



**Article 80 - Affirmative Furthering Fair Housing Zoning
Proponent Self-Assessment Tool**

Boston’s Affirmatively Furthering Fair Housing Zoning (AFFH Z) requires a **completed Proponent Self-Assessment for review by the Boston Interagency Fair Housing Development Committee (BIFDC)**.

Proponents of Large Projects, Planned Development Areas (PDAs), and Planned Development Area Master Plans that feature a housing component must submit this form with each Project Notification Form and/or Notice of Project Change. If this is a multi-building and/or multi-phase project, you must submit a separate Self-Assessment for each building and/or phase. For PDAs, you must submit a Self-Assessment for the entire PDA, as well as for each Proposed Project within the PDA.

Proponents are required to select one Article 80 and one Marketing Intervention from a menu of 11 choices to meet their AFFH Zoning requirement to mitigate negative impacts on historically discriminated-against residents, provide new housing opportunities, and address past histories of exclusion. Interventions have different associated benefits to community and costs to the Project. Choice and selection of Interventions, when completing this Self-Assessment and in subsequent conversations with the BIFDC, remain the Proponent’s sole decision. Projects in areas of high historical exclusion, high displacement risk, and/or as part of a Planned Development Area must also select an additional, third Intervention from a menu of 6 choices.

Note, the AFFH Zoning Self-Assessment was updated in 2026 to reflect the implementation of Inclusionary Zoning (IZ) and other recent changes in development review. Proponents are reminded to include information on voucher set-aside units, which are now required for Large Projects under Inclusionary Zoning. Additionally, projects may calculate their IZ obligation on the basis of either square footage or unit count.

Direct displacement questions are no longer included in the Self-Assessment, but must be completed via the Article 80 Direct Displacement Disclosure, which is included and publicly accessible in the Project Notification Form. The BIFDC will continue to consider economic displacement in assessing project intervention selections and their responsiveness to the project’s scale and impact.

For more information on how to complete this form see the [Proponent and Developer Guide: Affirmatively Furthering Fair Housing Zoning Policy, Assessment, and Process](#). Please contact the AFFH Zoning Assistant with the Mayor’s Office of Housing at affhzoning@boston.gov with any questions.

Please remember to include all necessary and/or required attachments.

Date of Submission:_____

SECTION 1: DEVELOPMENT TEAM INFORMATION

Proponent/Owner			
Name:		Title:	
Company:			
Email:		Phone:	
Attorney			
Name:		Title:	
Company:			
Email:		Phone:	
Additional Contact (Optional)			
Name:		Title:	
Company:			
Email:		Phone:	

SECTION 2: PROPOSED PROJECT OVERVIEW

A. Proposed Project Information Note: Your filing is not complete without a complete AFFH Zoning Self-Assessment. All questions must be responded to ("N/A" accepted). If you are unable to provide an answer, please explain why. The BIFDC is unable to review incomplete AFFH Zoning Self-Assessments.	
Project Name	
Project Address(es)	
What type of project is this submission for? Please select all that apply.	<input type="checkbox"/> Large Project: Single building/phase <input type="checkbox"/> Large Project: Multi-building/phase <input type="checkbox"/> Planned Development Area <input type="checkbox"/> Project located within a Planned Development Area <input type="checkbox"/> Other (please explain):
B. Site Conditions	
What is the square footage of the Proposed Project Site?	
Is the Proposed Project located in a Planning Area or subject to a Planning Initiative?	<input type="checkbox"/> No <input type="checkbox"/> Yes (please describe):
Are there any current or expiring affordability restrictions, special property tax agreements, or similar (e.g. Urban Renewal, Section 8, 121A,	<input type="checkbox"/> No <input type="checkbox"/> Yes (please describe):

etc.) on any existing building within the Proposed Project site?		
C. Proposed Project Description		
What is the residential square footage of the Proposed Project?		
Which of the following elements are included in the Proposed Project? Select all that apply.	<input type="checkbox"/> New Construction <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Demolition <input type="checkbox"/> Other (please describe):	
Total anticipated number of Phases and/or Buildings		
Tenure of Building(s)	<input type="checkbox"/> Rental <input type="checkbox"/> Homeownership <input type="checkbox"/> Mixed (please include split)	
Indicate how many units of each bedroom size are anticipated at the Proposed Project.	Rental Units Studio: 1 Bed: 2 Bed: 3 Bed: 4+ Bed:	Homeownership Units Studio: 1 Bed: 2 Bed: 3 Bed: 4+ Bed:
Indicate how many units accessible to persons with disabilities (i.e. fully built-out Group 2 units) are anticipated at the Proposed Project.	Rental Units:	Homeownership units:
How many total units will be voucher units (PBV, RAD, set-aside units as required by Inclusionary Zoning)? Please specify the type of unit and number. If voucher set-aside units are required by Inclusionary Zoning, please note the percentage of total units that are voucher set-aside units. <i>Payment standards for Boston Housing Authority Vouchers are here.</i>	Rental Units Studio: 1 Bed: 2 Bed: 3 Bed: 4+ Bed:	Homeownership Units Studio: 1 Bed: 2 Bed: 3 Bed: 4+ Bed:
Are there non-residential uses anticipated at the Proposed Project Site?	<input type="checkbox"/> No <input type="checkbox"/> Yes (please describe):	

SECTION 3: INCLUSIONARY HOUSING

Note: Your filing is not complete without a complete AFFH Zoning Self-Assessment. All questions must be responded to (“N/A” accepted). If you are unable to provide an answer, please explain why. The BIFDC is unable to review incomplete AFFH Zoning Self-Assessments.

Is Inclusionary Zoning anticipated to apply to the	<input type="checkbox"/> Yes <input type="checkbox"/> No, due to the timeline of project submission, this project is subject to
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Proposed Project?	the Inclusionary Development Policy (IDP) <input type="checkbox"/> No, other cause (please explain why below and then skip to Section 4: AFFH Zoning Interventions):			
How is the Proposed Project anticipated to meet IZ or IDP obligations? Check all that apply.	<input type="checkbox"/> On-site units	Number anticipated:	Ratio of total units or square footage (IZ on-site units sq. ft. / Total residential sq. ft):	
	<input type="checkbox"/> Off-site units	Number anticipated:	Ratio of total units or square footage (IZ off-site units sq. ft. / Total residential sq. ft):	
	<input type="checkbox"/> Payment into IDP Fund	Amount anticipated:		
Indicate how many IZ or IDP units are anticipated for rent and how many units are anticipated for homeownership.	On-site rental Total: Studio: 1 bed: 2 bed: 3 bed: 4+ bed:	Off-site rental Total: Studio: 1 bed: 2 bed: 3 bed: 4+ bed:	On-site homeownership Total: Studio: 1 bed: 2 bed: 3 bed: 4+ bed:	Off-site homeownership Total: Studio: 1 bed: 2 bed: 3 bed: 4+ bed:
Indicate how many units of each bedroom size are fewer square feet than the IZ minimums. Note that units smaller than these minimums are allowed, but are subject to lower maximum sale/rent prices. For off-site units, please provide the information to the best of your knowledge at time of submission. <i>As a reminder, IZ minimum unit sizes are the following:</i> Studio: 450 sqft 1 Bed: 625 sqft 2 Bed: 800 sq ft 3 Bed: 950 sq ft If none, leave this section blank.	On-site rental Total: Studio: 1 bed: 2 bed: 3 bed: 4+ bed:	Off-site rental Total: Studio: 1 bed: 2 bed: 3 bed: 4+ bed:	On-site homeownership Total: Studio: 1 bed: 2 bed: 3 bed: 4+ bed:	Off-site homeownership Total: Studio: 1 bed: 2 bed: 3 bed: 4+ bed:
Indicate the number of anticipated IZ or IDP units that will be made accessible to persons with disabilities (fully built-out MAAB Group 2 units)				

Indicate the number of anticipated IZ or IDP units by AMI at the Proposed Project site.	Rental Units	Homeownership Units
	30% AMI: 40% AMI: 50% AMI: 60% AMI: 70% AMI: Other (please describe):	30% AMI: 40% AMI: 50% AMI: 60% AMI: 70% AMI: Other (please describe):
If off-site units are intended, please provide information on the host site, partnerships, anticipated funding, and development timeline to the best of your knowledge at time of submission.		

SECTION 4: AFFH ZONING ARTICLE 80 & MARKETING INTERVENTIONS

Proponents must consult the [Housing and Household Composition Community Profile Report](#), which details the racial, ethnic, and economic characteristics of the community within a quarter mile of the Proposed Project Site, as well as the characteristics of the housing within the same radius, and the [Displacement Risk Map](#), which provides information on community-level displacement risk by Block Group. For more information on how to complete this section, see the [Proponent Guide: Affirmatively Furthering Fair Housing Zoning Policy, Assessment, and Process](#). For more information on the specific interventions and access to relevant template language, please refer to the [AFFH Zoning Intervention Policy Definitions](#).

The Boston Interagency Fair Housing Development Committee (BIFDC) may request that Proponents consider different or additional interventions after submission of this form and prior to its recommendation to the BPDA Board.

Note: Your filing is not complete without a complete AFFH Zoning Self-Assessment. All questions must be responded to (“N/A” accepted). If you are unable to provide an answer, please explain why. The BIFDC is unable to review incomplete AFFH Zoning Self-Assessments.

Article 80 Interventions	
Indicate which Article 80 Intervention(s) will be incorporated into the Proposed Project. All projects must select at least one option. Selection(s) will be assessed by the BIFDC for their proportionality to the size, scope, and impact of the Proposed Project. Certain projects may be required to select more than one option as an Intervention Enhancement, depending on project location.	<input type="checkbox"/> Host new Project-based Vouchers (PBV), Rental Assistance Demonstration (RAD) units, or other deeply-affordable units on site (describe below) <input type="checkbox"/> Provide a family-friendly amenity on site (describe below) <input type="checkbox"/> Voluntarily provide a higher proportion of 2+ bedroom income-restricted units <input type="checkbox"/> Provide a higher number of accessible units than required <input type="checkbox"/> Provide all income-restricted units on site <input type="checkbox"/> Voluntarily provide a greater percentage of income-restricted units than required <input type="checkbox"/> Voluntarily deepen the affordability of income-restricted units
Use this space to provide implementation details, such as specific metrics pertaining to any of the	

above-selected interventions, as needed.

E.g. Describe the family-friendly amenity or indicate below the voucher-issuing agency you are seeking to partner with and the number of new Project-based Vouchers (PBV), Rental Assistance Demonstration (RAD) units, or other deeply-affordable units that will be on site.

<p>Indicate which Marketing & Housing Access Intervention(s) will be incorporated into the Proposed Project. All projects must select at least one option.</p> <p>Selection(s) will be assessed by the BIFDC for their proportionality to the size, scope, and impact of the Proposed Project.</p>	<input type="checkbox"/> Provide a preference for an agreed upon percentage of units to rental voucher-holders for the first year or some other term
	<input type="checkbox"/> Allow last month's rent and security deposit to be paid in installments for an agreed upon percentage of units
	<input type="checkbox"/> Agree to follow progressive practices related to the use of CORI, eviction, and credit records in the tenant screening and selection process
	<input type="checkbox"/> Establish an enhanced outreach and marketing plan for income-restricted units
<p>Use this space to provide implementation details, as needed:</p>	

SECTION 5: AFFH ZONING INTERVENTION ENHANCEMENT POLICY

Projects within areas of high displacement risk, areas of high historical exclusion, and/or part of a Planned Development Area (PDA) are required to select an additional intervention, called Enhanced Interventions, from the below list. Skip this section if the Proposed Project does not trigger the Intervention Enhancement Policy.

To complete this section, Proponents must reference specific answers provided throughout this form, as well as information from the [Housing and Housing Composition Community Profile Report](#) and the Displacement Risk Map.

The BIFDC will review Intervention Enhancements holistically with the Article 80 and Marketing Interventions indicated above. As general guidance, areas facing a greater risk of displacement or higher rates of historical exclusion likely benefit from a greater number of interventions supporting inclusive access to affordable housing units.

Displacement Risk Score for Proposed Project site:	
Historical Exclusion Score for Proposed Project site:	
Intervention Enhancements	
<p>Indicate which Enhanced Intervention(s) will be incorporated into the Proposed Project</p>	<input type="checkbox"/> Restrict the percentage of non-owner-occupied market-rate units <input type="checkbox"/> Provide suitable commercial space and lease options to local, small business tenants in mixed-use developments <input type="checkbox"/> Adopt an Eviction Prevention Plan for all income-restricted units <input type="checkbox"/> Establish an enhanced outreach and marketing plan for income-restricted units

	<input type="checkbox"/> Contribute to the Tenant Stabilization Fund <input type="checkbox"/> Additional Article 80 Intervention(s) (please specify below which Article 80 Intervention is being selected from the above list)
Use this space to provide implementation details, as needed:	

SECTION 6: ATTACHMENTS

Please indicate that the following attachments have been included with this form (* indicates the attachment is required). If you are including attachments other than those listed here, please describe the attachment.

1. Housing and Household Composition Community Profile Report for Proposed Project Site*	
2. Additional description or documentation regarding selected interventions (e.g. Enhanced Outreach and Marketing Plan for income-restricted units, Eviction Prevention Plan for income-restricted units, progressive marketing practices), if applicable	
3. Other (please describe):	

SECTION 7: ACKNOWLEDGEMENTS

By submitting this form, I acknowledge that the information provided is true and correct to the best of my knowledge, is subject to review by the BIFDC, and that a recommendation by the BIFDC that AFFH Interventions are appropriate for the Proposed Project must be made to the BPDA Board as part of seeking approval for the Proposed Project.

I further acknowledge that Interventions and other strategies for meeting AFFH Zoning goals will be memorialized in Housing Agreements and/or Cooperation Agreements, which will restrict who may live in a particular unit of housing, how much rent may be charged for a particular unit of housing, the maximum sales price for a particular unit of housing, and other features as allowed under local, state, and of federal laws.

I acknowledge that some or all housing units shall be marketed in accordance with the policies and procedures established by the City of Boston’s Affirmative Fair Housing Marketing Program and outlined in an Affirmative Fair Marketing Plan.

Name	Title	Date