

# The XYZ's of Affordable Housing

Planning for the  
MBTA Transit-Oriented Village Concept +  
Accessory Dwelling Units

Rockport Planning Board



# Agenda



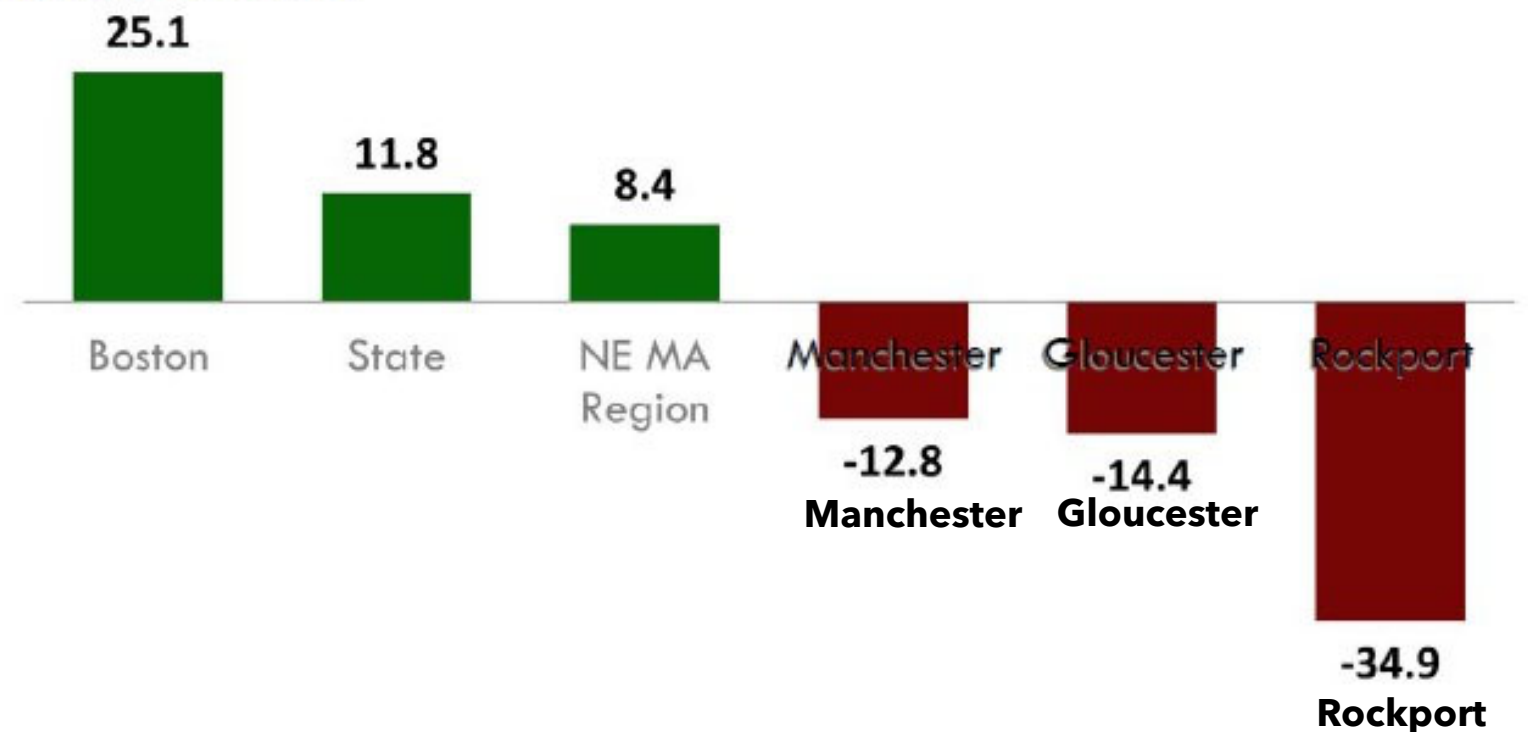
- Rockport's Current Conditions and Character
- Lay of the Land: Density + Lots + Opportunities
- The MBTA's Transit Oriented Village Concept
- ADU's: Accessory Dwellings: A Path to Affordable?

# The Rockport Stats

## Quick Rockport Stats

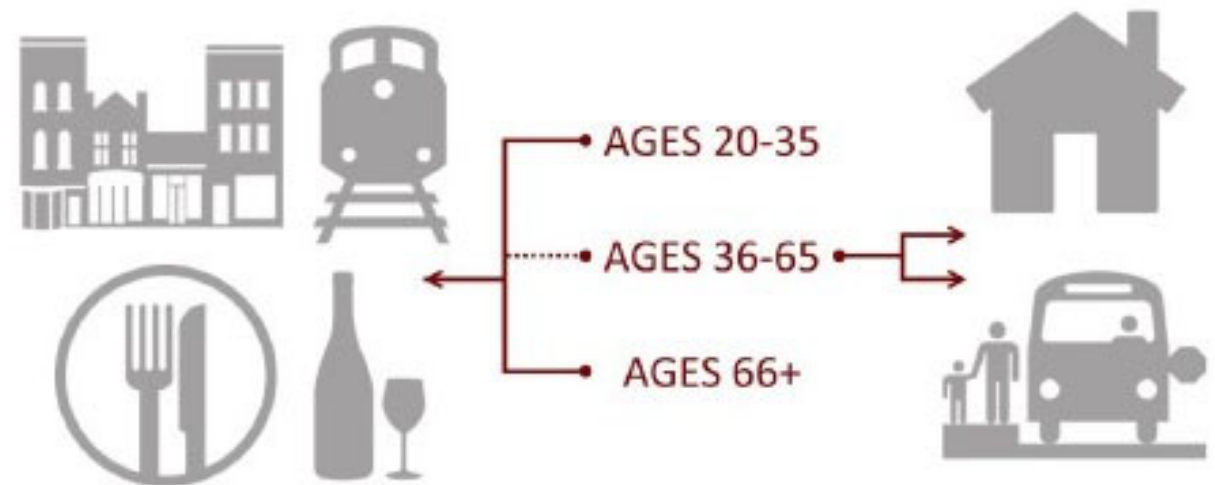
- Current population: ~7,000
- Down from ~7,800 in 2000
- School enrollment is down 50%
- Current housing units: 4,380
- Average Age is 58.6 Years
- Population for 2035: 6,270
- Rockport's Downtown density of 32+ du/ac is part of its charm + its economic engine

Figure 4. According to Rockport's previous study, projected population loss is among the highest in the state.



# MBTA TOV

The Transit-Oriented Village



# MBTA Requirements (Section 3A)

## Big Picture:

As a Commuter Rail community:

- Add capacity for additional 657 units through zoning/overlay rules
- 32 acres Minimum Area to be designated multi-family (3+ du)
- 252 acres of Developable Land fall within ½ mile of station
- 40% of multifamily district must be within ½ mile of transit station

## The Details:

- Zoning must allow MF housing, but state can't mandate it to be built
- No Affordable Housing Requirements
- Zoning must allow multifamily housing "as of right" (3+ Units per Lot)
- Zones must be of "reasonable size"
- Minimum gross density of 15 units/acre
- No age restrictions
- Suitable for families with children
- Not more than ½ mile from a commuter rail station, subway station, ferry terminal or bus station, if applicable

# MBTA Carrots + Sticks

## Carrots: Change Zoning or....

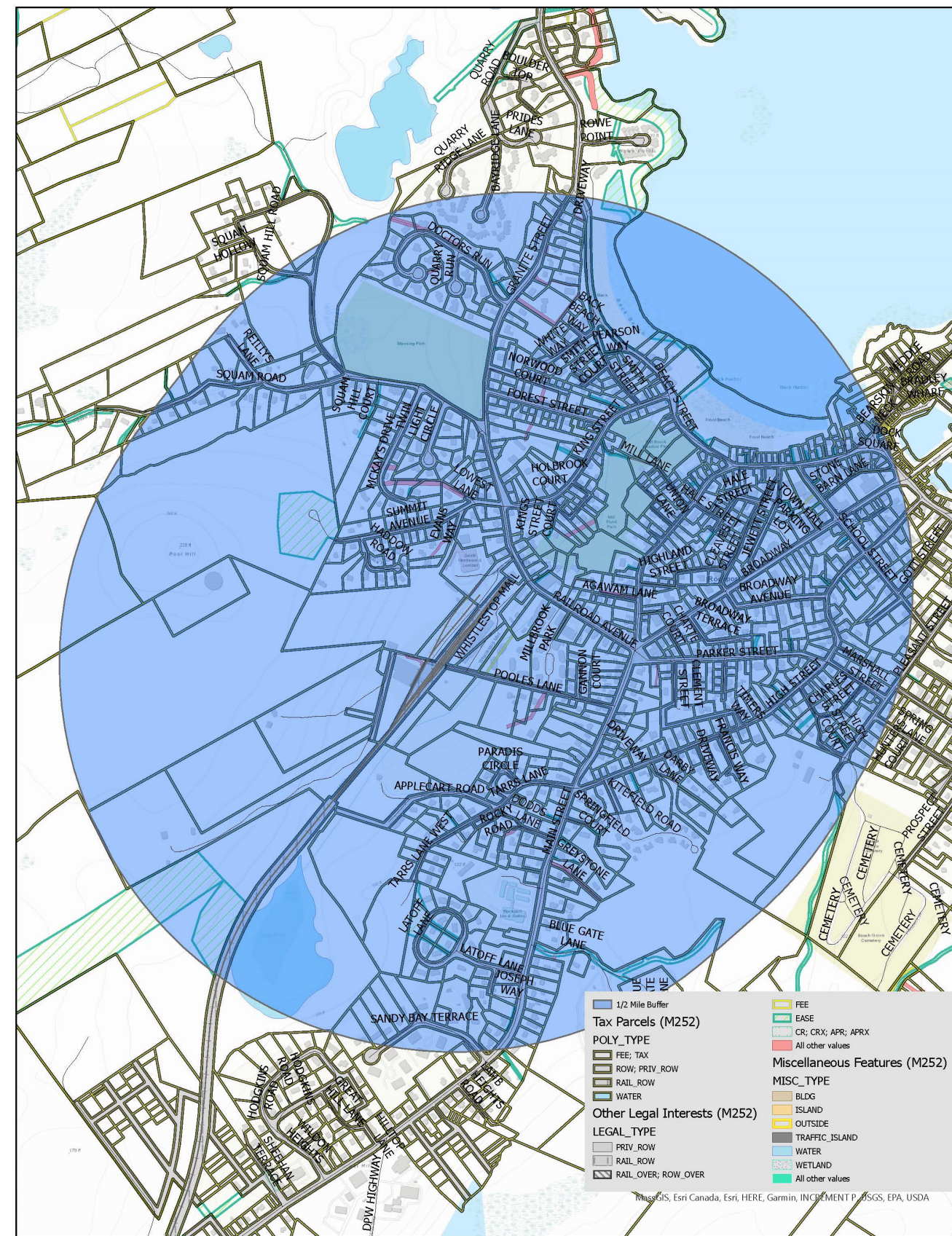
- More housing can be built in town centers with developed infrastructure: roads / services / utilities
- Towns can achieve better walkability
- Workers can save on car transit / gas / commute time
- Remote at home work can reduce travel and GHG emissions
- Affordable housing requirements can be built into overlay districts as the town voters wish
- Density and the city character it brings can be maintained, while utilizing mass transit more
- Suburban sprawl and its inherent costs can be reduced: new roads / bridges / utilities
- Preserving more open space for conservation

## Sticks: ...this could happen

- Withdrawal of some state funding for Public Housing in Rockport (annual cuts)
- Non-Compliance with Section 3A means Rockport will now be not eligible for certain grant programs such as:
  - MA Local Capital Projects Fund
  - Housing Choice Initiative
  - MassWorks Infrastructure Program

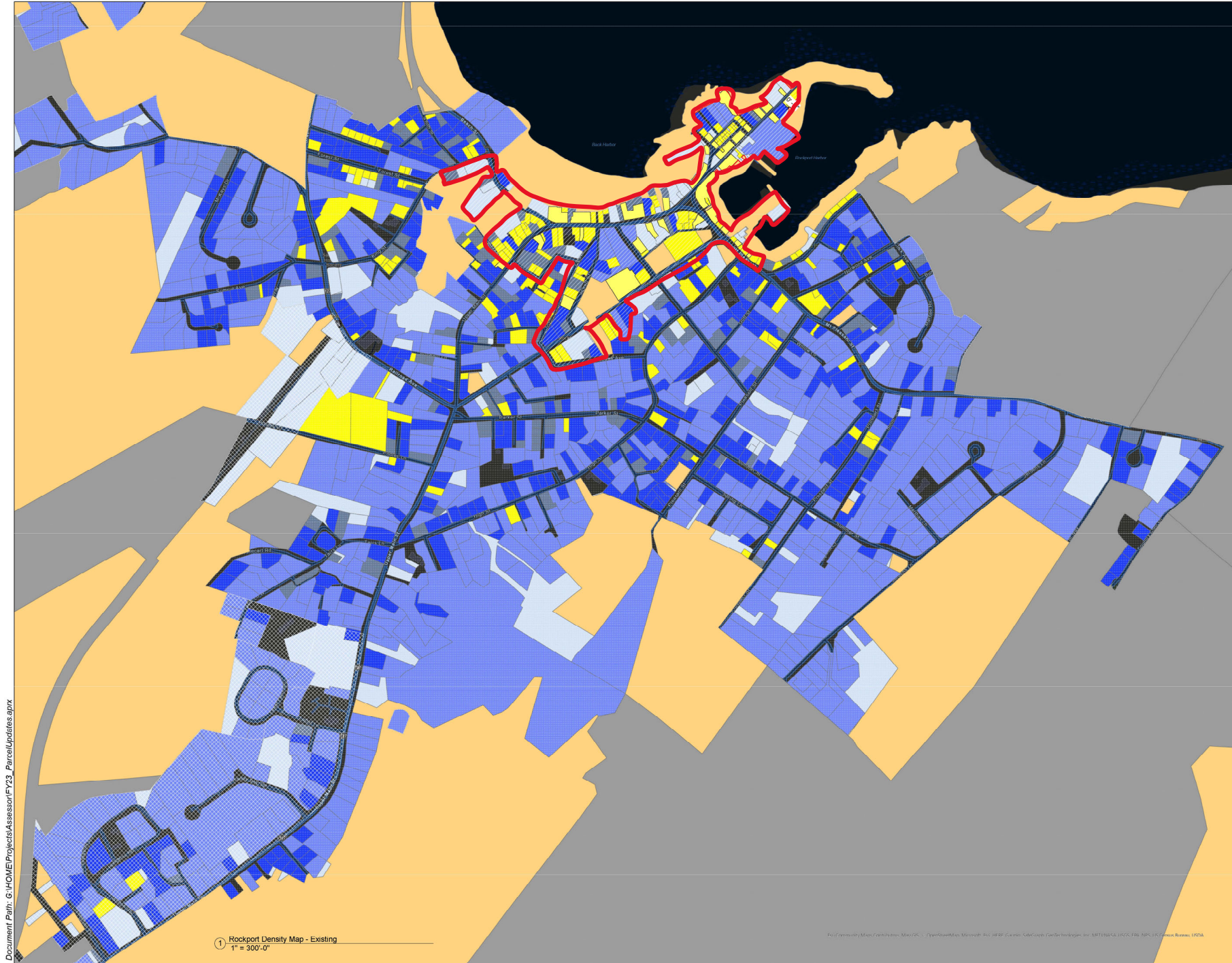
# TOV Center

XYZs of Affordable Housing



MapGIS, Esri Canada, Esri, HERE, Garmin, INCREMENT P, MSGS, EPA, USDA

# Density



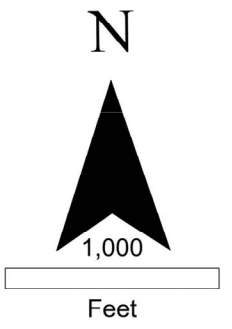
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1 Rockport Density Map - Existing  
1" = 300'-0"



Rockport, MA  
Department  
of Public Works  
**Dwelling Units Per Acre  
in the Downtown,  
Residential and  
Semi-residential Districts**

- Zoning Districts**
- Downtown
  - Residential District
  - Semi-Residential District
  - Town Owned
  - Other Districts
- DU/Acre**
- No Recorded DU's
  - <5 DU/acre
  - <10 DU/acre
  - <15 DU/acre
  - >15 DU/acre



This map was created by Rockport GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyances. The Town of Rockport shall not be held responsible for the accuracy or misuse of these data.

Date Printed: March 03, 2023



### Zoning Districts

- Diagonal lines: Downtown
- Grid pattern: Residential District
- Cross-hatch pattern: Semi-Residential District
- Solid orange: Town Owned
- Solid grey: Other Districts

### DU/Acre

- White: No Recorded DU's
- Light blue: <5 DU/acre
- Medium blue: <10 DU/acre
- Dark blue: <15 DU/acre
- Yellow: >15 DU/acre



# Density Zoom In

# What does 15 DU/acre look like?



15 DU/ac



15 DU/ac

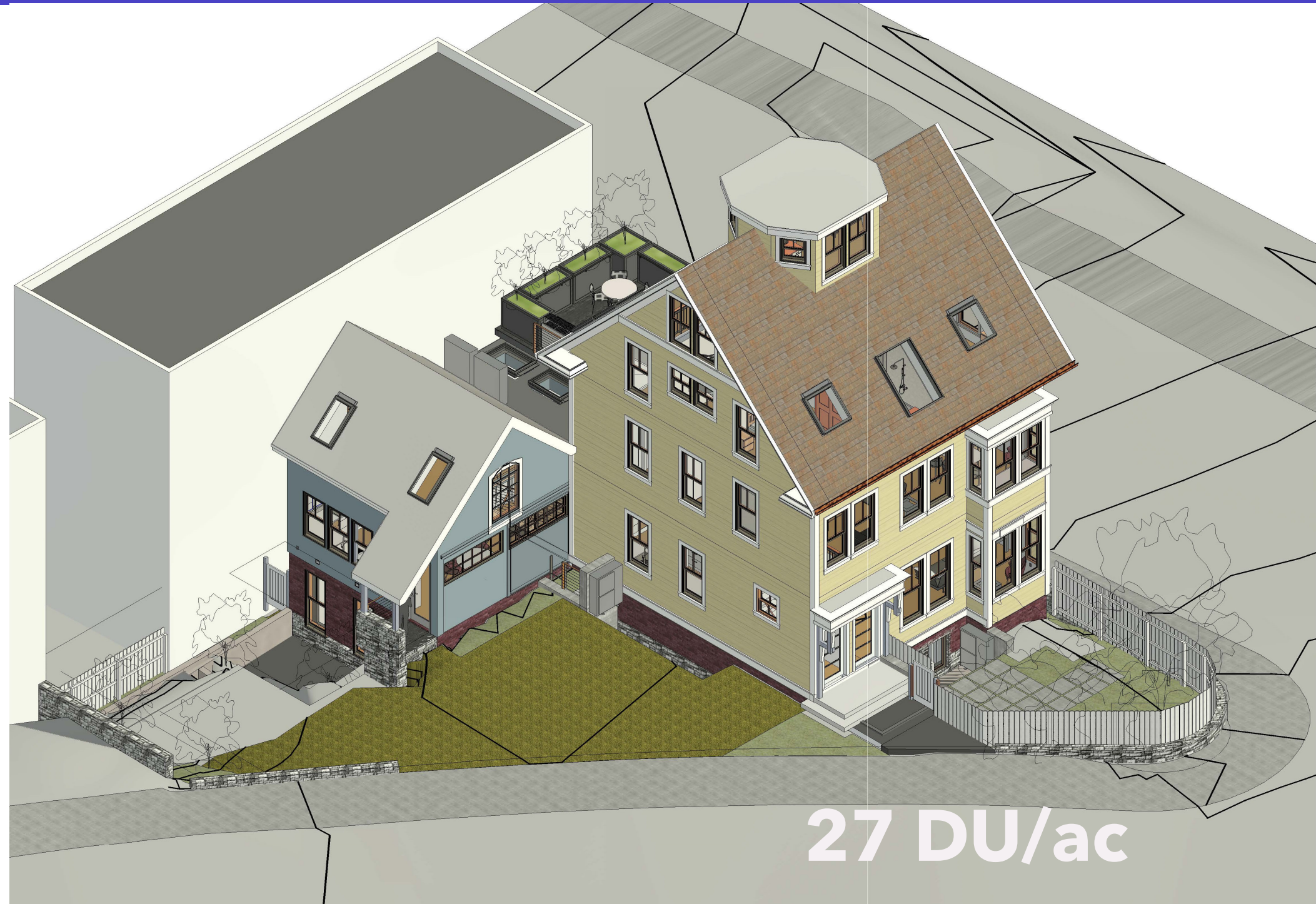


15 DU/ac

# What does 15 DU/acre look like?



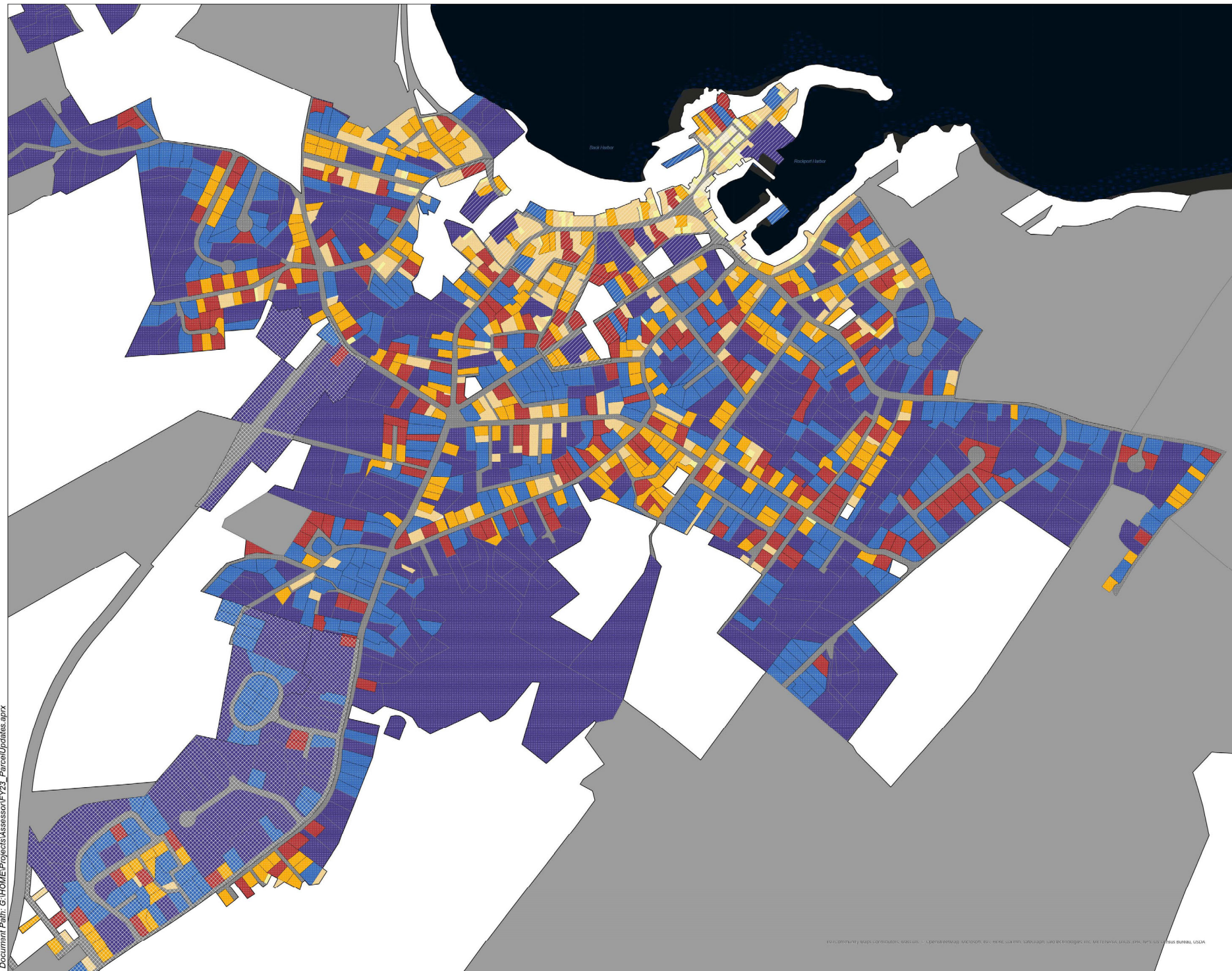
# What does 15 DU/acre look like?



27 DU/ac

# Lot Size

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## Rockport, MA Department of Public Works **Lot Sizes** in the Downtown, Residential and Semiresidential Districts

- Zoning Districts
- Downtown
  - Residential District
  - Semi-Residential District
  - Town Owned
  - Other Districts
- SF Lots
- <1000 sf
  - <2000 sf
  - <5000 sf
  - <7500 sf
  - <10000 sf
  - <15000 sf
  - >15000 sf
- LUC
- 930
  - 937
  - <all other values>

N



1,000

Feet

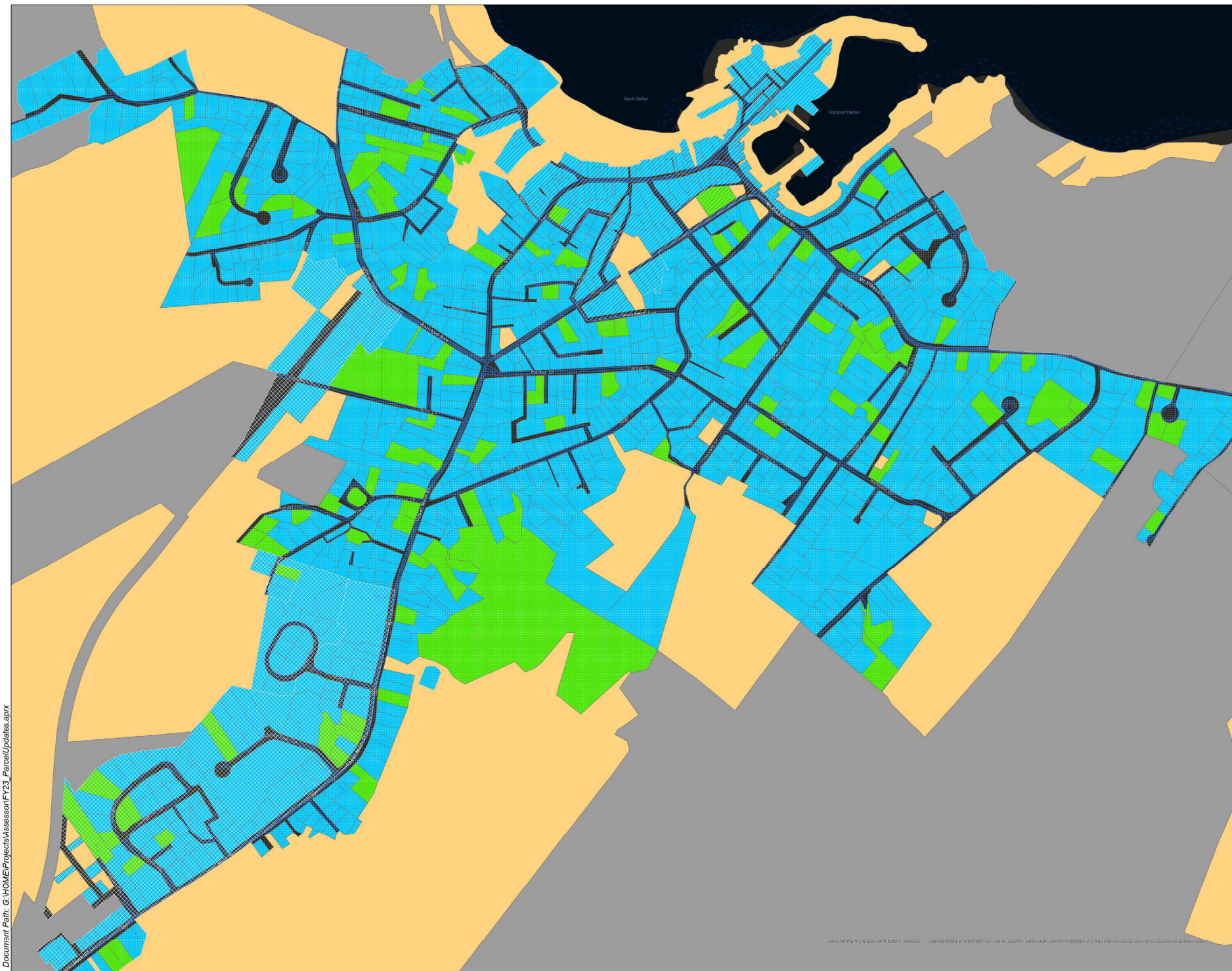
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# Lot Size Zoom In

# 10,000sf+ Lots w/ 2+ DU's



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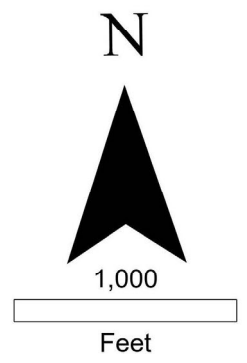
Rockport, MA  
Department  
of Public Works  
**Lots with 2 or more  
DU's and more  
than 10,000 sqft**

**Zoning Districts**

- ▨ Downtown
- ▨ Residential District
- ▨ Semi-Residential District
- ▨ Town Owned
- ▨ Other Districts

**At Least 2 DU and 10k sqft**

- No
- Yes

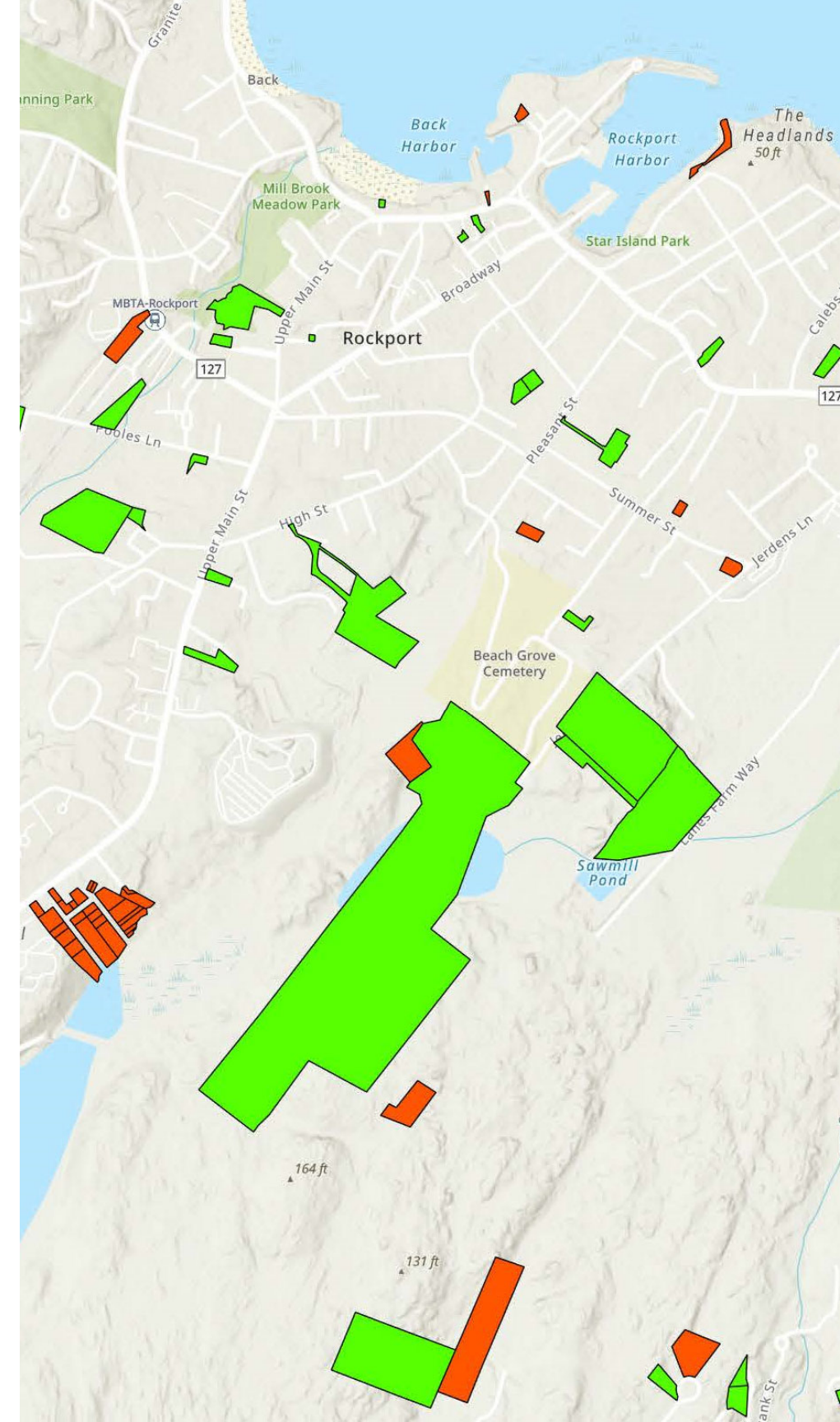
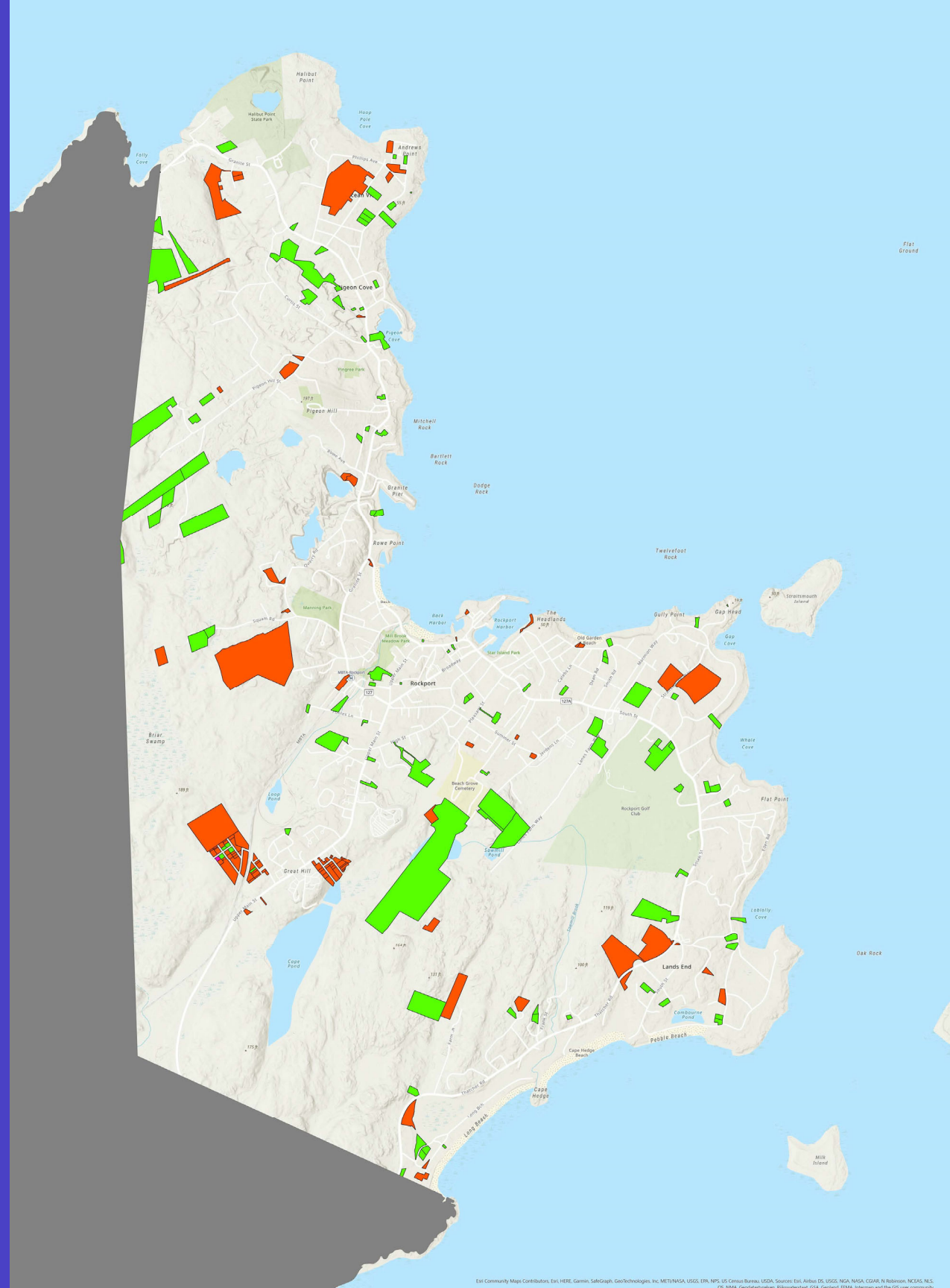


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# Undeveloped Town + Private Land

XYZs of Affordable Housing



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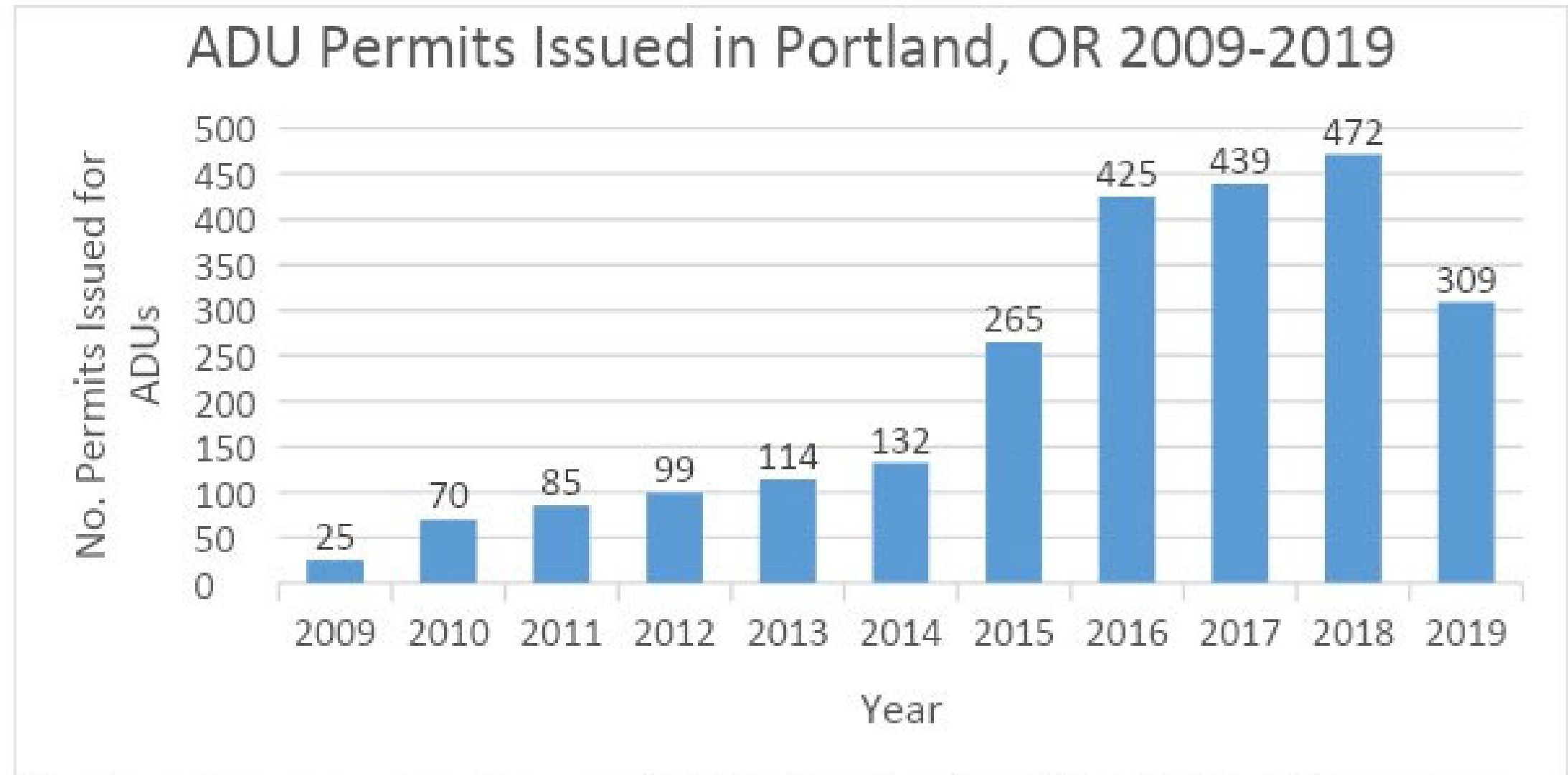


# ADUs

Can Accessory Dwelling Units help us toward Affordable Housing + MBTA Compliance?



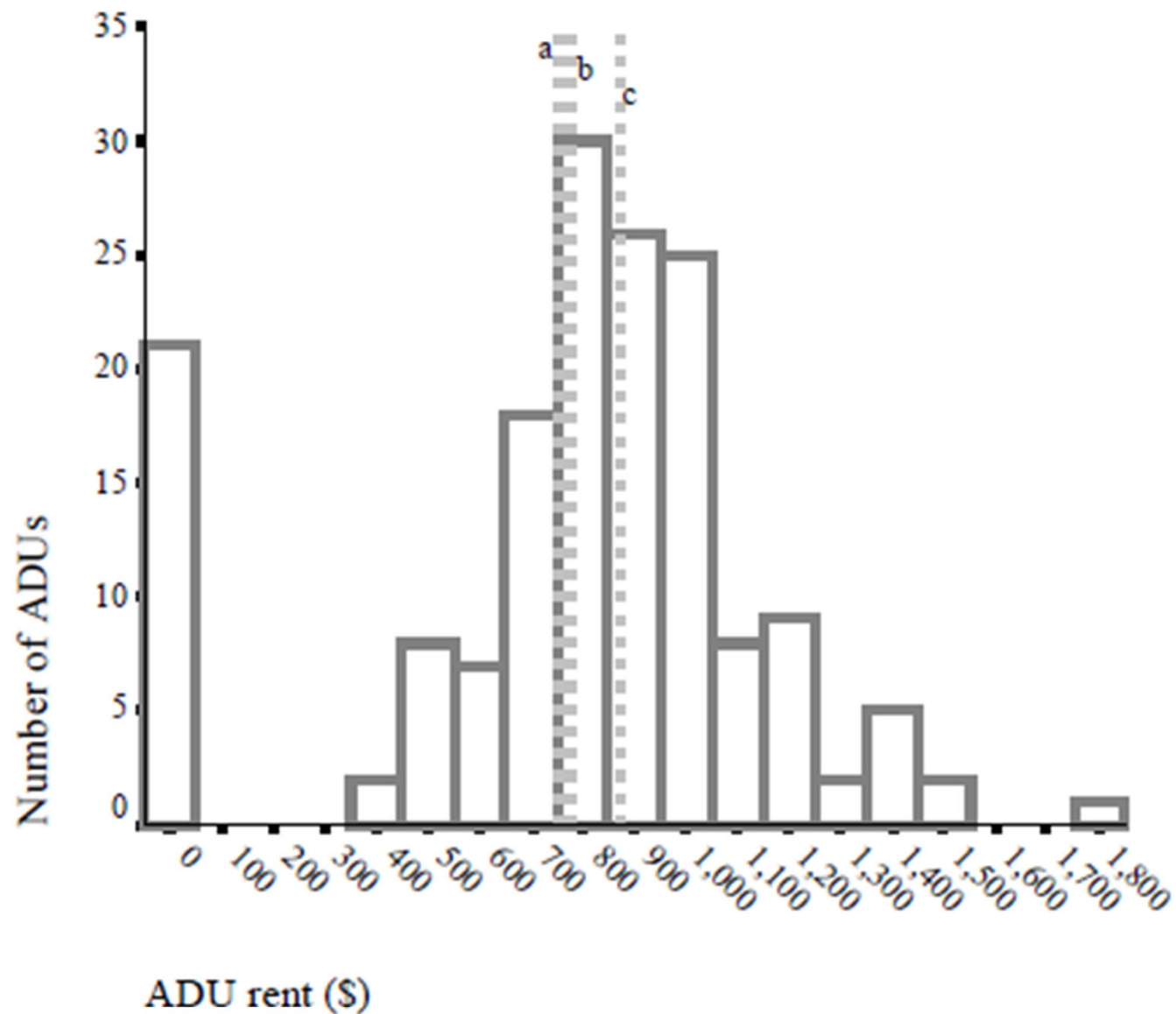
# ADUs



*Numbers from email exchange with Ken Ray, Portland BDS Public Information Officer.*

# ADUs

**Exhibit Q. Rents in Portland ADUs, summer 2013.**



*Notes: Histogram represents rents for all ADUs (attached and detached). Dotted lines represent (a) mean of attached ADU rents; (b) mean of estimated rents for apartments comparable to the attached ADUs (see text for method); (c) mean rent of attached Portland ADUs when zero rents are omitted.*

# Rockport Planning Board



**Thank you for staying involved**

