

HOUSING PRODUCTION PLAN

Town of Westwood: 2019

Housing Partnership

- Michael McCusker, Chair
- Avi Glaser
- John Hickey
- Lou Rizoli
- Chris Pfaff
- Kate Wynne
- Brian Gorman, Alternate
- Michael Jaillet, Ex-officio Member and Fair Housing Officer
- Sarah Bouchard, Ex-officio Member



Chapter 40B and the SHI

- Subsidized Housing Inventory (SHI)
 - ▣ Statutory Minima: 10% of total year round housing units
- Sets standards for Fair Housing
- Establishes parameters for income eligibility
- Comprehensive Permit: a streamlined permitting process that encourages development of affordable housing by removing regulatory barriers
 - ▣ Authority: Zoning Board of Appeals
- Housing Appeals Committee
 - ▣ Obligated to uphold decisions when town has met statutory minima
 - ▣ In absence of statutory minima, HAC favors the regional need for affordable housing

Defining Affordable Housing

- ❑ Restricted as Affordable in Perpetuity
- ❑ AMI and Income Limits
 - ❑ 80% of Area Median Income for Boston area:

FY2019 Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
	62,450	71,400	80,300	89,200	96,350	103,500	110,650	117,750

- ❑ Comprehensive Permits
- ❑ Local Initiative Program
- ❑ Group Homes
- ❑ Public Housing Authority inventory

Who Benefits From Chapter 40B?

- Over 60,000 units of affordable housing created
- Residents of affordable housing are your neighbors, coworkers, classmates, and friends
- They are working families, veterans, first time homebuyers, recent college graduates, and people with disabilities
- They work and shop in your local town businesses, coach your kids' sports games or cheer with you on the sidelines, serve with you on Town boards, and/or share space with you in your local place of worship
- Many are seniors who raised their children here and created the community you love today

What Is A Housing Production Plan?

- A Housing Production Plan is defined by Chapter 40B
- Assesses market needs, considers demand for affordable housing of all types and identifies local barriers to housing development
- Identifies strategies for overcoming obstacles and sets goals for production
- Encourages municipalities to meet 10% at a pace they can control

Tell Me More

A HPP IS:

- Consensus document
- Vision establishing affordable housing production as a priority
- A toolbox of possible ideas and solutions
- Driven by data, community engagement & state-wide best practices
- Invitation for further study and public review

A HPP is NOT:

- Mandate
- A menu of Singular solution to affordable housing
- Feasibility Study
- Final conclusion

How to Write a Housing Production Plan

- Needs Assessment
- Community Engagement
 - ▣ Survey
 - ▣ Visioning Workshop
- Analysis
- Action Plan



Path to Certification



- Housing Partnership recommends final draft
- Adopted by Planning Board
- Adopted by Select Board
- Submitted to DHCD for approval
- HPP approved for 5 year terms
- Certification of Municipal Compliance (exemption from appeal) may be requested at any time after units are created
- Certification in effect for 1-2 years depending on production goal

DHCD Approval vs. Certification

- An approved HPP has met all regulatory requirements and program requirements
- A certification of compliance is issued when a municipality:
 1. Has not met statutory minima
 2. Has an approved, current HPP
 3. Has met a short term housing production goal established in the HPP: 0.50% or 1% of total housing units

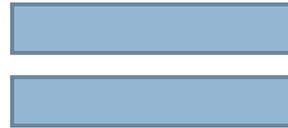
Westwood's Affordable Housing

576

Total SHI
Units

5,389

Census
2010
Year Round
Housing
Units



10.6%

Needs Assessment: Big Picture

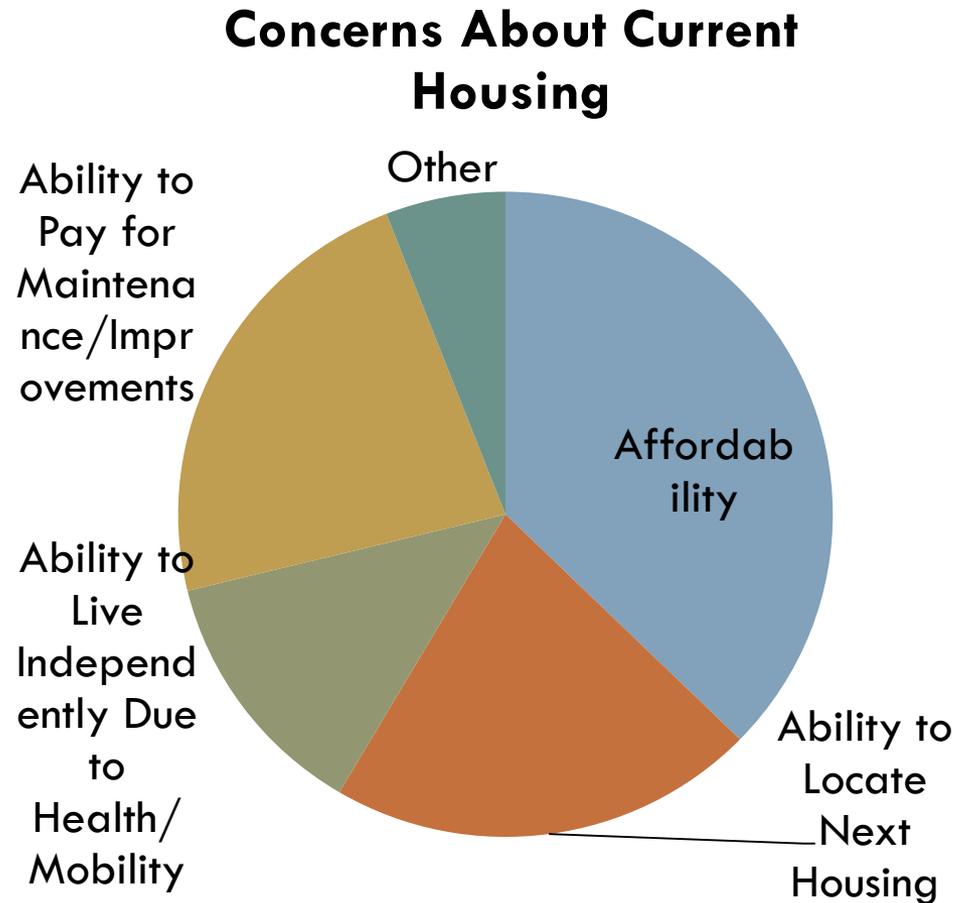
- Housing is a regional crisis
- Affordable housing is a priority in Westwood: Many people are cost burdened
- Westwood's housing stock is mostly owner occupied single family homes
- Westwood's population is getting older with fewer young people
- The market is expensive and limited: renters/buyers either cannot enter the market or cannot locate a home that suits their needs (size, budget, etc.)
- We must be prepared for demographic changes and market trends by planning for housing choice for all

Public Engagement: Survey

- Community participation is a significant part of a Housing Production Plan
- Housing Survey was open for 3 weeks and generated over 200 responses
- Demographics were generally representative of the overall population in household income, employment status, renter/owner

Survey Highlights

- 1/3 of respondents are concerned about their household's ability to maintain its current housing, with affordability a leading cause



Survey Highlights

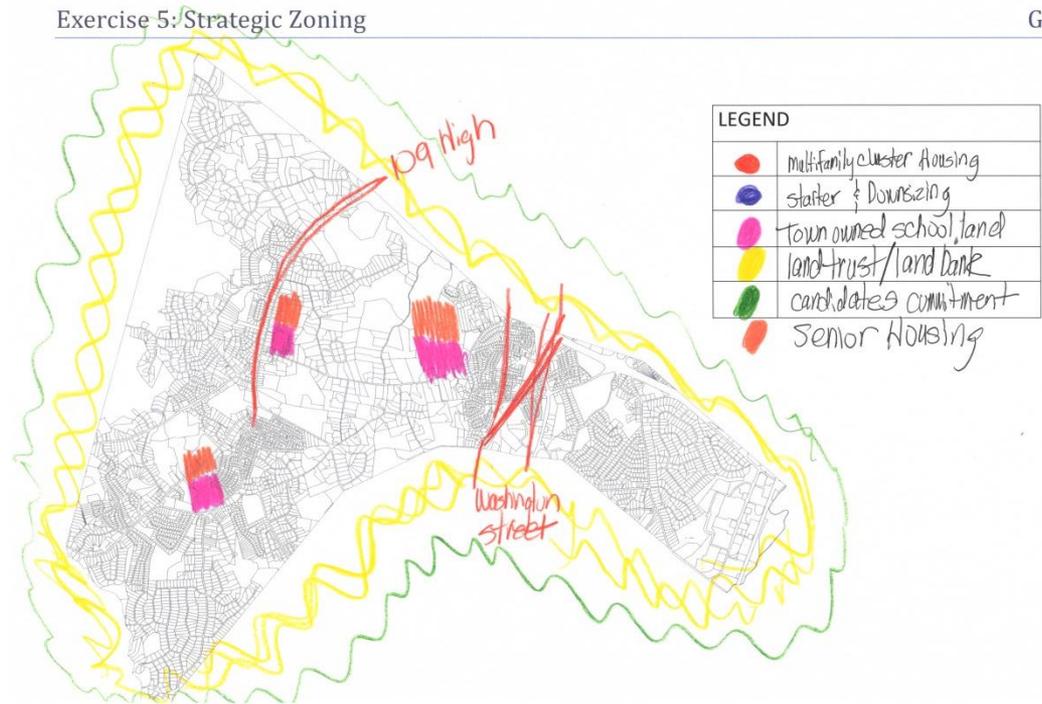
- 74% of respondents felt there are not enough single family starter homes in Westwood today
- 71% felt there are too many luxury single family homes
- 57% felt there is not enough senior housing
- 53% felt there are not enough subsidized/affordable units
- 42% felt there are not enough duplex/3 families
- 44% felt there are not enough condos
- 40% felt there are not enough apartments

Community Visioning Session

- November 13, 2018
- 25 participants
- Workshop format
 - ▣ Perfect World
 - ▣ Obstacles
 - ▣ Strategies
 - ▣ Zoning
 - ▣ Parcel ID

Exercise 5: Strategic Zoning

Group 3



Visioning Workshop Highlights

- Residents value schools, location and community
- Concerned about affordability, threats to intergenerational living, teardowns
- Prioritize preservation of green/open space, town services, and inclusive community while expanding housing choices for all



Action Plan: Goals

- Encourage single-family home development/preservation for first time and low/moderate income homebuyers
- Develop supportive housing for people with disabilities
- Promote housing stability initiatives for seniors
- Increase the number of affordable rental and ownership units for seniors
- Encourage housing development that protects open space & conservation land
- Seek equitable distribution of affordable units that seeks to mitigate discriminatory housing development patterns
- Maintain/exceed SHI statutory minimum by 1 %
- Pursue initiatives that support regional needs and planning collaborations
- Preserve and expand existing deed restricted affordable housing units

Action Plan: Implementation

Goal 1: Encourage single-family home development/preservation for first time and low/moderate income homebuyers between 80% - 120% AMI

Consider zoning amendments to discourage teardown of existing “starter homes”

Consider zoning amendments that reduce lot sizes to encourage construction of modestly priced and sized single-family homes in zoning districts SRB, SRC and SRE

Study zoning amendments to expand by right construction of low rise development in additional districts/overlays

Study zoning amendments to expand by right construction of two-family and three-family home development in additional districts/overlays

Advise and study a future Community Preservation Act campaign to grow funds for housing development, historic preservation and open space preservation

Goal 2: Develop supportive housing for people with disabilities

Partner with DDS providers to secure land and deed restrict for supportive housing and group homes

Engage with Lifeworks, an existing DDS provider located in Westwood, to secure a parcel associated with the former Westwood Lodge property at 45 Clapboardtree Street to construct supportive housing

Action Plan: Implementation

Goal 3: Promote housing stability initiatives for seniors

Consider expanding capacity for accessory apartment production in all zoning districts

Pursue CDBG funds for housing stability programs to include accessibility grants/loans for income qualified seniors and similar initiatives

Goal 4: Increase number of affordable rental and ownership units for seniors

Consider expanding capacity for accessory apartment production in all zoning districts

Create partnerships with nonprofit developers to invest in creatively financed projects that serve households at not more than 50% AMI

Goal 5: Encourage housing development in ways that protect open space and conservation land

Consider expanding capacity for accessory apartment production in all zoning districts

Consider expanding existing Open Space Residential Development bylaw to encourage increased use, affordable production, and land preservation by considering reducing minimum lot size and land area requirements, etc.

Study zoning amendments to expand by right construction of low rise development (expanded height restrictions and/or higher density residential units) in additional districts/overlays

Study zoning amendments to expand by right construction of two-family and three-family home development in additional districts/overlays

Advise and study a future Community Preservation Act campaign to grow funds for housing development, historic preservation and open space preservation

Action Plan: Implementation

Goal 6: Seek equitable distribution of affordable units throughout Town that seeks to mitigate discriminatory housing development patterns

Consider expanding inclusionary zoning requirements in all zoning districts

Work with WHA/WAHA to implement compliant marketing plans that allow for full inclusion of units on the SHI

Establish an incentive program for developing deed-restricted affordable housing for selected parcels (22 Everett St, 21 Westwood Glen Road)

Conduct Fair Housing training for Select Board, ZBA, and Planning Board to inform land use decisions that abide by the Fair Housing Act

Goal 7: Seek equitable distribution of affordable units throughout Town that seeks to mitigate discriminatory housing development patterns

Study option for deed restriction of affordable accessory apartments

Partner with WAHA/WHA and Housing Trust to develop affordable rentals for family households below 30% AMI and 80% AMI

Work with WHA/WAHA to implement compliant marketing plans that allow for full inclusion of affordable units on the SHI

Study feasibility for residential development and create strategy for issuing RFPs to develop deed restricted affordable housing on two municipally owned parcels, located at Twin Post Road and Wildwood Drive.

Establish an incentive program for encouraging filing of Comprehensive Permit applications for selected parcels, including 22 Everett St, 21 Westwood Glen Road

Action Plan: Implementation

Goal 8: Pursue initiatives that support regional needs and planning collaborations

Continue to participate in regional planning efforts that address housing development, such as Three Rivers Interlocal Council and Metropolitan Area Planning Council

Partner with neighboring communities to provide training opportunities for land use boards

Goal 9: Preserve and expand existing deed restricted affordable housing units

Work with WHA/WAHA to explore additional funding streams and grants for small housing authority capital projects and operating expenditures

Pursue CDBG funds for housing stability programs to include financial assistance for income qualified affordable homeowners to perform capital repairs

Next Steps

- Q&A
- Comments will be reviewed by the Housing Partnership at next meeting
- Final recommendation to Planning Board
- Public Hearing for Planning Board
- Select Board approval
- Submit to DHCD