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Week 1 206 – Homework

Inclusionary Zoning Practices

   Constantine E. Kontokosta' article titled, "Do inclusionary zoning policies equitably disperse affordable housing? A comparative spatial analysis" delves into comparing inclusionary zoning policies in Suffolk and Montgomery counties based on their differences in approaches to these policies. One county has more localized zoning policies while the other takes on a regional approach to zoning policies. This article seeks to look at the impact of inclusionary zoning and its long-term effects on combating communities that are segregated by income. As explained in the article, data is gathered from the production and spatial distribution of low-income housing within both Suffolk and Montgomery counties. It is concluded that inclusionary zoning is higher in low income areas that are more racially diverse. Through regression models that predict the likelihood of a neighborhood having inclusionary zoning and affordable housing built, the article suggests that these are spatially clustered in these low-income areas and therefore inclusionary zoning has not desegregated communities.

   I enjoyed the topic of this article because it seeks to critique policies that seem to be created for desegregated and more inclusive neighborhoods. Inclusionary zoning is practiced in many areas and has grown traction in the hopes of integrating low income communities into areas that are mixed income and would therefore disband high concentration of impoverished areas with affordable housing. Through comparing two counties that have the same number of housing units and similar ownership rates but that take two different approaches to their inclusionary zoning practices, both counties still had higher concentrations of affordable housing built in low-income areas. The use of regression models to predict probability of affordable housing with various units gives the ability to specify which factors effect more production of low-income housing. Coupled with a spatial model that maps the neighborhoods and concentrations of low-income housing, then a stronger argument can be made for predicting where housing in being built despite inclusionary zoning being intended to desegregate low income communities.

Kontokosta, Constantine E. Do inclusionary zoning policies equitably disperse affordable housing? A comparative spatial analysis. *Journal of Housing and the Built Environment*. Vol. 30, No. 4 (November 2015), pp. 569-590 (22 pages)