

How can we use our Inclusionary Housing Zoning Bylaw to build more affordable housing?

Littleton's Inclusionary Housing Zoning Bylaw

Adopted October 30, 2017: <https://ecode360.com/34094391>

Littleton's Inclusionary Housing Zoning Bylaw has resulted in the following deed restricted affordable units:

Jones Meadow (Bluebird Lane): 2 single-family age-restricted 2BR homes at 80% AMI

https://www.littletonma.org/sites/g/files/vyhlf806/f/uploads/jones_meadow_-_flyer.pdf

Webber Village (Patricia Way) 1 sf and 1 duplex 2BR unit at 80% AMI (pending completion of this development). <https://nectarine-perch-tfxh.squarespace.com/>

In addition, the Healy Corner subdivision approval includes payment-in-lieu of approximately \$385,000 to the Affordable Housing Trust if/when this development moves forward.

A recent Case Study on ESRI's website provides a great overview of what Inclusionary Zoning is:

CASE STUDY

Inclusionary Housing Map Supports the Scale of Housing with Lasting Affordability

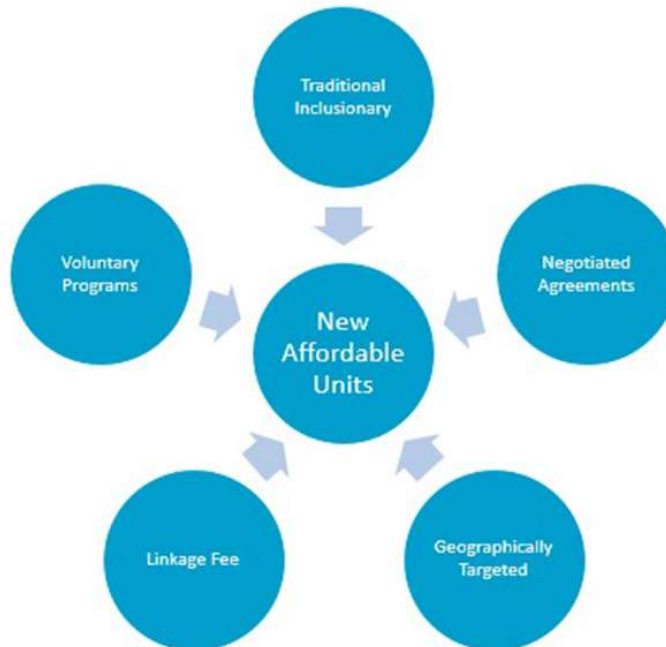
For urban planners in the US, inclusionary housing (also known as inclusionary zoning) is a familiar regulatory measure that many local governments employ as a proactive approach to provide below-market-rate residential units and foster mixed-income communities.

In its simplest form, this type of policy requires or incentivizes developers to provide a portion of newly constructed homes priced at a below-market rate that is affordable to lower-income home buyers or renters. These homes are important in the effort to address the severe affordable-housing crisis in the US. In 2019, 29 percent of all households in the country spent more than 30 percent of their income on housing—a threshold that is defined by the US federal government as housing cost burden. Housing cost burden has disproportionately impacted lower-income families and people of color, placing them at greater risk for displacement, eviction, and homelessness.

Inclusionary housing stands out from a large toolbox of affordable housing strategies because new construction tends to be in higher-income or evolving neighborhoods with growing amenities. The inclusionary units contribute to racial and economic inclusion and provide access to opportunity for residents in affordable housing. Studies find that over 90 percent of inclusionary housing policies require homes to be affordable for at least 30 years. Long-term housing affordability is key to maintaining residential and neighborhood stability, which has proved to be fundamental to people's well-being and success.

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These policies vary widely in design and effectiveness across cities and states. The diagram below shows five policy features—a small subset of examples in a long list—that influence affordable units produced under inclusionary housing policies. As communities move to adopt these policies, they need information on what works and what doesn't. Historically, the absence of a nationwide database precluded policy makers from knowing what policies other cities were implementing and what the outcomes were. Consequently, many cities ended up reinventing the wheel—adopting policies that fell short of expectations—or hesitated to create a policy altogether.



There are a number of different inclusionary housing program structures and types.

+++Access the rest of the report: https://www.esri.com/en-us/lq/industry/government/stories/inclusionary-housing-map-supports-scale-of-housing-with-lasting-affordability?adumkts=industry_solutions&aduse=local_state&aduc=email&adum=drip&utm_Source=email&aduca=mi_smart_communities&aduco=cd_ebrief_jan22&adut=G2449659&adulb=multiple&adusn=multiple&aduat=email&adupt=awareness&sf_id=7015x00001P8KKA0&aducp=newsletter_second_body_cta