

Affordable housing making gains

By Dan Walters – Capitol Alert

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A third of California's cities and counties have adopted so-called "inclusionary" policies requiring housing developers to meet quotas of below-market housing in their projects, according to a new survey by the Southern California Association for Non-Profit Housing and several allied groups.

The survey found that inclusionary policies have been adopted in 170 jurisdictions, up from 107 in 2003, and that they have created an estimated 30,000 below-market housing units since 1999.

That sounds like a big number but compared to California's overall housing market, it's tiny. The state needs about 200,000 new units of housing each year to keep pace with population growth, and the housing industry generally meets it.

The affordable housing report says that the - until recently - skyrocketing housing market, which excluded many middle-income families, including local governments' own workers, spurred the jump in local government action. It noted, however, that the state's largest city, Los Angeles, has not yet adopted an inclusionary policy.