

**INSTRUCTIONS:** Use the tools provided in the left tool bar to create a sticky note to say what you like or dislike about each strategy OR use the sticky notes provided to the right. If you click on the sticky note itself, you can adjust the settings, including color, assigning a "priority" label, adding an emoji, adding arrows, and more! Leave the sticky notes where they are, or drag them underneath a relevant goal or strategy. It's up to you!

## GOAL 1: •Encourage two-family and community-scale multifamily dwellings and discourage teardowns.

### Buy down existing market-rate housing as it becomes available to keep it affordable.

1. Housing Trust has considered doing this. Sudbury has purchased several draw downs and several years ago were subsidizing to \$200k per house -- put aside because uses a lot of trust funds.

### Change zoning to allow Accessory Dwelling Units (ADUs) and duplex conversions as of right.

Ex. of duplex Stonebridge - HFH - 2 buildings, 4 units.

In favor of zoning as of right that would allow this. Not ripping up land. Preserving habitat while creating units.

We have so much green space that people don't necessarily need a yard.

Convincing people that there is a benefit to not having their own large yard, etc. is a challenge.

### Appoint a working group to explore acquiring the Launcher Way property.

There is already a working group. Recommended that the town come up with an amount it would be willing to spend to acquire the property. Grown out of a group of town residents who have taken it upon themselves to contact legislature & federal gov't. TA coming up with group.

### Encourage the formation of a Community Land Trust to acquire land and create affordable units.

Q: how much does the AHT get from CPA? (10%)

Questions about how Land Trust is run/set up. How does it get funding?

## GOAL 3: Increase focus on local and regional housing needs.

### Increase availability of funds for subsidized housing below the 80% AMI level (30 or 50%).

Open to hearing more about HOW to do this.

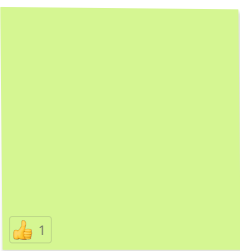
### Consider offering property tax breaks (like a TIF for economic development) to developers of deeply affordable housing.

ADUs  
- could they help with this?

Communities with AADU?

Difficult for homeowners - deed restrictions. Q: what is the minimum time frame for expiration?

### Proactively plan for opportunities to create group homes or independent housing for people with disabilities.



# GOAL 2: Keep Wayland above the 10% statutory affordable housing minimum under Chapter 40B.

Example to look at:  
Wellfleet  
- Lawrence St

River's Edge  
-- example of friendly 40B

## Identify locations to encourage "Friendly 40B" comprehensive plans to find developers to work with you.

Finding LAND to build the development is the challenge. A lot is protected or wetlands, etc. There have been studies on available areas to build on and there isn't much. May need to expand schools, which will also take up land.

School St & Rt 20 - currently in 40B discussion. Density is the concern because the land cost is so high that the overall project cost is quite high.

4 acre Property is in tax title - have a year to decide if they want to pay taxes. Selectmen can choose to auction that land or choose a use for it, including giving to MAHT. Could be used for group home and/or small townhouses, etc. Trust would pay property taxes.

## Identify the potential for infill affordable housing development with a Route 20 corridor study.

Very little commercially zoned space in town, a good deal of it along Rt 20. There have been conversations about increasing housing along the corridor. People would like to see more of the tax burden shift to commercial.

Rt 20 Waltham  
- Moody St  
- height to get mixed use likely would not be tolerated.

Q: Look into whether this strategy is contradictory to the goal. Does the ZBA have the same flexibility under/over 10%.