

**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.

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 Manchester Way 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

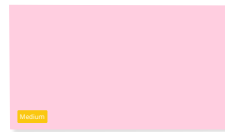
### Encourage the formation of a Community Land Trust to acquire land and create affordable units.

Land Trust can be hard to form - something

Medium

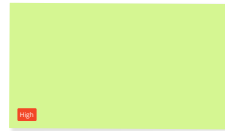
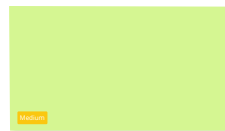
Existing groups, like co-housing groups to team up with?

Low



Conservation Cluster  
- add stronger  
affordable  
requirements

Medium

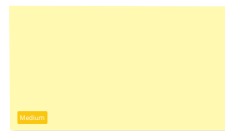
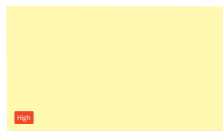
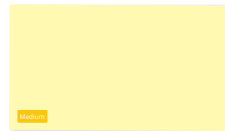


How to help interested parties navigate the  
permitting process? Needs assurances from the  
PB

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.

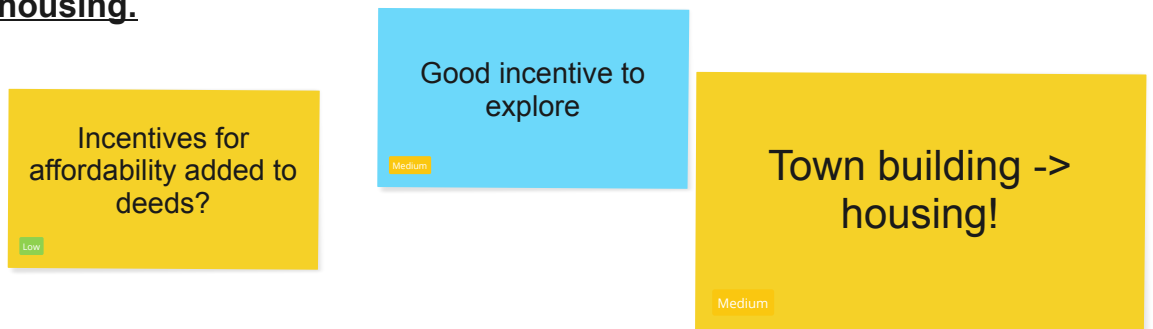
Regional approach  
- too many apartments  
going up now

Medium

# 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%).

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.

