



# Town of Winchester

MaryEllen Marshall, Town Clerk

Winchester Clerk's Office  
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Fall Town Meeting  
November 3, 2025

**ARTICLE 4:** **VOTED**, that the Town approve Article 4 as written below (Text to be added is indicated by **bold** text. Text to be removed is indicated by strike through text):

1. Amend the following text in Section 8.11.8 Affordability Requirements, Subsection 2.

2. Applicability. This requirement is applicable to all residential developments with ~~ten (10)~~ **six (6)** or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion. No project may be divided or phased to avoid the requirements of this section.

2. Add the following text in Section 8.11.8 Affordability Requirements, Subsection 3.

3. Provision of Affordable Housing. In applicable projects:

a. Ten percent of the housing units constructed within a project shall be restricted as affordable units for sale or rent to households earning no more than 80 percent of AMI, in accordance with definitions and guidelines contained in 760 CMR 56.00 and as prescribed by EOHLC, as may be amended. It is intended that affordable units described in this section be approved for inclusion on the Town's SHI;

b. For projects that have 25 or more dwelling units, in addition to the requirement to restrict ten percent of the units as affordable as described in the preceding section, an additional five percent of the dwelling units shall be restricted for sale or rent to middle income applicants (households earning no more than 120 percent Area Median Income), at a price or rent that is deemed affordable to such households; and

c. If the number of affordable units calculated contains a decimal **between 0.01 and 0.49**, the number of units shall be rounded down. **If the number of affordable units calculated contains a decimal between 0.50 and 0.99, the number of units shall be rounded up.**

I certify that the foregoing is a true account of the action taken under Article 4 of the Fall Town Meeting on November 3, 2025.

**Motion Carried Electronic Vote**  
**Yes: 154 No: 5**  
**Majority Vote Required**

MaryEllen Marshall. CMC  
Winchester Town Clerk