



# Waltham Inclusionary Zoning Proposal

May 2018

### What is inclusionary zoning?

Inclusionary zoning is a municipal law that requires housing developers to set aside a percentage of new housing units as affordable for low-to-moderate income residents. The specifics of the laws, including the exact percentage of new housing units that are set aside as affordable and any incentives provided to developers in exchange for participation, vary by municipality. Incentives may include expediting the permitting process or allowing developers to build more units or taller buildings.

### What is the current inclusionary zoning law in Waltham?

Currently, Waltham’s zoning law requires that developers set aside 10% of all housing units in a new development as affordable to residents earning less than 80% of the Area Median Income (AMI). In the case of rental housing, the rent for affordable units is set at 30% of the monthly income of a renter earning 80% AMI. Currently, the affordability provision of these units expires after 50 years.

### What is the Waltham City Council proposal for an amendment to the city’s inclusionary zoning law?

Waltham City Councillor Robert Logan proposes to increase the affordable housing requirement by 50%, from 10% to 15%. The first 10% of new units would be priced as affordable for residents at 80% AMI and the remaining 5% of units would be priced as affordable for residents at 60% AMI. The proposal would amend the current law to make these units affordable “in perpetuity,” instead of for the current limit of 50 years.



**WATCH supports Councillor Logan’s proposal to amend Waltham’s inclusionary zoning law by increasing the required percentage of affordable new housing units from 10% to 15%.**

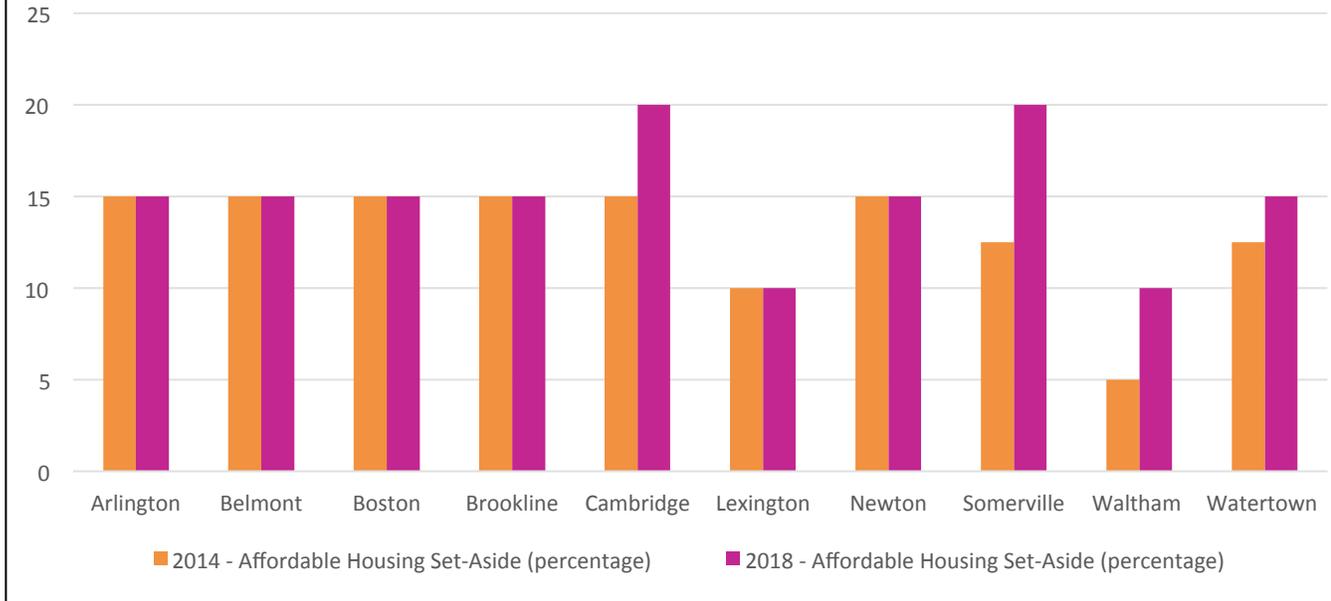
**WATCH further encourages the Waltham City Council to consider setting aside the additional affordable housing units for residents earning less than 50% of AMI, rather than the 60% AMI in the current proposal. This would expand housing affordability for Waltham’s low income residents.**

According to the most recent U.S. Census data, 4 in 10 Waltham renters pay more than 30% of their monthly income in rent, making their housing no longer affordable and taxing their family budgets.

Family of 4	50% AMI	60% AMI	80% AMI
Annual income	\$51,700	\$62,040	\$78,150
30% of monthly income (estimated rent amount)	\$1,292.50	\$1,551	\$1,953.75

Source: U.S. Department of Housing and Urban Development (HUD), Boston Metro Area Adjusted Home Income Limits, 2017

## Inclusionary Zoning Laws - Greater Boston Area



**Please contact your City Councillor to show your support for the proposed Inclusionary Zoning Amendment!**

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