

Using the Inclusionary Housing Programs in California Database

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Introduction



Inclusionary Housing (IH) programs (also known as Inclusionary Zoning) are policies adopted by cities and counties in California to stimulate affordable housing production whenever new market-rate housing development occurs. In the late 2000s, the [California Coalition for Rural Housing](#) (CCRH) developed a database documenting the characteristics of inclusionary housing programs across California. It was used extensively by local governments, affordable housing advocates, consultants, and academic researchers to design, implement, and study IH programs and underlying policies. In 2019, CCRH and the [Nonprofit Housing Association of Northern California](#) participated in an effort led by [Grounded Solutions Network](#) to conduct a national census of inclusionary housing programs. With the assistance of the University of California, Davis, [Center for Regional Change](#) (CRC), the subset of inclusionary housing programs in California is now placed online in a publicly accessible format to inform stakeholders and help make the case for inclusive communities where everyone, including disadvantaged populations, will have access to decent and affordable homes in good locations. For the full national inclusionary housing database, including fee-based programs, visit Grounded Solutions' [Inclusionary Housing Map & Program Database](#). The coronavirus pandemic has accentuated the critical importance of affordable housing near quality health care and social services and the significant public health, environmental, and socioeconomic impacts of housing inequality.

How to use the Inclusionary Housing Programs in California Database

The [IH database](#) consists of three sections: the Filter selection, a map display, and a list of IH jurisdictions and programs (*the database displays best on a computer*).







Filter selection

- **When the database first opens**, all IH programs are displayed in the map and the list on the right of the screen. Place your cursor within either pane and scroll down to see more filters or programs.
- **To narrow the results**, use the filters on the left side of window. Each filter is separated by a green border. Click the toggle on the top right side of each filter box to turn it on (blue ) and off (black ). With the exception of the top filter, filters are turned off by default.
- **Within each filter box**: Clicking the button selects the criteria, and the button will turn blue . Clicking the button again removes that criteria (and the color returns to white). Make a selection to start


filtering by that criteria, and the number of programs selected will begin to change (as displayed in the top center of the map pane).

- Note: Make sure the filter is toggled to the on position to use a filter.
- **Most filters have the phrase “includes any of.”** This phrase indicates that a jurisdiction will be included if its inclusionary housing program has *any* of the selected criteria within that filter box. As more criteria are selected within a filter, more programs may be added to those shown.
- **Narrow the selection** by turning on other filters, which are separated by a green border. The choices across all filters that are toggled on must be met.
- **Refining Results.** In this filter, *all* of the criteria must be met, and selections will refine and limit the list of IH programs shown. However, within each criteria, you may make multiple selections, which will add to the number of IH programs shown.
- **Filtered Result.** The filtered programs will display on the map and the list on the right.

Map and table

- **The number of programs** as a result of the filter criteria is displayed in the top-center of the map box, and the jurisdictions/programs meeting those criteria appear in a list to the right of the map (desktop view) or below the map (iPad view). Click the  button next to a jurisdiction name in the table to open a window with detailed program information (scroll down within the box to see all information).
 - Note: if you have previously selected a jurisdiction or clicked on the “+” button, a green border will appear around the listing and it will remain showing even if it does not meet the current filters selected. This is a bug that ESRI is currently working to fix.
- **Select jurisdiction/program.** Use the Select and Clear icon  to select a jurisdiction on the map or the list on the right of the screen. Click on the dropdown menu to select a group of jurisdictions on the map. To see only the selected jurisdictions/programs in the list, click on the Show Selection icon  at the top of the list. From there, click on the Actions icon to zoom to, pan to, or export the selection. The selection can be cleared here or on the map.
- **Search locations** using the search icon at the top of the map.
- **Display the legend** by clicking on the blue legend icon  in the header.

Download data

- **Click on the Actions icon**  on the top of the list of jurisdictions to export data to JSON, CSV, or GeoJSON. The “Export All” action will export all of the *selected* jurisdictions (the number appearing in the map box). If you would like to export all of the IH 144 programs within the entire database, turn off all of the filter selections.

IH Database filter glossary

Characteristic	Description
AMI (Area Median Income)	AMI is determined annually by the US Department of Housing and Urban Development (HUD) for each metropolitan area or county.
Developer Incentives	Building IH into a project may result in lower profits. Incentives help mitigate or eliminate the cost of implementing IH programs.
Enforcement and Remedies for Noncompliance	Enforcement measures are needed to ensure that IH units are actually built; rental units or homes continue to be occupied by the correct income categories; rent for rental units does not exceed a specified ceiling; and that resale complies with restrictions.
Compliance Options	Not all IH programs require that affordable housing be built. Listed here are other options that can meet the requirement for meeting the requirement for affordable housing. Note: Paying an In-lieu fee is an alternative only if on-site units are required by the IH program.
Household Income-Targeting Requirements	
Income Categories Used to Determine Unit Mix	ELI – extremely low-income; VLI – very low-income; LI – low-income; Moderate – moderate-income; and Above Mod – above moderate-income. Note that many jurisdictions do not have housing that targets ELI.
Mandatory Program	Mandatory programs require a certain percentage of affordable units to be built with a new housing development.
Number of New Units that Trigger the IH Program	This filters identifies the threshold minimum number of units in a project sparking inclusionary housing requirements.
Ownership Program	Applies to units for sale. More commonly targeted to moderate income levels.
Percentage of Affordable Units	Identifies the percentage of affordable units required for each housing development.
Rental Program	Applies to units for rent.
Terms of Affordability	IH may only apply for a certain number of years,
Unit Concessions	Permits the developer to meet different requirements for IH units.
Voluntary Program	Voluntary policies incentivize the provision of affordable housing but the developer is not required to provide it.