

# housing production plans

envisioning your community's  
housing future



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# what is a hpp?

## 40B is a 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 and other  
development.

## housing production plan

## reasons to draft a hpp



### **meet local housing need**

Address a range of unmet housing needs in your community.



### **proactively influence development**

Guide the type, amount, and location of housing.



### **comply with chapter 40B**

Work to meet the State goal of 10% affordable housing.

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?**

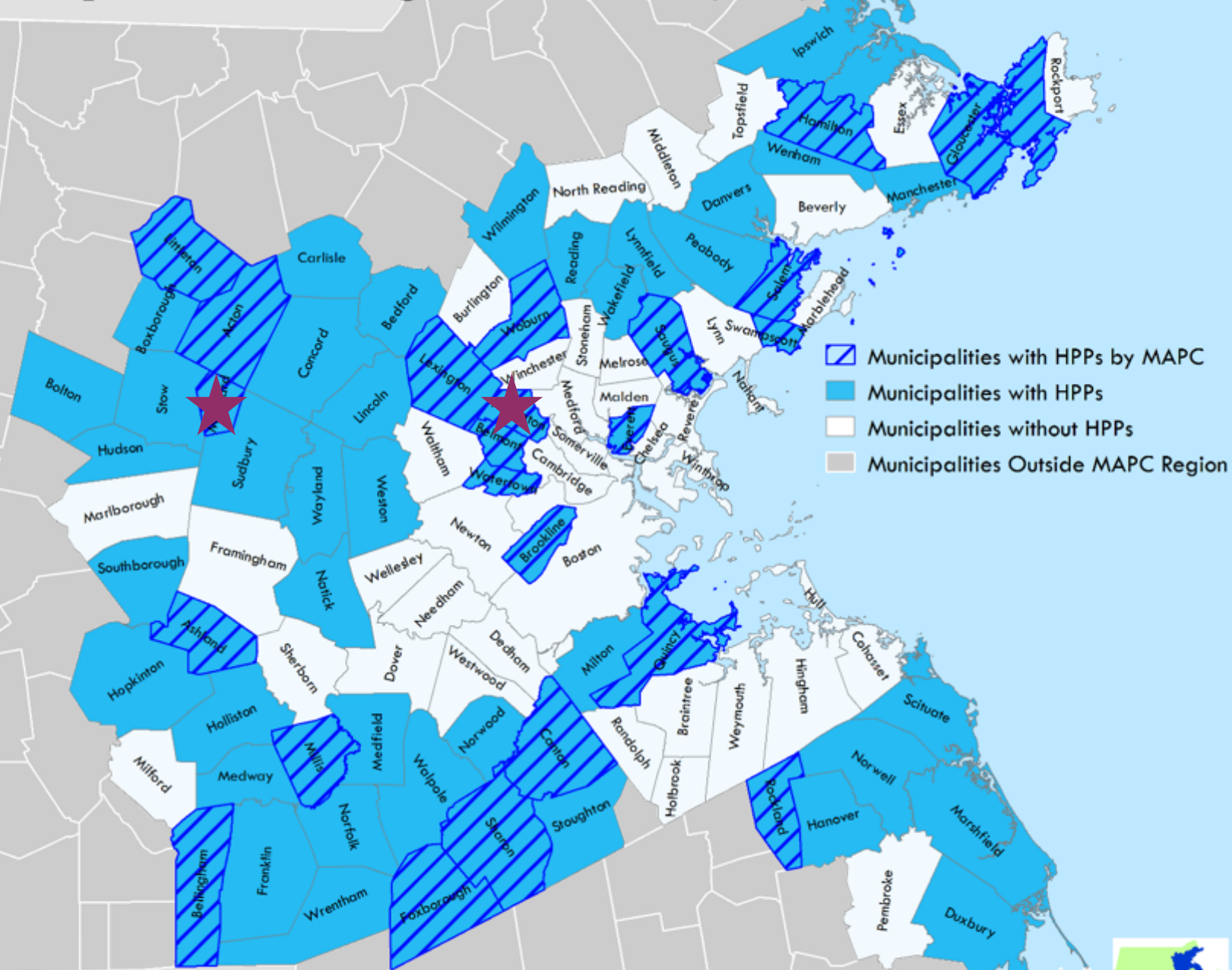
05

Strategies to  
achieve  
housing goals

**how?**



# MAPC Municipalities with Housing Production Plans (HPPs)



Data Sources: MAPC, MassGIS, EOHEd  
Date: April, 2017

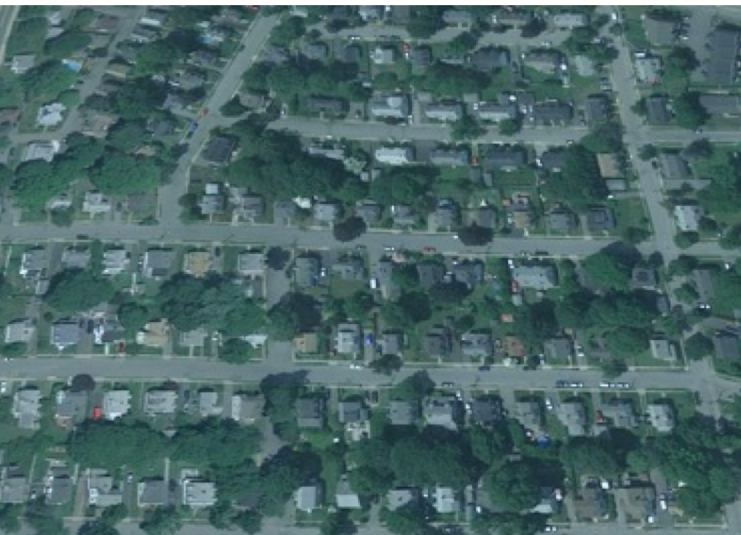
Document Path: K:\DataServices\Projects\Current Projects\Housing Production Plans\all municipalities\Project Files\HPP\_Map\_2017.mxd





## Town of Arlington

- 5.5 square miles, 8 miles north of Boston
- Higher density suburb, extensively developed, new growth will be primarily infill and redevelopment
- Population of 42,844, projected to increase
- Half of housing is multifamily
- Housing costs at all time high
- 5.64% SHI
- Median household income is nearly \$90,000
- Nearly a third of households are low income



## Town of Maynard

- 5.4 square miles, 25 miles west of Boston
- Moderate density, some vacant and developable land
- Population of 10,106 representing modest growth after some decline in the 2000s, projected to increase
- 70% of housing is single-family
- Rising housing costs, but still down from 2005 and on the lower side for the region
- 8.33% SHI
- Median household income is just shy of \$80,000
- More than a third of households are low income

## process



### **timeline**

Approximately  
1 year



### **data**

Existing conditions  
and projections

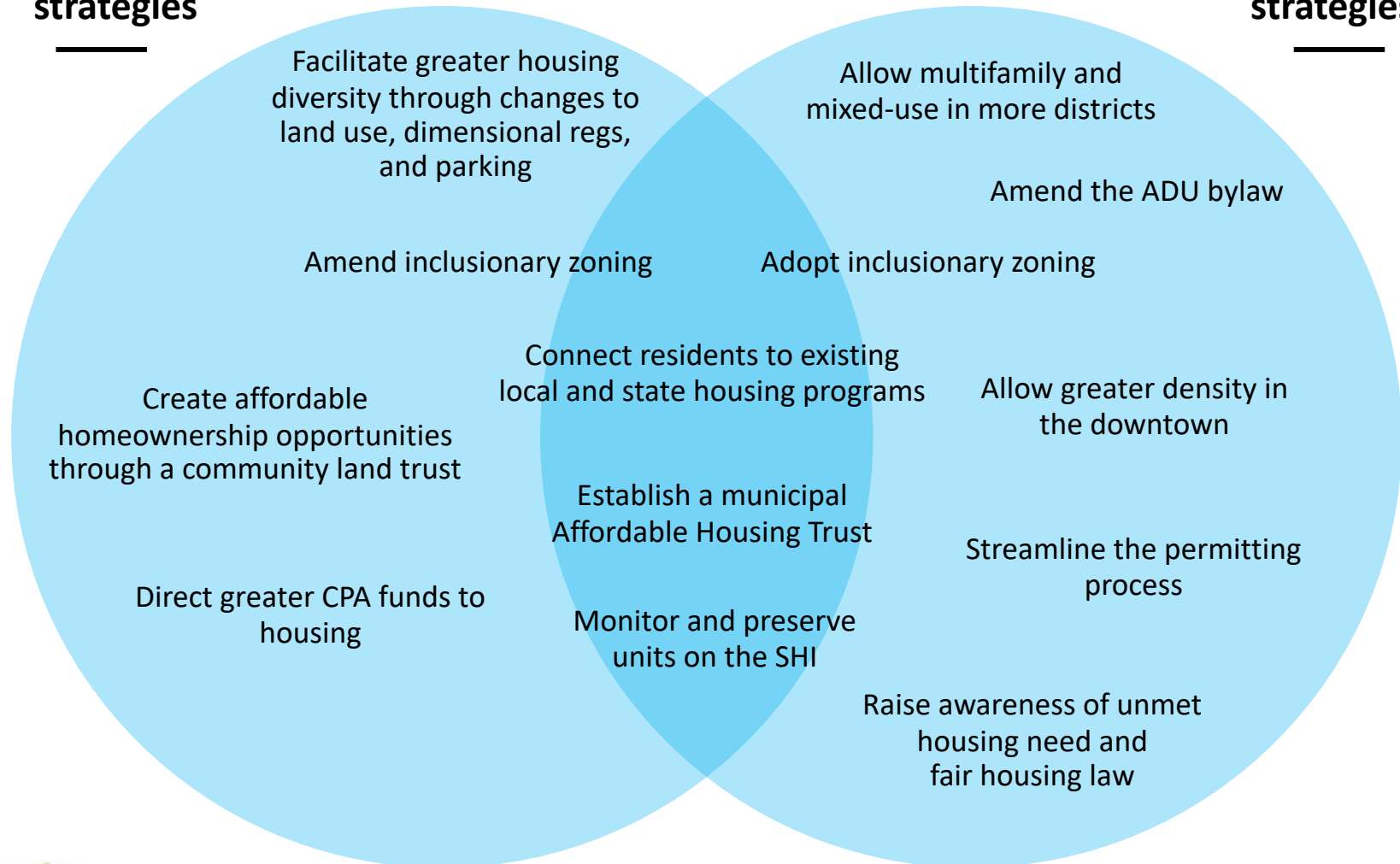


### **engagement**

Local advisors and  
resident input

## Arlington strategies

## Maynard strategies





# 「discussion」

## contact

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