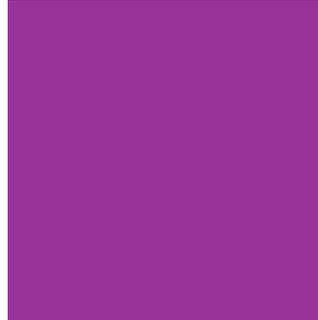


Multifamily Zoning for MBTA Communities



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About CHAPA

CHAPA's mission is to encourage the production and preservation of housing that is affordable to low and moderate income families and individuals and to foster diverse and sustainable communities through planning and community development.

What Does CHAPA Do?



Advocate for
Opportunity



Expand Access
to Housing



Develop the
Field



Massachusetts should always be a place where our communities nourish us and help us grow.

Right now, housing is the single best investment every community across the state can make to secure the future we all want and deserve.

A diverse mix of homes in every part of Massachusetts plants the seeds of our long-term success:

- Protects our environment
- Improves our overall health
- Improves the quality of our children's education
- Strengthens our economy
- Builds wealth for everyone

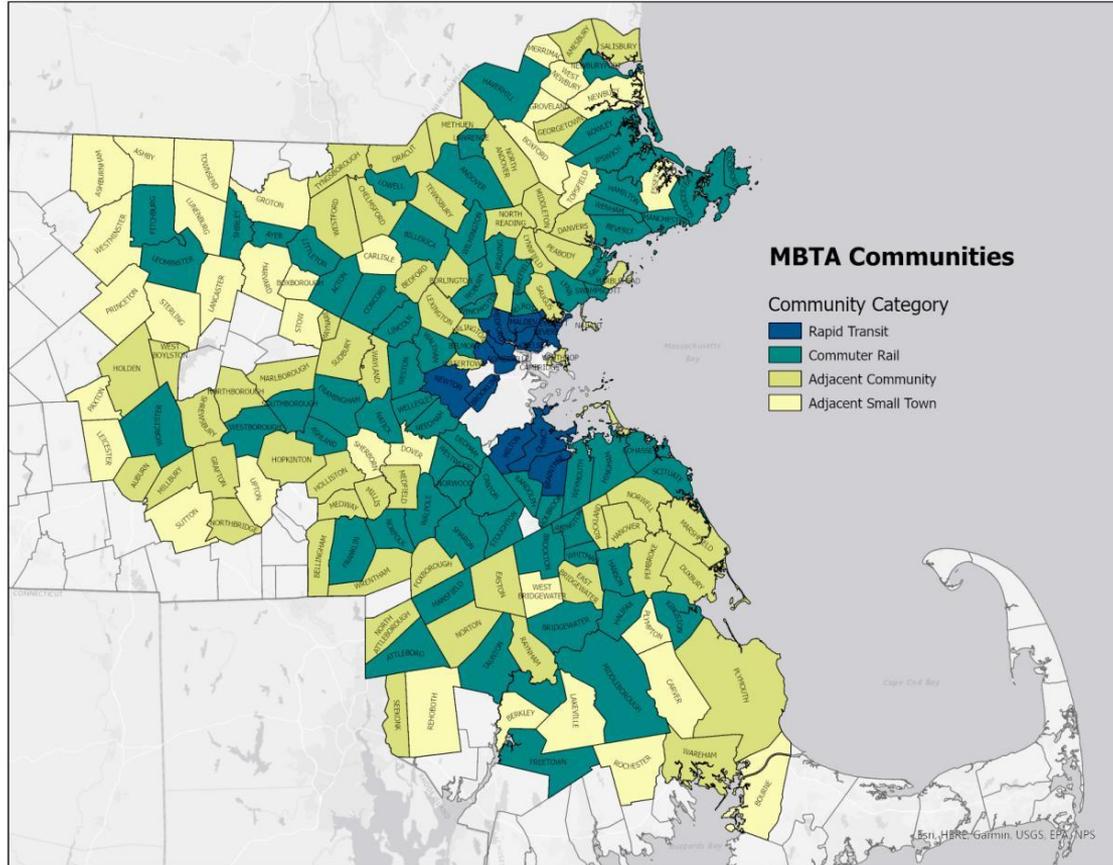


What do we need more housing in Rockport?

- Current population: ~7,000
 - Down from ~7,800 in 2000
 - School enrollment is down 50%
- Current housing units: 4,380
 - 70% are single family
 - 1.6 residents per household
- Rockport is considered an “aging community”
- 1 in 2 renters and 1 in 3 homeowners cannot afford their current housing costs



Multi-family Zoning for MBTA Communities



What is multi-family housing?



Why multi-family near transit?



Plan Melbourne 2015-2050



Portland Plan, 2013 www.pdxplan.com

Statutory Requirements

M.G.L. CHAPTER 40A, SECTION 3A

- Zoning must allow multifamily housing “as of right”
- Zones must be of “reasonable size”
- Minimum allowance of 15 units per acre
- No age restrictions
- Suitable for families with children
- Not more than 1/2 mile from a commuter rail station, subway station, ferry terminal or bus station, if applicable

What does this look like in Rockport?

- Commuter Rail community
- 40% of multifamily district must be within 1/2 mile of transit station
- Legalize additional 657 units (current total: 4,380)
- Deadline for compliance: December 31st, 2024



What can you be doing now?

- Review guidelines to become more familiar
- Think about your priorities
- Community Conversations on benefits of multi-family zoning
- Review local plans to see how zoning can help meet needs (Master Plan, Housing Production Plan, Fair Housing Plan)
- Attend community meetings on proposals

For more information, visit:
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