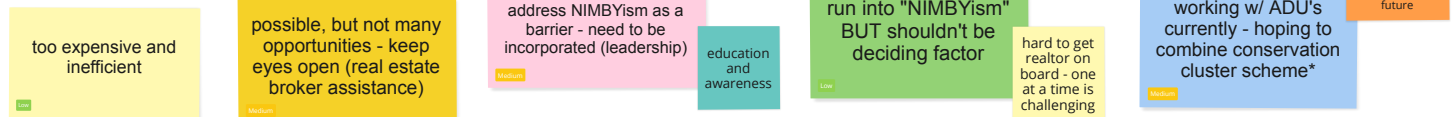


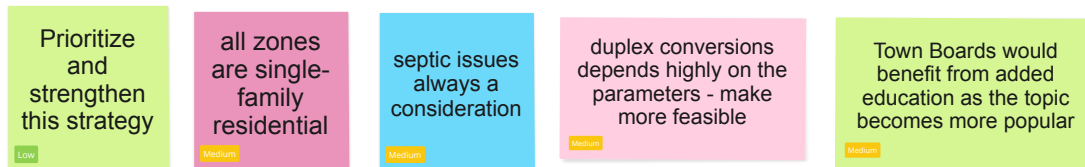
INSTRUCTIONS: Use the tools provided in the left tool bar to create a sticky note to say what you like or dislike about each strategy OR use the sticky notes provided to the right. If you click on the sticky note itself, you can adjust the settings, including color, assigning a "priority" label, adding 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.



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

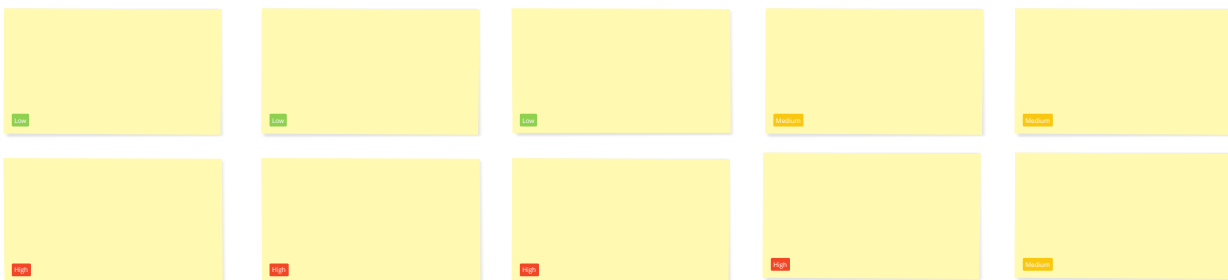


Appoint a working group to explore acquiring the Launcher Way property.



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

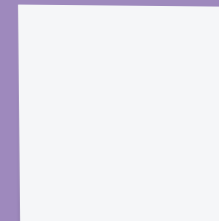
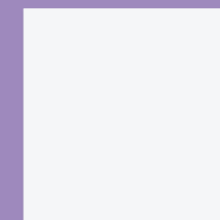
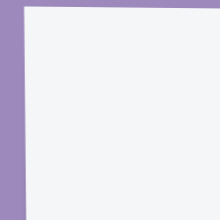
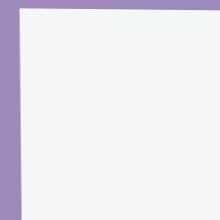
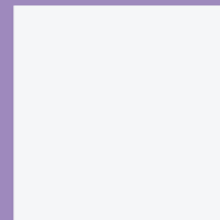
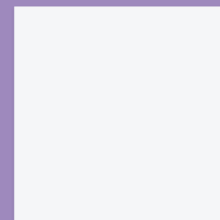
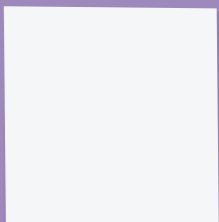
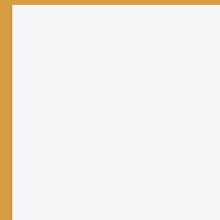
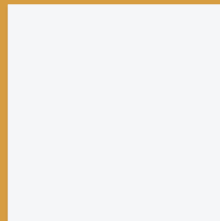




INSTRUCTIONS: Use the tools provided in the left tool bar to create a sticky note to tell us if there are any key strategies or goals that you feel we've missed OR use the sticky notes provided below. If you click on the sticky note itself, you can adjust the settings, including color, assigning a "priority" label, adding an emoji, adding arrows, and more!

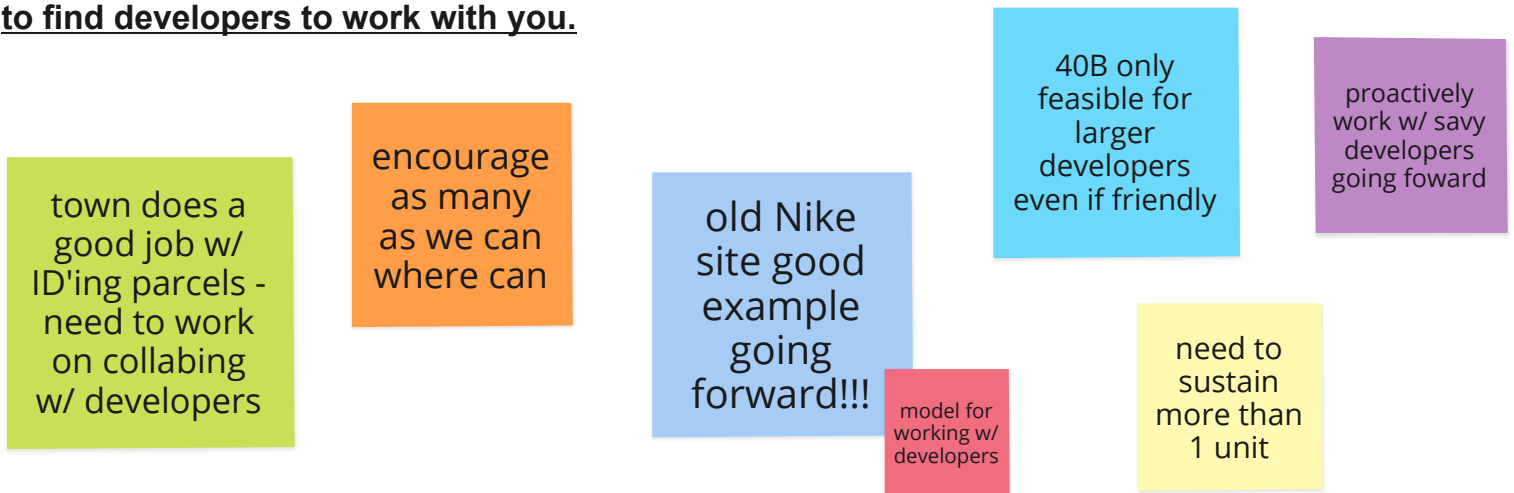
WHAT'S MISSING?

WHY?

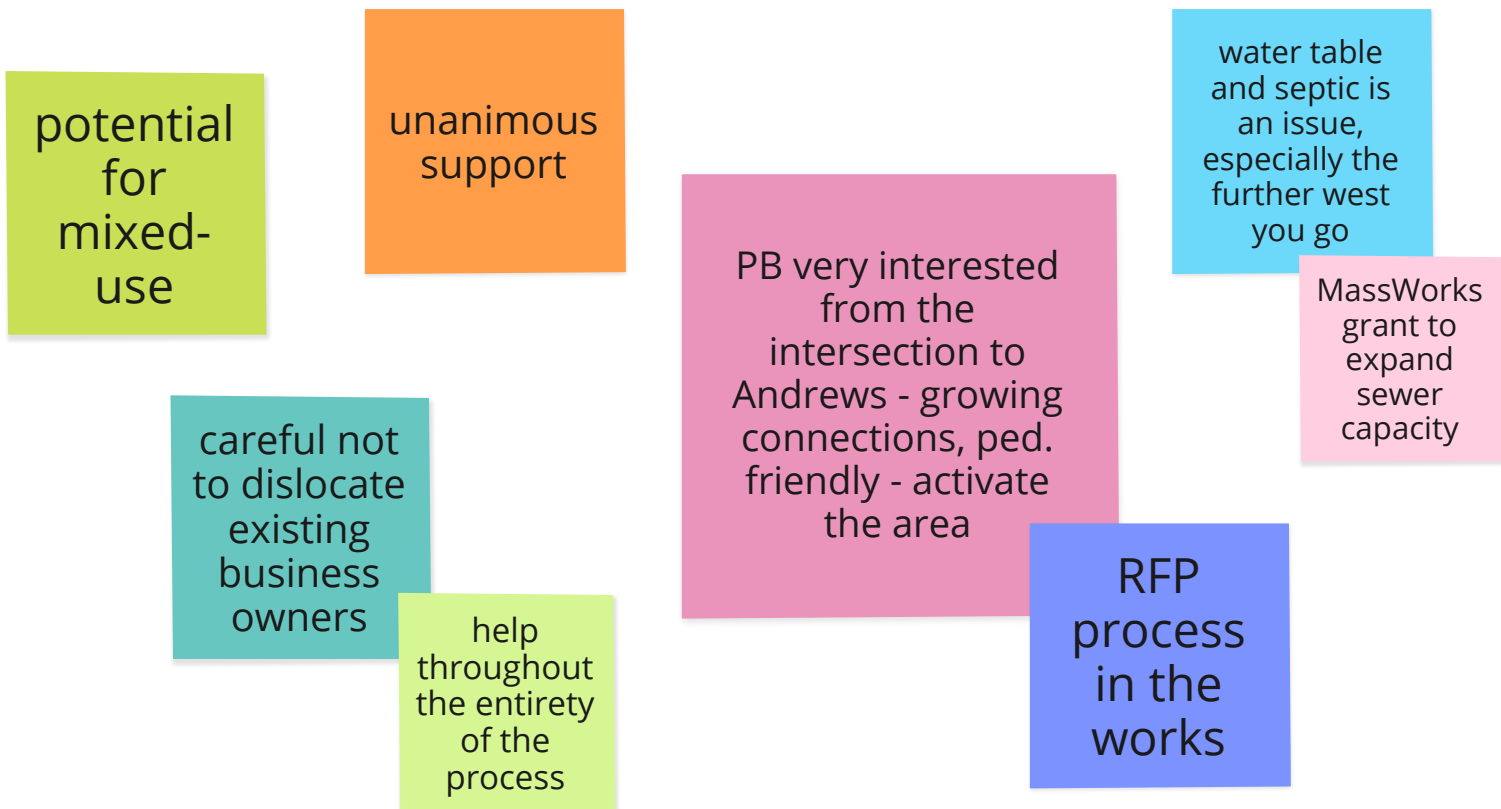


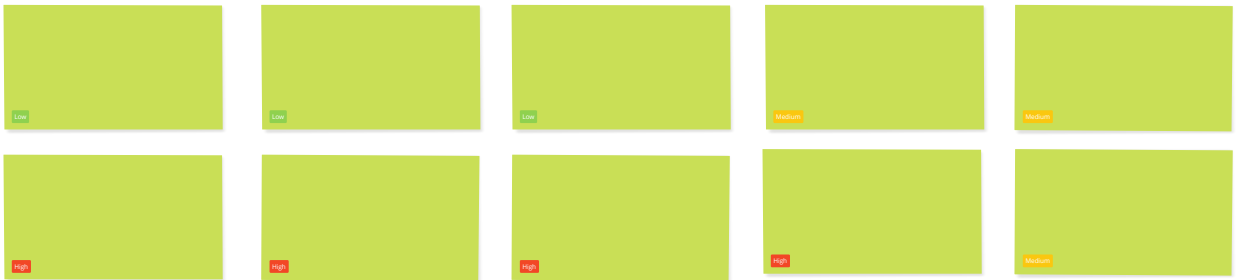
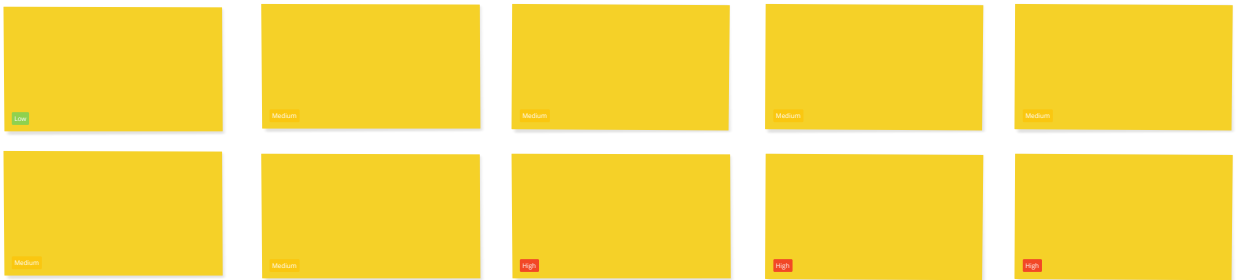
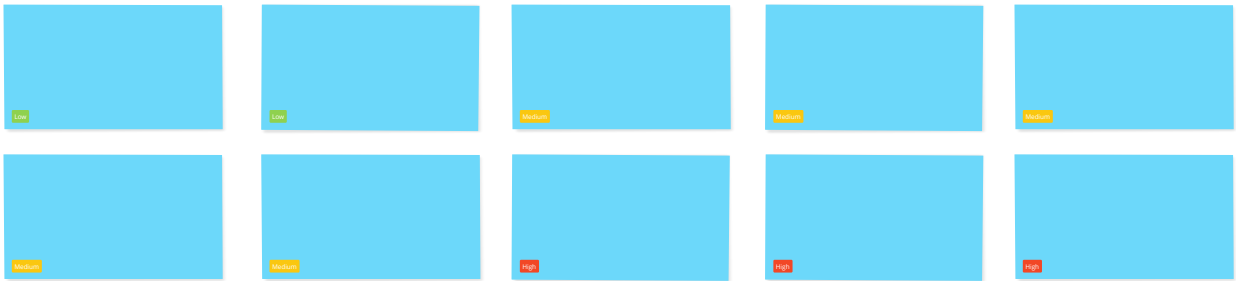
GOAL 2: Keep Wayland above the 10% statutory affordable housing minimum under Chapter 40B.

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.





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.

