

KEY COMPONENTS OF COMMUNITY HOUSING PLAN



City of Beverly Satellite View

- Executive Summary
- Housing Needs Assessment
- Challenges in producing affordable housing
- Housing goals
- Housing strategies with illustrations
- Appendices
 - Summary of Community Housing Survey results
 - Summary of June 16th Community Meeting
 - Summary of local and regional housing organizations and resources

WHAT IS AFFORDABLE HOUSING?

HUD (little “a” affordable) definition:

Spending no more than 30% of income on housing costs – involves 35% of all Beverly households.

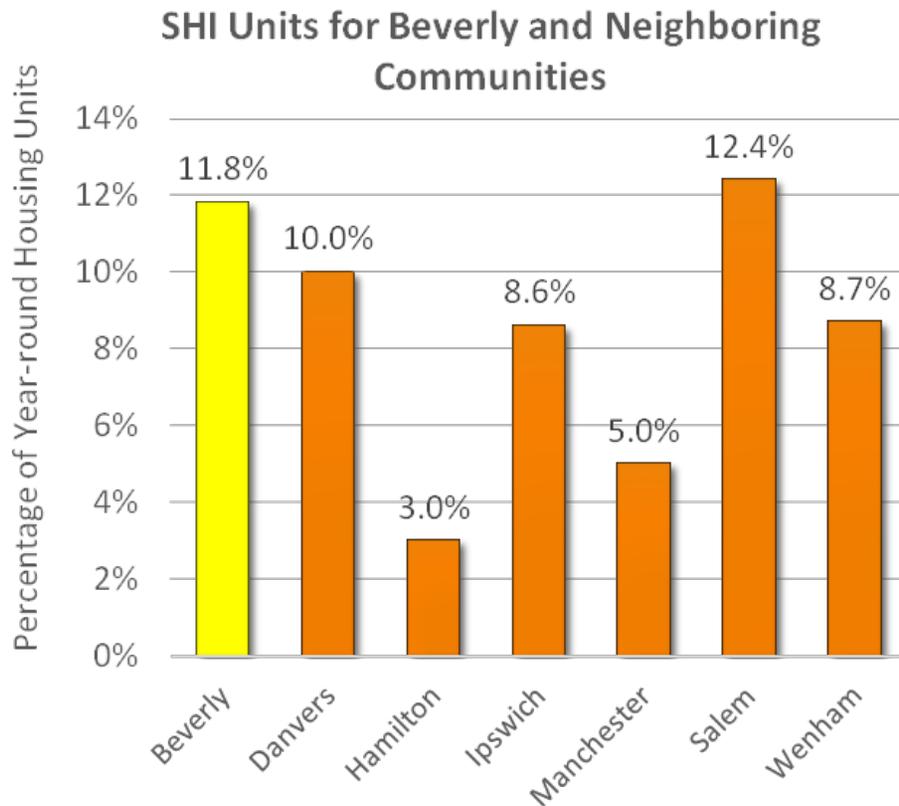
40B (capital “A” affordable) definition:

- Subsidized
- Deed restricted
- Affirmatively marketed
- Available to households earning at or below 80% of area median income
- organizations and resources



BHA Garden City Towers

WHAT HOUSING IS AFFORDABLE IN BEVERLY?



- Of the 16,522 year-round housing units, 1,947 units or 11.78% are included in the Subsidized Housing Inventory (SHI).
- 646 units or about 1/3 of SHI are BHA units.
- Almost all SHI units are rentals.
- Significant affordability in private housing stock but not eligible for SHI.

IMPORTANT INPUT INTO THE DRAFT HOUSING PLAN

- Census data (historical and most current)
- Population projections
- Market information for ownership and rentals
- Affordability analysis
- Past and current plans and studies
- Review of prior and planned development
- Development experience in Beverly and other communities
- Site visits
- Interviews
- June 16th community meeting
- Community Housing Survey
- Local, regional and state resources

HOUSING NEEDS



Cabot Street Homes

Rental Housing

Needs:

- Small families, seniors and individuals.
- Focus on most vulnerable residents.
- Smaller units for increasing numbers of smaller households.

Objectives:

- Most state subsidies for rentals.
- Supports greater numbers of households over time.
- Provides opportunities to integrate several income tiers into a development.

HOUSING NEEDS



BHA-owned single-family house

Homeownership

Needs:

- Lack of starter housing for families and units for empty nesters.
- Few subsidized ownership units in city.

Objectives:

- Integrate handicapped accessibility and supportive services into new development.
- Provide resources to improve substandard housing.

POSSIBLE STRATEGIES TO CREATE HOUSING



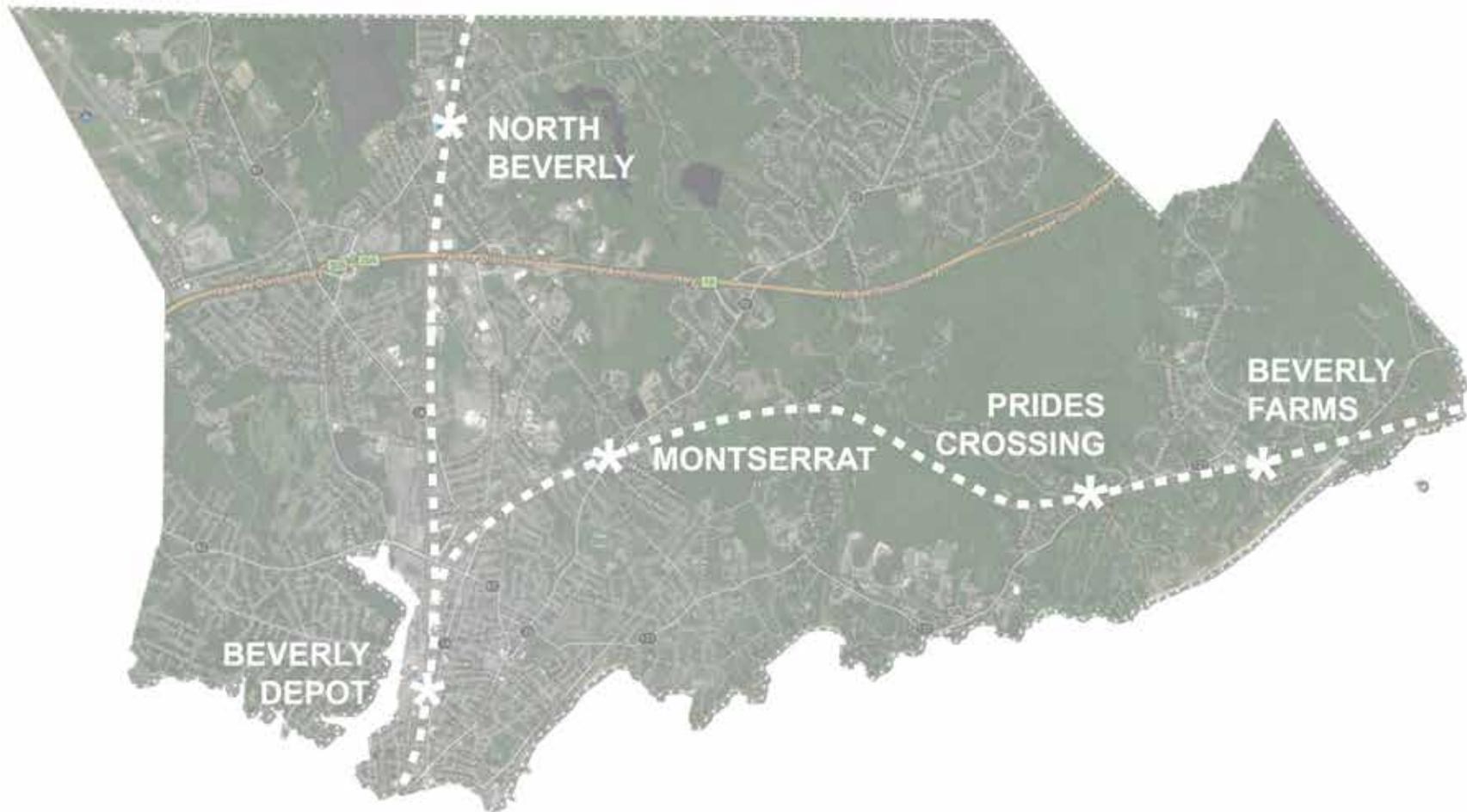
Rantoul Street Development rendering showing ground floor retail and usable open space

Pursue Further Opportunities for Transit-oriented Development

Tap additional resources to further develop housing in commercial areas and near transportation.

Consider state supported district-wide strategies including 40-R and /or 40-S.

POSSIBLE STRATEGIES TO CREATE HOUSING



Beverly has a number of opportunities for transit oriented-development.

POSSIBLE STRATEGIES TO CREATE HOUSING



Cabot Street: existing housing over retail

POSSIBLE STRATEGIES TO CREATE HOUSING

Adopt Rezoning of the Bass River Area

Create more compact, mixed-use, transit-oriented development in this area including economic development activities, waterfront access and housing.



The Bass River District offers enormous opportunity for waterfront access and open space, housing and other uses.

POSSIBLE STRATEGIES TO CREATE HOUSING



Operationalize the Affordable Housing Trust Fund

A dedicated fund to support local housing initiatives.

Secure additional funds beyond inclusionary zoning payments.

Conduct ongoing community education and outreach

Provide ample opportunities for community input on new housing initiatives.

Build support for new housing initiatives.

POSSIBLE STRATEGIES TO CREATE HOUSING

Modify the Accessory Apartment Ordinance

Amend zoning to better promote these small rental units, help reduce cost burdens and prevent illegal units.



Accessory unit at lower level, Prospect, CO

POSSIBLE STRATEGIES TO CREATE HOUSING



Two family (main house plus accessory flat over garage), East Beach, VA

POSSIBLE STRATEGIES TO CREATE HOUSING



Three family (two flat main house plus accessory flat over garage), East Beach, VA.

POSSIBLE STRATEGIES TO CREATE HOUSING

Reintroduce the Housing Rehabilitation Program

Provide assistance to improve local housing occupied by low- or moderate-income owner-occupants or tenants.

81 properties and 117 units were rehabilitated in the Gloucester Crossing neighborhood between 1998 and 2005.



Beverly's Gloucester Crossing Neighborhood

POSSIBLE STRATEGIES TO CREATE HOUSING

Explore modifications to the Inclusionary Zoning Ordinance

This zoning has been effective, producing 69 affordable units and almost \$1 million in payments.

Opportunities remain to modify the ordinance to better address housing goals.

POSSIBLE STRATEGIES TO CREATE HOUSING



Northridge Homes

Monitor and intervene as appropriate on expiring use projects

There are a handful of developments where affordability restrictions are due to expire in the near term.

Insure that units remain affordable for as long as possible.

Fund other housing preservation initiatives

Address a wider range of housing preservation needs by adding targeted initiatives to the proposed reintroduction of the Housing Rehab Program, such as:

- Emergency assistance for seniors
- Loan program for accessory apartments
- Substantial rehab program

POSSIBLE STRATEGIES TO CREATE HOUSING



The McKay School

Make suitable public property available for affordable or mixed-income housing

There are precedents for the residential development of City-owned property that includes affordable housing (McKay School).

Identify additional properties to take further proactive measures to address local housing needs.

POSSIBLE STRATEGIES TO CREATE HOUSING

Support Small-Scale Infill Housing Development and Conversions

Spread affordable housing production throughout the community.

Design development to be harmonious with the existing neighborhood.



Stacked units on three floors mimic and blend in with neighborhood two-story townhomes. New Multi-family Infill Housing in Detroit, Michigan

POSSIBLE STRATEGIES TO CREATE HOUSING



Small lot cluster subdivision in Kirkland, WA

POSSIBLE STRATEGIES TO CREATE HOUSING



This farmhouse complex on Hull Street now includes a number of individual homes.

POSSIBLE STRATEGIES TO CREATE HOUSING



A number of Beverly's large estates have been carefully redeveloped as multi-family properties.

POSSIBLE STRATEGIES TO CREATE HOUSING



245 Essex Street

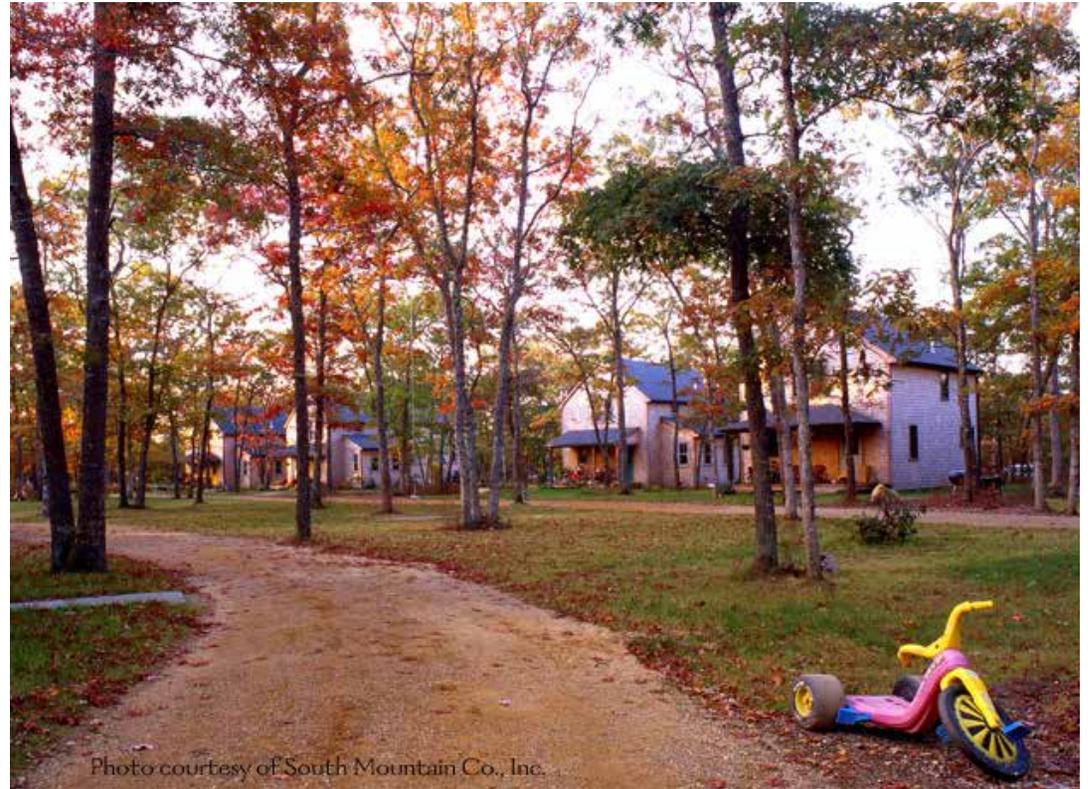
Help preserve BHA inventory

Advocate for additional state and federal funds to finance needed capital improvements, and explore opportunities to redevelop antiquated existing BHA projects.

POSSIBLE STRATEGIES TO CREATE HOUSING

Modify zoning to encourage more housing diversity in more areas

Enable the development of various housing types in more districts including two-family dwellings, bungalow/cottage housing, live-work space, senior/assisted living, and co-housing for example.



West Tisbury Co-housing, Martha's Vineyard, MA

POSSIBLE STRATEGIES TO CREATE HOUSING



Brookside Artist Live/Work, Jamaica Plain (Boston), MA

POSSIBLE STRATEGIES TO CREATE HOUSING



Peter Bulkeley Terrace Senior Housing, Concord, MA

POSSIBLE STRATEGIES TO CREATE HOUSING

Partner with local institutions

Continue to work with important local institutions on ways to partner on new housing opportunities.

EXERCISE: WHERE SHOULD HOUSING GO?

Identify on each map where and what type of housing should be created.

Ground Rules:

- Each person gets 8 pins
- Identify at least 1 location for multi-family homes with 10 or more units
- Identify at least 2 locations for multi-family homes between 3 and 9 units;
- There is no minimum number of locations for 1 or 2 family residential housing, within your total of 8 pins.
- Use all of your pins.

BEFORE YOU LEAVE, BE SURE TO...

1. Vote for your top strategies (5 each)
2. Sign-in
3. Place your pin where you live
4. Place comments / suggestions in the box

Invite friends to vote online for their top strategies on the Community Housing Plan webpage.

<http://www.beverlyma.gov/departments/planning/community-housing-plan/>