

Sharing your reading: inclusionary zoning

The Bethlehem Gadfly Affordable Housing, Serious Issues, Sharing your reading, Uncategorized
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(Latest in a series of posts about affordable housing)

(also 3rd in a series about sharing your reading)

Jeff Speck, “Pass a mandatory Inclusionary Zoning ordinance”

(Walkable City Rules, 2018)

Gadfly had never heard the term “inclusionary zoning” before reading Speck. Maybe we already have it. He doesn’t know. But the term felt new and got him thinking about this subject of affordable housing that we have been following lately.

(Speck, by the way, gifted Gadfly another new term worth incorporating into your wordbank: “attainable housing.” For Gadfly, it adds a layer of meaning to “affordable.” Try it on.)

Gadfly probably doesn’t have to tell you that he can be a drama king. If you need a reminder, go to his [“A Plea for Affordable Housing,”](#) the post that started this thread back in June.

At least take 70 seconds and listen again to the guy who somberly ended the parade of resident speakers at the Nitschmann meeting on the Martin Tower demolition.

AUDIO RECORDINGS UNAVAILABLE IN THIS ARCHIVE

Gadfly will never forget that quiet, unassuming guy and his moving simplicity. Pleas for help like this — and the [South Bethlehem Historical Society letter](#) — are like those sticky wall balls thrown at Gadfly's mind.

Here's Gadfly in full drama mode:

Let's keep that muffled elderly voice and the vigorous chorus of audience support in mind as we think about what the City can do to remedy the lack of affordable housing.

There is a problem, and "we" know in our guts something has to be done about it.

Martin Tower, 548 apartments proposed (or is it 528? or 598? The mind boggles). The Boyd Theater, 120. Skyline West, 50.

How many of these housing units will be affordable, attainable?

Enter "inclusionary zoning."

Speck:

- "Most IZ programs require that between 10% and 30% of new units be significantly below market rate."
- "Most IZ programs offer density bonuses in exchange for participation." (Note — thanks to [Councilwoman Negrón](#) for calling this to our attention — that we seem to already have "density bonuses": [Zoning Ordinance Article 1307. Workforce Housing Incentive](#)).

What are you reading these days? How about sharing with us? Gadfly invites you to share a few clips of your reading — with or without comment — or a few thoughts from your reading pertinent to the Gadfly project of the good conversation about Bethlehem that builds community.