



exclusionary
zoning

*presented to SCAG, March 4, 2021
Tunua Thrash-Ntu, Executive Director of LISC LA*



concentrated
poverty

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



Since the 1990s, trends reducing the proportion of poor families living in neighborhoods with concentrated poverty have reversed, and experts cite 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.





Enslavemet

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



Economic Tactics = Exclusionary Zoning

1 lot = 1 house
Minimum Lot Size
Large Lot Size
Height Limits

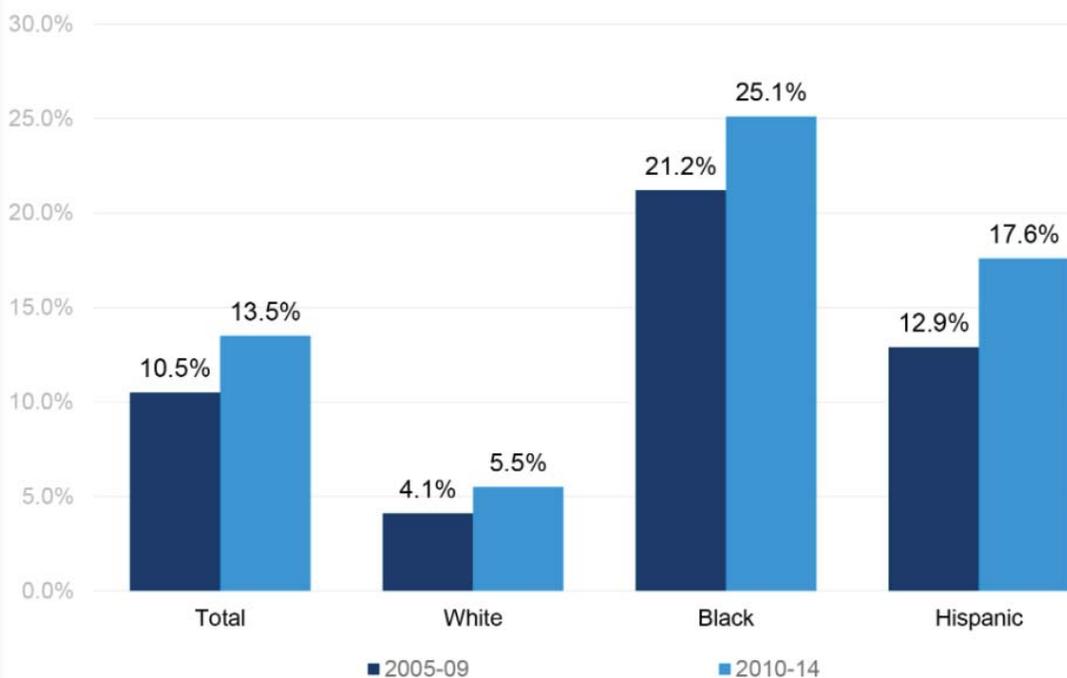
Limits mobility and access to neighborhoods of opportunity



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.



Figure 1. Concentrated poverty rate by race and ethnicity



Source: Brookings Institution analysis of American Community Survey data



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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.

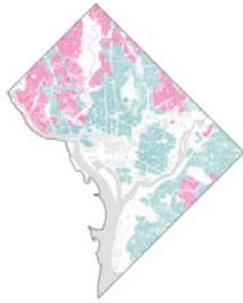
More than a century ago, The City of Berkeley pioneered rules prohibiting affordable, multifamily housing from certain areas, and with it, created a new class of neighborhoods reserved exclusively for single-family homes.



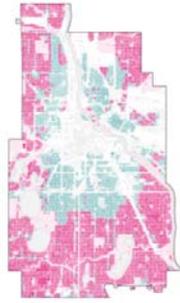
Residential land zoned for: ■ detached single-family homes ■ other housing



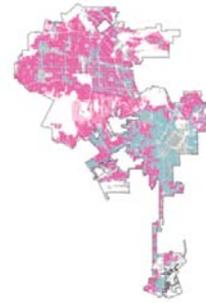
New York **15%**



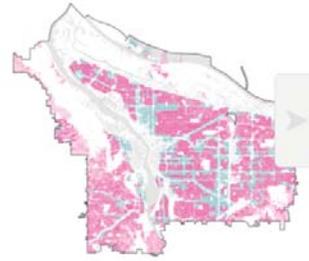
Washington **36%**



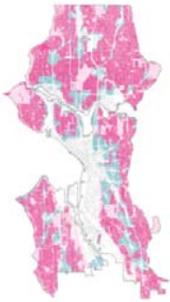
Minneapolis **70%**



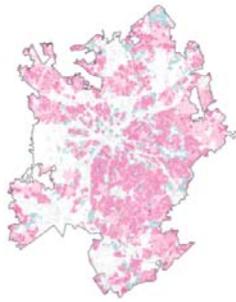
Los Angeles **75%**



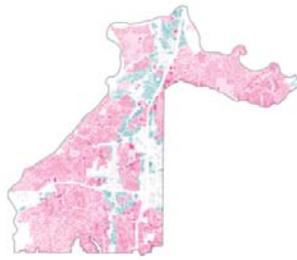
Portland, Ore. **77%**



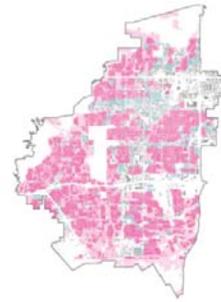
Seattle **81%**



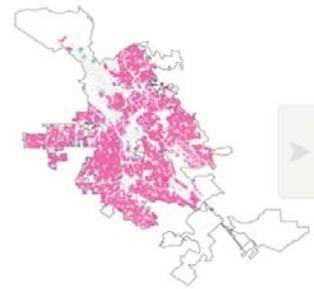
Charlotte, N.C. **84%**



Sandy Springs, Ga. **85%**



Arlington, Tex. **89%**



San Jose, Calif. **94%**



Zoning = Opportunity



What can we do rethinking land use?



2duplexes

One lot



“

...concentrated poverty is not inevitable, but rather the result of “choices” our society makes.

modern phrases exclusionary results

**FIERCE
BACKLASH**

**NO
PARKING**

**LOSS OF
PROPERTY
VALUE**

DENSITY

DRUGS

**RUIN THE
NEIGHBORHOOD**

**NEIGHBORHOOD
CHARACTER**

**LOUD
MUSIC**

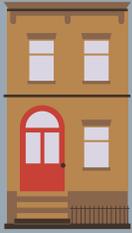
CROWDING

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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

Tunua Thrash-Ntuk
Executive Director, LISC LA
www.lisc.org/los-angeles
tthrashntuk@Lisc.org

The LISC logo consists of the letters "LISC" in a white, bold, sans-serif font, centered within a solid blue rectangular background.

LISC