

would normally be allowed to have ten (10) units under the district's dimensional and density requirements, two (2) shall be affordable units, and in exchange for providing two (2) affordable units, the applicant shall be eligible to request four (4) additional market-rate units, for a combined total of fourteen (14) units in the development. The Planning Board shall have authority to modify the dimensional and density requirements that apply to the development in order to accommodate the additional units.

10.3.3 Basic requirements

- A. For design guidelines of preferred affordable multifamily new construction, refer to the "Massachusetts Multifamily New Construction Design Requirements & Guidelines" developed by BHDC, DND, MassHousing, and MHP.
 - 1. The Planning Board shall have the authority to allow new construction of multifamily housing under Section 10.3 of the Ayer Zoning Bylaws to allow for the construction of new units to meet the Target Units Sizes referenced in Section 4.B "Design Guidelines for Units Layouts and Interior Dimensions".
- B. Minimum affordable housing requirement. In any development subject to this Section 10.3, at least one of every five (5) units shall be affordable housing.
- C. Affordability standards. Each affordable unit created under this Section 10.3 shall be sold or rented to and occupied by a household with income at or below eight (80) percent of area median income, as determined by the U.S. Department of Housing and Urban Development (HUD).
- D. Methods of providing affordable housing. Any development subject to this Section 10.3 shall provide affordable housing through one or more of the following methods, or any combination thereof:
 - 1. On-site units: affordable housing constructed on the same site as the proposed development. This is the preferred method of complying with the inclusionary housing requirement.
 - 2. Off-site units: affordable housing provided on a different site in the Town of Ayer.

Payment of a fee in lieu of units: in lieu of providing on-site or off-site units, the applicant may make a cash contribution to the Ayer Housing Authority or another public, quasi-public, or non-profit housing development organization approved by the Planning Board. The fee per affordable housing unit shall be 2.5 times the HUD income limit for a qualified household of four persons.
- E. Location and comparability of affordable units.