

LAND USE

190 Attachment 2

**Table 48-1  
Inclusionary Zoning (IZ) Policy Matrix  
[Added 12-28-2021 by Ord. No. O-21-073]**

**THROUGH JUNE 30, 2022**

Inclusionary Zoning (IZ) Policy Matrix

Units	Location	IZ Required?	Total Percent Required	Tier 1 Target AMI [1]	Tier 2 Target AMI	Payment in Lieu for Partial Units?	Payment in Lieu for All Units?	Payment in Lieu Value	Bonus Density Ratio [2]
<b>OWNERSHIP HOUSING</b>									
Less than 10	Citywide	N							
10 - 49	Citywide	N							
50 - 99	Citywide	Y	15%	80% (10%)	100% (5%)	Y	N	\$100,000	2:1
100+	Citywide	Y	20%	80% (10%)	100% (10%)	Y	N	\$100,000	2:1
<b>RENTAL HOUSING</b>									
Less than 10	Citywide [3]	N							
10 - 49	Citywide	N							
50 - 99	Citywide	Y	15%	80%	N/A	Y	N	\$37,000	1:1
100+	Citywide	Y	20%	80%	N/A	Y	N	\$37,000	1:1
Less than 10	Downtown	N							
10 - 49	Downtown	N							
50 - 99	Downtown	Y	7.5%	80%	N/A	Y	Y	\$37,000	2.5:1
100+	Downtown	Y	10%	80%	N/A	Y	Y	\$37,000	2.5:1

**NOTES:**

- [1] Target income tiers are applied based on share of total IZ requirement.
- [2] Bonus density ratio reflects number of additional market rate units allowed for every IZ unit provided.
- [3] Citywide IZ policy for rental housing does not apply in designated Downtown District.

NASHUA CODE

**STARTING JULY 1, 2022**

Inclusionary Zoning (IZ) Policy Matrix

Units	Location	IZ Required?	Total Percent Required	Tier 1 Target AMI [1]	Tier 2 Target AMI	Payment in Lieu for Partial Units?	Payment in Lieu for All Units?	Payment in Lieu Value	Bonus Density Ratio [2]
<b>OWNERSHIP HOUSING</b>									
Less than 10	Citywide	N							
10 - 49	Citywide	Y	10%	80%	N/A	Y	N	\$100,000	1:1
50 - 99	Citywide	Y	15%	80% (10%)	100% (5%)	Y	N	\$100,000	2:1
100+	Citywide	Y	20%	80% (10%)	100% (10%)	Y	N	\$100,000	2:1
<b>RENTAL HOUSING</b>									
Less than 10	Citywide [3]	N							
10 - 49	Citywide	Y	10%	80%	N/A	Y	N	\$37,000	1:1
50 - 99	Citywide	Y	15%	80%	N/A	Y	N	\$37,000	1:1
100+	Citywide	Y	20%	80%	N/A	Y	N	\$37,000	1:1
Less than 10	Downtown	N							
10 - 49	Downtown	Y	5%	80%	N/A	Y	Y	\$37,000	2.5:1
50 - 99	Downtown	Y	7.5%	80%	N/A	Y	Y	\$37,000	2.5:1
100+	Downtown	Y	10%	80%	N/A	Y	Y	\$37,000	2.5:1

**NOTES:**

[1] Target income tiers are applied based on share of total IZ requirement.

[2] Bonus density ratio reflects number of additional market rate units allowed for every IZ unit provided.

[3] Citywide IZ policy for rental housing does not apply in designated Downtown District.