

Inclusionary Zoning: AHOC response to OSPCD changes

AHOC continues to support an inclusionary zoning requirement of 20% for all developments with 6 or more units citywide, with the idea that a developer can seek parking relief and/or a density bonus if necessary to ensure financial viability. However, if the Board of Aldermen chooses to designate a lower inclusionary requirement for smaller developments, we would urge the following:

- 6-12 units: 15%
- 13 units and above: 20%

We chose this breakdown because reducing the inclusionary requirement from 20% to 15% for developments of 6-12 units would mostly not affect the total number of affordable units developed. It would lessen or eliminate those developers' obligation to make a cash payment where the IZ requirement works out to less than .5 of a unit. Starting at 13 units, reducing the inclusionary requirement from 20% to 15% would reduce the affordable housing contribution by a full unit.

Size of project	Affordable units with 15% IZ	Affordable units with 20% IZ
6 units	1 unit	1.2 rounded to 1
7 units	1.05 rounded to 1	1.4 rounded to 1
8 units	1.2 rounded to 1	1.6 rounded to 2
9 units	1.35 rounded to 1	1.8 rounded to 2
10 units	1.5 rounded to 2	2 units
11 units	1.65 rounded to 2	2.2 rounded to 2
12 units	1.8 rounded to 2	2.4 rounded to 2
13 units	1.95 rounded to 2	2.6 rounded to 3

We would consider this a reasonable compromise, if the aldermen determine it is necessary in order to achieve passage of a 20% requirement for developments of 13 or more units.

One of the goals of our proposal is to substantially increase the amount of affordable units created for all income tiers: low-, moderate-, and middle-income. 1 out of every 6 inclusionary units should be allocated to the middle-income tier for rental projects, with the other units distributed between the low- and moderate-income tiers.

AHOC does not support exempting the future Assembly Row housing development from the new 20% rate, since it has the potential to provide a large number of affordable housing units. If the future 800 units at Assembly Row are exempt, Somerville would lose 60 affordable housing units. The existing Zoning Code gives developers in a Master Plan district the right to ask the SPGA to waive compliance with new zoning requirements. If they wish, Federal Realty can exercise that right, and the SPGA can weigh the merits of their request.