

**SENATE . . . . . No. 641**

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The Commonwealth of Massachusetts

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**In the Year Two Thousand Nine**  
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An Act relative to density of affordable housing projects..

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1: Section 21 of chapter 40B of the Massachusetts General laws is hereby  
2 amended by adding the following paragraph:-

3 Applications may not contain a proposed project density that exceeds 4 times that  
4 allowed under existing zoning, or 8 units per acre, whichever is greater. This limit may be  
5 waived by the local board if the applicant agrees to a 10% cap on profits, or agrees to donate the  
6 equivalent amount of money to the host community to be used for the construction of additional  
7 low and moderate income housing units in the host community.