

The Chelmsford Experience

CONTEXT / BACKGROUND

Population 32,700

Year Round Housing Units 13,000

Full Public Infrastructure

Located at the Interchange of rt. 495 and rt. 3

Mature (built out) suburb

2008 SHI 7.41% (962) (12,981)

2011 SHI 6.94% (953) (13,741)

2012 7.2% (990)

2013 8.05% (1,106) *** obtained certification

2014 7.74% (1,064)

2014 / 15 8.51% (1,169) ***obtained certification

2016 7.72% (1,061)

2017 8.41% (1,156) ***obtained certification

2018 9.20% (1,264)

Current to date 9.64% (1,325)

LOCAL PLANNING

2005 – 1st Housing Production Plan

- Lots of recommendations – little action
- Scattered site approach

2010 – Master Plan

- Introduced mixed use zoning, flexible development & inclusionary zoning

2011 – Housing Production Plan – full re-write

- Appointment of the Housing Advisory Board
- Focus on Community based housing
- Alignment with Master Plan
- Focused on achieving certification

2013 – Major re-zoning adopted – Community Enhancement & Investment Overlay District

2016 – Major re-zoning adopted – Rt. 129 Business Amenity Overlay District
- Inclusionary Housing Bylaw

2017 – Housing Production Plan – update from 2011

- Focused on reaching and maintaining 10%

LOCAL PLANNING - KEYS TO SUCCESS

Commitment to Planning

- Continuous and ongoing
- Significant in-house effort
- Appointment of dedicated town Boards / committees
 - Housing Advisory Board
 - Zoning Bylaw Review Committee
 - Economic Development Committee

Process

- Workshops between town Boards / committees
- Housing Authority
- Zoning consultants

Dedicated Staff & “Friends of”

Political Commitment

LOCAL ZONING STRATEGY

Community Enhancement & Investment Overlay District

- Town wide commercial and Industrial re-development / infill
- Flexible zoning
- Incentive based
- Provided for mixed use and multi-family
- Did not permit multi-family in Industrial districts

Rt. 129 Business Amenity Overlay District

- Piggy back on the CEIOD
- Allow Multi-family via special permit

Inclusionary Zoning

- Create level playing field with Chapter 40B
- Provide legal leverage to ZBA for 40B denial
- Require “Fair share” from developer
- Treat affordable housing similar to other mitigation associated with development
- Provide “truly affordable” housing
- Provide density bonus
- Get units counted on the SHI

ZONING STRATEGY – KEYS TO SUCCESS

Zoning Overlays

- Voluntary
- Provides a 100% density bonus
- Does not regulate “units per acre”
- Viewed housing as economic development
- Embraced market demand & trends

Inclusionary

- Only applicable via Overlays
- 25% affordable (based upon baseline # of units)
- Up to a 20% density bonus
- 50% AMI

***All rental units would count towards the SHI

INCLUSIONARY – INSIDE THE NUMBERS

8 unit one bedroom rental project

- 2 affordable units are required

Market rate = $\$1,200 \times 12 \text{ months} \times 10 \text{ yrs} = \$144,000$

Affordable rate = $\$900 \times 12 \text{ months} \times 10 \text{ yrs} = \$108,000$

- Cost associated for 2 affordable units

$\$600 \text{ difference} \times 12 \text{ months} \times 10 \text{ yrs} = \$72,000 +$
 $\$25,000$

Total costs = $\$97,000$

Opt 1 – built units(6 market / 2 affordable) – $\$97,000$ loss

Opt 1a–built units plus 2 density bonus – (8 market rate / 2 affordable) - $\$191,000$ profit

Option 2 – do not built units – (8 market rate) - $\$100,000$

PILO

THE PROJECT



THE PROJECT - DETAILS

9 acres of vacant land

Total of 169 rental units

- 100 one bedrooms
- 68 two bedrooms

Inclusionary

- 35 units affordable (based upon 140 baseline units)
- 28 market rate density bonus units (full 20%)

Housing units

- Rental
- Central corridor with elevators

GETTING TO APPROVAL

Pre-meetings with project team

Project presentation to HAB and the EDC

- Project support and advocacy

Project complied 100% with inclusionary

Project met the strategic goals

Project Team had prior experience

Town Counsel involvement

Special Permit

- Required submission of the LAU application
- Required local monitoring & lottery by the CHA
- Required local preference

CURRENT STATUS

Draft Regulatory Agreement submitted

Scheduled for BOS in June

Will submit LAU application in July

Expect 168 units to be counted in August

NEW SHI Projections

- 10.87% (1,493 units)