



January 3, 2020

## Calendar Year 2020 Housing Choice Designation Criteria

HCC designations announced on May 14, 2018 will lapse as of May, 13, 2020

HCC designations announced on May 9, 2019 will lapse as of May, 7, 2021

### Threshold qualifications to apply:

1. Community must have an ADA Self-Evaluation Plan and ADA Transition Plan or agree to a MOU with DHCD and Mass Office of Disability that commits municipality to achieving these plans within 5 years.
2. Community may not have a housing moratorium or restrictions on housing that limit new housing to less than 5% growth / year.

### Production Threshold over the last 5 years (2015 through 2019)

5% increase in net new housing units over the 2010 year round housing units and/or increase of 500 or more units;

OR

3% increase in net new housing units over the 2010 year round housing units and/or increase of 300 or more units AND 7 out of 14 best practices, two of which need to be affordable best practices.

### 2020 Housing Choice Best Practices, affordable best practices are *italicized* and marked with \*

- ✓ 3%/300 communities must demonstrate that they have at least 7 of 14 of following Best Practices, with at least 2 being Affordable Housing Best Practices
  - ✓ 5%/500 communities must identify which of the following best practices they have adopted
1. Have at least one zoning district that allows multifamily by right (in addition to 40R districts) where there is capacity to add units and that allows for family housing that is not age restricted and does not restrict units with more than 2 bedrooms (or demonstrate a pattern of approving such developments over the last 5 years)
  2. *\*Have Inclusionary Zoning that provides for reasonable density increases so that housing is not unreasonable precluded*
  3. *\*Have an approved 40R Smart Growth or Starter Homes district. Please note, that if your community repealed its only 40R district, it no longer qualifies for this best practice.*
  4. Have zoning that allows mixed use or cluster / Open Space Residential development by right that is not part of a 40R district (or can demonstrate a pattern of approving such developments over the last 5 years)



5. Have zoning that allows for accessory dwelling units by right (or can demonstrate a pattern of approving ADUs over the last 5 years)
6. *\*Designated local resources for housing such as established an Affordable Housing Trust, donated land, or spent substantial Community Preservation Act (CPA) funds for community housing over the last 5 years. Please provide a list of such expenditures over the last 5 years.*
7. Reduced parking requirement for Multi-Family units within the last 5 years, or require no more than 1 parking space per unit for multifamily units.
8. Provide evidence of education and training for a majority of members on a land use board (Planning Board, Board of Appeals, Select Board and/or City Council) from Citizen Planner Training Collaborative, Massachusetts Housing Partnership's Housing Institute, or Urban Land Institute's (ULI's) Urban Plan Public Leadership Institute over the last 5 years. Comparable trainings will be evaluated on a case by case basis.
9. *\*Have units currently eligible for inclusion in the Subsidized Housing Inventory (SHI) that equal or exceed 10% of total year round housing stock according to the DHCD subsidized housing inventory, where such 10% was not reached after local comprehensive permit(s) were denied or conditioned and had the denial or condition overturned by the Housing Appeals Court (HAC).*
10. *\*Have increased your community's SHI by at least 2.5% points in the last 5 years where such increase was not reached after local comprehensive permit(s) were denied or conditioned and had the denial or conditions overturned by HAC.*
11. Selected a housing best practice as part of a Community Compact
12. *\*Participate in the Housing Development Incentive Program (HDIP), have adopted an Urban Center Housing Tax Increment Financing district, approved District Improvement Financing (DIF) related to housing, have adopted an Urban Renewal Plan that includes a significant Housing element.*
13. *\*Have adopted local option property tax relief programs for income eligible seniors either as provided for by statute (MGL c. 59 section 5) or through a home rule petition; OR have adopted a Community Impact Fee for short term rentals (MGL c. 64G, section 3D) where your community has committed in writing to using a portion of such revenues for affordable housing.*
14. *\* Have a CERTIFIED Housing Production Plan which means that you have an DHCD approved Housing Production Plan and have subsequently seen an increase of 0.5% or 1% in your year round housing units (see <https://www.mass.gov/service-details/chapter-40-b-housing-production-plan> for more information)*