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## Town of Maynard Housing Production Plan

Public Forum #2: Goals & Strategies

October 21, 2015

Recap of Questions, Comments, & Discussion

### **Overview:**

On the evening of October 21, the Town of Maynard with the the Metropolitan Area Planning Council (MAPC) hosted a public forum to work with the community to establish housing goals and strategies as part of the Housing Production Plan (HPP) process. Sixteen people participated, including residents and members of Town government. The public forum began with a presentation that recapped key findings on housing need and projected housing demand in town. Findings from a town-wide housing opportunities survey, discussions with the local realtor and developer community, and quantitative data analysis were included in this presentation. MAPC also reviewed findings from an analysis of development constraints and capacity.

The focus of the meeting was to review and discuss recommended goals and strategies. MAPC shared the recommended goals and strategies that had been informed by a facilitated discussion at the June visioning forum and refined with the Town staff, including the Town Planner and Assistant Town Administrator. Following the presentation of recommended goals and strategies, two small discussion groups helped revise and prioritize the goals and strategies, and provided input on a map of priority development areas identified by the Town. Attendees' suggestions to improve the goals and strategies will be incorporated into the final Housing Production Plan.

A summary of the group discussions follows. The goals and strategies presented are in black font, with public comments in red.

### **Attendance:**

- 16 people attended the meeting
- In addition to residents, Town offices and boards were represented, including:
  - Board of Selectmen
  - Economic Development Committee
  - Council on Aging
  - Housing Authority
  - Planning Board
  - Planning and ZBA Division

**Questions from participants on Housing Needs & Projected Housing Demand in Maynard:**

- When MAPC discussed Development Constraints, did they consider local, state, and federal regulatory barriers?
  - o Development constraints factor relevant local regulatory rules and processes and state regulatory rules and processes, when applicable.
- How do you qualify for affordable housing units? What are the requirements?
  - o Income-eligible households are those earning at or below 80% of the area median income, or \$67,750 for a family of four.
- Where do Maynard residents who qualify for affordable housing live?
  - o Our data does not geocode households by income. We do not know of a data source that geocodes that information.
- Has MAPC compared projected unit demand to the current development pipeline?
  - o Yes, the current development pipeline sets Maynard up to meet projected multifamily housing demand, but not projected single-family housing demand.
- How does Maynard's SHI compared to neighboring communities?
  - o 8.3% of Maynard's year-round housing is deed-restricted and listed on the state's Subsidized Housing Inventory compared to Concord's 10.48%, Stow's 7.16%, Acton's 6.51%, Hudson's 11.53%, and Sudbury's 5.98%. All of these municipalities have Housing Production Plans, except for Hudson.
- Do projections for unit demand include demand for affordable housing?
  - o MAPC's population and household projections do not estimate the income of future households. Therefore, MAPC does not project demand for units by the cost of the unit.

**Group #1**

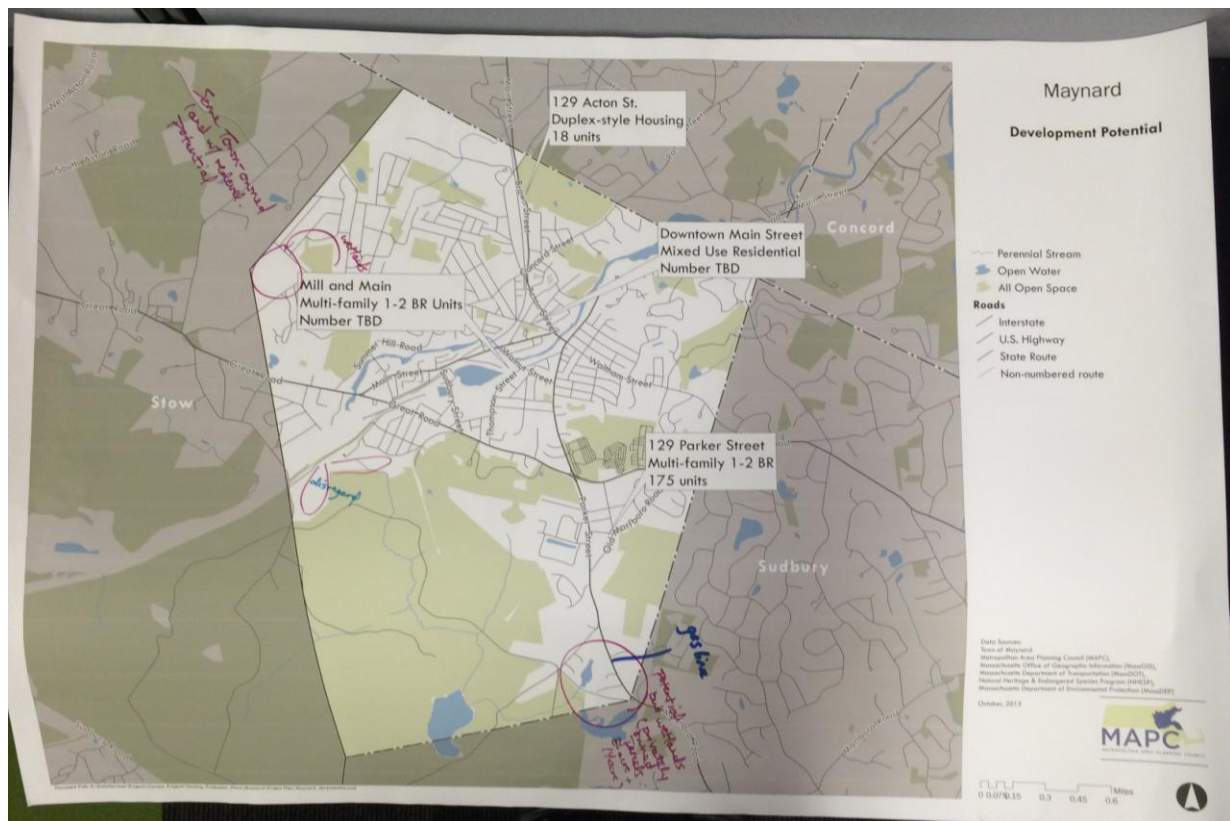
Goal	Priority?
1. Work to Preserve & Advance Housing Affordability in Town	
Strategy 1.1: Work towards the state's 10% goal on the Subsidized Housing Inventory <b>Less focus on 10%, more on what's being built</b>	xxx
Strategy 1.2: Produce mixed-income housing on vacant and other parcels with potential for development or redevelopment of housing varying in type and tenure <b>Disperse affordable housing throughout town</b>	xxxx
Strategy 1.3: Advance projects under the Local Initiative Program to create housing affordable to low- and moderate-income households	x
Strategy 1.4: Engage the local real estate community and property owners to increase understanding of and foster development/redevelopment opportunities	
Strategy 1.5: Work Collaboratively with non-profit housing developers and other entities to advance housing production	
Strategy 1.6: Streamline local permitting process for affordable housing and accompanying	x

affordable housing requirements	
Strategy 1.7: Monitor and preserve affordability restrictions on existing units for as long as possible	xx
Strategy 1.8: Allocate local resources to advance affordable housing production by implementing strategies to achieve Goal 1	
2. Adopt Zoning Changes to Allow for Housing Choices & Flexible Approaches to Achieve Housing Affordability	
Strategy 2.1: Analyze the effectiveness of Section 8.0 Accessory Family Dwelling Unit Bylaw as a means to meet affordable housing needs in Maynard <i>We don't see many, but would like to. Shouldn't be limited to families. Is it allowed where appropriate, where lots are large enough? Or only in older areas of town where lots are too small? The Town of Lincoln bylaw is a good model.</i>	xx
Strategy 2.2: Amend Accessory Family Dwelling Unit Bylaw to align with the definition of "family" in Section 11.0 of the Maynard Zoning Bylaw	
Strategy 2.3: Consider additional districts where zoning for mixed-use development may be appropriate, and amend Section 9.3 Neighborhood Business or Section 9.4 Downtown Mixed-Use overlay districts to increase the number of residential units allowed	xxx
Strategy 2.4: Amend Section 9.4 Downtown Mixed-Use Overlay District bylaw to reflect the appropriate entity to receive PILU	
Strategy 2.5: Adopt a town-wide inclusionary zoning bylaw <i>Need to establish Municipal Affordable Housing Trust Fund. Developer Agreements as an alternative?</i>	xx
Strategy 2.6: Provide incentives to include accessible and adaptable housing units in new developments <i>If 40B, 10% is already required to be ADA compliant.</i>	xxx
Strategy 2.7: Assess areas served by existing infrastructure for opportunities to amend zoning to facilitate multifamily housing development	
Strategy 2.8: Adopt an infill development bylaw to encourage development of small, affordable single-family homes on substandard vacant or underutilized properties	
Strategy 2.9: Amend Section 11.0 definitions of zoning bylaw to comply with Affirmatively Furthering Fair Housing rules	
<i>Strategy XX: Amend zoning to prevent development of large-scale single-family homes on small lots (Also educate the community on small-scale, higher-density living.)</i>	
3. Address Unmet Housing Needs Through Programming	
Strategy 3.1: Maximize existing community resources to enable seniors to continue living in the housing of their choice	xxx
Strategy 3.2: Help eligible homeowners and homebuyers access housing assistance	
Strategy 3.3: Assess need for and explore strategies to advance a diversity of housing programs <i>Tackle homelessness in Maynard now, before it becomes a bigger problem.</i>	
<i>Strategy XX: Apply deed restriction to homes taken by the Town for back taxes</i>	
4. Build Town Awareness of Housing Demand, Issues, & Activities	
Strategy 4.1: Increase resident awareness of unmet housing needs and demand <i>Very important – there's a knee-jerk reaction against development; how can development be balanced with other planning goals? Clarify what kinds of development are wanted.</i>	
Strategy 4.2: Provide affordable and fair housing educational/training opportunities to Town	

staff, and ensure compliance with the Fair Housing Act and other legal housing requirements	
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Additional Notes:

- Town boards agree to request that 10% of units in developments over a certain size be three-bedroom
- People observe empty, abandoned homes (despite the low vacancy rate)



**Group #2**

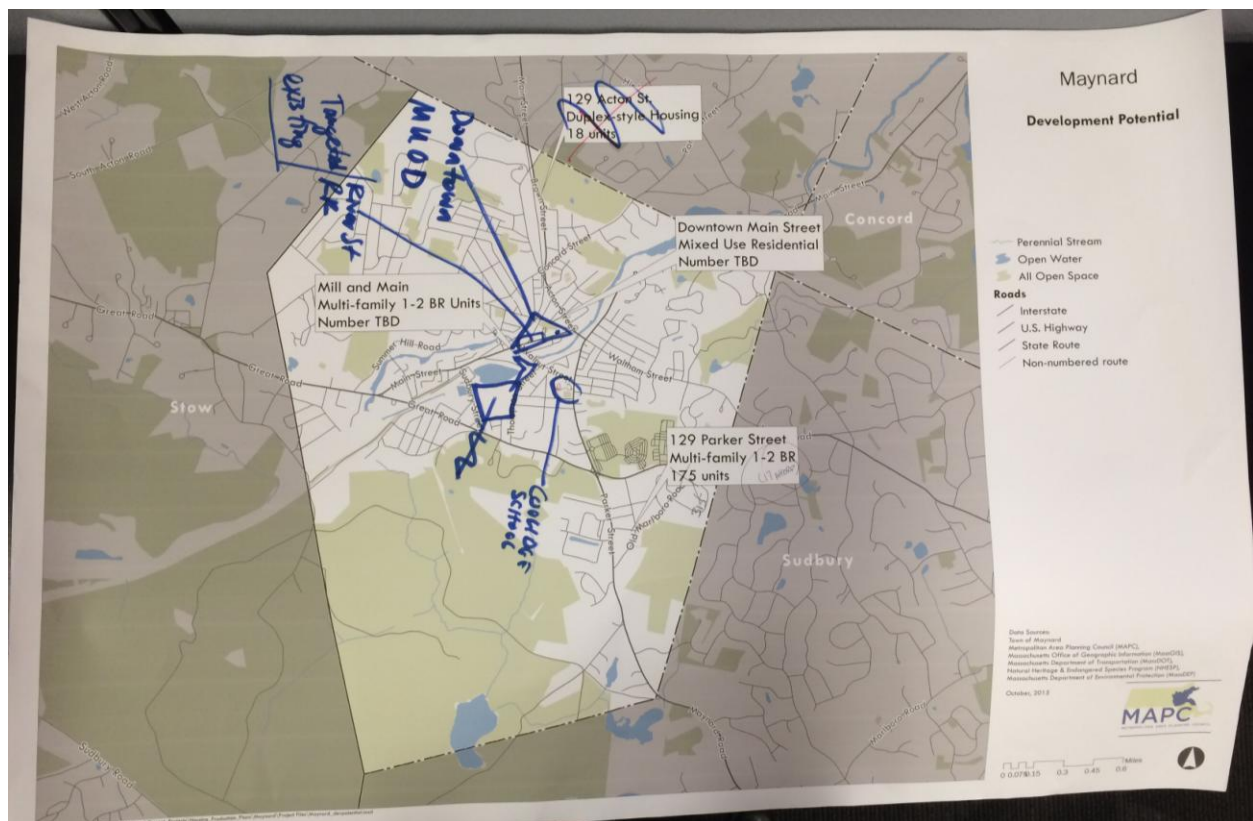
Goal	Priority?
1. Work to Preserve & Advance Housing Affordability in Town	
Strategy 1.1: Work towards meeting or exceeding the state's 10% goal on the Subsidized Housing Inventory	XX
Strategy XX: Reduce the number of households that are cost burdened	
Strategy 1.2: Produce mixed-income housing on vacant and other parcels with potential for development or redevelopment of housing varying in type and tenure	X
Strategy 1.3: Advance projects under the Local Initiative Program to create housing affordable to low- and moderate-income households	XX

Strategy 1.4: Engage the local real estate community and property owners to increase understanding of and foster development/redevelopment opportunities	XXXXX
Strategy 1.5: Work Collaboratively with non-profit housing developers and other entities to advance housing production	XX
Strategy 1.6: Streamline local permitting process for affordable housing and accompanying affordable housing requirements	
Strategy 1.7: Monitor and preserve affordability restrictions on existing units for as long as possible	XXXXX
Strategy 1.8: Allocate local resources to advance affordable housing production by implementing strategies to achieve Goal 1	
<b>2. Adopt Zoning Changes to Allow for Housing Choices &amp; Flexible Approaches to Achieve Housing Affordability</b>	
Strategy 2.1: Analyze the effectiveness of Section 8.0 Accessory Family Dwelling Unit Bylaw as a means to meet affordable housing needs in Maynard	X
Strategy 2.2: Amend Accessory Family Dwelling Unit Bylaw to align with the definition of “family” in Section 11.0 of the Maynard Zoning Bylaw	XXX
Strategy 2.3: Consider additional districts where zoning for mixed-use development may be appropriate, and amend Section 9.3 Neighborhood Business or Section 9.4 Downtown Mixed-Use overlay districts to increase the number of residential units allowed	XXXX
Strategy 2.4: Amend Section 9.4 Downtown Mixed-Use Overlay District bylaw to reflect the appropriate entity to receive PILU	
Strategy 2.5: Adopt a town-wide inclusionary zoning bylaw	XXXXXXXX
Strategy 2.6: Provide incentives to include accessible and adaptable housing units in new developments	
<del>Strategy 2.7: Assess areas served by existing infrastructure for opportunities to amend zoning to facilitate multifamily housing development</del>	
Strategy 2.8: Adopt an infill development bylaw to encourage development of small, affordable single-family homes on substandard vacant or underutilized properties	X
Strategy 2.9: Amend Section 11.0 definitions of zoning bylaw to comply with Affirmatively Furthering Fair Housing rules	
<b>3. Address Unmet Housing Needs Through Programming</b>	
Strategy 3.1: Maximize existing community resources to enable seniors to continue living in the housing of their choice <b>and provide education about range of housing options. (The Council on Aging can be a helpful partner to work with on this strategy.)</b>	XXXXXX
Strategy 3.2: Help <b>income</b> -eligible homeowners and homebuyers access housing assistance	XXXXXXXX
Strategy 3.3: Assess need for and explore strategies to advance a diversity of housing programs	XXX
<b>4. Build Town Awareness of Housing Demand, Issues, &amp; Activities</b>	
Strategy 4.1: Increase resident awareness of unmet housing needs and demand <b>and the meaning of affordable housing (definitions, qualifications, terminology, and successful examples)</b>	XXXX
Strategy 4.2: Provide affordable and fair housing educational/training opportunities to Town staff, and ensure compliance with the Fair Housing Act and other legal housing requirements	



Additional Notes:

- Protect town from unwanted development
- Develop and implement a program that provides housing in Maynard for municipal employees



**Next Steps:**

MAPC will work with Town planning staff and others to incorporate public feedback into the housing goals and strategies for the draft Housing Production Plan. The HPP will be reviewed and adopted by the Planning Board and Board of Selectmen during December.

The final plan will be submitted to the MA Department of Housing and Community Development for approval. Once approved, the plan will serve as a planning and policy guide for the town for the next five years.