



Town of Weymouth
Planning and Community Development Department

HOUSING PRODUCTION PLAN

INTRODUCTION:

A Housing Production Plan (HPP) analyzes a community's housing needs and identifies goals and proactive strategies for developing appropriate housing that meets the current and future needs of all residents of the community. The HPP is created with input from Town leaders, local realtors, developers, and residents through a series of interviews and public forums.

ANALYSIS OF NEEDS:

The Town of Weymouth's HPP would provide analysis as to who currently lives in the community, demographic trends affecting future growth, existing housing stock and future housing needs. This comprehensive housing needs assessment would examine:

- 1) The most recent available census data of the municipality's demographics and housing stock plus a review of available local plans and studies.
- 2) Future population and housing needs projections, taking into account regional growth factors. The HPP should answer several questions, such as:
 - a. What is the projected population of working age, families with children, special needs, and elderly?
 - b. What is the expected level of income of these populations and what percentage would be considered Low-Moderate Income?
 - c. Does the existing housing supply match the future needs of these populations?
 - d. Will there be a range of housing types for each income group?
- 3) Development constraints and capacity of the Town's infrastructure to accommodate the current population and anticipated future growth. This analysis would include:
 - a. Capacity of water and sewer systems, roads, utilities, public transit, and any other public facilities that will impact or be impacted by future housing development,
 - b. Ability of the school system to absorb any changes in the school age population,
 - c. Plans for enlargement or expansion of existing infrastructure to mitigate constraints and to support appropriate development.

GOALS:

The HPP would recommend a mix of types of housing that would address local needs. Each goal would include several specific milestones to indicate progress. A calculation of the numerical goal for annual affordable housing production that would increase the Town's number of housing units on the State's Subsidized Housing Inventory (SHI) would be included. Once approved by the State Department of Housing and Community Development (DHCD), the Town may be able to refuse an undesirable 40B housing development if progress is shown in the production of affordable housing units. Proposed housing should:

- 1) Be affordable to households at various income levels,
- 2) Provide for a range of housing, including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly,
- 3) Be feasible within the housing market in which they will be situated.

HOUSING PRODUCTION IMPLEMENTATION STRATEGIES:

The HPP would provide specific strategies that the Town could use to achieve its housing production goals within a scheduled time frame. Strategies include the identification of:

- 1) Zoning districts or geographic areas in which the Town could modify current regulations for the purposes of creating sustainable, affordable housing. Modifications could allow for increased density, accessory apartments or upper story residential units in commercial districts if deemed appropriate for the Town.
- 2) Specific sites for which the Town would encourage the creation of appropriate housing development.
- 3) Residential or mixed-use developments, such as, infill development, cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, and/or inclusionary zoning.
- 4) Town owned parcels that could be used to develop affordable housing

HPP SAMPLES:

Listed below are links to HPP's that were completed in other communities. They are:

1. Arlington: <http://www.arlingtonma.gov/home/showdocument?id=30611>
2. Newburyport: <http://www.mass.gov/hed/docs/dhcd/cd/pp/newburyport.pdf>
3. Southboro: <http://www.mass.gov/hed/docs/dhcd/cd/pp/soutboro.pdf>
4. Natick <http://www.mass.gov/hed/docs/dhcd/cd/pp/natick.pdf>
5. Easton: <http://www.mass.gov/hed/docs/dhcd/cd/pp/easton.pdf>
6. Hamilton: <http://www.mass.gov/hed/docs/dhcd/cd/pp/hamilton.pdf>

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**Town of Weymouth
Department of Planning and Community Development
Housing Production Plan Budget**

Estimated Cost with Additional Health Component:

Estimated
Cost: \$ 35,000.00

Funding:
HOME \$ 4,418.00
CDBG \$ 7,000.00
CPA \$ 23,582.00

NOTE: Additional funding may be available through the MAPC if awarded the project, or the Health Department to offset the CPA funds.