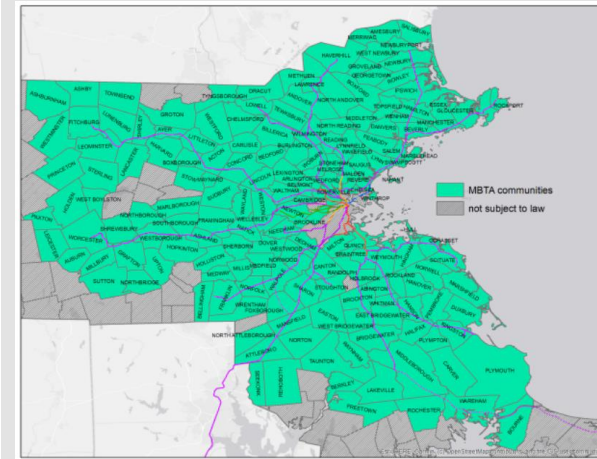


MBTA Communities Multi-Family Zoning Requirements

Select Board Update

January 24, 2023



Updates from Final Guidelines

Reasonable Number of Units/District Unit Capacity

Guidelines require the district to allow for a reasonable number of multi-family housing units. Unit capacity is related to the total number of housing units within the community and the type of transit service.

Category	Minimum units as % of total housing
Rapid transit community	25%
Bus service community	20%
Community rail community	15%
Adjacent community	10%

Appendix 1 MBTA Community Categories and Requirements

Show entries

Search:

Community	Community category	2020 Housing Units	Minimum multi-family unit capacity*	Minimum land area**	Developable station area***	% of district to be located in station area
Hingham	Commuter Rail	9,930	1,490	50	757	75%

Updated Compliance Calendar

May 2, 2022

- ✓ Hold Briefing with Select Board
- ✓ Submit MBTA Community Information Form to DHCD to maintain interim compliance
- ✓ Submit updated parcel data to MassGIS

August 10, 2022

- ✓ DHCD issues Final Compliance Guidelines (Modified October 21, 2022)

November 22, 2022

- ✓ DHCD releases Compliance Model and Guidance Materials

January 31, 2023

- ✓ Analyze current zoning for compliance with Final Guidelines
 - **Develop Action Plan for zoning amendments and submit to DHCD to maintain interim compliance**

December 31, 2024

- Initiate zoning amendments
- Hold public hearing/s
- Town Meeting action
- Submit District Compliance Application to DHCD

Action Plan Form to DHCD Submission Requirements

Identification

- Category
- Capacity
- Contacts
- Core Team Identification

Housing Overview

- Established Housing Goals/Strategies from Established Plans
- Work Accomplished to date

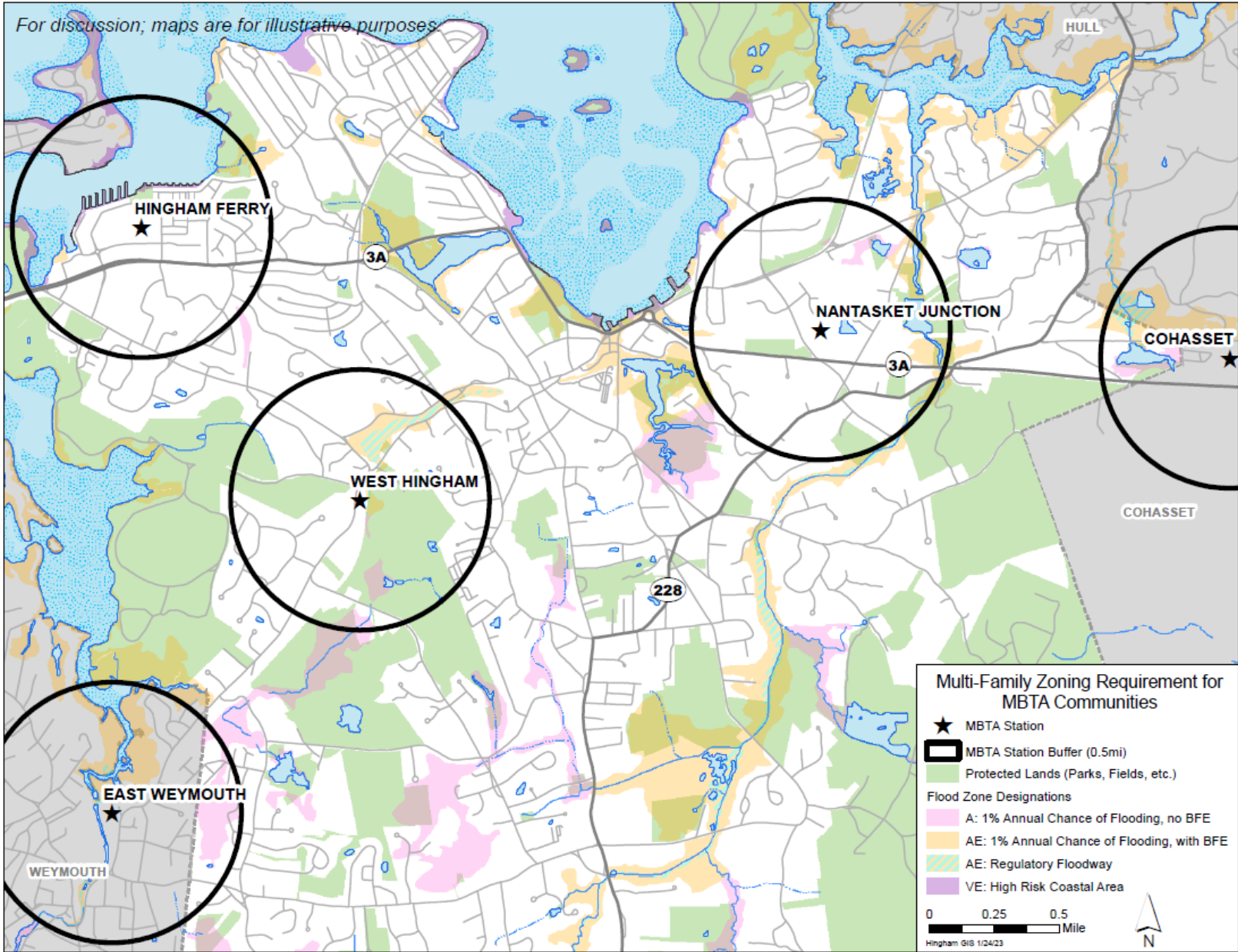
Preliminary Zoning Strategies

- Zoning Strategy (Existing, Amended, New Overlay, or New Base District)
- Identify Changes that may be Necessary
- Identify Potential District Location(s)

Action Plan Timeline

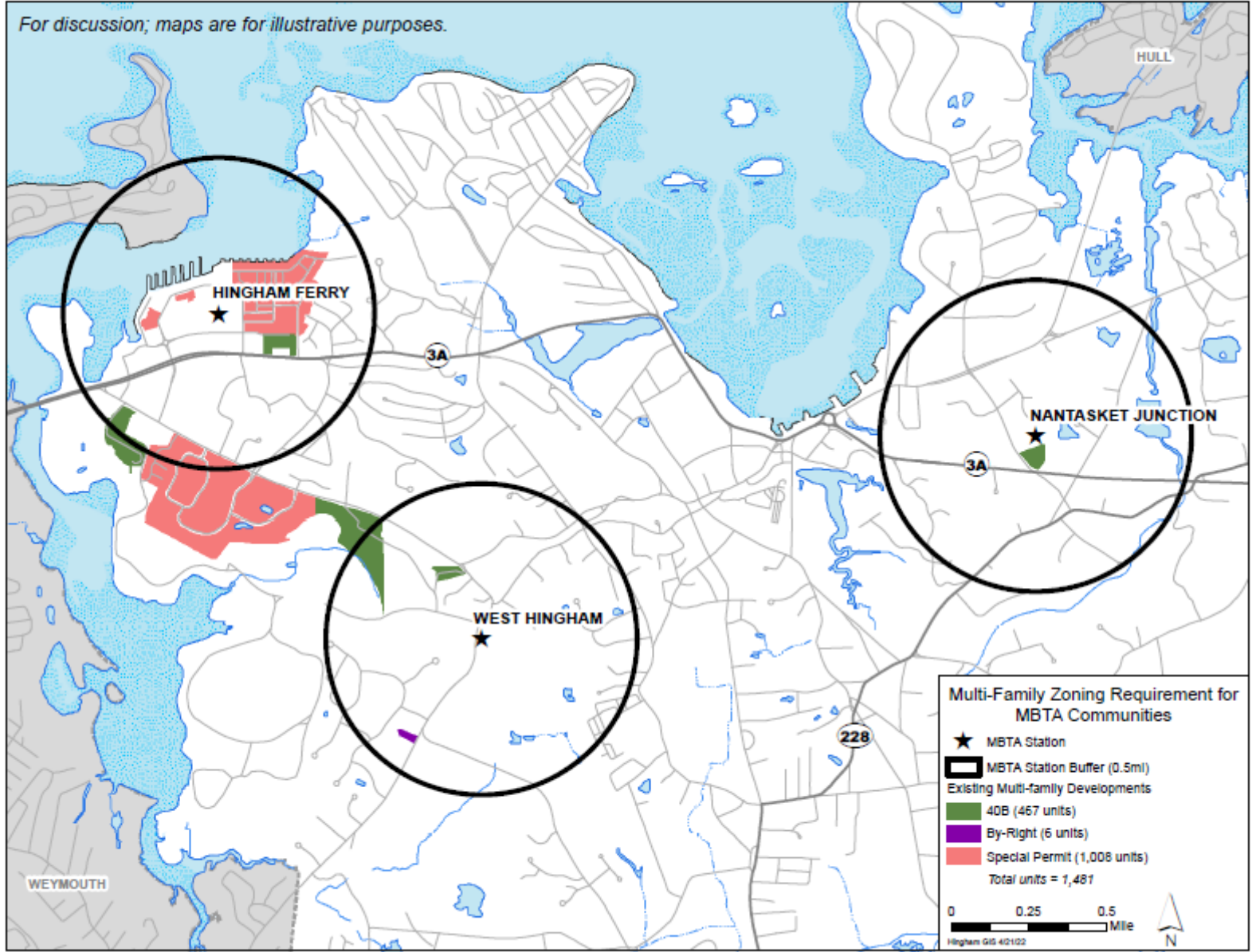
- Tasks Necessary to Amend Zoning
- Proposed Start and Finish Dates

Potential District Locations



Potential District Locations

For discussion; maps are for illustrative purposes.



Impact of Noncompliance

MGL Ch. 40A, s. 3A

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from:

- (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017;
- (ii) the Local Capital Projects Fund established in section 2E of chapter 29; or
- (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

Draft Guidelines

DHCD may, in its discretion, take non-compliance into consideration when making other discretionary grant awards.

Potential Effect on Hingham

- 2020 Housing Choice Capital Grant
- 2021 Rapid Recovery Planning Grant
- No MassWorks funding in past 5 years