



Becoming-- and remaining-- master of your community's 40B destiny: Littleton's experience

Keith Bergman

Littleton Town Administrator, Chair MAGIC sub-region of MAPC

Workshop on “Housing that Fits: Meeting the Needs of Your Community”, Saturday, January 24, 2015

Massachusetts Municipal Association 2015 Annual Meeting



Nagog Hill Orchard
Town of Littleton, Massachusetts

Littleton, MA



- Rural character, active farmland
- Developing suburb on I-495 @ Rt. 2
- 26 miles northwest of Boston



- AAA bond rating
- Population: 9,000
- Housing: 3,400 units in 2010
- Subsidized Housing Inventory: 12.52%

Housing in Littleton



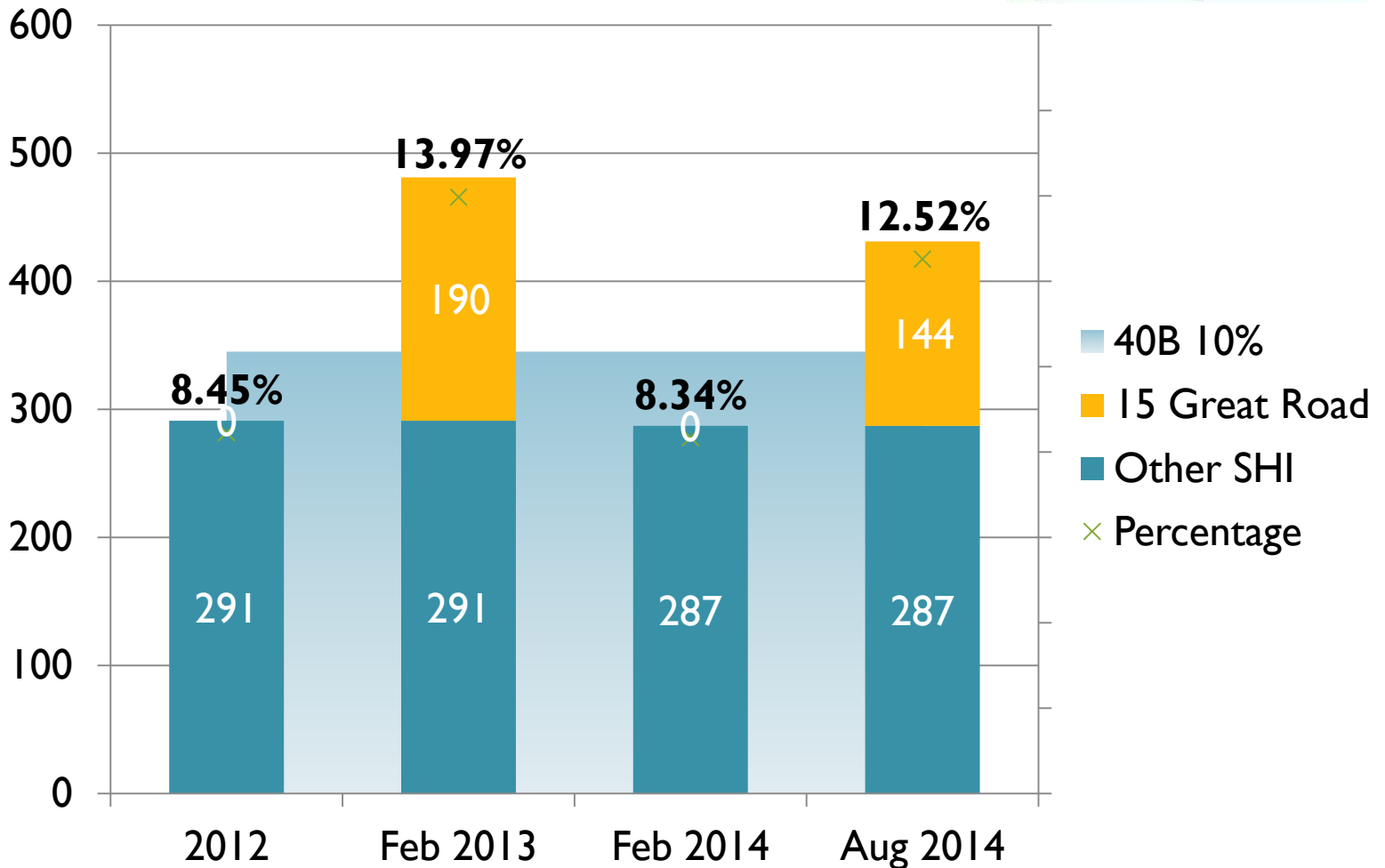
- Goals:
 - To become & remain master of 40B destiny
 - To achieve 10%, remain above *by being proactive*
- Challenges:
 - To keep countable SHI units countable
 - To keep ahead of the next U.S. Census

<u>Subsidized Housing Inventory units</u>	<u>431</u>	= 12.52%
Total housing units per U.S. Census	3,443	

Subsidized Housing Inventory



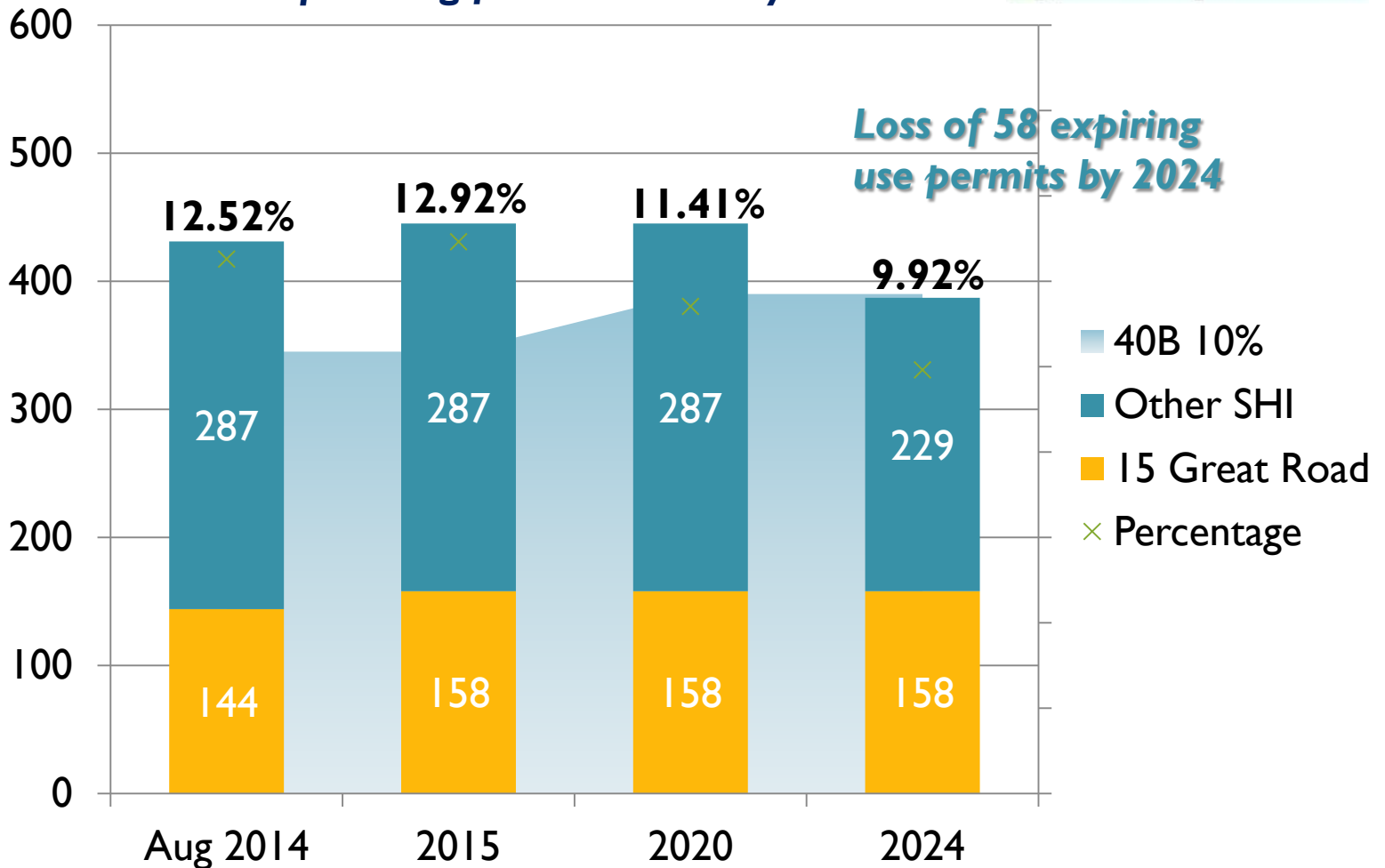
Littleton's SHI thru 2014



Subsidized Housing Inventory



Littleton planning for 2020 and beyond



Housing in Littleton



- Littleton's goal:
 - To remain master of its 40B destiny
- Littleton's strategies:
 - Housing Production Plan
 - Host Community Agreements
 - Regional Housing Services Office
 - Housing Authority Collaboration

Housing Production Plan



- 2005 production plan goals not met
 - Recession bankruptcies; project never completed
- Town undertook update of HPP in 2014
 - Contracted with MAPC to update plan
 - Public forums hosted by Housing Committee
 - Planning Board and Board of Selectmen unanimously adopted HPP, December 2014
 - DHCD approval
- HPP identifies housing needs
- HPP proposes housing goals & strategies

ADOPTED BY THE LITTLETON PLANNING BOARD AND LITTLETON BOARD OF SELECTMEN

Littleton Housing Production Plan

Funding provided by the Town of Littleton and
District Local Technical Assistance (DLTA)



Prepared for

Town of Littleton
37 Shattuck St.
Littleton, MA 01460
<http://www.littletonma.org/>

Contact: Keith Bergman, Town Administrator
Telephone: 978-540-2461
Email: kbergman@littletonma.org

Prepared by

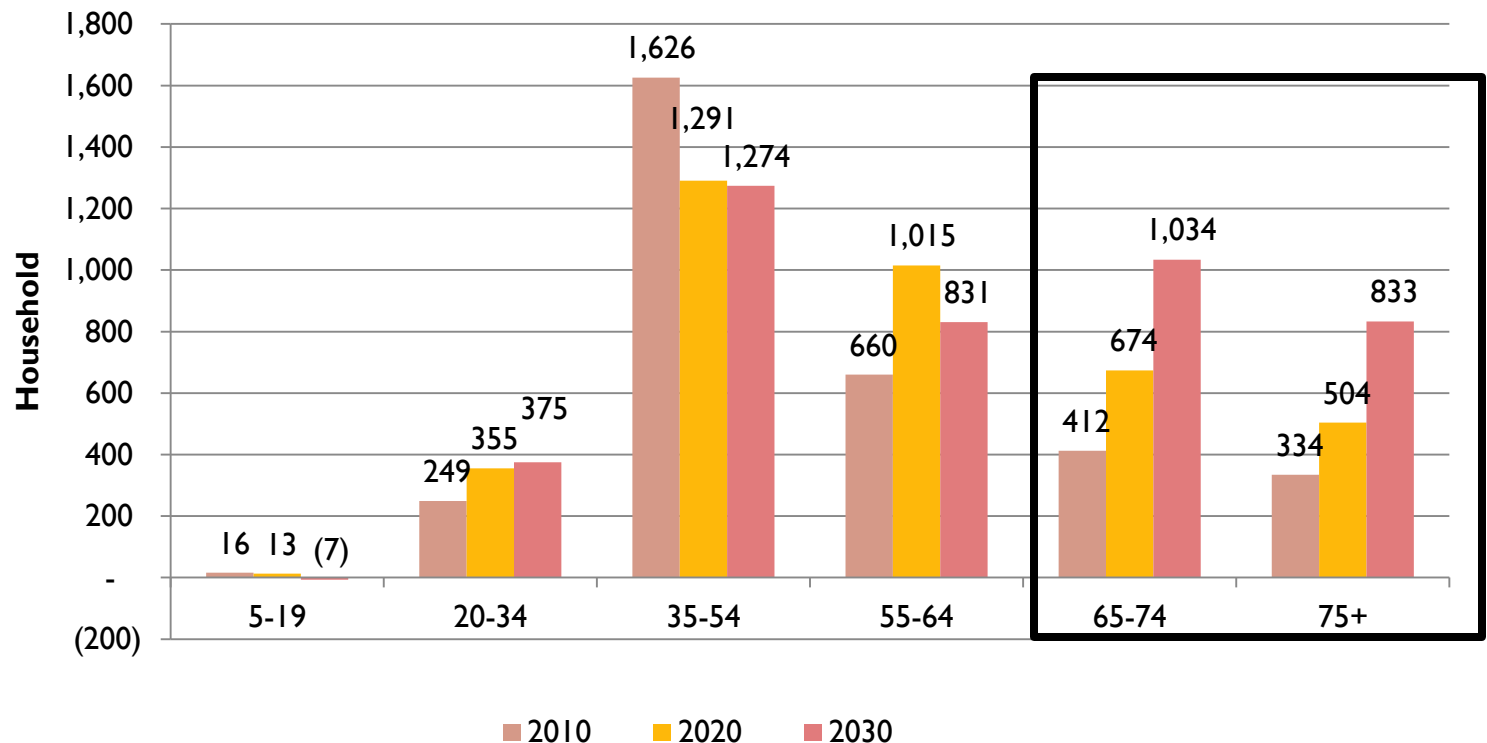
Metropolitan Area Planning Council
60 Temple Place, 6th Floor
Boston, Massachusetts 02111
Tel (617) 451-2770
www.mapc.org

November 3, 2014

Housing Needs & Demands



- Senior householders are projected to increase
Households by Householder Age, MetroFuture, 2000-2030



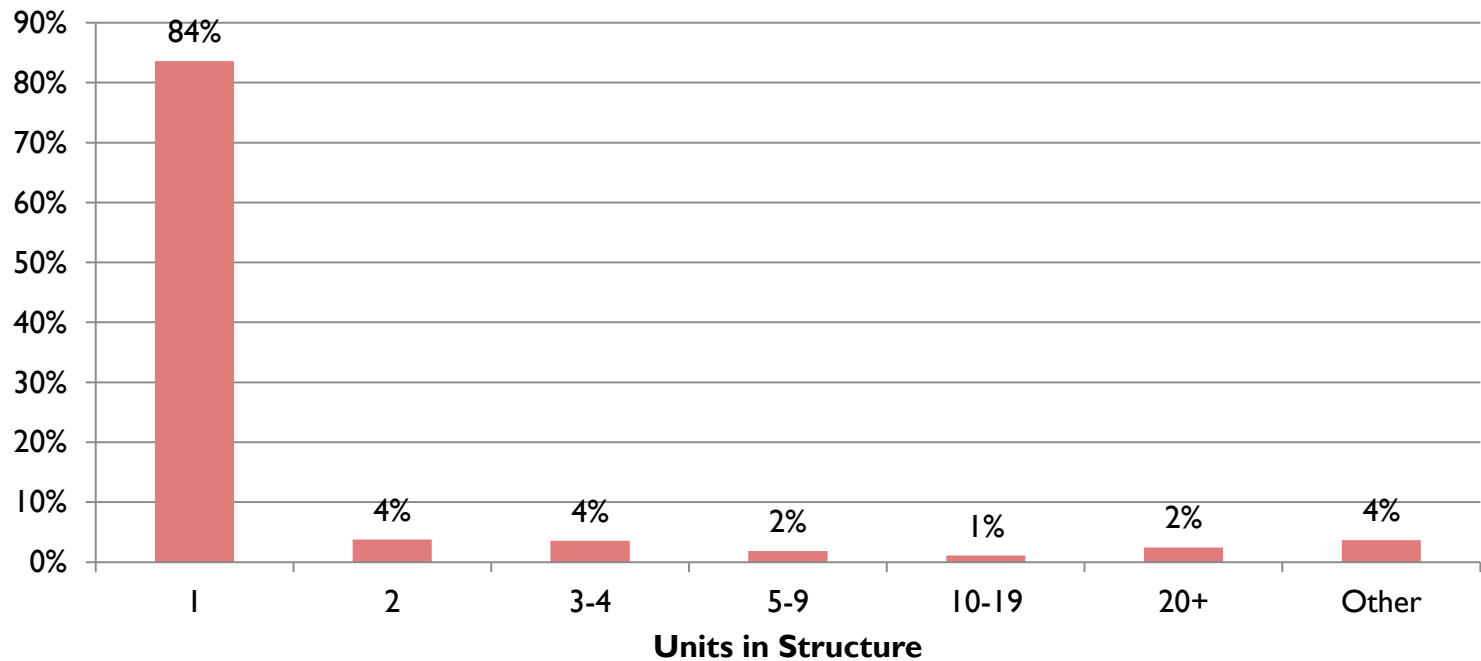
Source: U.S. Census Bureau & MAPC Projections

Housing Needs & Demands



- Housing Stock May Not Meet Future Needs

Existing Housing Units by Type



Source: U.S. Census Bureau, 2008-2012 American Community Survey

Housing Production Plan



- 1. Maintain Littleton's S.H.I. above 10% through 2020 & beyond**
 - Monitor and preserve existing affordable units
 - Promote "friendly 40Bs" as needed
- 2. Build community awareness of housing issues & activities**
 - Educate Town staff, boards, public
- 3. Address unmet housing needs through programming & development**
 - Promote programs to help seniors stay in their homes
 - Identify, promote sites for development of housing varying in type, tenure, and affordability
 - Host forum for housing developers to better understand the local housing market

Housing Production Plan



4. **Adopt zoning changes to advance affordable housing production**

- Amend Cluster Zoning bylaw to allow various housing types and require the inclusion of affordable units
- Amend Village Common District to allow mixed-use by right
- Consider an inclusionary zoning bylaw

5. **Build local capacity for housing development**

- Hire Housing Specialist with CPA funds
- Establish Affordable Housing Trust Fund
- Continue regional housing partnerships
- Work collaboratively with housing authority(ies)

6. **Promote healthy housing**

- Support healthy aging through housing location
- Connect homeowners and renters to energy efficiency/renewable energy programs and incentives

Housing in Littleton



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 - **Host Community Agreements**
 - Regional Housing Services Office
 - Housing Authority Collaboration

Host Community Agreement



- Between Selectmen and housing developer
 - Conditions for BOS support for project
 - Framework for resolving issues without litigation
- Enforceable outside of regulatory decisions
 - HCA not appealable to HAC
- SHI-countable units contractually required
- Provides Town with mitigation from developer

15 Great Road, Littleton



Wildflower Meadow

56 ownership units

14 affordable

<http://wildflower-meadow.com/>



Village Green

144 rental units

56 affordable

<http://omniproperties.com/village-green-littleton/>



Host Community Agreement



- Requires 15 Great Road 40B developer to keep 100 units as countable on S.H.I.

	Total Units	Affordable Units	HCA requires	Currently Counting
Rental	144	36		144
Owner	<u>56</u>	<u>14</u>		<u>14</u>
Total	200	50	100	156
		25%	50%	78%

- Covers future conversions from rental to ownership
- Contractual guarantee allows Town to always count at least 50% of these 200 units on SHI

HCA mitigation amounts



- 15 Great Road HCA:
 - For ZBA approval of 40B and Planning Board approval of adjacent 40A subdivision

	\$100,000	One-time payment
+	444,125	19 subdivision lots @ 4.25%
+	<u>270,000</u>	5 non-easement lots @ 8.0%
=	\$814,125	Total mitigation

- Reed Meadow HCA:

	\$92,000	4 units @ 7% of final sales price
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Mitigation in Blended CPA

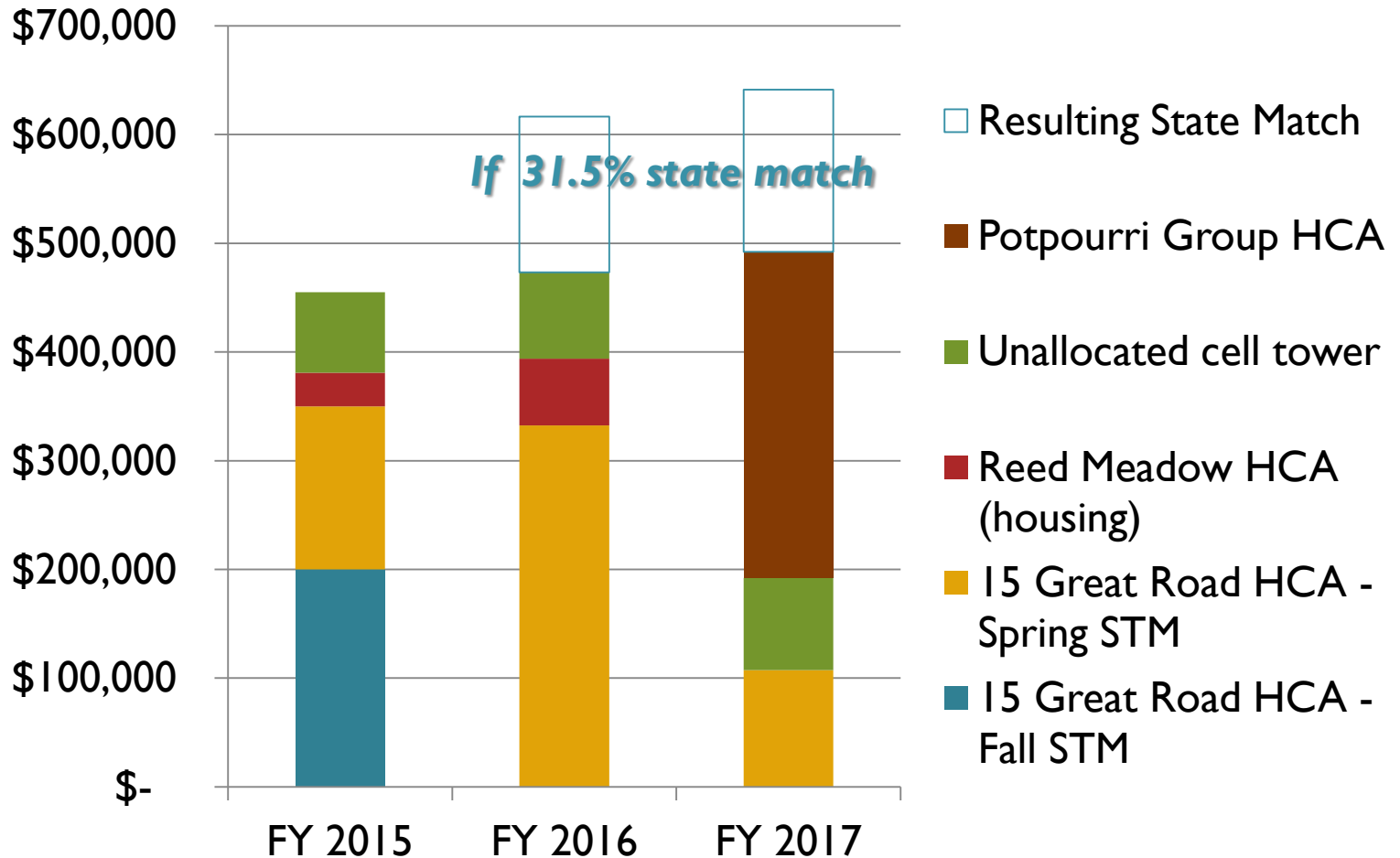


- Add mitigation funds to Blended CPA to increase base for CPA state match
- Community Preservation Act (CPA) – MGL C.44B
 - Local option statute establishes funding source for open space, **community housing**, historic resources, recreation
- Blended CPA – MGL C.44B, §3(b½) -- amended in 2012
 - Littleton adopted in 2014-- the first Town to do so
- Blend of CPA property tax surcharge, municipal revenues
 - If surcharge at least 1%; add local revenues to reach 3% equivalent
 - *Option for all municipalities except 75 already at 3% surcharge*
- Additional municipal revenues could include:
 - **Linkage fees and inclusionary zoning payments** [i.e., host community agreement mitigation payments]

Blended CPA in Littleton



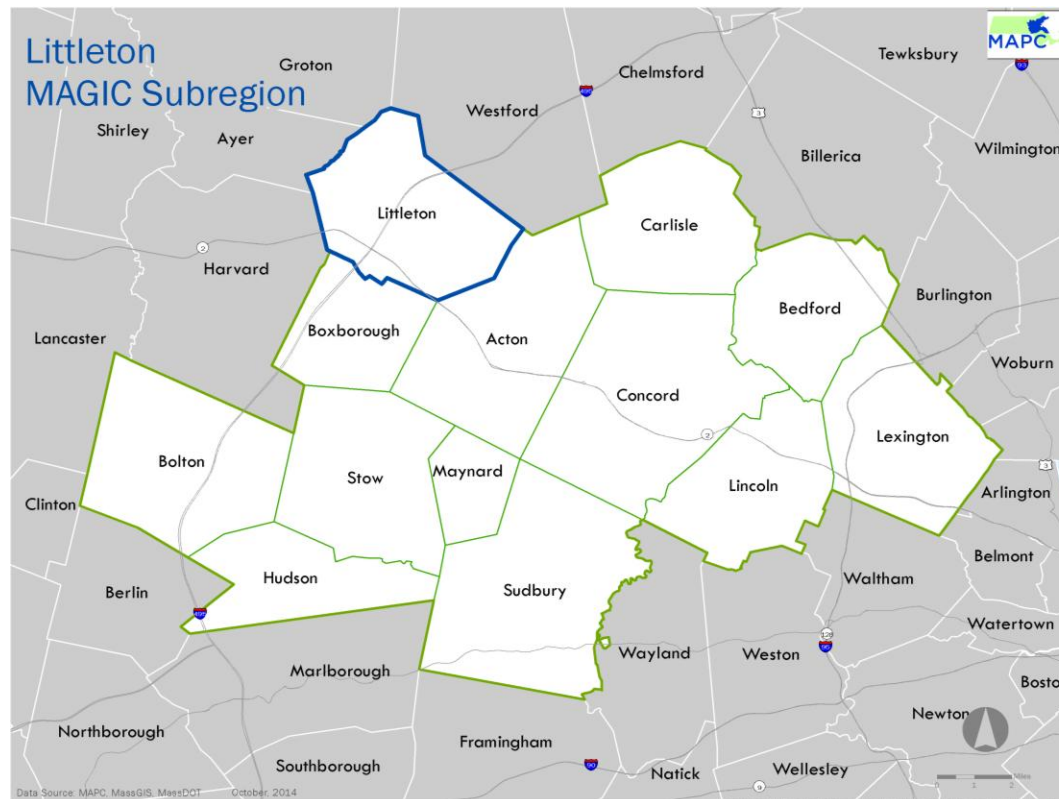
Additional Municipal Revenues to add to CPA



Housing that fits



- Regional Housing Services
- Housing Authority Collaboration
 - *In the MAGIC sub-region of MAPC*

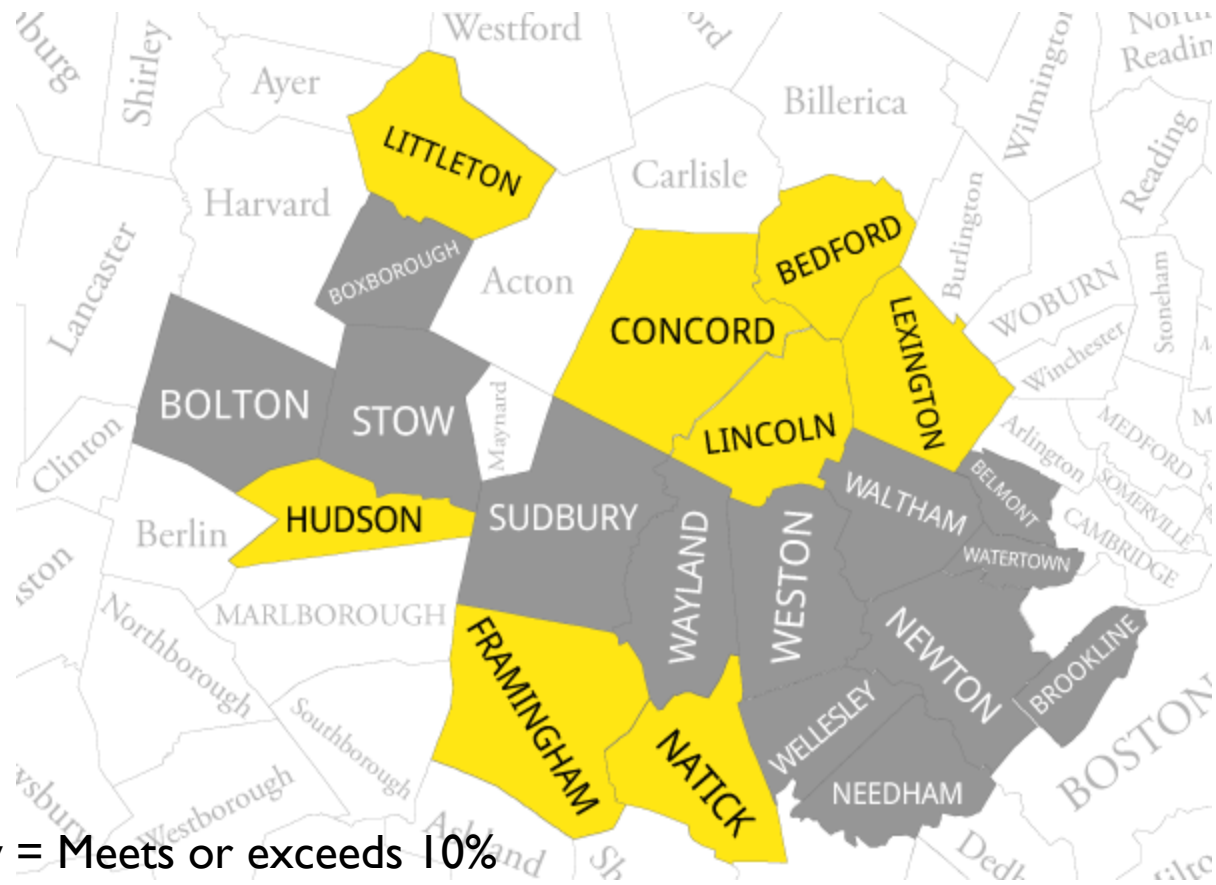


Regional Housing Services



- Preserve existing Subsidized Housing Inventories
 - Create central repository of legal documents
 - Annual compliance monitoring of affordable units
- Provide support for local affordable housing efforts
 - Support for Town staff, boards
 - Community outreach, planning
 - Locating eligible buyers, renters
 - Assist Towns with particular development projects
- Regional Housing Services in MAGIC subregion
 - Sudbury, Acton, Bedford, Concord, Lexington began RHSO
 - Hudson, Boxborough, Bolton, Littleton, Stow - joint procurement of services from Metro West Collaborative Development

Getting to 10%



Yellow = Meets or exceeds 10%

Grey = On the way to 10%

Housing authority collaboration



- Identify core group of housing authorities, host towns to explore ways to work better together
 - DLTA-funded project conducted by MAPC
 - MAGIC towns of Littleton, Acton, Hudson, Stow, Sudbury; plus Groton, Westford
- Demonstrate how housing authorities can collaborate
- Identify collaboration opportunities between housing authorities and their host communities
- Build relationships between municipalities and housing authorities
- Develop model others in the State to follow

Housing authority collaboration



- Potential opportunities for collaboration
 - Procurement of services, products, supplies
 - Snow & ice removal / DPW
 - Human resources / personnel function
 - Capital improvements and planning / PMBC
 - Legal Services – regional attorney, Town Counsel
 - Management Information Systems/ Technology
 - Code Enforcement, inspectional services
 - Tenant Services
 - Explore Family Self Sufficiency & Resident Services Program

Housing in Littleton



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Housing that fits



- For more information

<http://www.littletonma.org/housing>

- Littleton Housing Production Plan
- Host Community Agreements
- Blended CPA policy, presentation

Contact:

Keith A. Bergman, Town Administrator
37 Shattuck Street, Littleton, MA 01460

kbergman@littletonma.org

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