

YOU can help change Boston's Inclusionary Development Policy (IDP)



What is IDP?

The City of Boston's Inclusionary Development Policy (IDP) directs housing developers to set aside 13% of their new units as affordable. In some cases, instead of building the units on site, the developer has the option to (1) build the units off-site or (2) pay into a fund for affordable housing.

What needs to change?

With housing costs rising at a far faster pace than wages, the JPNDC is joining the Boston Tenants Coalition (bostontenant.org) and other groups in asking that:

- 25% of the units in new developments be set aside as affordable
- The definition of "affordability" be changed to apply to median household income in Boston (approximately \$51,000) as opposed to the Boston metropolitan area (approximately \$75,000).
- Developers pay a larger "buy-out fee" if they don't want to include affordable units on-site in their development. This increase would more adequately reflect the true costs of building affordable housing.

Why do we need these changes?

- Condo prices in JP have increased 38% since 2010.
- Increases in housing costs have far outpaced increases in wages. As a result, 35,000 Bostonians now pay more than 50% of their income towards rent. In JP, the average market rent is \$2,300—a figure that is simply out of reach for many lower-income families.
- There are not enough government resources (federal, state or city) to fund the affordable housing necessary to close the gap for low-income families seeking quality housing. Thus, an increase in private funds through private developers can make a big difference in helping more families succeed and thrive in our community.

Why act now?

- Housing costs are going up, almost literally, every day—meaning the number of people priced out of affordable homes is increasing.
- Mayor Marty Walsh is actively reviewing the City's Inclusionary Development Policy and has committed to making changes.
- *The Boston Globe* recently endorsed a limited change to IDP that is downtown-based, not citywide. This approach excludes neighborhoods like JP from IDP changes. The JPNDC's strong position is that unaffordable housing is a city issue—not a downtown one.

What can you do?

- Sign the petition at http://petitions.moveon.org/sign/the-time-is-now-2020?source=c.em&r_by=9663992
- Write a letter to Mayor Walsh and mail it to: 1 City Hall Square, Suite 500, Boston, MA 02201-2013 or email it via this form: <https://www.cityofboston.gov/contact/?id=55>
- Post your support of citywide change to the IDP, specifically including JP, on the Mayor's Facebook page: <https://www.facebook.com/VoteMartyWalsh/>
- Send letters to the editor to: The JP Gazette (letters@jamaicaplainingazette.com), Jamaica Plain News (chris@jamaicaplainnews.com).

Stay up to date on IDP and other affordable housing issues, by becoming a member of JPNDC at <https://jpndc.org/join/>