

OFFERED BY COUNCILORS MINIARD CULPEPPER, BRIAN WORRELL, ENRIQUE J. PEPÉN, BREADON, FITZGERALD, FLYNN, LOUIJEUNE, MEJIA, MURPHY, SANTANA, AND WEBER



**CITY OF BOSTON**

**IN THE YEAR TWO THOUSAND TWENTY SIX**

**ORDER REGARDING A TEXT AMENDMENT TO THE BOSTON ZONING CODE TO EXPAND THE ELIGIBLE LOCATION OF OFF-SITE AFFORDABLE HOUSING UNITS UNDER THE INCLUSIONARY DEVELOPMENT POLICY**

**WHEREAS**, The Inclusionary Development Policy, codified in Article 79 of the Boston Zoning Code, requires that certain residential developments include income-restricted affordable housing units or contribute to the Inclusionary Development Fund; *and*

**WHEREAS**, The Inclusionary Development Policy permits developers to construct required affordable housing units off-site in lieu of on-site provision, subject to the requirements of Article 79; *and*

**WHEREAS**, Article 79 currently requires that off-site affordable housing units be located within one-half mile of the proposed project generating the obligation; *and*

**WHEREAS**, The current one-half mile geographic limitation may constrain the availability of suitable sites for the development of off-site affordable housing units, particularly in areas with high land costs or limited development capacity; *and*

**WHEREAS**, Expanding the allowable geographic radius for off-site affordable housing units may improve the financial feasibility of affordable housing development and increase the likelihood that developers elect to construct affordable units rather than make cash contributions to the Inclusionary Development Fund; *and*

**WHEREAS**, Expanding the allowable geographic radius for off-site affordable housing units may improve the financial feasibility of affordable housing development and increase the likelihood that developers elect to construct affordable units rather than make cash contributions to the Inclusionary Development Fund; *and*

**WHEREAS**, Increasing flexibility in site selection for off-site affordable housing units may facilitate the production of additional affordable housing units within the City of Boston; **NOW, THEREFORE BE IT**

**ORDERED,** That the Boston City Council, by and through Councilor Miniard Culpepper, submits a petition to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, to expand the allowable geographic radius within which off-site affordable housing units provided pursuant to Article 79 may be located.

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston City Council, through and by Councilor Miniard Culpepper, hereby petitions to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, as follows:

Amending Article 79 (Inclusionary Development Policy) as follows:

In Section 79-4, strike the phrase: “within one-half mile” and insert in place thereof the following: “within two miles” so that the amended section shall read as follows:

Affordable Housing Units provided off-site pursuant to this Article shall be located within two miles of the Lot upon which the Proposed Project is located.

Filed on: March 4, 2026