



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

September 9, 2025

**SPONSORED BY**

Matt Leming, City Councilor

**AGENDA ITEM**

**25-136** - Resolution to Update Inclusionary Zoning for Fractional Affordable Housing Incentives

**FULL TEXT AND DESCRIPTION**

WHEREAS, Medford’s current inclusionary zoning, as defined under 94-8.1.6, dictates that at least a certain percent of new units have to be “affordable”, as defined under Mass General Law, and are tiered as follows:

- Ten to 24 lots or units: Ten percent affordable units
- Twenty-five to 49 lots or units: Thirteen percent affordable units
- Fifty or more lots or units: Fifteen percent affordable units; and

WHEREAS, Medford’s current policy, under 94-8.1.8, dictates that, if this percentage were not a whole number, it needs to be rounded up; and

WHEREAS, this creates skewed incentives to build at discrete intervals — for instance, strongly incentivizing nine-unit properties but not 10, or strongly incentivizing 20-unit properties but not 21; and

WHEREAS, other communities, such as Watertown and Somerville, have incentive plans that allow for fractional payments to the affordable housing trust in lieu of affordable units; now, therefore:

BE IT RESOLVED that the City of Medford update its incentive structures to allow fractional payments;

BE IT FURTHER RESOLVED that this paper be referred to the Affordable Housing Trust for specific recommendations on how to update the above-referenced policies;

BE IT FURTHER RESOLVED that this paper be referred to the Administration and Finance Committee for further discussion

## RECOMMENDATION

## FISCAL IMPACT

## ATTACHMENTS

None