housing production plans

envisioning your community’s housing future

41st MMA Annual Meeting
January 25, 2020

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### What is a HPP?

<table>
<thead>
<tr>
<th>40B is a state statute</th>
<th>Encourages municipalities to expand their affordable housing stock.</th>
<th>10% state goal</th>
<th>A locally adopted and State-approved HPP can serve as a guide to influence 40B and other development.</th>
<th>If below, affordable housing development not complying with local zoning can be approved by local ZBAs.</th>
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<td>A DHCD-certified HPP allows the ZBA to deny a comp permit for 40B developments for a period.</td>
<td>certification</td>
<td>housing production plan</td>
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reasons to draft a hpp

- **meet local housing need**
  Address a range of unmet housing needs in your community.

- **proactively influence development**
  Guide the type, amount, and location of housing.

- **comply with chapter 40B**
  Work to meet the State goal of 10% affordable housing.
01 Assessment of housing needs and demand
why?

02 Analysis of development constraints
why not?

03 Sites for housing production
where?

04 Housing goals for the next 5-years
what?

05 Strategies to achieve housing goals
how?
Town of Arlington

- 5.5 square miles, 8 miles north of Boston
- Higher density suburb, extensively developed, new growth will be primarily infill and redevelopment
- Population of 42,844, projected to increase
- Half of housing is multifamily
- Housing costs at all time high
- 5.64% SHI
- Median household income is nearly $90,000
- Nearly a third of households are low income

Town of Maynard

- 5.4 square miles, 25 miles west of Boston
- Moderate density, some vacant and developable land
- Population of 10,106 representing modest growth after some decline in the 2000s, projected to increase
- 70% of housing is single-family
- Rising housing costs, but still down from 2005 and on the lower side for the region
- 8.33% SHI
- Median household income is just shy of $80,000
- More than a third of households are low income
hpp case studies

process

timeline
Approximately 1 year

data
Existing conditions and projections

engagement
Local advisors and resident input
Arlington strategies

- Facilitate greater housing diversity through changes to land use, dimensional regs, and parking
- Amend inclusionary zoning
- Create affordable homeownership opportunities through a community land trust
- Direct greater CPA funds to housing

Maynard strategies

- Allow multifamily and mixed-use in more districts
- Amend the ADU bylaw
- Allow greater density in the downtown
- Streamline the permitting process
- Raise awareness of unmet housing need and fair housing law
- Connect residents to existing local and state housing programs
- Establish a municipal Affordable Housing Trust
- Monitor and preserve units on the SHI

Create affordable homeownership opportunities through a community land trust

Monitor and preserve units on the SHI
discussion

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