

SPECIAL PERMIT RESIDENTIAL DEVELOPMENT (SPRD) ZONING BYLAW PUBLIC MEETINGS APRIL 23, 25, 2019

EXCERPTS FROM THE SPRD ZONING BYLAW AMENDMENT AD HOC COMMITTEE CHARGE

Committee Goal: **Gather and provide stakeholder input, housing data, and draft a Statement of Values**, so that consultants, under direction of the Committee, Elected Boards, and staff, can develop a draft zoning bylaw amendment and warrant article to either revise or replace Section 135-6.9 of the Zoning Bylaw, Special Permit Residential Development, to provide for the creation of more affordable and diverse residential dwelling units.

Committee Role: **Undertake a comprehensive listening strategy to garner community and stakeholder input on a SPRD Bylaw.** Over the life of the committee, a minimum of three meetings to solicit public comment and input should be held at times geared to maximize community participation. Input sought should include that on community housing needs and obligations, goals of Special Permit.

GLOSSARY:

SPRD – Special Permit Residential Development (Section 135-6.9) an alternative to the by right conventional subdivision

Subsidized Housing Inventory (SHI) – Official measure of a community’s stock of affordable housing for purposes of Chapter 40B compliance, maintained by the MA Dept. of Housing (due to formula calculation, # counted on inventory is > actual number units that are affordable)

Area Median Income (AMI) – Median income for a Household of four, \$107,800

For a Single person household: 80% AMI= \$56,800, 120% AMI= \$90,600

For a four person household: 80% AMI=\$81,100, 120% AMI =\$129,360

Affordable Housing – “Affordable” housing has a deed restriction on the property as to income of occupant. The term is also used colloquially to refer to what might better be called attainable housing, in which the housing costs are no more than 30% of a household’s income.

Balanced Housing – is a development allowing deviation from the dimensional standards that apply to developments in conventional subdivisions, in order to achieve a balance of housing choices for a diversity of household types and sizes

Public Benefit -A public benefit development (PBD) is a type of balanced housing development that allows increases in gross floor area and impervious surface area in return for the creation of 10% of the units as affordable housing

Site Sensitive - A site sensitive development (SSD) is the development of a parcel with configurations of lots allowing flexibility and creativity in residential development . . . in order to minimize site disturbance, preserve historic and sensitive natural resources.

OUTLINE FOR TODAY’S MEETING:

Introductions

Ground Rules

Responses to Guiding Questions

Summation of Points Heard

Goals stated in 2002-3 Comprehensive Plan (HOUSING) “The Lexington We Want”

“Lexington seeks to have a socially and economically diverse community, both over the whole community and within its neighborhoods. In support of that fundamental social goal, a basic housing goal is to provide housing opportunities supportive of the population diversity we seek.”

“One clear housing goal is to seek to enable at least our own children to live here, and more broadly to provide housing opportunities for a broad social and economic spectrum. We want to accommodate not only the classic American husband/wife/kids family but also individuals living alone, seniors, young adults, those with physical or mental disabilities, and a variety of others.”

“We need to achieve that diversity of opportunity through appropriate means. Importantly, that diversity should be achieved without sacrificing the qualities of existing residential environs through unreasonable density departures, introduction of disruptive traffic or other impacts, or building in a way that is inconsistent with its context. Diversity should exist throughout the Town in all of its neighborhoods, not just within some. The principles of sustainability are not inconsistent with these goals, and they should be respected in housing, just as for other efforts.”

GUIDING QUESTIONS:

Are these goals still reflective of Lexington values and a priority for the Town?

How do we ensure town-wide goals take into account neighborhood concerns, and that neighborhoods consider town-wide goals?

What suggestions do you have as we try to amend or replace the SPRD section of the Town Bylaw in support of a more diverse housing stock?