



# Upzone and Rezone

Upzones and rezones can increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities. Below market rate housing can be supported through upzones and rezones that institute zone-specific inclusionary provisions by requiring future residential developments in the district include a share or number of affordable units.

## BACKGROUND

An upzone occurs when a jurisdiction increases the density of a district so that more units can be built on an acre of land. A rezone involves changing the allowable uses from non-residential to residential or mixed-use. In this case, a commercial district may be amended to permit horizontal or vertical mixed-use development including housing.

Upzones and rezones can increase affordability by boosting the supply and range of housing choices in the marketplace. In addition, local jurisdictions can require that future development in the area includes affordable units. Higher density makes it possible for more development capacity and, therefore, more rental or sale income. The increased value of the parcel, realized by the upzone, incentivizes the inclusion of affordable units. Upzones and rezones that are linked to affordable housing policies and developer incentives, such as [inclusionary zoning](#) and [density bonuses](#), can help jurisdictions achieve mixed-income communities with a range of housing choices.

## TOOL PROFILE

### Objectives

[Housing in Centers and Near Transit](#)

[Housing Options in Expensive Markets](#)

[Missing Middle Density](#)

[Mitigate Residential Displacement](#)

[Addressing Racial Inequities](#)

### Type of Tool

**Other Regulatory Tools**

### Project Type

**Multifamily**

**Ownership**

**Rental**

### Affordability

**Market-rate incentives and tools**

**Most effective for units <80% AMI**

