



# Codebook for CityHealth: Inclusionary Zoning Laws

**Prepared by Legal Science, LLC**

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## **CITYHEALTH: INCLUSIONARY ZONING LAWS**

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### **Codebook**

This codebook describes the variables in a dataset that examines variation in state, county, and city laws regulating inclusionary zoning. This dataset includes the 40 largest cities, their respective counties, 25 states and the District of Columbia. This dataset is cross-sectional, capturing currently effective law valid through October 1, 2016.

There are six standard variables in every MonQcle dataset. They are:

#### **ID:**

An identification code generated by the MonQcle.

#### **FIPS CODE:**

The Federal Information Processing Standard (FIPS) codes are a standardized set of numeric codes issued by the National Institute of Standards and Technology to ensure uniform identification of geographic entities through all federal government agencies.

#### **JURISDICTION:**

This is a dropdown selection in each coding form. It includes the jurisdictions coded in the dataset.

#### **EFFECTIVE DATE:**

This date (MM/DD/YYYY) is the most recent effective date of the legal text captured for this place. The effective date represents the date the policy coded was put into effect.

#### **VALID THROUGH DATE:**

This date (MM/DD/YYYY) is the last date the policy was in effect as reflected by the legal text captured to code this policy.

#### **LEGAL TEXT:**

This is a text box that captures all legal text relevant to the coding questions. This will not download into Microsoft Excel.

## Questions

Question 1:	<b>Is the city preempted from passing an inclusionary zoning law?</b>
Question Type:	Binary - mutually exclusive
Variable Name:	HCIZ_preempt
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 2:	<b>Is there a mandatory inclusionary zoning law?</b>
Question Type:	Binary - mutually exclusive
Variable Name:	HCIZ_law
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 3:	<b>What is the minimum size of development requiring compliance with the inclusionary zoning law?</b>
Question Type:	Categorical - mutually exclusive
Variable Name:	HCIZ_minunit
Variable Values:	0, 1, 2, 3, 4, 5, 6
Value Label:	0 = 1 unit
Value Label:	1 = 2 units
Value Label:	2 = 5 units
Value Label:	3 = 9 units
Value Label:	4 = 10 units
Value Label:	5 = 20 units
Value Label:	6 = 30 units
Question 4:	<b>What percentage of units must be set-aside as below the market rate?</b>

Question Type:	Categorical - mutually exclusive
Variable Name:	HCIZ_setaside
Variable Values:	0, 1, 2, 3, 4
Value Label:	0 = 10% or less
Value Label:	1 = 11% to 14%
Value Label:	2 = 15% to 19%
Value Label:	3 = 20% or more
Value Label:	4 = None specified
Question 5:	<b>Is the developer permitted to build a percentage of units off-site?</b>
Question Type:	Binary - mutually exclusive
Variable Name:	HCIZ_offsite
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 6:	<b>Does the set-aside percentage increase when units are built off-site?</b>
Question Type:	Binary - mutually exclusive
Variable Name:	HCIZ_offinc
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 7:	<b>What percentage of units must be set-aside when off-site building is permitted?</b>
Question Type:	Categorical - mutually exclusive
Variable Name:	HCIZ_offpercent

Variable Values:	0, 1, 2, 3
Value Label:	0 = 10% or less
Value Label:	1 = 11% to 14%
Value Label:	2 = 15% to 19%
Value Label:	3 = 20% or more
Question 8:	<b>Is the developer permitted to pay a fee in lieu of building inclusionary housing?</b>
Question Type:	Binary - mutually exclusive
Variable Name:	HCIZ_inlieufee
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 9:	<b>Must the units remain affordable for a certain amount of time?</b>
Question Type:	Binary - mutually exclusive
Variable Name:	HCIZ_duration
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 10:	<b>For how long must the for-sale units remain affordable?</b>
Question Type:	Categorical - mutually exclusive
Variable Name:	HCIZ_years
Variable Values:	0, 1, 2, 3, 4, 5
Value Label:	0 = 15 years
Value Label:	1 = 30 years
Value Label:	2 = 45 years

Value Label:	3 = 50 years
Value Label:	4 = 55 years
Value Label:	5 = 99 years
Question 11:	<b>Must the units remain affordable indefinitely?</b>
Question Type:	Binary - mutually exclusive
Variable Name:	HCIZ_perm
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes
Question 12:	<b>Does the inclusionary zoning law include program evaluation?</b>
Question Type:	Binary - mutually exclusive
Variable Name:	HCIZ_eval
Variable Values:	0, 1
Value Label:	0 = No
Value Label:	1 = Yes