

## **Inclusionary Zoning Bylaw Summary**

The Commonwealth of Massachusetts requires all municipalities to provide greater than 10% of year round housing as deed-restricted affordable units. To help the Town of Lancaster reach compliance with the state mandate, we propose this Inclusionary Zoning bylaw.

The purpose and intent of this zoning bylaw is to include planned affordable housing as part of new housing development proposals in Lancaster. These provisions encourage development of housing that is affordable to eligible low- and moderate-income households in perpetuity.

This bylaw helps Lancaster maintain and increase its percentage of affordable housing as market rate housing continues to be built. Additionally, this bylaw helps Lancaster shape affordable housing production to remain in Safe Harbor compliance, over 10%, once achieved.

In Safe Harbor, Lancaster has greater control of future residential developments, and helps preclude unsolicited 40B developments.

The Inclusionary Zoning Bylaw Working Group

Victoria Petracca  
Roy Mirabito  
Carol Jackson