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

Permitted Housing Units

<table>
<thead>
<tr>
<th>Year</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>0</td>
<td>150</td>
<td>0</td>
<td>250</td>
<td>150</td>
</tr>
</tbody>
</table>

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

435 new units
2.6% increase in housing stock
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

<table>
<thead>
<tr>
<th>Year</th>
<th>Permitted Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>60</td>
</tr>
<tr>
<td>2014</td>
<td>180</td>
</tr>
<tr>
<td>2015</td>
<td>50</td>
</tr>
<tr>
<td>2016</td>
<td>70</td>
</tr>
<tr>
<td>2017</td>
<td>50</td>
</tr>
</tbody>
</table>

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
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

Permitted Housing Units

- 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

Permitted Housing Units

- 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

Permitted Housing Units

- 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 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

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
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

![Permitted Housing Units](chart)

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

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

Production 2013 to 2017

Permitted Housing Units

2013 2014 2015 2016 2017

0 10 20 30

63 new units
5.8% increase in housing stock
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

<table>
<thead>
<tr>
<th>Year</th>
<th>Permitted Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>10</td>
</tr>
<tr>
<td>2014</td>
<td>15</td>
</tr>
<tr>
<td>2015</td>
<td>30</td>
</tr>
<tr>
<td>2016</td>
<td>25</td>
</tr>
<tr>
<td>2017</td>
<td>30</td>
</tr>
</tbody>
</table>

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
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

<table>
<thead>
<tr>
<th>Year</th>
<th>Permitted Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>0</td>
</tr>
<tr>
<td>2014</td>
<td>120</td>
</tr>
<tr>
<td>2015</td>
<td>0</td>
</tr>
<tr>
<td>2016</td>
<td>0</td>
</tr>
<tr>
<td>2017</td>
<td>0</td>
</tr>
</tbody>
</table>

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
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

Permitted Housing Units

<table>
<thead>
<tr>
<th>Year</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>50</td>
<td>100</td>
<td>150</td>
<td>100</td>
<td>250</td>
</tr>
</tbody>
</table>

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