

---

# HOUSING PRODUCTION PLAN

BOARD OF SELECTMEN  
DECEMBER 16, 2021



# HOUSING PRODUCTION PLAN PROCESS



# HOUSING PRODUCTION PLAN

1. Introduction to 40B
2. Needs Assessment
3. Housing Development Framework & Challenges
4. Housing Preferences
5. Housing Goals
6. Implementation Strategies



## INTRODUCTION TO 40B

- Chapter 40B exists to address regional housing needs and regional disparities in meeting those needs by requiring 10% affordable housing in every community
  - Federal Fair Housing Act (1968)
  - Ch. 40B (1969)
- Serves as a “check” on local barriers
- Safe Harbor and Rental Incentives
- SHI Eligibility
- Housing Choice Initiative

# HOUSING PRODUCTION PLAN

1. Introduction to 40B
2. Needs Assessment
3. Housing Development Framework & Challenges
4. Housing Preferences
5. Housing Goals
6. Implementation Strategies



## NEEDS ASSESSMENT

- Dover needs more housing suitable to accommodate seniors, young adults, smaller households, and local workers.
- More diverse housing options:
  - ✓ Rental housing for all income levels, including accessory apartments
  - ✓ Smaller housing units, lower maintenance options
  - ✓ Homes affordable to a wider income range, including moderate, low, and very low-income households.

## 40B Production Targets:

### Based on 2010 Census

195 units	Current SHI Goal (10%)
177 units	Needed to reach Goal
10 units	Annual Target

### Estimated after 2020 Census:

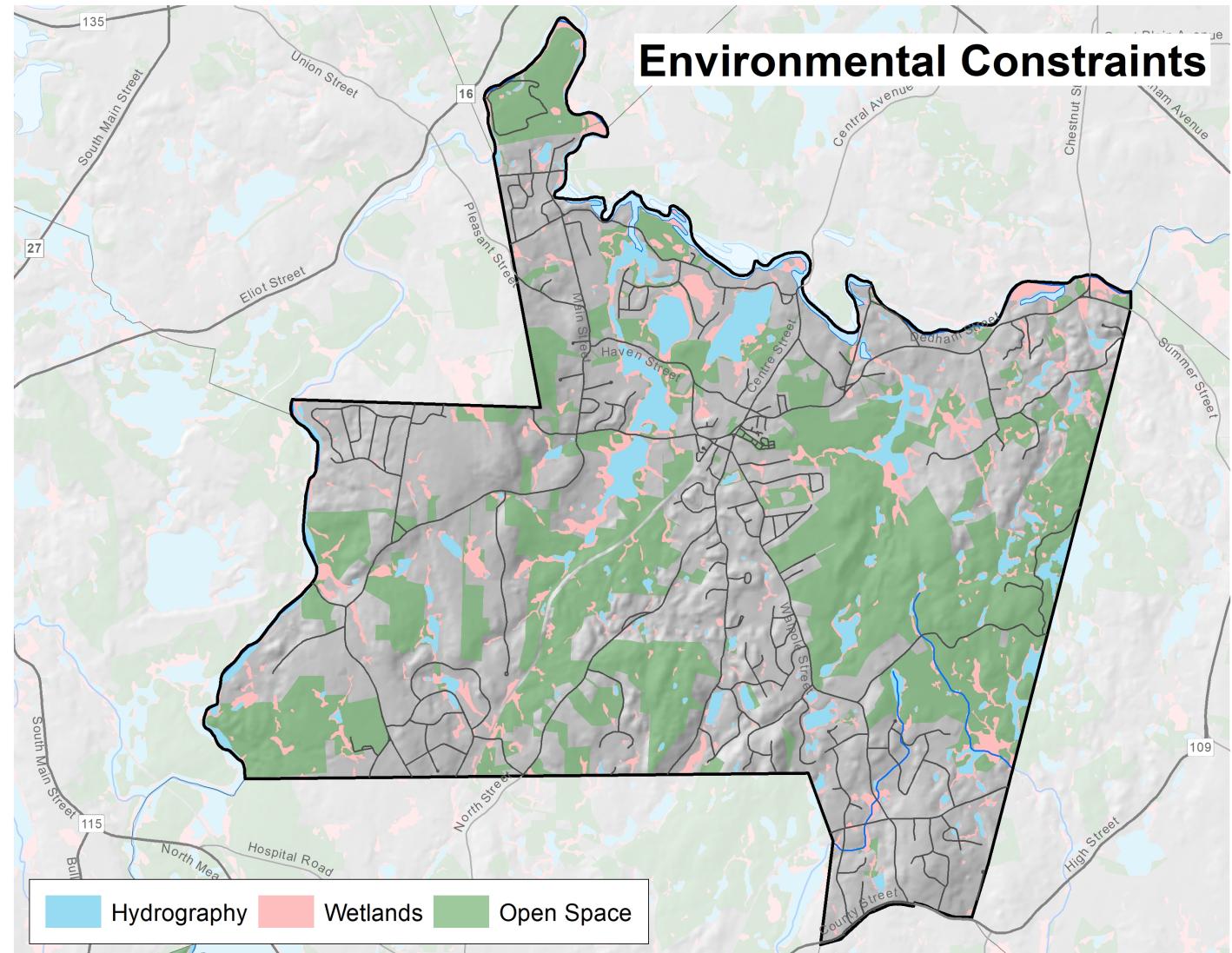
213 units	SHI Goal (10%)
195 units	Needed to reach Goal
11 units	One-Year Safe Harbor
21 Units	Two-Year Safe Harbor

# HOUSING PRODUCTION PLAN

1. Introduction to 40B
2. Needs Assessment
3. Housing Development Framework & Challenges
4. Housing Preferences
5. Housing Goals
6. Implementation Strategies



## HOUSING DEVELOPMENT FRAMEWORK AND CHALLENGES

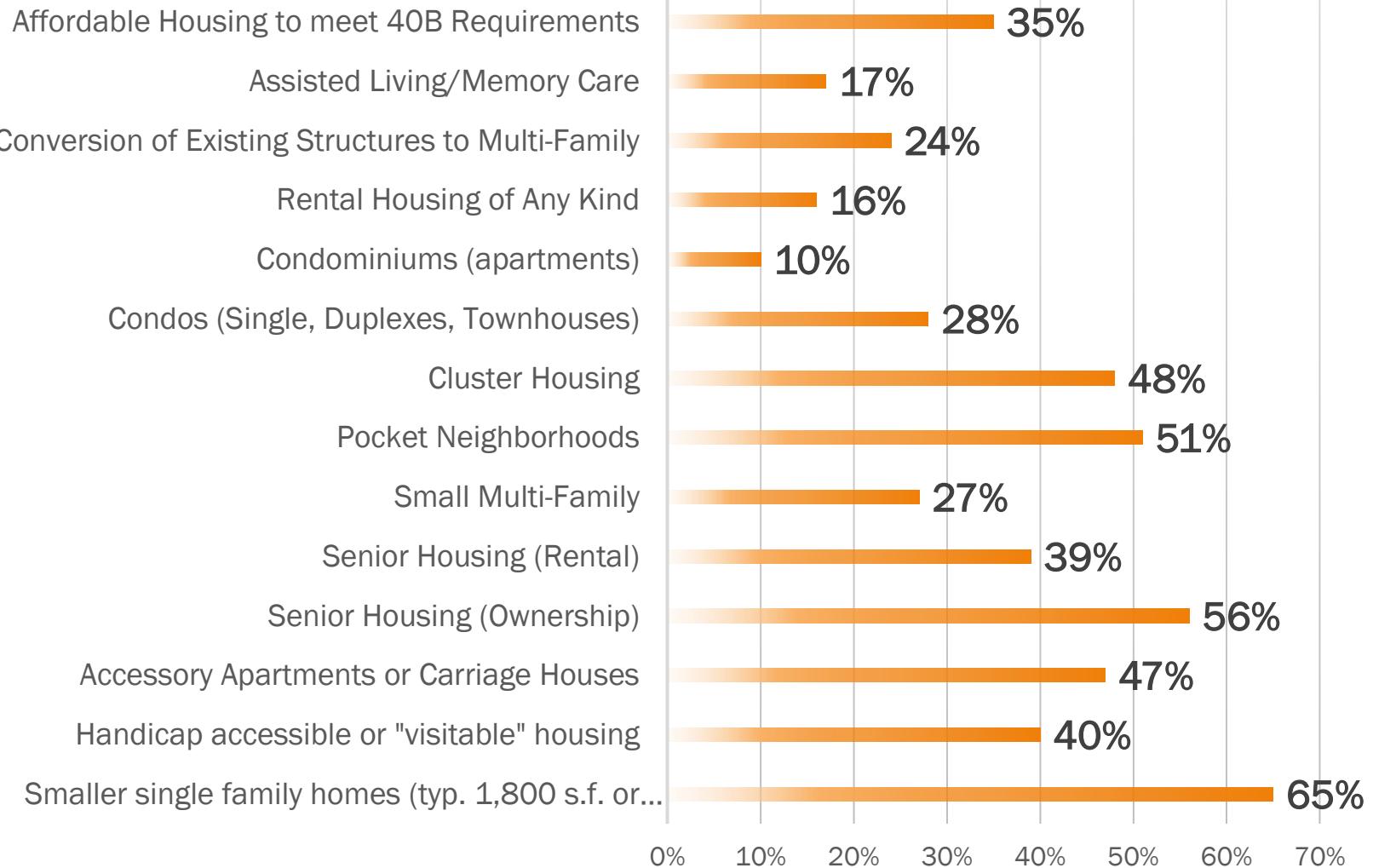


# HOUSING PRODUCTION PLAN

1. Introduction to 40B
2. Needs Assessment
3. Housing Development Framework & Challenges
- 4. Housing Preferences**
5. Housing Goals
6. Implementation Strategies



## HOUSING PREFERENCES



# HOUSING PRODUCTION PLAN

1. Introduction to 40B
2. Needs Assessment
3. Housing Development Framework & Challenges
4. Housing Preferences
5. **Housing Goals**
6. Implementation Strategies



## HOUSING GOALS

1. Address local housing needs and meet production goals.
2. Promote a welcoming, diverse, intergenerational, and inclusive community by making key regulatory updates such as modifying zoning requirements.
3. Foster safe, well-designed, and sustainable housing that is compatible in scale, siting, and design to neighborhood context.
4. Incentivize smaller affordable housing developments by creating a regulatory path to permit and construct them.
5. Preserve the affordability of existing affordable homes by monitoring resales.
6. Expand local capacity to implement housing initiatives and reestablish the Affordable Housing Committee.
7. Utilize the Town's communications to promote transparency and engagement and increase awareness of fair housing issues.

# HOUSING PRODUCTION PLAN

1. Introduction to 40B
2. Needs Assessment
3. Housing Development Framework & Challenges
4. Housing Preferences
5. Housing Goals
6. Implementation Strategies



## Implementation Strategies

Zoning Amendments • Comprehensive Permits • Housing Preferences • Town-Owned Land • Regional Collaboration

1. **Enhance local capacity to plan and advocate for, as well as develop and manage affordable housing units.**  
Build capacity, provide support, create opportunities for advocacy, mobile resources, strengthen partnerships, guide development, education and communicate with the community.
2. **Identify sites for creation of affordable housing through new development, redevelopment, or preservation.**  
Publicly owned sites, privately owned sites, and preserving existing affordable housing units
3. **Update zoning to create opportunities for development of affordable housing, and to encourage diversity in housing options.**

---

---

# VOTE REQUEST

APPROVE HOUSING PRODUCTION PLAN & AUTHORIZE TRANSMISSION LETTER TO SUBMIT TO DHCD



---

---

# VOTE REQUEST

APPOINT VAL LIN AS ASSOCIATE MEMBER TO THE PLANNING BOARD (TERM EXPIRES SPRING 2022)



## MBTA COMMUNITIES

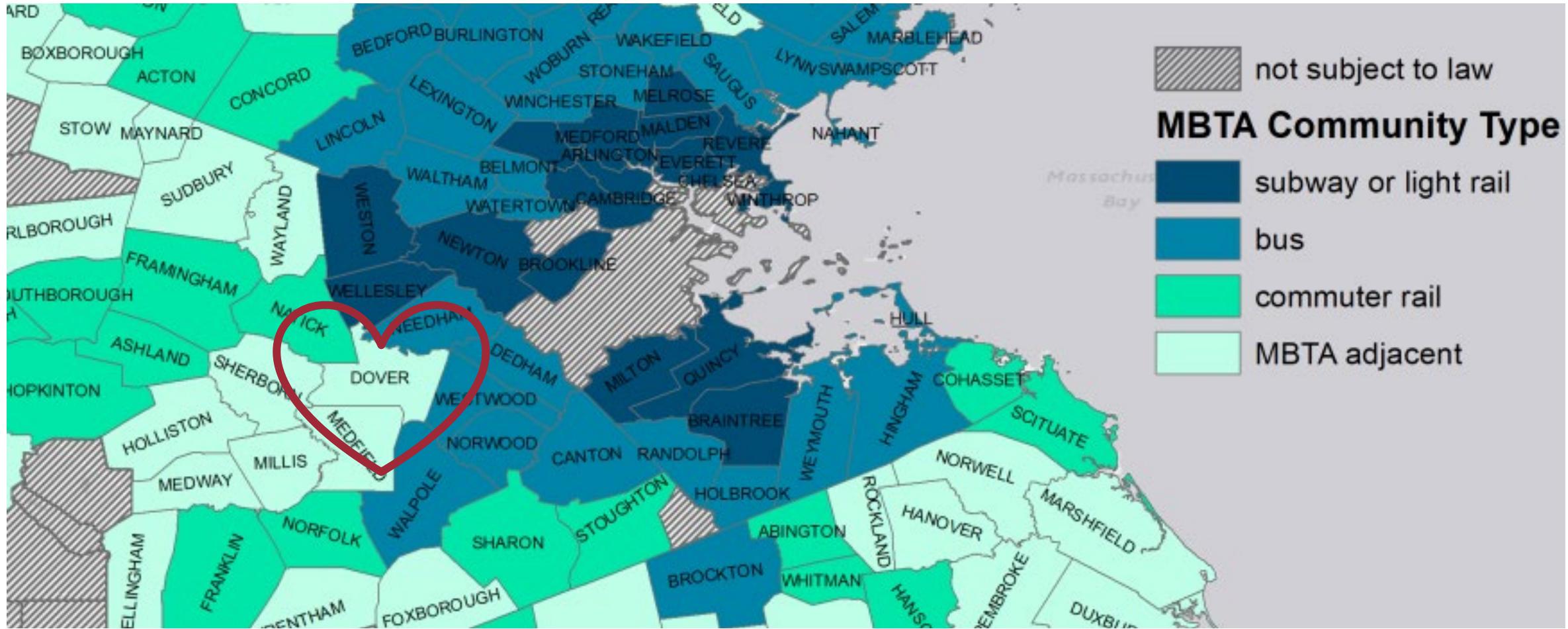
Enacted as part of the [economic development bill](#) in January 2021, new Section 3A of M.G.L. c. 40A (the Zoning Act) requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- ✓ Minimum gross density of 15 units per acre
- ✓ Not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
- ✓ No age restrictions
- ✓ Suitable for families with children

To remain in compliance during public comment on the guidelines, an MBTA community must:

- Submit the MBTA Community Information Form by 5:00 p.m. on **May 2, 2022**.
- Hold a briefing of your Select Board on the Draft Compliance Guidance no later than **May 2, 2022** and attest to that on the MBTA Community Information Form.
- An MBTA community that does not comply with Section 3A is not eligible for funding from: the Housing Choice Initiative, the Local Capital Projects Fund, or the MassWorks Infrastructure Program.

# MBTA COMMUNITIES MAP



In addition to density, there is a minimum unit capacity requirement which is 750 units for Dover. This is the fewest number of multi-family units needed to meet the gross density requirement of 15 units per acres x 50 acres.

---

---

# VOTE REQUEST

AUTHORIZE GRANT AGREEMENT FOR NRPZ BYLAW + TREE PRESERVATION BYLAW GRANT AWARD





THANK YOU

