



Entry Form 2018 Annual Awards for Program Excellence

Entry Deadline: Friday, June 15, 2018, Midnight ET

Each entry must include a completed entry form. Please complete a form for each entry your HFA is submitting. The completed entry form will become the first page of your entry.

This form is a fillable PDF. Type your information into the entry form and save it as a PDF. Please do not write on or scan the entry form. **Questions: Call 202-624-7710 or email awards@ncsha.org.**

Entry Title: Enter your entry's title exactly as you wish it to be published on the NCSHA website and in the awards program.

Category:

Subcategory:

Entry Summary: A 15-word (max) summary of the program, project, or practice you are entering.

HFA:

HFA Staff Contact:

Phone:

Email:

Visual Aids:

Are you mailing to NCSHA 10 copies of any visual aids that cannot be included in your entry PDF? Yes No

Payment:

My HFA is mailing a check to NCSHA.
My HFA is emailing the credit card authorization form to awards@ncsha.org.

MassHousing
Planning for Housing Production Program
Special Achievement

BACKGROUND

In 1969, Chapter 40B, also known as the Comprehensive Permit Law, was enacted in Massachusetts to help expand the number of communities and neighborhoods where households with low and moderate incomes could secure a safe and affordable home. The law works to reduce barriers to production created by local approval processes, local zoning and other restrictions.

In particular, the statute was designed to permit the development of multifamily and affordable housing in suburban and rural parts of the state where it might not otherwise be built. Specifically, the law accomplishes its objectives by allowing developers to override local zoning bylaws in order to increase the stock of affordable housing in municipalities where less than 10% of the housing stock is defined as affordable.

As a practical matter, 40B is the state's directive to a municipality to get the city or town's affordable housing inventory to at least 10% of its overall housing stock or face proposals by developers who can apply to one of four "subsidizing agencies" in the state for a "Project Eligibility Letter." This letter can become a site approval for a proposed rental or homeownership development where at least 20 – 25% of the development is permanently restricted as affordable to those with incomes at or below 80% of the area's median income. In any discussion of tools that can be considered sticks versus carrots, even those who strongly support the production of affordable housing realize that Chapter 40B falls squarely in the "stick" category.

Chapter 40B has been enormously successful in helping to produce housing that is affordable. Unfortunately, over time it has caused cities and towns to behave in a reactive rather than a proactive manner. Cities and towns at times can feel bombarded by the process and ill-prepared to advance their own legitimate housing goals. The reality is that relatively few municipalities have been active participants in planning for and delivering new affordable housing. In fact, most municipalities have viewed 40B development as something that happens to them. MassHousing has been around as long as Chapter 40B has and so the Agency has seen this first hand. In 2017, the Agency decided it was time to buy some carrots.

MASSHousing CREATES A TOOL FOR MUNICIPALITIES

In October of 2017 MassHousing launched the Planning for Housing Production program as a multi-year pilot, funded with \$2 million from the Agency's Opportunity Fund.

MassHousing's new planning for housing production program helps reset the way cities and towns interact with Chapter 40B and housing production. This program builds on local affordable housing planning and empowers cities and towns by providing additional technical capacity to implement their housing production goals and deliver new mixed-income housing. MassHousing believes this technical assistance program is adding capacity at the local level to implement local planning efforts.

Structured as a partnership between MassHousing and municipalities, this program will empower communities to control their own development destinies, by progressing toward, achieving, and exceeding the 10% 40B affordable housing goal.

The Planning for Housing Production program complements other MassHousing efforts to promote new housing production. Specifically:

- The program focuses on implementing existing local housing planning in communities with potential 40B exposure (less than 13% on the state’s “Subsidized Housing Inventory”);
- These proactive efforts will generate new mixed-income housing, while giving municipalities a stronger hand in managing 40B development;
- Participating municipalities have engaged in thoughtful and participatory local planning efforts, and have identified impediments to the full realization of their local planning efforts;
- MassHousing will provide municipalities with strategic technical assistance services that will overcome locally-identified roadblocks, and deliver new housing growth consistent with local planning priorities.

ELIGIBILITY

Participating municipalities will identify a problem to be solved that stands in the way of a local housing plan being implemented. MassHousing grants will then help the municipality overcome these self-identified roadblocks, and deliver on local housing opportunities.

This program is available to:

- Municipalities in the Commonwealth with a Subsidized Housing Inventory (SHI) percentage of less than 13%;
- Communities that do not currently have multifamily housing development moratoria;
- Applicants that have already completed a locally-driven housing planning process.

ELIGIBLE GRANT ACTIVITIES

The planning services MassHousing will offer communities will vary, depending on local needs, but may include rezoning, public infrastructure design, community development capacity-building, and data transparency initiatives around financial feasibility, development cost-benefit analysis, local infrastructure needs, and school cost/school enrollment projections. Overall, the implementation strategies funded

under this grant program will respond to an established planning vision, and advance the realization of that vision in a measurable way.

OUTCOMES

29 applications were received by MassHousing for its first funding round that concluded in March of 2018. Within these applications – the following commonalities were noted:

Identified Impediments to Housing:

- *Restrictive zoning*
- *Lack of staff capacity to evaluate publicly- or privately-owned development sites*
- *Lack of funds to begin public infrastructure design*
- *Need to engage in public dialogue around housing implementation, and a lack of data to quantify the benefits of new housing production.*

Types of Assistance Sought:

- *Implementing rezoning*
- *Advancing municipally-owned sites through the development pipeline*
- *Designing public infrastructure in anticipation of a MassWorks application (MassWorks is a state grant program for public infrastructure projects)*
- *Producing transparent data*
- *Facilitating public engagement around specific development proposals.*

Of the 29 applications received, MassHousing will fund a total of 14 projects, allowing these cities and towns to deliver more than 4,200 mixed-income housing units. (Three specific examples of projects funded and their goals are contained as an attachment to this application.)

CONCLUSION

Chapter 40B is not as effective as it could be because communities resent the loss of local control which then slows down approvals and production. MassHousing is trying to reset that perspective by empowering communities to deliver on their own housing priorities. The Agency is flipping the adversarial dynamic which we believe will help produce more housing units more quickly.

Overall, MassHousing's new Planning for Housing Production program is forging new partnerships between communities and MassHousing, helping them to achieve affordable housing production while controlling their own development destinies.

Abington-Rockland

- **Housing Context:** Both Abington and Rockland have active development pipelines that are constrained by a lack of drinking water. The towns share a water treatment plant.
- **Existing Planning:** Rockland utilized a Community Compact grant to produce a housing production plan, which recommended the adoption of a downtown 40R district. Town Meeting approved the 40R zoning unanimously. Water constraints prevent the district's full approval at DHCD. Rockland has three active projects, totaling 83 units, in its immediate 40R pipeline. Abington has two developers exploring a potential total of 500 units.
- **The Project:** MassHousing will fund \$150,000 in engineering design work, in anticipation of a \$1.6M MassWorks application this summer.

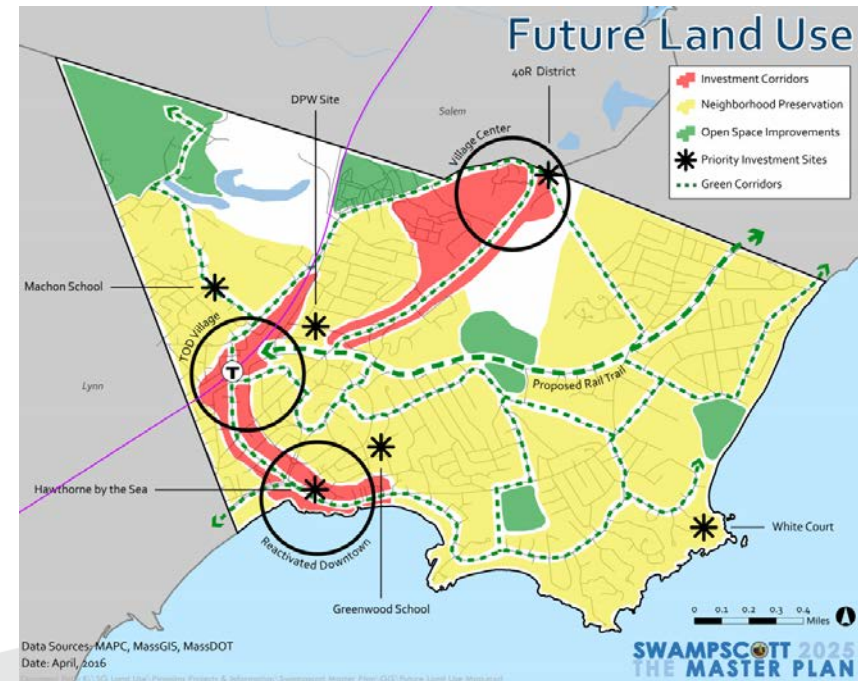
Abington and Rockland	
SHI	6.3%
Project Category	Public Infrastructure Design
Amount Granted	\$150,000
Potential Units	183



Swampscott

- Housing Context:** Recent master planning and housing production planning processes have mobilized Swampscott residents and officials in support of housing equity and access, and a diversified housing stock.
- Existing Planning:** Early planning implementation successes include the creation of 38 units of affordable housing on Town-owned land, the creation of an affordable housing trust, and the adoption of inclusionary zoning. The Town desires a stronger hand in steering housing growth, through planning and the achievement of incremental 40B safe harbors, to limit the reach of less compatible 40Bs.
- The Project:** Swampscott will implement the recommendations of its master plan and housing production plan, by creating a new 40R zoning overlay district around its commuter rail station

Swampscott	
SHI	4.3%
Project Category	Rezoning
Amount Granted	\$ 45,000
Potential Units	38



Tisbury

- **Housing Context:** Like other Martha's Vineyard communities, Tisbury households face a combination of rising home prices and a rapidly shrinking supply of year-round homes available for sale or rent.
- **Existing Planning:** Tisbury is meeting its affordable housing needs by aggressively investing in public infrastructure to support new housing, deploying CPA funds for affordable housing, enacting more permissive zoning for multifamily housing and accessory dwelling units, and partnering with the high-capacity Island Housing Trust CDC.
- **The Project:** The Island Housing Trust has identified a 4-acre industrial site near downtown Vineyard Haven to be redeveloped for as many as 80 new affordable homes. MassHousing will help Tisbury and the IHT advance this public-private partnership by supporting extensive predevelopment work at the site, including financial feasibility, site planning, infrastructure planning, and rezoning.



Tisbury	
SHI	4.9%
Project Category	Site Feasibility
Amount Granted	\$ 90,000
Potential Units	80