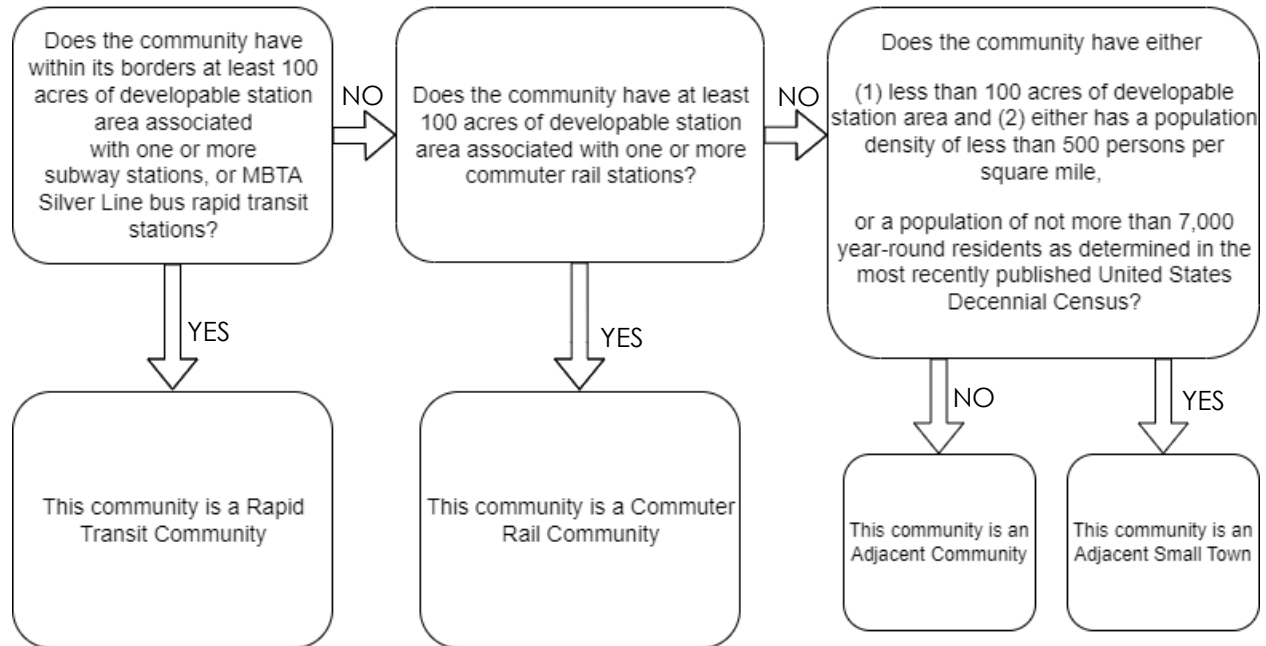


## COMMUNITY CATEGORIES WITHIN 3A GUIDELINES

Each MBTA community has been assigned a community category, using the logic in the following flowchart:



The community category affects important requirements for compliance such as unit capacity and district location:

	Rapid Transit	Commuter Rail	Adjacent	Adjacent Small Town
Land Area	50 Acres	50 Acres	50 Acres	n/a
Unit Capacity <sup>1</sup>	25%	15%	10%	5%
Location	Near Transit <sup>2</sup>	Near Transit <sup>2</sup>	n/a	n/a
Deadline	12/31/2023	12/31/2024	12/31/2024	12/31/2025

1: Unit Capacity is expressed as percentage of 2020 Housing Stock. For example, Rapid Transit Unit Capacity = Housing Stock x 0.25

2: Percentage of district located near transit depends on developable land near stations. Developable land means land on which multi-family housing can be permitted and constructed. For purposes of these guidelines, developable land consists of: (i) all privately-owned land except lots or portions of lots that meet the definition of excluded land, and (ii) developable public land.