



promote mixed-use developments and will site affordable housing developments throughout the geography of the Town.

**6. Negotiations with developers over comprehensive permit or local initiative projects will seek to provide for:**

- A level of local preference
- Affordability in perpetuity through deed restrictions and/or rental guidelines
- Monitoring and reporting to the Town by the development regarding ongoing affordability
- Local legal review of regulatory and monitoring agreements and documents
- A minimum of 25% affordable units, a maximum of 50% affordable units, and a target of 35% affordable units.
- Infrastructure or other benefits to the Town
- Limitation on profitability to the developer

**7. Bolton affordable housing stock will provide for both moderate and low-income households.** Affordable housing is defined as affordable to those who earn at or below 80% of the median area income. Low income is defined as at or below 50% of the area median income. Critical decisions about affordable housing projects should be made by a diverse group of informed citizens in the community. Membership of the Bolton Affordable Housing Partnership will be diverse, committed, and informed to provide the leadership the Town needs to meet this challenge. All potential affordable housing projects must be reviewed, analyzed and assessed based on these guiding principles and on the potential financial impact to the community. A clear set of guidelines for this review process will include an assessment of the social, municipal, environmental and financial impacts of the proposed project.