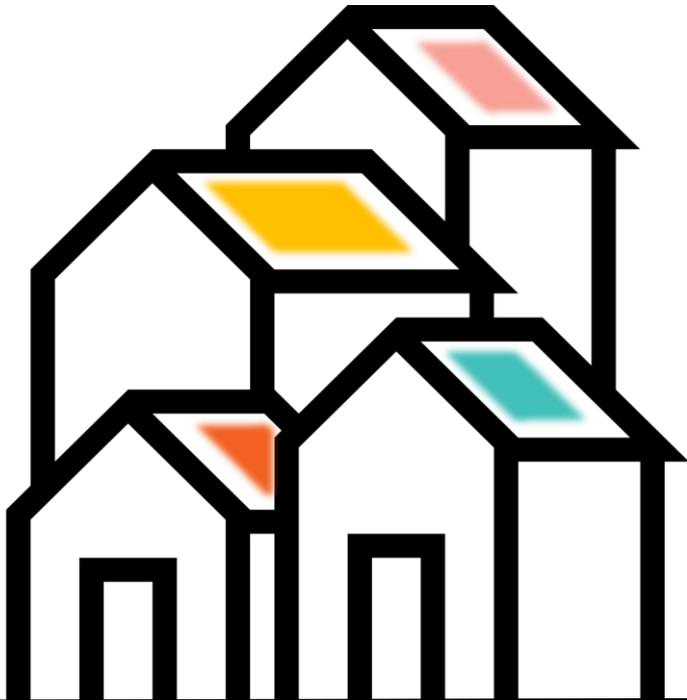


WINCHESTER

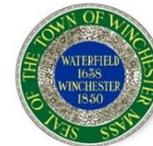
# Housing Production Plan



## Community Forum #2

June 26, 2018

Muraco Elementary School Gym



WINCHESTER

# Forum Agenda



## **WELCOME | 7:00 pm**

Sign in, take a look at housing goals, and find your seats



## **PRESENTATION | 7:15 PM**

Hear about the HPP process and housing goals, give input strategies, and get a preview of the housing location exercise

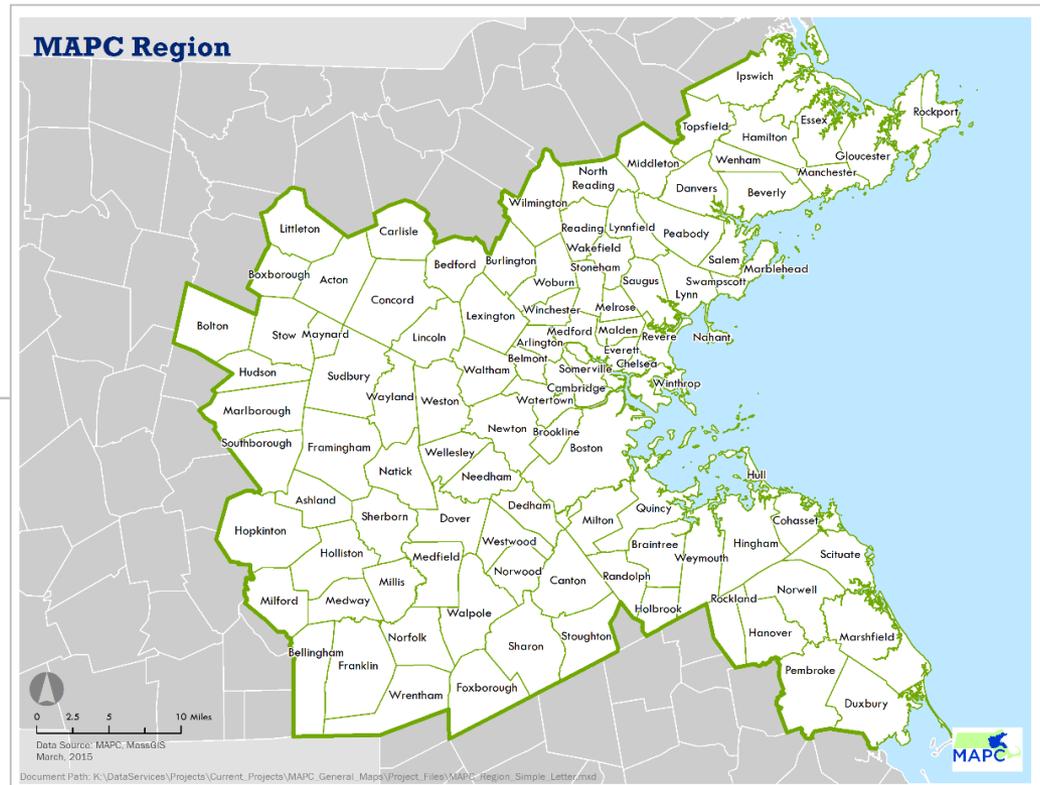


## **OPEN HOUSE | 8:00-8:30 pm**

Give input on new housing locations

# WINCHESTER Project Partners

MAPC is the regional planning agency serving the people of the 101 cities and towns of Metropolitan Boston



# WINCHESTER Project Partners

## Master Plan Steering Committee: Phase 1 Report

*“New development and redevelopment that is compatible with the town’s beautiful and cohesive neighborhoods, the town center, and other commercial areas **enhances the diversity and affordability of housing so that families, seniors, singles, and younger people can all call Winchester their hometown.**”*

*“For Winchester to be a welcoming community and home to residents of all ages, incomes, and ethnic and cultural backgrounds—not an economically stratified community—it must address the **need for single-family and multi-unit housing that is affordable to households with modest incomes and available to people with a range of physical abilities.**”*

# Project Partners

## Master Plan Steering Committee: Phase 1 Report

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## RECOMMENDATION #1

**PLAN FOR AND PROMOTE THE DEVELOPMENT OF MULTI-UNIT AND MIXED-USE HOUSING**

# WINCHESTER Plan Components

01

Assessment of housing needs and demand

why?

02

Analysis of development constraints

why not?

03

Sites for housing production

where?

04

Housing goals for the next 5-years

what?

05

Strategies to achieve housing goals

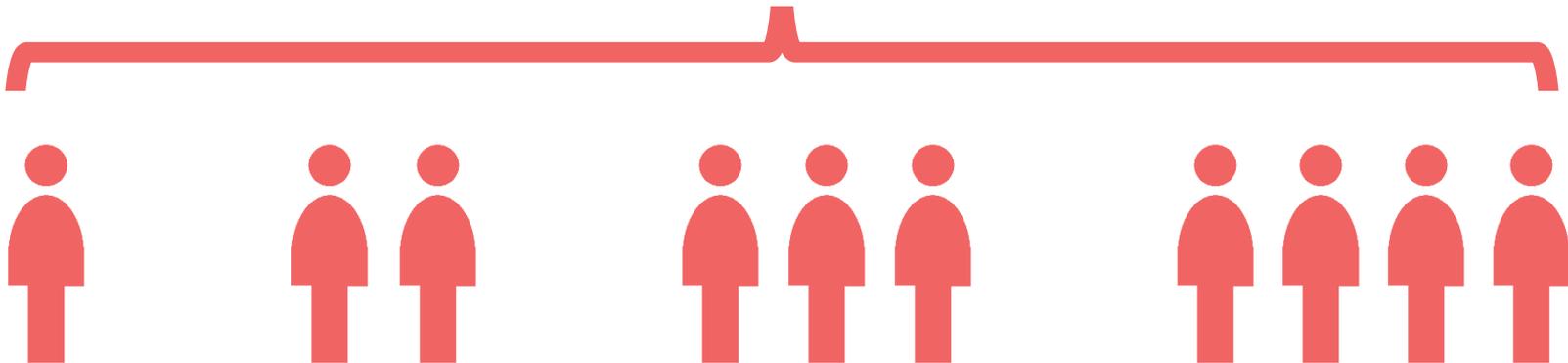
how?

# WINCHESTER Affordable Housing

“Affordable housing” costs 30% or less of a household’s income

Eligible households make 80% of the Area Median Income (AMI) or less

Area Median Income  
**\$103,400**



**\$54,750 for a  
1-person household**

**\$78,150 for a  
4-person household**

# Chapter 40B + HPPs

## state statute

Encourages municipalities to expand their affordable housing stock.

## 10% state goal

If below, affordable housing development not complying with local zoning can be approved by local ZBAs.

A DHCD-certified HPP allows the ZBA to deny a comp permit for 40B developments for a period.

## certification

A locally adopted and State-approved HPP can serve as a guide to influence 40B development.

## hpp

# WINCHESTER Chapter 40B + HPPs

## Winchester and Chapter 40B by the numbers

### HOUSING UNITS

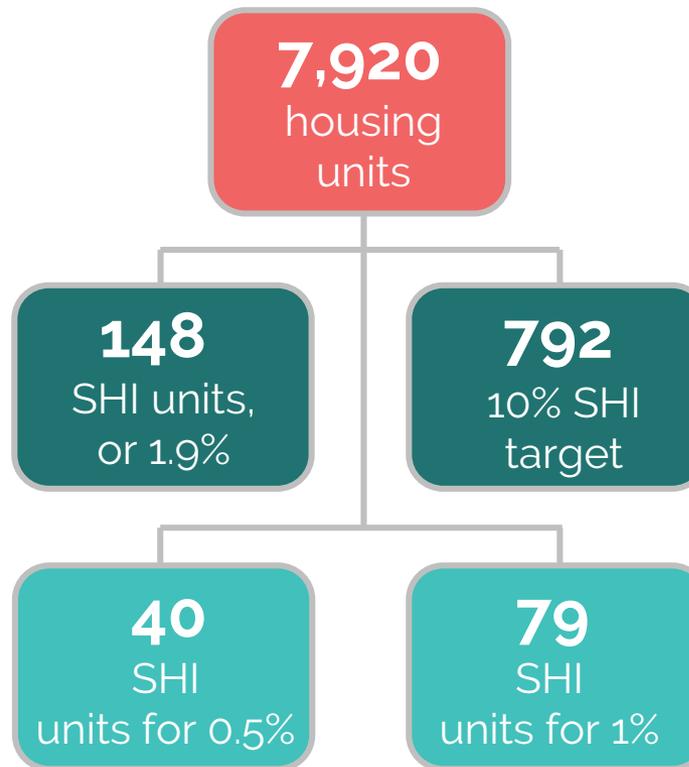
Winchester's number of year-round housing units as of 2010

### SHI UNITS

Winchester's number of SHI units and the number per the State goal

### CERTIFICATION UNITS

The number of SHI units to certify a Winchester HPP



# WINCHESTER HPP BENEFITS

## How can an HPP help Winchester?

### HOUSING NEED

Address unmet housing need and demand in the community



### STATE TARGET

Help the Town reach the 10% affordable housing goal



### DEVELOPMENT

Influence the type, amount, and location of housing



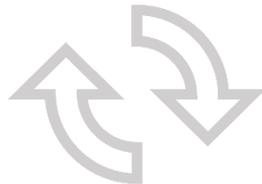
### CERTIFICATION

Possibly prevent unwanted 40B development



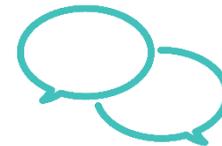
### COORDINATION

Get the Town on the same page regarding housing



### UNDERSTANDING

Build understanding of housing need and demand in Winchester



# WINCHESTER Plan Objectives

## ADDRESSS NEED

Plan to meet current and new housing need and demand



## GUIDE DEVELOPMENT

Influence development to be as location- and type-sensitive as possible



## GET TO SAFE HARBOR

Produce enough affordable housing to control 40B development in town



## PRESERVE HOUSING

Address teardowns and stop demolition of smaller housing units



# WINCHESTER Project Timeline



# WINCHESTER Housing Goals

## What Is A Goal?



### **GOAL**

The endpoint we're trying to achieve

# WINCHESTER Housing Goals

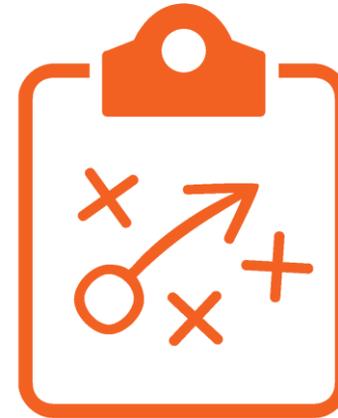
## What Is A Goal?



### **GOAL**

The endpoint we're trying to achieve

## What Is A Strategy?



### **STRATEGY**

The mechanisms or tools used to move towards a goal

# WINCHESTER Housing Goals

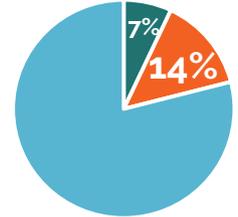
1

## EXPANDED 'MISSING MIDDLE' HOUSING SUPPLY

Expand the supply of multi-unit, clustered housing, and other types to create opportunities for middle-income households of all ages

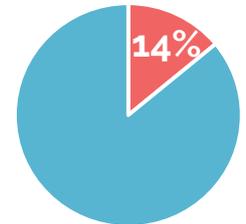
### HOUSEHOLDER AGE

Decreasing number of younger and senior householders (7% age 25-34 and 14% age 75+)



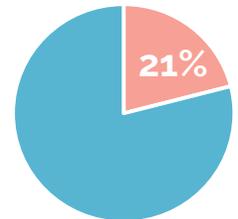
### MIDDLE CLASS

Small population of households earning \$82,000- \$124,000



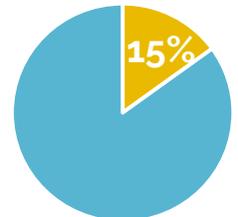
### MULTIFAMILY HOMES

Few multifamily units provide little alternative to large, single-family homes



### RENTAL RATE

Few rental opportunities provide little alternative to homeownership



# WINCHESTER Housing Goals

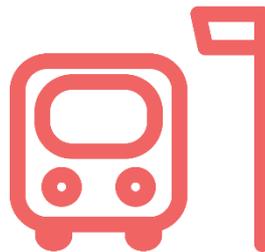
2

## HOUSING IN SMART GROWTH LOCATIONS

Guide new housing development to locations with access to jobs, amenities, and connection to regional economic centers.



**COMPACT  
NEIGHBORHOODS**



**TRANSIT  
PROXIMITY**



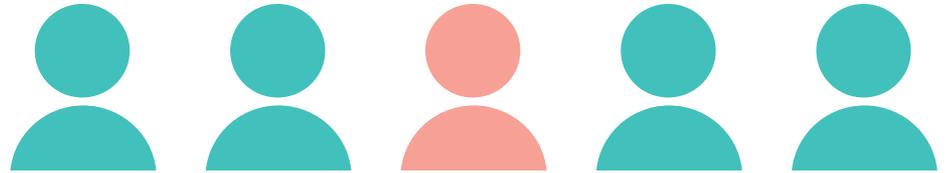
**MIXED-USE  
AREAS**

# WINCHESTER Housing Goals

3

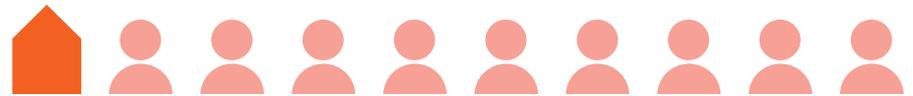
## INCREASED DEED-RESTRICTED HOUSING

Increase the supply of deed-restricted affordable housing for Winchester's moderate- and lower-income households



**1 IN 5 HOUSEHOLDS HAVE LOW INCOMES**

1,405 households earn less than 80% of AMI



**1 SHI UNIT FOR EVERY 9 ELIGIBLE HOUSEHOLDS**

With 148 affordable units, there's a gap of 1,257 to meet local need



**1 IN 4 LOW-INCOME HOUSEHOLDS ARE COST BURDENED**

1,012 low-income households pay more than 30% of income on housing

# WINCHESTER Housing Goals

4

## ENGAGED + AWARE COMMUNITY

Enhance knowledge of affordable housing in town, respond to development concerns, and engage with local and regional housing developers and advocates.

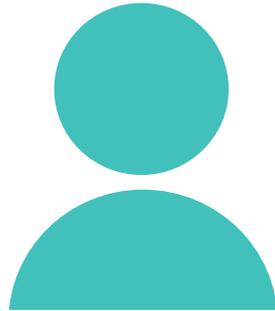


# WINCHESTER Housing Goals

5

## INCREASED LOCAL HOUSING CAPACITY

Build municipal housing capacity through funding and human resources to implement the Housing Production Plan.



### HUMAN RESOURCES

Build team of Town planning staff as needed



### FUNDS

Pursue state and federal funding sources

# Housing Strategies

## PROGRAMMING STRATEGIES

**1****PUBLIC LAND FOR HOUSING**

Develop mixed-income housing on municipal land to lower development and housing costs.

**2****HOME MAINTENANCE + REPAIRS**

Expand existing home maintenance and repair programs to assist seniors with aging in their community and other households in need.

**3****HOUSING TRUST FUND**

Convert Winchester's existing housing trust fund into a Municipal Housing Trust Fund to more efficiently access its funds.

**4****WORK WITH HOUSING DEVELOPERS**

Use the State's Local Initiative Program (LIP) to partner with mixed-income housing developers and receive technical assistance.

# Housing Strategies

## COMMUNITY ENGAGEMENT STRATEGIES

**1****AFFORDABLE HOUSING AWARENESS**

Increase understanding of affordable housing needs, benefits, and development impacts in Winchester.

**2****REGULATORY CAMPAIGNS**

Educate and campaign for any regulatory amendments prior to Town Meeting vote.

**3****DEVELOPER ENGAGEMENT**

Invite non- and for-profit developers to promote specific opportunities and understand constraints to better facilitate development of desired housing.

# WINCHESTER Housing Strategies

## RESOURCES STRATEGIES

1

### **ADOPT CPA FOR MORE FUNDING**

Build support for and adopt the Community Preservation Act (CPA) to increase funding for affordable housing preservation + development.

4

### **HIRE A HOUSING PLANNER**

A housing planner should oversee HPP implementation and work towards increased housing choice in Winchester.

2

### **HOUSING PRODUCTION GRANTS**

Apply for MassHousing's Housing Production Grant Program to support HPP implementation.

5

### **HPP IMPLEMENTATION COMMITTEE**

Form an HPP Implementation Committee to ensure plan goals are effectively worked towards.

3

### **HOUSING CHOICE DESIGNATION**

Work towards Housing Choice designation by increasing housing production and adopting best housing practices.

# Housing Strategies

## REGULATORY STRATEGIES

**1****IMPROVE ADU BYLAW**

Continue with efforts to modify the accessory dwelling unit (ADU) bylaw.

**2****EXTEND INCLUSIONARY ZONING**

Incrementally expand districts where inclusionary zoning applies.

**3****ADOPT A 40R DISTRICT**

Identify where a Smart Growth Zoning Overlay District (40R) make sense.

**4****EXPEDITE PERMITTING**

Increase efficiency and clarity of permitting process for housing development with an affordable component.

**5****MARKET ANALYSIS**

Complete a market analysis to identify districts for mixed-use development.

**6****ALLOW 2-FAMILY HOMES IN PRD**

Amend Planned Residential Developments (PRDs) to allow 2-family homes

**7****INCREASE ALLOWABLE HEIGHTS**

Allow for increased height in districts that can accommodate greater density.

**8****LOWER MINIMUM LOT AREAS**

Decrease minimum lot areas in select residential districts.

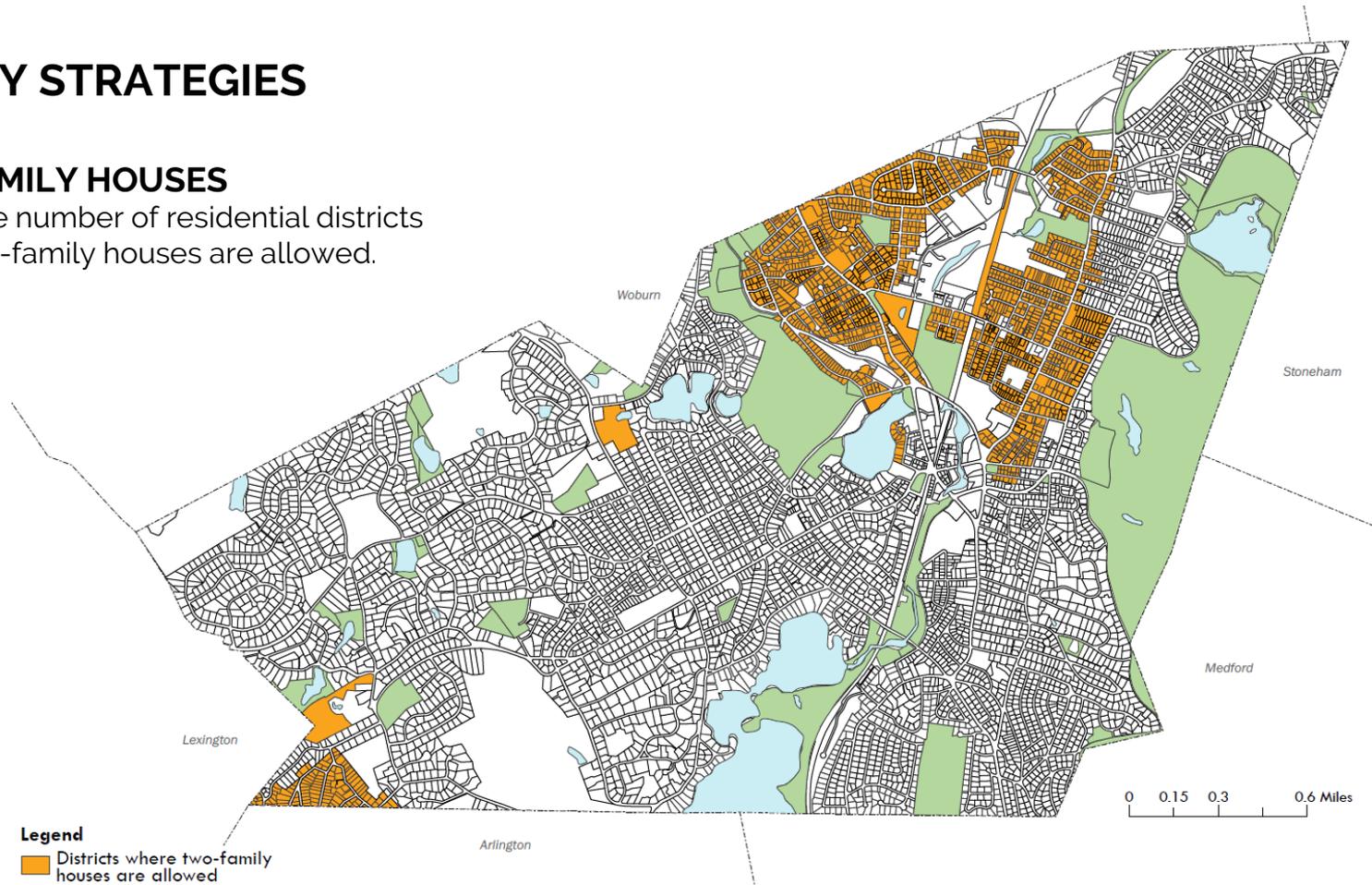
# WINCHESTER Housing Strategies

## REGULATORY STRATEGIES

9

### TWO-FAMILY HOUSES

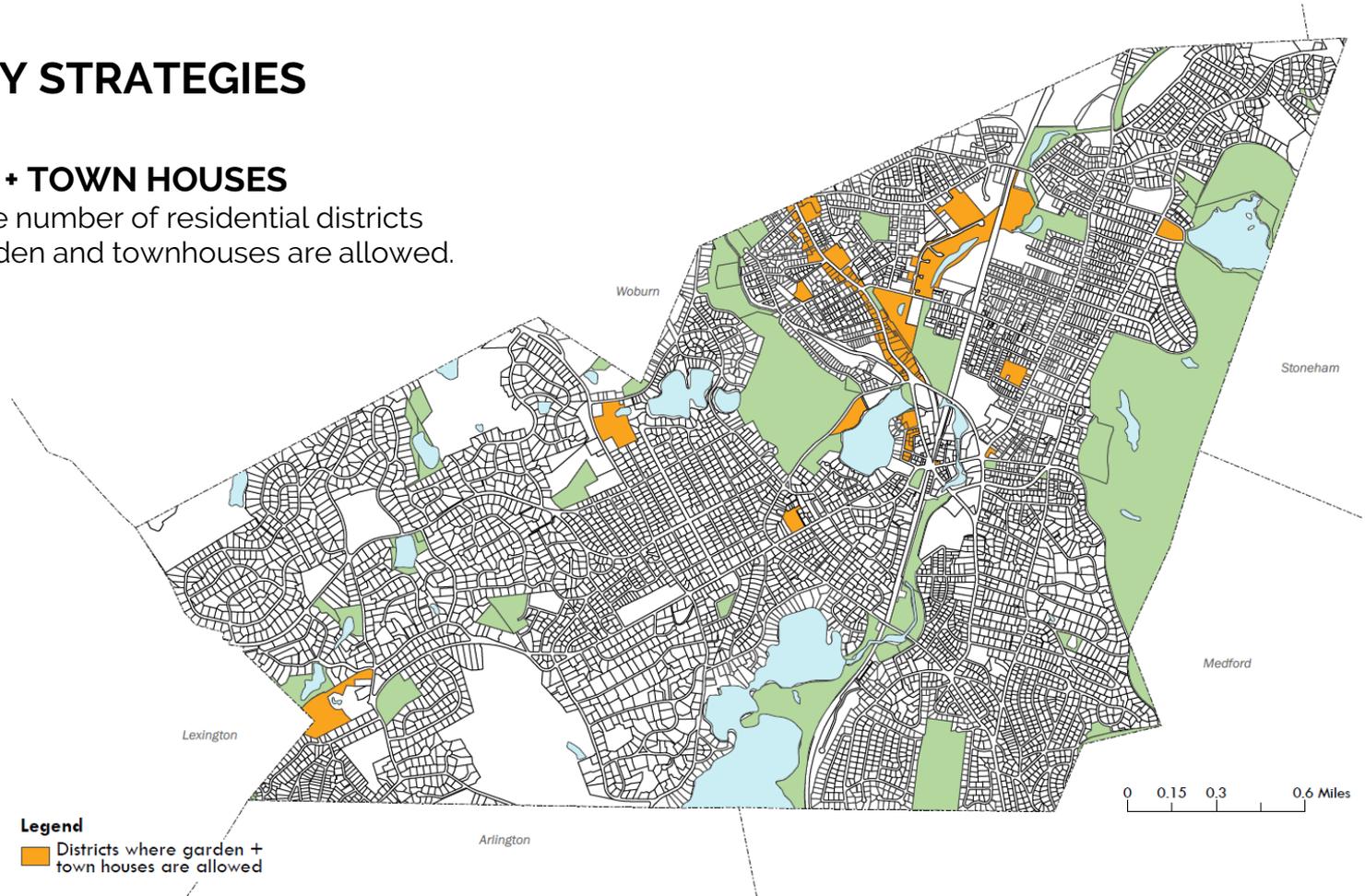
Expand the number of residential districts where two-family houses are allowed.



# WINCHESTER Housing Strategies

## REGULATORY STRATEGIES

- 10 GARDEN + TOWN HOUSES**  
Expand the number of residential districts where garden and townhouses are allowed.



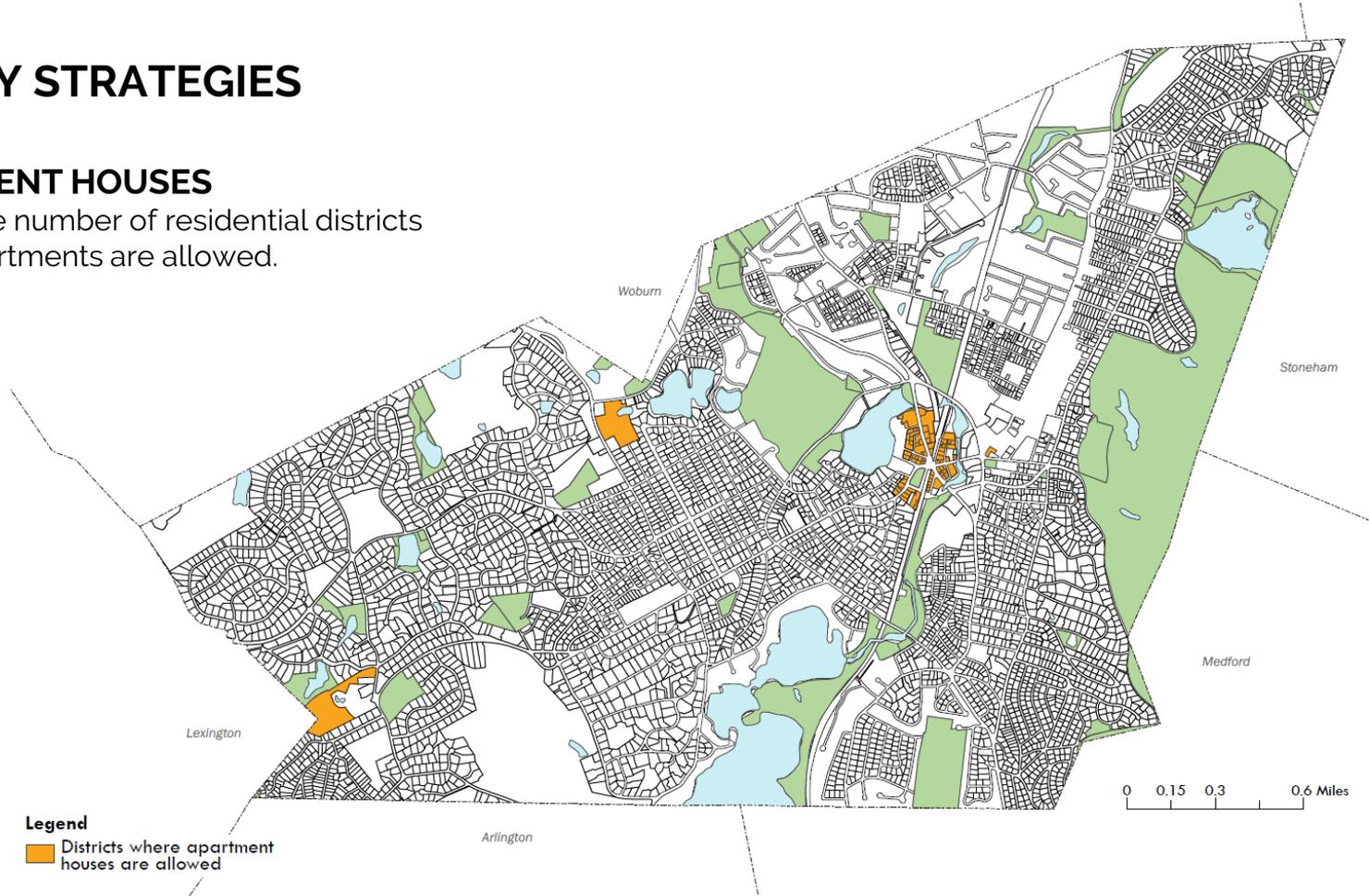
# WINCHESTER Housing Strategies

## REGULATORY STRATEGIES

11

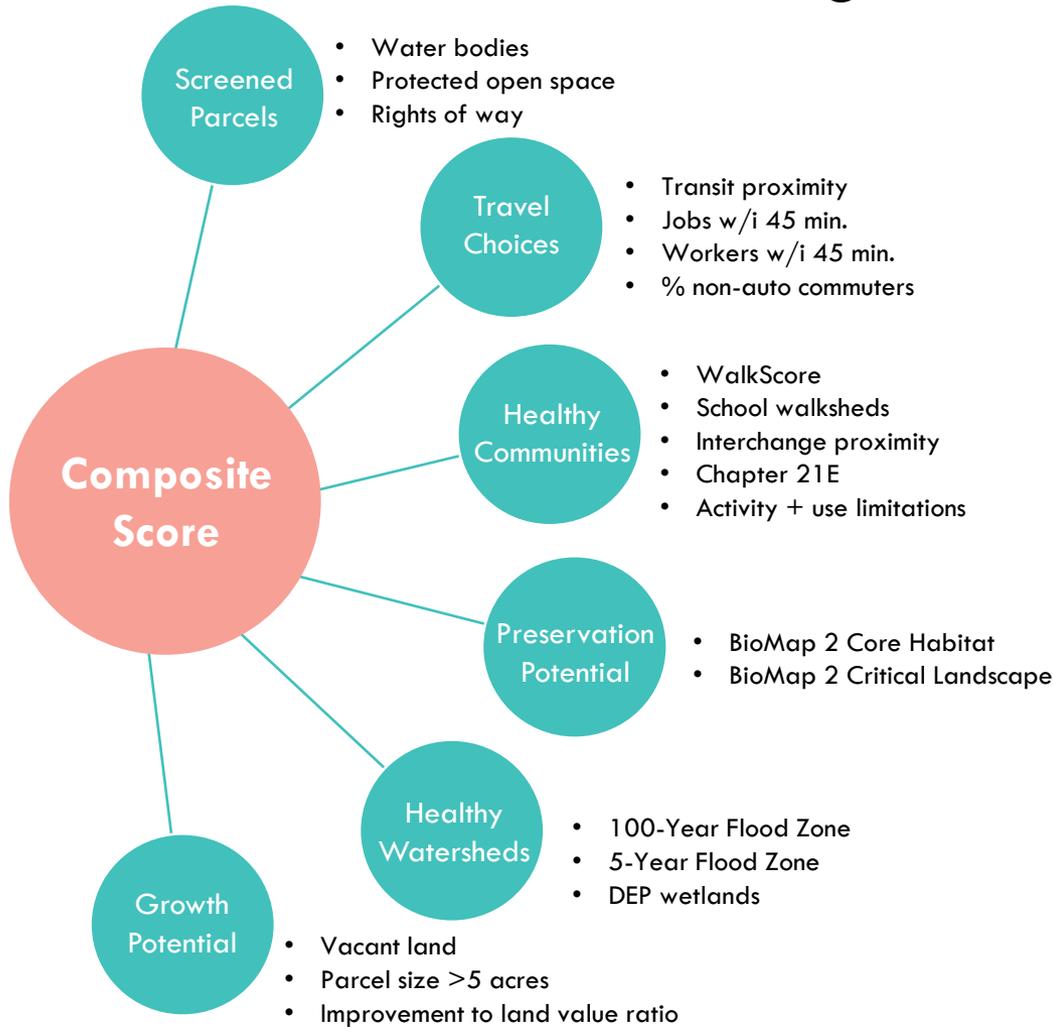
### APARTMENT HOUSES

Expand the number of residential districts where apartments are allowed.





# Housing Locations



## QUANTITATIVE METHODOLOGY

Uses weighted criteria to identify areas suitable for housing development

- 1 score determines suitable, moderately suitable, and highly suitable locations
- 6 main criteria
- 20 individual criteria

# WINCHESTER Housing Locations

## Where do you want different housing types?

Place a number-coded dot on sites or areas where you think this housing type makes sense!

				
Two-Family House 2 dwelling units, attached or in one structure	Garden House 4+ dwelling units, 3 stories or less	Town House 3 to 10 attached dwelling units	Apartment House 3 to 5 story	Apartment House 6 to 8 story
1	2	3	4	5

### Legend

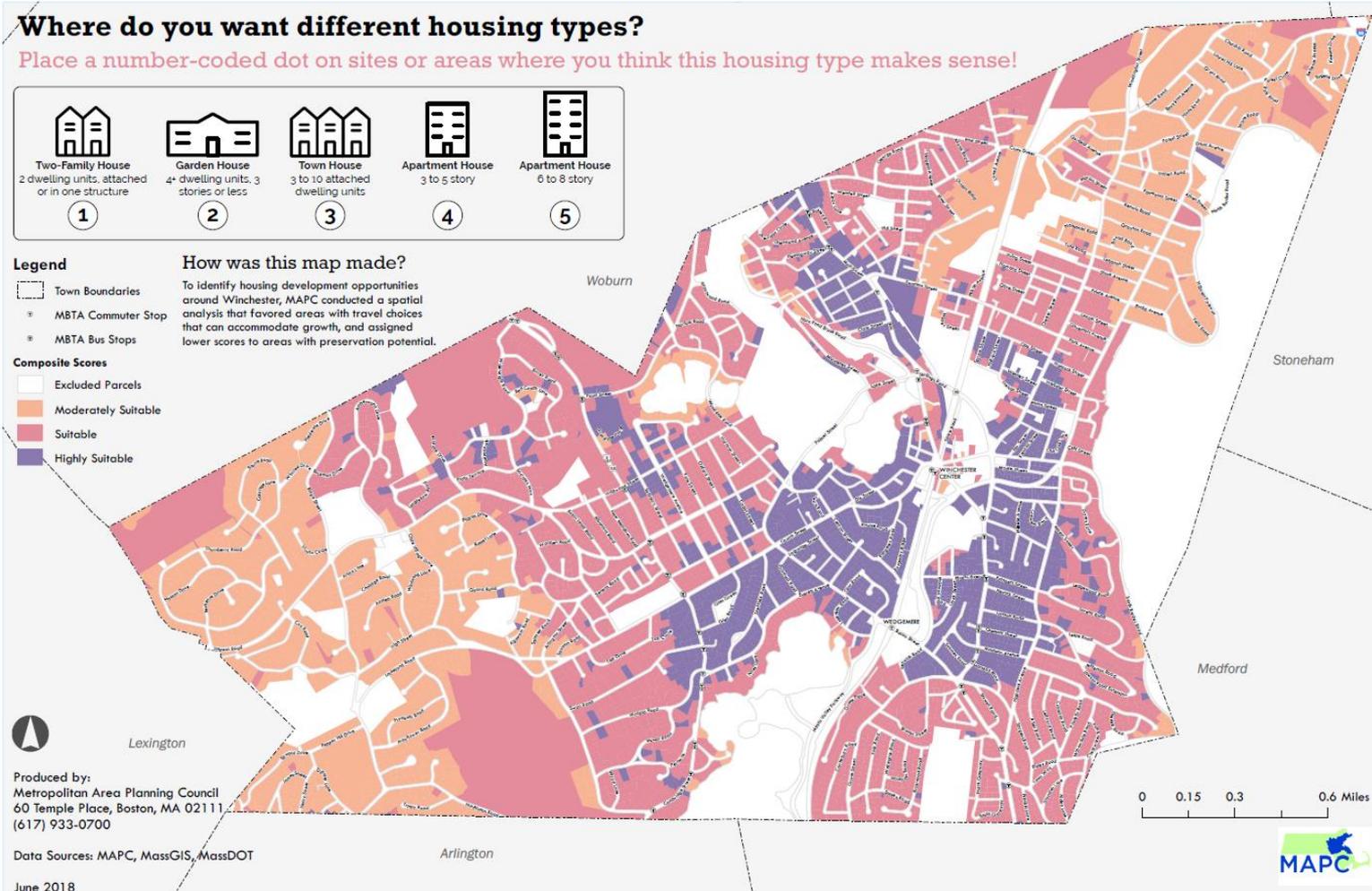
-  Town Boundaries
-  MBTA Commuter Stop
-  MBTA Bus Stops

### Composite Scores

-  Excluded Parcels
-  Moderately Suitable
-  Suitable
-  Highly Suitable

### How was this map made?

To identify housing development opportunities around Winchester, MAPC conducted a spatial analysis that favored areas with travel choices that can accommodate growth, and assigned lower scores to areas with preservation potential.



Produced by:  
Metropolitan Area Planning Council  
60 Temple Place, Boston, MA 02111  
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT

June 2018

# WINCHESTER OPEN HOUSE

Learn more about housing in town and give input on the 5-year HPP!



## HOUSING GOALS

Give us feedback on housing goals suggested at the last forum and updated based on talks with the Town



## HOUSING STRATEGIES

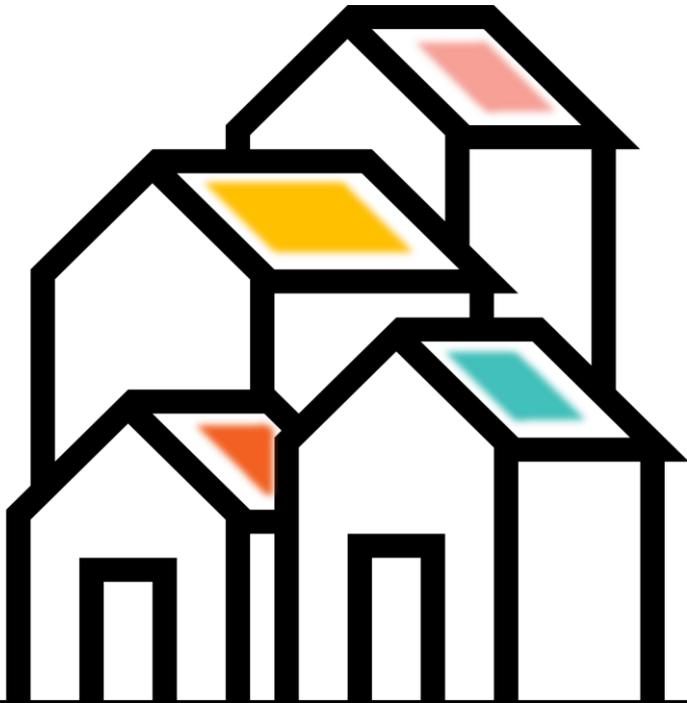
Which of the proposed strategies to work towards housing goals over the next 5 years do you think are best?



## HOUSING LOCATION

What kind of housing types makes sense where in Winchester?

WINCHESTER  
**Thank You!**



## CONTACT

Metropolitan Area Planning Council  
60 Temple Place, 6<sup>th</sup> floor  
Boston, MA 02111  
+1-617-451-2770

Karina Milchman, AICP  
Chief Housing Planner  
kmilchman@mapc.org  
+1-617-933-0738

Francis Goyes  
Regional Housing Planner  
fgoyes@mapc.org  
+1-617-933-0723

