

City of Boston Inclusionary Development Policy

Current vs. Proposed Policy 11/3/2023

IDP Requirement	Current Policy	Proposed Policy
Eligibility	10+ units that require zoning relief or are funded by the City or are on City/BPDA-owned land	7+ units for all projects, regardless of whether they require zoning relief or are funded by the City or are on City/BPDA-owned land
On-Site Rental	13% of units up to 70% AMI	Small Projects: 17% of units or sq.ft. at avg. of 60% AMI (max. of 70% AMI) Large Projects: 18% of units or sq.ft.(15% at avg. of 50% AMI (max. of 60% AMI), additional 3% vouchers OR 20% of sq.ft./units (17% at avg. of 60% AMI (max. of 70% AMI), additional 3% vouchers
On-Site Homeowner	13% of units, half up to 80% AMI, half between 80% and 100% AMI	Small Projects: 17% of units or sq.ft. where half of the total units are up to 80% and half are up to 100% AMI Large Projects: 20% of units or sq.ft. where half of the total units are up to 80% and half are up to 100% AMI
IDP Zones	Developments in Zone A have higher rental/sale prices than Zone B, with Zone C having the lowest Zone A: Back Bay, Bay Village, Beacon Hill, Chinatown, Downtown, East Boston (waterfront), Fenway, Leather District, North End, South Boston Waterfront, West End Zone B: Allston, Brighton, Charlestown, Jamaica Plain, Mission Hill, South Boston Zone C: Dorchester, East Boston, Hyde Park, Mattapan, Roslindale, Roxbury, West Roxbury	Charlestown moved from Zone B to Zone A; East Boston moved from Zone C to Zone B
Rental Cash Contribution	Payouts subject to approval by relevant City departments/agencies Zone A: 18% of units at \$380,000/unit Zone B: 18% of units at \$300,000/unit Zone C: 15% of units at \$200,000/unit	Full unit payouts subject to MOH approval Zone A: \$675/ sq.ft. on remaining usable sq.ft. requirement Zone B: \$460/ sq.ft. on remaining usable sq.ft. requirement Zone C: \$365/ sq.ft. on remaining usable sq.ft. requirement
Homeowner Cash Contribution	Zone A: 18% of units at \$380,000/unit OR 50% of differential between market rate unit price and inclusionary zoning unit price Zone B: 18% of units at \$300,000/unit OR 50% of differential between market rate unit price and inclusionary zoning unit price. Subject to City approval. Zone C: 15% of units at \$200,000/unit OR 50% of differential between market rate unit price and inclusionary zoning unit price. Subject to City approval.	Full unit payouts subject to MOH approval: 20% of usable sq.ft. paid at 75% of differential between market rate unit price/sq.ft. and Inclusionary Zoning Unit price/sq.ft. Partial Unit Contribution: Zone A: \$850/sq.ft. on the remainder of the obligation Zone B: \$500/sq.ft. on the remainder of the obligation Zone C: \$300/sq.ft. on the remainder of the obligation
Off-site units	Zone A: 18% of units Zone B: 18% of units Zone C: 15% of units	Small Rental/Homeownership Projects: Not allowed Large Rental Projects: 20% of units or sq.ft. at avg. of 60% AMI, max. of 70% AMI Large Homeownership Projects: 20% of units or sq.ft. where half of the units are up to 80% and half are up to 100% AMI
Source: Boston Planning and Development Agency. July 13, 2023 BPDA Board Meeting. Approved Text Amendment: https://bpda.app.box.com/s/o6gobpxkbzqz0te6d2chch3njvmawtttd		