

# Weymouth Housing Strategies

## Community Workshop #2

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Presented by

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# Why are we here tonight?

1. Review the draft housing goals and vision
2. Consider housing strategies and potential sites to encourage housing development in the next 5 years

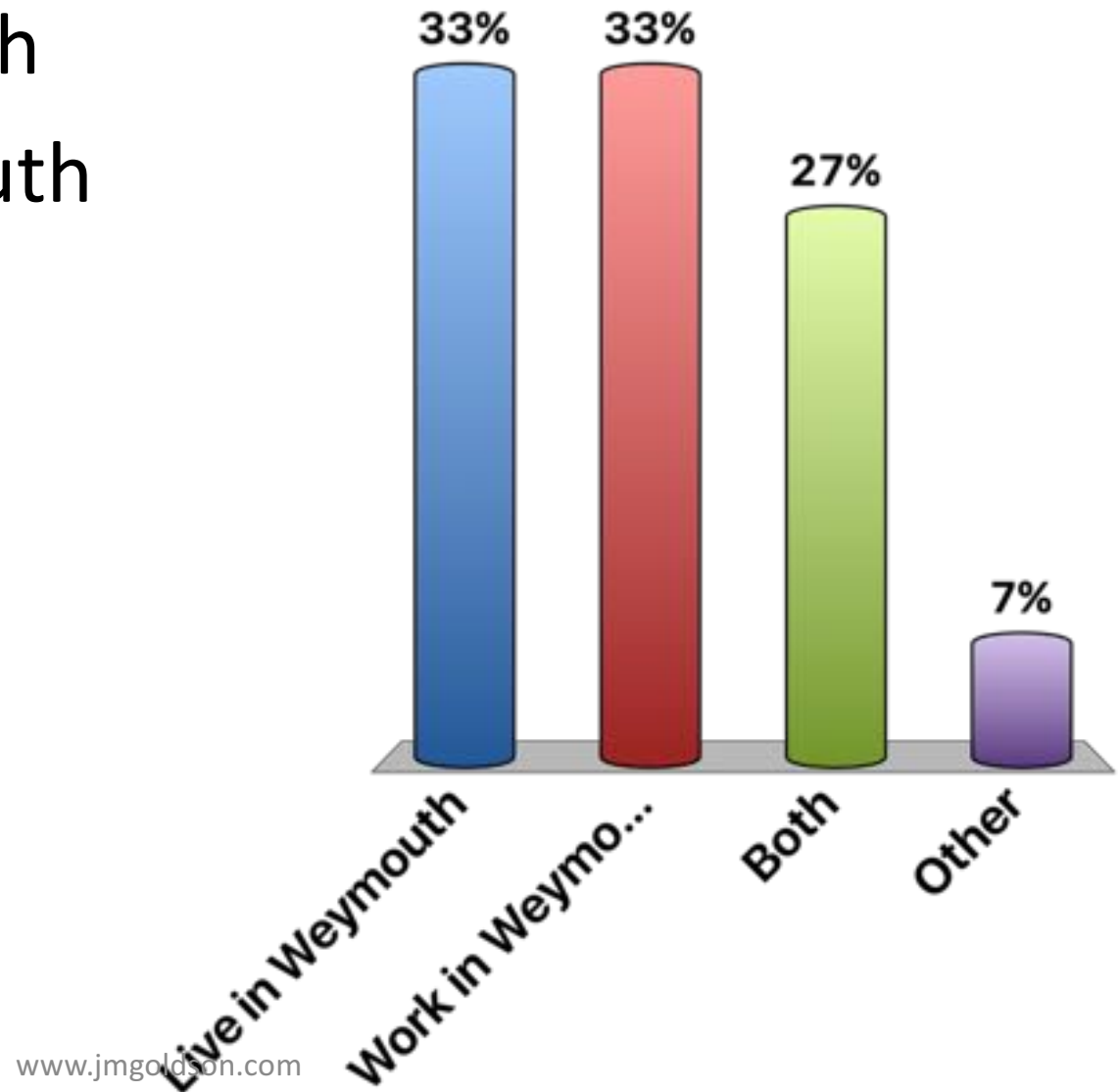


# Topics

- Digital Polling
- Project Scope & Schedule
- Key definitions
- Possible Housing Strategies
  - Small Group Discussions
- Possible Sites/Areas
  - Small Group Discussions
- Wrap up

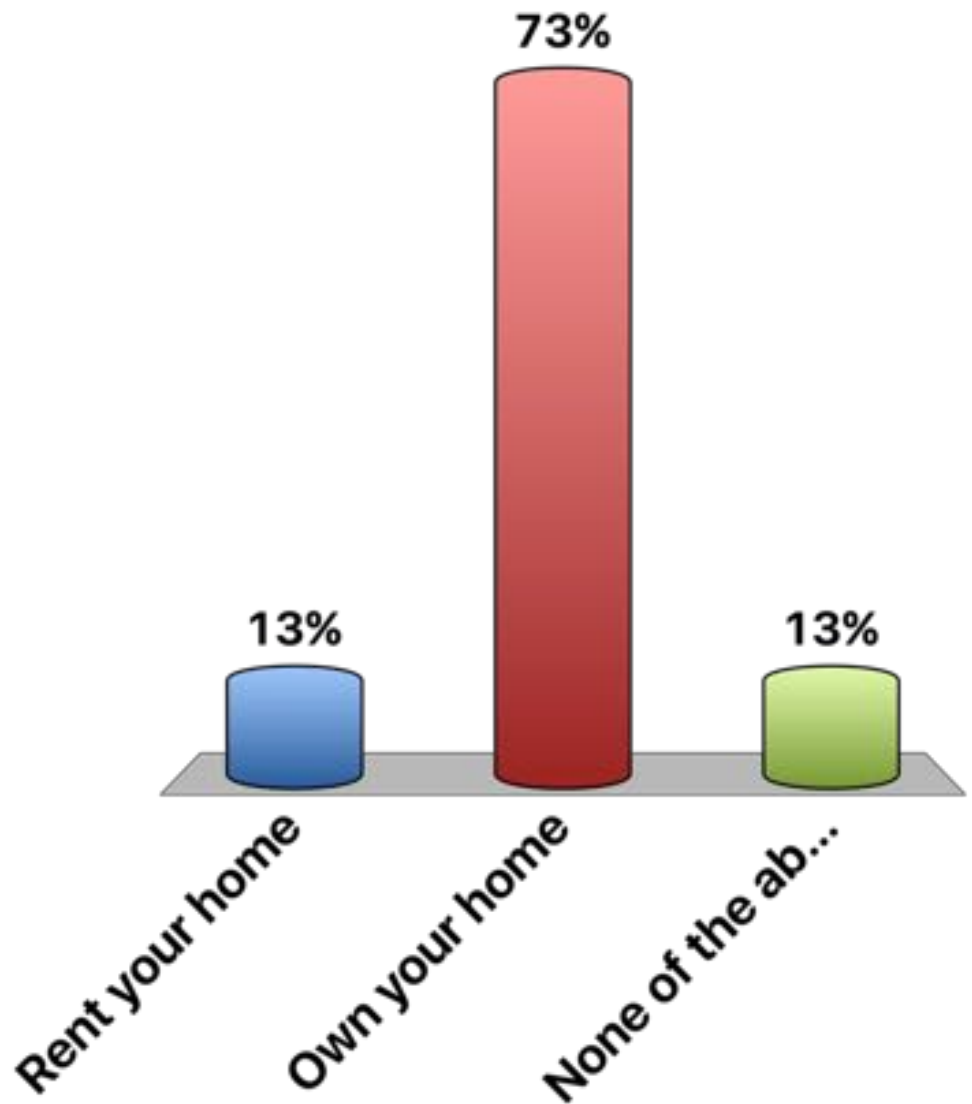
# Do you . . .

- A. Live in Weymouth
- B. Work in Weymouth
- C. Both
- D. Other



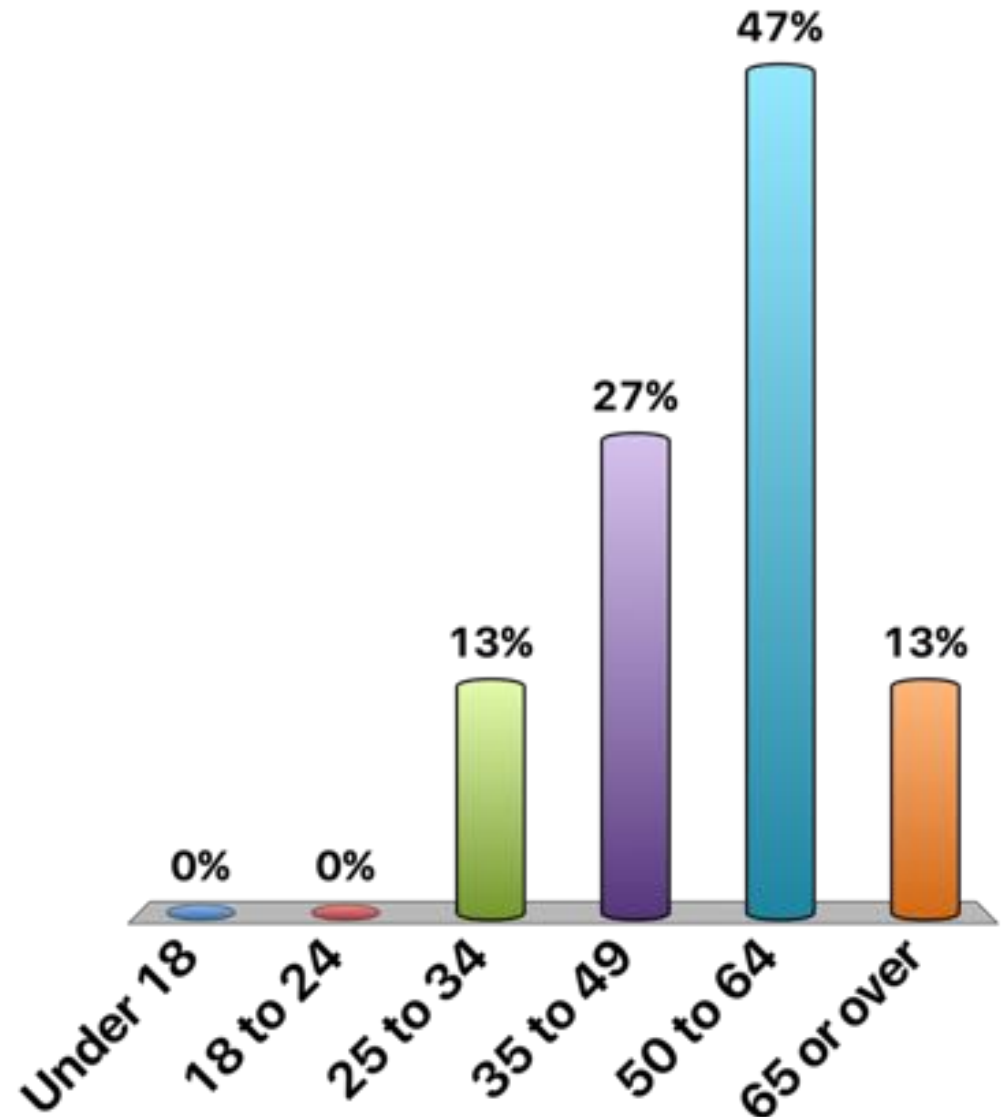
# Do you . . .

- A. Rent your home
- B. Own your home
- C. None of the above



# What is your age?

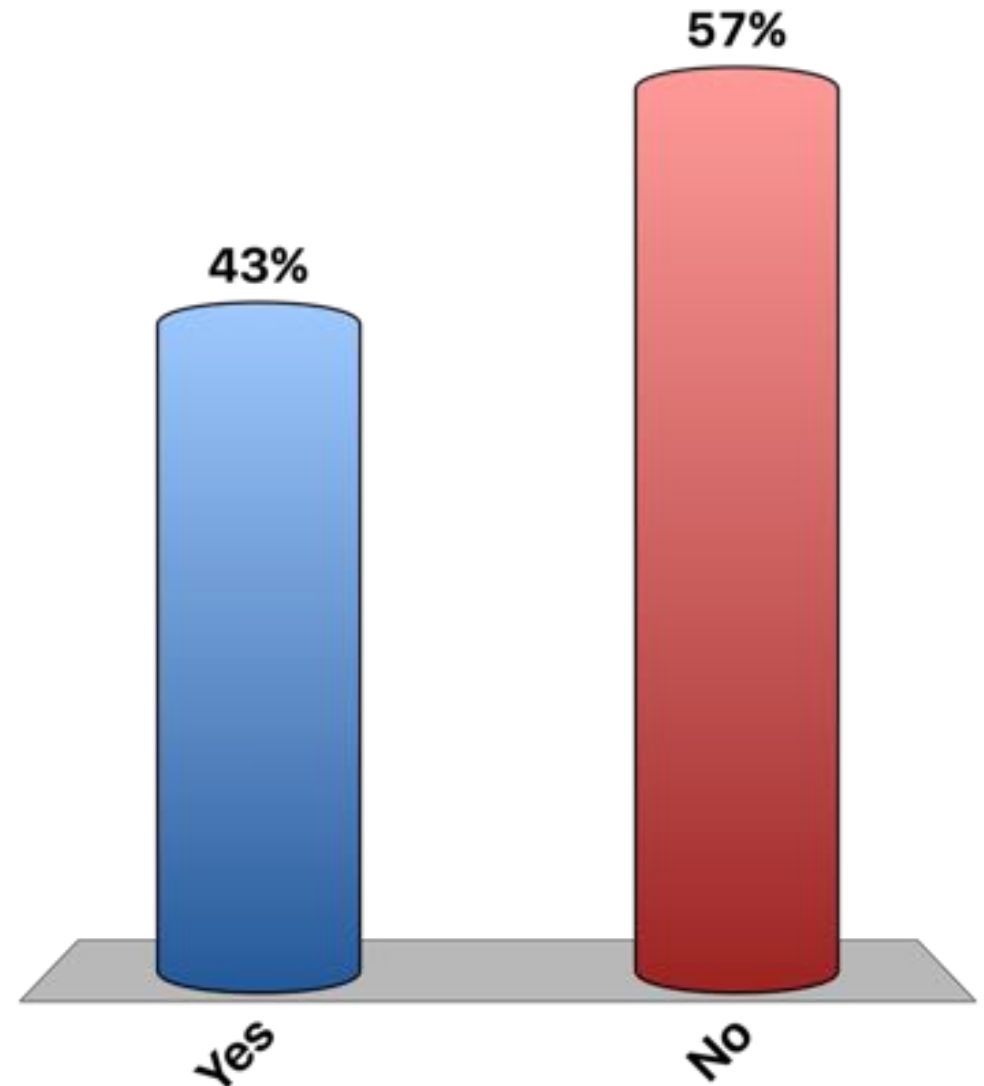
- A. Under 18
- B. 18 to 24
- C. 25 to 34
- D. 35 to 49
- E. 50 to 64
- F. 65 or over



# Did you attend the first workshop in June?

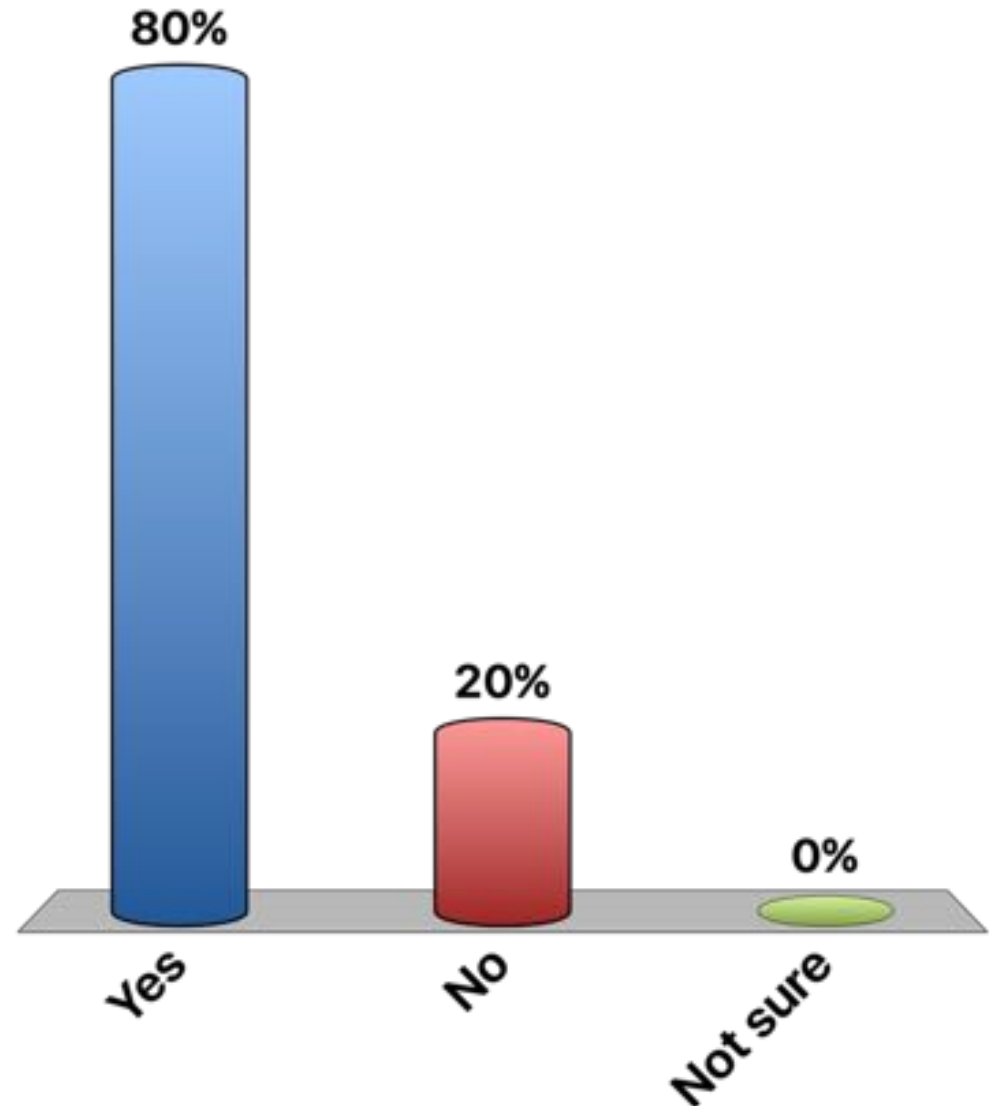
A. Yes

B. No



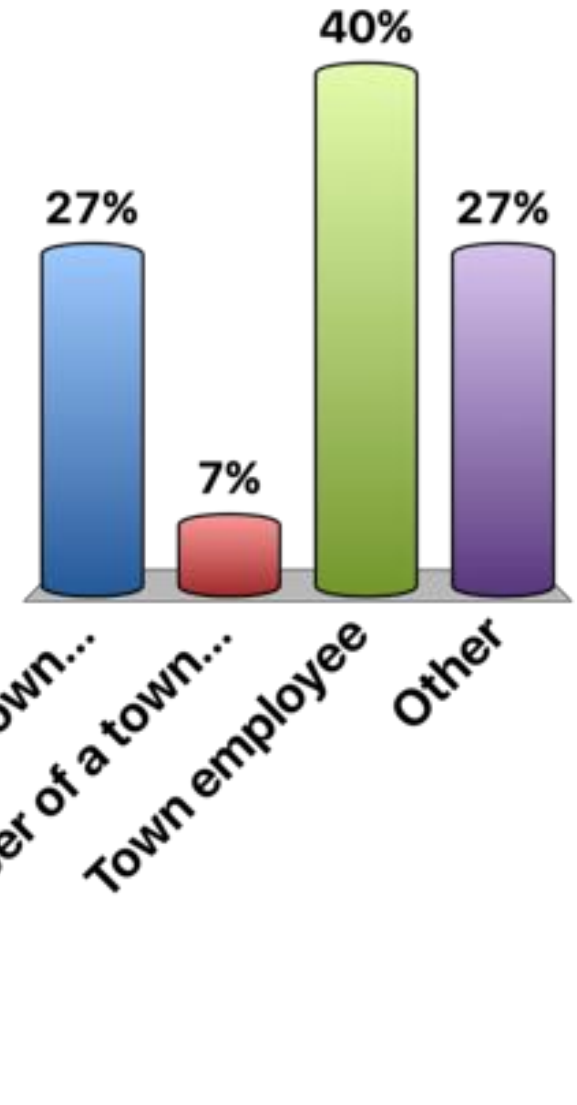
# Did you respond to the Housing Survey? Close to 1,200 people responded.

- A. Yes
- B. No
- C. Not sure



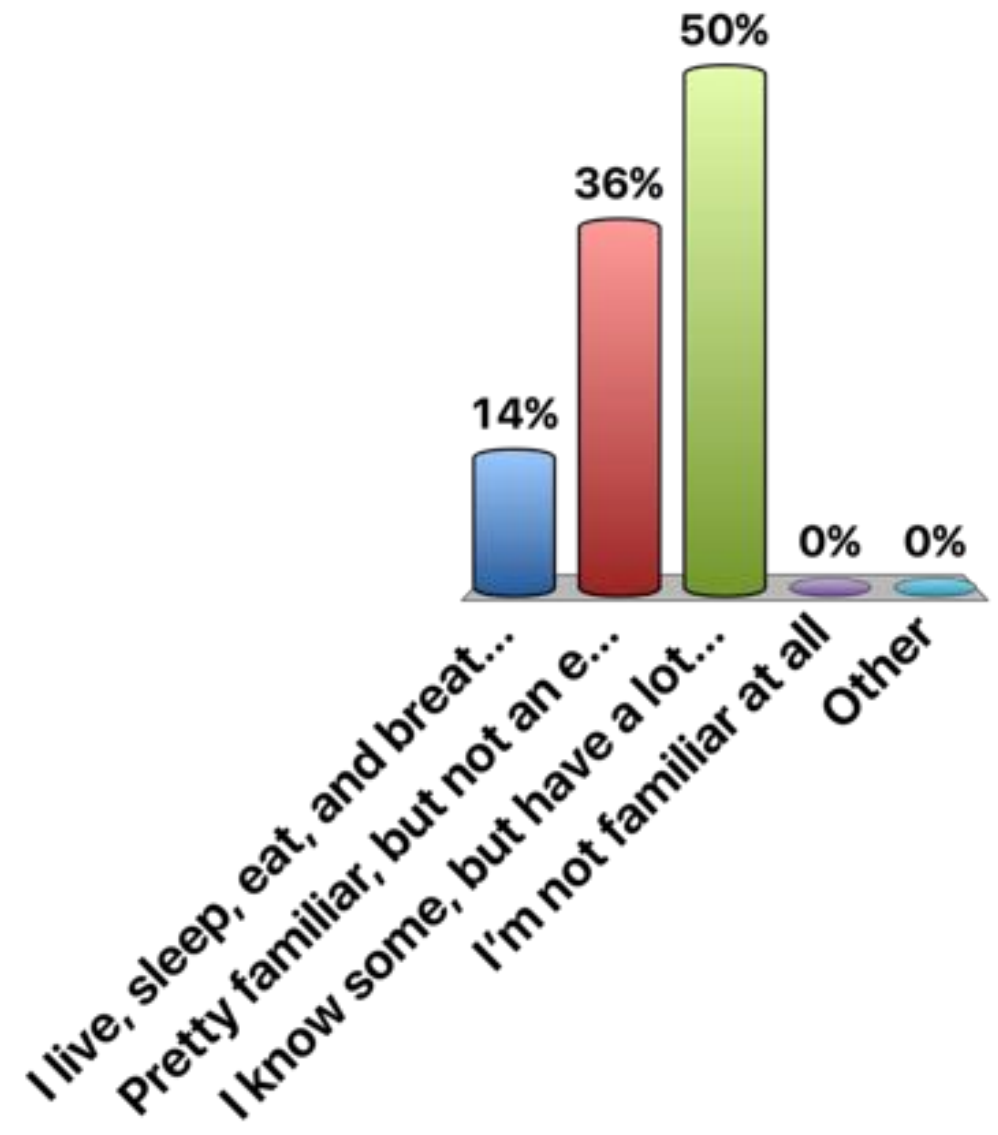
# Are you a . . .

- A. Current member of a town board or committee
- B. Former member of a town board or committee
- C. Town employee
- D. Other



# How familiar are you with affordable housing concepts and issues?

- A. I live, sleep, eat, and breathe affordable housing!
- B. Pretty familiar, but not an expert
- C. I know some, but have a lot more to learn
- D. I'm not familiar at all
- E. Other



# Project Schedule



# What is Chapter 40B?

- A state statute that sets an affordable housing goal
- 10% of housing stock affordable for low/moderate income households for every town and city
- Weymouth has 7.6% affordable housing



# Subsidized Housing Inventory

- It's a list of the units that count toward the 40B 10% goal.
- Eligible units:
  1. Subsidized by state/federal programs or local initiatives
  2. Affordable to households with low/moderate income
  3. Affirmatively and fairly marketed
  4. Subject to long-term affordability restriction



# Project Scope of Work

## Housing Production Plan “Must-Haves”

- Needs assessment
- Goals and Strategies to achieve 10% with at least incremental production Five-year action plan

However, many HPPs also address other local concerns such as:

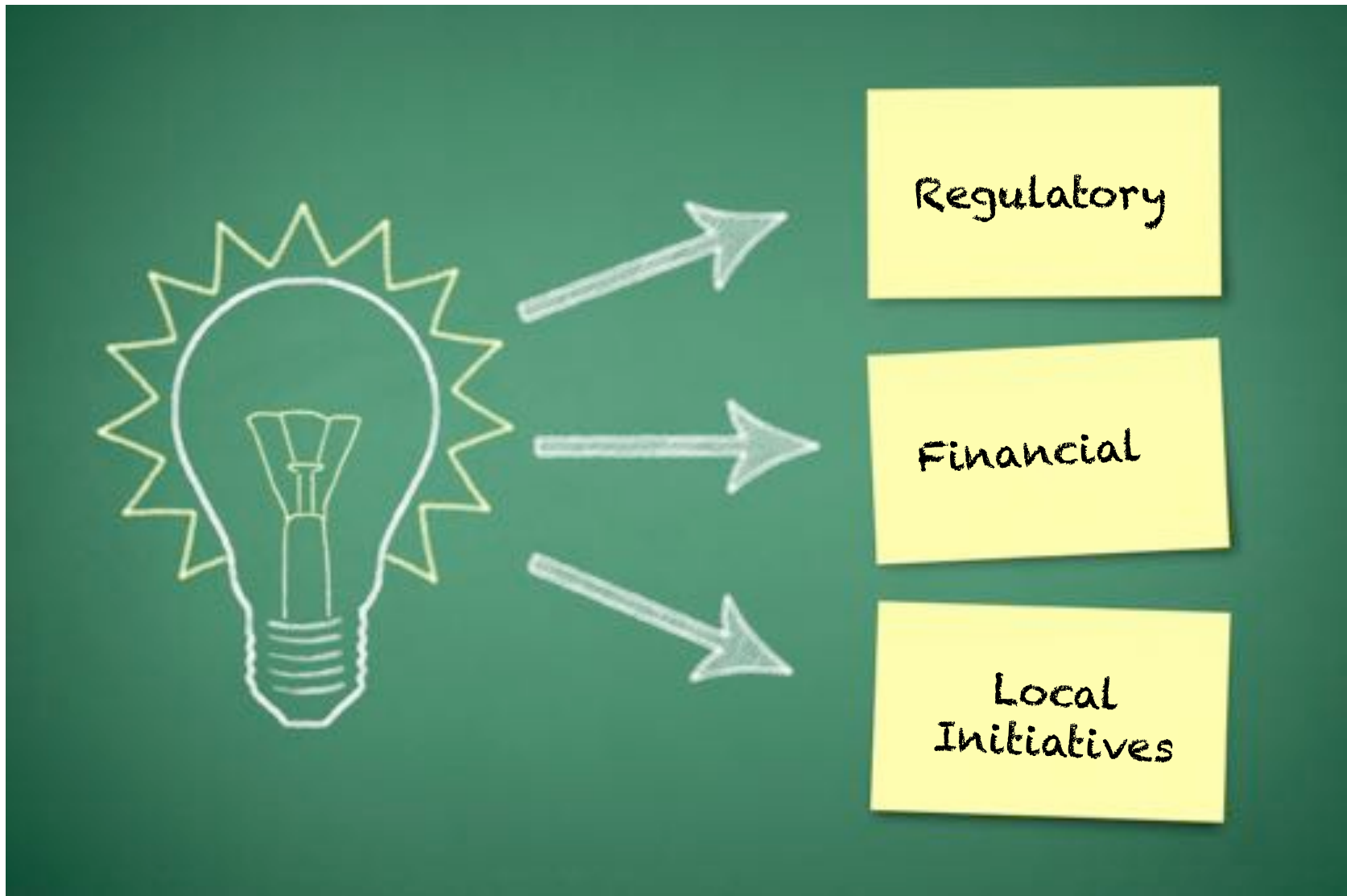
- middle-income units
- direct assistance to households
- more diverse housing options



# Summary of Needs

- 1. Despite modest population growth expected, households are getting smaller so # of households are rising - this creates demand for production of more housing units**
- 2. Large population increase expected for older adults (age 65+)**
- 3. Demand for both ownership and rental units**
- 4. Highest concentration of housing demand is older adults**
- 5. Older housing stock in need of improvements and modernization, especially rental housing**
- 6. Many older adults In Weymouth spend too much on housing, especially older renters with extremely low income**

# Strategy Ideas



# State Regs: HPP Implementation Strategies

State HPP regulations require:

1. Zoning districts/areas to modify current regulations
2. Specific sites to encourage development
3. Municipally owned parcels to issue requests for proposals for development
4. Characteristics of proposed developments (e.g., cluster, adaptive reuse, mixed use, etc.)
5. Participation in regional collaborations



# Our Approach

We believe the implementation strategies should be a package rather than a menu of choices



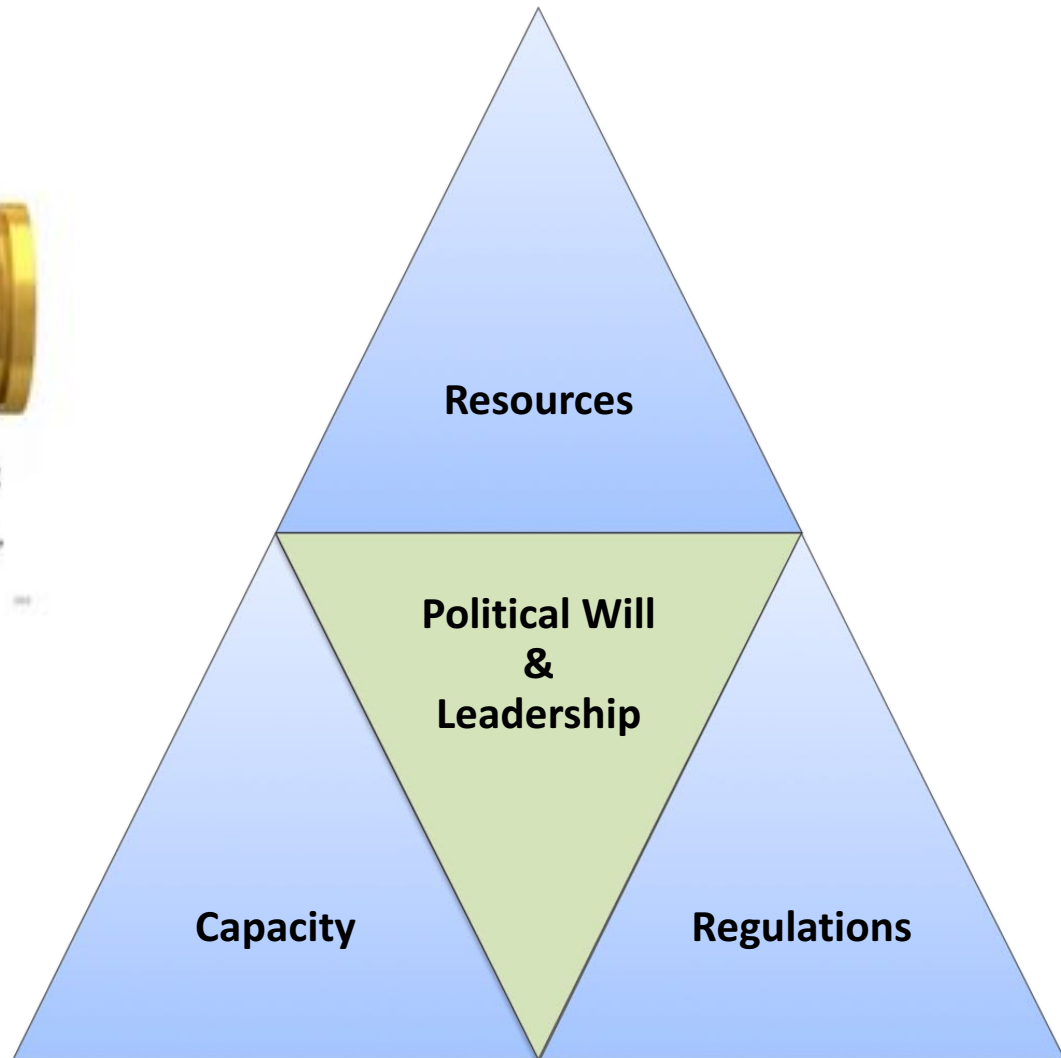
# Our Approach

Effective packages include a variety of strategies



"Searching for the magic bullet is a distracting waste of resources.  
Adapting is a game of singles, not home runs."

Source: [illegible]



# Strategy 1 – Regulatory

- Amend zoning to encourage mixed-use development
- Require these developments to include housing units affordable to a wide range of incomes, including extremely low- or moderate-incomes.



# Strategy 2 – Financial

## Establish a Municipal Affordable Housing Trust Fund.

- Way to utilize local housing funds in an efficient and targeted way
- Work with the Community Preservation Committee to allocate a larger percentage of CPA funds to housing



# Strategy 3 – Local Initiative

Identify and prioritize locations within lower income areas for:

- new parks
- transit options
- healthy food access points

Make connections to neighborhoods with sidewalks, walking paths, bike paths, etc.



# Strategy 4 – Local Initiative 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.



# Strategy 5 – Local Initiative Housing Programs

Strengthen housing rehabilitation programs:

- for low- or moderate-income homeowners
- 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



# Strategy 6 – Local Initiative Housing Programs

Expand and support homeownership assistance programs, including down payment assistance for first-time Weymouth homebuyers, buy-down, foreclosure prevention, and housing rehabilitation programs.



# Strategy 7 – Preserve Affordable Units

Work with owners of existing affordable housing to extend the affordability of their units before subsidies expire and to make capital improvements as necessary.

- There are close to 800 units with expiring affordability restrictions between 2018 and 2036.



# Strategy 8 – Preserve Affordable Units

Work in partnership with the Weymouth Housing Authority to ensure the long-term preservation of its 450-plus public housing units and support the rehabilitation and/or redevelopment of units where appropriate through political, regulatory, and financial assistance.

# Strategy 9 – Create Affordable Ownership Units

Explore the creation of a local Community Land Trust (CLT).



## Affordable Forever (Community Land Trusts)

January 1, 2001



Volunteers with Durham Community Land Trust work on a renovation.  
Photo Courtesy of Trustees of Durham Community Land Trust.

Source: Lots to Love  
Pittsburgh, PA:  
[www.lotstolove.org](http://www.lotstolove.org)

# Strategy 10 – Create Affordable Units

Fund the creation of affordable ownership units for moderate- to middle-incomes households of all sizes. (CPA eligible expenditure)

80% AMI = \$78,150 (4-person household)

100% AMI = \$103,400



# Strategy 11 – Seniors and Disabled Residents

- Assess the supportive housing and programmatic needs of Weymouth's seniors and disabled population
- Take steps to address those needs
  - developing a variety of residential options
  - expanding outreach to educate seniors on available housing resources, including services that enable seniors to live in the community and housing of their choice as they age

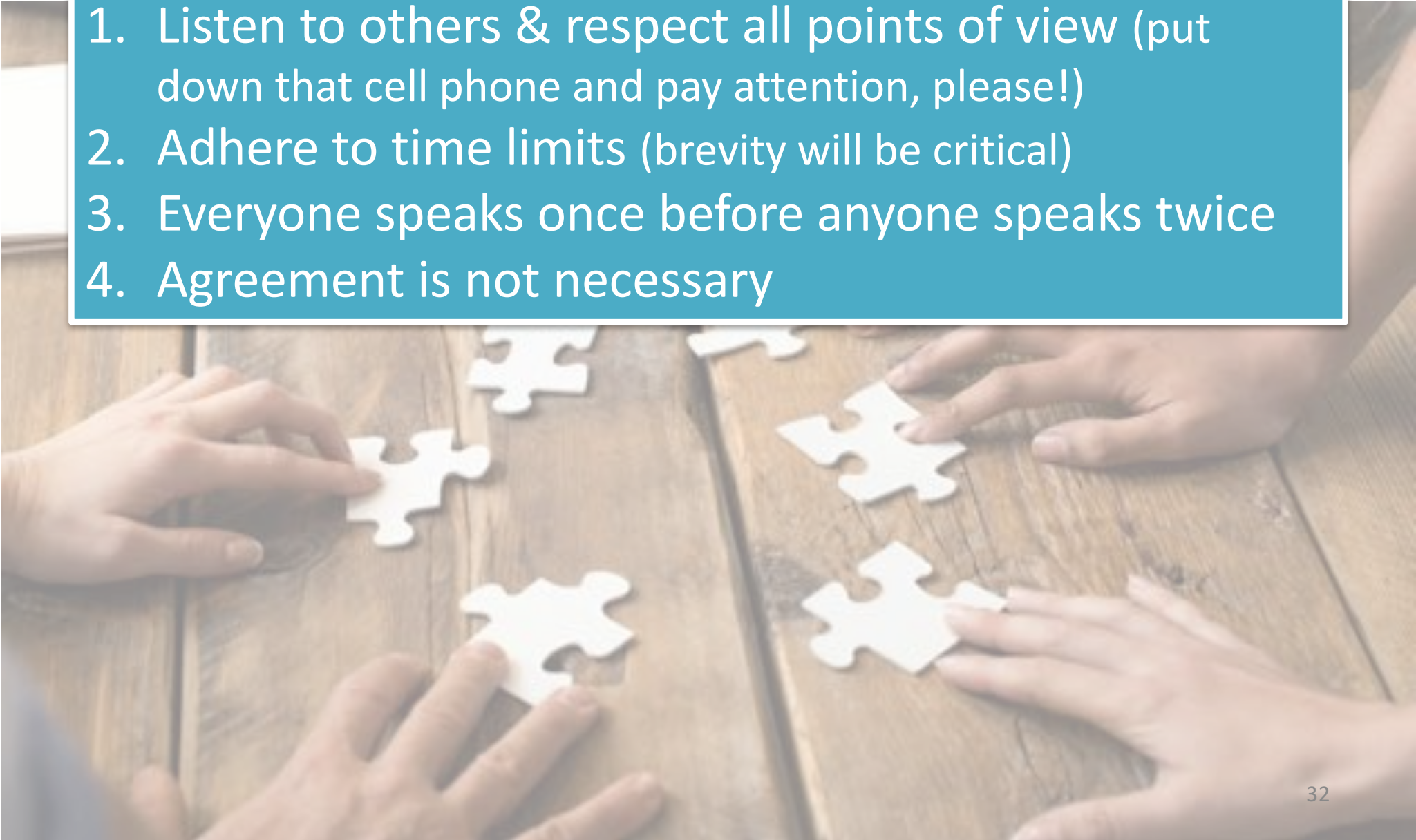


An abstract illustration on a light blue background. At the bottom, three stylized human heads in white, purple, and light blue are shown in profile, facing right. Above them, a complex network of white and purple lines and pipes connects various icons: a lightbulb inside a circle, a brain, a cloud with a gear, a speech bubble with three dots, a hand pointing right, and several interlocking gears. Dotted arrows indicate a flow from left to right across the top. The overall theme is communication, thought, and collaboration.

# **INTRODUCTION TO SMALL GROUP DISCUSSIONS**

# Let's have good, productive discussions

1. Listen to others & respect all points of view (put down that cell phone and pay attention, please!)
2. Adhere to time limits (brevity will be critical)
3. Everyone speaks once before anyone speaks twice
4. Agreement is not necessary



# PURPOSE OF DISCUSSION EXERCISE

## **Objective**

*Work together to discuss possible housing strategies and potential development sites.*

## **Use of Results**

*Help the project team to identify housing strategies for the draft Housing Production Plan*

## **Part 1: Strategies**

## **Part 2: Potential development sites**

## Part 1 - Strategies

Consider the draft strategies reviewed in the presentation.

Which, if any, should the city pursue in the next 5 years?

What other strategies should be considered?

25 minutes

# Scribing and Report Outs

Please designate one member as scribe  
and one member for final report-outs