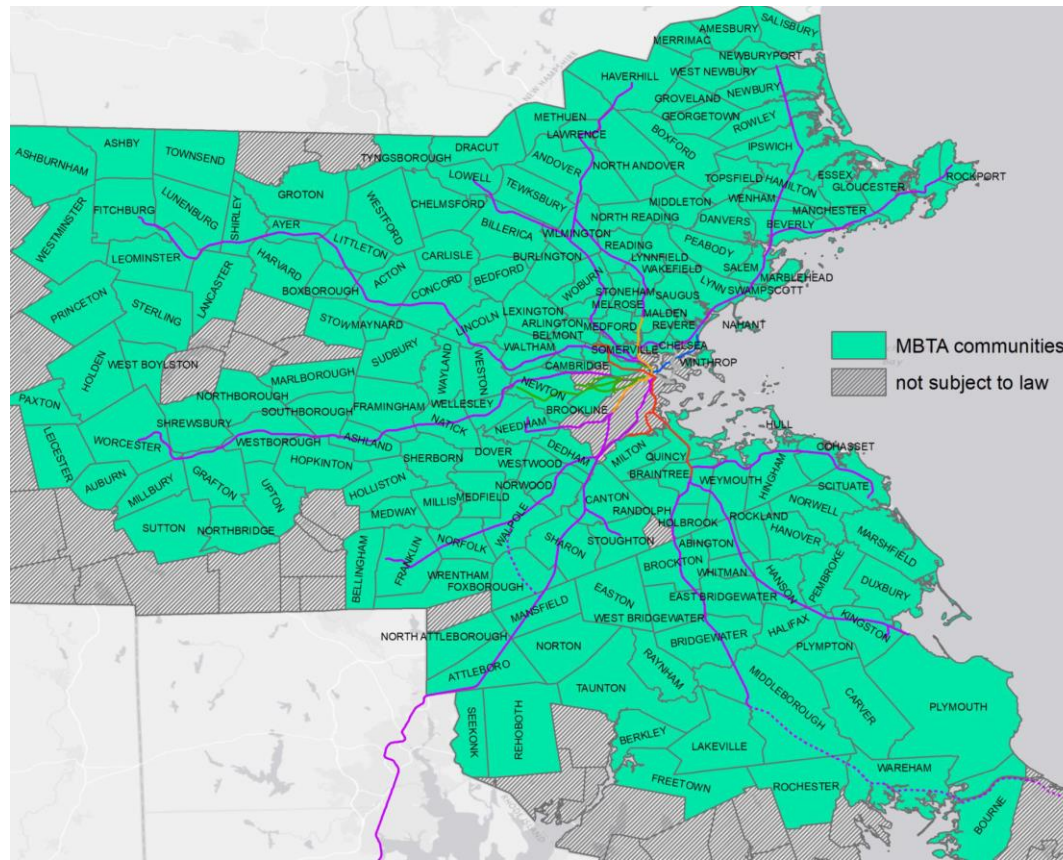


MULTI-FAMILY ZONING REQUIREMENTS FOR MBTA COMMUNITIES

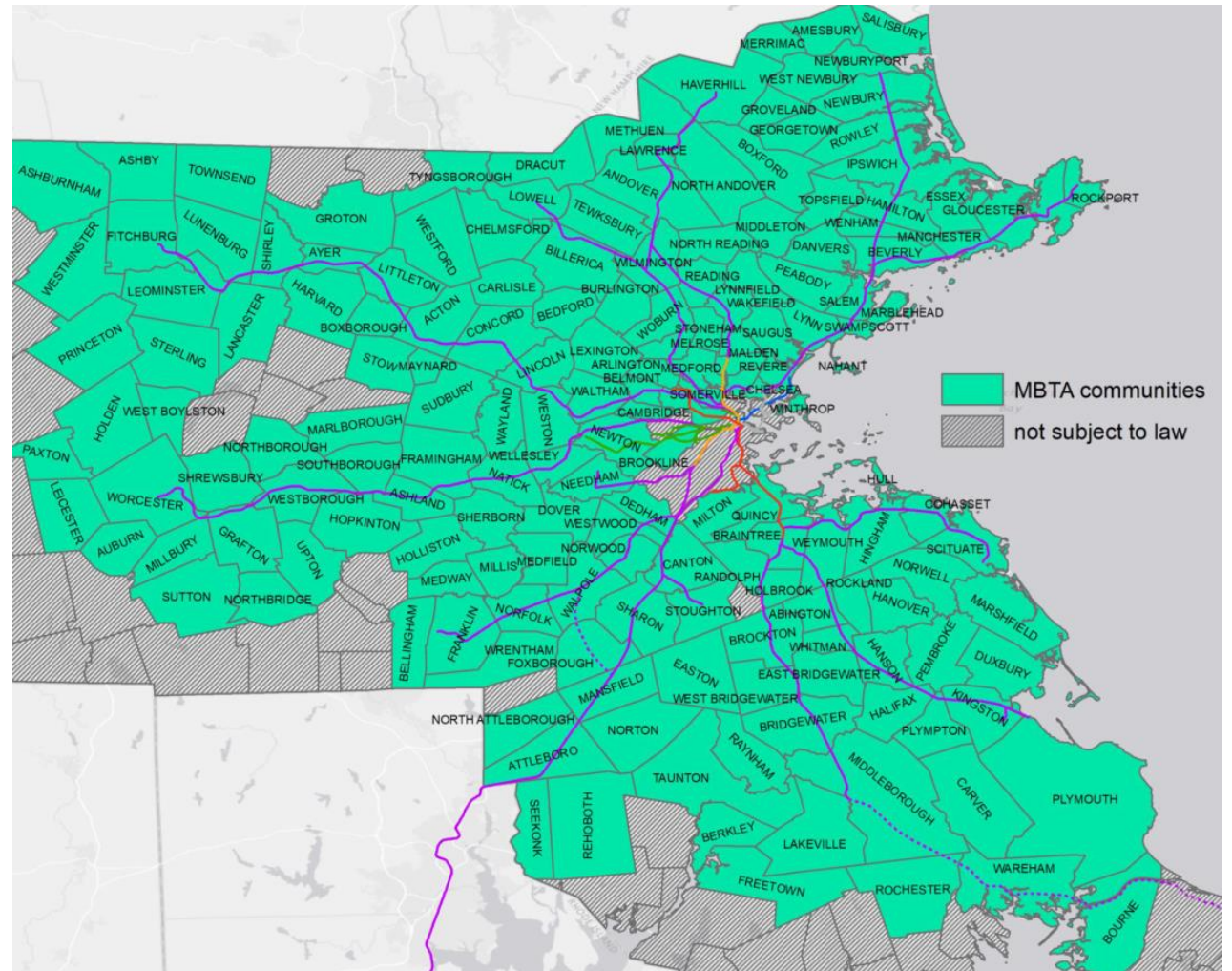


Norton Select Board
January 19, 2022

Paul DiGiuseppe
Planning Director

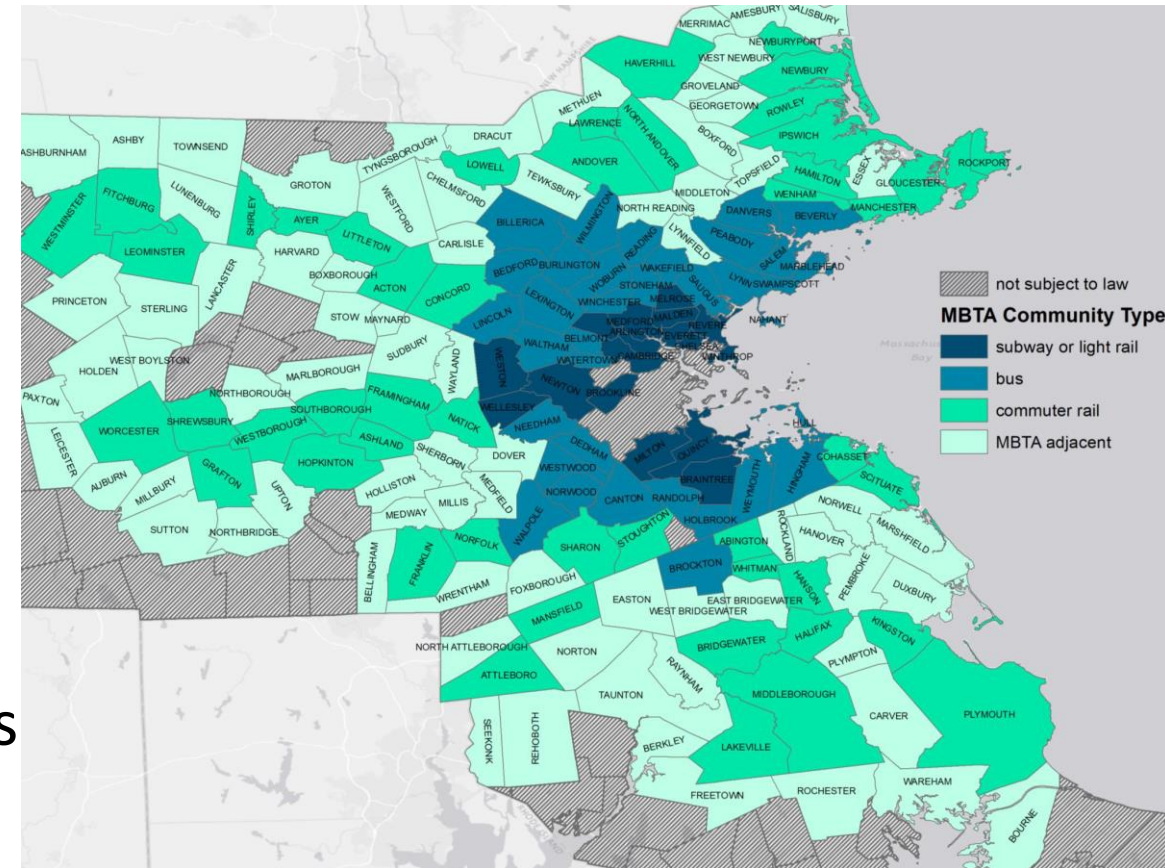
Takeaways

- Why the requirement?
- What are the requirements?
- Timeframes
- What to accomplish in 2022
- What happens if we don't comply?



Enabling Legislation

- Enacted as part of the economic development bill in January 2021
- Requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute.
- We qualify as an “MBTA Adjacent Community”
- Legislation enacted to address housing crisis in Commonwealth



Requirements

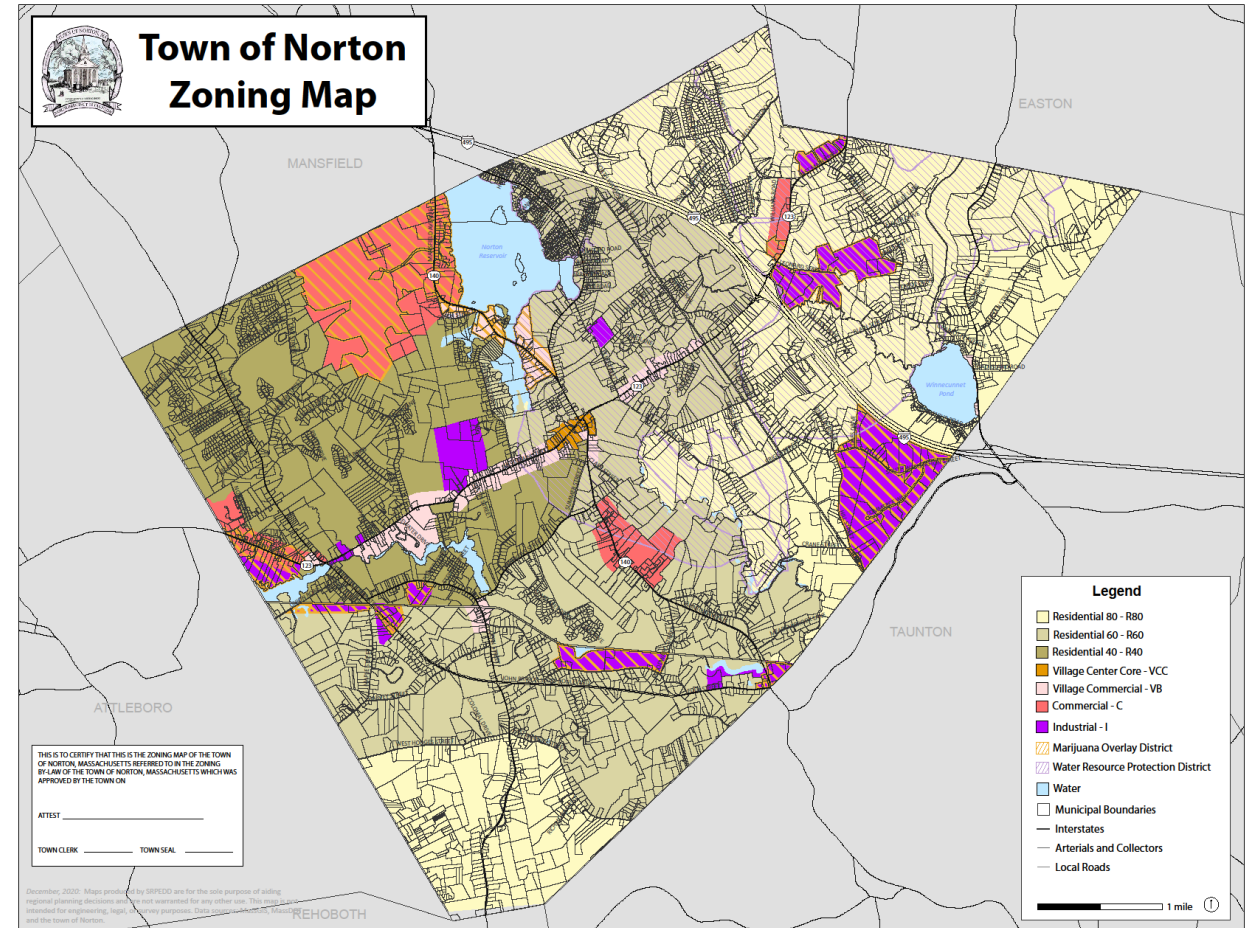
- Must allow multi-family “as of right” and cannot require a special permit
- District must be applied to 50 acres minimum
- Minimum 15 units per acre gross
- No age restrictions or limits to number of bedrooms, size, number of occupants
- Must accommodate at least 750 units (50 acres x 15 units/acre)
 - The unit capacity is not a mandate but the potential capacity of district



Source: *The Urbanist* illustrating new mixed-housing-type subdivision at ~15 units per acre

Requirements continued

- Could be a new base zoning district or an overlay district
- Location: reasonable access to a transit station and consistent with Commonwealth's sustainable development principles (area of concentrated development)

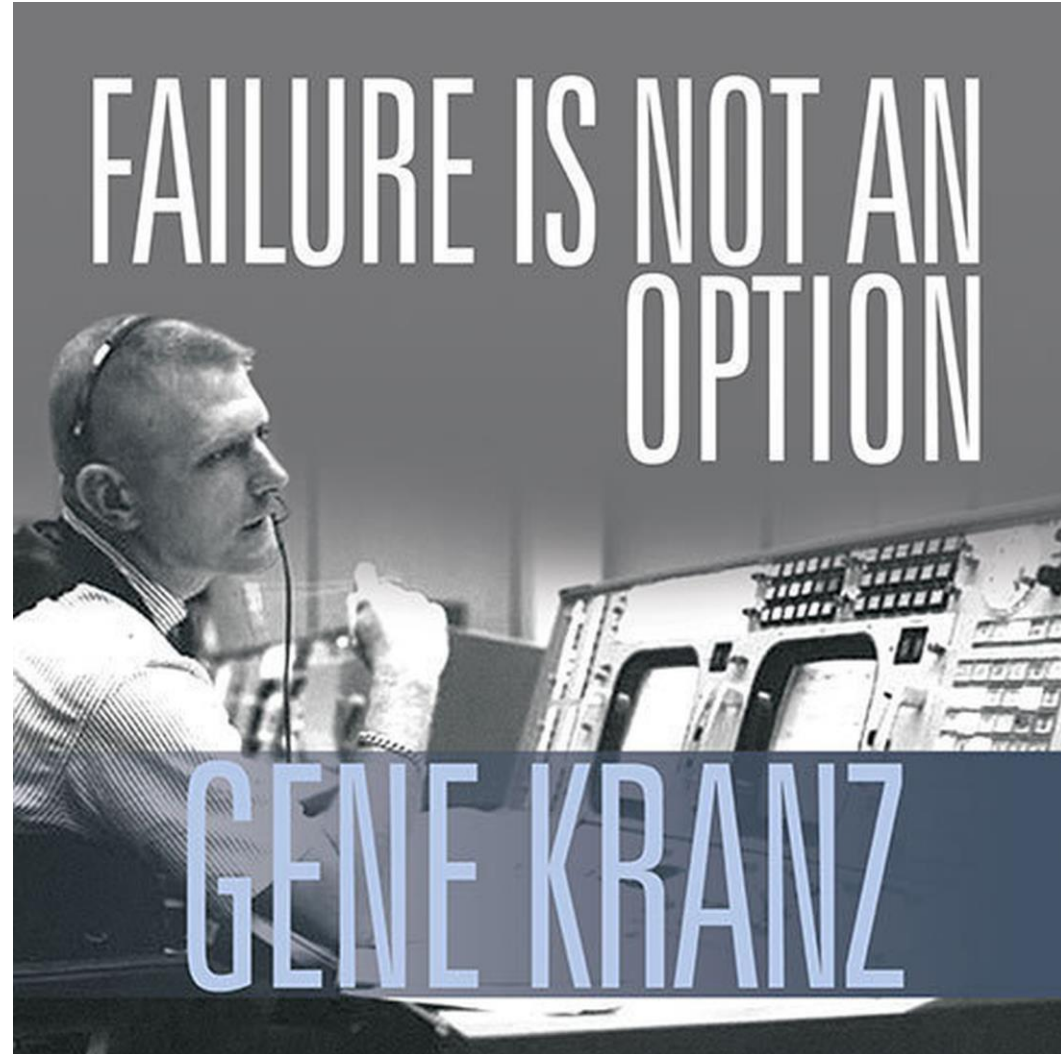


Timeframes

- 3.31.2022: DHCD accepting comments/questions on the guidelines. Final guidance provided thereafter.
- 5.2.2022: Complete MBTA Community Information Form
- 7.1.2023: DHCD must approve timeline and action plan
- 12.31.2024: Final adoption date
- Within 90 days after adoption, we must submit the DHCD a complete application requesting a determination of full compliance.

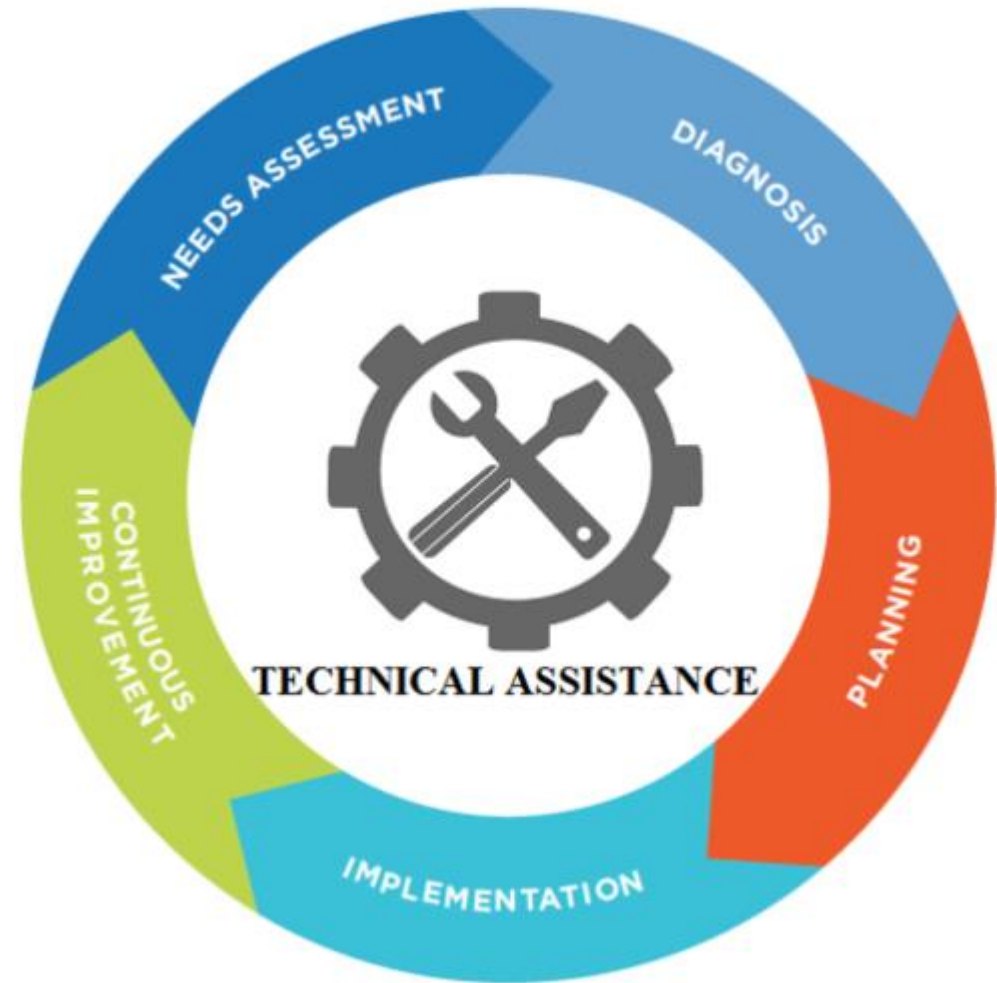
Failure to comply

- Failure to comply makes us ineligible for MassWorks, Local Capital Projects Funds, and Housing Choice Initiatives funds



Technical Assistance Options

- Massachusetts Housing Partnership
- District Local Technical Assistance (DLTA) funding from SRPEDD
- FY23 Community One Stop
- FY23 Land Use Planning Grant



Going Forward in 2022

- Complete MBTA Community Information Form
- Hire a consultant using grant fund
- Identify potential location(s) for siting the district
- Determine if we create a new base zoning or overlay district
- Public engagement process
- Draft a work plan

