

Tewksbury Housing Summit

Board of Selectmen
August 18, 2015





Topics to be Covered

- How has Tewksbury grown?
- Where does affordable housing fit into the Town's housing development history?
- What has Tewksbury done to address housing needs and manage the development of affordable housing?
- What have Tewksbury's housing plans said?
- What does Tewksbury need to do in the near future?

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History of Housing Development in Tewksbury: 1970 to the Present

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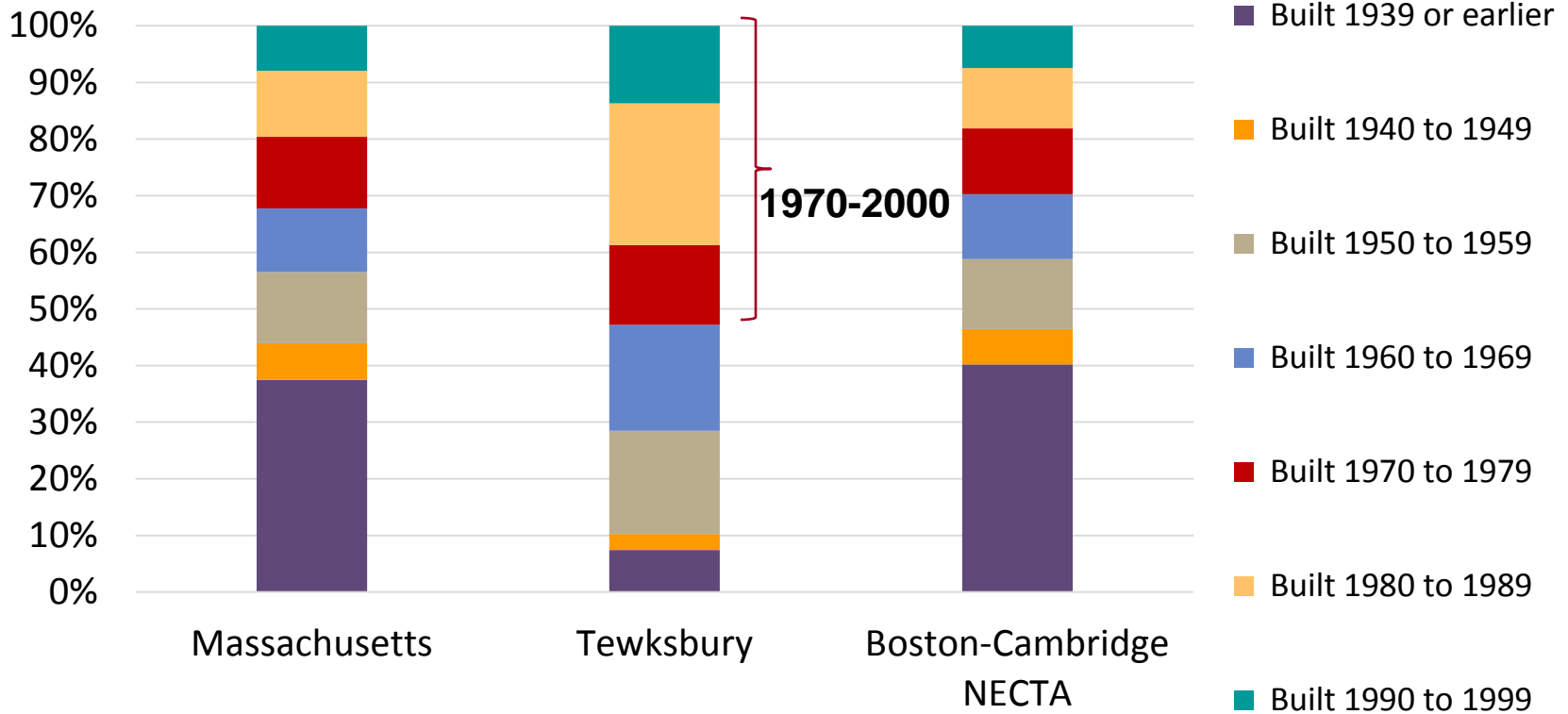
1970s through 2000

- Housing growth: 94% increase from early 1970s to 2000.
- Due to significant apartment and condominium development during this period, multifamily units comprised 22% of Tewksbury's housing inventory.
- By 2000, Tewksbury's entire housing supply included 10,158 units.
- Tewksbury's housing growth rate surpassed that of the larger Boston region, but similar trends occurred in other communities along the northern arc of I-495.

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Comparison Profile: Eras of Housing Growth: Pre-1939 to 1999

(Source: ACS 2009-2013)





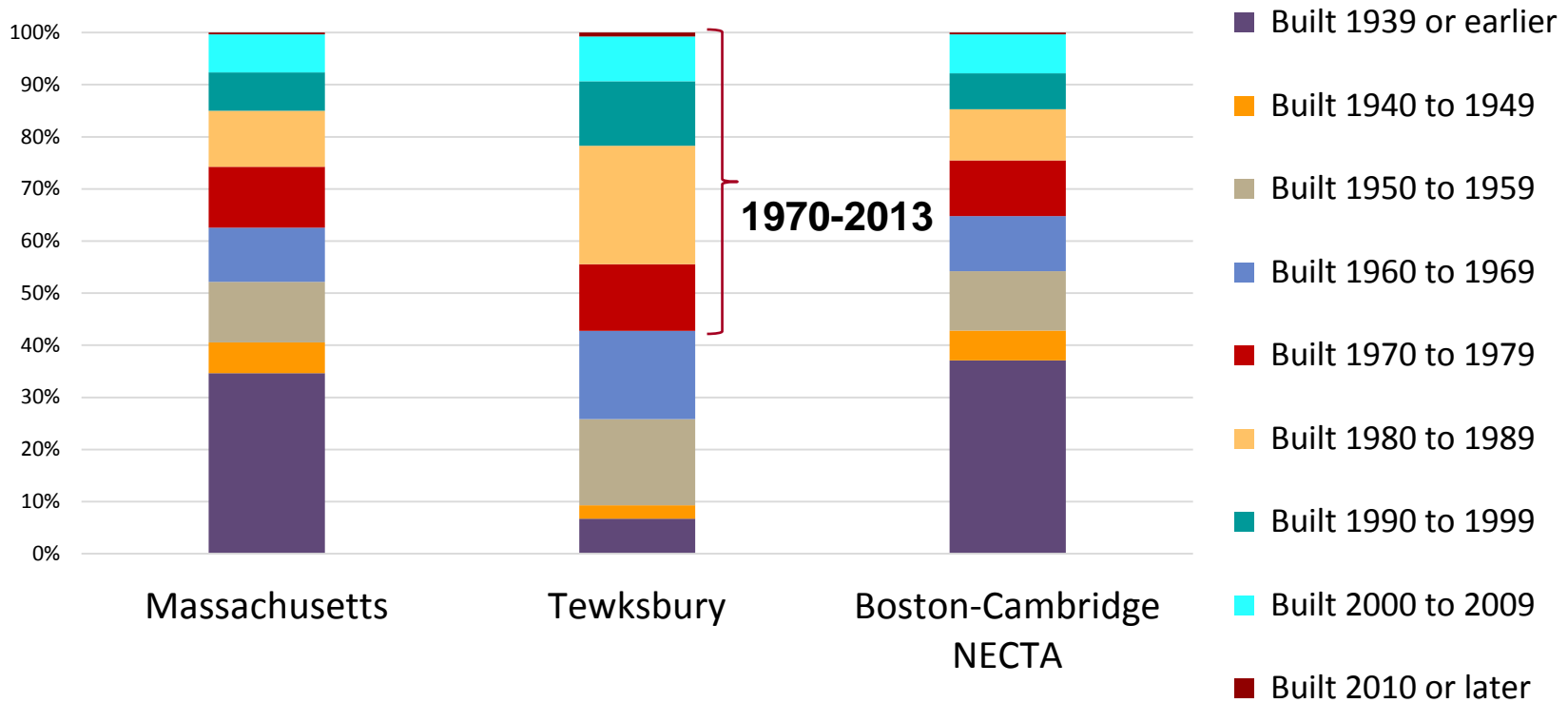
Moving Forward: 2000-2015

- Since 2000, Tewksbury has gained 1,111 new housing units
- Many are multi-family units developed under Chapter 40B.
- Zoning changes from R40 and HI to MFD and CVOD between 2002 and 2014 intensified residential development on 77.82 acres, allowing for 293 additional multi-family units.
- In 2015, 274 more multi-family units have been permitted.

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Comparison Profile: Eras of Housing Growth – Pre-1939 to 2013

(Source: ACS 2009-2013)





History of Affordable Housing Initiatives and Development in Tewksbury

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Affordable Housing Initiatives

- Early developments: mainly Tewksbury Housing Authority
- 2002 Subsidized Housing Inventory: **4.05%**
- 2002 Inclusionary Zoning: Increase MFD density from 6 to 7 units per acre and required 15% as affordable or pay fee in lieu of providing unit
- 2003: Creation of Affordable Housing Trust Fund by Special Legislation
- 2006: Tewksbury adopted the Community Preservation Act
- 2006: Affordable Housing Plan and Planned Production

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Affordable Housing 2005-2014

- 2005- 2014: Comprehensive Permits/subsidized housing contributed 550 units, including 478 rental units.
- 2005-2014: Zoned multi-family developments approved with 231 units and 35-unit obligation for affordable units.
- \$1,857,924 paid to the AHTF for the fee in lieu of providing the affordable unit on site.
- \$853,080 received by AHTF through CPA transfers and payments from other developments

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Subsidized Housing Inventory: 9.6%



Town's Actions in Affordable Housing

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Local Initiative Program and AHTF/CPA Contributions



- Participated in Local Initiative Program Comprehensive Permit for 8 homeownership units on Highland Avenue.
- AHTF contribution to move/ repair donated house
- AHTF “buydowns” of 2 affordable units at Merrimack Meadows

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Local Initiative Program and AHTF/CPA Contributions

- Combined AHTF and CPA funding totaling \$500,000 for 32 affordable units at Villas at Meadowview
- AHTF contribution for Habitat for Humanity house on State Street
- AHTF contribution at Shawsheen Place to keep 20 affordable units and 77 units on Subsidized Inventory

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Tewksbury's Housing Plans

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2003 Master Plan Housing Objectives



1. Housing preservation.
2. Neighborhood stabilization and reinvestment.
3. Developments designed for the use and enjoyment of neighborhood residents.
4. Developments designed for those who live and work in Tewksbury.
5. Provision of open space, parks and neighborhood facilities.
6. The suitability and affordability of homes for many types of households.



2003 Master Plan Housing Policies

1. Housing preservation.
2. Mixed use development.
3. Local Housing Capacity.
4. Inclusionary zoning.
5. Zoning incentives.
6. Local initiatives.
7. Managing Chapter 40B.



2006 Affordable Housing Plan

- **Preservation Strategies:** (On-going effort)
 - To preserve existing housing affordability, the Tewksbury Housing Partnership is recommending the following action:
 - Maintain the existing subsidized housing inventory through the exercising of the right of first refusal on resales of existing affordable units.
 - Pursue the purchase of units and provide a subsidized buy-down on the purchase price to qualified first-time home-buyers.
 - Pursue tax benefits for affordable deed restrictions.

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2006 Affordable Housing Plan

- Reuse, Redevelop And Infill Strategies:
 - Infill at Tewksbury Housing Authority with an affordable senior assisted living project. (Long-term 5 years)
 - Reuse Town owned residential buildings. (As available)
 - Partner with other organizations for infill on Town owned parcels upon completion of inventory update. (Long-term 5 years)
 - Encourage development of infill private sector affordable housing. (Ongoing, as appropriate)

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2006 Affordable Housing Plan

- Master Plan Implementation Strategies:
 - Zoning for mixed-use development (residential and commercial) in portions of the Commercial District, with deed-restricted affordable housing units. (Intermediate goal 3-4 years)
 - Targeted (area-specific) development, redevelopment and reuse strategies that include higher-density housing. (On-going)
 - “Local initiative” housing development. (Intermediate goal 3-4 years)
 - Modifications to Tewksbury’s existing inclusionary zoning to include cluster and single family developments. (The bylaw requirements currently apply to multi-family projects and open space residential developments.) This is currently under consideration of the Planning Board’s Zoning Bylaw Subcommittee-(Intermediate goal of 3 years)
 - Allow accessory apartments subject to an affordable housing deed restriction. (Short-term goal 1-2 years)

2012 Affordable Housing Plan Goals



- Preserve Tewksbury's existing housing affordability by providing a mix of housing types and prices that meet the needs of a variety of tenants and owners, including families and aging seniors, and units available for a wide range of incomes, especially below 80% of area median income.
- Continue to pursue creation of workforce housing and broaden the range of potential home-buyers and tenants. Continue to create rental units.

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(Workforce housing is a term commonly used to describe "housing for the occupations needed in every community, including teachers, nurses, police officers, fire fighters and many other critical workers." This is typically defined as 80-120% AMI. Source: Center for Housing Policy, 2011 - <http://www.housingpolicy.org/>)

2012 Affordable Housing Plan Goals (cont'd)



- Encourage the reuse and redevelopment of existing structures and infill development over new growth.
- Ensure that reuse activities respect the architectural integrity of historic buildings and provide good access to community services and Town infrastructure.
- Update development review and permitting policies so they are fair, clear, and consistent.
- Coordinate Town boards and departments with permitting responsibilities and the Tewksbury Housing Authority in order to achieve consistency in the interpretation and administration of local affordable housing requirements.

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2012 Affordable Housing Plan Goals (cont'd)



- Ensure that affordable housing development in Tewksbury meets the state's Sustainable Development Principles.
- Monitor the progress of affordable housing production to ensure that the Town is meeting annual goals.
- Investigate opportunities to generate more funds for housing.
- Address the housing needs of veterans and partner with local veterans' organizations to identify possible housing sites.



Tewksbury's Future Housing

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2015 Forward

1. Completion of **Master Plan Update** by Planning Board.
2. Local Housing Partnership should continue to develop strategies to address workforce housing.
3. Staff should work with local not for profits for affordable housing development.
4. Hire consultant to **recodify and update the Zoning Bylaw.**

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