

Weymouth Housing Production Plan

Joint Weymouth Town Council and Planning Board Public Hearing

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Project Schedule



Scope of Work & Community Engagement Process

Two Work Products:

- 1) Housing Production Plan
- 2) Health Addendum

Community Engagement Process:

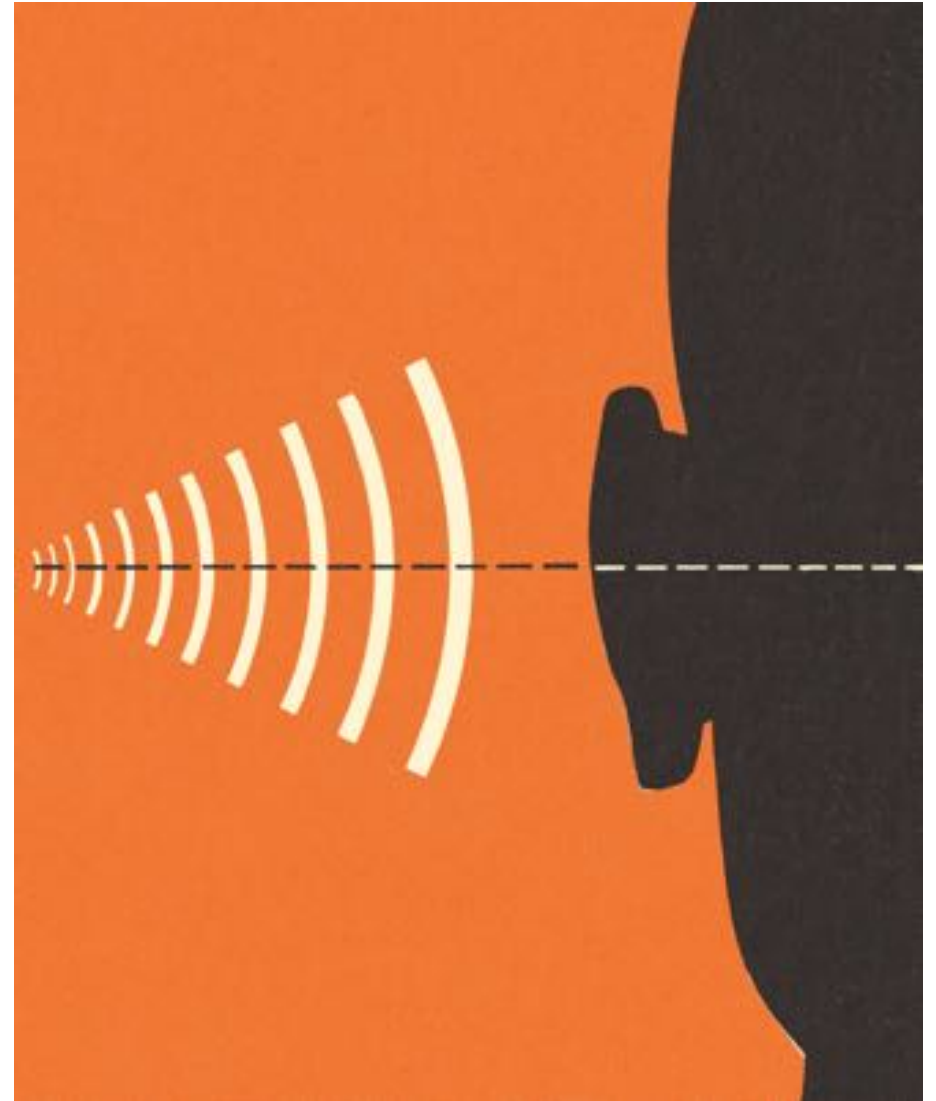
- Housing Survey
- Health Survey
- Stakeholder Focus Groups
- Two Public Forums (June and October)

Housing Production Plan – Three Key Elements

- 1) Needs assessment
- 2) Goals and strategies to achieve 10% with at least incremental production
- 3) Five-year action plan

Many HPPs also address other local concerns such as:

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



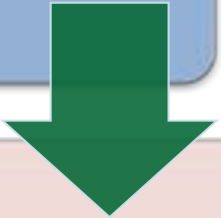
HPP Certification Explained

Weymouth has **23,337** year-round homes. Needs a total of **2,334** homes to be counted on the SHI to meet the 10% goal. Has 1,771 now - needs 563 more

Step 1. Planning Board, Town Council, and the state (DHCD) “approve” a Housing Production Plan.



Step 2. Town permits 117 SHI homes in a calendar year (0.5% of total year-round homes)



Step 3. Town earns “certification” by the state and enters safe harbor for one year.

Summary of Key HPP Findings

1. Growth in number of households, due to more small households, creates need for more housing units.
2. Significant increase in older adults over 65 years creates need for smaller, low-maintenance, empty-nester housing and units with supportive services.
3. Older housing not well suited for older population – in need of improvements and modernization.
4. Need for affordable rental and ownership units.
Low/moderate income residents spend too much for housing – particularly seniors with extremely-low incomes.

Summary of Key Health Findings

1. Adequate housing and community health are closely linked
2. Priority to address needs of senior population
3. Need affordable housing with access to public transportation and alternative transportation options including walking and biking
4. Increase availability of affordable, quality housing
5. Need to improve access to local food stores and healthy food options

Weymouth's Housing Vision

Weymouth strives to be a thriving community that welcomes people of all ages, incomes, and cultural roots with a strong commitment to linking residents through parks, open space, and recreation and vibrant village centers.



Five-Year Goals

GOAL 1: MIX OF HOUSING TYPES

Encourage the development of a mix of housing types appropriate for an aging population and affordable to extremely low- to moderate-income senior households. . . recognizes that alternative housing options for the senior population can create turnover opportunities for younger families.



Five-Year Goals

GOAL 2: AFFORDABLE

Integrate affordable units into a broader range of housing types throughout Weymouth's established and newly developed neighborhoods.

GOAL 3: INVEST IN NEIGHBORHOODS & PUBLIC HEALTH

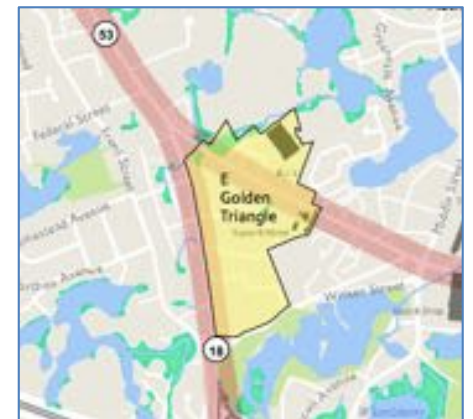
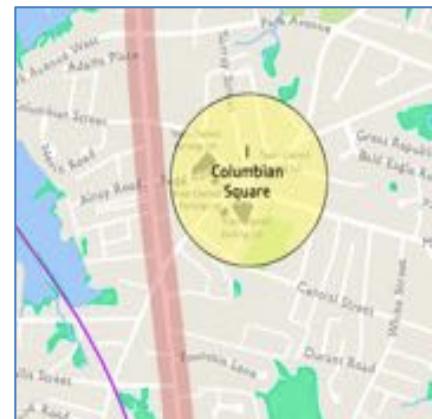
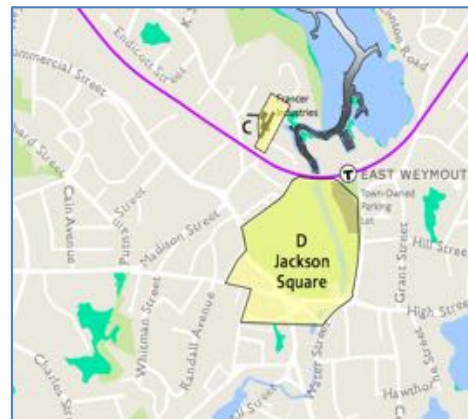
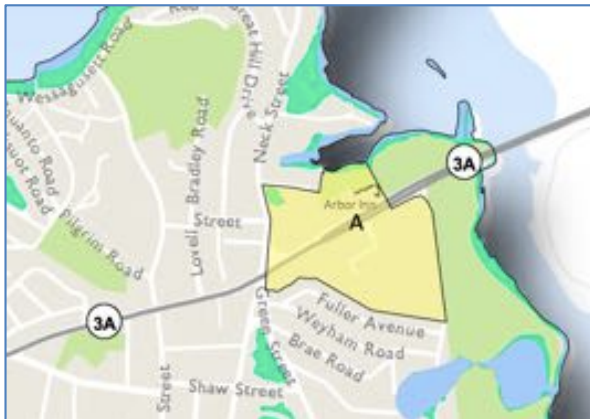
Continue to invest in Weymouth's existing housing stock and neighborhood infrastructure, including sidewalks, parks, and commercial centers, to strengthen the quality of life, aesthetics, access to public transportation, and access to healthy food choices.



Five-Year Goals

GOAL 4: MIXED-INCOME AND MIXED-USE

Encourage mixed-income housing through mixed-use development in business districts and village centers and reduce the incidence of blighted properties in commercial areas.



Five-Year Goals

GOAL 5: SENIORS AND INDIVIDUALS WITH DISABILITIES

Recognize and address the unique housing quality, suitability, and service needs of seniors and residents with physical, cognitive, and mental disabilities.

GOAL 6: PERMANENT HOUSING FOR HOMELESS AND AT RISK

Support opportunities to create service-enriched permanent housing for Weymouth's homeless individuals and families and those at risk of homelessness.



Five-Year Goals

GOAL 7: HOMEOWNERSHIP

Strengthen and expand resources that support greater pathways to homeownership for first-time homebuyers, including low- to middle-income households (at or below 80 percent AMI) and middle-income households (80 percent to 100 percent AMI).

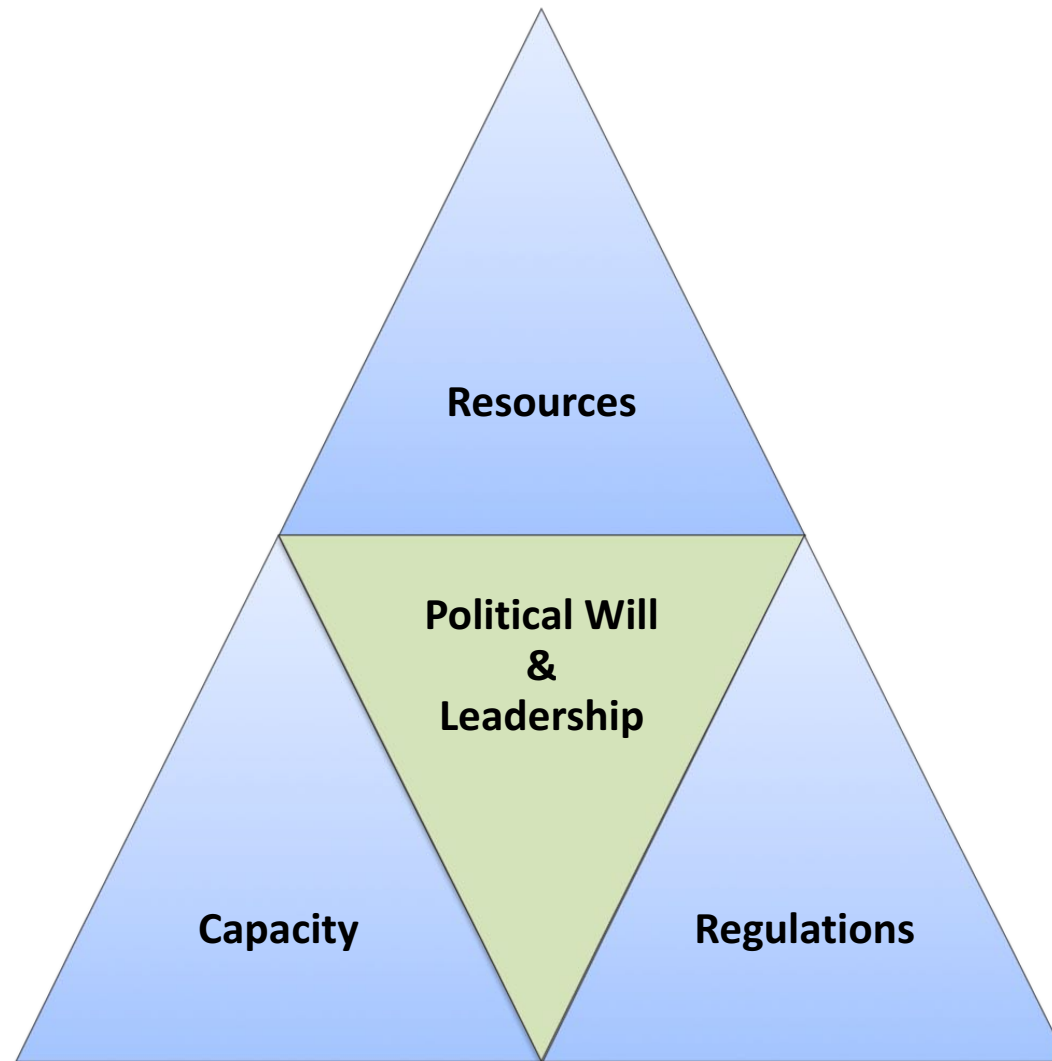
GOAL 8: TOWN CAPACITY

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



Strategies - Our Approach

Effective packages include a variety of strategies



Strategies

1. Establish a Municipal Affordable Housing Trust
2. Increase CPA allocations for community housing
3. Prioritize investment in lower-income neighborhoods for parks, transportation, and healthy food access
4. Increase workforce housing options
5. Expand Housing Rehab Program
6. Training for landlords
7. Expand homeownership assistance
8. Preserve affordability of expiring uses
9. Preserve and expand public housing
10. Senior property tax work-off abatement and other senior service/housing needs
11. Encourage creation of veteran's housing
12. Explore potential sites to encourage development of mixed-income multifamily
13. Amend zoning in commercial areas to allow mixed-use
14. Adopt Inclusionary Zoning

Action Plan

Provides specific assignment of responsible entity, supporting entity, and timeframe to implement the housing strategies.

#	Housing Strategies	FY2018	FY2019	FY2020	FY2021	FY2022	Responsible Entity	Supporting Entities
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Questions or Comments?

