

9.10.8 Affordability Requirements

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1. Applicability. This requirement is applicable to all multi-family developments in Canton Junction Overlay District with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion (Applicable Projects). No project may be divided or phased to avoid the requirements of this section.

2. Affordable Housing. Not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

a. Subsidized Housing Inventory. All units affordable to households earning 80% or less of Area Median Income (AMI) created under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory. b. Local Action Units. The Affordable Units may be Local Action Units developed in compliance with and approved pursuant to the requirements for the same as specified by Commonwealth of Massachusetts Executive Office of Housing and Livable Communities

-126- (EOHLC), or successor agency, or affordable dwelling units developed under such additional programs adopted by the Commonwealth of Massachusetts or its agencies. All such affordable dwelling units shall count toward the Town of Canton's requirements under Sections 20-23 of Chapter 40B of the General Laws of Massachusetts, and shall be listed on the Subsidized Housing Inventory (SHI) maintained by DHCD. The developer shall assist the Town in the preparation of any forms required. c. Local Performance. To the extent permitted by applicable law, and after approval by EOHLC, otherwise qualified Canton residents shall have a first opportunity and preference for the aforementioned affordable dwelling units. For purposes of this requirement, "Canton residents" shall be defined as a current Town of Canton resident (as established through certification by the Canton Town Clerk based on census, voting registration, or other acceptable evidence), or a current employee of the Town of Canton or business establishment located in Canton, or households with children attending the Canton Public Schools.

