully at City Observatory. Its worth noting that the "mandatory" features of the plan *only* apply when a property owner seeks an up-zoning. So if you build at the currently allowable zoning levels, the IZ provisions DO NOT apply. So its hardly the case that the NYC IZ program is a model for what they are proposing.

<http://cityobservatory.org/the-politics-of-grand-housing-bargains-nyc/>

<http://cityobservatory.org/caught-in-the-prisoners-dilemma-of-local-only-planning-2/>

Also: as of about a month ago, when we last wrote about NYC, exactly two projects had advanced to the approval stages in the NYC mandatory IZ program. Both of them were shot down due to neighborhood opposition to higher density. That is: neighbors objected to getting more affordable units in their neighborhood due to concerns about density and parking. The City Council denied the zone change requests, and it now looks like both projects will go forward at the lower densities allowed under the current code, and with no affordable units. In both cases, developers tried to do "the right thing" by offering up larger projects with significant numbers of affordable units, but got their legs cut out from underneath them by the local City Councilors using their neighborhood veto prerogative.

This is not a policy that is working, or one that provides any useful examples for Portland, except perhaps what we shouldn't be doing.

In my view, this is a perfect example of IZ in a microcosm: It lets political leaders claim that they are doing something about housing affordability, but in reality it does nothing to solve the problem, and may actually make it worse.

Joe

<http://cityobservatory.org/inclusionary-zoning-has-a-scale-problem/>

Detail behind by testimony.

--

Joe Cortright | Impresa | [503.213.4443](tel:503.213.4443) | @Joe_Cortright