

STRATEGY 101: INCLUSIONARY ZONING

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The City of Centennial has launched a Housing Study to explore housing costs and availability in Centennial and to understand the entire spectrum of housing issues, define various needs for housing and identify priorities to potentially inform policy. This study is a major undertaking that prioritizes community input and collaboration among a wide range of community stakeholders. For more details about the study, visit centennialco.gov/housing.

STRATEGY 101: INCLUSIONARY ZONING

The Housing Study Working Group has identified inclusionary zoning as one of first strategies that they would like to evaluate further as part of this process. We want your feedback on how you think inclusionary zoning will impact Centennial.

What is an inclusionary zoning ordinance? Inclusionary zoning is a program that expands the locations and availability of affordable housing by establishing a requirement that new housing developments include a percentage of affordable housing as part of the project. Inclusionary zoning can include incentives to developers to help offset the costs of providing affordable housing. Affordable housing is defined by income restrictions that are typically established through a Housing Needs Assessment.

Why consider inclusionary zoning?

Inclusionary zoning encourages the creation of mixed-income neighborhoods, providing workforce housing options as recommended by Centennial NEXT. Inclusionary zoning also brings private-sector development into partnership with the City to provide affordable housing, reducing the amount of public money invested in the creation of housing.

Will inclusionary zoning apply to all new residential development?

There is more than one way to design an inclusionary zoning program. Centennial will need to consider what development should be part of an inclusionary zoning program, which might include:

- All new housing development projects as mandatory participants
- New housing projects with a certain number of units (such as a minimum of 10 or 20) as mandatory participants



- Developments voluntarily include a certain percentage of affordable units in exchange for greater density (taller buildings, smaller lots)
- Projects with ownership (for sale) housing, projects with rental housing, or both

In addition to building affordable housing as part of the housing development, Centennial would also give developers an option to pay an affordable housing fee instead of (in lieu of) construction.

Is inclusionary zoning a solution to the affordable housing gap in Centennial?

Inclusionary zoning alone will not provide enough housing to meet all affordable housing needs in Centennial. As part of an affordable housing strategy, it can help close the affordable housing gap by helping provide housing for residents earning less than \$75,000 a year.

Do other Colorado communities have inclusionary zoning programs?

Yes! Longmont, Broomfield, Superior, and Boulder all have inclusionary zoning programs. Recent changes in Colorado law mean that other communities are considering inclusionary zoning programs now just as Centennial is.

