



# PLANNING AHEAD IN MASSACHUSETTS

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Executive Office of Housing and Economic Development  
Department of Housing and Community Development

Massachusetts Smart Growth Conference  
November 20, 2013

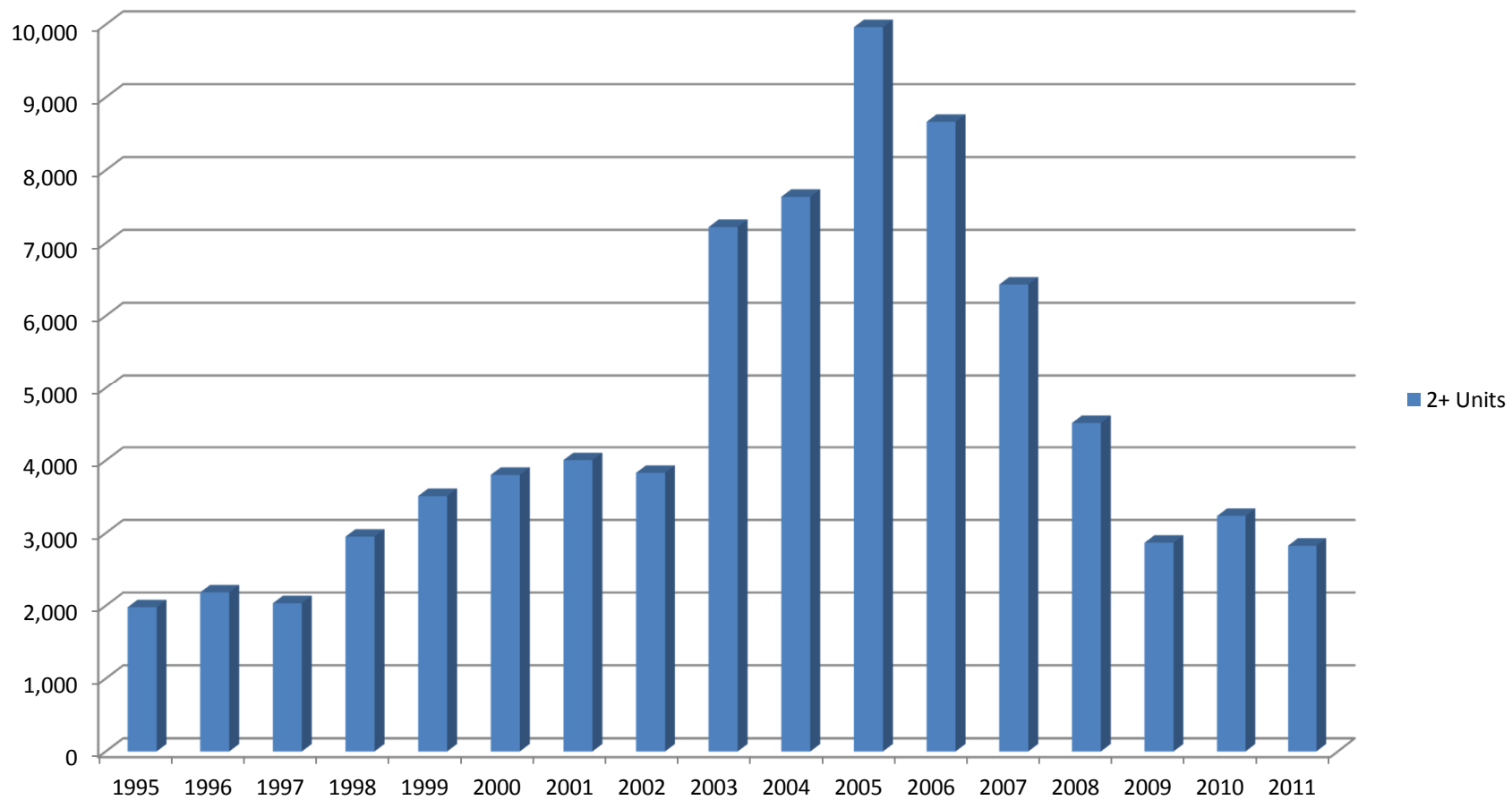
# Statewide Housing Production Goal

10,000 multi-family units per year

- ✓ **Reasonably dense, multi-family units**
- ✓ **Reasonably located, near employment opportunities and transit nodes**
- ✓ **Reasonably priced, for middle and moderate income families and individuals**

# Multi-Family Housing Production

## 2+ Units Permitted in Massachusetts



# Common Vision for Growth

A common vision for moving the Commonwealth to a prosperous and healthy future:

- “ Building 10,000 multi-family homes a year through 2020, particularly near transit, city/town centers and employment centers;
- “ Shifting the way we travel, by tripling the share of travel by bicycling, transit and walking;
- “ Reducing greenhouse gas emissions 25% from the 1990 levels by 2020.

# The Carruth at Ashmont Peabody Square



# The 4 Core Elements of Our Strategy

- 1 Identify**

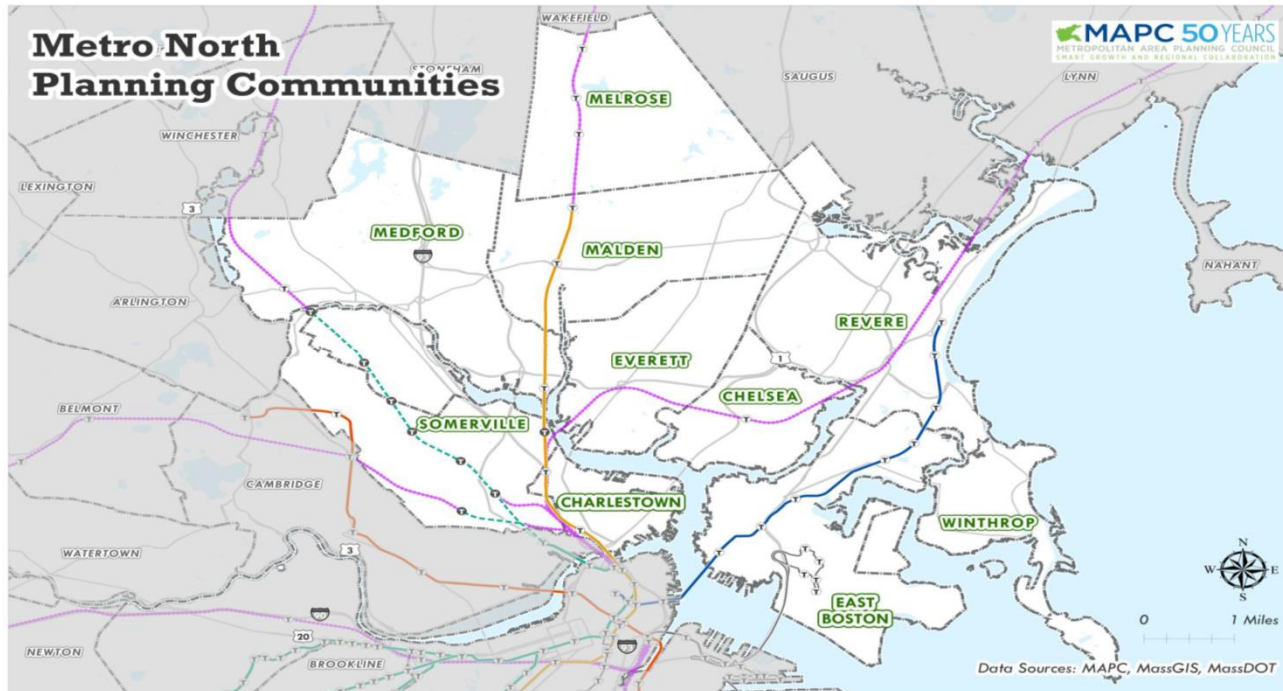
Promising places for growth that have community support, are consistent with regional considerations and align with the Sustainable Development Principles
- 2 Create**

Prompt and predictable zoning and permitting in those places (both local and state)
- 3 Invest**

In public infrastructure needed to support growth
- 4 Market**

To businesses and developers interested in locating and growing in the Commonwealth

# IDENTIFY Areas to Develop and Preserve



Metro North will be our fourth regional planning effort

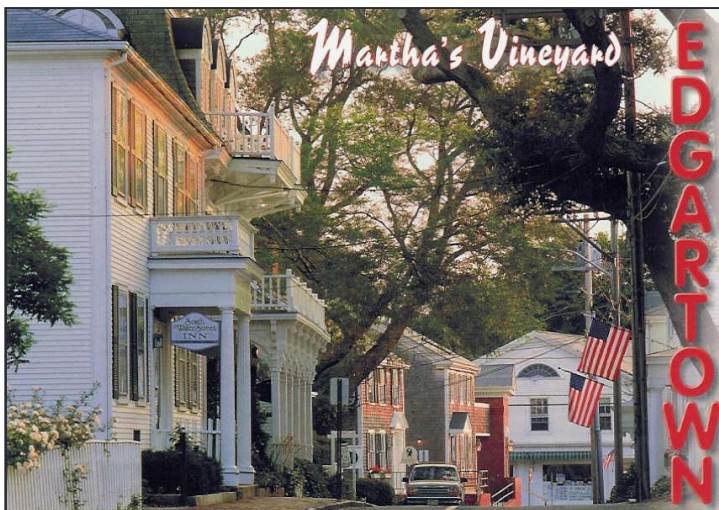
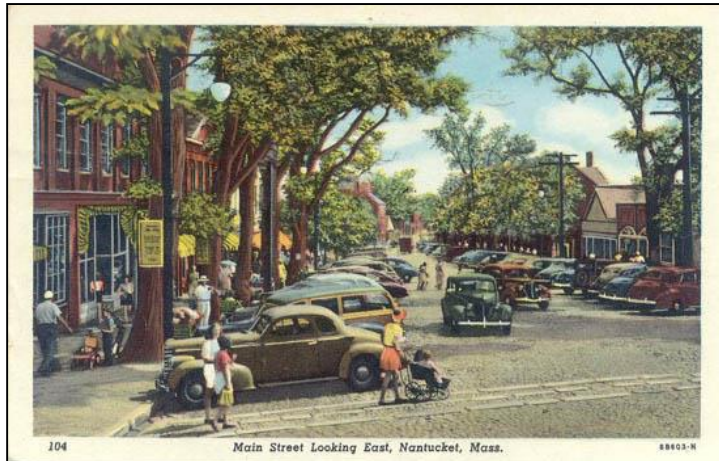
# CREATE Smart Growth Zoning

- “ **Eligible locations**
- “ **As-of-right, including densities...**
  - **Single-family: 8 units/acre**
  - **Multifamily: 20 units/acre**
- “ **Affordability requirement (20%)**
- “ **Direct funding:**
  - **\$10K-\$600K Zoning Incentive Payment upon based on District size**
  - **\$3,000/unit Density Bonus Payment**
  - **Eligibility for school-cost reimbursement \$ (Chapter 40S)**





# CREATE Compact Neighborhoods

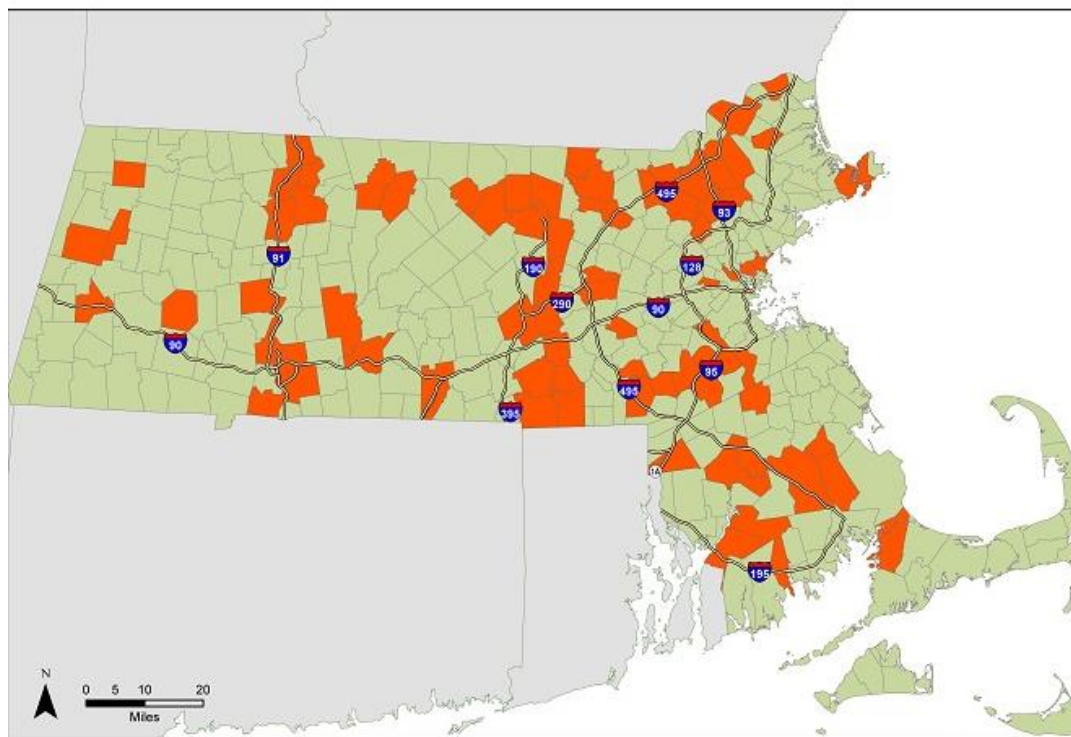


## New Zoning Incentive Program

- “ Requiring
  - “ 40R-Eligible Locations
  - “ Affordability Minimum
  - “ As-of-right Density
  - “ Minimum District Size
  
- “ Offering
  - “ Preference for State \$
  - “ Potential 40B Relief

# CREATE Local Expedited Permitting

## Cities and Towns with Chapter 43D Districts



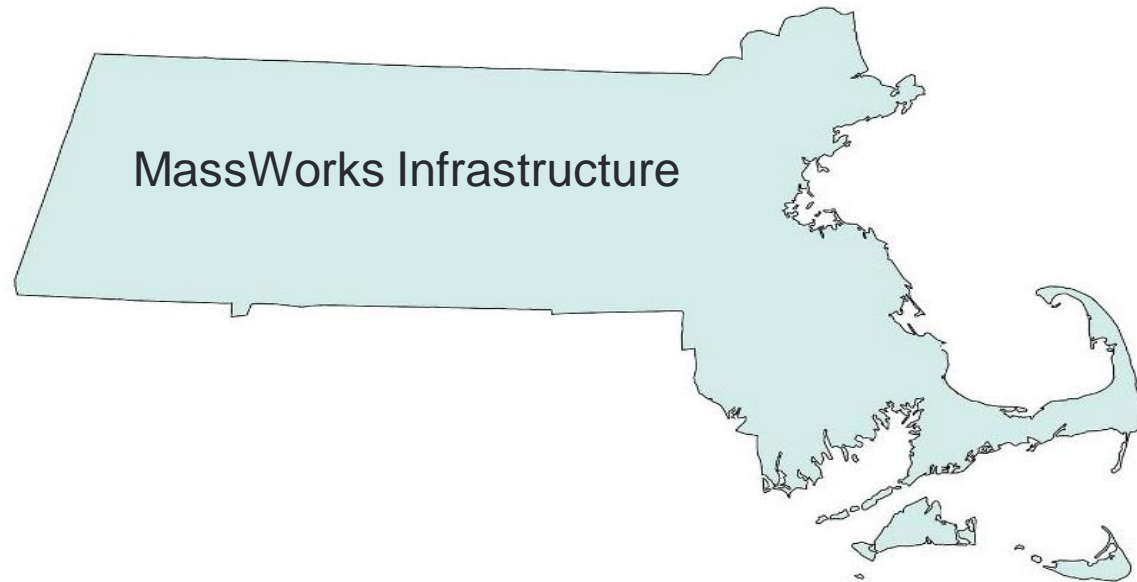
EOHED, January 27, 2012

## Prompt & Predictable Permitting

- “ Designated Priority Development Sites (PDS)
- “ 180-day streamlined permitting
- “ Single point of contact
- “ Identify & promote targeted sites
- “ Now can be housing

# INVEST 2013 MassWorks Infrastructure Awards

- “ Goals exceeded in target categories
- “ Full list of MassWorks awards tomorrow



	Gateway City	TOD	Reuse	Mixed Use	Housing Density	Regional Projects
<b>2013 Portfolio</b>	53%	71%	89%	85%	100%	50%
<b>Target</b>	50%	67%	80%	50%	100%	25%

# INVEST Brockton/ Downtown



- “ Enterprise Block-downtown and TOD
- “ Over \$11M in additional funding
- “ 215 new homes
- “ Mixed use
- “ Redevelopment
- “ Within 40R District and Growth District



# INVEST Melrose/ Highlands

How does this translate into opportunities?



- “ Highlands- Commercial Node and TOD
- “ \$960,000
- “ Supports future housing and retail growth
- “ Redevelopment sites
- “ Area identified by City and MAPC

# INVEST Amesbury/ Lower Millyard

- “ Lower Millyard-  
Downtown & TOD
- “ \$1.5M additional funding
- “ Urban park
- “ 289 new homes
- “ Mixed use
- “ Redevelopment
- “ Within Priority  
Development Area





# Thank you

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# Rebuilding Ashmont Peabody Square



The Carruth