



City Clerk Stamp

Office Use Only	Project Number	Public Hearing Date
------------------------	----------------	---------------------

Property Address

The creation of Affordable Housing Units (AHU) for all new developments or the redevelopment of ten or more dwelling units is a requirement that will ensure that Framingham generates a minimum of ten percent AHU therefore providing opportunity for all those who choose to make Framingham their home. Through the Massachusetts Department of Housing and Community Development’s (DHCD) Subsidized Housing Inventory (SHI), AHU are made available to all eligible households on a non-discriminatory basis in accordance with the federal Fair Housing Act of 1968 and M.G.L. c. 151, as amended, and subject to those regulations promulgated under federal and state law. Framingham strives to maintain an economically integrated community by promoting a mix and distribution of affordable housing opportunities throughout Framingham.

Type of Application associated with this review for Inclusionary Housing

- Historic Reuse, Section V.B of the Framingham Zoning Ordinance
- Special Permit Residential Project (Neighborhood Cluster Development, Open Space Preservation Development, Agricultural Preservation Development, Adult Housing Development)
- Adult Housing Project, Section V.H of the Framingham Zoning Ordinance
- Approval Not Required (ANR), where an additional lot is created as and Affordable Housing Unit (AHU), Section V.H.6 of the Framingham Zoning Ordinance
- Voluntary creation of Affordable Housing Units (AHU) in Framingham
- Other (please specify)

Please provide the following information relative to the breakdown of the residential portion of the proposed project in the table below

Total number of residential units	
Number of 1-bedroom units	
Number of 2-bedroom units	
Number of 3-bedroom units	
Number of 4+ bedroom units	
Total number of required AHU¹s	
Total number of proposed AHUs	
Total number of Workforce Housing Units	

¹ One AHU for each ten dwelling units to be created, fractional units shall be rounded up to the next whole number.

Compliance with the Inclusionary Housing Ordinance – the Applicant has read the following and requirements of Section V.H.3 of the Framingham Zoning Ordinance.

- a. In any development subject to this Section V.H, at least 10 percent of the dwelling units shall be Affordable Housing Units (AHU). Fractional interests shall be rounded up to the next whole number. Nothing shall preclude an applicant from providing more AHUs than the number required herein.
- b. Each AHU created under this Section V.H shall be sold or rented to a Qualified Income-Eligible Household, except that when the applicant provides at least one-half of the required affordable units for households with income at or below 50 percent of AMI, adjusted for income, the remaining affordable units may be sold or rented to households with incomes up to 100 percent of AMI, adjusted for household size, if approved by the SPGA.
- c. Except as provided under paragraph b. above, each AHU shall comply with DHCD's LIP Guidelines for units not created under a M.G.L. c. 40B comprehensive permit.

Please provide a narrative for the following requirements that outlines the Applicant's compliance with the City's Inclusionary Housing Ordinance.

- Siting:** Please describe how the AHUs will be dispersed and sited throughout a development so as not to be in less desirable locations than the development's market-rate units.
- Design and Construction:** Please describe how the AHUs will be comparable to and indistinguishable from market-rate units in exterior building materials and finishes, windows, and other improvements related to the energy efficiency of the units.
- Rights and Privileges:** Please provide a diversity plan that outlines how the owners/tenants of AHUs and market-rate units shall have equal rights and privileges to access and use of the development's amenities and facilities.
- Phasing:** Please provide a construction plan identifying the sequence and/or phasing of construction for the market rate and the AHU. The AHUs shall not be the last units to be built in any development and/or redevelopment covered by this Section V.H.

The Applicant understands that no building permit shall be issued for any unit in the development until the Building Commissioner receives verification that the AHU has been approved by DHCD and City Solicitor, and has been recorded with the Middlesex South Registry of Deeds, and that the affirmative fair housing marketing plan has been approved by DHCD.

Please utilize the link below to learn more about the State's Local Initiative Program (LIP) and the requirements associated with filing a LIP application

<https://www.mass.gov/service-details/local-initiative-program>