

## WARRANT ARTICLE FOR THE 2018 ANNUAL TOWN MEETING

Amendments to the Inclusionary Housing By-Law, Section 6.10 of the Zoning By-Law  
(Draft as of February 26, 2019)

Moved: That the Town vote to amend Section 6.10 of the Zoning By-Law, Inclusionary Housing, as follows:

A. In Section 6.10.4 1), 'Requirements', replace the number '40' with the number '20' as follows:

1) Residential Developments that result in six (6) or more new Housing Units shall provide Affordable Housing Units as outlined in the table below:

Size of Residential Development	Percent of Affordable Housing Units Required for Residential Developments
6 to 12 Housing Units	10%
13 to <del>40</del> <u>20</u> Housing Units	12%
More than <del>40</del> <u>20</u> Housing Units	15%

B. In Section 6.10.4 2), delete the entire provision and renumber the remaining provisions, accordingly:

~~2) Mixed-Use Residential Developments that result in ten (10) or more new Housing Units shall provide the percent (10%) of the Housing Units within the subject Development as Affordable Housing Units.~~

~~3)2)~~ Where the calculation of Affordable Housing Units results in a fractional unit greater than one-half (.5), the fraction shall be rounded up to the next whole unit. Where the calculation results in a fractional unit less than or equal to one-half (.5), the fraction shall be rounded down to the next whole unit.

C. In Section 6.10.5 1), 'Cash Payment Option for For-Sale Affordable Units', replace the phrase "each Market Rate Housing Unit in the Development" with "the entire Development", as follows:

1) The applicant for a Residential Development of 6 to 9 for-sale new Housing Units may choose to make a cash payment to the Affordable Housing Trust Fund in lieu of providing any Affordable Housing Units. Such cash payment shall be equal to five percent (5%) of the value of ~~each Market Rate Housing Unit in the Development~~ the entire Development.

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D. In Section 6.10.5 2), 'Cash Payment Option for For-Sale Affordable Units', make the following changes:

- Replace the "Board of Appeals (ZBA)" with the "Planning Board";
- Replace the phrase "each Market Rate Housing Unit in the Residential Development resulting in the Affordable Housing Unit or three percent (3%) of the value of each Market Rate Housing Unit in the Mixed-Use Residential Development resulting in the Affordable Housing Unit" with "the entire Development"; and,
- Replace "ZBA" with "Planning Board" as follows:

2) The applicant for a Development of 10 or more for-sale new Housing Units may appeal to the ~~Board of Appeals (ZBA)~~ Planning Board to make a cash payment to the Affordable Housing Trust Fund in lieu of providing any Affordable Housing Units required under this Section 6.10. Such cash payment shall be equal to five percent (5%) of the value of ~~each Market Rate Housing Unit in the Residential Development resulting in the Affordable Housing Unit or three percent (3%) of the value of each Market Rate Housing Unit in the Mixed-Use Residential Development resulting in the Affordable Housing Unit~~ the entire Development. In making its decision, the ~~ZBA~~ Planning Board shall seek a recommendation from the Belmont Housing Trust and consider such recommendation on this appeal.