

Coming Together for Wellesley's Housing Production Plan

COMMUNITY WORKSHOP

MAY 3, 2018

Town of Wellesley

Board of Selectmen

Planning Board

Wellesley Housing
Development Corporation

Barrett Planning Group, LLC.

JM Goldson community
preservation + planning



The Consulting Team



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Today's Purpose and Agenda

Purpose:

- 1) To collect your feedback on the draft housing goals
- 2) Get ideas for strategies to consider at the third community workshop

Agenda:

- Presentation
- Open House



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What will we go over?

- Project overview
- A few key concepts & definitions
- Draft housing goals
- Explain the open house format and activities

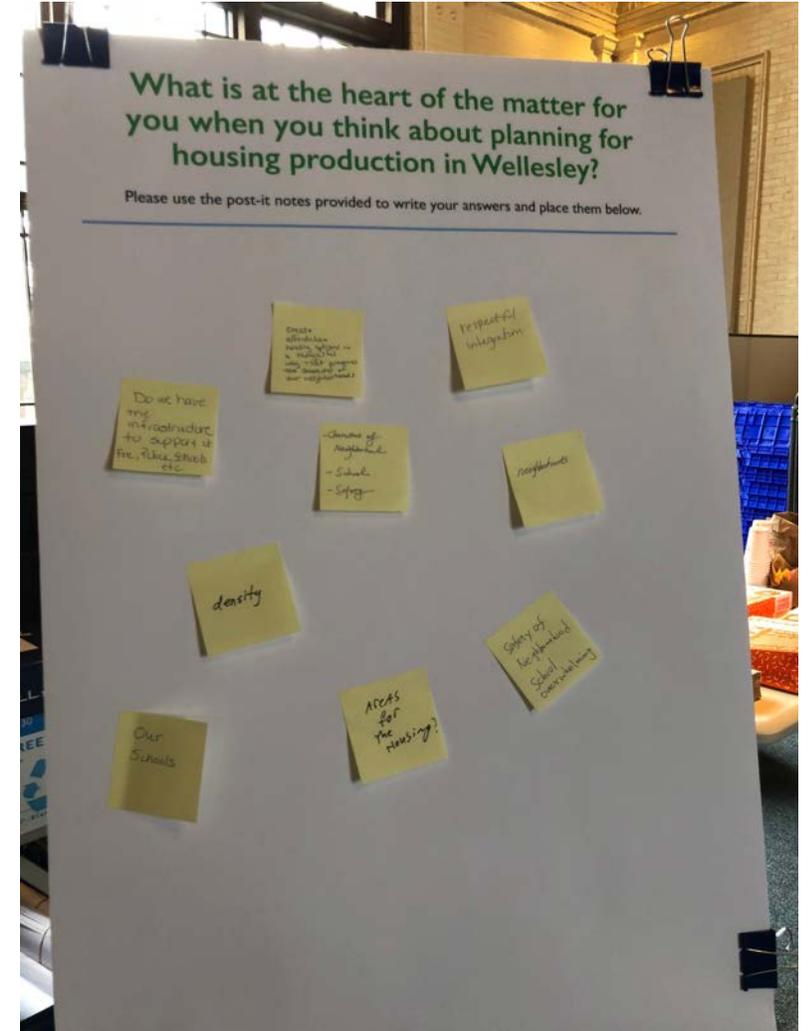


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Project Schedule

JANUARY	Kickoff & Mobilization
FEBRUARY	Needs Assessment Research
APRIL	Community Meeting: Housing Needs, Opportunities & Constraints Needs Assessment Complete Draft Vision
MAY	Community Meeting: HPP Goals & Housing Preferences Housing Plan Goals and Policies
JUNE	Community Meeting: HPP Strategies
AUGUST	DRAFT Housing Plan Review & Comment Period
SEPTEMBER	Joint Board of Selectmen/Planning Board Public Hearing
OCTOBER	Plan Submission to DHCD



Please raise your hand if you participated in the first community workshop!



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Key Concepts & Definitions

Why do we need more diverse housing choices?

- Housing insecurity is growing
 - Many people paying more than half their income for housing and it's getting worse
- Many low-income families lack opportunity
 - Lack access to quality public transit, good jobs, good schools, and safe neighborhoods
- Promote racial equity and fair housing
 - Diverse housing stock including multi-family and rental housing can help counter racial segregation prevalent in region
- Foster regional economic growth
 - Regions that build more housing achieve stronger job growth

What is Chapter 40B?

- **The Commonwealth's regional planning law**
- In 1969, the legislature added the affordable housing part – Sections 20-23 – to address *regional* housing disparities
- Law assumes communities have met their regional “fair share” if at least 10% of their housing stock is included in the **Subsidized Housing Inventory (SHI)**, affordable to low-income people, and subsidized by a federal or state program



Statutory Minima (G.L. c. 40B, § 20)

Presumption of unmet need if affordable housing comprises ...

Less than 10% of year
round housing units,
OR



Less than 1.5% of
community's total
land area zoned for
residential,
commercial, or
industrial use, OR



A project involving no
more than 0.3% of
the total land area
zoned in community
for residential,
commercial, or
industrial use or ten
acres, whichever is
larger

What is “Affordable Housing”?

Counts towards the 10% affordable housing goal for every community

Affordable to households with income at or below 80% of the area median income (AMI)

FY2018 HUD Income Limits
Boston Metro Area

\$56,800



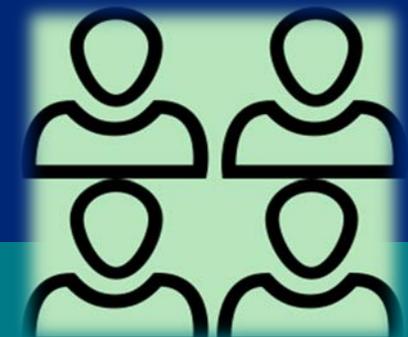
\$64,900



\$73,000



\$81,100



Developers can apply for a “comprehensive permit” under Chapter 40B

- Request waivers from zoning & other local regulations
- Streamline permitting process for projects with affordable units

“Between 1997 and 2010, 78% of all new affordable housing units in rural and suburban communities was the direct result of 40B.”

CHAPA’s Fact Sheet on Chapter 40B: The State’s Affordable Housing Zoning Law

Fair Housing

To “count” on the **SHI**, affordable housing must be made available to all income-eligible people in a large area – at least the area used to set income limits.

Disparate Impact: Important legal theory in which liability based upon a finding of discrimination may be incurred even when the discrimination was not intentional.





Income and race

Exclusionary zoning promotes income segregation by creating areas of concentrated poverty and concentrated wealth.

One-in-four black Americans and one-in-six Hispanic-Americans living in poverty reside in high-poverty neighborhoods.



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What is a Housing Production Plan (a.k.a. HPP)?

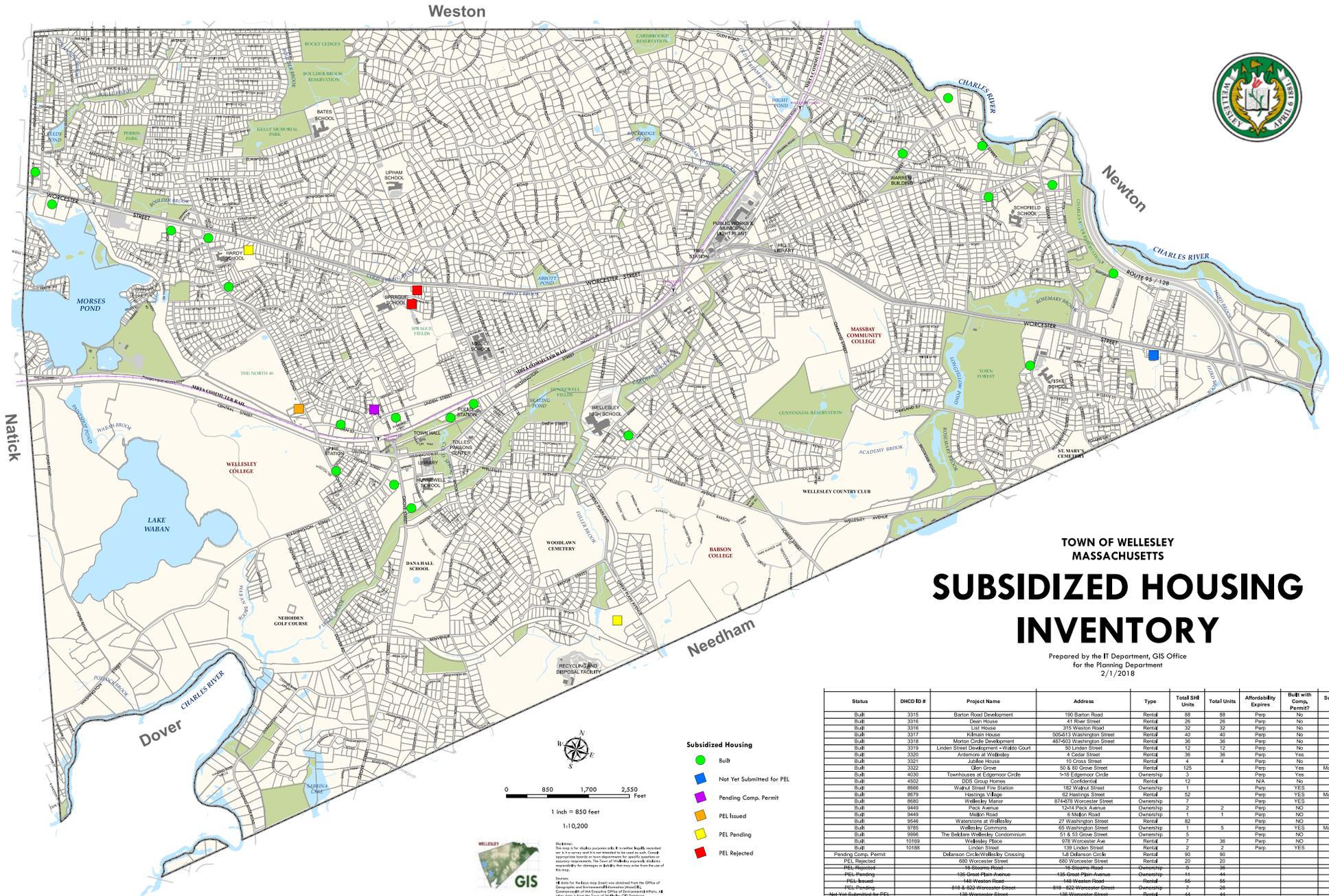
A state-recognized plan that describes your housing needs
and how your community **hopes**
to create **a more diverse housing stock**
including affordable housing

A strategy to work toward the 10 percent statutory minimum

An HPP can help the community have more control over the type, location, and design of residential development.

With an HPP that is approved by the state. . .

If Wellesley produces at least 45 units of affordable housing in one calendar year, it may deny or have more flexibility to impose conditions on 40B comprehensive permit applications

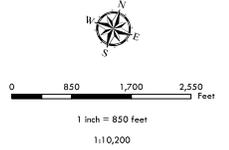


TOWN OF WELLESLEY MASSACHUSETTS

SUBSIDIZED HOUSING INVENTORY

Prepared by the IT Department, GIS Office
for the Planning Department
2/1/2018

- Subsidized Housing**
- Built
 - Not Yet Submitted for PEL
 - Pending Comp. Permit
 - PEL Issued
 - PEL Pending
 - PEL Rejected



DISCLAIMER: The map is for display purposes only. It is neither built, nor intended to be used as such. GIS Office is not responsible for any errors or omissions in this map. The Town of Wellesley, Massachusetts, is not responsible for any errors or omissions in this map. The Town of Wellesley, Massachusetts, is not responsible for any errors or omissions in this map.

SOURCE: Data is from the GIS Office. GIS Office is not responsible for any errors or omissions in this map. The Town of Wellesley, Massachusetts, is not responsible for any errors or omissions in this map.

Status	DHCD ID #	Project Name	Address	Type	Total SHL Units	Total Units	Affordability Expires	Built with Comp. Permit?	Subsidizing Agency
Built	3315	Barton Road Development	190 Barton Road	Rentl	88	88	Perp	No	DHCD
Built	3316	Dear House	41 River Street	Rentl	28	28	Perp	No	DHCD
Built	3318	Loft House	315 Weston Road	Rentl	37	37	Perp	No	DHCD
Built	3317	Kilmain House	5004-13 Washington Street	Rentl	40	40	Perp	No	DHCD
Built	3318	Morton Circle Development	487-902 Washington Street	Rentl	38	38	Perp	No	DHCD
Built	3319	Linden Street Development - Walko Court	50 Linden Street	Rentl	12	12	Perp	No	DHCD
Built	3320	Antenna at Walkley	4 Cedar Street	Rentl	38	38	Perp	Yes	DHCD
Built	3321	Jillike House	10 Grove Street	Rentl	4	4	Perp	No	1430
Built	3322	Glen Grove	50 & 85 Grove Street	Rentl	125	125	Perp	Yes	MassHousing
Built	4030	Townhouses at Edgemoor Circle	5-18 Edgemoor Circle	Ownership	3	3	Perp	Yes	DHCD
Built	4502	DHS Group Homes	Colony Road	Rentl	12	12	N/A	No	DHS
Built	8666	Walsh Street Fire Station	182 Walsh Street	Ownership	1	1	Perp	YES	DHCD
Built	8679	Hastings Park	62 Hastings Street	Rentl	62	62	Perp	YES	MassHousing
Built	8680	Wellesley Manor	8124-78 Worcester Street	Ownership	7	7	Perp	YES	FHEBB
Built	9449	Pick Avenue	13-14 Pick Avenue	Ownership	2	2	Perp	NO	DHCD
Built	9449	Malley Road	4 Malley Road	Ownership	1	1	Perp	NO	DHCD
Built	9546	Waterstone at Wellesley	27 Washington Street	Rentl	82	82	Perp	NO	DHCD
Built	9785	Wellesley Commons	69 Washington Street	Ownership	1	5	Perp	YES	MassHousing
Built	9866	The Settlers Wellesley Condominium	53 & 55 Grove Street	Ownership	5	5	Perp	NO	DHCD
Built	10189	Walkley Place	978 Worcester Ave	Rentl	7	38	Perp	NO	DHCD
Built	10188	Linden Street	130 Linden Street	Rentl	2	2	Perp	YES	DHCD
Pending Comp. Permit		Dalanson Circle/Walkley Crossing	148 Dalanson Circle	Rentl	90	80	Perp	NO	DHCD
PEL Rejected		88 Worcester Street	88 Worcester Street	Rentl	20	20	Perp	NO	DHCD
PEL Rejected		88 Worcester Street	88 Worcester Street	Ownership	20	20	Perp	NO	DHCD
PEL Pending		136 Great Plain Avenue	136 Great Plain Avenue	Ownership	44	44	Perp	NO	DHCD
PEL Pending		848-Worcester Road	848-Worcester Road	Ownership	66	66	Perp	NO	DHCD
PEL Pending		848-800-Worcester Street	848-800-Worcester Street	Ownership	7	28	Perp	NO	DHCD
Not Yet Submitted for PEL		136 Worcester Street	136 Worcester Street	Rentl	44	44	Perp	NO	DHCD



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Draft Housing Goals

A graphic of a road with a dashed center line and solid edge lines, curving upwards and to the right. The road is set against a light beige background. The text "ROAD TO THE FUTURE" is written in a bold, italicized, sans-serif font across the road. The word "ROAD" is on the top line, "TO" is on the middle line, and "THE FUTURE" is on the bottom line. The road ends in a large arrowhead pointing towards the top right.

**ROAD TO
THE FUTURE**

- Based on community comments from the first community workshop
- Integrate the housing and neighborhood goals from the draft Unified Plan.

DRAFT

A. Housing and Neighborhoods in the Vision and Values



VISION

In 2040, Wellesley is a town recognized for its welcoming community culture and... a quality of life that enhances the health and social well-being of its residents...



VALUES

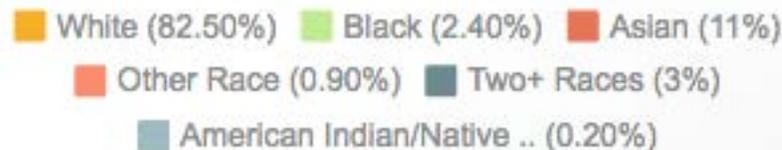
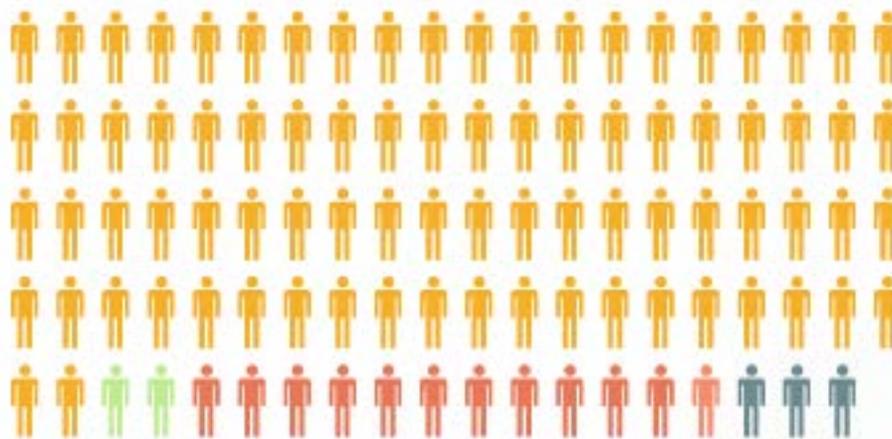
- **Diversity:** Establish, implement, and support ongoing initiatives to maintain Wellesley as a community that welcomes a diversity of people and households.
- **Sense of Community:** Foster a sense of community and community-building through support for inclusive services and facilities, town-wide events, multi-generational activities, and community gathering places.
- **Town Character:** Establish policies, practices, and criteria for the preservation of the character of the town's residential neighborhoods, commercial centers, and open spaces.

B. Goals And Policies

GOALS	POLICIES FOR DECISION MAKERS
<i>Established single-family neighborhoods maintain a predominantly single family character.</i>	<ul style="list-style-type: none"> • Preserve the character of single-family streets.
<i>The Town has a housing strategy that employs a variety of mechanisms to increase housing choice in type and affordability.</i>	<ul style="list-style-type: none"> • Explore options such as accessory housing units, mansion-style condos, and the community land trust model. • Prepare regulations and standards to support aging in place.
<i>Diverse housing types, such as townhouses, rental apartments, and condos, exist in commercial villages, office park areas, at locations on arterial roads, and through redevelopment of existing housing.</i>	<ul style="list-style-type: none"> • Provide for more density and different housing types in areas accessible to services to promote mixed-use development with housing. • Support incentives to develop diverse housing types in appropriate locations.
<i>At least 400 housing units permanently affordable to income-eligible households have been created by 2028.</i>	<ul style="list-style-type: none"> • Support collaboration with regional housing groups. • Review and update Wellesley's Affordable Housing Policy. • Adopt and implement a Housing Production Plan for affordable housing. • Give priority to affordable housing in CPA allocations for the next 10 years.
<i>Make neighborhood destinations such as parks, schools, and retail areas accessible by walking and biking.</i>	<ul style="list-style-type: none"> • Develop a network of safe and convenient pedestrian and bicycle routes.

Create a variety of affordable and mixed-income housing that helps to make Wellesley a welcoming community for people with diverse socio-economic backgrounds.

About 83% of Wellesley residents racially identify as White



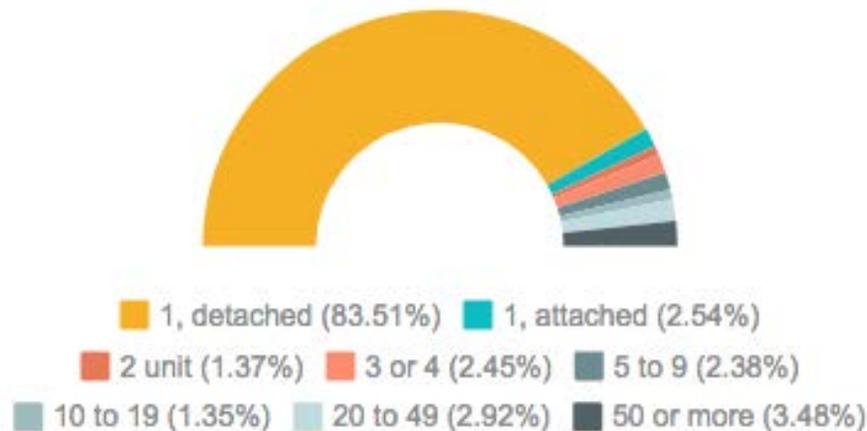
Wellesley very little racial, ethnic, or class diversity.

Income and Race

Exclusionary zoning promotes and reinforces residential segregation.

Provide more housing options, including affordable and market-rate housing options, for low- and middle-income families, seniors, and individuals with disabilities, through a variety of mechanisms to increase housing choice.

About 84% of Wellesley's total housing units are detached single-family houses



Single-family houses are an expensive housing product – one unit sitting on one parcel of land.

Multi-family allocates land costs across multiple units and can make housing costs a bit more “naturally” affordable.

Actively strive to incrementally achieve state's MGL c.40B 10% goal for affordable housing by producing at least 45 units annually that count on the state's subsidized housing inventory, through local actions and approval of private development, especially development of rental housing units.

SAFE HARBOR

To obtain a one-year certification of Wellesley's Housing Production Plan (once approved), the town must add at least 45 units (0.5% of year-round housing units) to the state's subsidized housing inventory

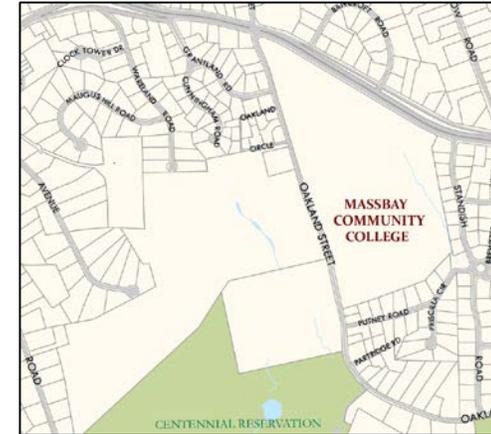


Encourage new development and repurposing of existing buildings to create affordable and mixed-income housing that:

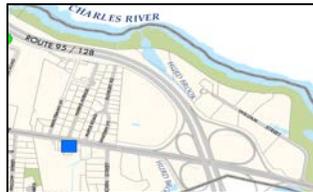
- Reinforces the development patterns of residential neighborhoods and maintains a predominantly single-family character in established single-family neighborhoods
- Strengthens the vitality of business districts and commercial corridors with diverse housing types
- Promotes housing development in walkable areas with convenient access to shops, services, public transportation, parks, schools, and other neighborhood destinations



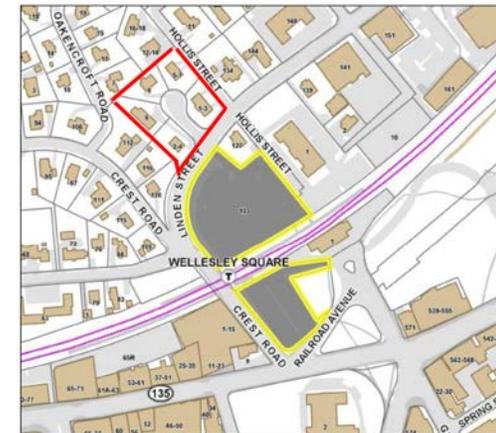
Promote the development of surplus institutional and town-owned land as well as the redevelopment of office parks and existing affordable housing complexes to create desirable mixed-income and mixed-use neighborhoods, where feasible.



Wellesley Office Park/John Hancock



*Barton Road Property
Wellesley Housing Authority*



Parcel Map: Tailby Lot and Railroad Lot Outlined in Yellow; Delanson Circle Outline in Red



Introduction to Open House

Draft Housing Goals and Strategy Ideas

Objective of Open House Exercises

- Solicit your feedback on the draft goals
- Obtain strategy ideas



Please Rate Goal # _____

PLACE YOUR DOT STICKER BELOW TO INDICATE THAT THIS GOAL IS VERY IMPORTANT, SOMEWHAT IMPORTANT, OR NOT IMPORTANT

 Very Important	Somewhat Important	 Not Important

PLACE A POST-IT NOTE COMMENT IN THE SPACE BELOW TO PROVIDE COMMENTS ON STRENGTHS AND OPPORTUNITIES OR CONCERNS AND WEAKNESSES PERTAINING TO THIS GOAL

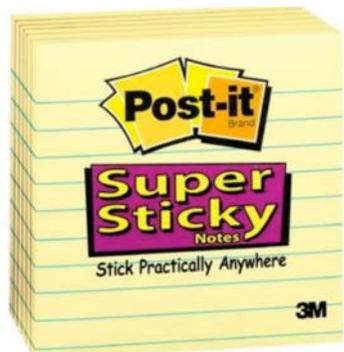
Strengths & Opportunities	Concerns & Weaknesses



STEP 1: Let us know what you think of the draft goals by participating in dot sticker polling.

Place one dot vote for each goal to indicate if you think the goal is:

- *Very Important*
- *Somewhat Important*
- *Not Important*



STEP 2: Use the post-it notes to let us know if you have:

- *Suggestions*
- *Concerns*
- *Or if anything is missing*

Visit the stations in any order.

Talk to the members of the project team!

But, please try to keep your comments and questions brief so that others can have a turn, too.

Make sure to put all of your comments in writing.

Even if you spoke to a team member about your comments

When you are finished, you may leave.

Thank you for participating!