



Photo credit: Alex Koppelman, MAPC



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## **Housing Production Plan**

### **Select Board + Planning Board Presentation**

# Agenda

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- 1. HPP Elements**
- 2. HPP Approval & Certification**
- 3. Project Timeline**
- 4. Housing Goals**
- 5. Housing Strategies**
- 6. Development Opportunity Sites**
- 7. Next Steps**
- 8. Questions & Comments**



# What is an HPP

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## What is an HPP?

- A **Housing Production Plan (HPP)** is a proactive strategy for communities to plan for and guide development of housing.
- An HPP helps a community understand its **housing needs**, set housing goals, and identify strategies to achieve them.



Photo credit: Alex Koppelman, MAPC

# Housing Production Plan 101

## How can an HPP help Belmont?

### MEET LOCAL HOUSING NEED

Address unmet housing need and demand in the community



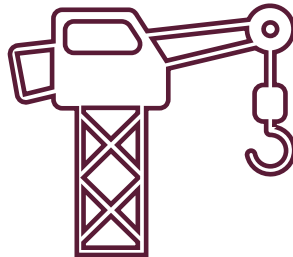
### COMPLY WITH CHAPTER 40B

Help the Town reach the state-mandated goal of 10% Affordable housing.



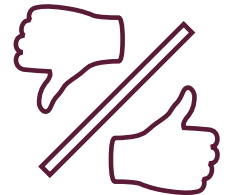
### INFLUENCE DEVELOPMENT

Proactively influence the type, amount, and location of housing



### CERTIFICATION

Possibly prevent unwanted 40B development



### COORDINATION

Get the Town and residents on the same page regarding housing



### UNDERSTANDING

Build understanding of housing need and demand in Belmont



## Defined by Chapter 40B:

- Housing Needs And Demand Assessment
- Housing Goals
- Analysis Of Development Constraints
- Identification Of Housing Development Opportunities (Specific Sites)
- Strategies (Policies, Programs, Etc.) To Achieve Goals
- Affordable Housing Production Targets

# HPP Approval & Certification Process

1

## APPROVAL



- 30-day completeness review
- 90-day approval window
- 5-year term
- Disapproved HPP can be revised and resubmitted at any time
- Municipality can amend HPP to reflect changes in local circumstances with notification to DHCD

2

## CERTIFICATION



- HPP is certified if it increases its number of low- and moderate-income units in an amount greater than or equal to that enumerated in the approved HPP (0.5% or 1.0%)
- Units for certification must be produced after date of DHCD approval, within a calendar year (through 1/10 of next year)
- Certification is valid for 1 year if it increases SHI-eligible units by 0.5%, or 2 years if it increases them to 1.0%

# Project Team



- Lydia Slocum, Regional Housing Planner
- Courtney Lewis, Senior Land Use Planner
- Najee Nunnally, Community Engagement Specialist



## Planning:

- Gabriel S. Distler, Staff Planner

## Housing Trust:

- Betsy Lipson, co-chair
- Judie Feins, member



- Alisa Gardner-Todreas, Director of Housing Policy and Programs
- Stefanie Petersen, Affordable Housing Programs Manager

# HPP Project Timeline

## Data

Housing Needs  
Assessment (HNA)



## Focus Groups



## Online Survey



## Location

Constraints and  
opportunities



## Final Plan

Local adoption and  
state submission



FALL '22

WINTER '22

WINTER '23

SPRING '23

SPRING '23

NOW

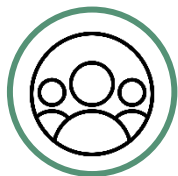
## Town Visit

Belmont  
Tour  
Sept. '22



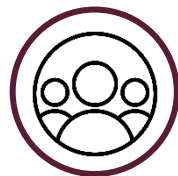
## Forum #1

Input on key  
findings, goals,  
location approach  
Nov. '22



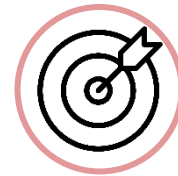
## Forum #2

Input on key  
findings, goals,  
location approach  
Jan. '23



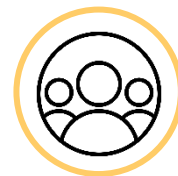
## Draft Goals

Goals and  
strategies to  
achieve them



## Forum #3

Input on  
location and  
strategies





# Public Engagement by the Numbers

## HOW WE GOT THE WORD OUT...



word of  
mouth

flyers



website  
& email

social  
media



3

Public Forums

4

Focus Groups

120

(approx.)

Event Participants

558

Survey Respondents

"The income required to buy a detached single family home without cost burden is astounding."

"[I was surprised by] the shrinking of the 18-64 year-old portion of the population given the overall population growth and growth in school-age population." - HPP survey respondent

"I am pleased to see that Belmont is becoming more diverse than I previously thought was true. Excellent!"

"I knew we had a lot of rentals but didn't realize it was over a third!"

I "Wasn't aware how widespread the cost burden problem was."



## Previous HPP Housing goals:

- Housing for seniors – 49% feel it is still a high priority
- Housing for new families – 32% feel it is still a high priority
- Housing for ELI / VLI households – 46% feel it is still a high priority

## New housing goals:

- Housing near transportation options (70%)
- Housing for seniors seeking to downsize (68% of respondents rated this as a high priority)
- Smaller housing types (such as cottages, duplexes, townhomes), mixed-use developments (commercial on ground floor and residential above), and reuse of existing buildings (all around 60%)
- Housing for the local workforce (l.e. teachers, firefighters, etc.) (57%)
- Housing for people from diverse ethnic/racial backgrounds (53%)

## **MetroWest Collaborative Development held 4 focus groups**

- Seniors
- Families with school-aged children
- People concerned with environmental issues
- People struggling with the cost of housing

### **Themes included:**

- Larger unit sizes for seniors.
- Quality and sustainable design
- Mix of housing types.



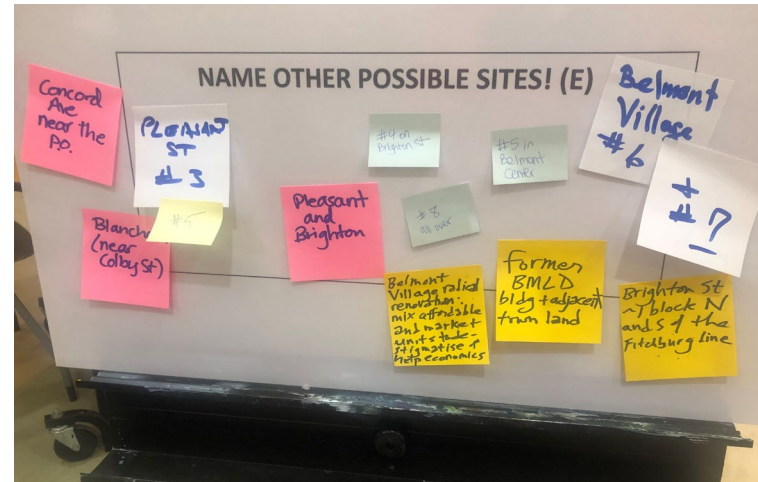
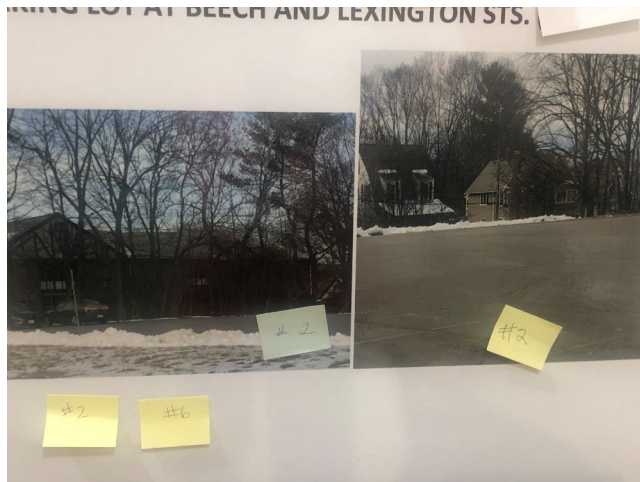
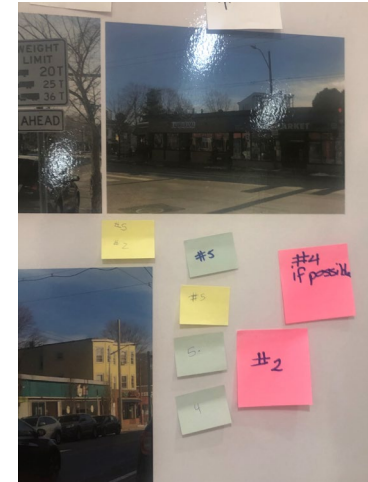
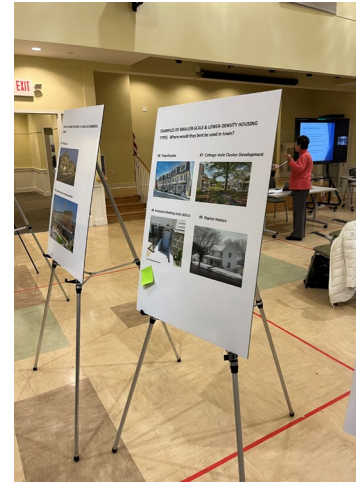
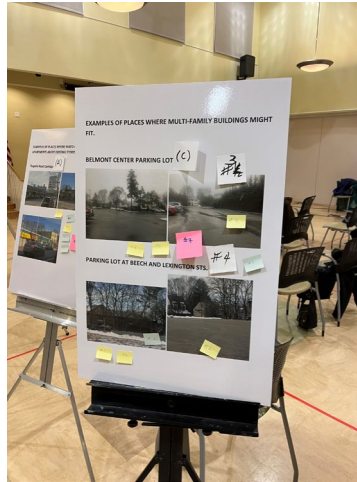
# Housing Locations Forum #1 | November 2021

Building  
Belmont's Future





# Housing Locations Forum #2 | January 2023





# Housing Locations Forum #2 | January 2023



Accessory Dwelling Units (ADUs)	Cottage-Style Clusters	Starter Homes	Town Homes	Small Multi-Family	Multi-Family (3-4 story)	Multi-Family/ w Podium Parking (3-4 story)	Mixed Use	Apartments Above Stores
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## Trapelo Rd. Corridor

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## Beech & Lexington St.

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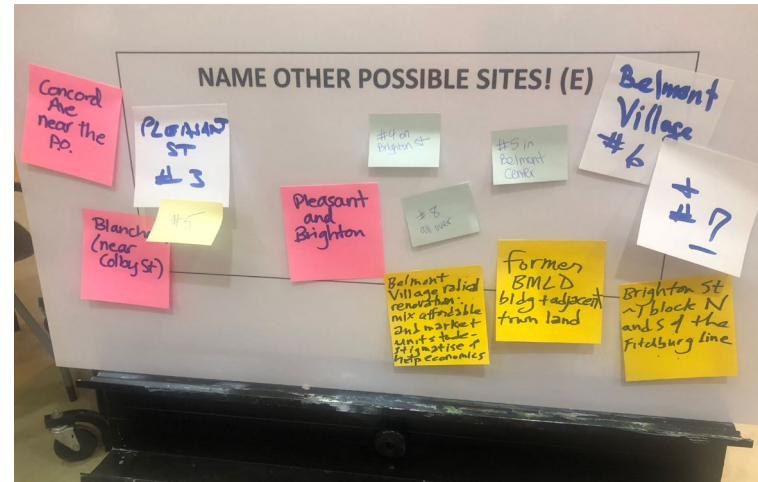
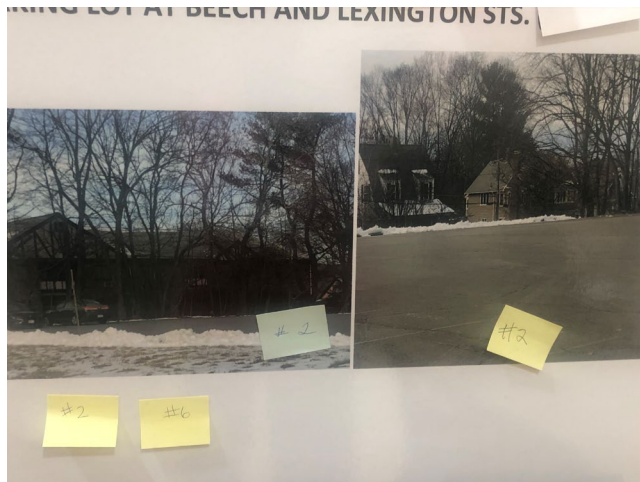
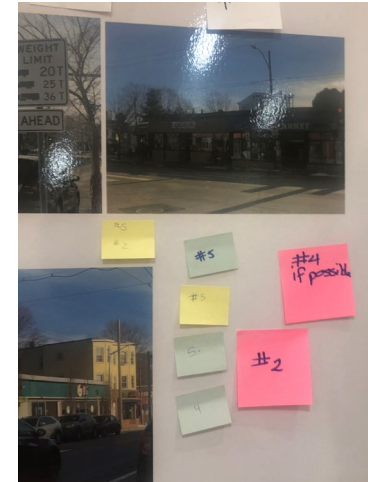
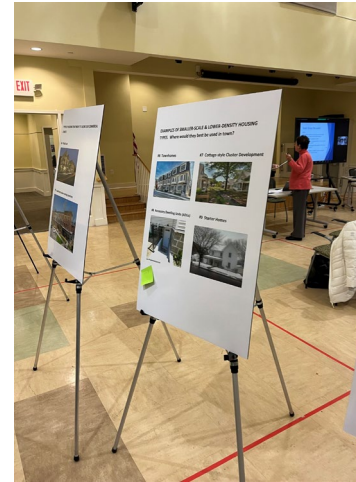
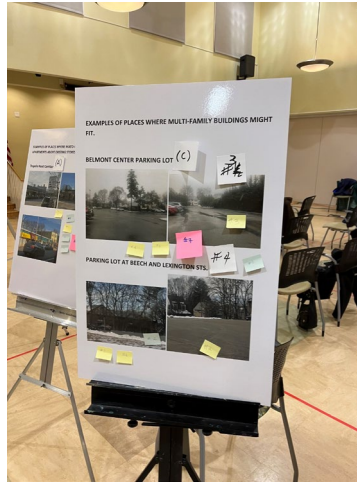
## Belmont Center Parking Lot

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## Moraine St.

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# Housing Locations Forum #3 | March 2023



5

# **HOUSING PRODUCTION GOALS**

1

## DIVERSE HOUSING

Create additional affordable housing opportunities for seniors, families, Belmont's local workforce, and persons with disabilities.

2

## AFFORDABLE HOUSING

Preserve, expand, and create deed-restricted Affordable Housing for low-income households.

3

## EQUITABLE AND ACCESSIBLE HOUSING

Support and invest in programs and policies that address racial disparities in rental and homeownership access and affordability.

4

## SUSTAINABLE HOUSING

Promote net zero housing construction and carbon neutrality.

5

## 15-MINUTE NEIGHBORHOODS

Promote the development of walkable and bikeable 15-minute neighborhoods.

14

**HOUSING  
PRODUCTION  
STRATEGIES**



# Potential Strategies

## STRATEGY

**S1:** Hold place-making workshops for residents to engage in planning specific sites

**S2:** Host quarterly engagement and education events on housing needs and opportunities in Belmont (i.e., inclusive of Belmont elected and town officials, diverse town wide groups).

**S3:** Aim to spend more than the 10% annual minimum of Community Preservation Act (CPA) funding on community housing.

**S4:** Establish a process for the Housing Trust to fund and leverage resources for the creation of new Affordable Housing using CPA monies and other sources.

**S5:** Adopt State Housing Choice best practices in order to apply for designation from DHCD as a Housing Choice Community.

**S6:** Update the Town's Comprehensive Plan, incorporating this HPP into its Housing element.

**S7:** Redevelop Belmont Housing Authority (BHA) properties to preserve the public housing and expand affordable housing opportunities and address lack of accessibility.

# Potential Strategies

## STRATEGY

**S8:** Encourage developers to create housing opportunities for households with extremely low-incomes through the use of project-based and/or mobile vouchers.

**S9:** Encourage redevelopment of property owned by religious institutions for affordable housing.

**S10:** Investigate and pursue development opportunities on large, vacant sites.

**S11:** Allow accessory dwelling units (ADUs) and two- and three-family homes by right in the general residence (GR) and single-residence (SR) zoning districts.

**S5:** Apply for Housing Choice Community designation from DHCD and for a Planning for Housing Production grant from MassHousing.

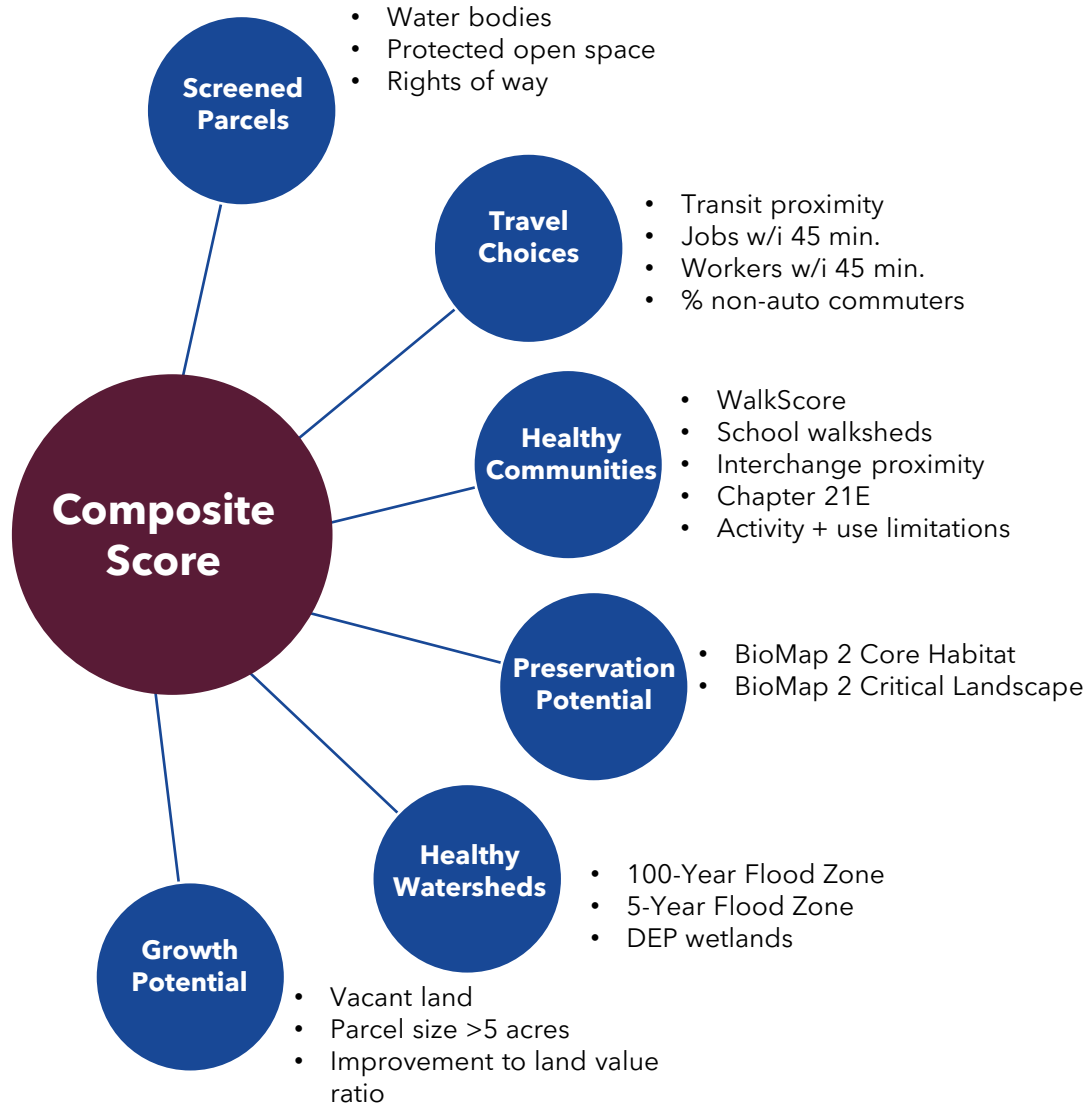
**S12:** Maximize affordability by adopting 40R districts where we establish our MBTA Communities zoning.

**S13:** Allow greater density in transit-accessible areas, in particular to meet or exceed the goals and requirements of the MBTA Communities Act.

**S14:** Reduce parking requirements wherever there are opportunities to expand or create new Affordable Housing.

# **HOUSING PRODUCTION LOCATIONS**

# Composite Suitability Score



## QUANTITATIVE METHODOLOGY

Uses weighted criteria to identify areas suitable for housing development


- 1 score determines suitable, moderately suitable, and highly suitable locations
- 6 main criteria
- 20 individual criteria

# Composite Suitability Score







## Belmont, MA

### Suitability Analysis

#### Composite Suitability Score

 Town Boundaries

#### Composite Scores

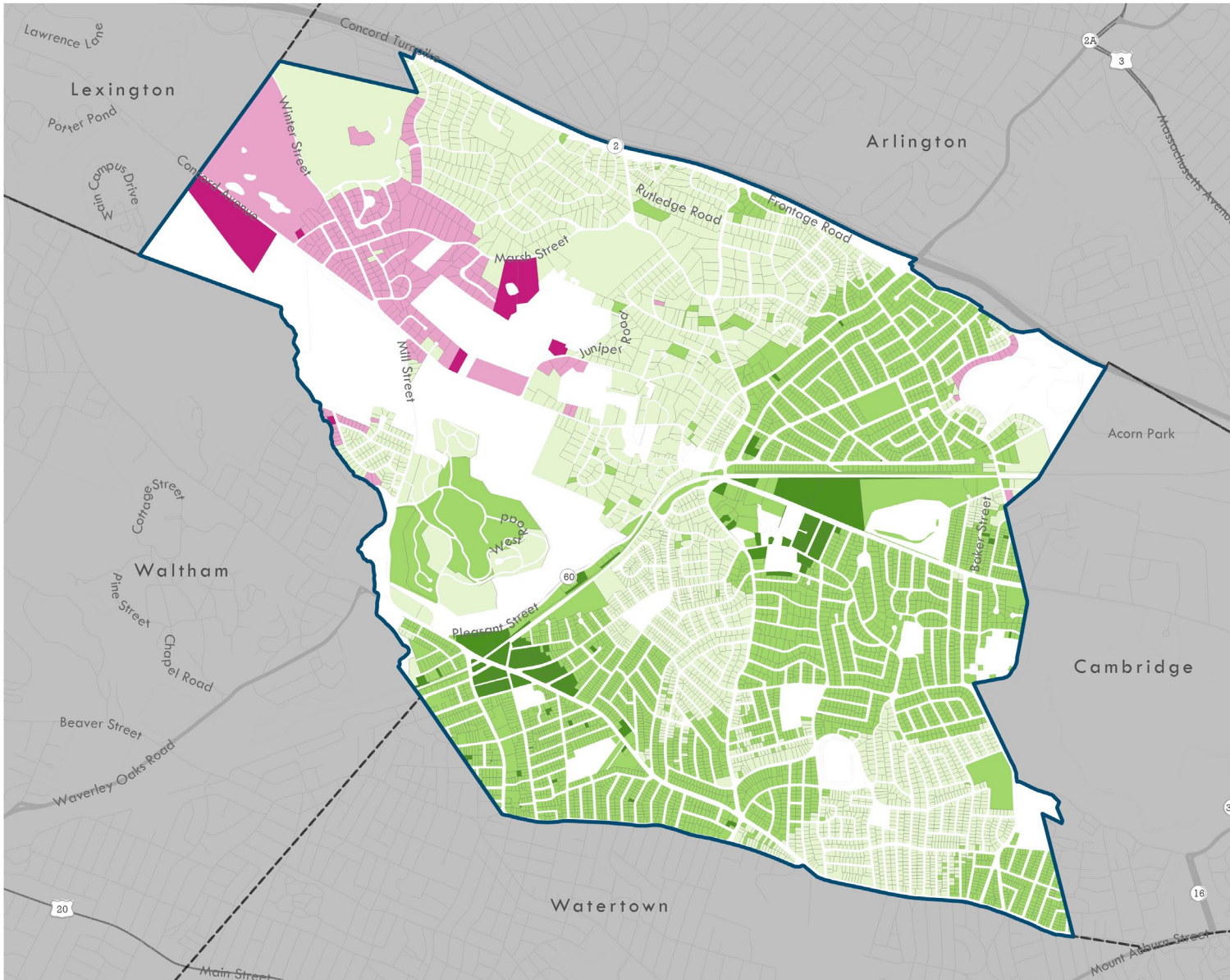
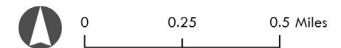
-  Most Suitable (81 - 100)
-  More Suitable (61 - 80)
-  Moderately Suitable (41 - 60)
-  Less Suitable (21 - 40)
-  Least Suitable (0 - 20)
-  Screened\*

\*Parcels with transit right of way, water bodies, permanently protected open space, and cemeteries.

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

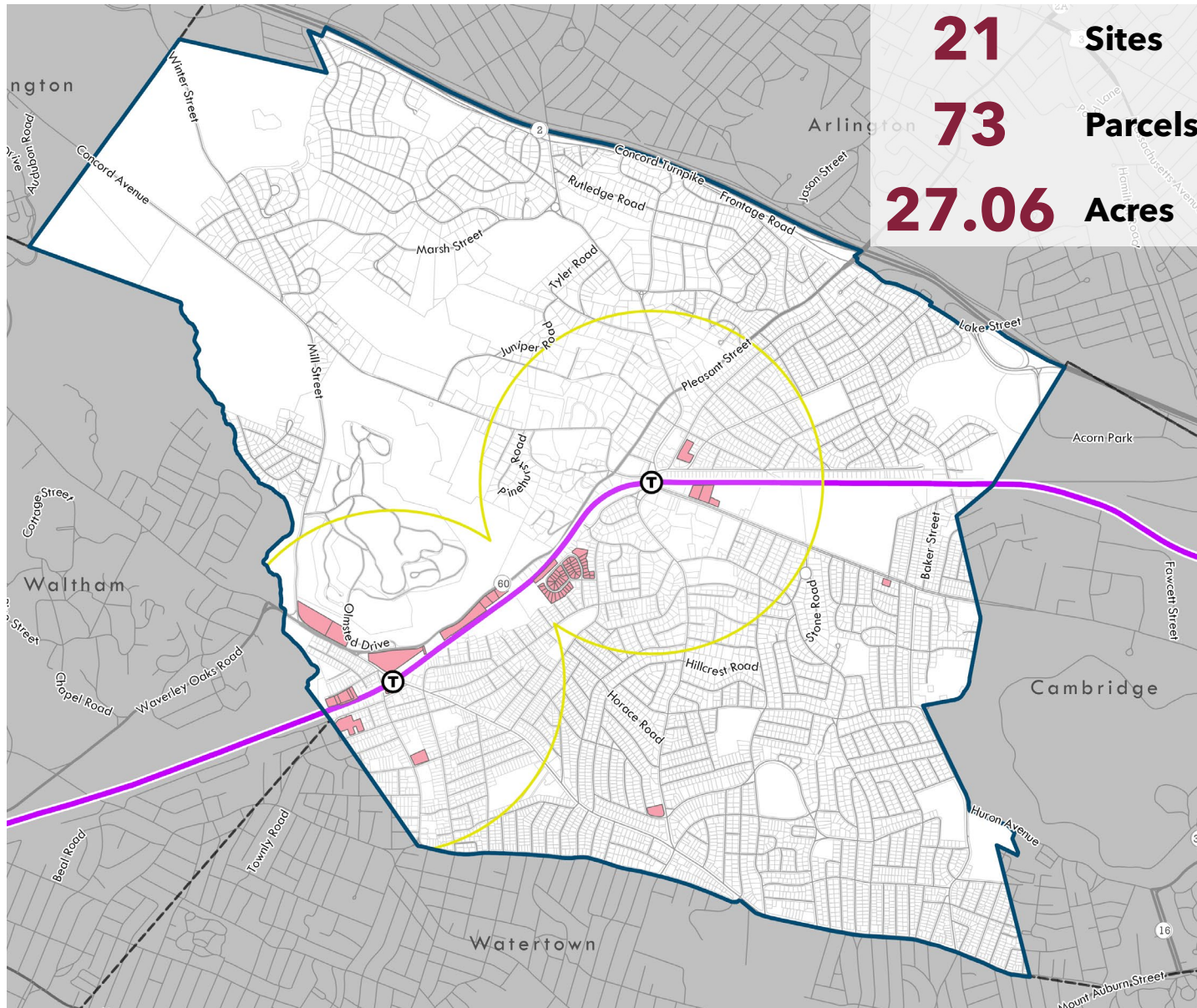
Produced by:  
Metropolitan Area Planning Council  
60 Temple Place, Boston, MA 02111  
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT, EPA  
January 2023



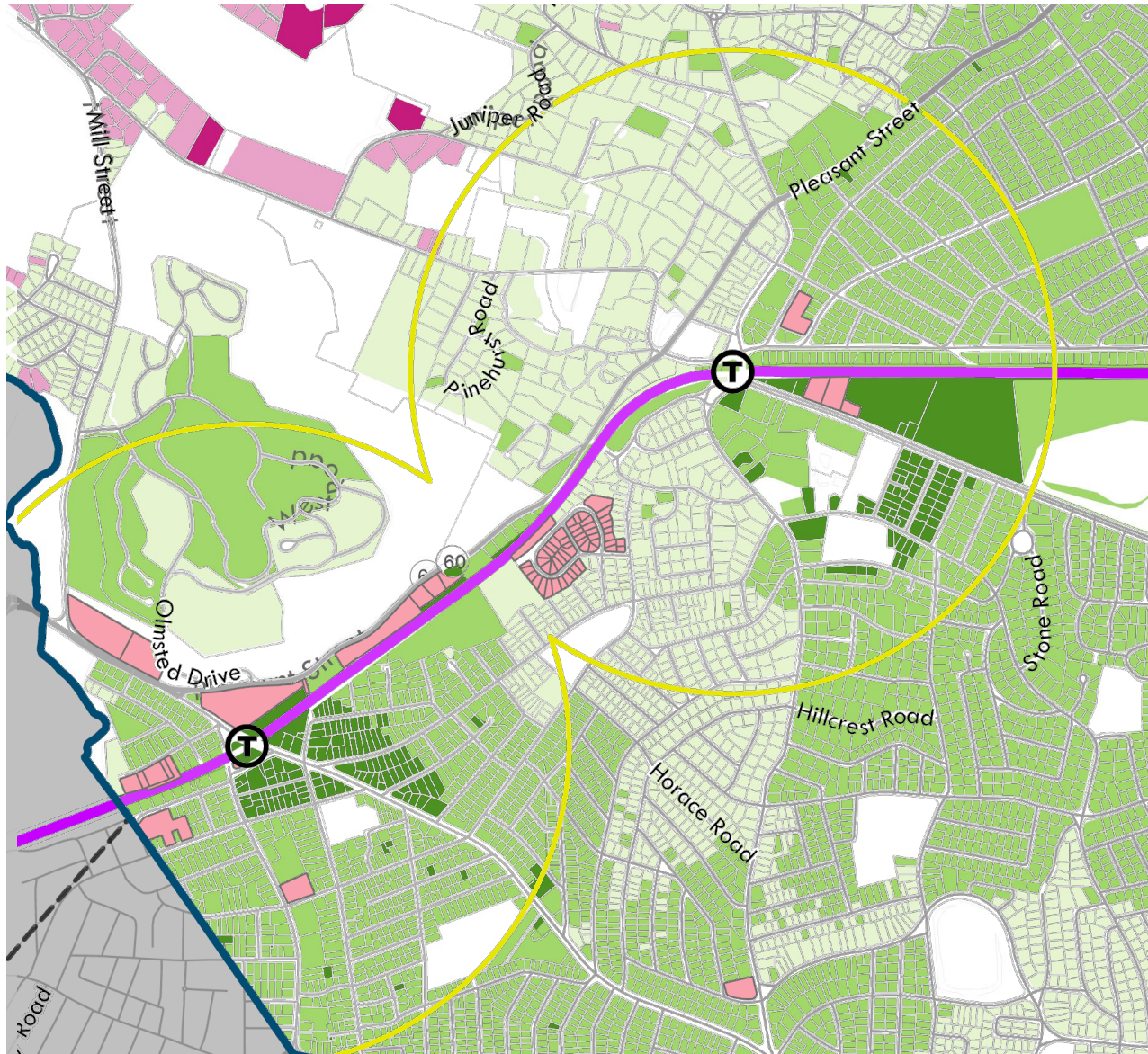


# Proposed Development Opportunity Sites





# Composite Suitability Score



## **1. PLANNING + SELECT BOARDS VOTE ON ADOPTION**

## **2. MAPC SUBMITS HPP TO DHCD**

- 30-day completeness review

## **3. APPROVED PLAN**

- Notice of approval within 90 days



# Questions Comments

# THANK YOU!



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