PLANNING AHEAD IN MASSACHUSETTS

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

![Bar chart showing the number of 2+ units permitted in Massachusetts from 1995 to 2011. The chart shows a peak in 2005 with over 10,000 units, followed by a decline in subsequent years.]
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

Prompt & Predictable Permitting
Å Designated Priority Development Sites (PDS)
Å 180-day streamlined permitting
Å Single point of contact
Å Identify & promote targeted sites
Å Now can be housing
INVEST 2013 MassWorks Infrastructure Awards

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

<table>
<thead>
<tr>
<th></th>
<th>Gateway City</th>
<th>TOD</th>
<th>Reuse</th>
<th>Mixed Use</th>
<th>Housing Density</th>
<th>Regional Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013 Portfolio</td>
<td>53%</td>
<td>71%</td>
<td>89%</td>
<td>85%</td>
<td>100%</td>
<td>50%</td>
</tr>
<tr>
<td>Target</td>
<td>50%</td>
<td>67%</td>
<td>80%</td>
<td>50%</td>
<td>100%</td>
<td>25%</td>
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</tbody>
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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

- 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