

Please Support H.4115: Providing Increased Affordable Housing, Job Training, and Autonomy to Boston

On September 12th, 2019, Mayor Marty Walsh signed H.4115, An Act authorizing the city of Boston to limit buildings according to their use or construction to specified districts. This bill was subsequently filed by Rep. Kevin Honan at the Massachusetts State House.



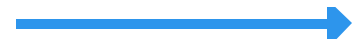
As Boston becomes increasingly expensive and development in the city soars, not all individuals are benefiting equally from that success. Access to affordable housing and job training help ensure that Boston residents are able to continue to work and live in the city. H.4115 gives Boston increased ability to address these issues at a local level.



Strengthening Boston's Ability to Fund Affordable Housing and Job Training:

- H.4115 makes changes to the city of Boston's Linkage Program and Inclusionary Development Policy (IDP). It gives the city of Boston the ability to adjust linkage fees, which fund affordable housing and job training programs in the city - *without the approval of the full state legislature* - many of whom represent areas well outside of greater Boston.
- H.4115 also codifies the existing IDP program into Boston's zoning code, thereby protecting Boston's ability to create and fund income-restricted affordable housing.
- **This petition will not change the percentage of affordable units required.** It would allow whatever requirement is in place (now 13%) to apply to housing that is built without a need for zoning relief. This will allow the city to update its zoning while maintaining its affordable housing program.

Please turn for more information



For more information please reach out to:

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About IDP and Linkage:

What is Boston's Inclusionary Development Policy (IDP)?

This policy requires developers who want to build 10 or more units of new housing that require zoning relief to include a certain percentage of affordable units in their buildings, or build some affordable housing off site, or pay money into Boston's Neighborhood Housing Trust.

What are development impact fees, commonly known as linkage?

In Boston, developers who build commercial buildings over 100,000 square feet (office towers, hotels, university buildings, hospital buildings, etc.) pay \$9.03 per sq. ft. into an affordable housing fund and \$1.78 per sq. ft. into a job training fund. (The total is \$10.81 per square foot. The first 100,000 sq. ft. are exempted). These fees partially offset the additional demand for affordable housing and job training directly attributable to the new development.

How are Linkage Fees & Policies Set?

There is a state statute governing linkage that strictly limits Boston's ability to adjust the fees or change the policy in response to changes in the local real estate market. The law allows for very minor fee increases based on inflation, once every 3 years. Policy changes (e.g. the size threshold for buildings subject to the fee, the pay in period) must be approved by the state legislature and the governor before they can be implemented in Boston.

How does this relate to H.4115?

If passed, the petition would allow the people of Boston and their representatives to make their own decisions regarding this local policy. It would also enable the City to better align the policy with changing market conditions and needs.