

FALL TOWN MEETING 2020

Inclusionary Zoning Bylaw

Presentation Outline

- Background - IZB v. 40B
- Walpole's IZB
- FAQs

Inclusionary Zoning Overview

- M.G.L. Ch. 40B requires that a community provide at least 10% of its housing stock as affordable housing units.
- By requiring developers **to keep pace** with Ch. 40B requirements, the town is able to more effectively produce affordable housing units eligible for inclusion on the Subsidized Housing Inventory.
- IZB is how towns can take back local control over affordable housing development

Recent Housing Developments:

Pennington Crossing*- 2017 • 186 Units

The Commons at Walpole Station - 2018 • 192 Units

Liberty Station at Walpole Center - 2018 • 152 Units

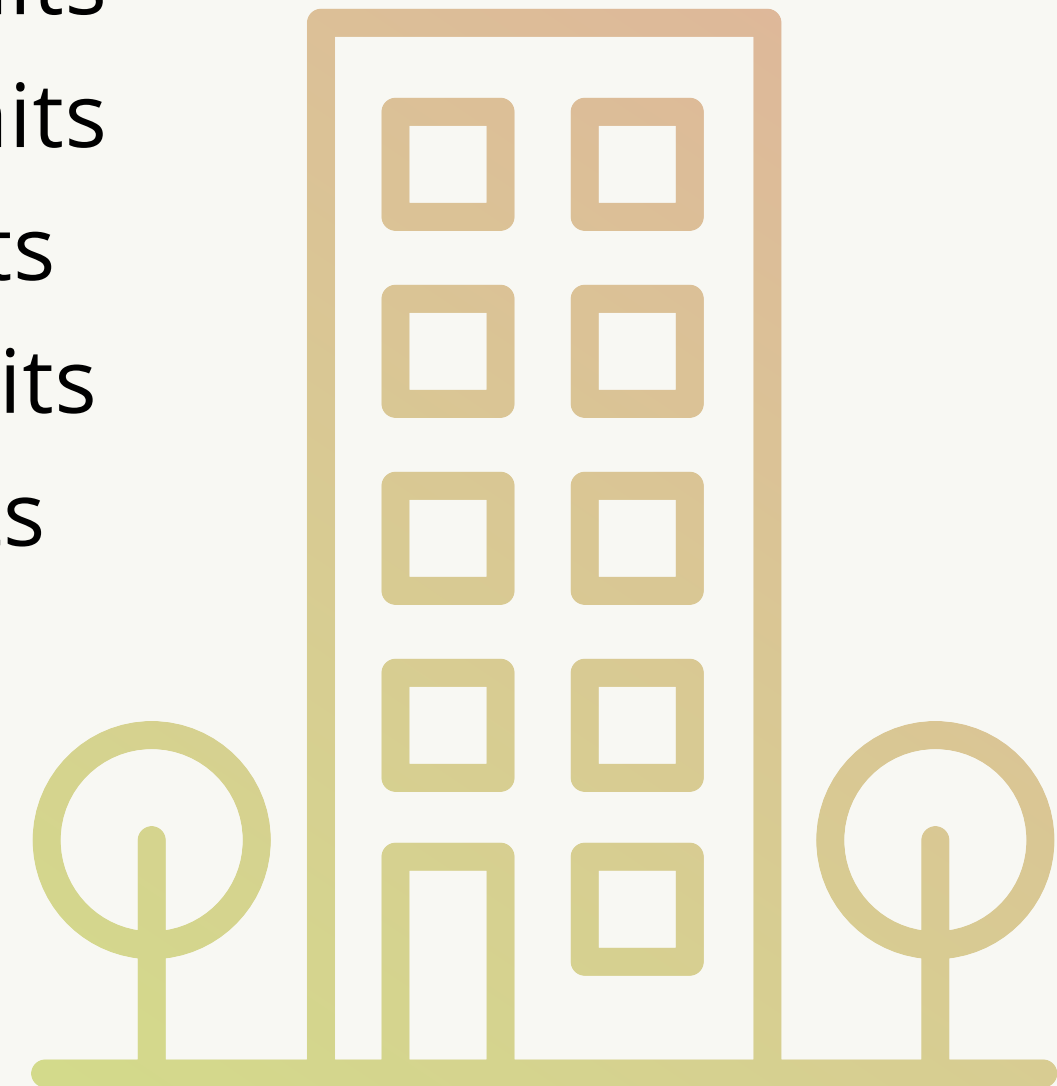
Burns Avenue (40B) - 2019 • 32 Units

Summer Street (40B) - 2019 • 300 units

Dupee Street - 2020 • 12 units

Moosehill Road - 2020 • 8 units

*approved prior to 10% affordable requirement



Permitting Requirements by Application Type:

Modern	40B Application	Inclusionary Zoning Application
Common Projects	Large modern apartment complexes	Variable based on zone and site conditions
Multi-family housing	Allowed in any zoning district, including Rural and Industrial Districts	Only allowed where zoning currently allowed
Affordability	25% if affordable at 80% AMI --- or --- 20% if affordable at 50% AMI	10-15% sliding scale depending on project size; does not apply to projects with 5 units
Permitting Body	Massachusetts DHCD & Walpole ZBA	Walpole ZBA
Zoning Waivers	Local zoning bylaws do not apply.	All existing local zoning regulations apply. Partial waivers from some standards allowed by Special Permit if public benefit provided.
Permitting Process	By passes all local boards and commissions	Must follow all local permitting/review processes
Denied Projects	Appeals to the Housing Appeals Committee - 99% decisions side with developer	Follow standard 40A appeal in land court/superior court. Local boards have broad discretion to deny special permits.



Under 40B - Multi-Family buildings can go in ANY zoning district

- Under IZB multifamily buildings can go ONLY where already allowed by zoning
- 40B introduces new uses to neighborhoods and can dramatically increase the density of the neighborhood and introduce new building typologies
- IZB allows units to be built within existing character/scale/uses

40B Project Case Study
Example

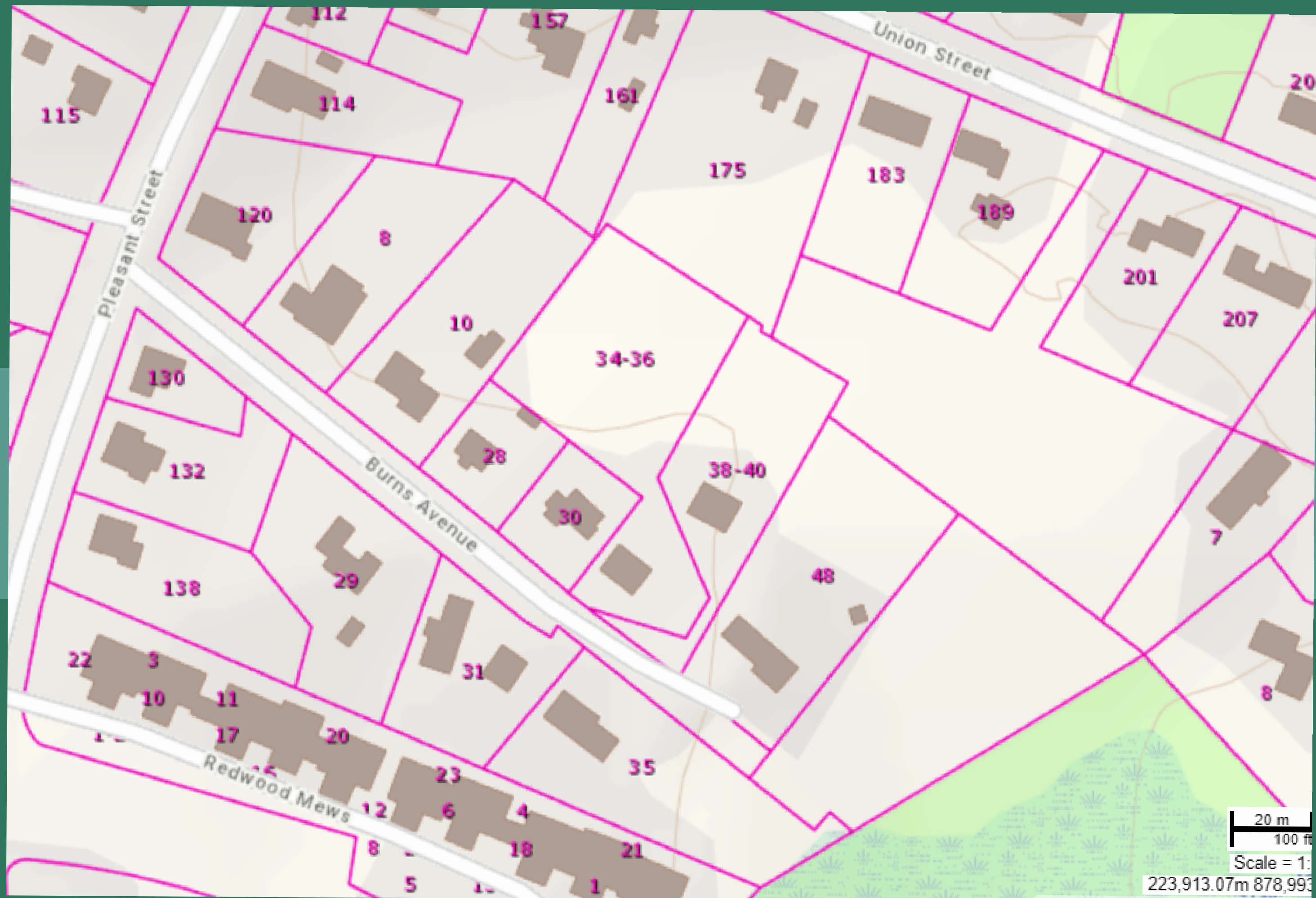






**45 units on a 21,291
SF, 0.48 acre parcel**

East Elevation





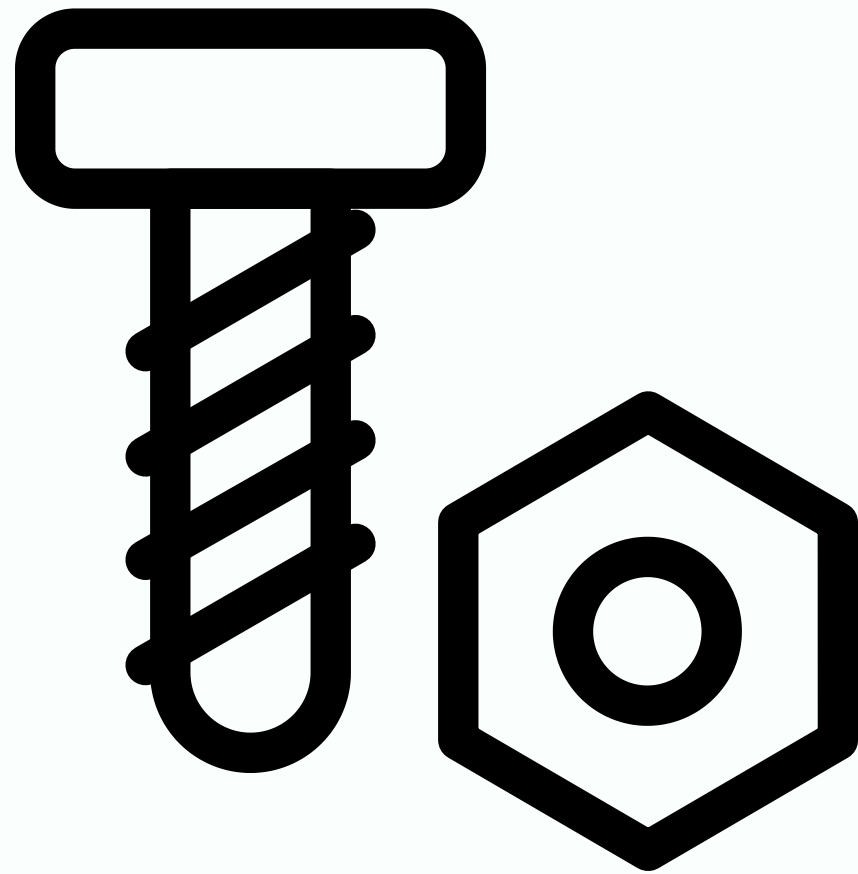
Warrant Article - IZB

Walpole's draft IZ Bylaw requires that every proposed development project with six (6) or more dwelling units must also include affordable housing units. Units must be provided in accordance with the following schedule:

6-12 Units 10% Affordable

13-20 Units 12.5% Affordable

21+ Units 15% Affordable

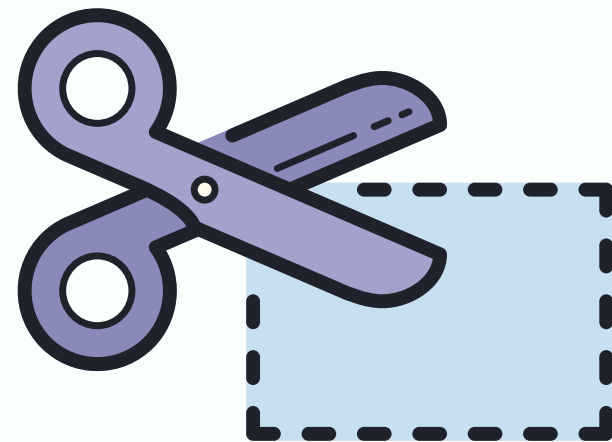


Warrant Article - IZB

- Pro-Rata Fees for Partial Unit Requirements
- Reduced Minimum Lot Size for Affordable Units
- Setback & Buffer Waiver Option for Better Site Design
- Setback Waiver adj. to existing single family homes not allowed
- Reduction in Parking Requirements for Affordable Units
- Reduction in Overall Parking Requirements if located near the T and providing Transit Benefit (shuttle, T-passes, Ride/Car Share parking)

FAQs

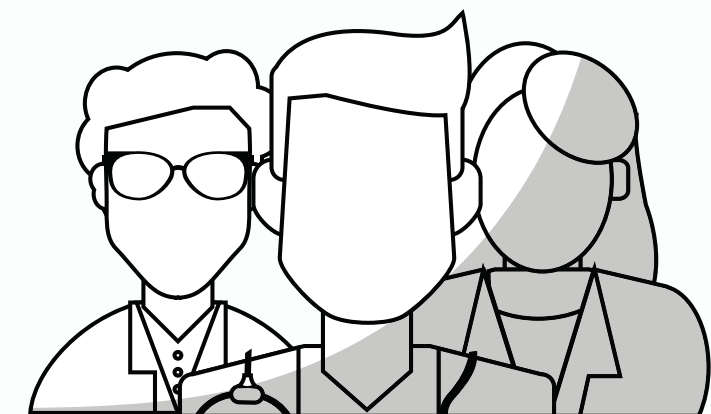
WHAT DO YOU MEAN
75% WAIVER FOR
LOT SIZE?



WHAT IF WE GET
OVER 10%?



HOW DOES THIS
HELP **WALPOLE**
RESIDENTS?



Explain this lot size waiver thing...



Look at existing conditions

District	Base District	Existing Conditions	
	Minimum Lot Size	Average Lot Size	Median Lot Size
Park, School, Recreational, and Conservation	40,000	No lots in Res Use	
Rural	40,000	61,160	41,199
Residence A	30,000	30,203	28,200
Residence B	20,000	22,372	20,026
General Residence	15,000	11,240	10,370



Explain this lot size waiver thing...



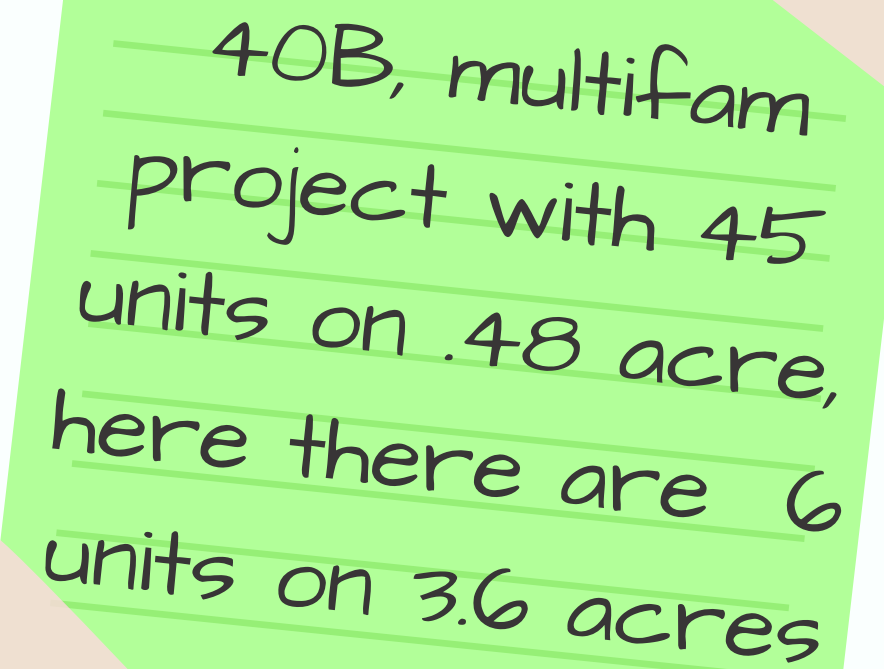
Develop regs that take into consideration existing built environment/character of neighborhoods



**In Res A, the Median lot size is 28,200 sf.
Under the IZB, the average lot size will be 26,250 sf under a 6 unit (single family only allowed use) development...A difference of 1,950 SF**

Explain this lot size waiver thing...

**Minimum lot size
required to develop under
IZB in Res A:
150,000 sf + 7,500 =
157,500 sf or 3.6 arce
parcel**



40B, multifam
project with 45
units on .48 acre,
here there are 6
units on 3.6 acres

Res A - Average lot size 30,203/Median 28,200

Explain this lot size waiver thing...

Lets look at a 16 unit subdivision:

Zoning District: Residence A – 30,000 s.f. per unit – on sewer

Development Program: Single Family Homes (only allowed use)

Site: 10 Acres (435,600 s.f.)

Conventional Base Yield: 14 units

Affordability Requirement: 12.5% - 2 units

1. Aff. Lot Size Requirement: $7,500 (2) = 15,000$ s.f.
2. Market Rate Lot Size Requirement: $30,000 (12) = 360,000$ s.f.
3. Adj. Total Lot Area Requirement: 375,000 s.f. of 435,600 s.f.
4. D Lot Area Requirement: 60,600 – enough for 2 bonus units
5. Adjusted Base Yield: 16 units

$$\text{Lot Size Equation: } \frac{14 (30,000) + 2(7,500)}{16} = 26,250 \text{ s.f. min lot}$$

Explain this lot size waiver thing...



**Minimum lot size required
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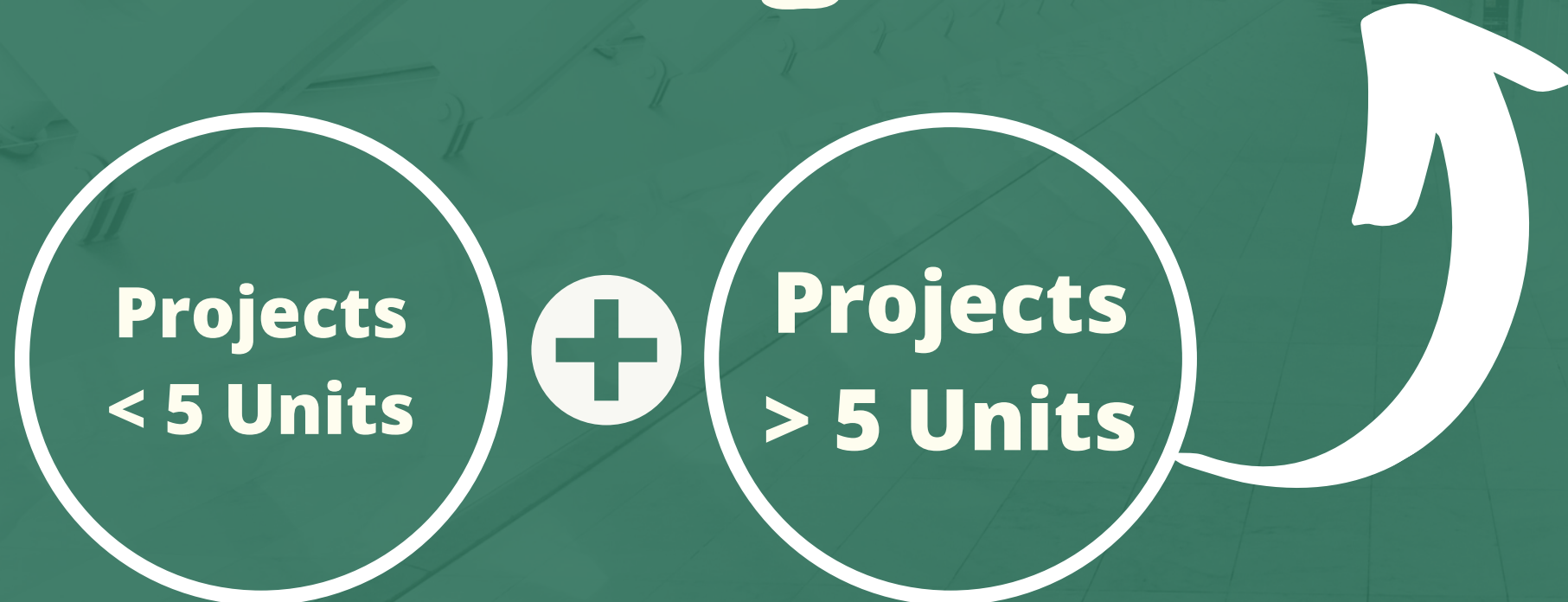
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5. Adjusted Base Yield: 16 units
6. Lot Size Equation: = 26,250 s.f. min lot

Almost 3 football fields required!

IZB designed to keep pace with development:

SHI =
Subsidized
Housing
Inventory

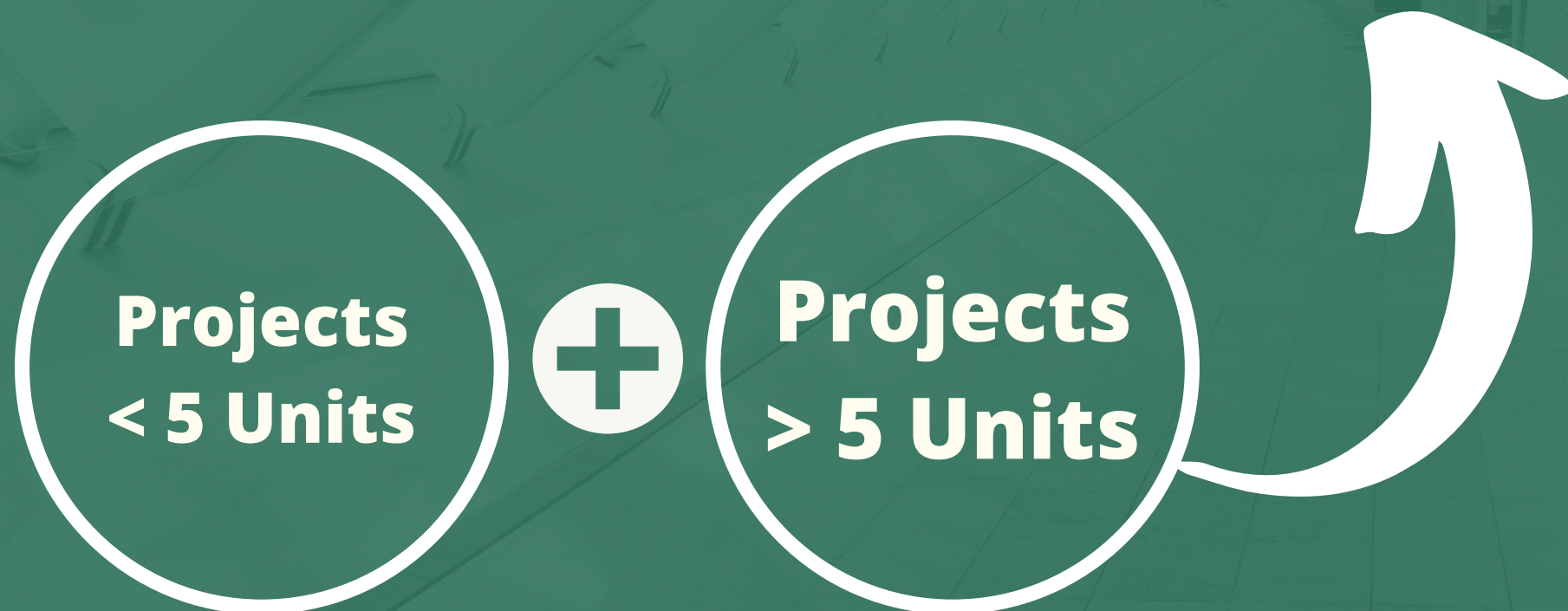
$$\frac{\text{SHI}}{\text{Housing Units}} = \text{SHI \%}$$



IZB designed to keep pace with development:

SHI =
Subsidized
Housing
Inventory

$$\frac{641}{8,984} = 7.13 \%$$



What does 80% AMI mean?

Income Limits

- FY2019 HUD Income Limits

- Norfolk County  **\$62,450**

  **\$71,400**

   **\$80,300**

    **\$89,200**

Monthly Rent*

Affordable/Market

1 -bdrm \$1547/\$1,950

2- bdrm \$1822/\$2475

3-bdrm \$2085/\$2800

Sales Price*

2- bdrm

\$239,700/\$460,000

3-bdrm

\$267,800/\$475,000

*Source: PEL Application

Walpole

Demographics**



2016 Median Household income of \$99,102

2019 Median rent \$1,453



Median House Value: \$435,200 (\$457,200 in 2017).

**Source: Housing Production Plan 2019 and Census

REGIONAL AFFORDABLE HOUSING REQUIREMENTS						
Community	Bylaw Type			Min. Project Size	AH REQ. (units)	AH Trust
	IZ	Overlay	N/A			
Canton		●		4 units	10%-15%	●
Foxborough			●			●
Medfield	●			6 units		●
Millis			●		15%-25%	
Norfolk	●			10 units	10%	●
Norwood		●			20%	
Sharon		●			20%-25%	●
Stoughton		●			10%	
Walpole	①	②		6 units	10%-15%	①
Westwood		●			10%-15%	
Wrentham		●			5%-25%	

① Proposed Spring Town Meeting 2020

② Walpole's AQV Bylaw

HOW DOES THIS HELP **WALPOLE** RESIDENTS?

An IZB and Housing Trust Can Help:

- Decide where multi-family should and shouldn't go
- Have local control over the permitting process
- Can request up to 70% local preference
- Can have more of an active role in promoting development of affordable housing to meet local needs, e.g. 80% AMI versus 60% etc.
- Promote balanced development by providing waivers to increase develop-ability and value of land commensurate with the affordable unit requirement

