



Boston City Council

ED FLYNN

Councilor - District 2

Michelle Wu, Mayor of Boston
One City Hall Square, Suite 500
Boston, MA 02201

Kairos Shen, Chief of Planning
One City Hall Square #9
Boston, MA 02201

February 23, 2026

Dear Mayor Wu and Chief Shen,

In light of our housing crisis, the urgent need to increase supply, and address affordability in our city, please note that I am writing to respectfully recommend again that the City of Boston temporarily rollback the Inclusionary Development Policy (IDP) and income-restricted unit percentage for new developments back down where it was previously at 13% for the next 5 years, depending on economic conditions. As you know, IDP aims to create more affordable housing through the inclusion of income-restricted housing within new market rate housing developments, or contributions to be made to the City's IDP fund - which is used for the creation of affordable and income-restricted housing across Boston.

For the last 8 years, I have been a strong supporter of affordable housing in District 2 and throughout the City of Boston. I previously supported increasing our affordable housing requirements. I still believe that is the right thing to do, philosophically. However, following several years of post-pandemic inflation, a high interest rate environment, rising construction costs, and tariffs, I believe it is long past time for elected officials and leaders in our city and state to acknowledge the reality that while we do not control many of these big picture economic conditions - we should do what we can within our power to make any adjustments that will help to spur development of housing and affordable units in our city. While these aforementioned factors are central to this issue, a 20% affordable housing rate is certainly not helping to produce enough new units to meet demand in Boston while facing such strong economic headwinds.

During this time of great economic uncertainty, we must use all tools available to build housing in Boston. With reports continuing to show that production has dropped significantly - from 9,800 in 2020, to 2,389 in 2024, and just 852 in the first half of 2025 - all options should now be on the table to increase supply and meet demand. Recent reports also show Boston lagged 16 peer cities in production in 2024.

With progressive cities in the country at lower requirements, we must also prioritize Boston's future with a temporary rollback of IDP to potentially be reviewed for sunset in 5 years, depending on economic conditions. A higher percentage of affordable units has been noble, and with the best of intentions to address our affordable housing crisis for working families. But, in these conditions - if we're producing less housing, we're also getting less affordable units for working people who qualify. Some housing is better than no housing. It's my hope that we have the courage to put politics aside, ignore the noise of social media, and make this adjustment with the best interest of Boston's economic vitality in mind.

Sincerely,

Ed Flynn
Boston City Councilor, District 2