

Town of Tewksbury

Calculation of Fee-in-lieu of Units:

With authorization by the Planning Board, developers may make a cash payment to the Town of Tewksbury, Affordable Housing Trust Fund to be used only for the purposes of providing Affordable Housing Units as described in the Tewksbury Zoning Bylaws, in-lieu of construction of said units .

For ownership or rental developments, the financial contribution (fee) for each affordable unit shall be equal to the difference between:

1. the average (mean) market sales price for 'home and condominium sales' as of the date of application to the town, or when the first building permit is issued for the project, for the prior one (1) through seven (7) months according to the Assessor's Office of the Town and,
2. the purchase price of an Affordable Housing Unit, available at a purchase cost of no more than 30% of gross household income of households at or below 70% of the Middlesex County median income as reported by the U.S. Department of Housing and Urban Development, including units listed under G.L. c.40B s. 20-24 and the Commonwealth's Local Initiative Program.

Five percent (5%) of the purchase price of an Affordable Housing Unit as described above shall be added to the fee to provide for administrative costs.

Administration of funds. Funds contributed to the Town in accordance with the guidelines of the Town of Tewksbury, Affordable Housing Trust Fund shall be disbursed solely to provide for affordable housing units and the associated administrative costs, as defined herein. Any interest earned shall be credited to and become part of the fund. Any moneys conveyed to the Town in accordance with this policy shall be expended only with approval of the majority of the Board of Selectmen.

Example Fee:

#1= \$300,000.00

#2= \$160,000.00

the difference = \$140,000.00

5% of #2 (\$160,000)= \$8,000.00 total fee = \$148,000.00

The Tewksbury Local Housing Partnership under Section 7014(b) of the Tewksbury Zoning Bylaw is responsible for setting the policy on "fee in lieu" of construction of affordable units. The Partnership first adopted the policy in October 2004 and amended the policy on August 22, 2007.