

ENROLLED ORDINANCE

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF
EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED: 01/27/2025

DATE OF PROPOSED ORDAINMENT: 02/10/2025



CITY COUNCIL..... No. C0417-24

IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

**AN ORDINANCE AMENDING SECTION 32 OF THE ZONING ORDINANCES:
INCLUSIONARY ZONING**

Councilor /s/ Stephanie Martins, Stephanie V. Smith, Holly D, Carcia, John F. Hanlon, Peter
Pietrantonio and Robert J. Van Campen

Whereas: Changing demographics and development needs have increased the need for
affordable housing production in the city; and

Whereas: The development of housing that is affordable to low and moderate income
households should be encouraged; and

Whereas: Whereas: The limited stock of affordable housing has accelerated displacement.

Now, therefore, by the authority granted to the City Council of the City of Everett,
Massachusetts to make and amend ordinances:

Be it Ordained by the City Council of the City of Everett, Massachusetts that Appendix A
(Zoning Ordinance), Section 32 of the Revised Ordinances of the City of Everett is hereby
amended as follows:

All occurrences of the phrase “Department of Housing and Community Development” in the
section are hereby replaced with the phrase “Executive Office of Housing and Livable
Communities”.

Subsection (d)(1) is hereby amended by deleting the current version of the subsection and
replacing it with the following new version of the subsection:

- (1) A number of units equal to at least 15% of the units at 80% AMI or at least 10%
of the units at 60% AMI in a development subject to this section at the discretion
of the planning board shall be established as affordable units in any 1 or
combination of methods provided for below (“affordable housing requirement”):

Subsection (d)(5) is hereby amended by deleting the current version of the subsection and
replacing it with the following new version of the subsection:

- (5) The planning board may, at its discretion, reduce the affordable unit requirement in a development to ten percent 10% of the total number of dwelling units in a development with an AMI of 80% or to 7% of the total number of dwelling units in a development with an AMI of 60% if the development meets either (or both) of the following requirements:
- a. The project site has a recorded activity and use limitation (AUL) and requires environmental remediation; or
 - b. The project site is located within a FEMA flood district.

Subsections (f)(1) and (f)(4) are hereby deleted and the remaining subsequent subsections in subsection (f) are re-sequenced accordingly.

Subsection (g) is hereby deleted and the remaining subsequent subsections in Section 32 are re-sequenced accordingly.

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor.

January 27, 2025	Enrolled by the City Council 6 yeas, 5 nays (Nays – Alcy Jabouin, DiPierro, Marchese, Pietrantonio, Rogers)
February 10, 2025	Ordained by the City Council 10 yeas, 1 nay, (Nay – Alcy Jabouin)
February 18, 2025	Signed: Mayor Carlo DeMaria, Jr.

A true copy attest



Sergio Cornelio, City Clerk