



ARLINGTON HOUSING PRODUCTION PLAN

ARLINGTON REDEVELOPMENT BOARD SUMMARY PRESENTATION

MONDAY, JUNE 6, 2016



J M Goldson

community preservation
+ planning

AGENDA

1 PROJECT OVERVIEW

2 ABOUT HOUSING PRODUCTION PLANS

3 ARLINGTON HOUSING NEEDS & DEMAND

4 GOALS & IMPLEMENTATION STRATEGIES

5 NEXT STEPS

6 DISCUSSION

PROJECT OVERVIEW

Why Are We Here?

Arlington's 2015 Master Plan recommends the town create a Housing Production Plan (HPP) that considers the needs of all demographics, including families, the elderly, households with special needs, and households with low and moderate incomes.

PROJECT OVERVIEW

Project Timeline

OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	
Advisory Committee Mtg.		Advisory Committee Mtg.		Advisory Committee Mtg.	Advisory Committee Mtg.	Advisory Committee Mtg.	Advisory Committee Mtg.			
				Public Forum	Public Forum				ARB ADOPTION	BoS ADOPTION SUBMIT TO DHCD

PROJECT
KICK-OFF

NEEDS &
DEMAND

DEVELOPMENT
CONSTRAINTS

DEVELOPMENT
OPPORTUNITIES

GOALS &
STRATEGIES

PROJECT
WRAP-UP

ABOUT HOUSING PRODUCTION PLANS

Chapter 40B Planned Production aims to distribute affordable housing within the Commonwealth.

A **Housing Production Plan** (HPP) guides local housing activities and development through:

1. a comprehensive housing needs and demand assessment
2. analysis of development constraints and sites for potential housing development
3. housing goals & strategies to achieve them

ABOUT HOUSING PRODUCTION PLANS

Arlington's HPP will help the Town:

1. understand local housing needs and demand
2. influence the type, amount, and location of housing
3. produce low-to-moderate-income housing according to an annual numerical goal
4. work towards the State's mandatory 10% affordable housing target

ABOUT HOUSING PRODUCTION PLANS

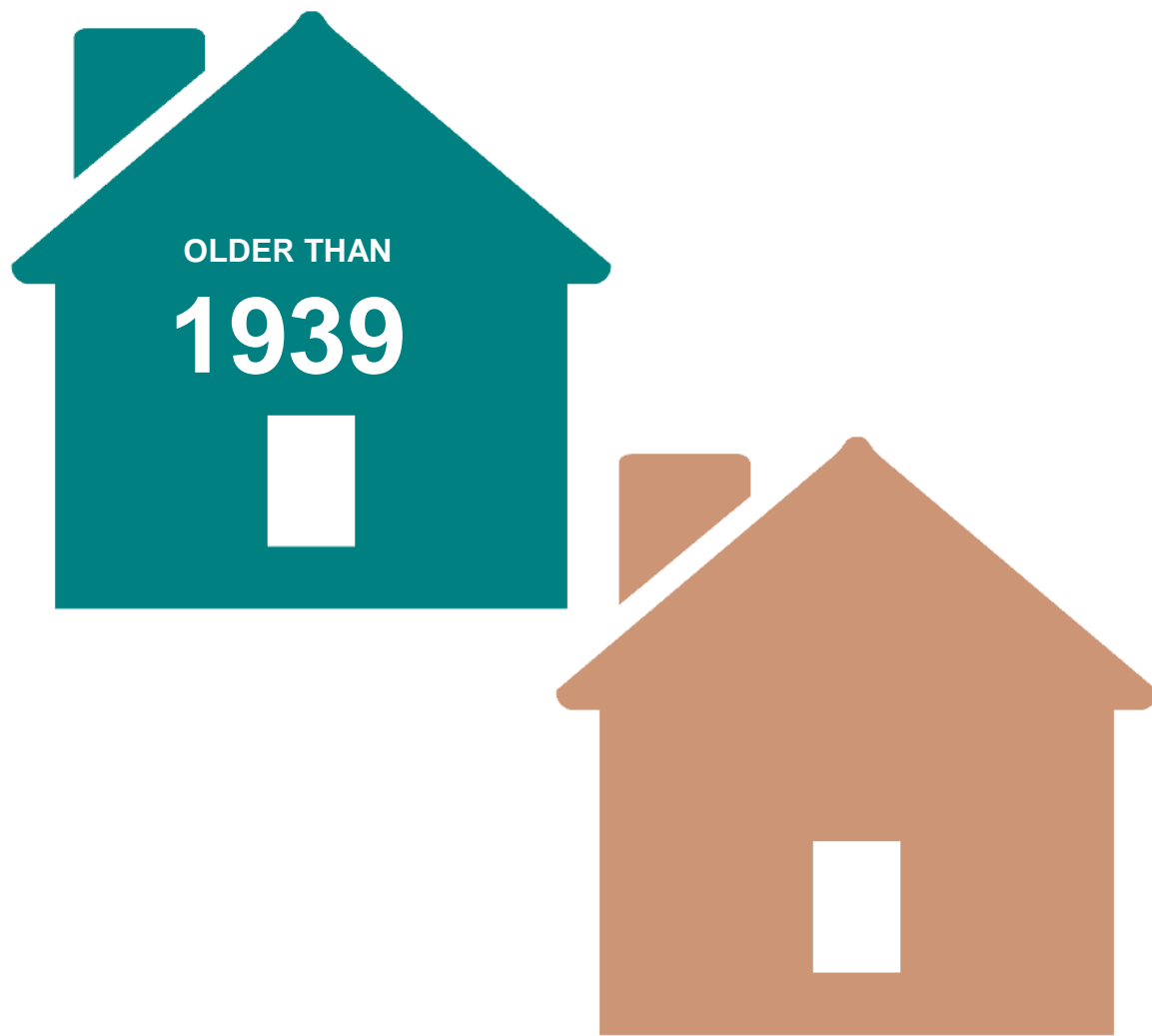
What do we mean by “affordable” housing?

- Under Chapter 40B, deed-restricted units affordable to households earning no more than 80% of area median income (AMI)
- If a minimum of 25% of units in rental developments are affordable, then 100% of units are included on the SHI
- Only affordable ownership units are included on the SHI

NEED & DEMAND: UPDATED HOUSING

1 in 2 housing units were built prior to 1940

52% of Arlington's housing stock dates back to 1939 or earlier and is costlier to maintain than newer housing



NEED & DEMAND: EXPANDED HOUSING

Demand for roughly 300 additional housing units projected through 2020

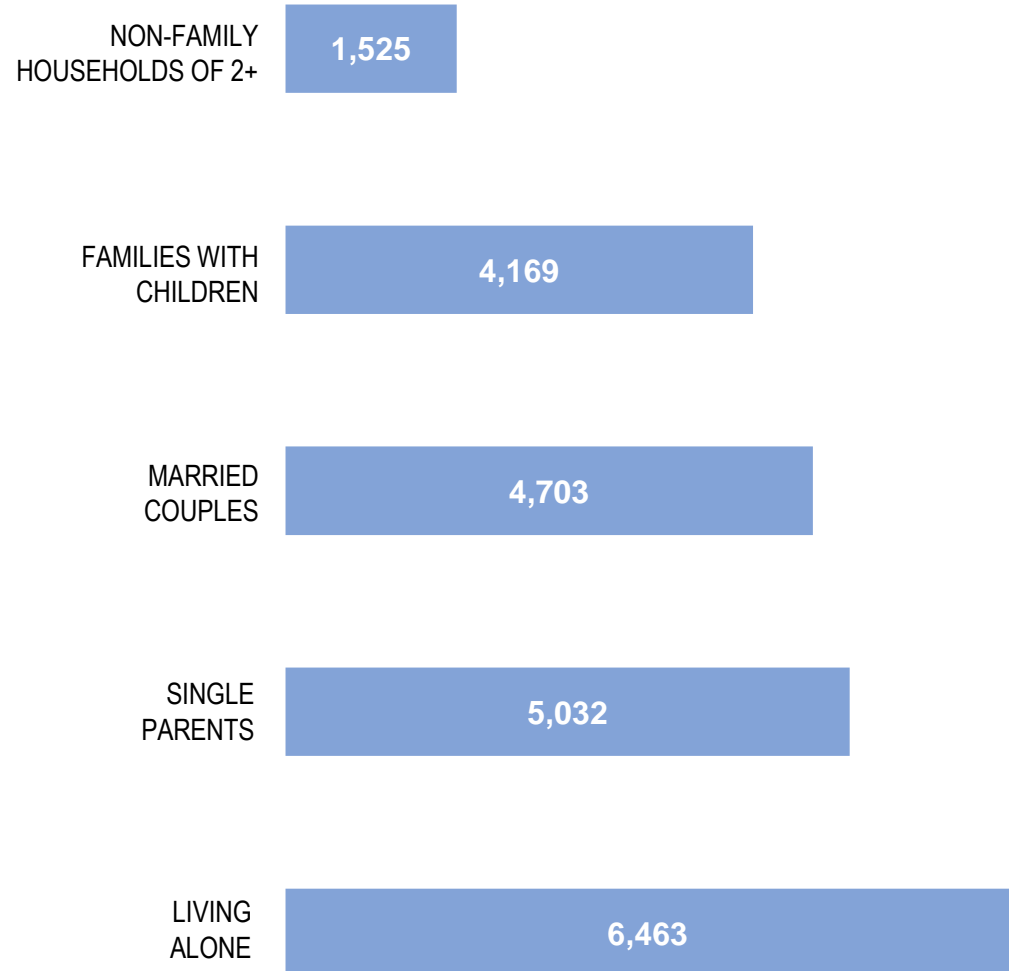
Arlington issued an average of 60 permits/year for the past 13 years, but will need to increase this rate to meet projected demand by 2020



NEED & DEMAND: DIVERSE HOUSING

Arlington is home to a range of household types

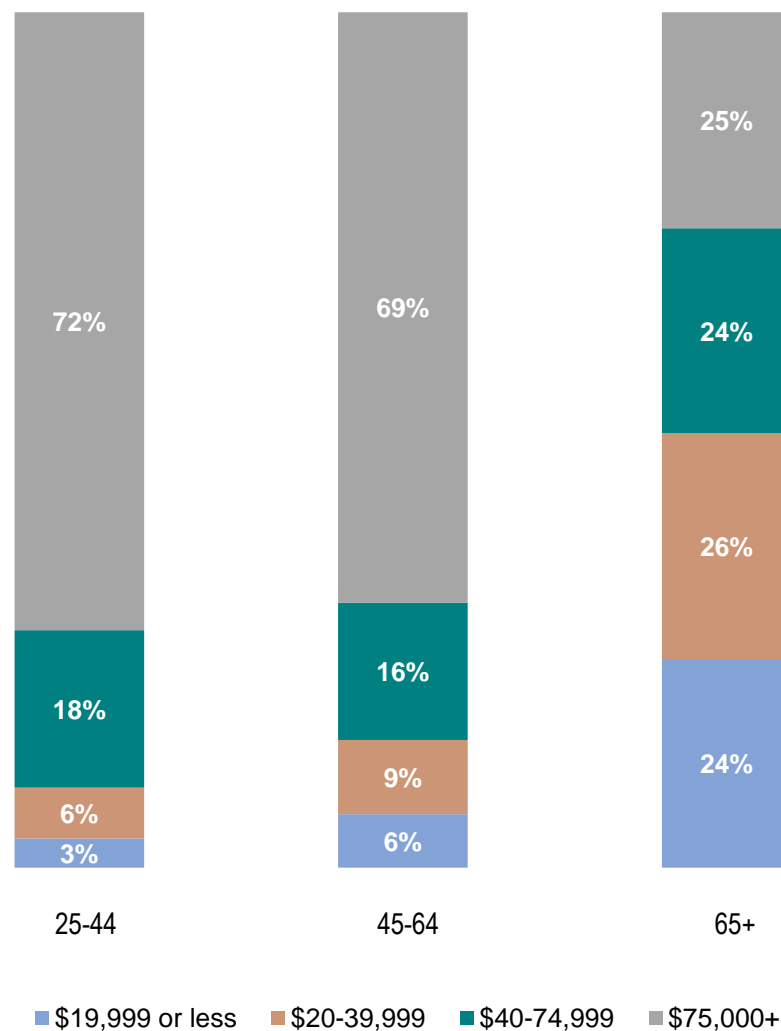
Different household types and sizes need different housing types



NEED & DEMAND: AFFORDABLE HOUSING

Incomes vary across age ranges

While most households headed by those 64 or younger have incomes of more than \$75,000 a year, only a quarter of householders 65 and older do



Arlington's top housing priorities are:

- Updated housing
- More housing
- Diverse housing
- Housing at multiple price points

HOUSING GOALS

GENERAL AFFORDABILITY

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

LOCATION

2. Encourage mixed-income housing and mixed-use development in business districts.

LOCATION

3. Integrate affordable units in a range of housing types into the fabric of Arlington's existing neighborhoods through redevelopment of underutilized properties and re-use of existing buildings.

SENIOR POPULATION

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

ZONING

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

CAPACITY

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

HOUSING STRATEGIES

Regulatory Strategies

Use zoning to:

- encourage housing production on identified sites
- facilitate development of a range of housing types
- create affordable units for a range of household incomes

Mirak site



Legacy at Arlington Center



Gold's Gym



HOUSING STRATEGIES

Local Initiatives - Programming

Preserve existing affordable units and utilize housing programs to:

- support income-eligible homeowners
- enable seniors to age in the community
- facilitate creation of affordable homeownership opportunities



HOUSING STRATEGIES

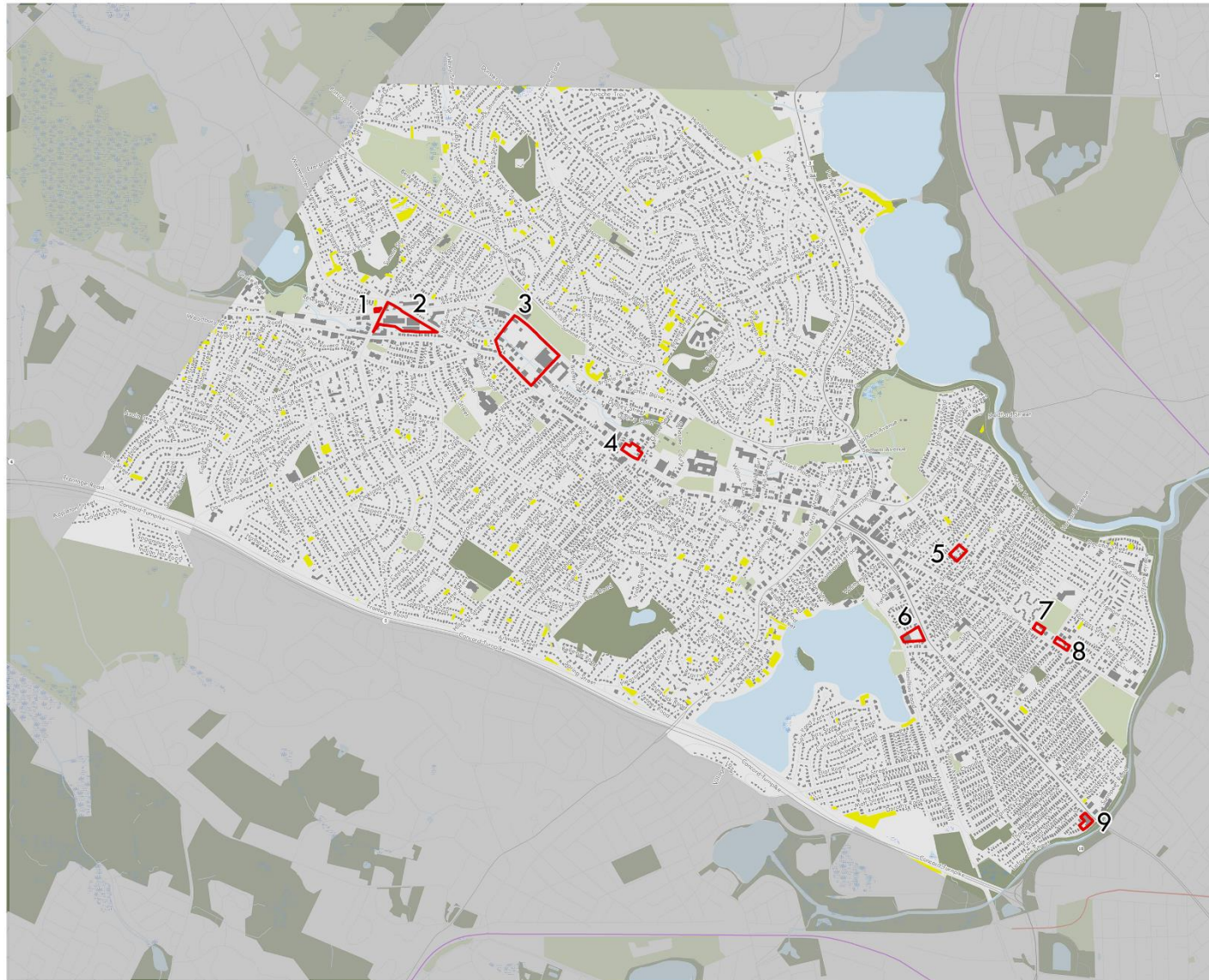
Local Initiatives - Resources

Increase capacity to works towards housing goals by:

- working with the CPC to allocate CPA fund revenues to housing
- establishing a municipal Affordable Housing Trust Fund
- forming a HPP Implementation Committee
- raising awareness about housing need and activities in town



DEVELOPMENT POTENTIAL



Arlington Development Potential

Potential Development Sites

- 1 - 19R Park Avenue
- 2 - Gold's Gym
- 3 - Mirak Site
- 4 - RCN Site
- 5 - Beacon and Warren Streets
- 6 - Walgreens
- 7 - Broadway Site 1
- 8 - Broadway Site 2
- 9 - East Arlington Gateway

-  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.

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

May, 2016

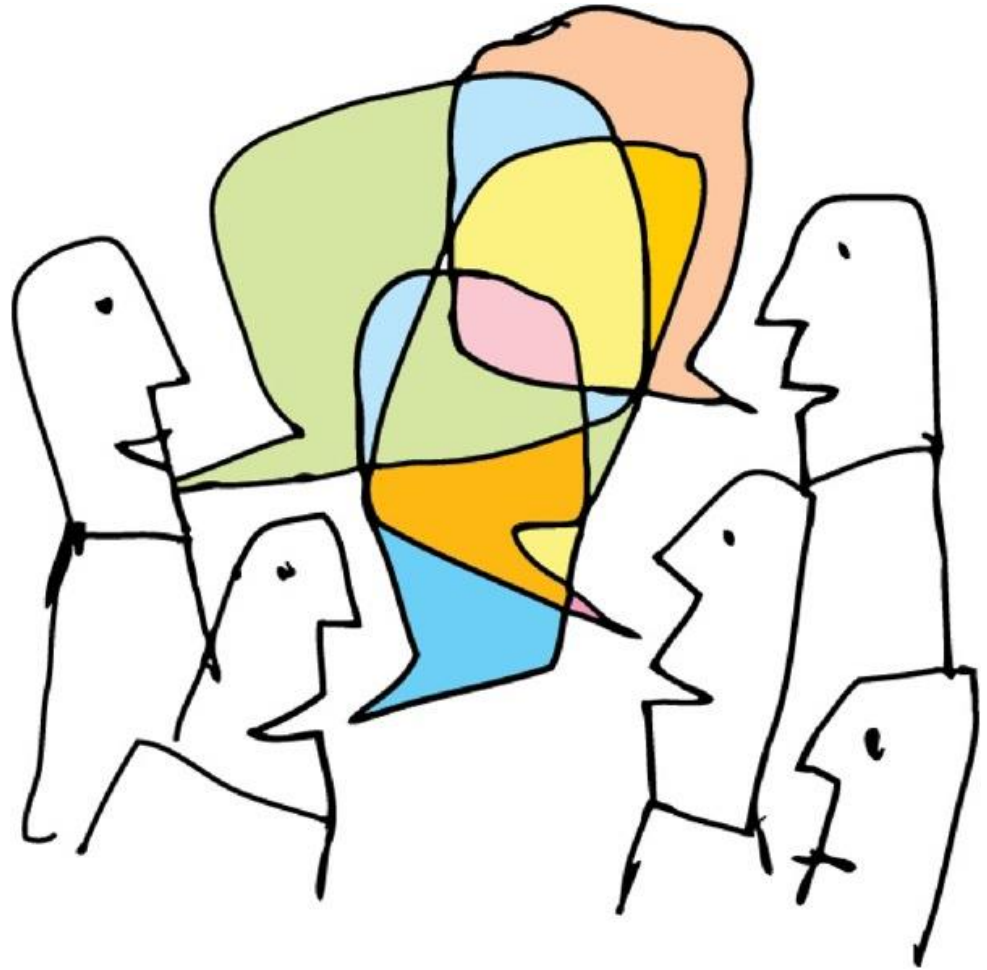


NEXT STEPS

1. Review and adoption by Redevelopment Board and Board of Selectmen
 - June-July
2. Submit HPP to DHCD for review and approval
 - July-August
 - DHCD conducts a 30-day completeness review
3. Approved plan
 - Notice of approval is given within 90 days of DHCD's finding that the HPP is complete

DISCUSSION

Questions?
Comments?



THANK YOU!



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