

# Inclusionary Development Policy

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**The Inclusionary Development Policy (“IDP”) was first created in 2000.**

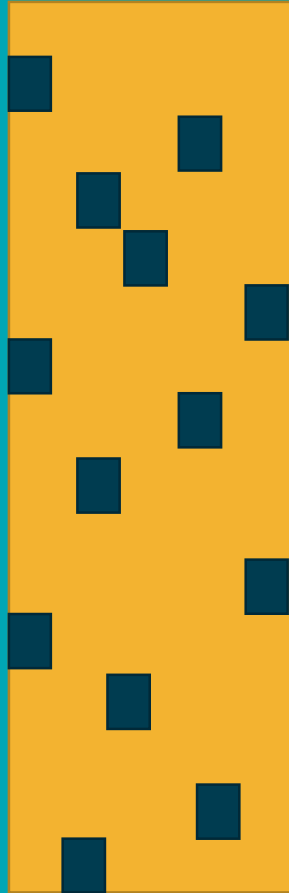
**Mayor Martin J. Walsh revised the policy in December 2015.**

# IDP Creates Income Restricted Housing with Private Funding

## Developers can meet IDP commitment through three methods:

### “On-Site”

13% of units,  
scattered  
throughout  
the project



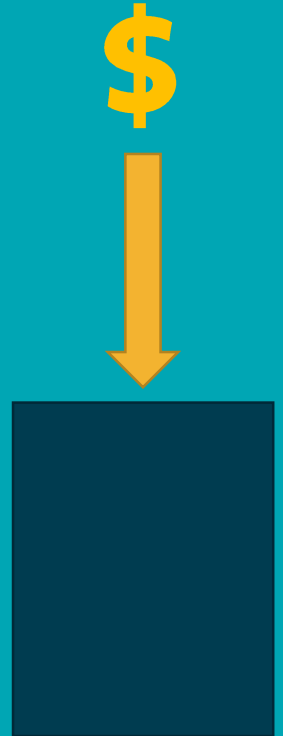
### “Off-Site”

15% to  
18% of  
units,  
in nearby  
location

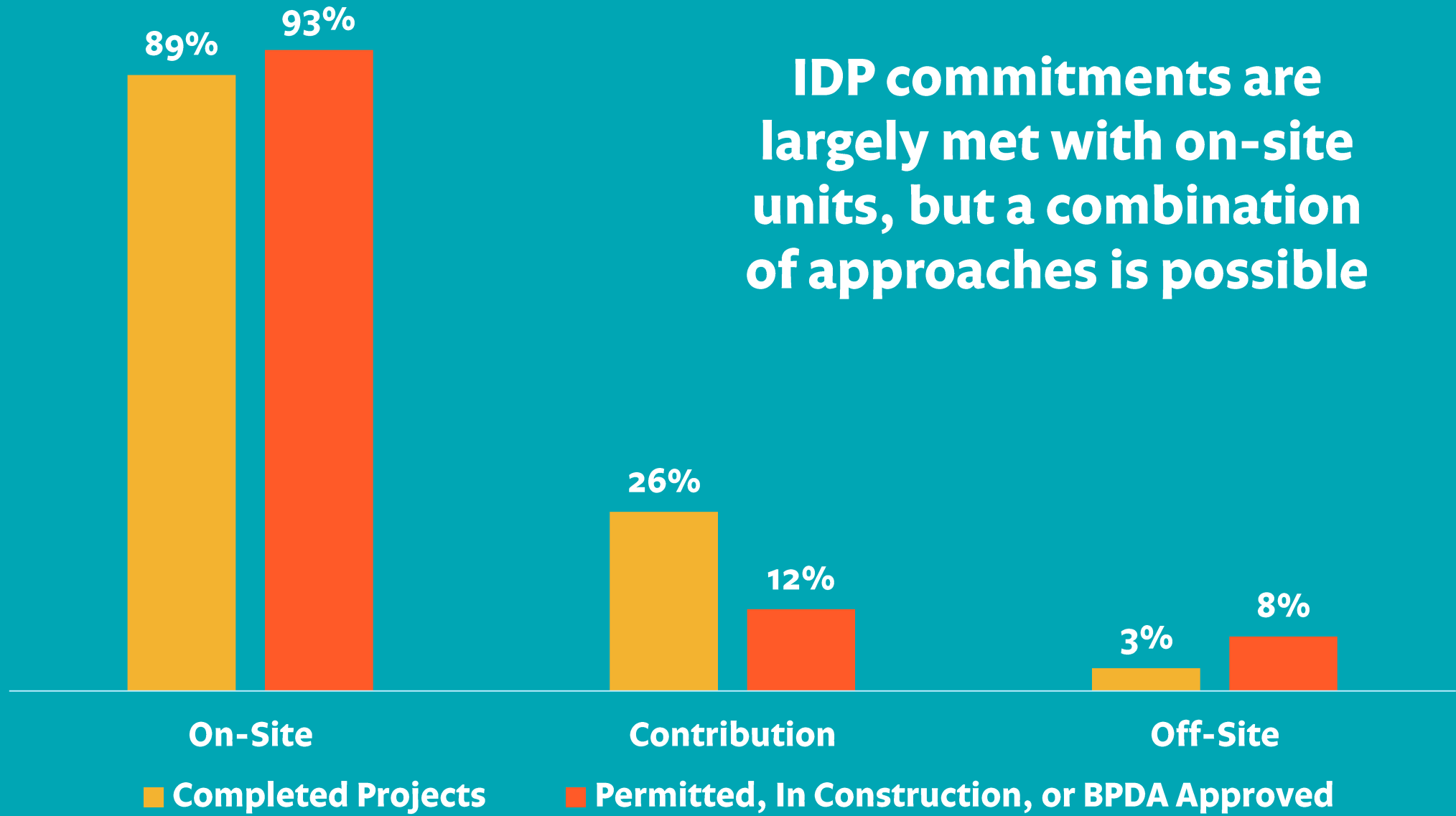


### “IDP Fund”

Contribution  
based on  
15% to 18%  
of units



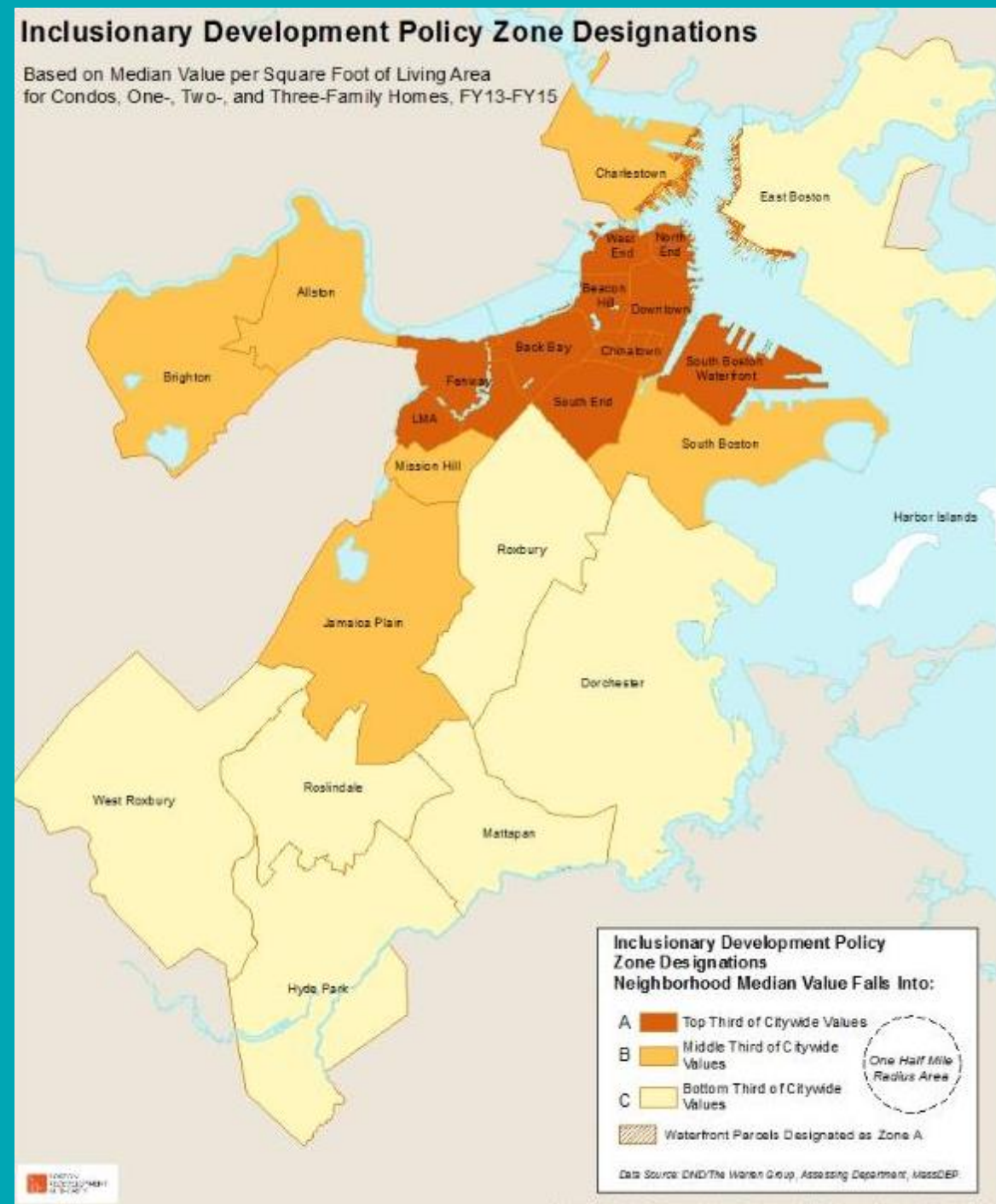
**IDP commitments are largely met with on-site units, but a combination of approaches is possible**



# Three Zones Created to Account for Differences between Downtown and Neighborhood Development

## Inclusionary Development Policy Zone Designations

Based on Median Value per Square Foot of Living Area for Condos, One-, Two-, and Three-Family Homes, FY13-FY15



# 2015 INCLUSIONARY DEVELOPMENT POLICY

## Summary Table

| IDP Option      | Zone A  | Zone B  | Zone C  |
|-----------------|---|---|---|
| On-Site         | 13% of total units  | 13% of total units  | 13% of total units  |
| Off Site        | 18% of total in vicinity                                      | 18% of total in vicinity                                      | 15% of total in vicinity                                      |
| Cash Out Condo  | 18% of total at 50% of price differential (\$380,000 minimum) | 18% of total at 50% of price differential (\$300,000 minimum) | 15% of total at 50% of price differential (\$200,000 minimum) |
| Cash Out Rental | 18% of total at \$380,000                                     | 18% of total at \$300,000                                     | 15% of total at \$200,000                                     |

\*As of right