

OFFERED BY COUNCILOR EDWARD M. FLYNN



## CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

### RESOLUTION IN SUPPORT OF A TEMPORARY ROLLBACK FOR THE INCLUSIONARY DEVELOPMENT POLICY (IDP) AND AFFORDABLE HOUSING REQUIREMENT TO 13%

**WHEREAS,** The Inclusionary Development Policy (IDP) aims to create more affordable housing options through the inclusion of income-restricted units within a new building, the creation of income-restricted units at a location near the building, or contributions to be made to the IDP fund, used by the City to fund the creation of affordable/income-restricted housing across Boston; *and*

**WHEREAS,** The IDP applies to market-rate housing developments that are in need of zoning relief from the Zoning Board of Appeals (ZBA). At this time, it is wholly appropriate to temporarily lower the IDP percent to 13% for the next five years, depending on economic conditions, as the city is unable to produce enough new units to meet the housing demand while facing such difficult economic headwinds; *and*

**WHEREAS,** During this time of great economic uncertainty - a high interest rate environment for years to stem post-pandemic inflation, increased construction costs, and now tariffs - we must use all tools available to build housing in Boston; *and*

**WHEREAS,** 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; *and*

**WHEREAS,** A higher percentage of affordable units may be 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 residents and families who qualify; **NOW, THEREFORE BE IT**

**RESOLVED:** That the Boston City Council supports the City of Boston to lower the IDP percentage back to 13% for the next five years to encourage development for new affordable housing opportunities.

**Filed on: February 25, 2026**