

# Draft Housing Strategies

The following draft strategies are intended to address and achieve the housing goal presented above.

## Regularity Strategies:

- Amend zoning to actively encourage production of mixed-income, multifamily housing through mixed-use development in commercial areas, village centers, light industrial zones, as well public transit-accessible areas.
- Develop an Inclusionary Zoning Ordinance to require production of housing units affordable to households with a wide range of incomes, including extremely low- or moderate-incomes.

## Financial Strategies:

- Establish a Municipal Affordable Housing Trust Fund under G.L. c. 44, § 55C in order to utilize local housing funds in an efficient and targeted way.
- Work with the Community Preservation Committee to encourage allocation of greater than the state-mandated minimum of 10 percent of annual CPA fund revenues to community housing initiatives, and to identify and acquire property for development of affordable housing.

## Local Initiative Strategies:

### Partnerships:

- Work with the South Shore Chamber of Commerce, South Shore Hospital, and other large employers to develop employer-assisted housing programs to meet the needs of local businesses.

### Housing Programs:

- Strengthen and support housing rehabilitation programs for low- or moderate-income homeowners and landlords with low- or moderate-income tenants, and support “best practices” training for landlords to maintain their buildings in safe and habitable conditions, improve building performance, and reduce operating costs.
- Expand and support homeownership assistance programs, including down payment assistance for first-time Weymouth homebuyers, buy-down programs, foreclosure prevention programs, and housing rehabilitation programs.

**Preservation and Creation of Affordable Units:**

- Work with owners of existing affordable housing to extend the affordability of their units before subsidies expire and make capital improvements as necessary.
- Work in partnership with the Weymouth Housing Authority to ensure the long-term preservation of its 450-plus public housing units that serve some of Weymouth's lowest income households, and support the rehabilitation and/or redevelopment of units where appropriate through political, regulatory, and financial assistance.
- Explore the potential of creating a local Community Land Trust (CLT) where low- or moderate-income residents buy an affordable home and enter into a 99-year renewable ground lease with the CLT. This structure allows the CLT to maintain control of the land, provides affordable homeownership opportunities for Weymouth residents, and ensures long-term affordability of the home.
- Fund the creation of affordable ownership units for small and large families with moderate- to middle-incomes.

**Housing for Senior & Disabled Residents:**

- Assess the supportive housing and programmatic needs of Weymouth's seniors and people with physical and cognitive disabilities, and take steps to address those needs through affordable independent and assisted living facilities, intergenerational housing, service-enriched housing for special needs residents, congregate housing, other residential options.
- Work in partnership with Elder Services and the Weymouth Senior Center to expand avenues for outreach to educate seniors on available senior housing opportunities, as well as existing resources and services that enable seniors to continue to live in the community and housing of their choice as they age.