

Housing Production Plan Implementation Table

Implementation Strategies		Responsible Entities		Time Frame	Status
		Lead	Support		
#1	Use zoning to actively encourage housing production on identified developable sites along commercial corridors and in other smart growth locations	ARB	DPCD	Ongoing	DPCD continually meets with property owners to explore potential development opportunities; Zoning amendments for multifamily housing to be considered at 2019 ATM; Arlington Heights Neighborhood Action Plan includes zoning recommendations to be implemented
#2	Amend zoning to facilitate development of a range of housing types	ARB	DPCD	Ongoing	Amendments for multi-family zoning and ADUs will be considered at 2019 ATM; ARB policy to encourage more 3-bedroom units in new developments
#3	Amend dimensional regulations to facilitate multifamily and mixed-use development in commercial areas and other smart growth locations	ARB	DPCD	Long Term	Mixed-use zoning amendments adopted in 2016; Further zoning amendments for multi-family and mixed-use will be considered at 2019 ATM
#4	Amend inclusionary zoning to encourage production of units affordable to households with a wider range of incomes, including middle incomes	ARB	DPCD	Medium Term	Citizen Petition will be considered at 2019 ATM to adjust inclusionary zoning
#5	Create an overlay district to allow introduction of residential development to select light industrial/commercial areas to facilitate mixed-income mixed-use development	ARB	DPCD	Medium Term	TBD

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#6	Create affordable family housing through new construction or conversion of existing 2-3-bedroom market-rate units	DPCD	HCA	Medium Term / Ongoing	Working with HCA, Kimball Farmer House was renovated for affordable housing; DPCD works closely with HCA on opportunities, including Downing Square, 117 Broadway, and Westminster properties; 1 new inclusionary zoning unit to be added
#7	Modify parking requirements to encourage housing production through mixed-use development to encourage housing production in commercial areas and other smart growth locations	ARB	DPCD	Short Term	Parking reduction incentives adopted in 2016; Zoning amendments for multi-family and mixed-use will be considered at 2019 ATM to reduce parking requirement to 1 space per unit and include R7 in TDM reductions
#8	Assess what types of supportive housing are needed for Arlington's seniors and people with physical and cognitive disabilities, and take steps to facilitate their development	DPCD	COA	Medium Term	TBD
#9	Preserve long-term affordability of existing deed-restricted units, especially at Millbrook Square	DPCD		Short Term	DPCD completed annual monitoring activities; Millbrook Square term of affordability was extended to 2032.
#10	Expand and promote housing assistance programs to support income-eligible homeowners	DPCD	COA	Short Term	The Arlington Home Improvement Program was expanded to structures with up to 4 units.
#11	Maximize resources and services that enable seniors to continue living in the community, and coordinate with other non-housing services to support aging in community	COA		Short Term	Social service network is established in Arlington; however, cannot provide total wrap around services to clients. Additional partners and funding is necessary.

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#12	Explore mechanisms to facilitate creation of affordable homeownership opportunities through the HCA, community land trust model, or partnership with other private non-profit organization(s)	DPCD	HCA	Medium Term	DPCD works closely with HCA on opportunities, but TBD.
#13	Work with the Community Preservation Committee to encourage continued allocation of greater than the state-mandated minimum 10% of annual CPA fund revenues to community housing initiatives	DPCD	CPC	Short Term	The CPC continues to fund community housing initiatives.
#14	Establish a Municipal Affordable Housing Trust Fund under M.G.L. Chapter 44 in order to utilize local housing funds swiftly as opportunities arise	DPCD	ARB, Select Board	Medium Term	TBD
#15	Form a HPP Implementation Committee and raise community awareness about affordable housing need and activities in Arlington in order to make progress towards housing goals	DPCD		Short Term	New members of the HPIC were appointed by the ARB in mid- to late-2018. The HPIC will prepare a 2019 action plan to direct their activities for this year. Last educational forum was in May 2018; Current CHAPA-led engagement initiative has held 2 meetings