

Inclusionary Zoning (IZ) Policies for Belmont and Comparable Cities/Towns					
Recommended Changes by Belmont Housing Trust					
Community	Size of Projects Requiring Affordability (# Units)	Affordability Requirements - How much & at what income levels(1)	Density Bonus(2)	In Lieu of Fees(3)	Notes
BELMONT PROPOSED					
	6-12	10% at 80% AMI	None	Applies only to homeownership	
	13-19	12% at 80% AMI	None		
	20+	15% at 80% AMI	None		
WATERTOWN					
	6-19	12.5% at 80% of AMI		Available ONLY for 6-10 unit projects. On site only for >10-unit projects.	N.D.
	20+	15%, based on %'s below			
		<u>Rental Projects:</u>			
		5% at 65% AMI			
		10% at 80% AMI			
		<u>Homeownership Projects:</u>			
		15% at 80% AMI			
ARLINGTON					
	4+	15% at 60% of AMI for rents	Reduced parking requirements	Exception basis only	As of April 2017
		15% at 70% of AMI for PITI costs			
		(income limits are 70% of AMI for rental, 80% of AMI for homeownership)			
BEDFORD					
BURLINGTON	All residences proposed in Residence D zone	15% at 80% AMI			
LEXINGTON		Up to 10% at 80% AMI; percentage depends upon use of density bonus	10% bonus for 10% of units affordable	cash payment equivalent to the value of the onsite units	
	Special Permit Residential Development that allows for an increase in gross floor area and impervious surface area	10% at 80% AMI			
MARBLEHEAD					
	10+ through incentive zoning	10% based on the following breakdown: 25% at 50% AMI; 50% at 51% to 80% AMI; and 25% at 81% to 100% AMI	Special permit for incentive zoning to increase density or intensity of use to a level greater than allowed by right in zoning district. Planning Board may grant special permits to any residential development containing 10+ units allowed as a matter of right to semidetached dwellings, single-family dwellings; and two-family dwellings	Alternative sites and cash payments equal to the value of the affordable housing unit	

WAYLAND					
	6+	16.75 AT 80% AMI		In exceptional circumstances, the Planning Board may consider alternative methods of compliance	
WINCHESTER					
	6+ units in Center Business District	10% at 80% AMI			
	25+ units in Center Business District	10% affordable at 80% AMI and 5% affordable at 80-120% AMI			
WELLESLEY					
	Developments of more than 10,000 square feet or renovation of 15,000 square feet in Business, Industrial, and Commerical Districts and for single-family reidential developments of 5+ units	20% at 80% AMI			
	Mixed Use developments	20%at 80% of AMI plus one unit per 50,000 square feet of nonresidential floor space		Yes. Amount per unit is based on the affordability gap.	
WESTFORD					
		15% evenly split between <60% AMI, 60-80% AMI, and 80%-<100% AMI			Affordability requirements are under Flexible Development Bylaw. In the 2016 Housing Production Plan, there is a recommendation for establishing a new inclusionary bylaw with clear density or other cost offsets that encourage the production of affordable housing.
	(1) Ordinances define the level of affordability in terms of annual household income. Specifically, an income level relative to the 'average' income for all households in a community (the 'area median income' or AMI).				
	(2) Many inclusionary ordinances include an incentive or bonus to the developer to partially offset the cost of providing below-market rate units. One of the most common is a				
	(3) Some inclusionary ordinances allow developers to pay an in-lieu fee instead of constructing affordable units as part of their project. It is generally considered best practice to				
Document Format and analysis of Watertown's and Arlington's Inclusionary Zoning policy by Medford Housing Coalition					