

Belmont Multifamily Zoning



MBTA Communities Advisory Committee

September 7, 2023

Agenda

I. 40R Considerations

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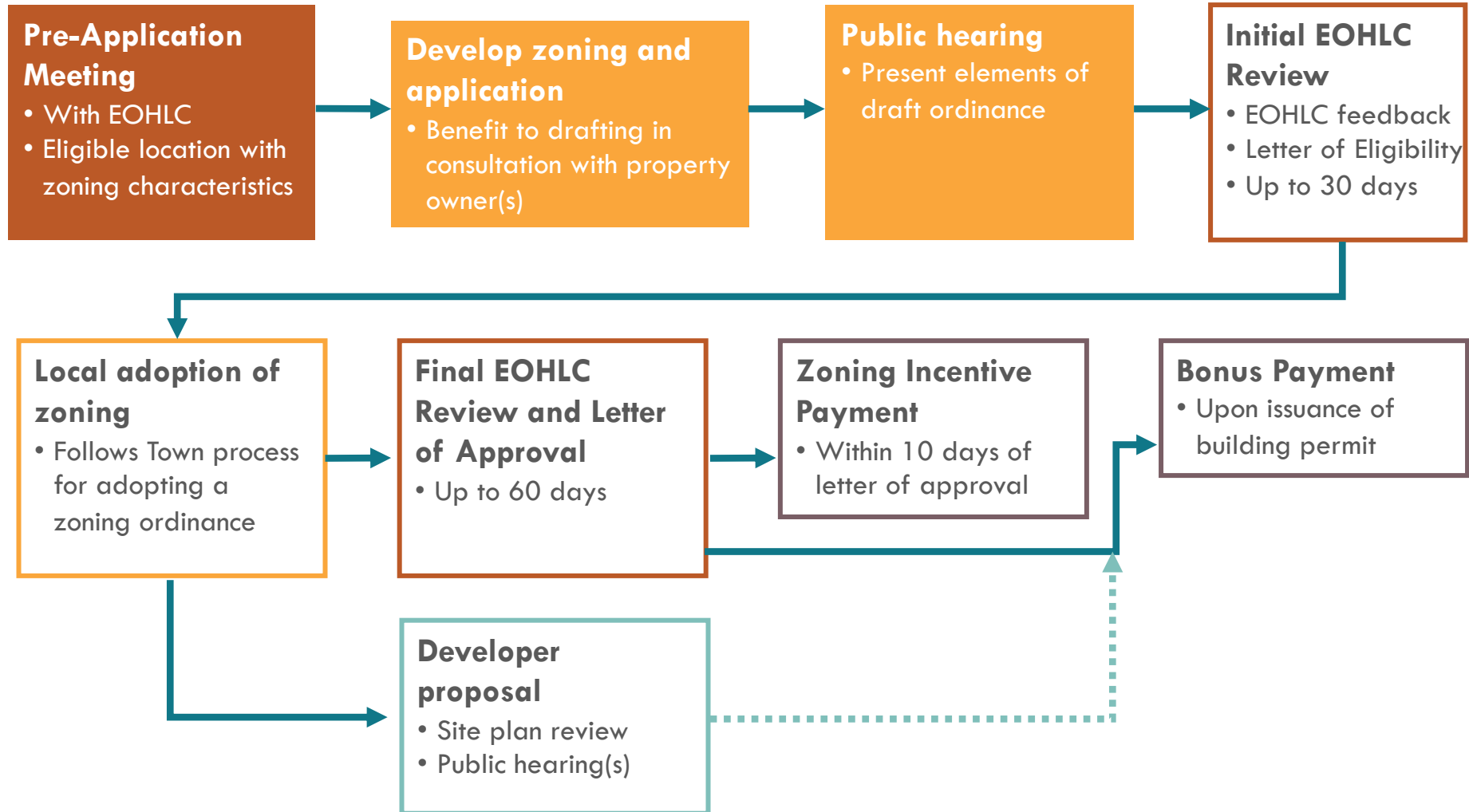
What is 40R?

- MA law encouraging denser residential or mixed-use development in a designated area
- **Projects can combine residential with commercial, civic, institutional, or other complementary uses**
- **At least 20% affordable housing component (20% max. with 3A)**
- **Community eligible for incentive payments when zoning is adopted and for every new home built**
- Allows Town to control where housing is appropriate
- **Can be combined with 3A district as part of compliance**

Benefits of 40R

- Financial incentive payment from the Commonwealth between \$10,000 and \$600,000 when the zone is approved
- Incentive payment of \$3,000 per residential unit built in the district
- Additional funds through Chapter 40S for reimbursements for any net increase in education costs due to school-age children moving into 40R districts for qualifying communities
- Increasing affordable housing stock with requirement of 20%
- May allow mixed-use development

40R Process



40R Process

- Local public hearing
- Application to EOHLC
- EOHLC Letter of Eligibility
- Local zoning adoption
- Evidence of adoption
- EOHLC Letter of Approval
- Local Project Approval

40R Application

- Locator map
- Developable land plan
- Existing zoned units plan
- Smart growth plan
- Smart growth zoning
- Underlying zoning
- Comprehensive housing plan

40R Considerations

- 40R analysis, application, and EOHLC process would require additional resources beyond the scope, timeline, and budget of the current project
- **Budget:** MAPC Data Services estimate the 40R process would cost an additional \$25,000 to \$30,000 beyond the current scope
- **Timeline:** Fitting EOHLC's 40R application and review process into the timeline for Spring 2024 Town Meeting will be difficult
- **Extent:** Considering 40R districts for portions of the 3A area (specific subdistricts) or the entire area?

40R Considerations

- **Land area limitation:** 40R districts may not exceed 15% of the total land area of the Town
- **Existing Belmont 40R:** Oakley Neighborhood Smart Growth Overlay District (18 zoned units)
- **Density:** 2 to 3 family at 12 dwelling units/acre and 4+ multifamily at 20 dwelling units/acre
- **40B Compliance:** Affordable units eligible for Subsidized Housing Inventory (Belmont is at 6.21% according to 06/29/23 SHI)