



# ARLINGTON HOUSING PRODUCTION PLAN

## WORKSHOP #2: GOALS & STRATEGIES

### APRIL 7, 2016



**J M Goldson**  
community preservation  
+ planning

# AGENDA

7: 20 PM      PRESENTATION      Housing Goals  
Housing Strategies  
Potential Development Areas

7: 50 PM      QUESTIONS

8: 00 PM      GROUP  
DISCUSSIONS      Regulatory Strategies  
Local Initiatives

8: 45 PM      REPORT-OUTS

9: 15 PM      ADJOURN

# HOUSING GOALS

## GENERAL AFFORDABILITY

1. Update existing housing and produce more, diverse housing for extremely-low to middle-income households, particularly smaller households and seniors, to address documented local need.

## LOCATION

2. Introduce mixed-income housing and mixed-use development to commercial centers.

## LOCATION

3. Integrate affordable units in a range of housing types into the fabric of Arlington's existing neighborhoods through redevelopment.

## SENIOR POPULATION

4. Foster an aging-supportive community via housing choices that enable older adults to thrive in Arlington as they age.

## CAPACITY

5. Increase capacity to produce housing by allocating funding, staff, and other resources to relevant activities and by educating the community about housing needs.

## ZONING

6. Ensure zoning allows flexible approaches to achieve housing affordability and livability.

# HOUSING STRATEGIES

Strategies are organized into 2 categories:

## **1. Regulatory Strategies**

*Amendments or additions to Arlington's zoning bylaw*

## **2. Local Initiatives**

*Other strategies pertaining to housing programming and resources*

# HOUSING STRATEGIES

## Handout:

Prepared by MAPC and JM Goldson community preservation + planning for the Arlington Public Forum on 4/7/16

### DRAFT REGULATORY STRATEGIES FORM

Use this form during the presentation to indicate your personal thoughts about each draft strategy idea. You may submit this form to one of the facilitators at the end of the evening, if you would like.

	Strategies	Confirm, Challenge, or Build/Revise?	Explain why:
1	Use zoning to actively encourage housing production on identified developable sites along commercial corridors and in other smart growth locations.		
2	Create an overlay district, such as a smart growth overlay, to allow introduction of residential development on select light industrial/commercial complexes to create mixed-use and mixed income areas.		
3	Amend zoning to facilitate development of a range of housing types - such as accessory dwelling units, co-housing, and congregate housing - and to allow more than one structure on a lot.		
4	Amend dimensional regulations to facilitate multifamily and mixed-use development in commercial areas and other smart-growth locations.		
5	Determine parking need for multifamily and mixed-use development and modify requirements accordingly to encourage housing production in commercial areas and other smart-growth locations.		



### ZONING

#### 1. Housing Production

Use zoning to actively encourage housing production on identified developable sites along commercial corridors and in other smart growth locations



*Warren and Beacon St.*



*Mirak site*



*Walgreens*

### ZONING

#### 2. Overlay District

Create an overlay district, such as a smart growth overlay, to allow introduction of residential development on select light industrial/commercial complexes to create mixed-use and mixed-income areas



*Gold's Gym*



*Garden Street Industrial*



### ZONING

#### 3. Housing Diversity

Amend zoning to facilitate development of a range of housing types—such as accessory dwelling units, co-housing, and congregating housing—and to allow more than one structure on a lot





### ZONING

#### 4. Multifamily & Mixed-Use Development

Amend dimensional regulations to facilitate multifamily and mixed-use development in commercial areas and other smart-growth locations



*Legacy at Arlington Center*

### ZONING

#### 5. Parking

Determine parking need for multifamily and mixed-use development and modify requirements accordingly to encourage housing production in commercial areas and other smart-growth locations



### ZONING

#### 6. Supportive Housing

Offer zoning incentives (e.g., density bonus, reduced parking, reduced dimensional requirements) to facilitate development of supportive housing for seniors and people with physical and cognitive disabilities, such as independent and assisted living facilities and accessible units





### ZONING

#### 7. Inclusionary Zoning

Amend inclusionary zoning to encourage production of units affordable to households with a wider range of incomes, including middle-income (up to 120% of AMI)



### PROGRAMMING

#### 8. Preservation of Affordable Housing

Preserve affordability restrictions on existing units, especially at Millbrook Square



*Millbrook Square*





### PROGRAMMING

#### 9. Housing Assistance

Expand and promote existing housing assistance programs, including housing rehabilitation and energy efficiency, to support income-eligible homeowners





### PROGRAMMING

#### 10. Conversion of Market-Rate Housing to Affordable

Convert existing 2-3-bedroom market-rate housing to affordable housing



### PROGRAMMING

#### 11. Senior Housing Needs

Maximize existing resources to expand services that enable seniors to continue living in the community and housing of their choice, and coordinate with other non-housing services to support aging in community



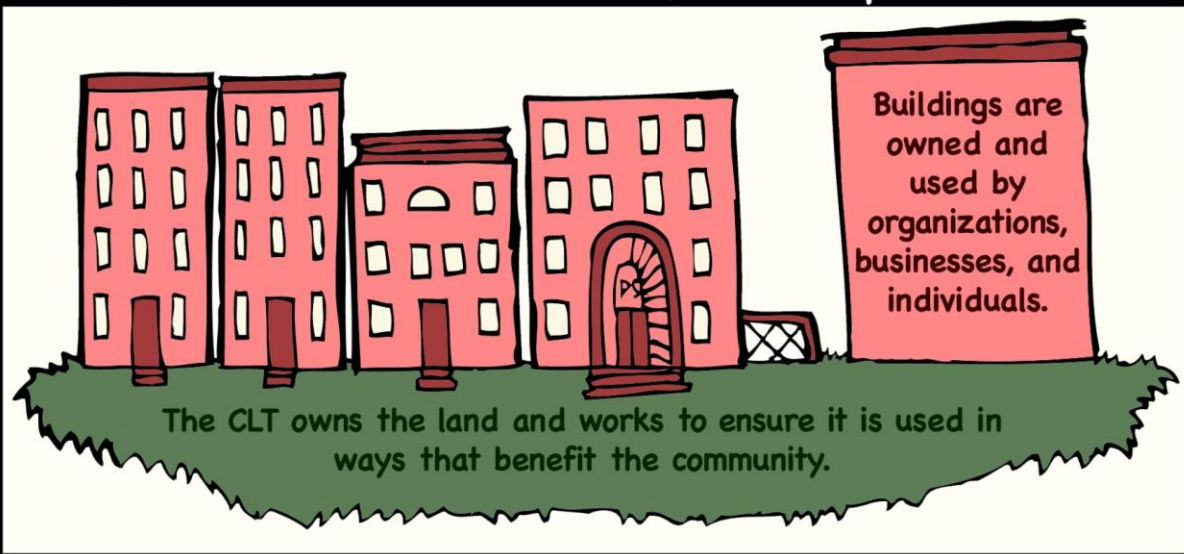


### PROGRAMMING

#### 12. Community Land Trust

Investigate the community land trust model in order to create a mechanisms to ensure long-term housing affordability and encourage homeownership

Community Land Trusts (CLTs) are non-profit organizations that treat land as a public good





### RESOURCES

#### 13. Community Preservation Act

Allocate greater than the state-mandated minimum 10% of annual CPA fund revenues to community housing for households with low-to-middle incomes



### RESOURCES

#### 14. Affordable Housing Trust Fund

Establish a Municipal Affordable Housing Trust Fund under M.G.L. Chapter 44 in order to utilize local housing funds (including CPA funds) swiftly as opportunities arise



### RESOURCES

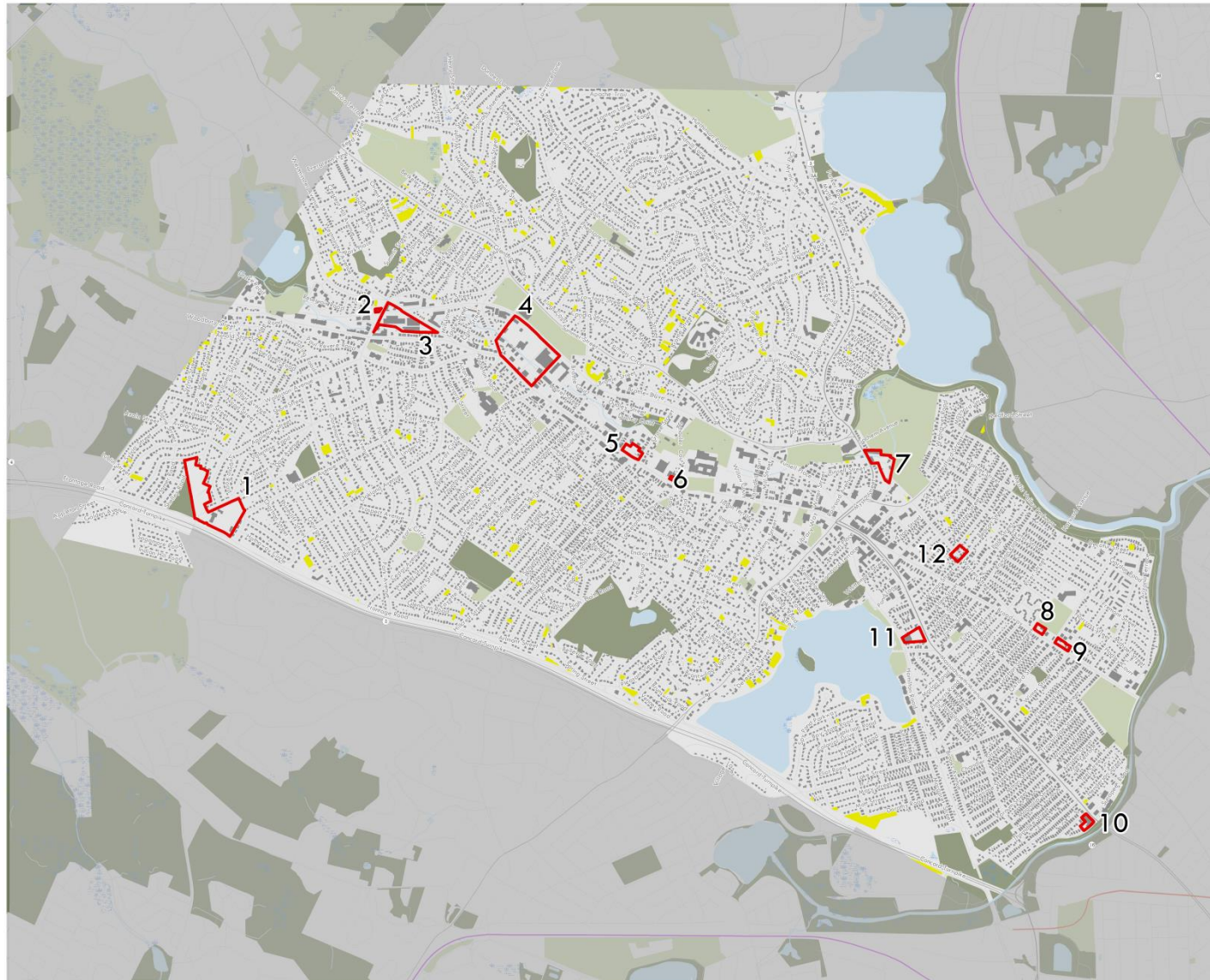
#### 15. Community Awareness

Raise community awareness about affordable housing facts and activities in Arlington by providing educational materials and hosting community events






# DEVELOPMENT POTENTIAL



## Arlington Vacancy, Existing Development, and Potential Development

-  Sites for Discussion
- 1 - St. Camillus
- 2 - 19R Park Avenue
- 3 - Gold's Gym
- 4 - Mirak Site
- 5 - RCN Site
- 6 - Schouler Court
- 7 - Garden Street Industrial
- 8 - Broadway Site 1
- 9 - Broadway Site 2
- 10 - East Arlington Gateway
- 11 - Walgreens
- 12 - Beacon and Warren Streets

-  Residential Vacant
-  Rivers and Streams
-  Wetlands
-  Water Bodies
-  Buildings
-  Permanently Protected Open Space
-  Other Open Space

0 0.125 0.25 0.5 Miles



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:  
Metropolitan Area Planning Council (MAPC)  
Massachusetts Geographic Information System (MassGIS)  
Massachusetts Department of Transportation (MassDOT)  
Massachusetts Bay Transportation Authority (MBTA)

April, 2016








# DEVELOPMENT POTENTIAL

## Handout:

Prepared by MAPC and Jim Goldson community preservation + planning for the Arlington Public Forum on 4/7/16

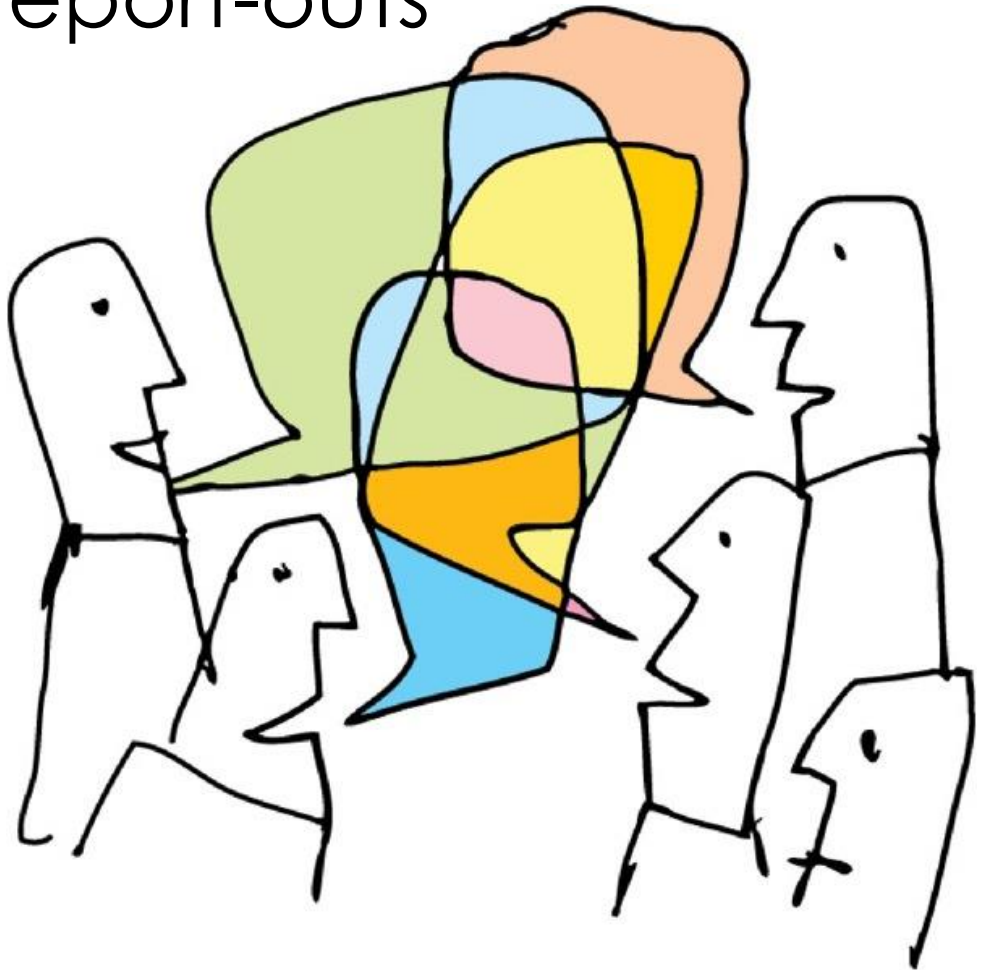
### DISCUSSION EXERCISE – POTENTIAL DEVELOPMENT SITES

Discuss the pros and cons of the sites below with your group. Indicate if your group wants to confirm, challenge, or qualify the sites as potential development sites. Please indicate areas of group agreement as well as unresolved issues or differing perspectives.

Potential Sites		Confirm, Challenge, or Qualify?	Explain why (also explain if there is not consensus):
1	<p>St. Camillus (church site +/- 0.8 acres)</p>  <p>(site across the street from the church +/- 0.4 acres)</p>		
2	<p>TSR Park Avenue (+/- 0.9 acres)</p> 		
3	<p>Gold's Gym (+/- 3 acres)</p> 		
4	<p>Mirak Site (+/- 16 acres)</p> 		
5	<p>RCN Site (+/- 1 acre)</p> 		

# DISCUSSION

- 45 minutes in small group
- 30 minutes for report-outs





# THANK YOU!

Questions?  
Comments?



Karina Milchman  
617-933-0738  
[kmilchman@mapc.org](mailto:kmilchman@mapc.org)

**J M Goldson**

community preservation  
+ planning

Jennifer Goldson  
617-872-0958  
[jennifer@jmgoldson.com](mailto:jennifer@jmgoldson.com)