

Wellesley Housing Production Plan



**BOARD OF SELECTMEN - PLANNING BOARD JOINT MEETING
SEPTEMBER 24, 2018**



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Project leadership

- Board of Selectmen
- Planning Board
- Wellesley Housing Development Corporation
- Professional Staff



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Schedule



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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

What is Chapter 40B?

- **The Commonwealth's regional planning law**
- 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
- Wellesley is at 6.3%.



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The “Safe Harbors” — Chapter 40B Regulations

- Housing Production Plan — **certified**
- Recent Progress Toward Housing Unit Minimum
- Review of Large Projects
- Related Applications



What does it mean when a town is below 10%?

- 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 (at least 25 percent)



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What is a Housing Production Plan (HPP)?

- A state-recognized plan that describes your housing needs and a strategy to work toward 10%
- 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, the ZBA may deny or have more flexibility to impose conditions on 40B comprehensive permit applications



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Currently certified towns

- Ashland
- Chelmsford
- Reading
- Marshfield
- Medfield
- Medway
- Norfolk
- Swampscott
- Westford
- Woburn



Goals

WELLESLEY HOUSING PRODUCTION PLAN

Month	Activity
February	First Meeting
March	Public Review
April	Second Community Workshop
May	Prepare draft Goals
June	Second Community Workshop
July	Third Community Workshop
August	Complete draft HPP
September	HPP available for public review
	Final Approval Anticipated

Affordable housing goals

1. Create a variety of affordable and mixed-income housing that helps to make Wellesley a welcoming community for people with diverse socio-economic backgrounds.
2. 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.



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Affordable housing goals

3. Actively strive to achieve state's Chapter 40B 10 percent minimum for affordable housing by annually producing at least **45 units** that count on the SHI through local actions and approval of private development, especially development of rental housing units.



Affordable housing goals

4. Encourage new development and repurposing of existing buildings to create affordable and mixed income housing.
5. 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.



Action Plan

IMPLEMENTATION MATTERS!

Four Action Types

- Regulatory Reform
- Assets
- Leadership, Education, and Advocacy
- Planning and Public Policy



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Regulatory Reform: Districts

- Administration & Professional District
- General Residence
- Encourage mixed-use through streamlined review & decision process



Regulatory Reform: Areas

- Worcester Street (Route 9) and Cedar
- Worcester Street/Route 128, which includes not only the AO district, but also Single Residence 10 and Limited Business.
- Walnut Street in Wellesley Lower Falls; Wellesley Hills train station; Worcester Street around Fells Road/Fells Circle/Weston; Worcester and Overbrook near Natick.
- Wellesley Square neighborhoods
- Nonconforming lots for one-family dwellings in single-family neighborhoods



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Potential Sites for Comprehensive Permits

- MassBay Community College
- Sisters of Charity
- Army National Guard Reserve
- Barton Road

What kinds of housing does Wellesley want to see?

- Multifamily apartments (many locations along Route 9)
- Single-family conversions (allowing a mix of unit types in established neighborhoods)
- Cottage-style homes
- Accessory dwellings
- Senior housing



Town-owned property

- North 40
- Evaluate existing open space for potential to provide two public benefits:
OS/affordable housing



Regional collaboration

WestMetro
HOME
Consortium



Regional
Housing
Services
Office



Additional opportunities

- One plan, one voice
- Leadership at the top
- Housing coordinator (new staff position)
- Wellesley Housing Development Corporation
- Community land trust
- Affordable housing through historic preservation

Wellesley
Unified Plan



OUR VOICE • OUR TOWN • OUR FUTURE

More opportunities

- CHAPA
- Chapter 40B
- Tax incentives





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Questions?

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