



Town of Boylston - Planning Board

221 Main Street, Boylston MA 01505 * Telephone (508) 869-0143 * Fax (508) 869-6210

APPLICATION FOR ALTERNATIVE METHOD OF AFFORDABLE HOUSING PRODUCTION

Pursuant to Section 16 and 16.07 of the Boylston Zoning Bylaw, entitled "Inclusionary Zoning", the undersigned hereby requests approval by the Boylston Planning Board to approve an **alternative method of compliance** with the requirement for the production of on-site, affordable dwelling units. The applicant seeks approval to (check which option is applicable):

☐ Construct the required number of affordable housing units on an alternative site (**with written approval from the Planning Board – see item 3**); or

☐ Make a cash contribution to the Town in lieu of construction of an affordable unit(s) of housing (**via a Special Permit from the Planning Board – see item 4**).

Attach one copy of this application to each copy of the submission required for the above-listed approvals. The applicant's signature is required on the last page of this form.

1. PROJECT INFORMATION

Name of Applicant(s):

Address of Applicant(s):

Phone Number:

Email:

Location of Subject Property:

Assessor's Map & Lot #:

Zoning District:

2. CALCULATION OF AFFORDABLE HOUSING REQUIREMENT

As set forth in 16.03 of the Zoning Bylaw, all residential developments of eight (8) or more housing units, whether rental or ownership units, shall include a minimum of ten percent (10%) affordable units, as defined therein.

The Applicant proposes to construct _____ new housing units on the Subject Property, resulting in a requirement of _____ units of affordable housing to be constructed on the Site Property.¹

3. FOR ALTERNATIVE, OFF-SITE LOCATION OF AFFORDABLE UNITS:

Explain the hardship for the applicant/developer to construct the affordable units on-site or how the alternative, off-site location is a suitable location for the affordable units (attach an additional sheet if necessary):

Complete for Off-Site Affordable Units only. For items unknown or uncertain on the date of the Application for Alternative Affordable Housing Production, write "to be determined." This information is required by the state in order to add the new affordable units to the Town's Subsidized Housing Inventory (SHI).

Type of Unit	No. of Units	No. of Bedrooms/ Baths	Gross Square Feet	Livable Square Feet	Sale Prices/ Rent	Homeowner's Condo Fee

¹ If, when applying the percentage to the total number of units to determine the number of affordable units, the resulting number of affordable units includes a fraction of a unit, this fraction, if over one-half, shall be rounded up to the next whole number. If the resulting number of affordable units results in a fraction of a unit equal to or less than one-half, then the number shall be rounded down to the next whole number. See 16.04.2 of the Zoning Bylaw.

4. FOR CASH CONTRIBUTION IN LIEU OF CONSTRUCTION OF AFFORDABLE UNITS (VIA SPECIAL PERMIT):

Determination of amount to be paid in lieu of construction, to be calculated in accordance with the formula in Section 16.07:

Include a letter from the Town's Building Inspector, indicating review and approval of the fee determination as well as a completed application for a Special Permit along with this form.

Note: No building permits shall be issued for the Subject Property unless the fee for the Cash Contribution in Lieu of Construction of Affordable Units, as approved by the Planning Board, has been received by the Town for deposit into the Town's Affordable Housing Trust Fund.

Signed:

Applicant or Authorized Representative

Date