



SAUGUS HOUSING PRODUCTION PLAN

Local Adoption Meeting
Board of Selectmen

DECEMBER 21, 2016



PROJECT OVERVIEW

Timeline of Project Tasks

JAN.	FEB.	MAR.	APR.	MAY.	JUN.	JUL.	AUG	SEPT.	OCT.	NOV.	DEC.	JAN.
	Focus Group, Town Tour		Public Forum						Public Forum		Local Adoption, Submission to DHCD	

PROJECT
KICK-OFF

NEEDS &
DEMAND

DEVELOPMENT
CONSTRAINTS +
OPPORTUNITIES

GOALS &
STRATEGIES

PROJECT
WRAP-UP

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. Continue to 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.

SENIOR POPULATION

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

CAPACITY

5. 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.

HOUSING STRATEGIES

Regulatory Strategies

- **Make zoning more user-friendly and up to date**
- **Streamline the permitting process**
- **Allow residential land uses and mixed-use development**
- **Amend dimensional building regulations**
- **Facilitate development of supportive housing**



Saugus Center, left, and Cliftondale Square, right

HOUSING STRATEGIES

Local Initiatives

- Work to decrease the rate of foreclosures
- Understand the market for and support middle-income housing development
- Preserve long-term affordability of existing deed-restricted units
- Engage the real estate and development community
- Provide affordable and fair housing education/training opportunities
- Ensure Planning and Development lead plan implementation



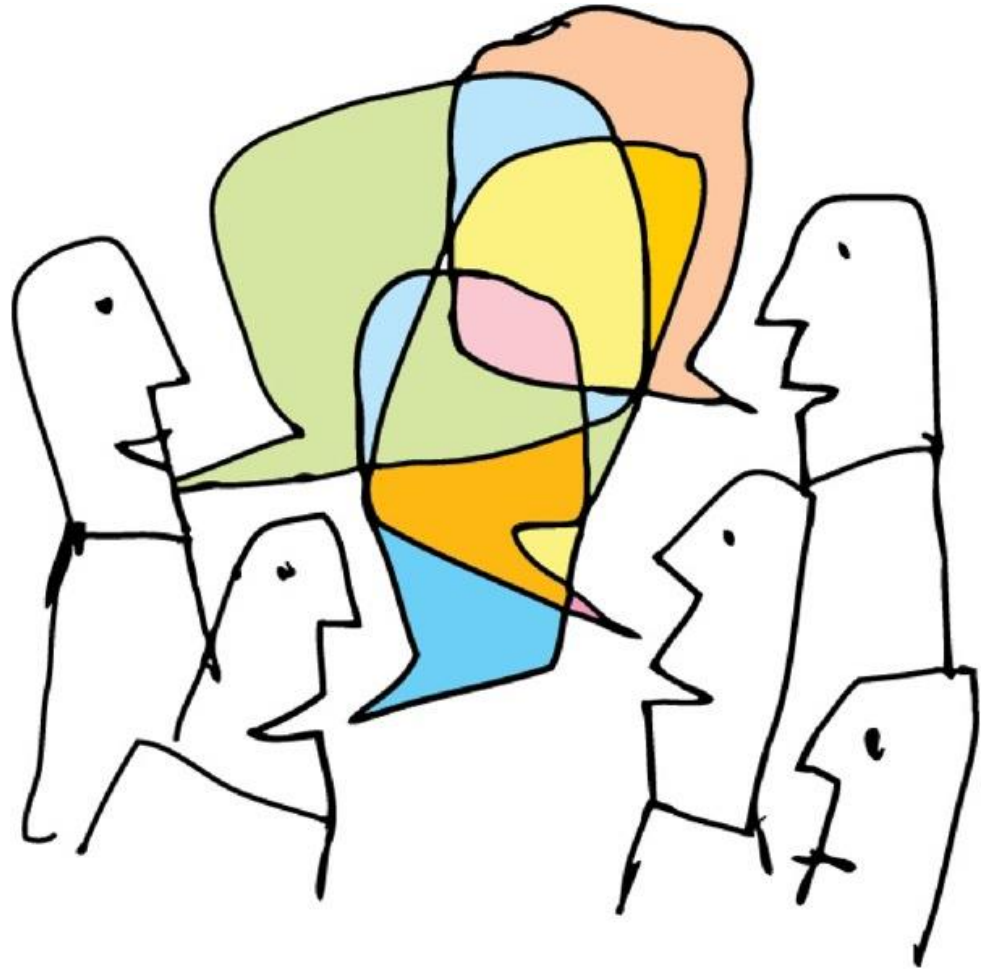
Saugus Commons, left and Sachem Manor, right

NEXT STEPS

1. Adoption by Town Manager on behalf of the Board of Selectmen
2. Review and adoption by Planning Board
 - January 2017
3. Submit HPP to DHCD for review and approval
 - January-February 2017
 - 30-day completeness review
4. Approved plan
 - Notice of approval within 90 days

DISCUSSION

Questions?
Comments?



THANK YOU!

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