



## CITY OF BOSTON IN CITY COUNCIL

### ORDER FOR A HEARING TO DISCUSS INCLUSIONARY DEVELOPMENT POLICY AND AFFORDABLE HOUSING

- WHEREAS:** The City of Boston's Inclusionary Development Policy (IDP) was created in 2000 to promote the production of affordable housing in Boston and sets requirements for large and medium scale developers to create or preserve affordable housing in any new development with 10 or more units that requires zoning relief; *and*
- WHEREAS:** In 2017 and 2018, the Boston Planning and Development Agency (BPDA) published the first annual reviews of the IDP that demonstrated the substantial contributions made to affordable and moderate-income housing; *and*
- WHEREAS:** Recent reports revealed that the BPDA identified a project in violation of the IDP requirements; *and*
- WHEREAS:** A violations of the IDP requirements resulted in the permanent loss of a designated affordable unit for Boston residents during an affordable housing crisis and allowed for the unit to be resold at market rate; *and*
- WHEREAS:** In 2015, the Walsh Administration issued an executive order that revised and updated the IDP and allowed for the policy to be updated on a tri-annual basis and more recently filed a legislative package which includes "An Act to Further Leverage Commercial Development to Build Housing and Create Jobs" and "An Act to Preserve Inclusionary Development"; *and*
- WHEREAS:** In evaluating an update to the IDP, the City of Boston should consider the minimum requirements for inclusionary development, including the number of units triggering the inclusionary development requirements, data reporting on the beneficiaries of the inclusionary development programs, fair housing policies, statutory limitations facing the City of Boston that prevent codification of inclusionary development in municipal ordinance, and methods for ensuring policy compliance; *and*
- WHEREAS:** The City of Boston is committed to achieving the goals articulated in Mayor Walsh's 2018 "Update of the Housing A Changing City: Boston 2030" and to ensuring IDP compliance so that the residents of Boston are provided the affordable units negotiated on their behalf; *and*

**NOW THEREFORE BE IT ORDERED:**

That the appropriate Committee of the Boston City Council holds a hearing to discuss the Inclusionary Development Policy in the City of Boston, inclusionary zoning, and methods for ensuring policy compliance. Representatives from the Boston Planning and Development Agency, Department of Neighborhood Development (DND), Office of Fair Housing and Equity and other interested parties shall be invited to testify.