



SAUGUS HOUSING PRODUCTION PLAN

WORKSHOP #2:
GOALS & STRATEGIES

OCTOBER 27, 2016



AGENDA

6:45 PM	REGISTRATION + HANDOUTS	Project Timeline Saugus Housing Needs Draft Housing Goals Worksheet
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7: 00 PM	WELCOME
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7: 05 PM	PRESENTATION	Draft Housing Strategies Q + A
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7: 35 PM	BREAKOUT GROUPS
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8: 40 PM	WRAP UP
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HOUSING GOALS

GENERAL AFFORDABILITY

1. Produce more diverse housing to work towards the state's 10% affordable housing goal on the SHI and address documented local need.

ZONING

2. Unlock development opportunities through zoning that allows flexible approaches to achieve housing affordability and livability.

LOCATION

3. Introduce multifamily and mixed-use development and smaller starter homes in appropriate smart-growth locations.

CAPACITY

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

SENIOR POPULATION

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

HOUSING STRATEGIES

Strategies are organized into 2 categories:

1. Regulatory Strategies

Amendments or additions to Saugus' zoning bylaw

2. Local Initiatives

Other strategies pertaining to housing programming and resources

HOUSING STRATEGIES

Handout:



SMART GROWTH AND REGIONAL COLLABORATION

SAUGUS HPP

Draft Regulatory Strategies

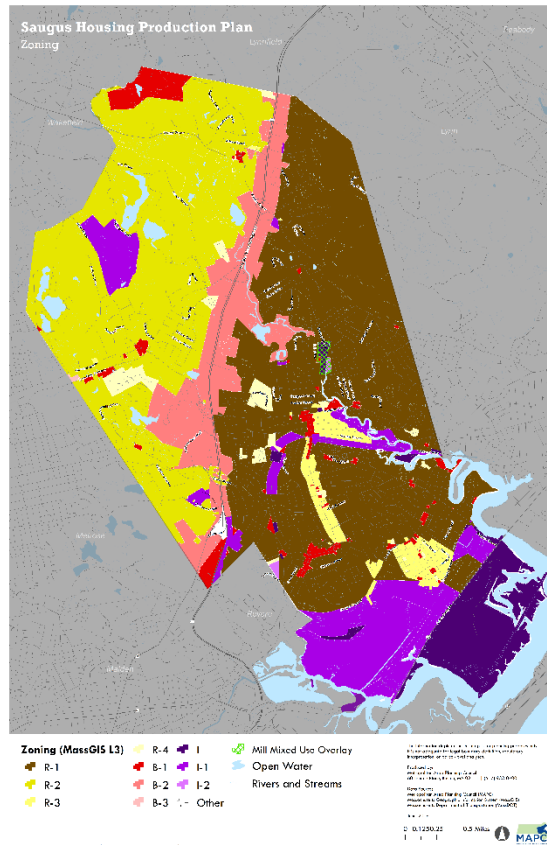
Use this form during the presentation to indicate your personal thoughts on each proposed strategy.

Strategies	Description	Support, Discard, or Revise	Why? Please explain
1	Making zoning more "user-friendly" and update to actively encourage the types of housing production the Town supports in specified locations		
2	Streamline the local permitting process for residential development to encourage housing production		
3	Allow mixed-use development in additional districts as appropriate		
4	Revise zoning to allow residential land uses at identified opportunity locations where they are currently prohibited		
5	Amend dimensional regulations to facilitate multifamily development, mixed-use development, and production of smaller homes in identified areas		

ZONING

1. ZBL Clean-Up & Update

Make zoning more “user-friendly,” and update to actively encourage the types of housing production the Town supports in specified locations



ZONING

2. Permitting Process

Streamline the local permitting process for residential development to encourage housing production



HOUSING STRATEGIES

Regulatory Strategies

ZONING

3. Mixed-Use Development

Allow mixed-use development in additional districts as appropriate



Clockwise: Mashpee Commons, MA; Western Reserve, OH; Portland, Maine; Wayland Town Center, MA

ZONING

4. Residential Development

Revise zoning to allow residential land uses at identified opportunity locations where it is currently prohibited



Left: Saugus Center;
Above: Clifftondale Square

ZONING

5. Housing Types

Amend dimensional regulations to facilitate multifamily development, mixed-use development, and production of smaller homes in identified areas



Legacy at Arlington Center; Carrollton Square, TX; Skinny-lot housing in Portland, OR

ZONING

6. Accessory Dwelling Units

Address illegal accessory dwelling units and encourage production of legal ADUs



Examples of attached ADU with separate entrance, detached ADU above garage, and detached ADU behind primary dwelling unit

ZONING

7. Housing for Seniors

Assess what types of supportive housing are needed for Saugus' seniors and people with physical and cognitive disabilities, and take steps to facilitate their development



ZONING

8. Inclusionary Zoning

Conduct thorough analysis to determine why inclusionary zoning isn't producing affordable units and amend accordingly

The Economics of Inclusionary Development



ULI Urban Land Institute Terwilliger Center for Housing

Working with partners or a consultant, as the City of Cambridge did, is one strategy to assess and troubleshoot inclusionary zoning

Final Report

Cambridge Inclusionary Housing Study



March 27, 2016



DAVID PAUL ROSEN & ASSOCIATES
DEVELOPMENT, FINANCE AND POLICY ADVISORS

ZONING

9. Foreclosures

Explore mechanisms to decrease the rate of foreclosures



RESOURCES

10. Affordable Housing Trust Committee

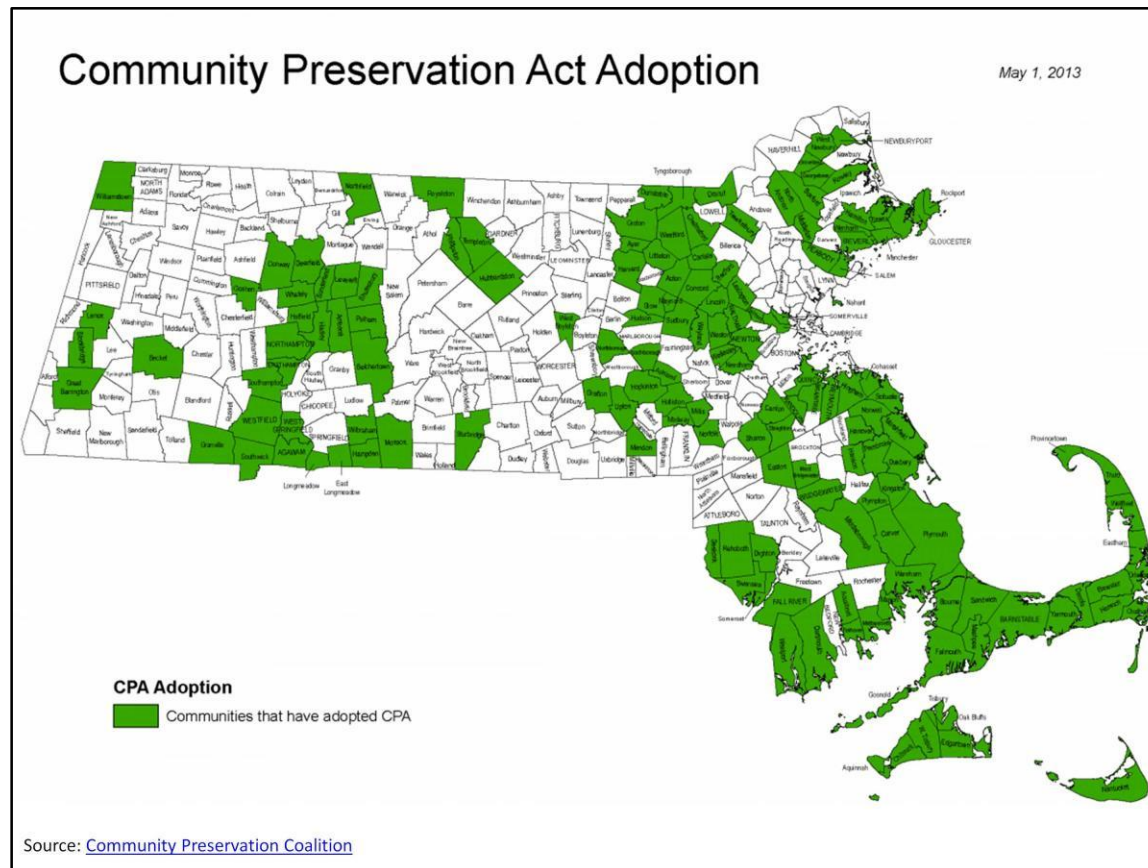
Empower the Affordable Housing Trust Committee to achieve housing goals by directing funds to the Affordable Housing Trust Fund



RESOURCES

11. Community Preservation Act

Advocate for and take steps to adopt the Community Preservation Act



RESOURCES

12. Middle-Income Housing

Work with developers to understand the market for middle-income housing in Saugus and support projects that access MassHousing's Workforce housing funds



Gateway Residences in Lynn received the first financing through MassHousing's Workforce Housing Initiative: 10 of 71 units will be reserved as workforce housing

RESOURCES

13. Senior Housing Needs

Maximize resources and services that enable seniors to continue living in the community and housing of their choice



PROGRAMMING

14. Preservation of Affordable Housing

Monitor and work to preserve long-term affordability of existing deed-restricted units



*Saugus Commons,
left and Sachem
Manor, right*

PROGRAMMING

15. Developer Engagement

Engage the local real estate and development community to increase the Town's understanding of trends in housing demand, and to generate developer interest



PROGRAMMING

16. Affirmatively Furthering Fair Housing

Provide affordable and fair housing education/training opportunities to Town staff, and ensure compliance with the Fair Housing Act and other legal housing requirements



**EQUAL HOUSING
OPPORTUNITY**



PROGRAMMING

17. Resident Awareness

Increase resident awareness of unmet housing needs and demand in Saugus

Housing Production Plan PUBLIC FORUM



Thursday, October 27

Town Hall, Auditorium
298 Central Street in Saugus
6:45 pm – 9:00 pm

*Help shape housing goals for Saugus and
Develop the best strategies to achieve them!*

Join the Town of Saugus and the Metropolitan Area Planning Council for the second of two public forums on the Housing Production Plan. This highly-interactive agenda invites you to:

- Assess development potential in town
- Refine housing goals from forum #1 that will guide development
- Provide feedback on regulatory strategies and local initiatives to meet housing needs and demand

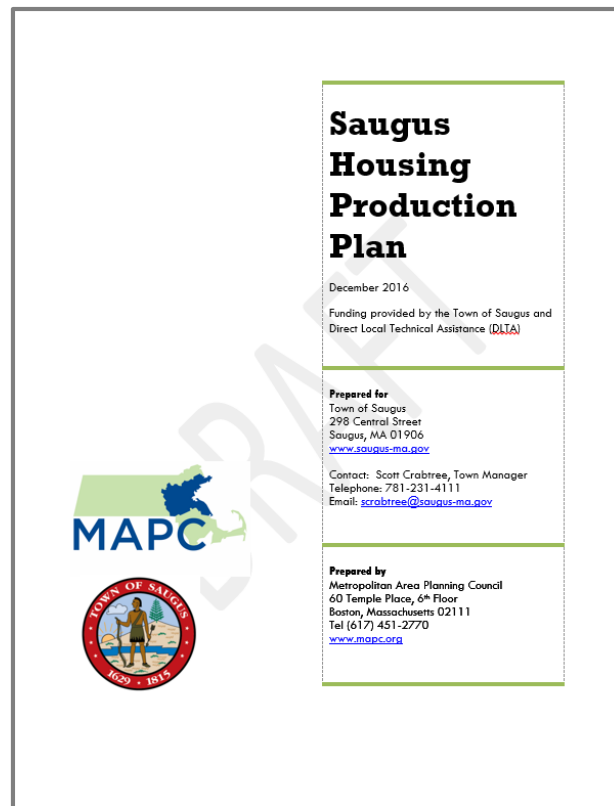
For more information, please contact
Krista Leahy at (781) 231-4044 or
k Leahy@saugus-ma.gov



PROGRAMMING

18. Implementation

Form a Housing Production Plan Implementation Committee to make and monitor progress towards housing goals



DEVELOPMENT POTENTIAL



- Zoning Overlay
- Potential Development Sites
- Building Structures (Rooftops)
- Permanently Protected Open Space
- Other Open Space
- Residential Vacant
- Commercial Vacant
- Industrial Vacant
- Exempt Vacant

The information displayed on this map is for planning purposes only. It is not intended to be used for any other purpose, including interpretation, or potential future actions.

Prepared by:
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DEVELOPMENT POTENTIAL

Handout:

SAUGUS HPP

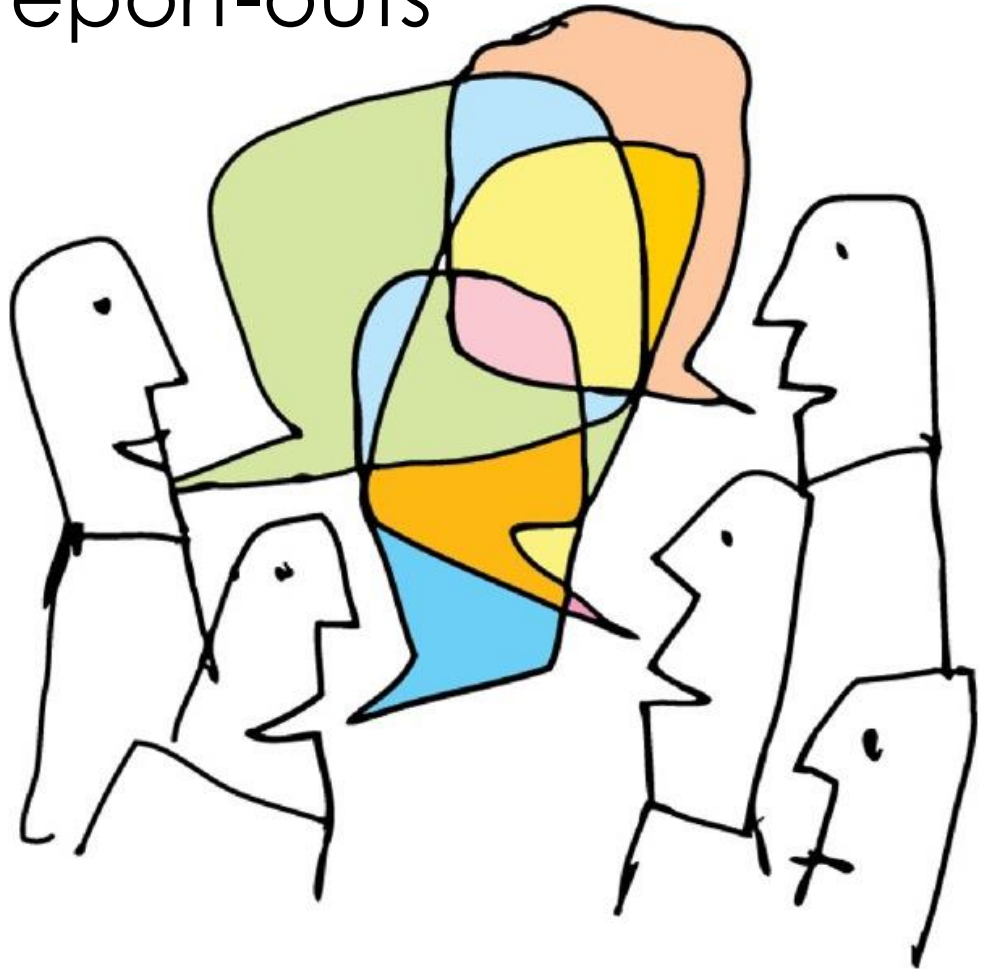
Saugus Potential Development Sites

Please think about your top five (5) sites, what kind of housing you'd support on each, and why.

Potential Site	Support, Discard, or Revise?	Why?
0 Pennsylvania Avenue		
	Approximate Area: 55 acres Current Use: Commercial storage warehouse or distribution facility Vacancy Status: n/a	
6 Walden Avenue		
	Approximate Area: < 1 acre Current Use: Single-family residence Vacancy Status: n/a	

DISCUSSION

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



THANK YOU!

Questions?
Comments?



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