

MOTION TO AMEND THE MAIN MOTION UNDER ARTICLE 5 AMEND ZONING BY-LAW – HIGHWAY COMMERCIAL 1 ZONING DISTRICT

Mr. Ed Scheideler, Town Meeting Member, hereby moves to amend the main motion under Article 5 Amend Zoning By-law – Highway Commercial 1 Zoning District, as follows: In Paragraph 8, titled “Amend Section 6.12, Affordable Housing...,”

by replacing the fourth sentence:

The requirements detailed in paragraphs (a), (c), (d), (e), (f), (g), and (h) below shall apply to a development that includes affordable units in the Highway Commercial 1 District.”

with

“The requirements detailed in paragraphs (a), (d), (e), (f), (g), (h) and (j) below shall apply to a development that includes affordable units in the Highway Commercial 1 District.”

and by adding to Section 6.12 new subsection (j) as follows:

“(j) To create a window of opportunity for households seeking affordable ownership units and to provide rental units affordable for households at a range of incomes, the following provisions shall apply:

(1) In a homeownership project, the affordable unit(s) must be made available to households with annual gross incomes at or below 80% of the area median income (AMI). These units must be priced for affordability to households having annual gross incomes of not more than 70% of AMI at the time of marketing. The monthly housing costs, inclusive of mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner’s association fees, hazard insurance, and parking must not exceed 30% of the 70% AMI limit for that unit.

(2) In a rental project, the affordable units must be made available to households with annual gross incomes at or below 80% of the area median income (AMI), such that the AMI used for establishing rent and income limits for all the affordable units must average no more than 65% of AMI. Alternatively, at least 50% of such units may have income limits at 50% of AMI and the remaining affordable units may have income limits at 80% AMI.

(3) Affordable rental units are to be priced to be affordable to a household having a gross annual income at the household income limit for that affordable unit. Monthly housing costs, inclusive of rent, utility costs for heat, water, hot water, and electricity, parking, and including access to all amenities that are offered to tenants in the building, must not exceed 30% of the applicable

household income limit for the affordable unit. If the utilities are separately metered, they may be paid by the tenant and the maximum allowable rent will be reduced to reflect the tenant's payment of utilities, based on the area's utility allowance for the specific unit size and type, to be secured from the Needham Housing Authority. For a household with a Section 8 voucher, the rent and income are to be established by the Needham Housing Authority with the approval of HUD."

A handwritten signature in cursive script, appearing to read "Ed Scheideler", is written above a horizontal line.

Signature of Town Meeting Member, Mr. Ed Scheideler