



# Accelerating Housing Supply: Local Leadership for a Statewide Goal

Room 107A



CONNECT **351**



# Accelerating Housing Supply: Local Leadership for a Statewide Goal

MMA Connect 351  
Workshop Session 2

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**NORTHERN  
MIDDLESEX  
COUNCIL OF  
GOVERNMENTS**  
SERVING THE REGION SINCE 1963

# Workshop Agenda

**3:30 Welcome & Introductions**

**3:35 Massachusetts Policies, Plans & Tools**

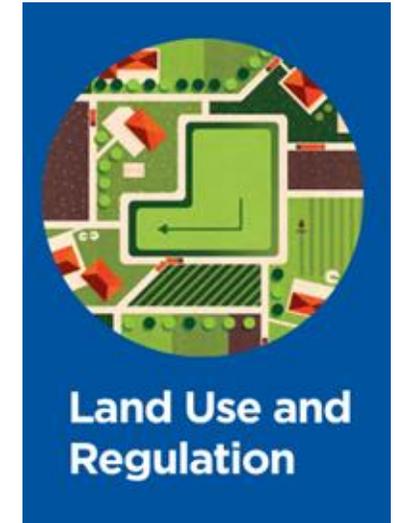
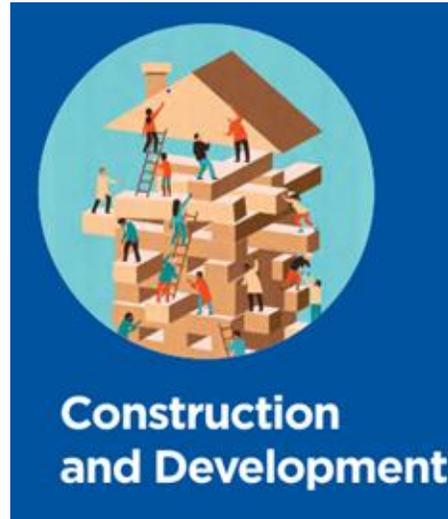
**3:40 Housing Planning & Implementation Process**

**3:45 Part 1: Pair & Share + Group Discussion**

**4:05 Part 2: Pair & Share + Group Discussion**

**4:25 Q&A & Wrap-Up**

# Housing Supply Accelerator Playbook and Model



Collaboration and Partnership explains the Housing Supply Accelerator partnership framework and how to launch a local HSA.

The Playbook provides Menus of Options with Tips and Case Studies.





# 13 Strategies to Support Construction and Development

Click the arrows → to advance to a strategy.



**1** Engage local housing stakeholders and refine goals for local housing supply.



**2** Identify gaps, obstacles and opportunities in building permit processes.



**3** Review internal operations, organizational structure and management to ensure project reviews and permitting procedures are efficient and timely.



**4** Evaluate, improve and streamline the city's development process.



**5** Facilitate the development of small-scale residential projects.



**6** Promote and facilitate infill development.



**7** Minimize discretionary reviews.



**8** Expedited or streamlined processes in high-priority housing development areas.



**9** Take inventory of available land supply.



**10** Facilitate housing development on public and privately owned land.



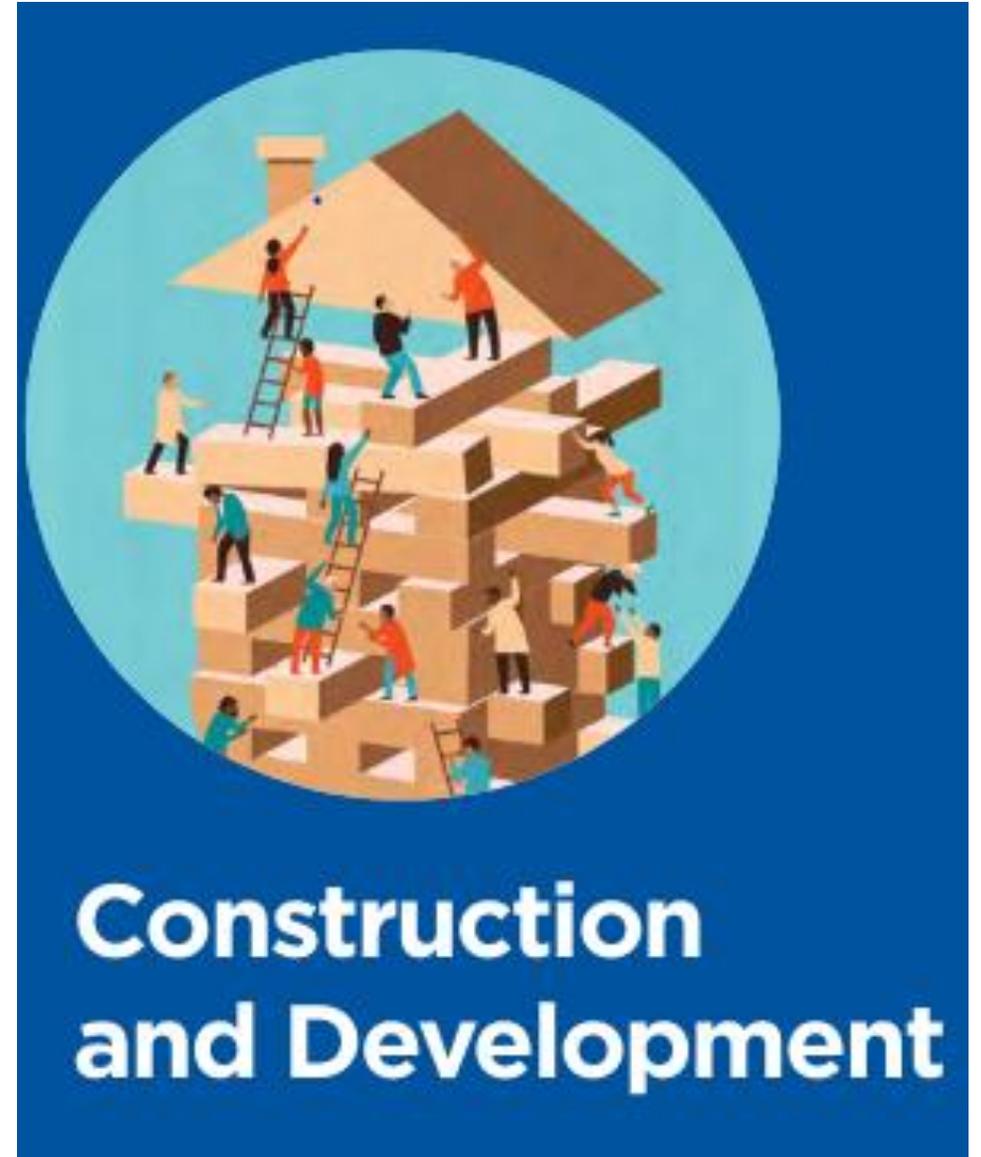
**11** Create programs to support new and emerging small-scale developers.



**12** Adopt innovative residential construction technologies.



**13** Partner with organizations promoting careers in residential construction.



# 17 Strategies to Support Financing Housing Supply

Click the arrows → to advance to a strategy.



1 Develop a funding strategy.



2 Use federal housing funding.



3 Use state housing funding.



4 Leverage federal infrastructure funding.



5 Use FEMA funding for disaster resilience.



6 Use FEMA funding for post-disaster rebuilding.



7 Investigate intercommunity collaboration for housing planning and financing.



8 Leverage public-private partnerships.



9 Partner with financial institutions.



10 Use proven gap financing strategies.



11 Explore alternative financing strategies.



12 Explore housing policy levers.



13 Convene financial institutions on small scale multifamily development.



14 Convene financial institutions on weatherization and climate adaptation.



15 Convene financial institutions on cooperative or shared equity housing models.



# 14 Strategies to Guide Land Use and Regulations

Click the arrows → to advance to a strategy.



**1** Plan for increased housing supply.



**2** Create enhanced housing elements of comprehensive plans and housing action plans.



**3** Initiate education, outreach and engagement campaigns on zoning and local housing supply challenges.



**4** Take inventory of zoning regulations and other pertinent land use policies.



**5** Explore how to update zoning districts to promote housing supply.



**6** Update restrictive lot, building form, context requirements and design standards.



**7** Analyze and update property use regulations.



**8** Facilitate housing supply into new plans for downtown and suburban redevelopment.



**9** Take a more flexible approach to nonconforming uses.



**10** Speed or streamline processes for housing development review and approval.



**11** Update building codes to meet evolving community needs.



**12** Use regulatory and policy tools to preserve and improve existing housing options.



**13** Identify existing housing and other areas susceptible to climate hazards.



**14** Strategically coordinate land use regulations.



## Land Use and Regulation



# **Massachusetts Plans, Policies, Tools**

# *Accelerating Housing Production*

## *Local Leadership for a Statewide Goal*

Dana LeWinter

Massachusetts Housing Partnership

Chief of Public and Community Engagement



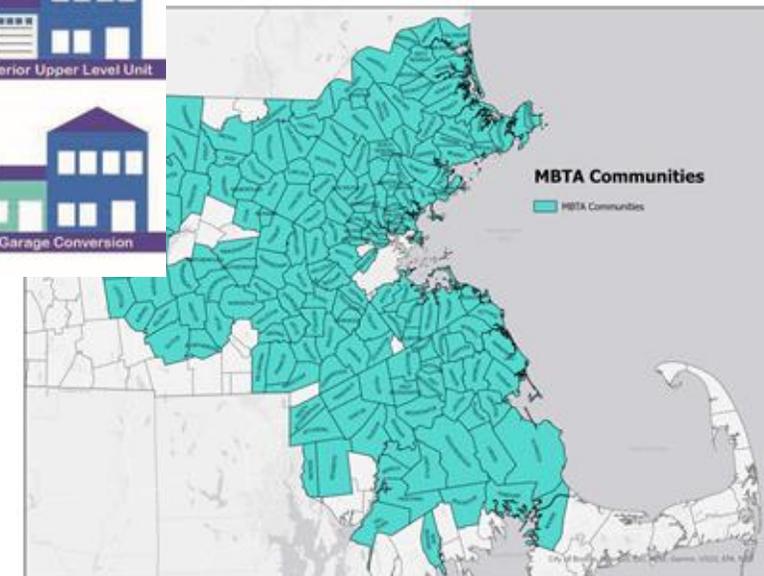
# A HOME FOR EVERYONE

STATEWIDE HOUSING NEEDS ASSESSMENT

## State Plans and Policies



UNLOCKING HOUSING PRODUCTION COMMISSION



*Start with getting to  
know your community*



DataTown

community info • one place



**RESIDENSITY**



Housing Navigator  
Massachusetts

MHP



# *Collaboration and Partnerships*



# *Construction and Development*



# Finance



**Community  
Preservation Coalition**

*Preserving our past. Building our future.*



Massachusetts Association of Community Development Corporations



# *Land Use and Regulations*



# Thank you!

## Helpful links:

Our website:

[www.mhp.net](http://www.mhp.net)

Housing Toolbox:

[Housingtoolbox.org](http://Housingtoolbox.org)

Residency:

[residency.mhp.net](http://residency.mhp.net)

DataTown: Key housing and demographic data for municipalities

[www.mhp.net/DataTown](http://www.mhp.net/DataTown)

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# **Housing Planning & Implementation Process**

# What's in a Housing Plan?

## Comprehensive Needs Assessment

- Including projections, analysis, resources, and constraints and limitations

## Housing Goals

- Include a quantitative goal of number of subsidized units

## Implementation Strategies

- Include desired characteristics, specific locations, potential zoning changes, and regional collaborations

**Introduction**

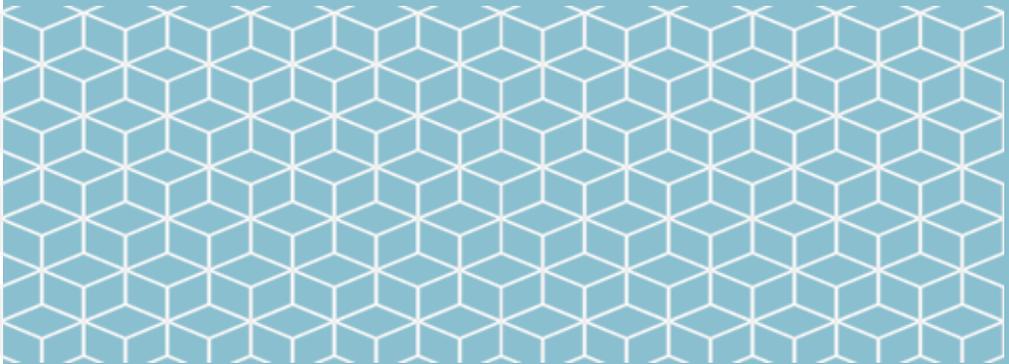
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**Comprehensive Needs: People & Population**

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is growing, but...  
holding relative...  
Although income d...  
be as easily adjust...  
median income, it...  
number of household...  
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steadily between 6,4...  
last ten years, while...  
\$150,000 or more h...  
1,800 to 5,460.  
This change in th...  
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households increa...  
or it could repres...  
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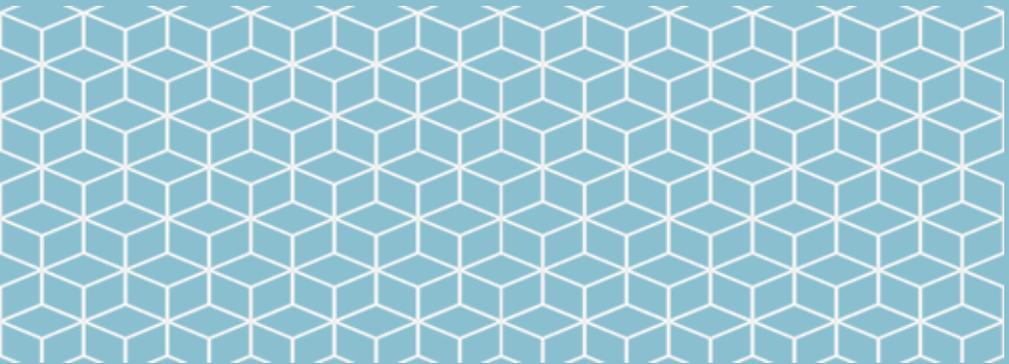
# Implementation: From Insight to Action

- Assess needs
- Develop quantitative targets
- Prioritize strategies
- Evaluate progress through key metrics



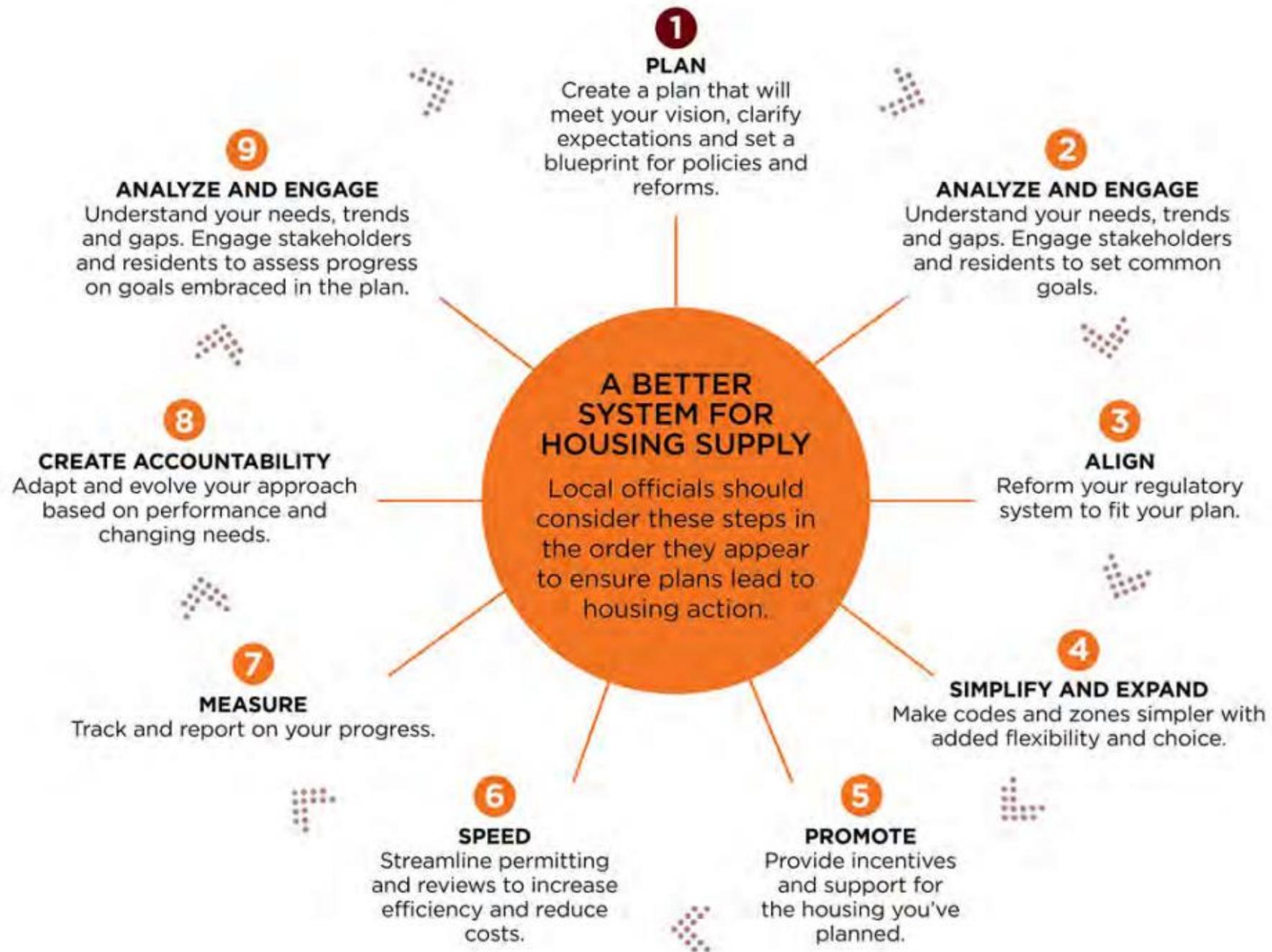
# Strategies: Modernizing Permitting

- Audit current processes
- Reduce duplicative steps
- Provide transparent applicant materials (to the public)
- Utilize checklists and master pathways



A 3D rendering of numerous white house models of various sizes and orientations scattered across a white surface. The houses are simple, boxy structures with gabled roofs. In the center of the scene, one house stands out with a bright red roof. The lighting is soft, creating subtle shadows on the ground.

# **Developing a Local Housing Playbook**



# **Your Community Snapshot**

**Ground your strategy in current conditions**

**A. Current housing production status**

**B. Local needs and pressures**

**C. Barriers currently limiting production**

# The Housing Production Continuum

Determine what stage of the continuum your municipality is in based upon existing conditions, determine your goals, and then decide what strategic actions you can take.

- **Stage 1: Foundation & Alignment**
- **Stage 2: Enabling Policy Framework**
- **Stage 3: Sites, Infrastructure & Readiness**
- **Stage 4: Partnerships & Financing Pathways**
- **Stage 5: Delivery, Accountability & Outcomes and Implementation**

# Strategic Actions

**Short-Term Actions (0–12 months)**

**Mid-Term Actions (1–3 years)**

**Long-Term Actions (3+ years)**

# Resources to Mobilize

What staffing, data, partners, funding, and state support are needed to mobilize your strategy?

- Internal resources you can leverage
- External partners to activate
- State policies, programs, and technical assistance

# From Planning to Creating Homes

- **Timeline and Milestones**
- **Measuring Progress and Success**
- **Communications and Engagement**
- **Commitment**

# THANK YOU!

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