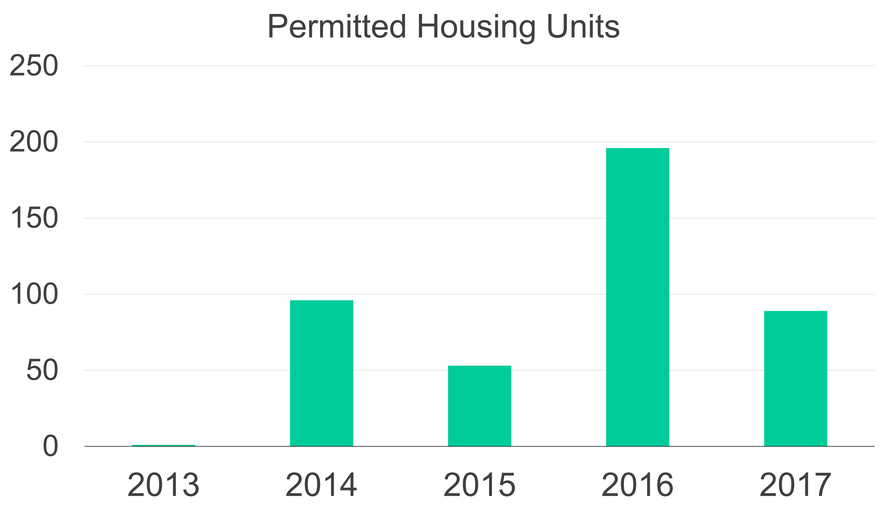
Beverly

Profile of a Housing Choice Community

Best Practices

- 40R district created in 2017 that could bring 75 units to the area
- Established Beverly Community Housing Plan and established Affordable Housing Trust in 2017
- Adopted Inclusionary Zoning (IZ) in 2007 and amended in 2017 to provide more flexibility and reach lower affordability
  - Over 50 Affordable units have been constructed under IZ
- Trust is funded with $758,000 from fee-in-lieu of affordable housing payments made under IZ

Production 2013 to 2017



435 new units

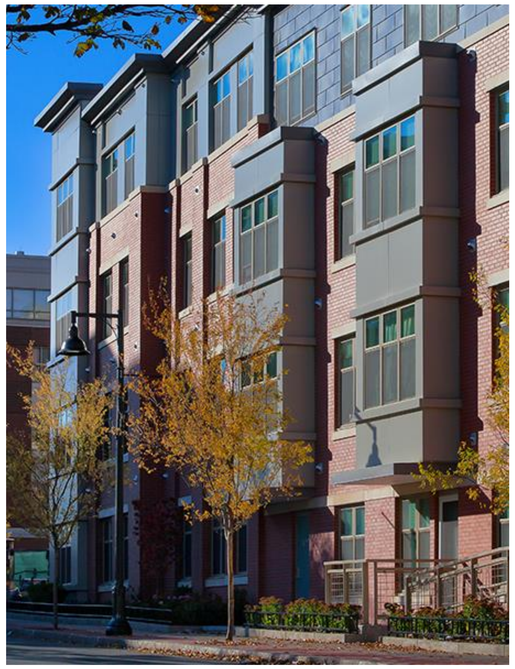
2.6% increase in housing stock

Other Accomplishments

- Currently engaged in Harbor Plan public process for a potential new Transit Oriented Development (TOD) Overlay District
- Entered into a Memorandum of Understanding with the mayors of Salem and Peabody to create housing units for the regional homeless population
- Trust board awarded $200,000 to applicant to create six new affordable housing units in March 2018

Brockton

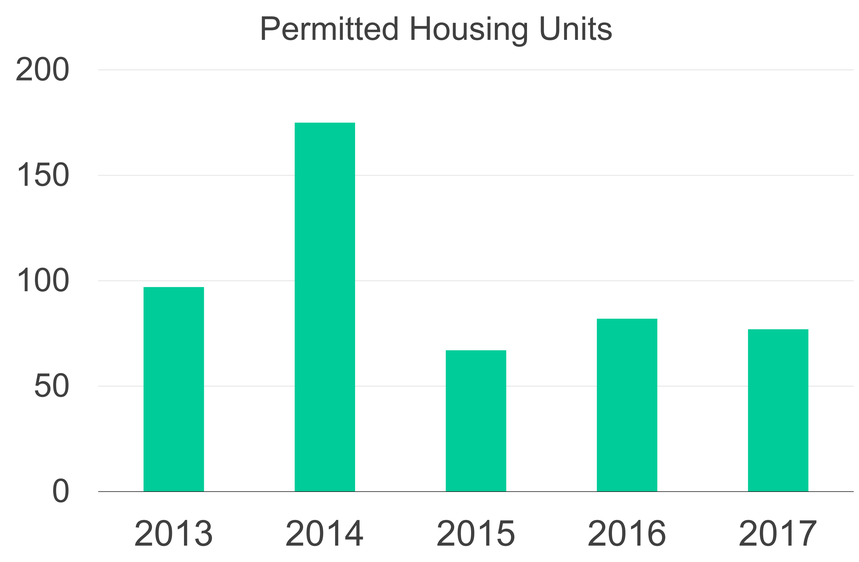
Profile of a Housing Choice Community



Best Practices

- Established the Downtown Smart Growth (40R) district in 2006, and subsequently enlarged it to include additional areas
- Adopted a second 40R District for a project on Thatcher Street, approved by Department of Housing and Community Development (DHCD) in 2018
- Allow Multifamily and Mixed Use developments by right

Production 2013 to 2017



498 new units

1.4% increase in housing stock

Other Accomplishments

- Completed a **Housing Strategy Plan** with assistance from Old Colony Planning Council and District Local Technical Assistance (DLTA) funds
  - Supports legislation to reduce voting thresholds for zoning amendments, *"An Act to Promote Housing Choices"*
  - Recommends Inclusionary Zoning and additional 40R Smart Growth districts

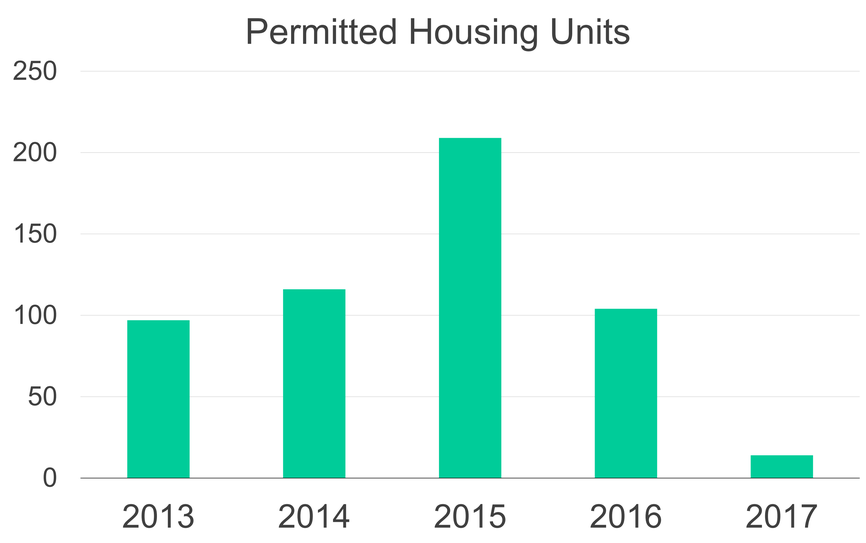
Canton

Profile of a Housing Choice Community

Best Practices

- Planned proactively for smart growth development:
  - Adopted Mixed Use Zoning Overlay District
  - Mixed Use and Multi-Family in Canton Center includes affordable housing provisions
- Adopted Community Preservation Act (CPA) in 2012
- Over 10% on the Subsidized Housing Inventory (SHI)

Production 2013 to 2017



540 new units

6.2% increase in housing stock

Other Accomplishments

- Granted $21,000 in Energy and Environmental Affairs (EEA) planning grant to analyze the feasibility of mixed-use redevelopment of the 40 acre Draper Mills industrial site
- Created Canton Housing Action Plan in 2015, prepared by the Metropolitan Area Planning Council (MAPC)

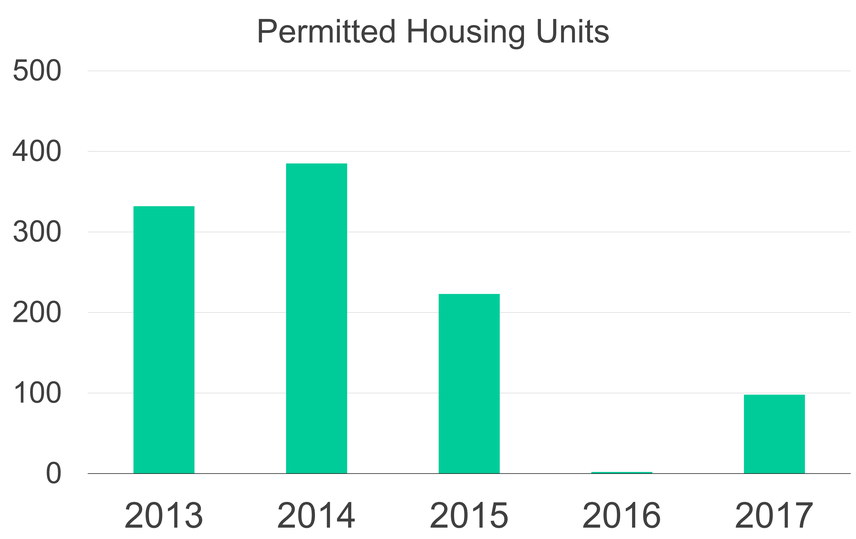
Chelsea

Profile of a Housing Choice Community

Best Practices

- Established Gerrish Avenue Smart Growth (40R) district
- Established an Affordable Housing Trust Fund Board which will provide the city with more flexibility to create affordable units
- Produced a "*Comprehensive Housing Analysis and Strategic Plan*" in 2017
- Adopted Inclusionary Zoning in 2017
- Adopted a Condominium Conversion Ordinance in 2007

Production 2013 to 2017



1,040 new units

8.3% increase in housing stock

Other Accomplishments

- Partnership between The Neighborhood Developers and Mitchell Properties to build 260 homes with a total of $72 million in public and private investments
- Recently opened Silver Line 3 service between Chelsea and South Station, with access to their 40R district
- Awarded $9.6 million in state funding in 2016 to preserve an existing 96 unit Chelsea Housing Authority site and add 224 new market-rate units
- Received $2 million in MassWorks grant in 2016 for the Everett Avenue Urban Renewal Area

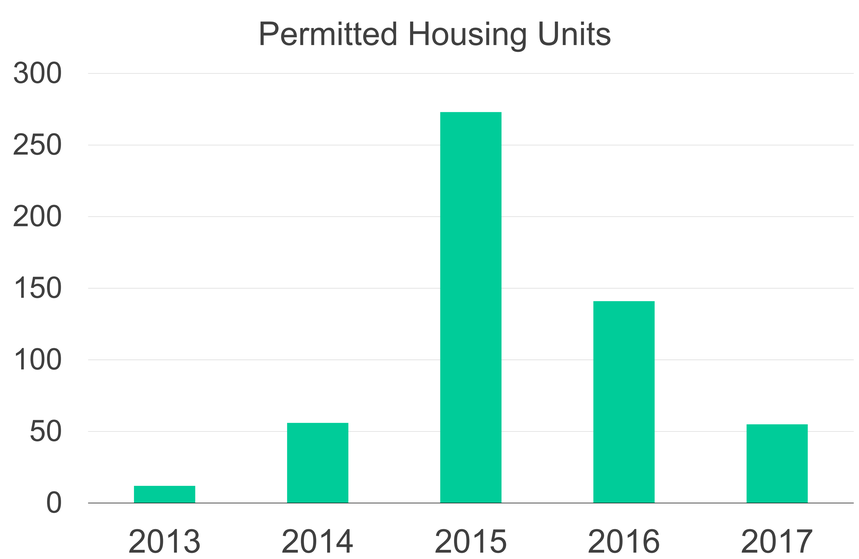
Framingham

Profile of a Housing Choice Community

Best Practices

- Includes significant Transit Oriented Development (TOD) provisions in its zoning
  - Multifamily and mixed use permitted by right in the Central Business District
  - Artist Live-Work units allowed by right in the Central Business District
- Adopted and uses **Urban Center Housing Tax Increment Financing** to promote new housing projects
- Adopted Inclusionary Zoning Bylaw in 2004; modified in 2016

Production 2013 to 2017



537 new units

2.0% increase in housing stock

Other Accomplishments

- Conducted broad outreach about Transit Oriented Development (TOD) in the Downtown to gain support for zoning amendments
- Southeastern Neighborhood Plan included Sustainable Development Goals and included bilingual notices and translation services to encourage broad participation from residents
- The Community and Economic Development Division offers the Housing Rehabilitation Assistance Program to eligible households and individuals for emergency home refurbishments

Littleton

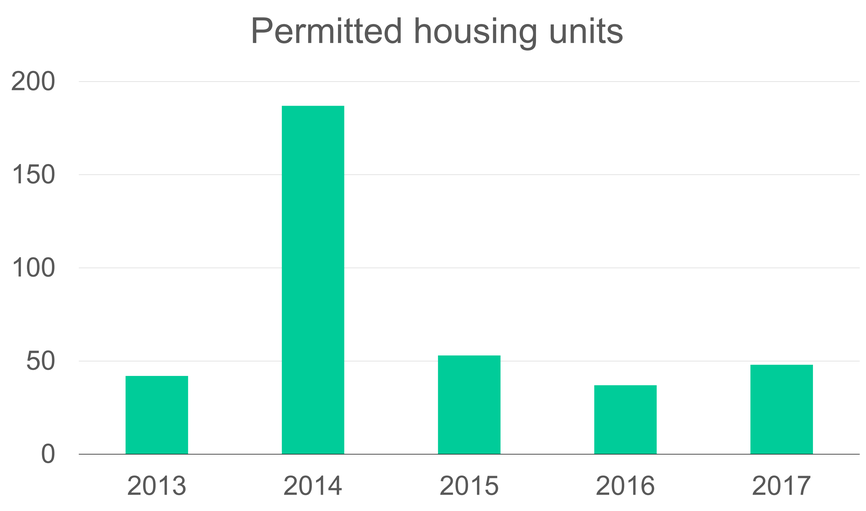
Profile of a Housing Choice Community

Best Practices

Littleton is a leader in housing best practices

- Created an Affordable Housing Trust
- Achieved over 10% in their Subsidized Housing Inventory (SHI)
- Adopted cluster subdivision regulations and demonstrate a pattern of approving Open Space Subdivisions
- Allow Accessory Dwelling Units by right
- Adopted Inclusionary Zoning bylaw that provides for a density bonus for additional affordable units
- Have a Certified Housing Production Plan

Production 2013 to 2017



367 new units

10.7% increase in housing stock

Other Accomplishments

Recognizing importance of aging in place

- Continuum of housing options with universal design to ensure housing fits for an aging population
- Adopted Senor Residential Development bylaw

Planning for redevelopment

- Received a $50,000 Environmental and Energy Affairs (EEA) planning grant to prepare a detailed area plan to guide redevelopment and to draft a zoning amendment to promote revitalization of Littleton Common

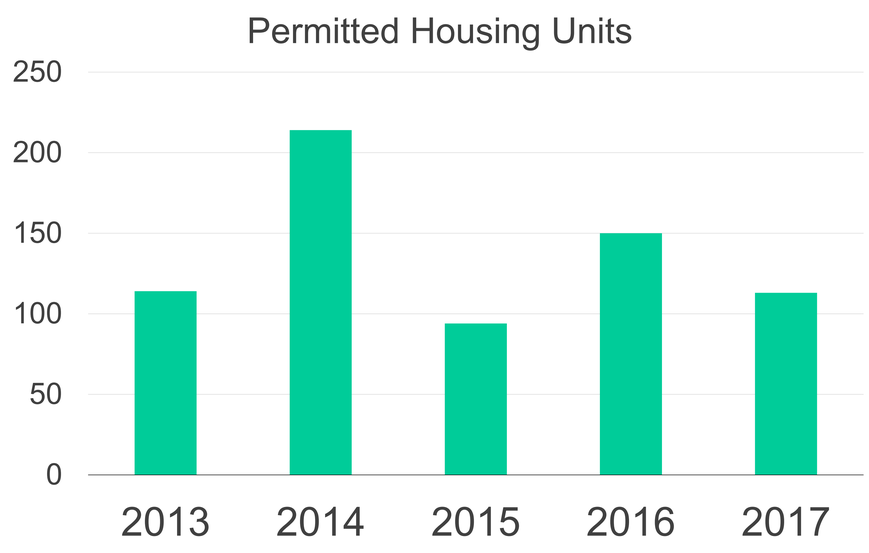
Northampton

Profile of a Housing Choice Community

Best Practices

- City provided significant financial support for 155 Live and The Lumber Yard affordable housing developments
- Zoning that allows for mixed use or cluster developments by right
- Accessory Dwelling Units (ADUs) are allowed by right in all five of our primary residential zoned areas
- City donation of seven lots to Pioneer Valley Habitat for Humanity for affordable housing
- City funding for Friends of Homelessness affordable/transitional housing

Production 2013 to 2017



685 new units

5.4% increase in housing stock

Other Accomplishments

- Received $50,000 in Environmental and Energy Affairs (EEA) planning grant to develop a form-based code for the mixed-use and business districts which provide the best opportunity for mixed-use, compact development, and housing production consistent with city climate adaptation and vulnerability assessments
- Received $2.5 million in MassWorks funding to leverage over $30 million in private investment and enable two mixed-use developments on Pleasant Street for a total of 125 new units (82% affordable).

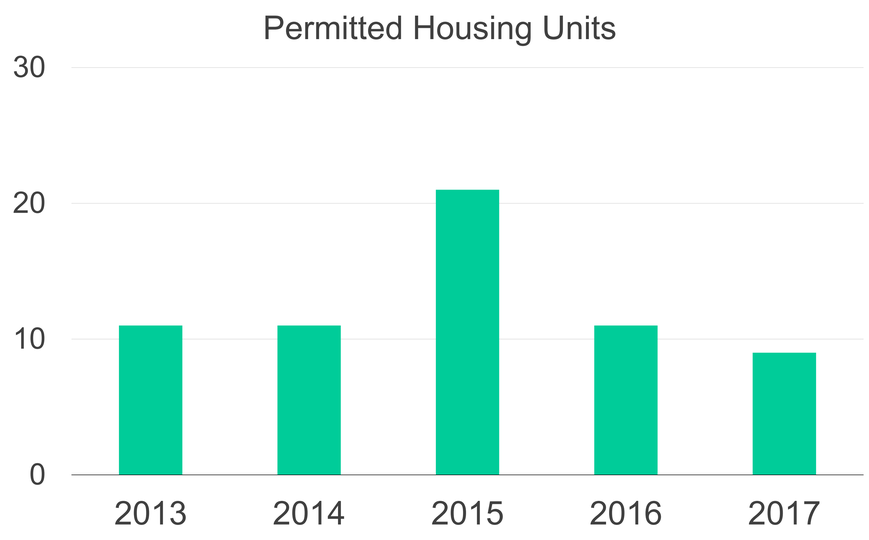
Truro

Profile of a Housing Choice Community

Best Practices

- Created Affordable Housing Plan in 2013
- Adopted Affordable Accessory Dwelling Unit bylaw
- Community Preservation Committee funding
- Purchasing land for affordable housing
- Working to designate town and state owned land for housing purposes

Production 2013 to 2017



63 new units

5.8% increase in housing stock

Other Accomplishments

- Created new town center between Routes 6 and 6A with a library, community center, playground and 16 affordable homes
- Converting seasonal homes to year round
- Monitoring older affordable homes, recording current/new deed rider on resale
- Partnering with local non-profit housing developers, for-profit housing developers and with open space groups

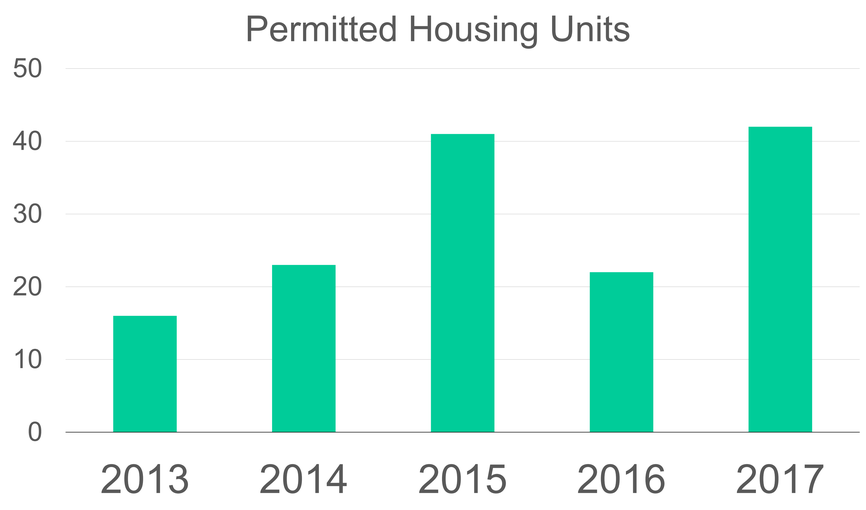
Tyngsborough

Profile of a Housing Choice Community

Best Practices

- Mixed Use Village Zoning established in Tyngsborough Center which allows multifamily housing and mixed use buildings in a sustainable location
- Established Affordable Housing Trust in 2015
- Achieved over 10% in their Subsidized Housing Inventory (SHI)
- Inclusionary Zoning adopted in 2017

Production 2013 to 2017



144 new units

3.5% increase in housing stock

Other Accomplishments

- Received $2.5 million in MassWorks for infrastructure projects to improve Flints Corner Plaza
- CPA funds to help create four affordable housing units through Tyngsborough Housing Authority
- CPA funds to provide support for Housing Production Plan update

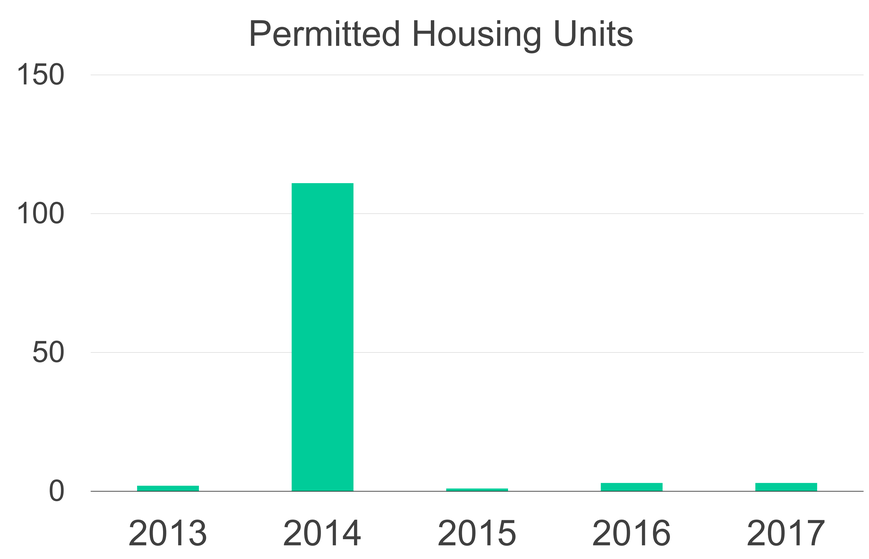
Williamstown

Profile of a Housing Choice Community

Best Practices

- Approved zoning overlay district to allow for multifamily housing
- Established a Municipal Affordable Housing Trust; has provided support for affordable housing developments, a mortgage assistance program and the purchase of open land for development
- Allow Accessory Dwelling Units (ADU)

Production 2013 to 2017



120 new units

4.3% increase in housing stock

Other Accomplishments

- Hosted community open house called "*Williamstown Future Neighborhoods*" in Winter 2017 to build a coalition of support to address the town's housing needs through zoning updates
- Hosted regional workshops on the value and effectiveness of local affordable housing trusts in Fall 2017
- Contributed $1.5 million in CPA funds to support the development of Cable Mills and the creation of a pedestrian walkway to the Green River

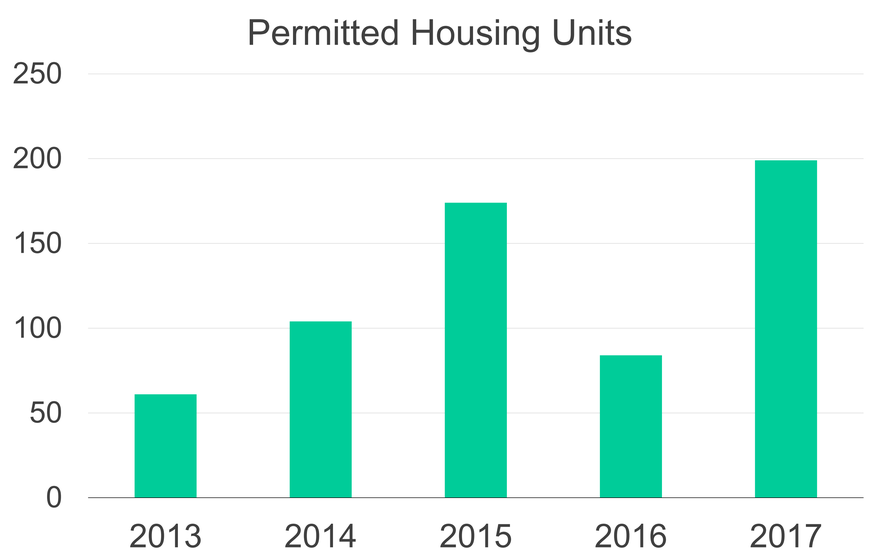
Worcester

Profile of a Housing Choice Community

Best Practices

- Allows Multifamily by right in several districts
- Zoning includes density bonus for provision of affordable housing units
- Adaptive Reuse Overlay District promotes reuse of existing buildings and flexibility for innovative developments
- Created zoning amendment that allows conversion of old school buildings into residential units in all zoning districts

Production 2013 to 2017



622 new units

0.8% increase in housing stock

Other Accomplishments

- Received Energy and Environmental Affairs (EEA) planning grant to do a comprehensive review of its zoning as it relates to parking requirements in the Canal District, Shrewsbury Street and the Highland Street Corridor Areas
- Created Task Force for Sustaining Housing First Solutions in 2018
- Administers significant rehabilitation assistance through its housing office with Community Development Block Grants (CDBG) and other funds