

# 2026 Rural and Small Town Housing Choice Community (RST-HCC) Designation

Welcome to the 2026 Rural and Small Town Housing Choice Community (RST-HCC) Designation application. If your City/Town is NOT [designated as Rural and/or Small Town](#), please complete the [2026 Housing Choice Community \(HCC\) Designation application](#).

## Section 1: Information About Your City/Town

In this section, provide information about your City/Town, including contact information, eligibility criteria, and count of year-round housing units.

Question	Entry
1.1 City/Town	
1.2 Application Point of Contact (First)	
1.2 Application Point of Contact (Last)	
1.3 Point of Contact Email	
1.4 City/Town Legal Address (Street Address)	
1.4 City/Town Legal Address (Address Line 2)	
1.4 City/Town Legal Address (City)	
1.4 City/Town Legal Address (ZIP / Postal Code)	
1.5 First-time or Renewal Designation Application?	<ul style="list-style-type: none"><li>• Applying for first-time designation</li><li>• Applying to renew designation expiring in 2026</li><li>• Applying to renew designation that expired before 2026</li></ul>
1.6 Is your City/Town an MBTA Community that has been determined to be noncompliant with M.G.L. c.40A Section 3A of the Zoning Act (the MBTA Communities Act) and its regulations (760 CMR 72.00)?  Note: Noncompliant MBTA Communities are not eligible for Designation.	<ul style="list-style-type: none"><li>• NO: City/Town has received a District Compliance Determination letter and is compliant.</li><li>• NO: City/Town is in conditional compliance.</li><li>• NO: City/Town is in interim compliance.</li><li>• YES: City/Town is non-compliant.</li><li>• N/A: City/Town is not an MBTA Community.</li></ul>
1.7 Does your City/Town have any active housing restrictions or restrictive bylaws, such as phased growth zoning, sewer moratorium, or housing moratorium? If yes, you must provide a copy of the ordinance(s) and/or bylaw(s) that established the restriction.	YES/NO
1.7.a. Housing Restriction Upload	
1.7.b. Provide a brief narrative/description of your City/Town's housing restriction/restrictive bylaw.	
1.8 Has your City/Town conducted an ADA Self-Evaluation and Transition Plan?  If no, your City/Town must enter into a Memorandum of Understanding (MOU) with HLC and the Massachusetts Office on Disability (MOD) to conduct such plan within 5 years to be eligible for Designation. Completing an ADA MOU is a condition of the Designation.	YES/NO/NOT SURE

## Housing Units Information

**STOP:** Please make sure you have the following information before you continue the application.

- Year-Round Housing Units:** [Find your City/Town's total 2020 year-round housing units](#) from the 2020 Census as provided by HLC.
- New Units:** Compile your City/Town's **total net increase in year-round housing units** from January 1, 2021, through December 31, 2025. You must use local data for calendar year 2025. For calendar years 2021 - 2024, you may use either **A) US Census Building Permit Survey (BPS) data and/or B) your local building permit data/records** to document net new housing units in your community. Foundation permits may also count towards your City/Town's total of new units.
- 2026 New Units Count Pilot:** Homes that have been rehabilitated to improve their livability in the past 5 years may count as a net "new unit" for purposes of Designation application after either: **A) having been cited for building or sanitary code violations, OR B) were subject to cancellation of commercial property insurance due to substandard property conditions, OR C) were otherwise blighted or substandard.**

Question	Entry
1.9 What is your City/Town's 2020 Census count of year-round housing units?  2020 year-round housing units are available in the link above and for download at <a href="https://www.mass.gov/how-to/apply-for-the-housing-choice-designation">https://www.mass.gov/how-to/apply-for-the-housing-choice-designation</a> .	
1.10 What is the number of New Units permitted PER CALENDAR YEAR between 2021 and 2025?  If Building Permit Survey (BPS) data for any years between 2021 and 2024 are accurate, you may insert those BPS numbers. If BPS data is incorrect, you may insert local data. You must provide local data for 2025 (as published BPS data for 2025 is not yet available). See the above description of qualifying New Units, including the 2026 New Units Count Pilot.	2021: 2022: 2023: 2024:
1.11 What is the total of New Units permitted between January 1, 2021, and December 31, 2025?	
1.12 Calculated percent increase in year-round housing units (net new units/2020 Census count of year-round units*100):	
1.13 Select the eligibility criteria your City/Town is applying under:	<ol style="list-style-type: none"> <li>7% growth <b>OR</b> 700 new units (no best practices)</li> <li>5% growth <b>OR</b> 500 new units, <b>PLUS</b> 4 of 21 best practices (at least 1 from Affordable category)</li> <li>3% growth <b>OR</b> 300 new units, <b>PLUS</b> 7 of 21 best practices (at least 2 from Affordable category)</li> <li>1.5% growth <b>OR</b> 150 new units, <b>PLUS</b> 9 of 21 best practices (at least 3 from Affordable category)</li> </ol>
1.14 For evidence of new units between 2021 and 2024, are you using any BPS data?	<input type="checkbox"/> 2021 <input type="checkbox"/> 2022 <input type="checkbox"/> 2023 <input type="checkbox"/> 2024
1.14.b Upload Local Building Permit Data	

## Section 2: Housing Choice Best Practices

Please review the Best Practices below. If your community meets a best practice, select "yes," upload evidence/documentation as proof, and briefly describe how your community meets the best practice.

**NOTE: If your City/Town is applying under the eligibility criteria of 7% or 700 new units, you must select and provide proof of best practices your City/Town meets.** While proof of best practices is not required under this eligibility criteria, you must provide best practices and proofs to submit a complete application and be considered for Designation.

### Affordable Best Practices

Reference the eligibility criteria above to determine how many affordable best practices your City/Town must meet to qualify for Designation.

Question	Entry
2.1 Does your community meet the Inclusionary Zoning Best Practice?	YES/NO
2.1.a Upload proof of Inclusionary Zoning	
2.1.b Narrative about Inclusionary Zoning	
2.2 Does your community meet the 40R/40Y District Best Practice?	YES/NO
2.2.a Upload proof 40R/40Y District	
2.2.b Narrative about 40R/40Y District	
2.3 Does your community meet the Transit-Oriented Development Best Practice?	YES/NO
2.3.a Upload proof of Transit-Oriented Development	
2.3.b Narrative about Transit-Oriented Development	
2.4 Does your community meet the Housing Rehab Funding Best Practice?	YES/NO
2.4.a Upload proof of Housing Rehab Funding	
2.4.b Narrative about Housing Rehab Funding	
2.5 Does your community meet the Local Rehab Collaboration Best Practice?	YES/NO
2.5.a Upload proof of Local Rehab Collaboration	
2.5.b Narrative about Local Rehab Collaboration	
2.6 Does your community meet the Affordable Housing Best Practice?	YES/NO
2.6.a Upload proof of Affordable Housing Approval	
2.6.b Narrative about Affordable Housing Approval	
2.7 Does your community meet the Subsidized Housing Inventory (SHI) Best Practice?	YES/NO
2.7.a Upload proof of Subsidized Housing Inventory (SHI)	
2.7.b Narrative about Subsidized Housing Inventory (SHI)	
2.8 Does your community meet the Local Actions that Support Housing Best Practice?	YES/NO
2.8.a Upload proof of Local Actions that Support Housing	
2.8.b Narrative about Local Actions that Support Housing	

### Other Best Practices

Reference the eligibility criteria above to determine how many total best practices your City/Town must meet to qualify for Designation.

Question	Entry
2.9 Does your community meet the Multi-Family Zoning Best Practice?	YES/NO
2.9.a Upload proof of Multi-Family Zoning	
2.9.b Narrative about Multi-Family Zoning	
2.10 Does your community meet the City/Town-Wide Multi-Family Zoning Best Practice?	YES/NO
2.10.a Upload proof of City/Town-Wide Multi-Family Zoning	
2.10.b Narrative about City/Town-Wide Multi-Family Zoning	
2.11 Does your community meet the Mixed-Use Zoning Best Practice?	YES/NO
2.11.a Upload proof of Mixed-Use Zoning	
2.11.b Narrative about Mixed-Use Zoning	
2.12 Does your community meet the Cluster Development Best Practice?	YES/NO
2.12.a Upload proof of Cluster Development	
2.12.b Narrative about Cluster Development	
2.13 Does your community meet the Accessory Dwelling Units (ADU) Best Practice?	YES/NO
2.13.a Upload proof of ADU(s)	
2.14.b Narrative about ADU(s)	
2.14 Does your community meet the Zoning Incentives Best Practice?	YES/NO
2.14.a Upload proof of Zoning Incentives	
2.14.b Narrative about Zoning Incentives	
2.15 Does your community meet Resilient Buildings Best Practice?	YES/NO
2.15.a Upload proof of Resilient Buildings	
2.15.b Narrative about Resilient Buildings	
2.16 Does your community meet the Climate Resiliency Planning Best Practice?	YES/NO
2.16.a Upload proof of Climate Resiliency Planning	
2.16.b Narrative about Climate Resiliency Planning	
2.17 Does your community meet the State-Led Housing Program Participation Best Practice?	YES/NO
2.17.a Upload proof of State-Led Housing Program Participation	
2.17.b Narrative about State-Led Housing Program Participation	
2.18 Does your community meet the Housing Production Plan (HPP) Best Practice?	YES/NO
2.18.a Upload proof of Housing Production Plan (HPP)	
2.18.b Narrative about Housing Production Plan (HPP)	
2.19 Does your community meet the Housing Plan Implementation Best Practice?	YES/NO
2.19.a Upload proof of Housing Plan Implementation	
2.19.b Narrative about Housing Plan Implementation	

Question	Entry
2.20 Does your community meet the Land Use Board Training Best Practice?	YES/NO
2.20.a Upload proof of Land Use Board Training	
2.20.b Narrative about Land Use Board Training	
2.21 Does your community meet the Regional Collaboration Best Practice?	YES/NO
2.21.a Upload proof of Regional Collaboration	
2.21.b Narrative about Regional Collaboration	

### Section 3: Certification and Signatures

The Rural and Small Town Housing Choice Community Designation application requires attestation that the person submitting the application has authority to do so and that the information provided is true and accurate.

Question	Entry
3.1.1 Local Building Official Name: (First)	
3.1.1 Local Building Official Name: (Last)	
3.1.2 Local Building Official Title:	
3.1.3 Local Building Official Email:	
3.1.4 Application Submission Attestation To submit the Designation application, read the following and check the attestation as appropriate.	<input type="checkbox"/> I attest the information provided in this Designation application is accurate, and that I have permission to submit the application on behalf of the City/Town. I attest the named Local Building Official has confirmed the permit data is correct to the best of their knowledge. I attest the City/Town CEO has approved submission of this application.