

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.

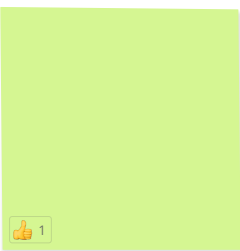
Consider offering property tax breaks (like a TIF for economic development) to developers of deeply affordable housing.

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.

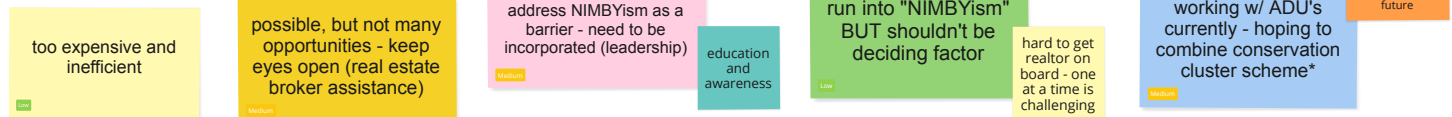
Rt 20 Waltham
- Moody St
- height to get mixed use likely would not be tolerated.

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

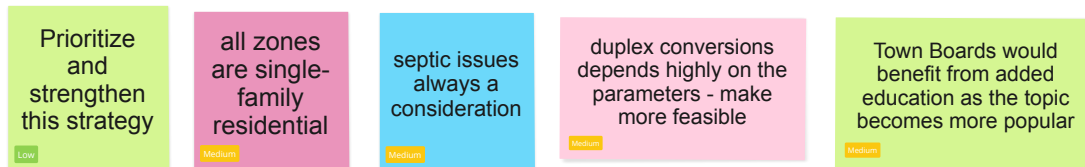
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Change zoning to allow Accessory Dwelling Units (ADUs) and duplex conversions as of right.

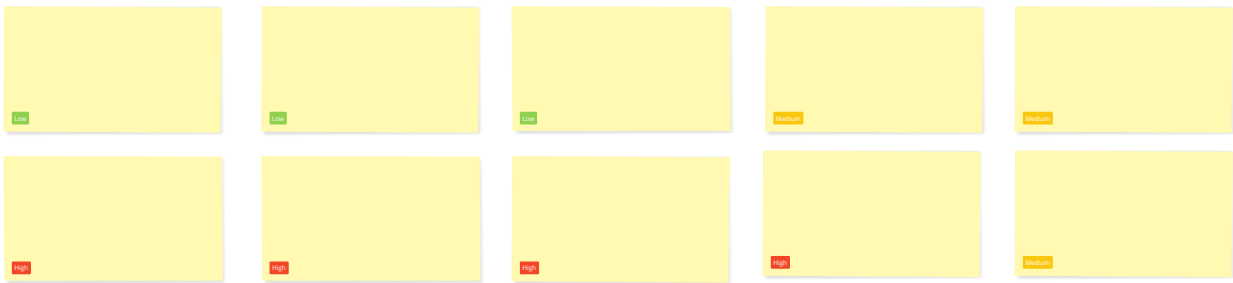
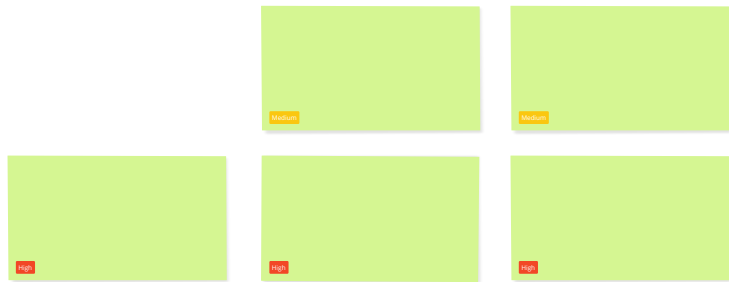
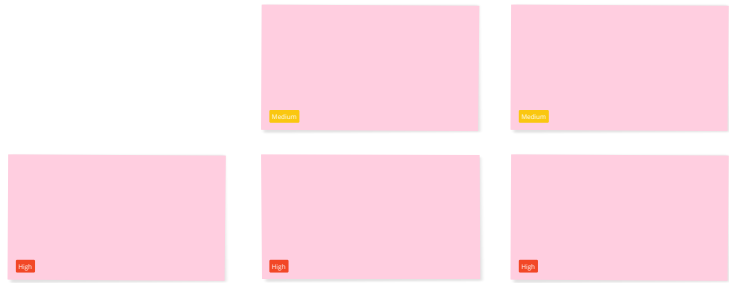


Appoint a working group to explore acquiring the Launcher Way property.



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





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WHAT'S MISSING?

WHY?

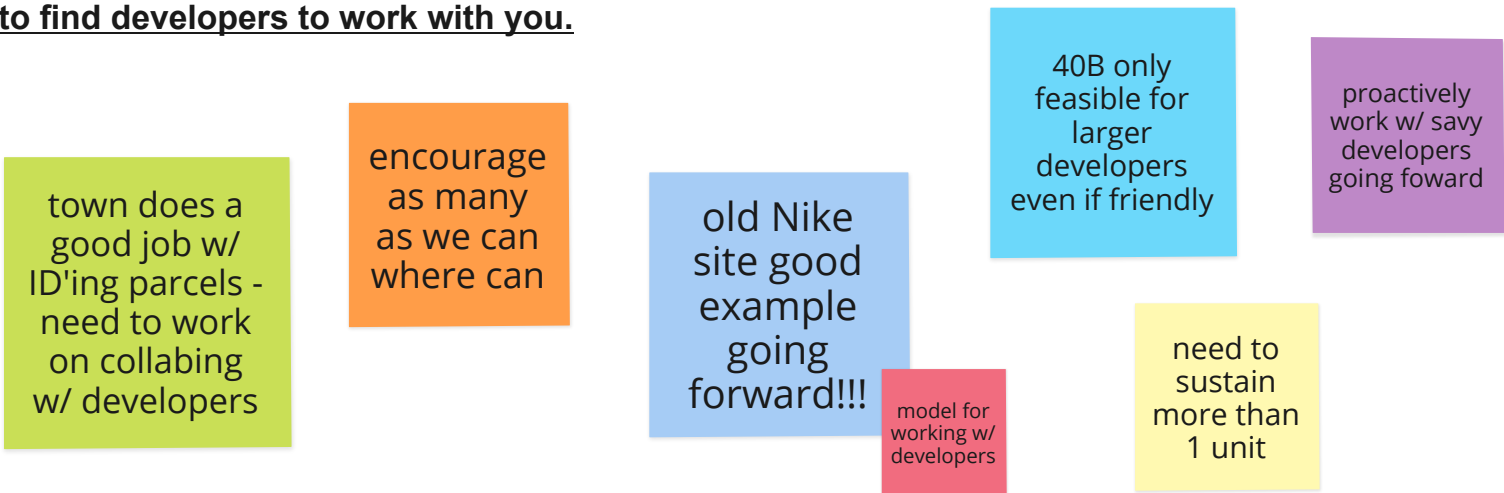
Yellow sticky note row with 8 white sticky notes. The first four are in the 'WHAT'S MISSING?' column and the last four are in the 'WHY?' column.

Orange sticky note row with 8 white sticky notes. The first four are in the 'WHAT'S MISSING?' column and the last four are in the 'WHY?' column.

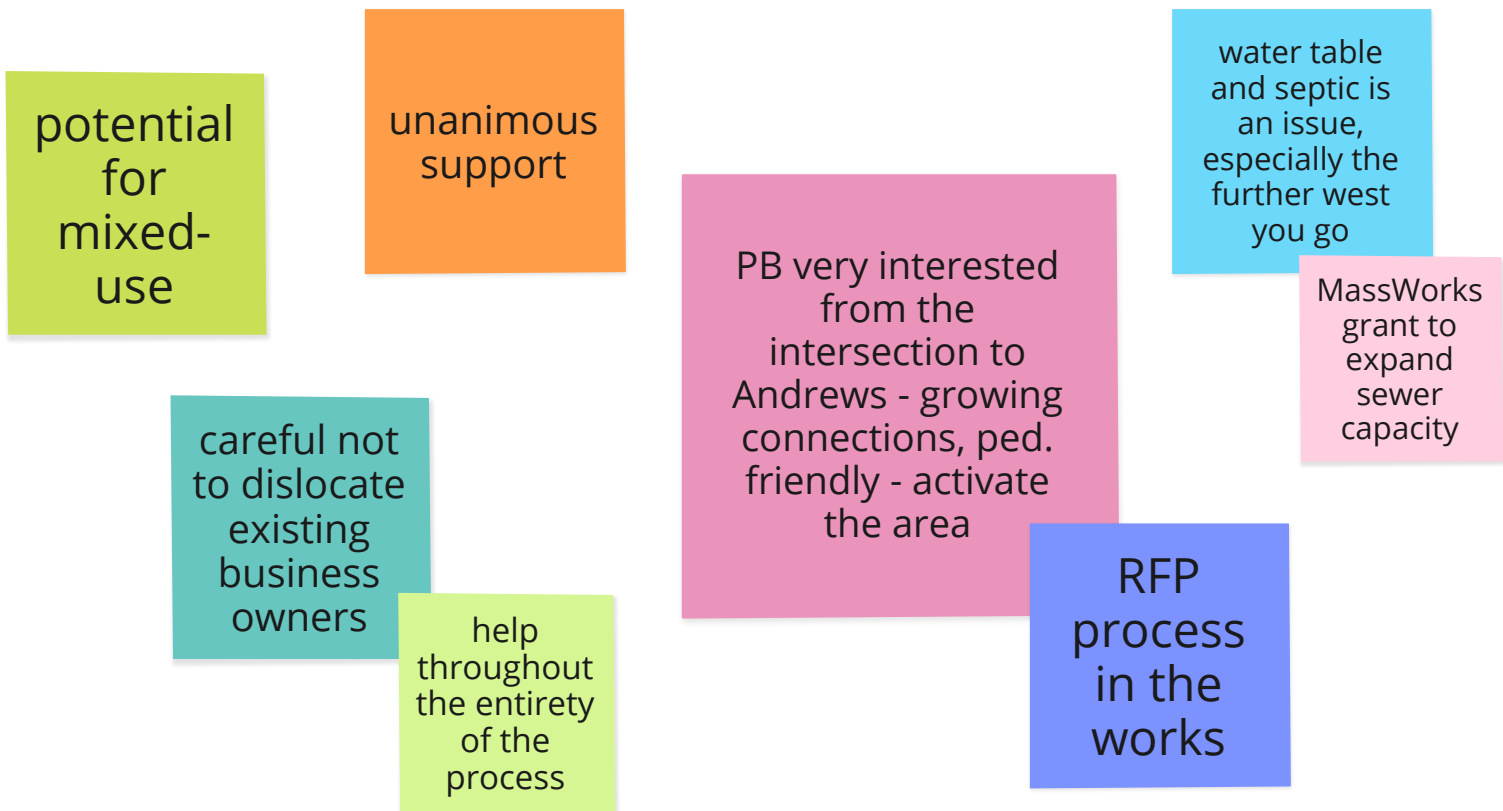
Purple sticky note row with 8 white sticky notes. The first four are in the 'WHAT'S MISSING?' column and the last four are in the 'WHY?' column.

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

Identify locations to encourage “Friendly 40B” comprehensive permits and take active steps to find developers to work with you.



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



Low	Low	Medium	Medium	Medium
Medium	Medium	High	High	High

Low	Medium	Medium	Medium	Medium
Medium	Medium	High	High	High

Low	Low	Low	Medium	Medium
High	High	High	High	Medium

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%).

question
posed -
funding
"from
where?"

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

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

Low	Low	Medium	Medium	Medium
Medium	Medium	High	High	High

Low	Medium	Medium	Medium	Medium
Medium	Medium	High	High	High

Low	Low	Low	Medium	Medium
High	High	High	High	Medium

GOAL 4: Promote sustainability in new housing development.

Adopt green design principles and flexible design for new residential development.

Encourage residential conversions as an alternative to teardowns.

Encourage or require universal design in new age-targeted and mixed-use developments and amend zoning to make universal design a review standard in the site plan approval process.

Encourage or require multifamily residential developers to provide meaningful/effective and affordable transportation demand management services to residents of new developments.

Require well-designed bicycle parking in multifamily, mixed-use, and commercial developments.

Scale (reduce) minimum off-street parking requirements to accommodate smaller households.

Low	Low	Medium	Medium	Medium
Medium	Medium	High	High	High

Low	Medium	Medium	Medium	Medium
Medium	Medium	High	High	High

Low	Low	Low	Medium	Medium
High	High	High	High	Medium

GOAL 5: Commit leadership, funding, and regulatory reform to affirmatively furthering fair housing in Wayland.

Explore opportunities to accommodate various special needs populations (e.g., group homes for adults with physical, psychological challenges).

Increase town government's capacity to provide fair and affordable housing in all neighborhoods.

Make service on the Housing Partnership and Housing Trust as politically and socially important as service on "high-profile" town committees, e.g., Finance Committee, Planning Board, Conservation Commission, others.

Appoint housing advocates to municipal boards.

Consider forgoing "local preference" in affordable housing developments.

Low	Low	Medium	Medium	Medium
Medium	Medium	High	High	High

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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.

This is a relatively expensive option. Is it worth it to prioritize?

Medium

Sudbury has bought down some mortgages. How has it worked for them?

High

Are there nonprofits that can act as community managers for these units?

Medium

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

What does this look like? How will it work?

High

ADUs are a way to potentially integrate affordable housing across all neighborhoods

High

Often restricted to family members, owner must live in home

Medium

There have been efforts to rewrite the ADU bylaw

High

Appoint a working group to explore acquiring the 1000 Waverley property.

Opportunity for 12 homes- 4.5 acres adjacent recently sold

Could be close to \$3mil to acquire

Low

Community housing trust?

Medium

Neighborhood support- houses have been affordable since 1950

Low

Wayland needs to move quickly - RFP coming November/December

Medium

Working group already exists

Low

Housing for Afghan refugees- ties to national interest

What would we need to make it work? DoD selling below market price (which they probably won't) A benevolent developer?

Low

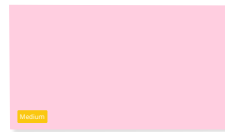
Encourage the formation of a Community Land Trust to acquire land and create affordable units.

Land Trust can be hard to form - something

Medium

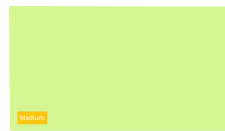
Existing groups, like co-housing groups to team up with?

Low



Conservation Cluster
- add stronger
affordable
requirements

Medium

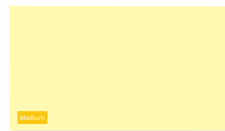
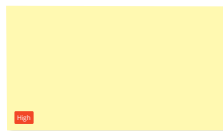
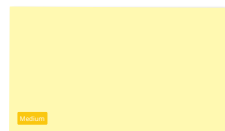


How to help interested parties navigate the
permitting process? Needs assurances from the
PB

The Town needs a "navigator" to help projects
along

MassHousing Partnership help?

Medium



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

Identify locations to encourage “Friendly 40B” comprehensive permits and take active steps to find developers to work with you.

Develop relationships:

Oxbow Associates - built Nike Site

MetroWest Housing Collaborative
- nonprofit developer

Low

Town missed out on identifying land early
(ex: next to Launcher Way)- keep a list of
properties to keep an eye on

Can't act quickly enough - set aside some
standing funds for more flexible use

Medium

Peace Lutheran Church &
Catholic church - interest in
leasing or selling land next
to St. Anne's for housing

Low

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

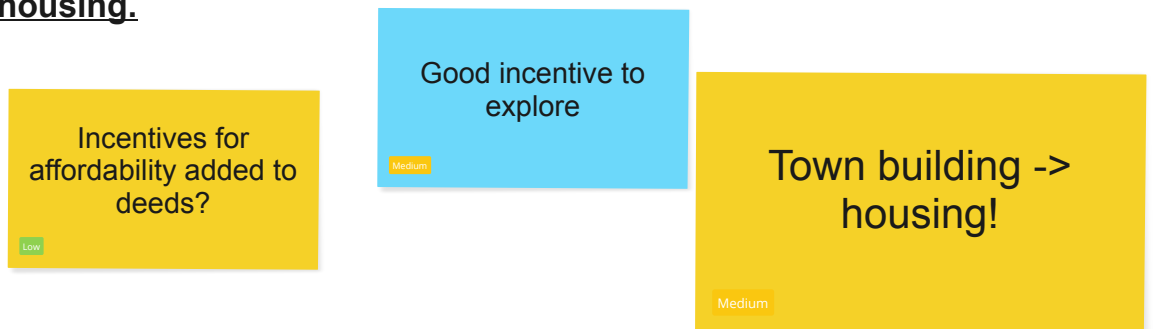
Regional approach
- too many apartments
going up now

Medium

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