

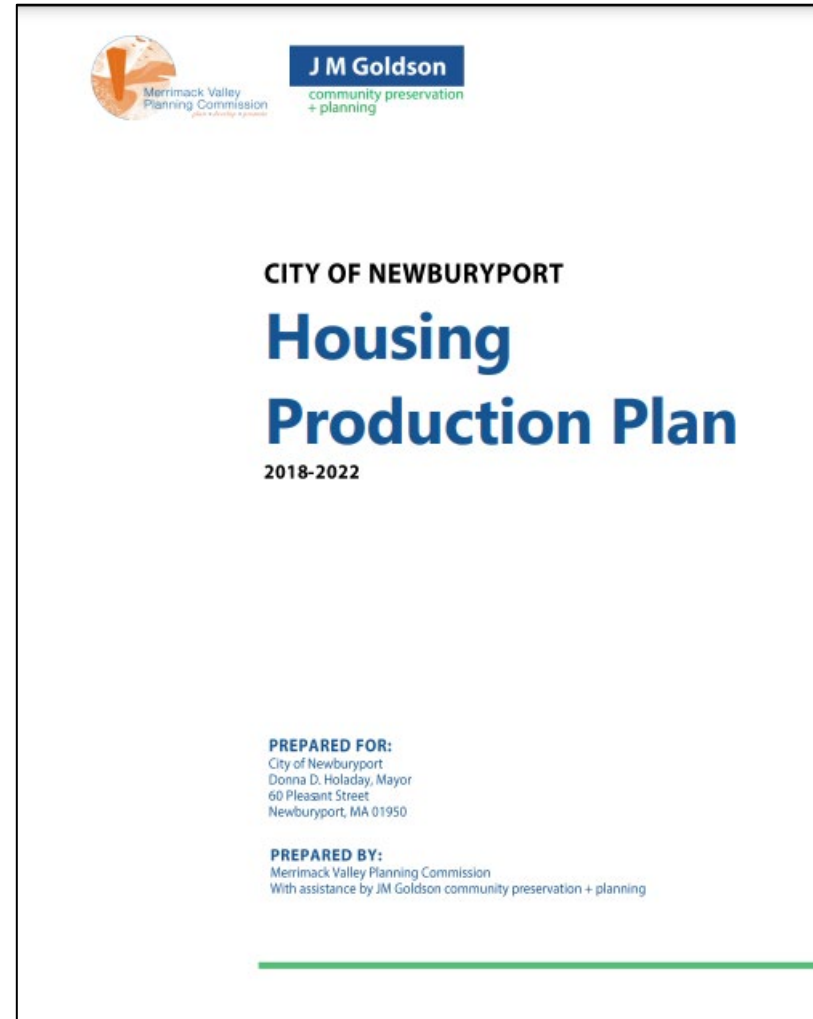
West Newbury HPP Update: Process Overview & Existing Goals/Strategies

HPP Stakeholder Committee Meeting
March 24, 2023

What is an HPP?

“A Housing Production Plan (HPP) is a community's proactive strategy for planning and developing affordable housing by creating a strategy to enable it to meet its affordable housing needs in a manner consistent with the Chapter 40B statute and regulation”

- Department of Housing and Community Development (DHCD)





Why are HPPs important?

- HPPs allow communities to articulate their vision for housing production in a comprehensive plan and identify **community specific** strategies to achieve said goals
- HPPs are a statutory requirement to be used as a tool to grant communities further control over 40B development
- Can help move communities towards Safe Harbor status, giving them freedom to decide when and where development occurs



What does an HPP consist of?

Required Elements:

- 1) Comprehensive Housing Needs Assessment
- 2) Housing Development Goals
- 3) Integration of MBTA Communities*
- 4) Implementation Strategies

* MVPC has added in this element to our process



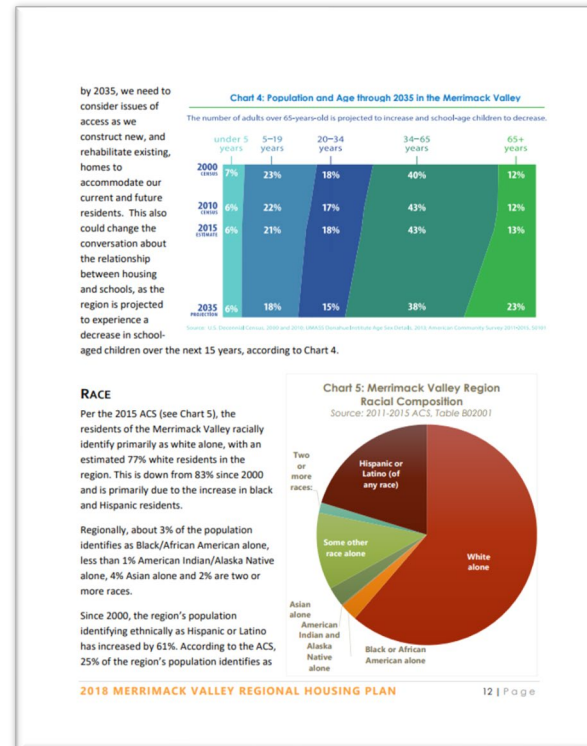
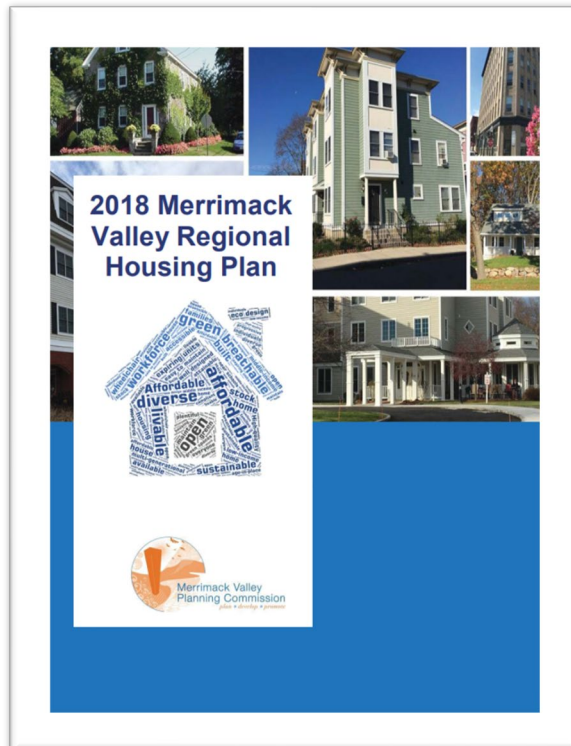
At the end of the day...

- A robust HPP should consist of a targeted action plan including prospective funding sources, step-by-step action plans, and identified persons/partners necessary to execute strategies
- HPPs will act as primary guidance documents to promote and facilitate housing production of all types across the Merrimack Valley based on the unique needs and landscapes of each municipality
- This effort is about planning for and centering efforts to increase access to housing through the production of multiple types of housing, including affordable housing, senior housing, multi-family housing, and starter homes

Past Plans

2017-2022 Housing Production Plans + MV Regional Housing Plan

- 14 plans completed in partnership with MVPC and JM Goldson Consulting
- Merrimack Valley Regional Housing Plan was completed in 2018 following the HPP creation and adoption processes of each municipal plan



The Process

Housing Production Plan Process

Tier 1: Public Engagement

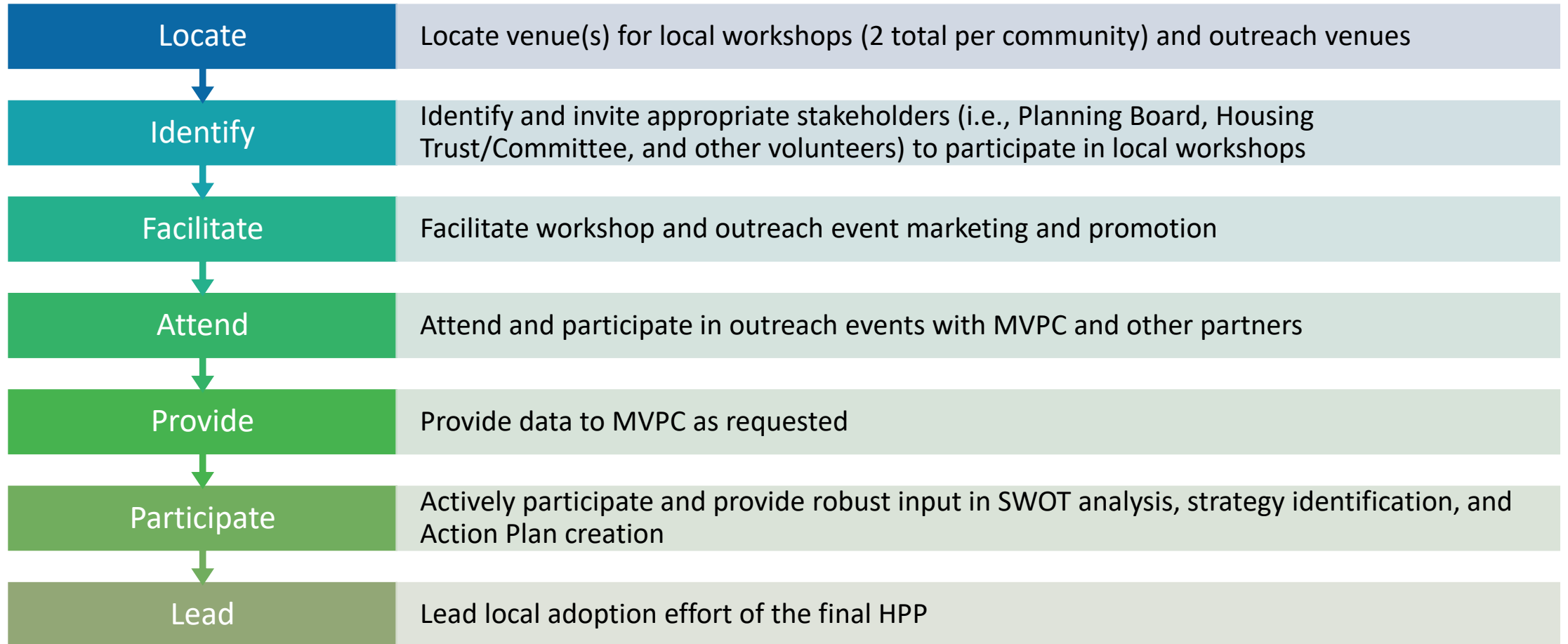
Tier 2: Information Gathering

Tier 3: Goal Development

October, 2022

June, 2024

Municipal Role



Next Steps

- ✓ Start to work with individual municipalities to form stakeholder group
- ✓ Data gathering (facilitated by MVPC)
- ❑ Review of existing housing production goals + strategies based on past plan
- ❑ Review of Priority Development Areas (PDAs) and Priority Preservation Areas (PPAs)

** Please note that the pace of the above next steps will be different community by community, and in initial meetings we will discuss a realistic timeline to map out and complete the above tasks

Questions?



Strategy Groups

Planning and Policies

Production

Preservation

Planning and Policies

1	Assess staff capacity
2	Amend the Business District zone
3	Amend the zoning requirements for multi-family housing
4	Consider lot size, frontage, or shape waivers by Special Permit
5	Encourage Assisted Living/ Senior Housing Development
6	Reactivate and provide an expanded role for the Community Housing Committee (CHC)

Planning and Policies

7	Plan for and leverage Community Preservation Act funding and Inclusionary Zoning funds for local affordable housing
8	Establish a local Affordable Housing Trust Fund
9	Partner with for- and non-profit developers to create affordable housing on privately owned sites
10	Seek designation as a Housing Choice Community which will provide preferential access to Commonwealth grant programs as well as a new grant program open only to Housing Choice Communities
11	Investigate securing the services of a shared housing coordinator with neighboring communities
12	Seek the assistance of non-profits or qualified trainers to conduct ongoing community education

Planning and Policies

13

Provide support for elderly to age in place.

14

Participate in the MA Healthy Aging Collaborative's Age-Friendly Communities Program

15

Provide direct support for low-income homeowners and renters struggling with housing costs

16

Participate in trainings for board and committee members to learn more about affordable housing processes and needs

17

Investigate opportunities and models for shared living situations for seniors

Production

1

Explore District Improvement and Tax Increment Financing to support housing development

2

Acquire properties for affordable housing and purchase affordability restrictions on existing homes

3

Encourage development of housing that is affordable to both low- and moderate-income households (i.e., those who earn between 60 to 120% area median income)

4

Consider requiring that a percentage of new/remodeled units and infrastructure follow ADA Standards at a minimum but ideally incorporate Universal Design Standards

Production

5

Inventory publicly-owned land and tax/title properties to determine suitability and availability for developing affordable housing

6

Investigate models that address creation of starter homes that are “right-sized”

7

Explore and utilize innovative septic systems to create affordable housing

8

Follow Sustainable Design Standards to create/remodel housing units

Preservation

1

Develop a system to monitor the Subsidized Housing Inventory to ensure that units do not expire.

2

Convert single-family homes to multi-unit for supportive services, small-scale, or multi-family housing

3

Consider retrofitting municipally-owned buildings to mixed-income housing