

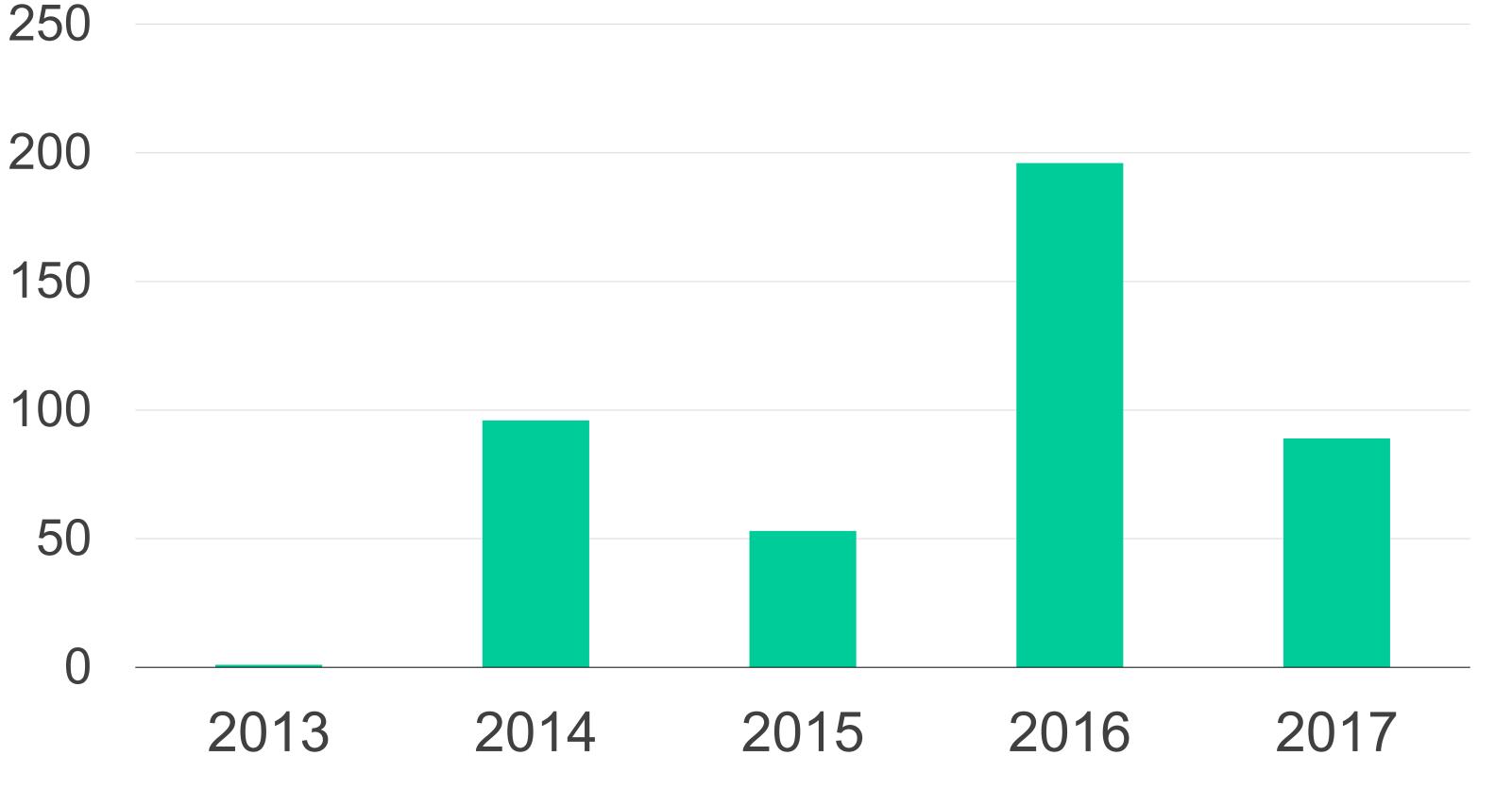


- 40R district created in 2017 that could bring 75 units to the area
- Established Beverly Community Housing Plan and established Affordable Housing Trust in 2017
- Adopted Inclusionary Zoning (IZ) in 2007 and amended in 2017 to provide more flexibility and reach lower affordability
 - Over 50 Affordable 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

Permitted Housing Units



2.6% increase in housing stock



435 new units

- **Overlay District**
- population

Other Accomplishments

 Currently engaged in Harbor Plan public process for a potential new Transit Oriented Development (TOD)

Entered into a Memorandum of Understanding with the mayors of Salem and Peabody to create housing units for the regional homeless

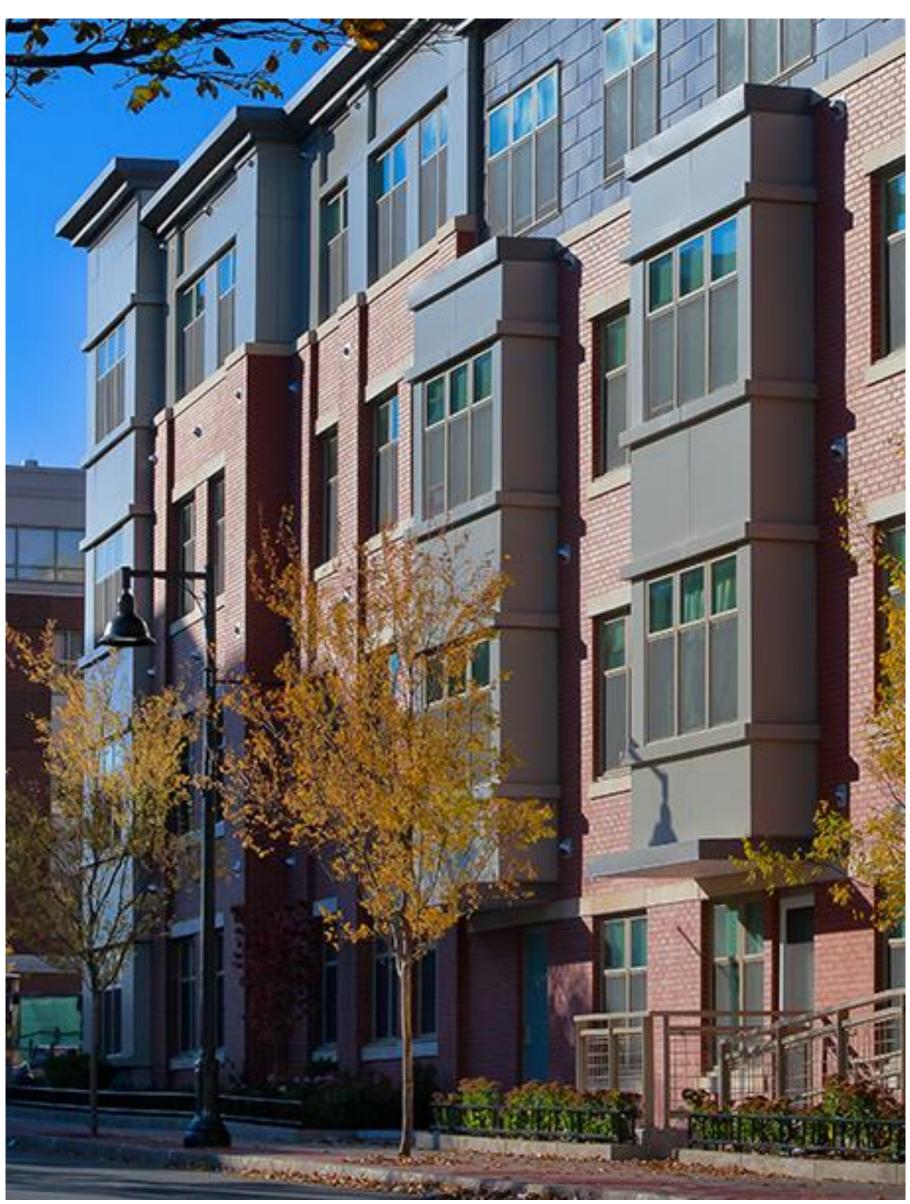
 Trust board awarded \$200,000 to applicant to create six new affordable housing units in March 2018



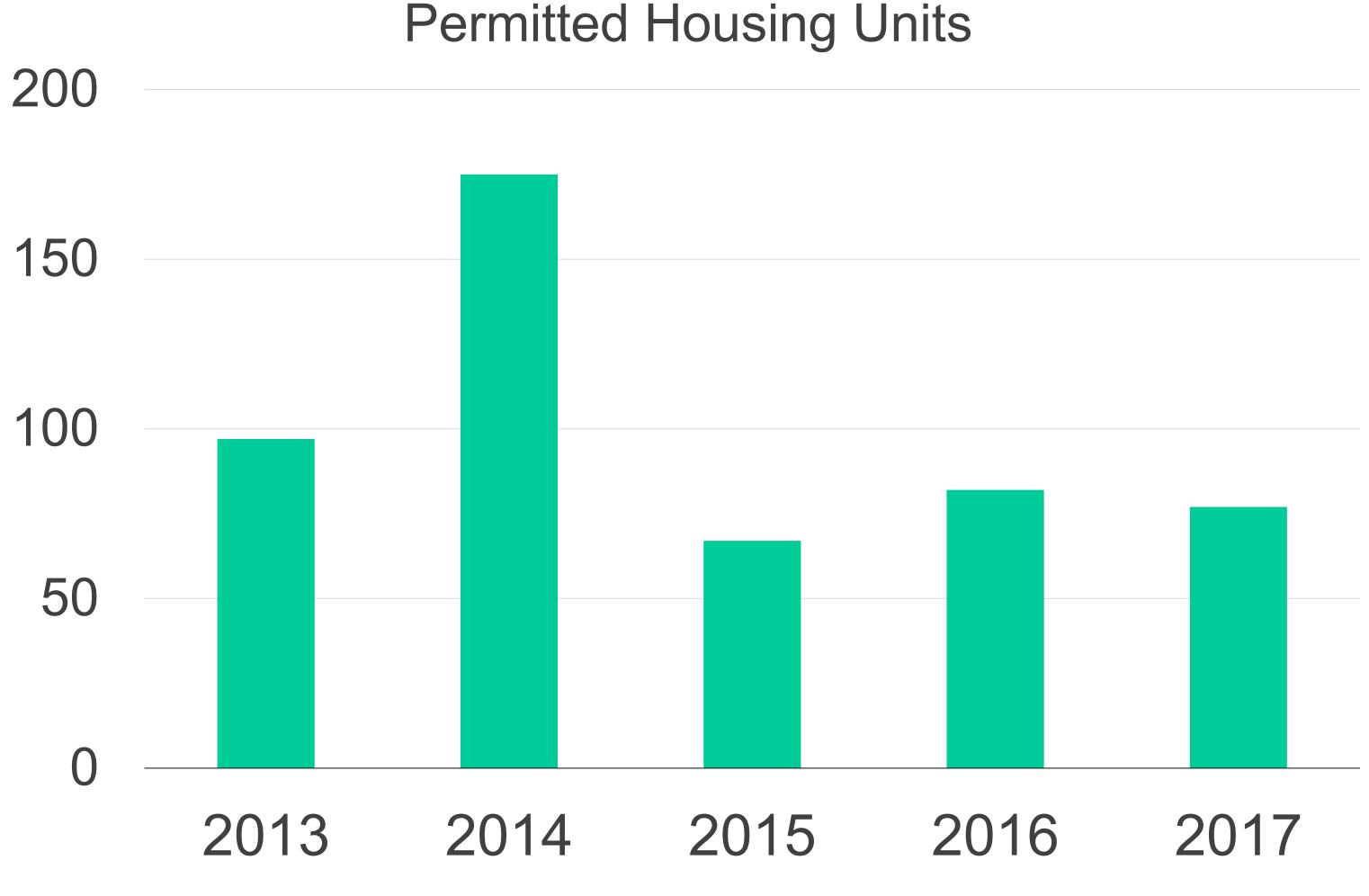


- Established the Downtown Smart Growth (40R) district in 2006, and subsequently enlarged it to include additional areas
- Adopted a second 40R District for a project on Thatcher Street, approved by Department of Housing and Community Development (DHCD) in 2018
- Allow Multifamily and Mixed Use developments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

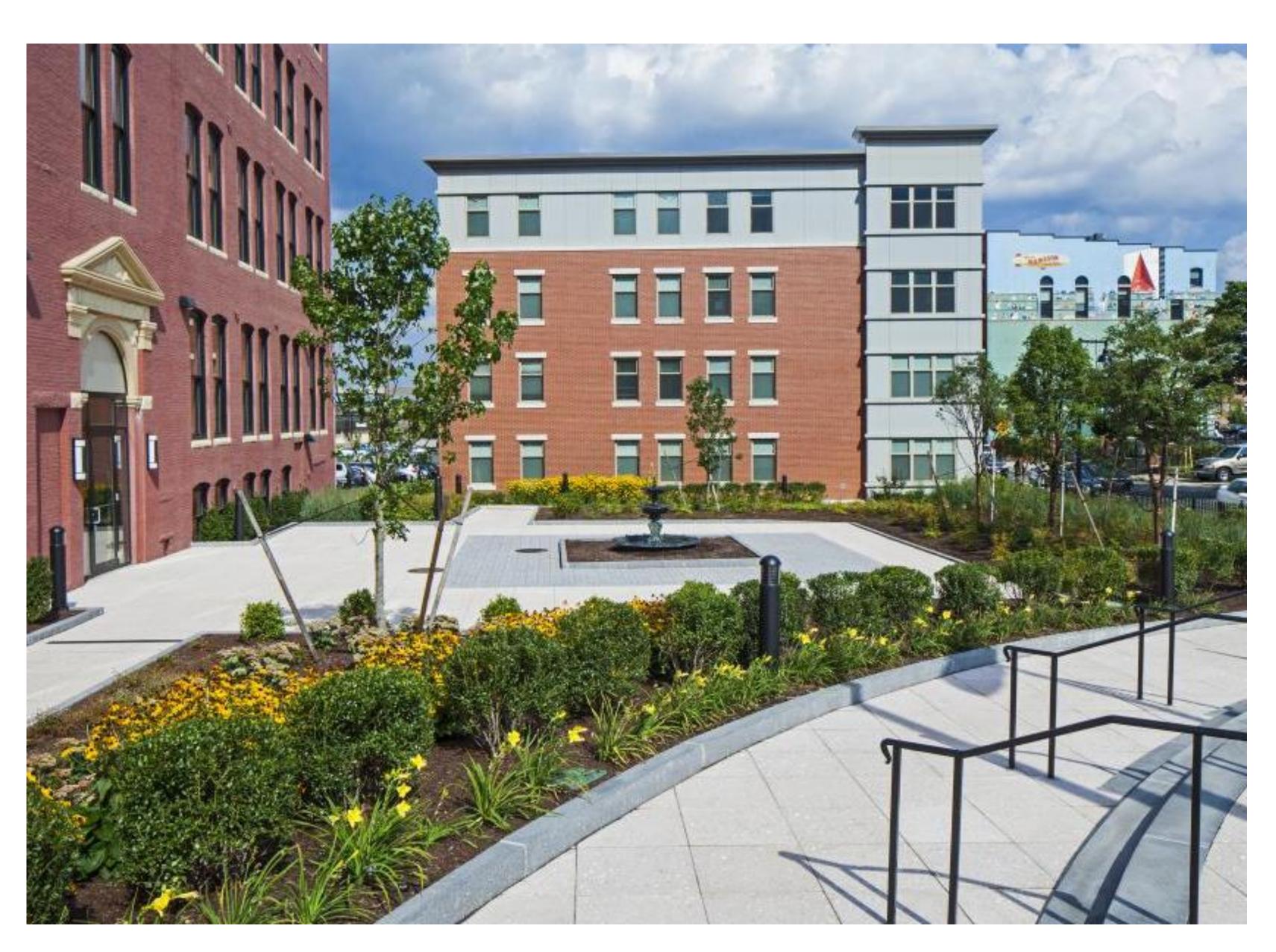




Production 2013 to 2017



498 new units **1.4%** increase in housing stock



Other Accomplishments

- (DLTA) funds
 - Housing Choices"
 - Growth districts

Completed a Housing Strategy Plan with assistance from Old **Colony Planning Council and District Local Technical Assistance**

Supports legislation to reduce voting thresholds for zoning amendments, "An Act to Promote

Recommends Inclusionary Zoning and additional 40R Smart





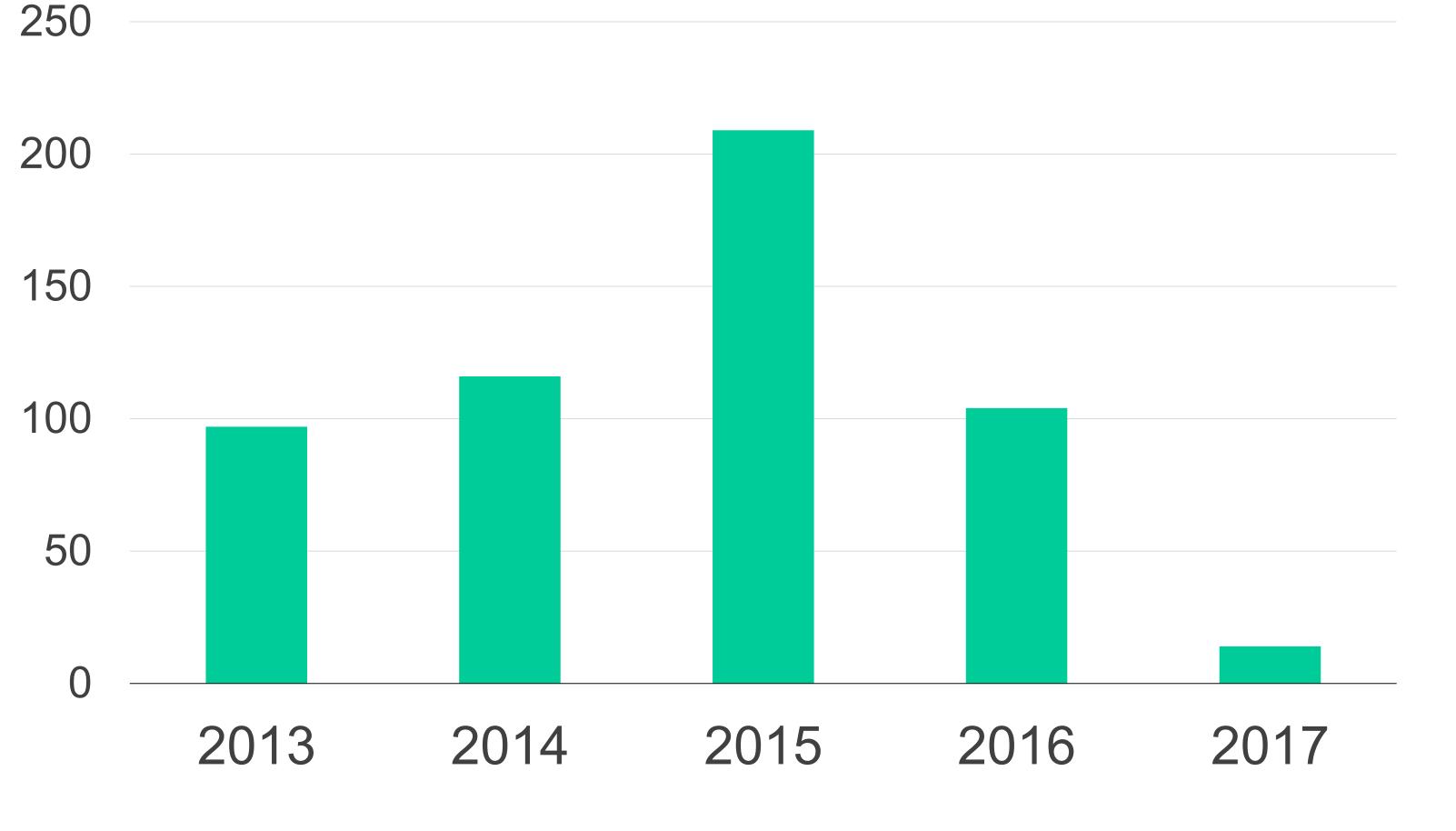
- Planned proactively for smart growth development:
 - Adopted Mixed Use Zoning **Overlay District**
 - Mixed Use and Multi-Family in Canton Center includes affordable housing provisions
- Adopted Community Preservation Act (CPA) in 2012
- Over 10% on the Subsidized Housing Inventory (SHI)

Profile of a Housing Choice Community



Production 2013 to 2017

Permitted Housing Units



6.2% increase in housing stock

540 new units



Other Accomplishments

- (MAPC)

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

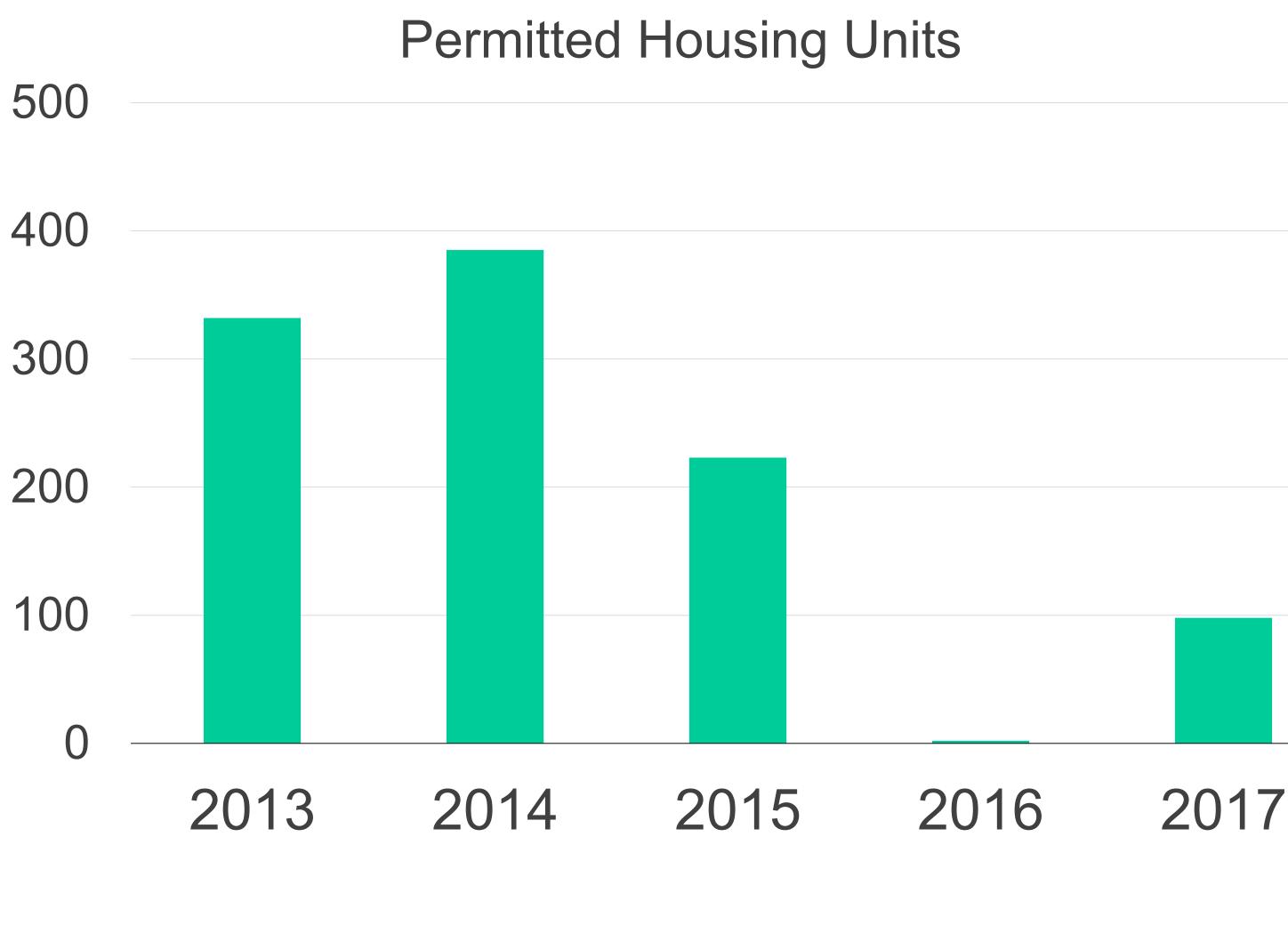


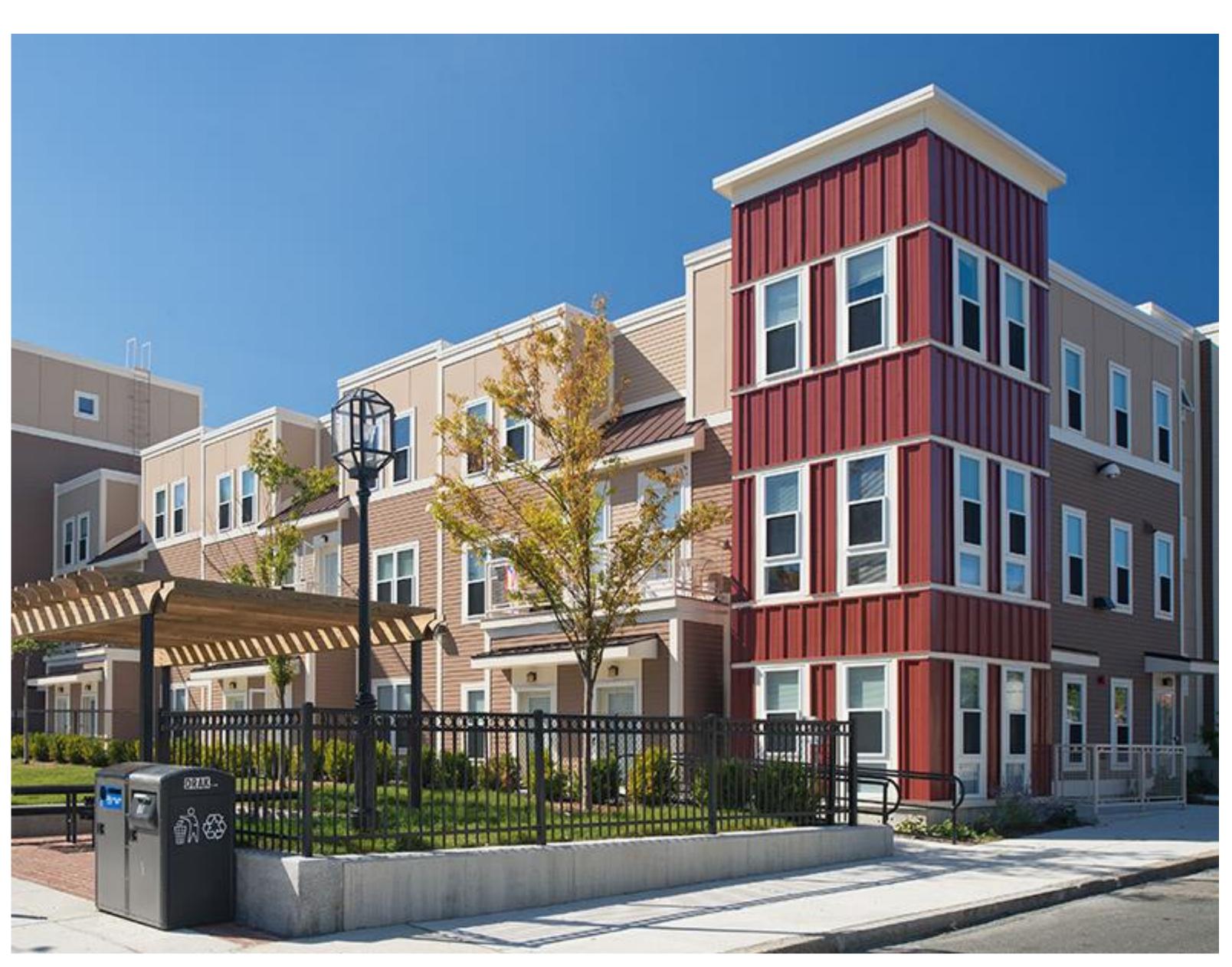


- Established Gerrish Avenue Smart Growth (40R) district
- Established an Affordable Housing Trust Fund Board which will provide the city with more flexibility to create affordable units
- Produced a "Comprehensive Housing Analysis and Strategic Plan" in 2017
- Adopted Inclusionary Zoning in 2017
- Adopted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



Production 2013 to 2017





1,040 new units 8.3% increase in housing stock

Other Accomplishments

- Urban Renewal Area

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



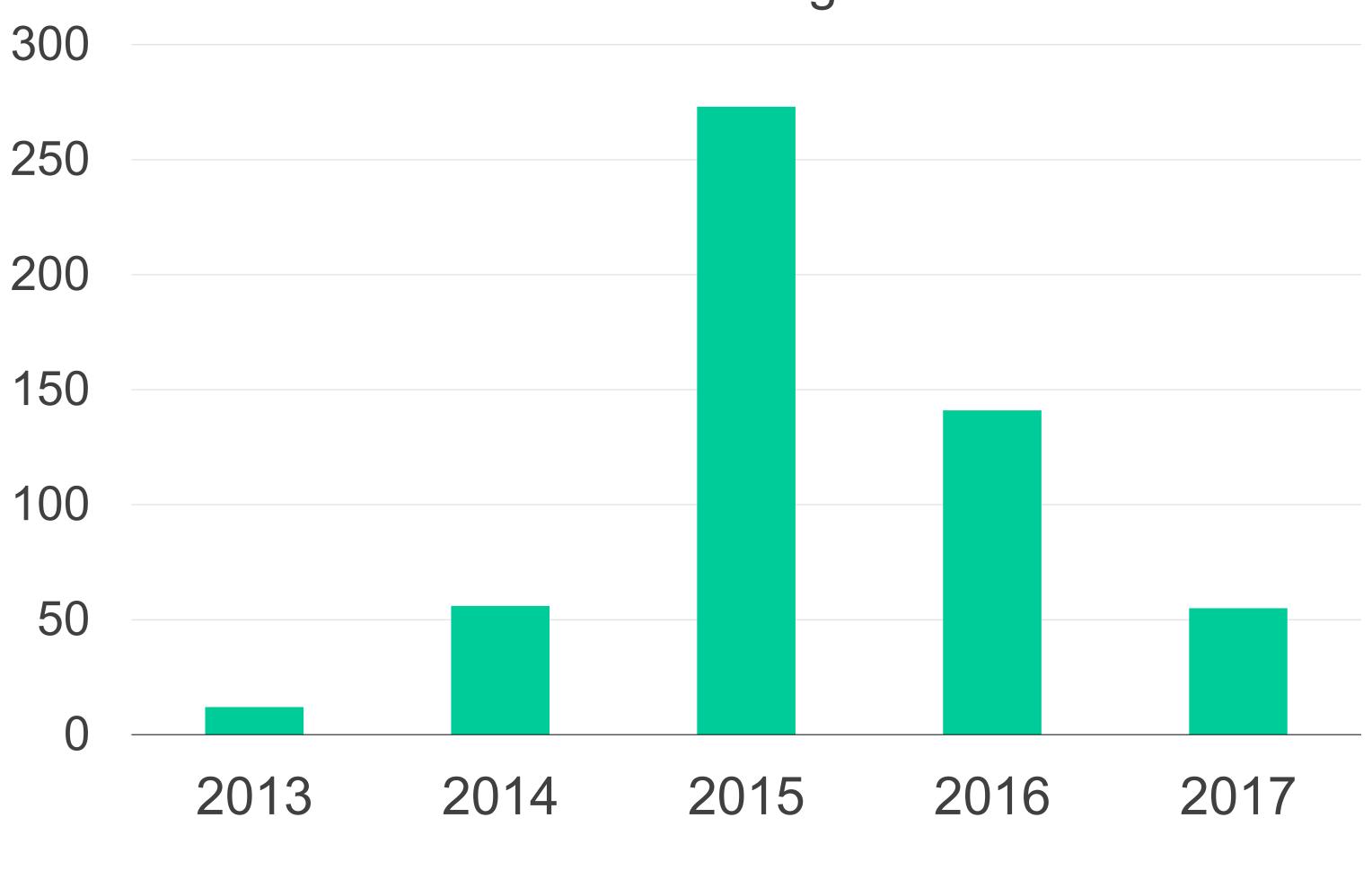


- Includes significant Transit Oriented Development (TOD) provisions in its zoning
 - Multifamily and mixed use permitted by right in the Central **Business District**
 - Artist Live-Work units allowed by right in the Central Business District
- Adopted and uses Urban Center Housing Tax Increment Financing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

Framingham **Profile of a Housing Choice Community**

Production 2013 to 2017

Permitted Housing Units



537 new units **2.0%** increase in housing stock



Other Accomplishments

- amendments
- from residents
- refurbishments

Conducted broad outreach about Transit Oriented Development (TOD) in the Downtown to gain support for zoning

Southeastern Neighborhood Plan included Sustainable Development Goals and included bilingual notices and translation services to encourage broad participation

The Community and Economic Development Division offers the Housing Rehabilitation Assistance Program to eligible households and individuals for emergency home







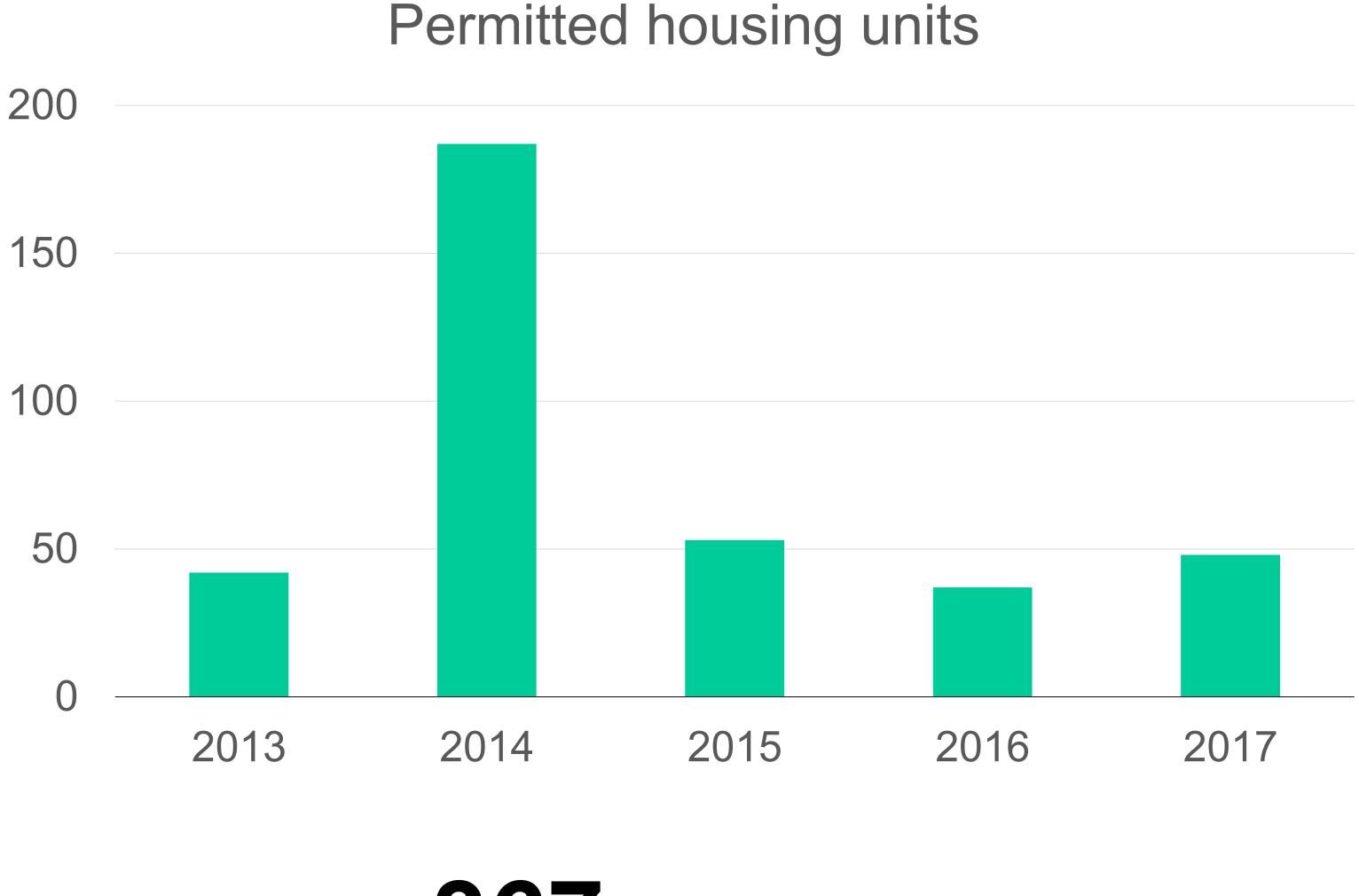


Littleton is a leader in housing best practices

- 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

Profile of a Housing Choice Community

Production 2013 to 2017



367 new units

10.7% increase in housing stock



Other Accomplishments

place

- Development bylaw



Recognizing importance of aging in

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





- 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

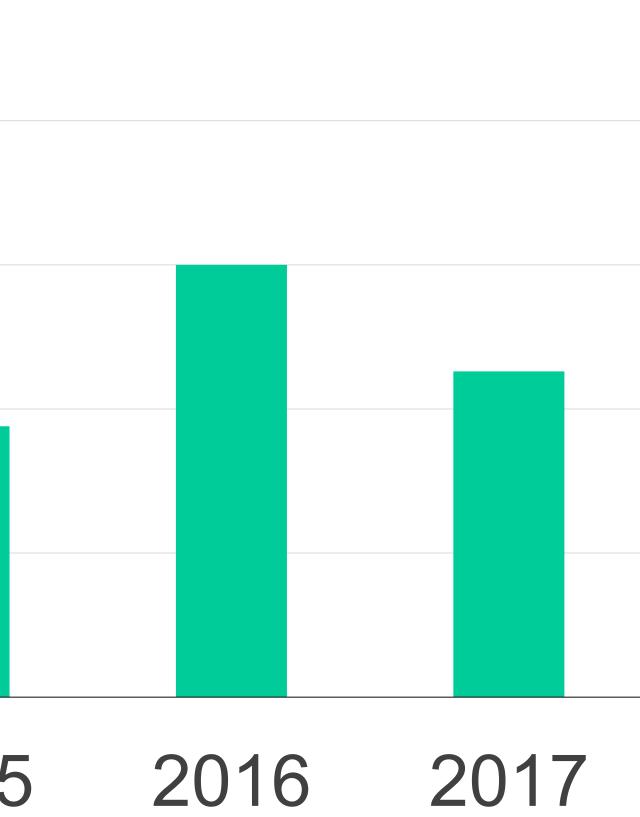
Northampton **Profile of a Housing Choice Community**



Production 2013 to 2017

Permitted Housing Units 250 200 150 100 50 2013 2015 2014

685 new units **5.4%** increase in housing stock





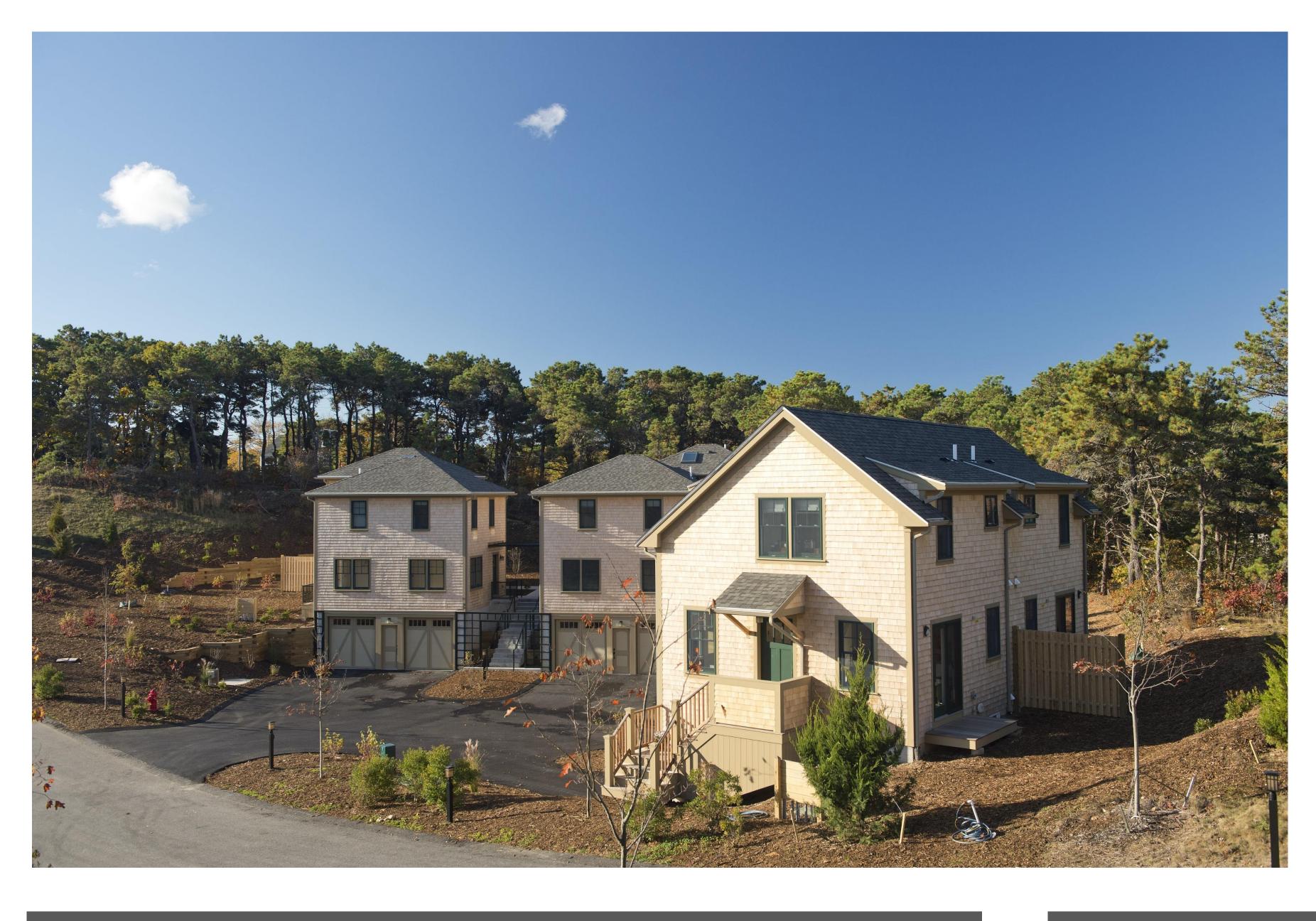
Other Accomplishments

- assessments
- affordable).

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

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%)

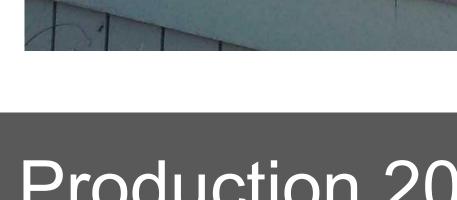




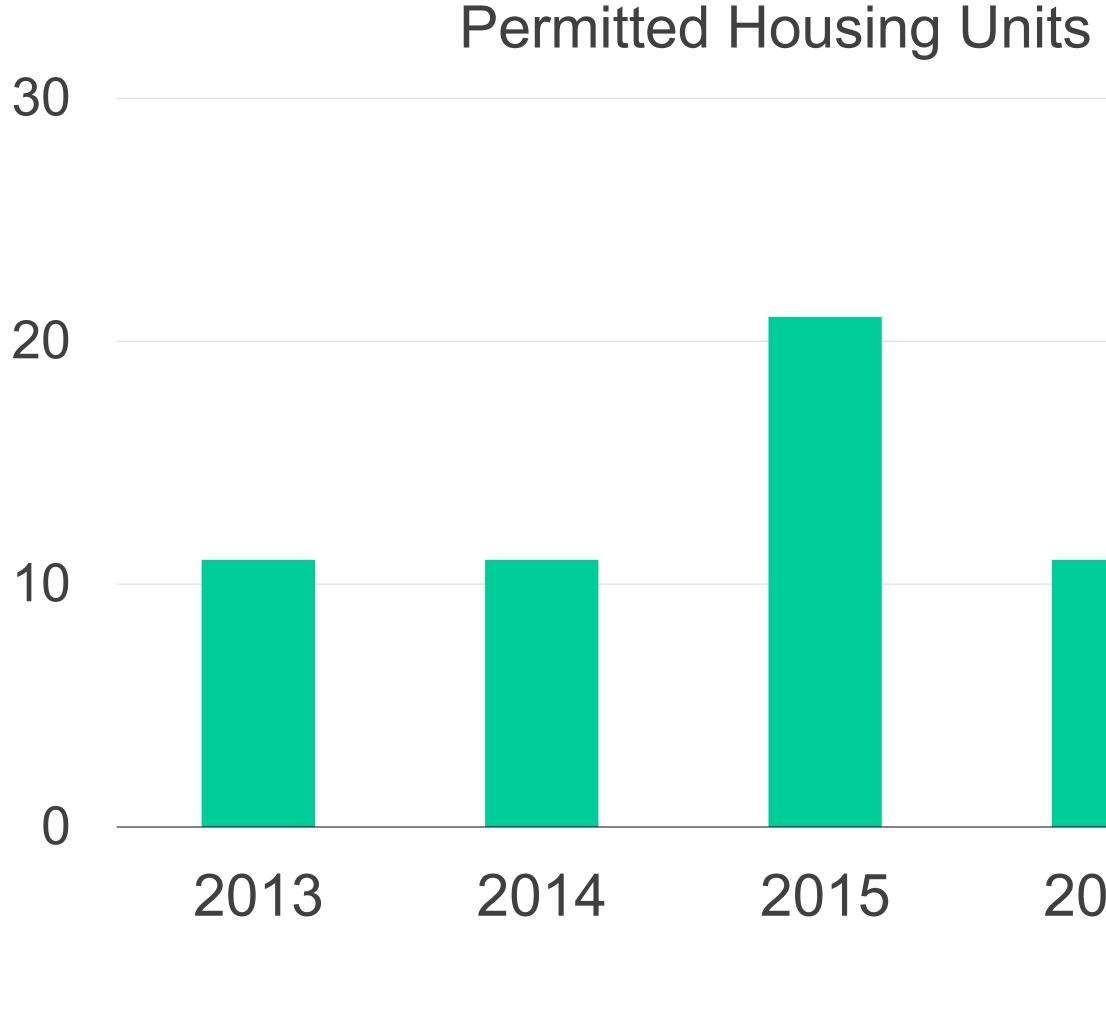
- Created Affordable Housing Plan in 2013
- Adopted Affordable Accessory Dwelling Unit bylaw
- **Community Preservation** Committee funding
- Purchasing land for affordable housing
- Working to designate town and state owned land for housing purposes

Profile of a Housing Choice Community



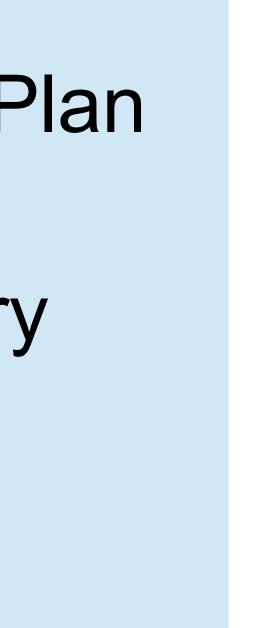


Production 2013 to 2017

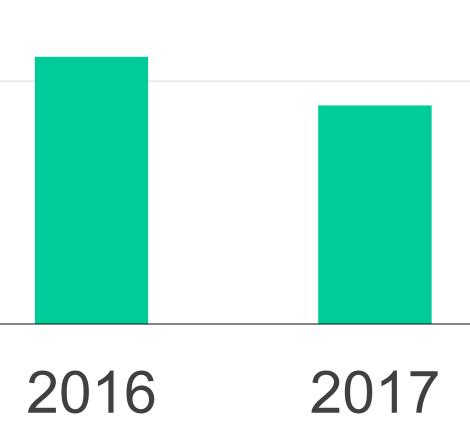


63 new units

5.8% increase in housing stock







Other Accomplishments

- 16 affordable homes
- round
- resale
- space groups

Created new town center between Routes 6 and 6A with a library, community center, playground and

Converting seasonal homes to year

Monitoring older affordable homes, recording current/new deed rider on

Partnering with local non-profit housing developers, for-profit housing developers and with open

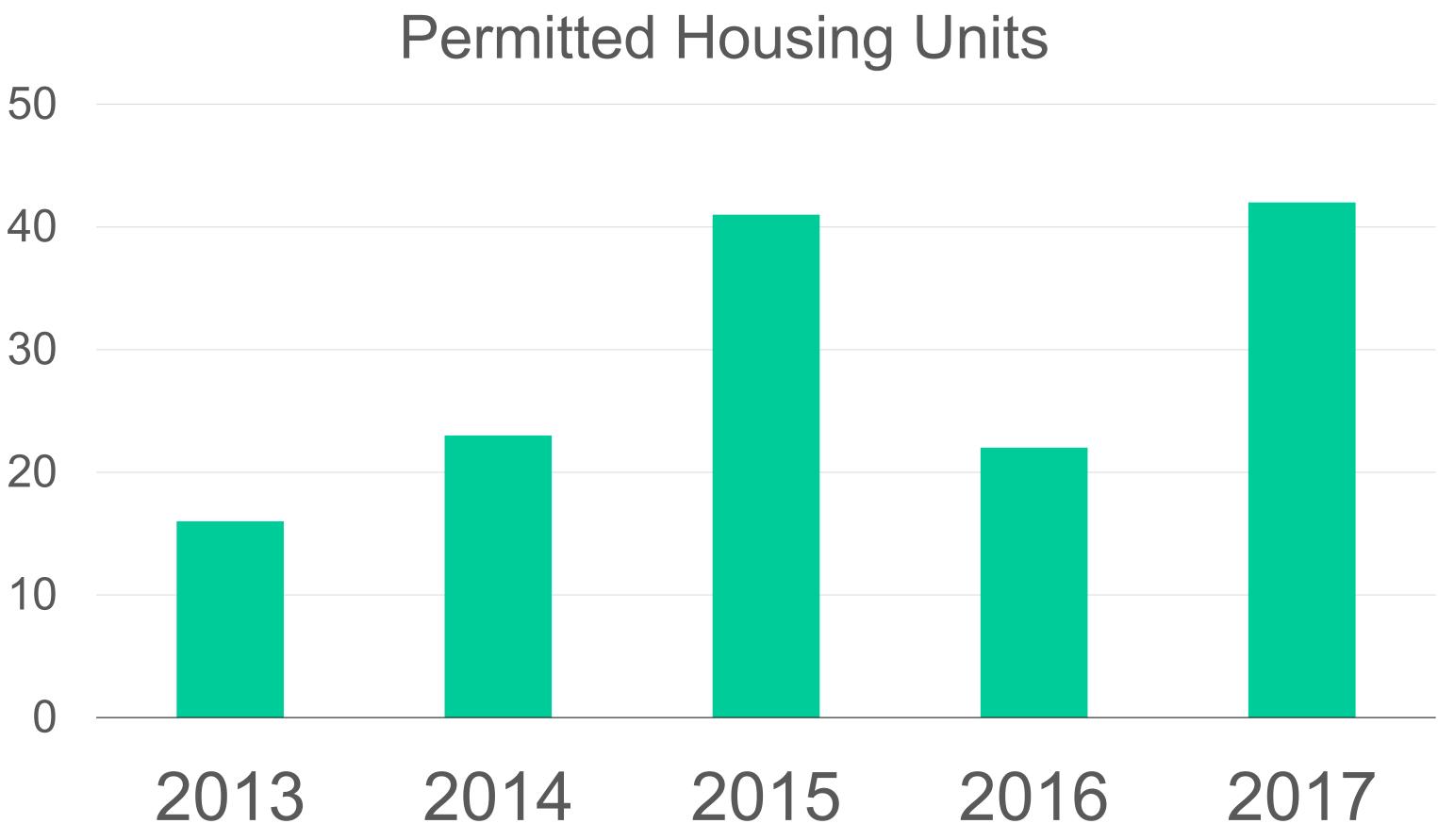




- Mixed Use Village Zoning established in Tyngsborough Center which allows multifamily housing and mixed use buildings in a sustainable location
- Established Affordable Housing Trust in 2015
- Achieved over 10% in their Subsidized Housing Inventory (SHI)
- Inclusionary Zoning adopted in 2017

Vngsborough Profile of a Housing Choice Community

Production 2013 to 2017



144 new units



3.5% increase in housing stock

Other Accomplishments

- Plaza

Received \$2.5 million in MassWorks for infrastructure projects to improve Flints Corner

CPA funds to help create four affordable housing units through Tyngsborough Housing Authority CPA funds to provide support for Housing Production Plan update



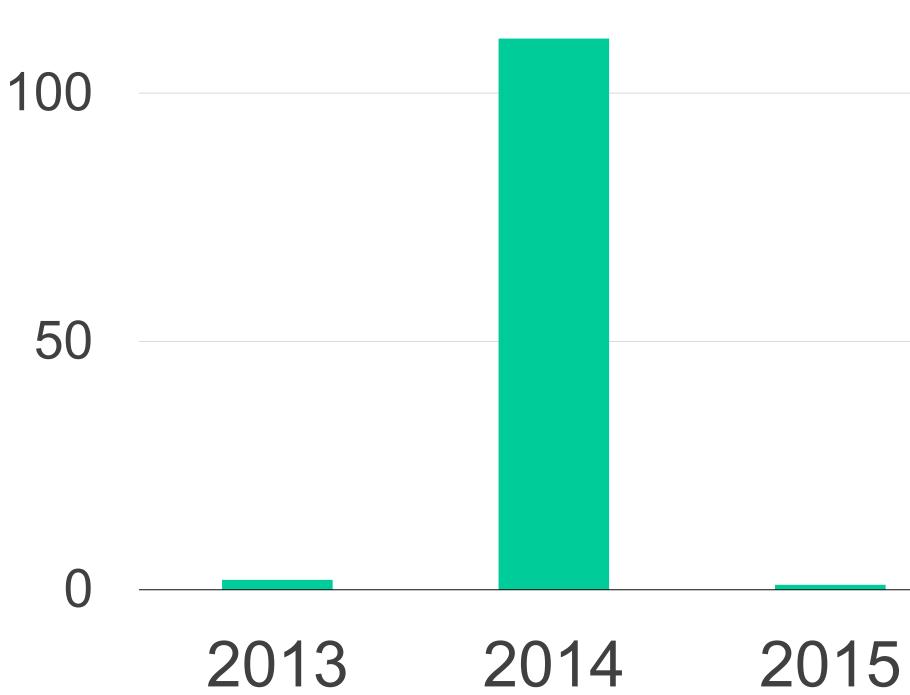


- Approved zoning overlay district to allow for multifamily housing
- Established a Municipal Affordable Housing Trust; has provided support for affordable housing developments, a mortgage assistance program and the purchase of open land for development
- Allow Accessory Dwelling Units (ADU)

Willamstown **Profile of a Housing Choice Community**

Production 2013 to 2017

Permitted	Housi



120 new units

4.3% increase in housing stock

150

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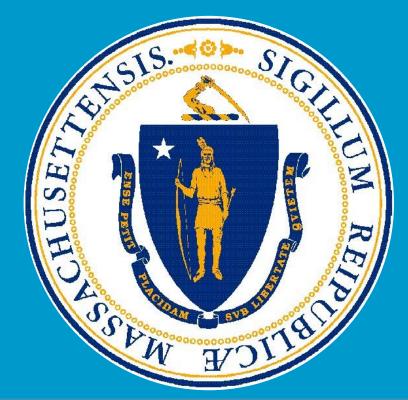
2017 2016

- Mills and the creation of a pedestrian

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

walkway to the Green River



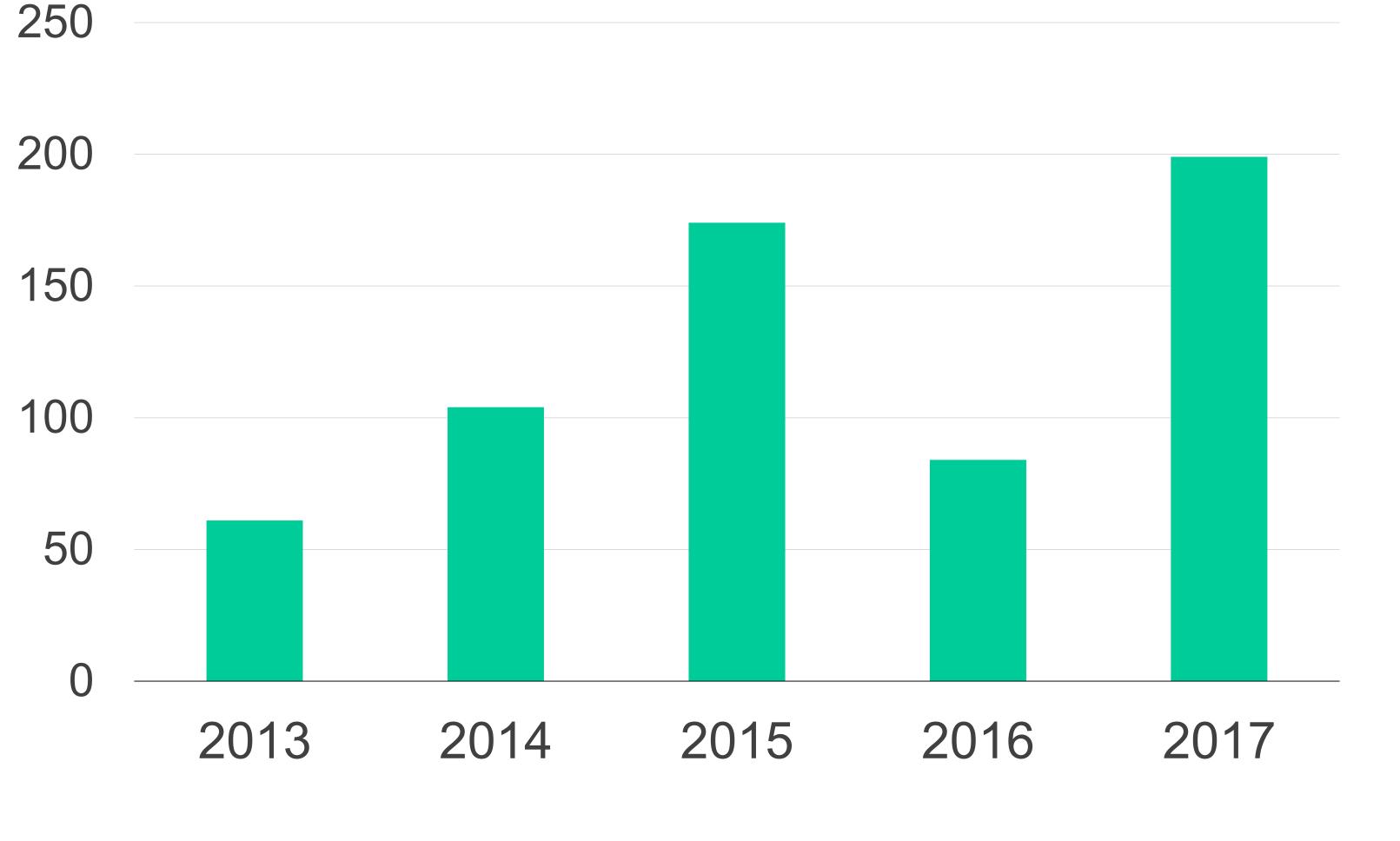


- Allows Multifamily by right in several districts
- Zoning includes density bonus for provision of affordable housing units
- Adaptive Reuse Overlay District promotes reuse of existing buildings and flexibility for innovative developments
- Created zoning amendment that allows conversion of old school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

Norcester Profile of a Housing Choice Community

Production 2013 to 2017

Permitted Housing Units



622 new units



0.8% increase in housing stock

Other Accomplishments

- Areas



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

 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