



Wayland Housing Production Plan Public Forum #2

November 15, 2021

BARRETT PLANNING GROUP LLC

TOWN OF WAYLAND

Tonight's agenda

Questions? Type them into the chat or use the "raise your hand" tool on Zoom during Q&A.



**Housing
Production Plan
Overview**



**Goals &
Strategies**



Questions?



**Breakout Groups
- Goals &
Strategies
Discussion**



**Wrap-Up & Next
Steps**





A quick review about Housing Production Plans

**WAYLAND HOUSING PRODUCTION
PLAN * COMMUNITY MEETING #2**

What is “Affordable Housing”?

People use the term in different ways. For a Housing Production Plan, “affordable housing” is housing that counts toward the 10% minimum under Chapter 40B

Affordable to households with income at or below 80% of the area median income (AMI). In Massachusetts, state government adopts the income limits set by HUD each year.

Housing that is safe, in good condition, suitable for the size of the household living in it, protected by a long-term deed restriction, and equitably located throughout the town.



Household Size		80% AMI	50% AMI	30% AMI
1-Person	Income	\$70,750	\$47,000	\$28,200
	Affordable Rent	\$1,768	\$1,175	\$705
2-Person	Income	\$80,850	\$53,700	\$32,200
	Affordable Rent	\$1,895	\$1,258	\$755
3-Person	Income	\$90,950	\$60,400	\$36,250
	Affordable Rent	\$2,273	\$1,510	\$906
4-Person	Income	\$101,050	\$67,100	\$40,250
	Affordable Rent	\$2,627	\$1,745	\$1,046

Source: MassHousing, HUD

What is Chapter 40B?

The Commonwealth's regional planning law

In 1969, the legislature added Sections 20-23, which is now known as the Comprehensive Permit Law

When communities have at least 10% of their housing stock on the Subsidized Housing Inventory (SHI), the decisions of their Zoning Board of Appeals (ZBA) are protected from being overturned by the Housing Appeals Committee.

It's a vehicle for *permitting* (gaining approval to build) affordable housing. It does not guarantee affordability at any particular level and is not a funding source.



Wayland SHI Summary (6/21)

Total:	SHI:
4,786 units	548 units
100%	11.06%



What is a Housing Production Plan (HPP)?

- A plan approved by the MA Department of Housing & Community Development (DHCD) that describes housing needs in Wayland and the region, and how Wayland plans to create a more diverse housing stock, including affordable housing;
- A strategy to work toward the 10 percent statutory minimum under Chapter 40B; and
- A strategy to address local and regional affordable housing needs.

Why is Wayland updating its Housing Production Plan?

Getting above 10% and staying there matters!

- Wayland currently exceeds 10%, but could fall back under someday (other towns have!)
- Even if not, steady affordable housing production will keep up with growth in total housing production and growth in total households

Actively addressing housing needs not always served well by Chapter 40B also matters!

- Needs of very-low and extremely-low income households
- Specialized needs such as housing for frail elders or disability-accessible housing
- Housing preservation
- Housing for young families whose incomes fall somewhat above HUD income limits



Where does the information in a Housing Production Plan come from?

- Town data when available, e.g., GIS maps, building permits, etc.
- Census Bureau
 - American Community Survey 2019
 - Census 2020 (very limited data releases so far: population and basic housing)
 - Historic decennial census data
- Other federal/state data sources
- Small-group interviews with interested residents and members of Town boards/committees with a role in development
- Public survey
- Public meetings like this one!

Components of a Housing Production Plan



Housing Needs Assessment

Demographic Profile

Housing Profile

Barriers to Development



Goals



Strategies & Action Plan

Any questions?



Craftsman Village



Goals & Strategies Discussion

WAYLAND HOUSING
PRODUCTION PLAN
COMMUNITY MEETING #2

What types of goals does the HPP regulation require?

1. A mix of types of housing, consistent with community and regional needs that:
 - Is affordable to households at not more than 30% AMI, more than 30% but not more than 80% AMI, and more than 80% but not more than 120% AMI;
 - Provides for a range of housing , including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly; and,
 - Is feasible within the housing market in which they will be situated.
2. A numerical goal for annual housing production (determined by a regulatory formula)

Five Goals for the HPP

Encourage	Encourage two-family and community-scale multifamily dwellings and discourage teardowns.
Keep	Keep Wayland above the 10% statutory affordable housing minimum under Chapter 40B.
Increase	Increase focus on local and regional housing needs.
Promote	Promote sustainability in new housing development.
Commit	Commit leadership, funding, and regulatory reform to affirmatively furthering fair housing in Wayland.

DHCD's Strategy Requirements

1. The identification of **zoning districts** or geographic areas in which the municipality proposes to **modify current regulations** for the purposes of creating SHI Eligible Housing developments
2. The identification of **specific sites** for which the municipality will encourage the filing of Comprehensive Permit applications
3. **Characteristics** of proposed residential or mixed-use developments that would be preferred by the municipality
4. Identification of **municipally owned parcels** for which the municipality commits to issue requests for proposals (RFP) to develop SHI Eligible Housing
5. Participation in **regional collaborations** addressing housing development



Goal 1: Encourage two- family and community-scale multifamily dwellings and discourage teardowns.

Median sales price for a single-
family home in Wayland for 2021
so far: \$977,500

Example Strategies:

- 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.

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

Example Strategies:

- 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.

Why is this goal important?

It is possible, based on growth in the total number of year-round housing units and the potential for some projects to “fall off” of the SHI, for Wayland to dip back below 10%.

Goal 3: Increase focus on local and regional housing needs.

Staying above the 10% minimum gives the Town flexibility to focus on other pressing issues and avoid fights over large, unwanted Chapter 40B developments.

Example Strategies:

- 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.

Example Strategies:

- 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.
-

**Goal 4:
Promote
sustainability in
new housing
development.**

Goal 5: Affirmatively further community-wide equity and inclusion through housing policy

Example Strategies:

- 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.



Breakout group discussions

YOUR CHANCE TO COMMENT ON THE GOALS AND STRATEGIES WE JUST PRESENTED!



-
- The Miro board we just used will be made available to those unable to attend this forum. Look on the Town website for the link.
 - The first full draft of the HPP will be made available for public comment before the Town acts on it.
 - Contact us with questions:
tyler@barrettplanningllc.com
-

What's next?

Thank you, and have a wonderful night!

