

Checklist of PB Items in affordable and market-rate housing Goals, Strategies and Actions items from 2017 studies

From HPP, Equitable Development, and KS memo

Aug. 22, 2017/PJK

- Make the best possible use of Chapter 40B as a vehicle for creating affordable housing, and continue to loosen regulatory barriers through local zoning and other changes.
 - Allow small affordable units on vacant nonconforming lots.
 - Revise, update, and clarify the Residential Inclusionary Zoning Bylaw.
 - Advocate for adoption of special legislation to create a seasonal and weekend rentals excise tax.
 - Provide effective incentives to create affordable housing, e.g., by establishing realistic density standards for multifamily dwellings, townhouses, and “pocket neighborhoods” with affordable units and replace special permit decision criteria with performance standards for multifamily dwellings by right.
 - Amend the zoning bylaw to encourage creation of accessory apartments.
 - Make it as easy as possible to create apartments over commercial space in business-zoned areas such as the Town Center and Lenox Dale, and horizontal mixed uses with free-standing residential buildings along Route 7.
 - Make it easier to build duplexes and town homes as well as multifamily housing buildings.
- This means eliminating minimum unit size rules that the market and code can enforce, allowing these kinds of housing in densely populated residential zones, eliminating rules that discriminate against these kinds of housing around town, and beginning programs that incent building both affordable and market rate housing.
- Explore the state’s 40R program.
 - Through that program, we could designate a neighborhood and allow as of right housing at minimum density and require a percentage of it to be affordable, and we would then get payments from the state. The state official who helps run the program is very eager to see it used more and always is willing to come out and look at neighborhoods and see how it fits. This tool includes a Starter Home Zoning District — we’d have to designate 3+ contiguous developable acres with an allowable density of 4 units per/acre — 50% of those would have to have 3+ bedrooms, and 20% of the starter homes would have to be affordable. This could make sense in some of our existing neighborhoods. The starter homes have a size maximum (the bigger you go the costlier they are to build and buy) and they also can apply I believe to ADUs.