



**STAFF REPORT**  
Board Meeting of July 19, 2023

**AGENDA ITEM:** 5-J

**PREPARED BY:** Jeff Findley, Principal Regional Planner

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**SUBJECT:**

San Joaquin Valley Regional Early Action Program (REAP) Executive Summary for the Inclusionary Housing in the San Joaquin Valley Study

**Enclosure:** Yes

**Action:** Information and Discussion Only

**SUMMARY:**

The San Joaquin Valley Regional Early Action Program (REAP) commissioned a study on Inclusionary Housing. The enclosed Executive Summary discusses Inclusionary Zoning and Housing in the San Joaquin Valley for local agencies.

Inclusionary zoning is a tool that facilitates the production of affordable housing units by requiring developers to incorporate a defined percentage of affordable units into market-rate developments. The first inclusionary ordinances were implemented in the 1970s, and their popularity has grown since. According to a Grounded Solutions Network report, as of 2019 there were 162 jurisdictions within California that have inclusionary housing programs that go above the State's Density Bonus requirements.

Inclusionary housing ordinances provide opportunities for lower- and sometimes moderate-income households to live in higher resource areas and can also reduce opposition to affordable housing by dispersing it throughout the community. While inclusionary zoning is effective in creating additional affordable units in a community, it cannot generally be relied on to produce a sufficient number of affordable units to meet the entire need for such units in a community. However, in conjunction with other programs and complimentary incentives, inclusionary ordinances can be a key component to increasing the number of affordable units within a community and achieving a jurisdiction's lower-income Regional Housing Needs Allocation requirements.

Additional information may be found at: [SJV Inclusionary Housing](#)

**FISCAL IMPACT:**

No fiscal impact to the approved 2023-24 Overall Work Program and Budget.