



# Affordable Housing Update

Select Board Meeting

January 23, 2023



# Status

- Selectboard met with NMCOCG Director Jenny Raitt on November 22<sup>nd</sup>
- Voted to direct Town Manager to investigate topics of interest further and report back in April.

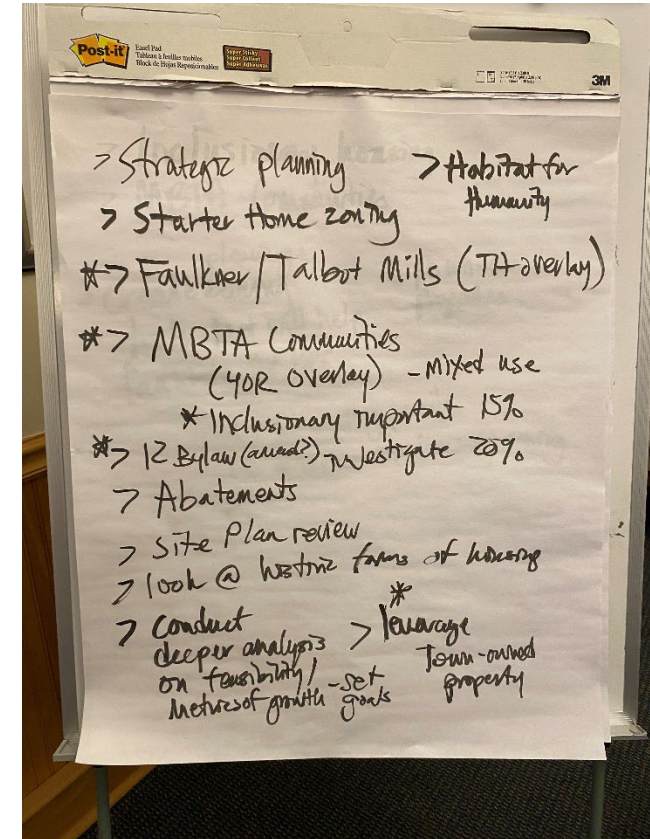




# Topics from 11/22/2022 meeting

## Brainstorm Exercise

- Strategic Planning
- Starter Home Zoning
- Habitat for Humanity
- Faulkner/Talbot Mills
- **MBTA Communities**
- **40R Overlay**
- Inclusionary
- Residential Bylaw
- Abatements
- Site Plan Review
- Look at historic forms of housing
- Conduct deeper analysis on feasibility/metrics of growth – set goals
- **Leverage Town-owned property**





# What is Underway?

<b>Current Activities</b>	<b>Status</b>
MBTA Communities Compliance	Action Plan completed – will be submitted on 1/27 deadline
Leverage Town owned property	Met with SB member Mike Riley – starting to evaluate possible properties
Zoning Audit*	Will look at current impediments to housing production and make recommendations for future zoning to encourage affordable housing
Housing Production Plan Implementation	Preliminary review to inform MBTA Communities Action Plan – some items completed others ongoing or not yet started.

\*Town Manager's Goal



# Housing Production Plan Implementation

- **Key Achievements**

- Inclusionary Zoning in the Mixed Use bylaw
- Over 230 Units of affordable housing created or permitted since 2021
- Currently evaluating zoning overall to bring it into alignment with MP and other plans
- Community Preservation Act \$360,000 for affordable housing projects since 2019.
- Town Staff participates in a regular regional housing working group led by NMCOG

- **Key Items still to do:**

- Add more comprehensive inclusionary zoning + potential incentives
- Examine 40R possibilities
- Be proactive in monitoring and maintaining existing affordable housing
- Work with private and non-profit developers to develop affordable units on Town Owned Land

Strategy	Goal Reference	Status
<b>Maintain Existing Housing and Expand Housing Opportunities</b>		
1. Be proactive in monitoring and maintaining existing affordable housing units.	1	Not actively undertaken
2. Develop more affordable rental housing (less than 30% of annual income) with the increased availability of 3- and 4-bedroom units.	6,3	no mechanism for Town requirements
3. Encourage re-use or redevelopment of underutilized property.	2	Mill Reuse Overlay, Mixed Use Zoning in Two SubZones, TownHouse, Elderly Housing, and Residential Cluster
4. Document the specific needs of Billerica veterans and construct affordable veterans housing units that meet those needs. Organizations, such as the Veterans Northeast Outreach Center and the local Veteran's agent, can be consulted for housing assistance.	5	Veterans agent is new. There is a large veteran population here.
5. Consider Chapter 61 properties as potential affordable housing opportunities	2	This has not been evaluated. OSRP cites 613.82 acres in Ch. 61 protection
6. Examine opportunities available under the Chapter 40R Smart Growth Overlay District.	10	Discussed but not pursued
7. Consider additional zoning changes to increase affordable housing production.	7	Multi-family Zoning plus, Mixed Use Overlay, Town House Overlay, Elderly Housing Overlay and Mill Reuse Overlay were enacted with inclusionary zoning incentives
8. Monitor the level of affordable housing development created through the inclusionary requirements of the Town's Zoning Bylaw.	6	Mall project created 20 units of affordable housing and the Val (40B created 53 out of 211).
9. Incorporate the Housing Production Plan into future updates to the Billerica Master Plan and utilize the Affordable Housing Trust to implement the DHCD-approved Plan.	10	Completed – the HPP was included as an addendum to the 2018 MP.
10. Work with State agencies and other stakeholders to develop group homes to provide supported, supervised living arrangements for citizens with mental and physical disabilities.	5, 10	Not yet started



# Next Steps

- Submit MBTA Action plan and start analysis and outreach.
- Continue Implementation of Housing Production Plan
- Investigate some Town-owned parcels for affordable housing.
- Complete Zoning Audit
- Investigate 40R to incentivize production