

Coming Together for Wellesley's Housing Production Plan

COMMUNITY WORKSHOP

JUNE 12, 2018

Town of Wellesley

Board of Selectmen

Planning Board

Wellesley Housing Development
Corporation

Barrett Planning Group, LLC.

JM Goldson community
preservation + planning



The Consulting Team



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Purpose:

- 1) To “report back” about the goals for Wellesley’s plan
- 2) Enlist your help to develop strategy ideas. What should Wellesley do to create more affordable housing? Where, and how?

Agenda:

- Presentation
- Question boards
- Mapping assignment



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What will we go over?

- Project summary
- A few key concepts & definitions
- Explain what we're asking you to do

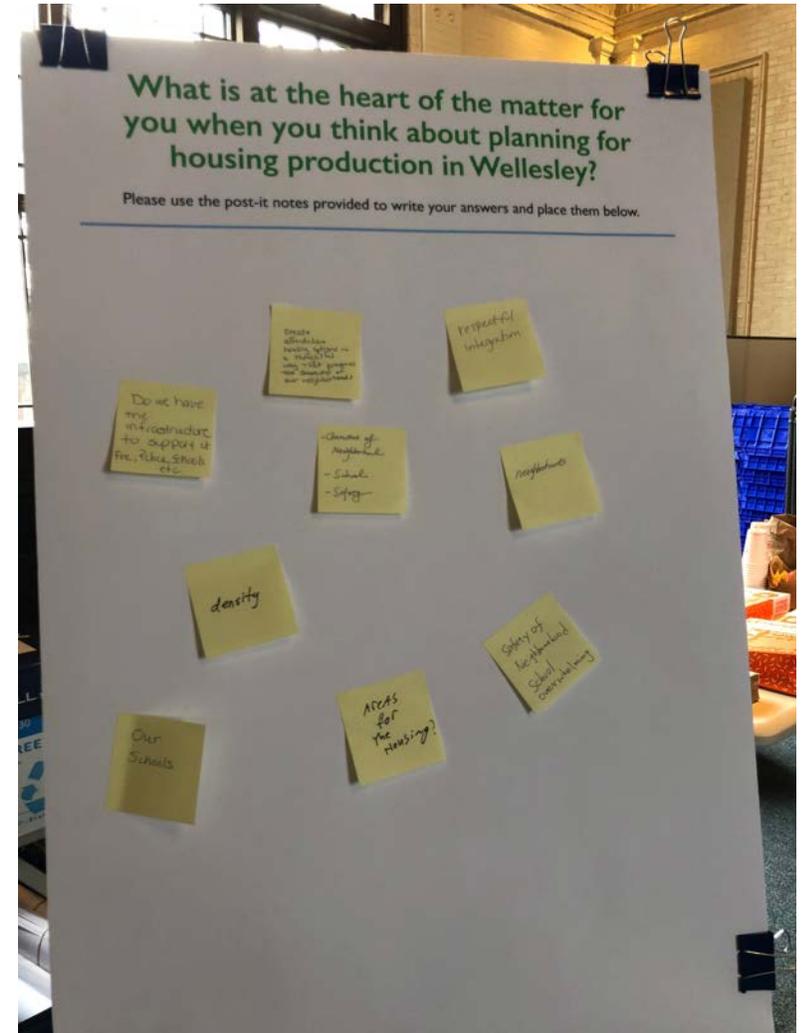


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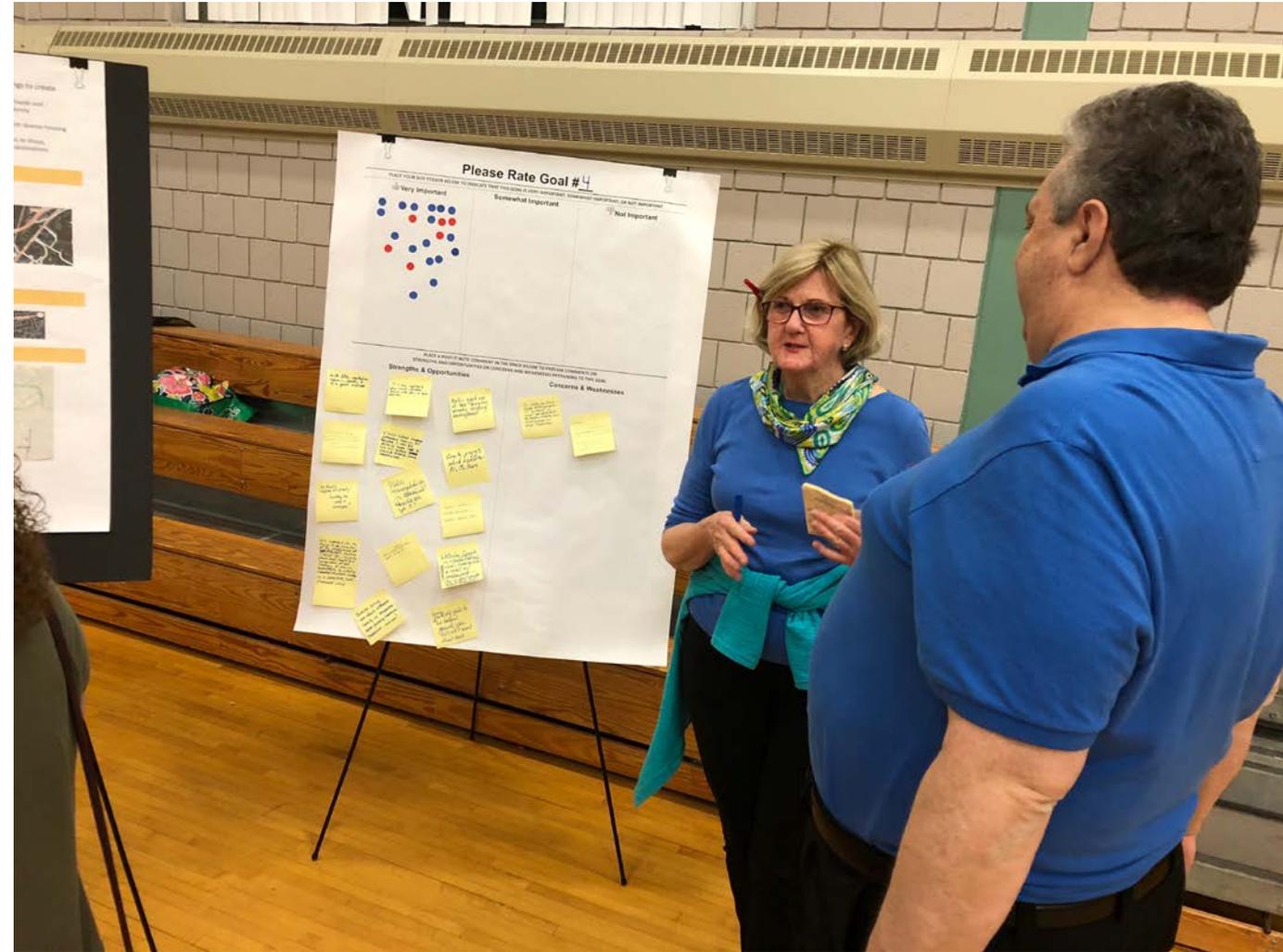
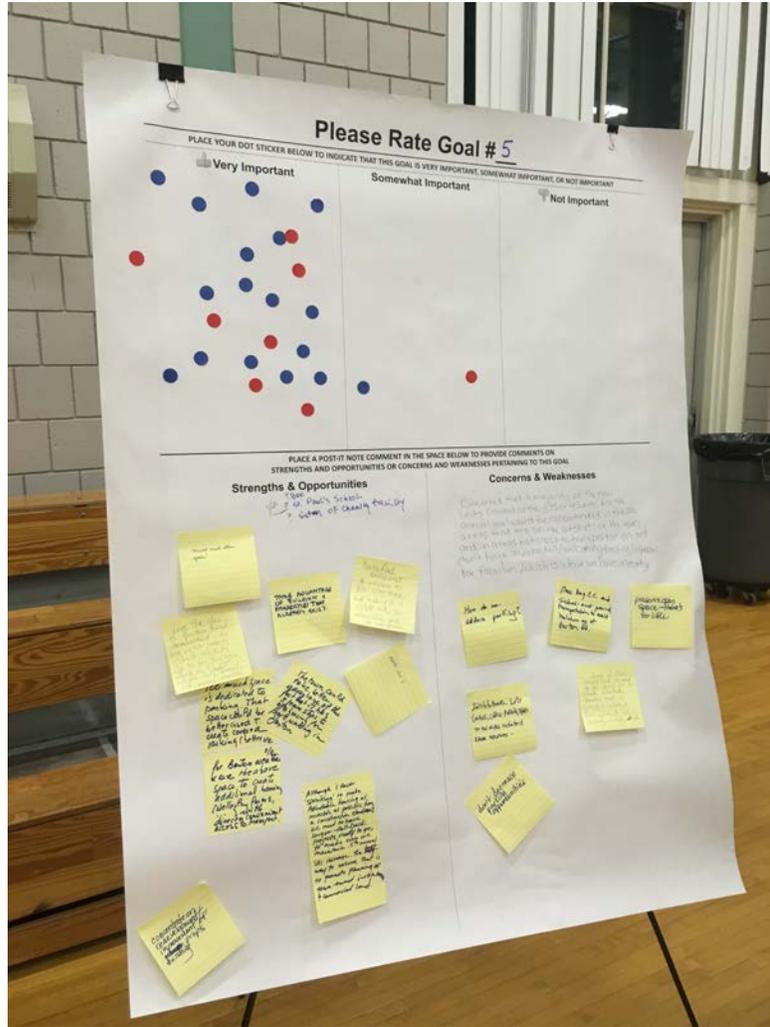
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Project Schedule

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



Please raise your hand if you participated in the first community workshop!



Please raise your hand if you participated in the second community workshop!



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Key Concepts & Definitions

What is Chapter 40B?

- The Commonwealth's regional planning law
- Amended 1969 to include low- and moderate-income housing requirements
- Law assumes communities have met their regional "fair share" of affordable housing if at least 10% of their housing stock is listed in the **Subsidized Housing Inventory (SHI)**.



Statutory Minima (G.L. c. 40B, § 20)

Presumption of unmet need if affordable housing comprises ...

Less than 10% of
year round housing
units, OR



Less than 1.5% of
community's total
land area zoned for
residential,
commercial, or
industrial use, OR



A project involving
no more than 0.3%
of the total land area
zoned in community
for residential,
commercial, or
industrial use or ten
acres, whichever is
larger

What is “Affordable Housing” under Chapter 40B?

Counts towards the 10% affordable housing goal for every community

Affordable to households with income at or below 80% of the area median income (AMI)

FY2018 HUD Income Limits
Boston Metro Area

\$56,800



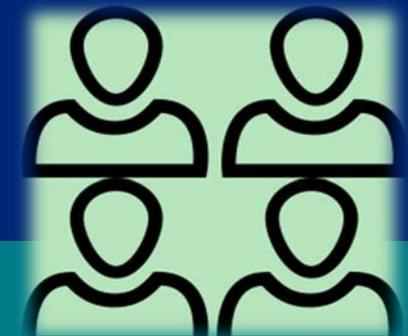
\$64,900



\$73,000



\$81,100



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

“Between 1997 and 2010, 78% of all new affordable housing units in rural and suburban communities was the direct result of 40B.”

CHAPA’s Fact Sheet on Chapter 40B: The State’s Affordable Housing Zoning Law

Fair Housing

To “count” on the **SHI**, affordable housing must be made available to all income-eligible people in a large area – at least the area used to set income limits.

Disparate Impact: Important legal theory in which liability based upon a finding of discrimination may be incurred even when the discrimination was not intentional.



Why is this plan important for your community?

The HPP can help Wellesley have more control over the type, location, and design of residential development

With a state-approved HPP ...

If Wellesley produces at least 45 units of affordable housing in one calendar year, it may deny or have more flexibility to impose conditions on 40B comprehensive permit applications



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Tonight's Work

Focusing on Strategies

HPP Strategy Requirements

- Zoning districts/areas for new zoning
- Comprehensive permits/sites
- Preferred housing types
- Municipally owned land
- Regional collaboration



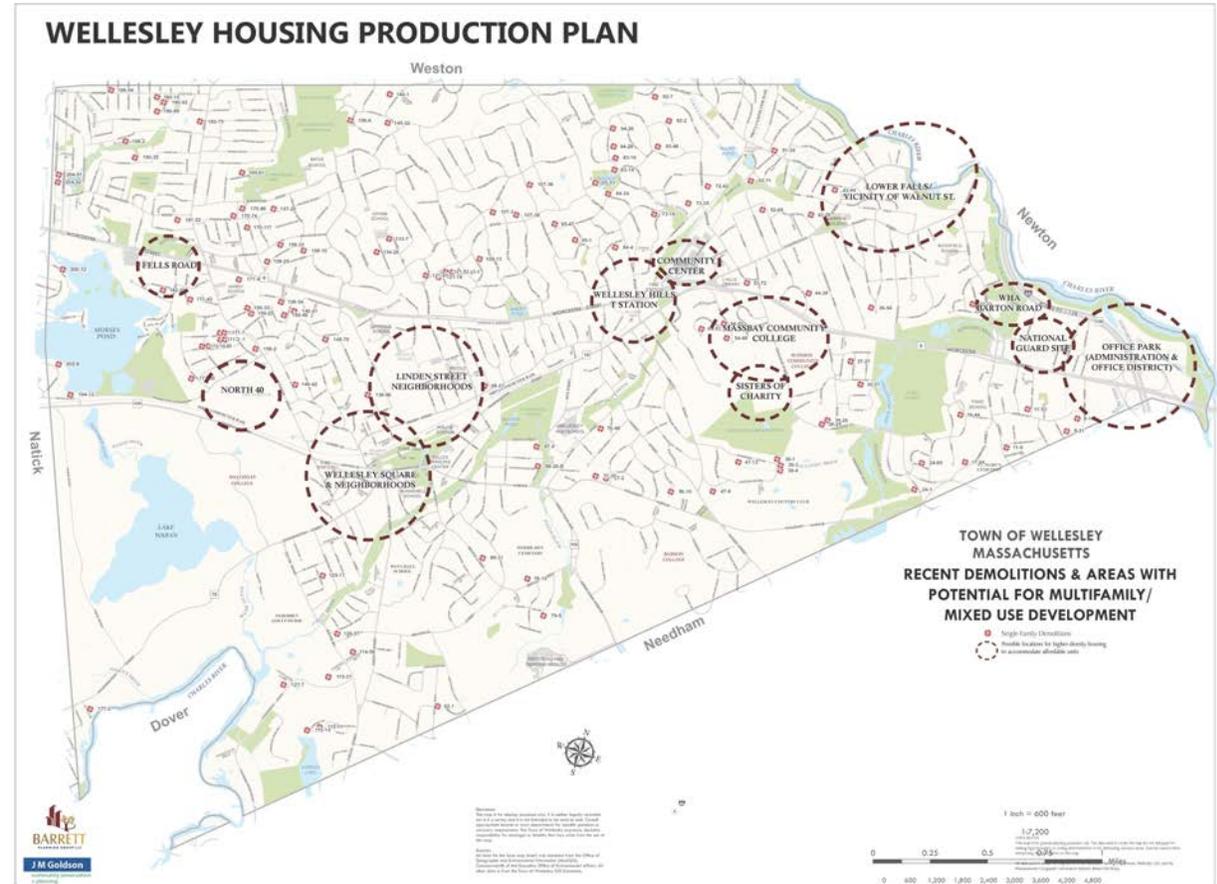
- Every town has choices about ways to increase the supply of affordable housing.
- But, not all possible choices work best in all communities.
- What would be most helpful in Wellesley?
- ONE IDEA

What is the **ONE** most important step Wellesley should take to work toward or reach the 10 percent affordable housing goal under Chapter 40B?



A tilted rectangular form with a question at the top and a large blank space for an answer. The question asks for the one most important step to reach a 10% affordable housing goal. A small circular seal is in the top right corner.

- Where is change likely to happen in the near future?
- Where could change be a good thing?
- Where could change include affordable housing?
- Please:
 - Identify your ideas about transformation areas on the map
 - Add thoughts on post-it notes



“Potential Areas” on the map reflect our ideas, based on the HPP goals. You’re not bound by them!

Visit the boards in any order.

Make sure to put all of your comments in writing.

When you are finished, get some refreshments and go back to your table.



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Part II

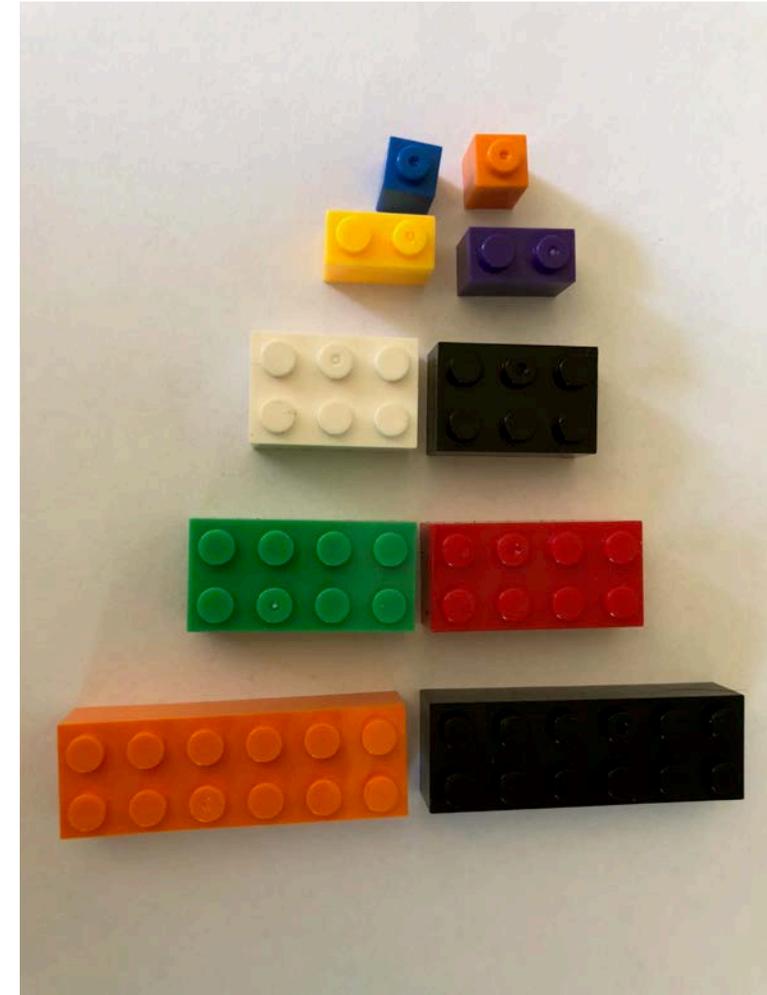
Places for Housing in Wellesley

Maps, Legos, and Local Knowledge

- Every table has a bag of Lego bricks
- Different sizes and colors
- They represent different types of buildings
- Not every table has the same color groupings, *so listen up!*



- Each table has a set of bricks
- Each brick has a certain number of studs
 - One stud = 1 or 2 units
 - Two studs = 3 or 4 units
 - Six studs = Multifamily
 - Eight studs = Apartments (9+ units)
 - Twelve studs = Mixed use with upper-story units





Bricks may be in all colors
regardless of size (number of
studs)

Seven Colors:

- Black
- Yellow
- Purple
- White
- Red
- Blue
- Green

- Each group must place all of the bricks on the map at the table
- Think about:
 - Context
 - Area
 - Corridors
 - Change
 - What could help the Town work toward 10%

You have plenty of time for this activity!

Regroup in 45 to 50 minutes

Questions?



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Time for report-outs!

What did you decide?