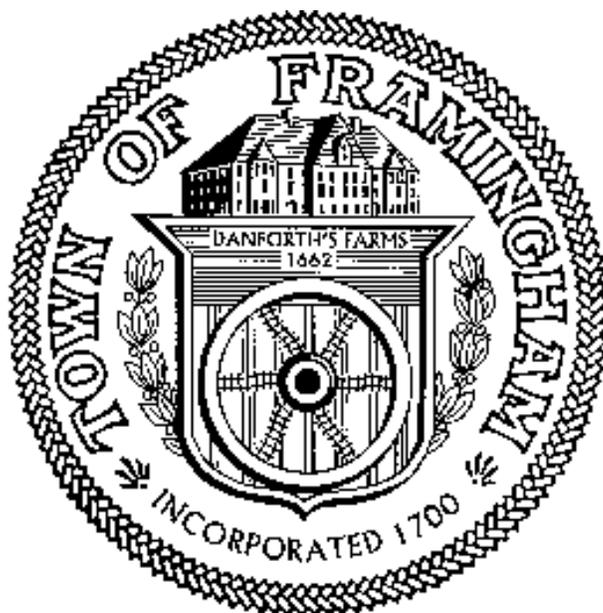


**Town of Framingham
Housing Plan Update and Action Plan
June 24, 2014**



**Prepared by the
Community and Economic Development Department**

I. Introduction

This report constitutes a review of the 2007 Housing Plan. It provides updated housing data, an analysis of changes in market conditions, a summary of housing achievements, and a statement of action plan priorities for the next two years.

II. Background

At the direction of Town Meeting in 2005, the 2007 Housing Plan was prepared by a 4 member Housing Policy Liaison Committee (HPLC) comprised of Ms. Ginger Esty and Katherine Murphy, representing the Board of Selectmen and Ms. Anne Welles and Sue Bernstein representing the Planning Board. The HPLC was advised by a 22 member Citizens Advisory Committee. Staff support was provided by Eugene Kennedy, Community and Economic Development. The HPLC was aided in their work by Ms. Judy Barrett, a planning consultant with Community Opportunities Group, Inc., Boston, Mass. The Housing Plan was adopted at Town Meeting in May 2007.

III. Data Tables¹

The 2007 Housing Plan relied primarily on 2000 US Census data and included 46 data tables. The 2010 US Census and American Communities Survey data were consulted to update various data sets. In addition, other sources were consulted to update market sales and foreclosure data. The following highlights relevant data information found in **Appendix A**. (Note: Data tables for Chapter 1 (Land Use) and Chapter 3 (Economic Profile) were not updated.)

Chapter 2 – Population Profile

While Framingham's overall population increased somewhat, on par with overall county and state growth, several surrounding communities have seen double-digit growth since the 2000 census, leading to an overall increase in the regional population (**see Table 5**). Aging trends continue with the median age increasing throughout the region and the over 65 population in Framingham increasing by over 7% (**See Table 6**). Framingham's foreign born population has increased approximately 25% from 2000, which is on par with the state and has gone from 21% of the population to 25% of the overall population (**See Table 11**). The percentage of elderly population that is disabled increased from 21.3% in 2000 to 33.4% in 2012 although the percentage of the younger and middle aged population that is disabled has decreased (**see Table 12**). MAPC and Northeastern University are still projecting modest growth for Framingham, mostly in the over 55 age categories (**see Table 13**).

¹ The data tables will be provided at a later date.

The total number of households (approximately 26,200) and the total number of families (16,600) stayed relatively constant, but the percentage of families with married couples has decreased from 78% to 48% since 2000 and the number of families with children under 18 has decreased from 48% to 29%. The total number of non-family households has remained relatively constant but there has been a jump in the number of 2-person non-family households from 17% to 32% of all non-family households and an increase in 3-person non-family households from almost 5% to 39% (**see Tables 14-16**).

Median Incomes and Median Family incomes, while consistently higher in Framingham than statewide, did not increase by the same percentage (27% since 2000) as compared to the statewide increase in median incomes of 32%. In addition, while Framingham saw doubling of households with incomes over \$200,000, several surrounding communities, and statewide saw a jump of more than double. The trend suggests some income stagnation as compared to surrounding communities (**see Table 18**).

While the percentage of Framingham residents that are identified as Hispanic has remained constant, their median income has decreased and is now lower than the state median income for Hispanics (**see Table 19**).

Chapter 4 – Housing Profile

The median housing value in Framingham increased almost 63% since 2000, although it is still the second lowest in the region. On the other hand, median contract rent has increased 45% since 2000 and is actually higher than in many neighboring communities. This indicates that Framingham continues to see demand for rental units at a higher level than other communities (**see Table 28**).

Statewide, the number of renters has not fluctuated greatly but the trend in Framingham and across the region and the state has been for housing costs for renters to represent a higher portion – over 30% in most cases - of household income (**see Table 30**).

Chapter 5 – Housing Supply

The rate of housing production in Framingham has declined from 1,314 units for the 1980-89 period to 602 units in the 2000-09 timeframe. The region's housing production has also gradually declined in the same period from 10,441 to 7,133 (**see Table 36**). The region has experienced substantial growth in new affordable housing units since 1997 (**see Table 37**). Total units increased from 4,499 to 7,631, a 70% increase. In 1997, no community exceeded the 10% chapter 40B threshold. By 2013, three communities (Framingham, Marlborough and Natick) exceeded the threshold. Framingham has maintained its 10% eligibility since about 2004. Framingham has continued its modest growth in single and two-family housing

production averaging 19 units per year since 2007. The only new multi-family development, JCHE on Edmands Road, produced 150 units of elderly housing. This project is also largely responsible for Framingham's growth in subsidized housing from 2,724 units in 2007 to 2,870 units in 2014.

Chapter 6 – Housing Needs

The housing cost burden² for low and moderate income households increased from 56% in 2007 to 72.3% (see **Table 39**). For those households that were severely cost burdened³ the increase went from 26.5% to 38.2%. The section 8 subsidized housing contract for privately owned properties on the SHI list are typically extended in five-year increments. **Table 45** provides an update for 11 of these properties that were identified in 2007 as having imminent expiration dates. Except for 5 units at 21 Highland Street, all have been extended and the subsidized units retained on the SHI.

Chapter 7 – Barriers and Challenges

Although the 2007 Plan's estimate for new housing production (1,516 est. vs. 855 actual) and subsidized housing (242 est. vs. 146 actual) fell short, Framingham was able to maintain its 10% Chapter 40B eligibility (see **Table 46**).

Appendices

Appendix B Table 1 provides an update for Framingham's subsidized housing inventory (Appendix E in the 2007 Plan). In addition to listing the JCHE development the table includes revised expiration dates for those projects whose affordability restrictions had been previously listed as expiring in the 2012-2015 time-frame. **Table 2** provides an update to Appendix F from the 2007 Plan. The 2007 Plan estimated that 962 new and 242 subsidized multi-family housing units would be constructed by 2010. The current estimate and projection out to 2016 identifies a total of 628 new and 187 multi-family subsidized housing units. This number includes the 150-unit JCHE development on Edmands Road and the 353 units recently permitted for Danforth Green.

² Housing cost burden is defined as spending more than 30% of gross monthly income on housing.

³ Severe housing cost burden is defined as spending more than 50% of gross monthly income on housing.

IV. Housing Issues – Then and Now

a. Foreclosures

Shortly after completion of the Housing Plan economic conditions in the country changed for the worse. The so called “Great Recession” led to an economic downturn that adversely affected the stock market, employment and housing. This downturn resulted in a ‘foreclosure crisis’ that is only now receding. For Framingham, this resulted in creation of a Foreclosure Task Force by the Board of Selectmen. The task force issued a Foreclosure Action Plan in October 2008, and the Building and Health Departments began to monitor the deleterious effects of foreclosure by inspecting vacant properties and monitoring public safety. The town was one of a handful in the state that applied for and obtained a Neighborhood Stabilization Grant (one of the first federal initiatives to respond to the economic crisis). The goal of the Neighborhood Stabilization Program (NSP) was to acquire, rehabilitate and sell properties in neighborhood’s hardest hit by foreclosure. The \$1.2 million grant was supplemented by a \$170,000 grant from the Attorney General’s office and \$800,000 in program income realized from the sale of several properties. To date the NSP program has acquired, renovated and disposed of seven properties and nine units of housing.

As can be seen by **Table 1**, total foreclosure activity has consistently declined from a high of 945 in 2007 to 186 in 2012. The Building Department also continues to monitor foreclosed properties. The Department is currently monitoring 32 properties. This is down significantly from 185 properties in 2008 (see **Table 2**).

Table 1: Foreclosure Statistics for Framingham 2008 - 2013

Year	Petitions to Foreclose	Foreclosure Auctions	Foreclosure Deeds	Total Foreclosure Activity	Foreclosure Deeds as a Percentage of Total Units
2012	83	72	31	186	0.11%
2011	103	205	81	389	0.29%
2010	236	354	144	734	0.54%
2009	328	303	158	789	0.59%
2008	378	339	179	896	0.67%
2007	270	323	352	945	1.32%

Source: Greater Boston Housing Report Card, 2008 - 2013; Dukakis Center for Urban and Regional Policy, Northeastern University, Boston, Mass.

Table 2: Foreclosed Properties Monitored by the Building Department 2008 - 2014

Year	Number
2014	32
2013	43
2012	80
2011	82
2010	115
2009	139
2008	185

b. Sales Activity

As with most of the country, housing sales and market prices took a severe dip from 2004 to 2014. **Table 3** summarizes Framingham’s experience. It shows that from a high of \$380,000 in 2005, median sales prices continued to decline until 2012 when they began a modest rebound. Likewise, sales activity has also rebounded from a low of 180 in 2011 to 264 in 2013.

Table 3: Housing Statistics for Framingham 2008 - 2013

Year	Number of Units Permitted	Number of Single Family Home Sales Jan-June	Percent Change in Number of Single Family Sales from Previous Year	Median Single Family Home Selling Price through June	Percent Change in Median Single Family Home Selling Price from Previous Year
2013	na	264	13.8%	\$330,549	9.6%
2012	19	232	28.9%	\$301,500	3.3%
2011	14	180	-24.1%	\$292,000	-2.7%
2010	12	237	24.1%	\$300,000	4.9%
2009	178	191	-11%	\$286,000	-17%
2008	15	214	-18%	\$345,000	-7%
2007	28	261	na	\$369,000	-1.6%
2006	44	na	na	\$375,000	-1.3%
2005	na	na	na	\$380,000	5%
2004	na	na	na	\$361,900	na

Source: Greater Boston Housing Report Card, 2008 - 2013; Dukakis Center for Urban and Regional Policy, Northeastern University, Boston, Mass.

c. Subsidized Housing Inventory

In 2007, Framingham had 2,724 units of subsidized housing, representing 10.2 % of total housing stock. As a “10%” community Framingham is not subject to the Chapter 40B Comprehensive Permit subsidized housing permitting process. A goal of the 2007 plan was to maintain that status. With the addition of the 150 unit JCHE elderly housing development on Edmands Road, the town currently stands at 2,870 units or 10.46%. A key to maintaining our eligibility has been the town’s response to the expiring use issue. The Community and Economic Development Department continuously monitors the subsidized housing inventory (SHI) to ensure that section 8 housing contracts are being extended by projects as their current contracts expire. On three occasions the Town has worked closely the Department of Housing and Community Development and with project owners to maintain the eligibility of their units (81 units at Sherwood Park in 2009; 190 units Edmands House in 2013 and 53 units at the Tribune building in 2014). More recently, the town has met with representatives from Beaver Park (254 units) and Cochituate Cooperative Homes (161 units) to review their plans for extending the subsidized housing contracts. See **Appendix B** for the updated subsidized housing inventory, including the latest information regarding the expiring use deadlines for specific projects.

d. Housing Production

As noted in **Table 3**, housing production in Framingham has been relatively insignificant since 2006. The number of annual building permits has ranged from 12 to 44 except for 2009 when the building permit for the JCHE 150 unit development was issued. More recently permits were issued for the Danforth Green development which will result in 180 new rental units and 173 townhouse condominium units. Per the town’s Affordable Housing bylaw, ten percent of these units (35) will be made available for subsidized housing.

Framingham’s housing production also lags when compared to some other communities. **Table 4** provides data for communities of comparable size (Waltham, Newton, Quincy and Haverhill) or in close proximity (Natick, Marlborough and Hudson) to Framingham. Except for Marlborough and Hudson, since 2007, Framingham has produced less new housing than the other communities.

Table 4: Housing Production 2004 - 2012

Community	Number of Housing Units (2010 US Census)	Number of Units Permitted						Total Number of Housing Units	Number of New Units per 1000 Existing Units	Percent Increase 2007 - 2012
		2007	2008	2009	2010	2011	2012			
Framingham	27,529	28	15	178	12	14	19	266	9.66	0.97%
Waltham	24,926	113	76	31	64	49	31	364	14.60	1.46%
Newton	32,648	115	70	56	96	74	309	720	22.05	2.21%
Quincy	42,838	419	381	9	74	80	23	986	23.02	2.30%
Haverhill	25,657	117	55	49	62	29	42	354	13.80	1.38%
Natick	14,121	47	33	24	34	65	548	751	53.18	5.32%
Marlborough	16,416	26	17	3	22	19	21	108	6.58	0.66%
Hudson	7,998	41	27	21	22	18	22	151	18.88	1.89%

Source: Greater Boston Housing Report Card, 2008 - 2013; Dukakis Center for Urban and Regional Policy, Northeastern University, Boston, Mass.

e. Rental vs. Ownership

Framingham’s housing stock is disproportionately rental housing. Approximately 46 percent (12,663 units) of the 27,529 units of housing are rented. This ratio is highly unusual for a suburban community and is typically associated with more urban areas. The 2007 Housing Plan took note of this and identified a number of housing strategies to contain this number and strengthen home ownership. The underlying policy is that home owners take better care of their properties which leads to more tidy neighborhoods. The town recently initiated a pre rental inspection program. This program is designed to ensure rental units comply with applicable building and health codes.

Nationally, a shift in housing preferences has been noted as younger residents have begun to prefer renting rather than buying a home. Recent studies have documented this shift (*America’s Rental Housing Evolving Markets and Needs*, Joint Center for Housing Studies of Harvard University, 2013). It may be that Framingham’s large rental housing stock can become more of an asset as the town strives to attract more businesses and new residents. This issue is worth exploring.

V. Housing Plan Recommendations

The 2007 Housing Plan identified six general strategies and nine targeted strategies. The Plan also provided 83 specific recommendations to implement these strategies (44 general strategy recommendations and 39 targeted strategy recommendations). **Appendix C** provides a summary of these recommendations, their current status and comments regarding what has been done to date. Since 2007, 28 of the general strategy recommendations and 20 of the targeted strategy recommendations have been completed or are in progress. This represents 58% of all recommendations.

Of the 83 recommendations, 31 (37%) are specifically land use or zoning recommendations. The Community and Economic Development Department conducted a review of the draft master plan in 2011 to ensure that the Housing Plan recommendations were addressed (see **Appendix D**). As noted in the memorandum, the Planning Board included all Housing Plan recommendations by reference in the 2012 Master Plan. Because the master planning process was underway in 2007 implementation of some of these recommendations was contingent upon completion of the master plan. Consequently, a number of zoning related recommendations have not been addressed. Now that the Master Plan has been completed these recommendations should be reviewed.

VI. Ongoing Housing Initiatives

The following housing initiatives are currently underway:

- **Downtown Transit Oriented Development (TOD)** is a zoning and land use issue that emanated from the 2012 Master Plan. It seeks to achieve greater density in appropriate downtown locations that will support revitalization efforts. MAPC is currently involved in a downtown study that will result in proposed TOD overlay zoning for the Spring 2015 Town Meeting.
- **Butterworth Park Neighborhood Conservation Study** is an initiative that will identify roadway and recreation improvements in the area that will lead to private reinvestment in the neighborhood's older housing stock.
- **Southeast Framingham Strategic Planning** initiative will take a comprehensive look at the area by identifying public improvements (roads, sidewalks lighting, recreation facilities) that will support ongoing private reinvestments in the affordable housing supply in the area. FHA is involved in this effort.
- **Exits 12 and 13 Planning studies** are initiatives that focus on a future vision for these two highly accessible areas that were identified in the Master Plan as having potential for growth with minimal neighborhood impacts. These studies will evaluate the ability

of these areas to support new mixed use projects (residential and commercial) and higher density development.

- **Route 135 Corridor Analysis** is a Planning Board initiative that will identify proposed land use changes along RT 135 east of downtown.
- **Neighborhood Stabilization Plan** is a town partnership with FHA. Seven properties (nine units) have been acquired, renovated and sold to middle income families or retained by the town. Current budget is almost depleted so it is questionable whether additional housing will be acquired.
- **Community Development Block Grant** continues to support affordable housing through the Housing Rehabilitation Assistance Program to low and moderate income property owners, and through annual grant allocations for the rehabilitation and renovations at affordable housing complexes (exp: Memorial House, Rose Kennedy Lane, John J. Gallagher Elderly Housing Complex).
- **HOME Program** continues to be an important source of funding to affordable housing initiatives such as the First Time Homebuyer Down Payment Assistance Program, the Housing Rehabilitation Assistance Program, Affordable Housing Assistance Program (exp: Bethany Hill School, Edmands House, Shillman House, Tribune Apartments), and the support of the newly established Community Housing Development Corporation (CHDO), Framingham Development Corp., to purchase and rehabilitate a single family affordable rental (117 Second Street).
- **Pre Rental Inspection Program** was approved at the 2014 Town Meeting. The goal of the program is to improve the code compliance of the town's rental housing supply. The Board of Health and Building Department are in the process of establishing procedures for implementing this program.
- **Parking Requirements Review** is another Planning Board initiative. The consultant will review and recommend improvements to the parking requirements contained in the zoning bylaws. Requirements for downtown TOD development will be included in this review.

VII. Action Plan Priorities 2014 - 2016

As identified in **Appendix C**, some of the 2007 Plan's recommendations have not been implemented or are in progress. Of these recommendations, 18 have been identified as Action Plan priorities to be addressed over the next two years. These priority recommendations are highlighted in yellow. Some of these priorities include:

- Neighborhood conservation planning studies at the Butterworth Park and southeast Framingham neighborhoods.
- Downtown TOD Zoning Overlay.
- Identification of appropriate locations for multi-family housing.
- Preservation and reuse of older buildings.
- Monitoring our subsidized housing inventory with a goal of maintaining our 10 percent eligibility.
- Evaluate whether the Community Preservation Act is beneficial for Framingham.
- Continue our CDBG/HOME housing initiatives.
- Design guidelines that integrate new development with existing neighborhoods.

APPENDICES

Appendix A: Updated Data Tables

Appendix B: Updated Subsidized Housing Inventory (SHI)

Appendix C: Status of 2007 Housing Plan's Recommendations and 2014 Action Plan

Appendix D: Summary of Land Use and Zoning Recommendations

Appendix A

(to be completed)

Appendix B

Appendix B Table 1: Framingham Subsidized Housing Inventory 2014

OWNER/MANAGER (NAME OF DEVELOPMENT)	TYPE*	AFFORDABILITY RESTRICTION EXPIRES	FUNDING AGENCY	CH. 40B UNITS
DMH Group Homes	Rental	N/A	DMH	67
DMR Group Homes	Rental	N/A	DMR	132
Framingham Housing Authority	Rental	Perpetuity	HUD	125
Framingham Housing Authority	Rental	Perpetuity	HUD	110
Framingham Housing Authority	Rental	Perpetuity	DHCD	110
Framingham Housing Authority	Rental	Perpetuity	DHCD	75
Framingham Housing Authority	Rental	Perpetuity	DHCD	25
Framingham Housing Authority	Rental	Perpetuity	DHCD	40
Framingham Housing Authority	Rental	Perpetuity	DHCD	80
Framingham Housing Authority	Rental	Perpetuity	DHCD	80
Framingham Housing Authority	Rental	Perpetuity	DHCD	204
Framingham Housing Authority	Rental	Perpetuity	DHCD	72
Framingham Housing Authority	Rental*	Perpetuity	DHCD	60
Framingham Housing Authority	Rental	Perpetuity	DHCD	8
Framingham Housing Authority	Rental	Perpetuity	DHCD	8
Framingham Housing Authority	Rental	Perpetuity	DHCD	8
Framingham Housing Authority	Rental	Perpetuity	DHCD	6
Beaver Park	Rental	Perpetuity	DHCD	58
Private (Irving Sq. Apartments)	Rental*	Perpetuity	HUD	46
Private (The Tribune)	Rental*	Perpetuity	HUD	53
Private (Irving House)	Rental	2032	FHLBB	16
Private (Beaver Park Apts.)	Rental	2030	DHCD-MassHousing	228
Private (Claflin House)	Rental*	Perpetuity	HUD	40
Private (Foundations)	Rental	2028	DHCD-HUD	6
Private (Pine St. SRO)	Rental	2028	DHCD	15
Private (Advocates)	Rental	2027	EOHHS	4
Private (Walnut Street)	Rental	2026	HUD	1
Private	Rental	2019	DHCD	5
Private (Edmunds House)	Rental	2062	MassHousing	190
Private (Kendall Street)	Rental	2016	FHLBB	16
Private (New Beginnings-Bethany)	Rental	2015	HUD	42
Private (Framingham Green)	Rental*	2034	MassHousing	111
Private (Normandy Arms)	Rental	2013	DHCD	44
Private (Beaver Terrace Apts.)	Rental	2032	HUD	254

OWNER/MANAGER (NAME OF DEVELOPMENT)	TYPE*	AFFORDABILITY RESTRICTION EXPIRES	FUNDING AGENCY	CH. 40B UNITS
Private (Sherwood Park)	Rental	2018	HUD	81
Private (Irving St. Apartments)	Rental	2015	HUD	11
Private (Evergreen St. SRO)	Rental	2014	DHCD	17
Private (Pine Street)	Rental	2026	HUD	11
Private (South Street)	Rental	2028	DHCD	10
Private (Saxonville Village)	Rental	2005	HUD	64
Habitat for Humanity	Ownership	Perpetuity	DHCD	1
Private (Cochituate Coop. Homes)	Ownership	2012	HUD	161
Private	Ownership	2094	HUD	1
Private	Ownership	2100	HUD	1
Private	Ownership	2094	HUD	1
Private	Ownership	2094	HUD	1
Private	Ownership	2095	HUD	1
Private	Ownership	2096	HUD	1
Private	Ownership	2087	HUD	2
Private	Ownership	2014	HUD	1
Private	Ownership	2014	HUD	2
Private	Ownership	2015	HUD	3
Private	Ownership	2015	HUD	1
Private	Ownership	2015	HUD	1
Private	Ownership	2053	DHCD	1
Private	Rental	2057	DHCD	8
Private	Rental*	Perpetuity	DHCD	150
Inventory Total				2,870
Year-Round Units				27,443
% Chapter 40B				10.46%
Source: DHCD, January 2014. *Denotes units built under a comprehensive permit, according to DHCD and Town of Framingham records.				

Appendix B Table 2: Multi Family Housing Forecast 2005-2010, updated 2014

YEAR	PROJECT NAME	TOTAL UNITS	# SUBSIDIZED	STATUS
2005	Dennison Phase 1	76	0	Completed
	Kendal	25	0	Completed
	Total	101		
2006	Arcade	290	58	Never Built
	Total	290	58	
2007	Villages at Danforth Green (Partial Phase A)	143	14	Never Built
	JCHE	150	150	Completed
	Dennison Phase 2	84	0	Never Built
	Total	150	377 150	164
2008	Villages at Danforth Green (Remainder of Phase A)	100	10	Never Built
	Total	100	10	
2009	Villages at Danforth Green (Phase B)	62	7	Never Built
	Total	62	7	
2010	Villages at Danforth Green (Partial Phase C)	32	3	Never Built
2013	Ameden Building Concord Street	24	2	
2015 (est)	Danforth Green (Rental Component)	180	18	Permit issued in 2013
2016 (est)	Danforth Green (Ownership Component)	173	17	Permit issued in 2013
	Total	32	35	3
Total Units		628	962 187	242

Notes:

- (1) Dates based on when the building permit was issued
- (2) Danforth Green schedule calls for construction to start within 2 years of date permits were issued.

Appendix C

**2007 Housing Plan
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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
1. Neighborhood Conservation			
POLICY: The town shall actively promote the elimination of substandard, overcrowded, or other undesirable living conditions.			
<i>Framingham needs appropriate, feasible ways to improve housing quality, reduce overcrowded housing conditions and encourage neighborhood investment. The Housing Plan recommends the following strategies to achieve these ends:</i>			
a. Strengthen code enforcement in existing neighborhoods, using local resources and CDBG funds where appropriate.	Completed		Code Enforcement Task Force was formed in 2012
b. Encourage homeownership as a way to stabilize neighborhoods.	No Action	YES	
c. Design and carry out a streetscape program to improve the appearance and condition of existing neighborhoods, focusing on street trees, pedestrian access, local parks, lighting and roadway surfacing.	In Progress	YES	Butterworth Park and SE Framingham Neighborhood Improvement Projects
d. Consider regulations to limit pavement for off-street parking within front and side yard setbacks.	No Action		
e. Consider regulations to control mansionization, such as by establishing maximum floor area ratios or variable building coverage ratios that correlate with lot area, or design standards.	No Action		
f. Consider incentives such as modest density bonuses to make it economically feasible to preserve historic buildings.	Completed		Historic Reuse By law adopted in 2010

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
2. Alternative Residential Development			
POLICY: The town shall encourage the adoption of zoning, regulatory, permitting and other procedures that promote residential development appropriate to its location and consistent with this plan.			
<i>As evidenced by projects such as The Arcade and the Dennison building, Framingham has "Smart Growth" opportunities to create new housing by redeveloping existing properties. The town needs effective tools to further encourage redevelopment and reuse of such properties and to assure appropriate oversight of major residential development activity. The Housing Plan recommends that Framingham:</i>			
a. Consider overlay districts or special permit regulations to facilitate large-scale reuse and redevelopment of properties that have become obsolete for their intended use, such as:			
i. Older industrial or commercial buildings	No Action	YES	Downtown TOD Initiative
ii. Historic properties	Completed		Historic Reuse By law adopted in 2010
iii. Nursing homes	Completed		Historic Reuse By law adopted in 2010
iv. Compounds developed for religious or other institutional purposes	Completed		Open Space Cluster Development By law adopted in 2014

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
3. Housing Opportunity			
POLICY: The town shall actively advocate and support the development and maintenance of a diverse housing stock throughout Framingham to ensure that quality housing is available to households and individuals at all age, economic and social levels.			
POLICY: The town shall actively promote the elimination of substandard, overcrowded, or other undesirable living conditions.			
POLICY: The town shall encourage the creation of and compliance with a barrier free architectural environment.			
<i>Framingham's historic development patterns have fostered a wide range of housing types and made it possible for people of all ages and incomes to live in the town. Existing zoning could do more to encourage the kind of housing diversity that makes Framingham regionally unique. Although housing diversity is essential to providing housing affordability, it also meets other types of housing needs, from those of young professionals and young families to empty-nesters and seniors.</i>			
<i>The Housing Plan recommends that the new Master Plan process explore locations and areas in Framingham for the following types of housing initiatives:</i>			
a. Consider allowing multi-family development by special permit in some zoning districts such as the Regional Center Overlay District (Golden Triangle), provided that developments are compatible with their surrounding context.	In Progress	YES	Downtown TOD and Exits 12 and 13 Initiatives will introduce new housing
b. Identify appropriate areas for townhouse development, two-family homes and multifamily garden-style housing with an emphasis on homeownership.	No Action	YES	Downtown TOD and Exits 12 and 13 Initiatives will introduce new housing
c. Establish incentives that encourage homeownership.	In Progress	YES	Continue to allocated HOME funds for a downpayment assistance for first-time homebuyers. Collaborate with banks and non-profits who provide first time home buyers certification
d. Ensure compliance with applicable state and federal regulations pertaining to housing for people with disabilities.	No Action		
e. Establish regulations and incentives for artist live/ work units.	No Action	YES	
f. Extend the mixed-use development option that currently exists in the Central Business District to other commercial areas.	In Progress		Downtown TOD and Exits 12 and 13 Initiatives will introduce new housing
g. Encourage development of high-end, buy-up housing to retain higher-income households and encourage those looking for high-end housing in the Metrowest region to settle in Framingham.	No Action		

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
h. Increase housing choices for "empty nesters"	In Progress		Downtown TOD and Exits 12 and 13 Initiatives will introduce new housing
i. Foreclose on tax title properties and sell for limited development, e.g., one or two family owner occupied housing units, for affordable housing, middle-income housing or senior housing.	In Progress		The town's Neighborhood Stabilization Program (NSP) has acquired, renovated and disposed of seven properties (5 one-family and 2 two-family) since 2009
j. Consider zoning changes to allow accessory apartments by special permit where appropriate.	No Action		
4. Affordable Housing			
POLICY: The town shall encourage the adoption of zoning, regulatory, permitting and other procedures that promote residential development that is appropriate to its location and is in accordance with the Plan.			
POLICY: The town shall encourage housing that preserves and protects open space and marginal lands.			
POLICY: The town shall support the preservation and improvement of existing public and privately owned affordable housing.			
<i>Framingham should focus its affordable housing initiatives on preserving existing housing, including units on the Subsidized Housing Inventory and the many small, older homes that traditionally supply avenues to homeownership and to maintain compliance with the state mandated 10% affordability requirement. The Housing Plan identifies the following priorities:</i>			
a. Preserve the affordability of existing subsidized developments.	In Progress	YES	The town has continued to work closely with owners whose properties have been subject to an expiring use - 224 units in 3 projects since 2007
b. Support the Framingham Housing Authority in its efforts to rehabilitate and renovate its subsidized housing units.	In Progress		The Town has provided \$1.5 million to the FHA for property rehabilitation since 2007. FHA is also the Town's partner in the NSP program
c. Work with state and federal agencies to assure continuation of housing assistance contracts.	Ongoing		The town has continued to work closely with state and federal agencies to resolve local expiring use issues - 224 units in 3 projects since 2007
d. Target redevelopment opportunities, recognizing that some of the existing subsidized developments may have capacity to support increased density.	In Progress	YES	The Town has met with FHA as well as private management companies to review this issue
e. Assure that affordable housing is made available to Framingham residents first, to the maximum extent allowed by law.	In Progress		The permits for the Danforth Green project include this language

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f. Consider the following housing development strategies:			
i. Reuse older, obsolete properties for new affordable or mixed-income housing.	Completed		Historic Reuse By law adopted in 2010
ii. Allow multi-family housing in targeted overlay districts, such as along Route 9, in exchange for the provision of at least 10% affordable units.	No Action		
iii. Encourage the state to establish a consistent policy for counting units in non-comprehensive permit rental developments for example including but not limited to mobile Section 8 certificates to allow for inclusion in the Subsidized Housing Inventory.	No Action		
iv. Support State legislation that encourages companies to contribute to the town's affordable housing inventory, whether through cash payments to the town's affordable housing fund or creation of on- or off -site units.	No Action		
v. Consider adding a modest density bonus to the town's open space-residential development bylaw to encourage affordable units in small developments.	Completed		Agricultural Preservation and Open Space Cluster Development By laws were adopted in 2014. Both contain modest density bonus provisions
5. Organizing for Housing in Framingham			
POLICY: The town shall actively promote the elimination of substandard, overcrowded, or other undesirable living conditions.			
POLICY: The town shall support the preservation and improvement of existing public and privately owned affordable housing.			
POLICY: The town shall join local consortiums and organizations to develop creative approaches to housing of all types and price ranges in surrounding towns.			
<i>Implementing any local government plan requires adequate local capacity. Framingham needs to assign responsibility for various recommendations outlined in this report. The Housing Plan recommends these steps:</i>			
a. That Town Meeting, the Board of Selectmen and Planning Board adopt the Housing Policies as stated in this Housing Plan.	Completed		
b. Designate the Department of Planning and Economic Development as the local agency responsible for tracking expiring use developments and reporting periodically to the Board of Selectmen.	Completed		
c. Continue ongoing efforts to identify units that may be eligible for the Subsidized Housing Inventory but are currently not counted by the state.	Ongoing		
d. Support the Community Development Block Grant (CDBG) Program and its ongoing housing program activities.	Ongoing		

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
e. Develop criteria for properties suitable for purchase to support the homeownership or rental preservation objectives of this plan, e.g., property condition, housing type, location, or cost.	No Action		
f. Support the creation of a Local Housing Trust to administer housing funds created by the Affordable Housing By-Law.	No Action		
g. Adopt the Community Preservation Act (CPA) to provide funds that support local housing programs, preserve historical properties and protect open space.	No Action	YES	
h. Encourage surrounding communities to meet their fair share of affordable housing goals by our participation in regional consortiums and organizations.	No Action		
6. Code Enforcement			
POLICY: The town shall actively promote the elimination of substandard, overcrowded, or other undesirable living conditions.			
<i>Framingham needs stronger code enforcement to address substandard housing and overcrowded housing conditions. Several communities with similar needs have used Community Development Block Grant (CDBG) funds to pay for code enforcement in "target areas," i.e., designated neighborhoods with many substandard or deteriorated buildings or areas with concentrated low- or moderate-income populations. CDBG funds may be used to pay for code enforcement in eligible target areas, which are usually areas in which more than half of all residents are low- or moderate-income households, as well as housing rehabilitation to address code violations in cited properties. In addition, CDBG funds may be used for redevelopment and reconfiguration of existing units to create better housing for existing tenants, or for relocation assistance to help under-housed families find suitable units if their existing apartments cannot be expanded. The Housing Plan recommends the following strategies:</i>			
a. Increase town funding for code enforcement.	Completed		One Building Inspector position has been funded through CDBG since 2007
b. Consider an amnesty program that requires improvements to non compliant apartments that would make them compliant with building and health codes.	Completed		Town established a Pre Rental Inspection Program in 2014. It is expected that this program will improve compliance of rental units with building and health codes
c. Target CDBG funds for code enforcement and staffing.	Completed		One Building Inspector position has been funded through CDBG since 2007

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d. Review historic code enforcement records (location data), and target CDBG funds for code enforcement in areas with high incidence of code complaints and large percentages of low- or moderate-income households.	Ongoing		Code Enforcement Task Force was formed in 2012
e. Target CDBG funds for housing rehabilitation to areas with a large volume of code enforcement activity, e.g., by modifying the existing program design or reallocating CDBG funds to an expanded housing rehabilitation program.	Ongoing	Yes	The Neighborhood Revitalization Strategy Area was adopted in 2013-2015 prioritizing the CDBG/HOME housing rehabilitation program to the Crossroads NRSA
f. Establish and maintain a GIS code enforcement tracking system in order to document use of CDBG funds.	Ongoing		The Code Enforcement Program collects the addresses and corresponding the Census Tracts for easy GIS coding
7. Homeownership Assistance			
POLICY: The town shall actively advocate and support the development and maintenance of a diverse housing stock throughout Framingham to ensure that quality housing is available to households and individuals at all age, economic and social levels.			
<i>Framingham's current First-Time Homebuyer Program uses a small portion of the town's annual CDBG allocation (about \$15,000-20,000 annually) to offer downpayment and closing cost assistance to low- and moderate-income first-time homebuyers. In addition, Framingham participates in the Massachusetts Housing Partnership's Soft Second Loan Program. This year, the town is also devoting a substantial portion (45%) of its new HOME Program allocation for homebuyer assistance in the form of buy-down subsidies. Units with HOME-funded buy-down assistance will most likely be eligible for listing on the Chapter 40B Subsidized Housing Inventory.</i>			
a. Allocate on an ongoing basis a substantial portion of the FY07 HOME allocation to first-time homebuyer assistance.	Ongoing		Since 2007, the HOME program has assisted approximately 1 family per year through the first-time homebuyer program
b. As part of the CDBG One-Year Action Plan process, continue to conduct an ongoing comprehensive review of existing first-time homebuyer services and determine whether there is sufficient demand to increase funds for downpayment and closing cost assistance and/or buy-down subsidies.	Ongoing		The Community Development Office tracks inquiries for participation in the program. Approximately 1 a month
c. If the town adopts the Community Preservation Act, expand the first-time homebuyer programs to buy down the purchase price of existing homes and make them affordable to households with incomes at 100% AMI.	No Action		

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
8. Housing for Middle-Income Families			
POLICY: The town shall actively advocate and support the development and maintenance of a diverse housing stock throughout Framingham to ensure that quality housing is available to households and individuals at all age, economic and social levels.			
<i>Framingham wants to preserve its traditional housing diversity and housing affordability to a broad range of incomes. Affordable housing initiatives and housing subsidy programs often overlook development of housing affordable to middle-income households. Years ago, middle-income households found housing in the general housing market in the form of “starter” or modest-sized homes. However, these homes are becoming increasingly scarce in the Boston metropolitan area, and new-home construction tends to be targeted to the high-income consumer. Several affordable housing initiatives in Massachusetts, including Chapter 40B, focus on households with incomes below 80% of area median income (AMI), but there are few resources for middle-income households.</i>			
<i>Some ways that communities can address middle-income affordability include buying down the costs of existing homes, encourage the development of modest-sized homes, tapping into existing resources for first-time homebuyer assistance, and working with large companies to develop employer-assisted housing programs.</i>			
a. Develop a strategy for increasing opportunities for middle-income housing in Framingham.	In Progress	YES	Downtown TOD and Exits 12 and 13 Initiatives will introduce new middle income housing. The NSP program supports this strategy
b. Consider zoning changes to discourage mansionization or major additions and alterations to older homes by adopting maximum “gross floor area ratio” (FAR) regulations, particularly in the town’s smaller-lot zoning districts.	No Action		
c. Consider using Community Preservation Act (CPA) funds to buy down the purchase price of existing homes to make them affordable for households earning up to the 100% AMI for Framingham’s region (in 2006, \$84,100 = 100% AMI). CPA is one of the few available housing resources that can provide assistance to middle-income households.	No Action		
d. Modify the Affordable Housing By-Law to meet the needs of middle income families (81%-100% AMI).	No Action		
e. Work with local corporations to create employer-assisted housing programs, such as downpayment and closing cost assistance or temporary (graduated) interest rate subsidies.	No Action		
f. Educate middle-income homebuyers about financial resources to reduce the up-front costs of purchasing a home (e.g., down payment/closing cost assistance programs).	No Action		

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
9. Middle- and Upper-Market Housing in Predominantly Lower-Income Areas			
POLICY: The town shall actively advocate and support the development and maintenance of a diverse housing stock throughout Framingham to ensure that quality housing is available to households and individuals at all age, economic and social levels.			
POLICY: The town shall actively promote the elimination of substandard, overcrowded, or other undesirable living conditions.			
<i>Concentrations of lower-income housing are often discouraged within a community. While it is difficult to direct upper-market activity to lower-income neighborhoods without causing gentrification and displacement of lower-income households, communities can encourage mixed-income housing in these areas.</i>			
a. Identify town-owned land/buildings located in lower-income neighborhoods that may be available for mixed-income development. Through a Request for Proposals (RFP) process, choose developer to construct mixed-income units.	No Action		
b. Target Framingham's HOME Program allocation to subsidize development of mixed-income units.	In Progress		
c. Establish design guidelines for mixed-income development so that new construction blends with existing housing types and integrates with the existing fabric of the neighborhood.	No Action	YES	
d. Consult with the Framingham Housing Authority to determine feasibility of integrating mixed-income housing into its developments.	In Progress	YES	

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
10. Assistance for Elderly Homeowners			
POLICY: The town shall actively advocate and support the development and maintenance of a diverse housing stock throughout Framingham to ensure that quality housing is available to households and individuals at all age, economic and social levels.			
<i>Framingham has approximately 1,700 low-income elderly homeowners. The town offers property tax relief for elderly and disabled homeowners through programs such as Clause 18, Clause 41A-C (Property Tax Relief Program), and through application to the Tax Relief Fund. While all of these programs help to reduce the cost of property taxes, there are additional ways to assist elderly homeowners. Offering targeted housing rehabilitation assistance or additional tax exemptions are two examples of actions the town could take. With a special act of the legislature, Framingham could offer property tax reductions to property owners who rent to elderly households, or to elderly homeowners who rent an accessory apartment to low- or moderate-income tenants.</i>			
a. Evaluate the effectiveness of programs currently offered by the town to offset costs of property taxes for elderly and/or disabled property owners such as an elderly tax forgiveness program.	No Action		
b. Identify gaps in current housing assistance programs and ways in which programs may be expanded to address the town's housing affordability objectives for the elderly.	No Action		
c. Assemble an information/resource kit for elderly homeowners, providing information on current town programs as well as housing assistance programs offered by local or regional agencies and financing institutions.	No Action		
d. Provide outreach to elderly homeowners through existing town departments, such as the Board of Assessors, the Council on Aging or the Community Development Office.	No Action		

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
11. Assistance for Low- or Moderate-Income Homeowners			
POLICY: The town shall actively advocate and support the development and maintenance of a diverse housing stock throughout Framingham to ensure that quality housing is available to households and individuals at all age, economic and social levels.			
POLICY: The town shall actively promote the elimination of substandard, overcrowded, or other undesirable living conditions.			
<i>Low- or moderate-income and elderly homeowners often have similar needs, but low- or moderate-income homeowners include many non-elderly households, such as single-parent families, households headed by persons with a disability, or people unable to regain a decent standard of living due to long-term unemployment. According to HUD, Framingham has 1,461 low- or moderate-income, non-elderly homeowners, and 71% are unaffordably housed. The town is required by law to consider requests from homeowners to defer property taxes due to financial hardship (Clause 18). However, low-income homeowners have more complex needs than property tax relief, and unless they are elderly, the tax relief they receive is a temporary deferral, not an exemption.</i>			
<i>Housing rehabilitation assistance helps low-income homeowners pay for housing quality improvements that they cannot afford on their own, from installing a new, energy-efficient heating system to replacing a deteriorated roof, upgrading old wiring and plumbing, or removing lead paint hazards. In addition, low-income homeowners often need help to reduce their monthly housing costs, such as a subsidized mortgage or income from an accessory apartment.</i>			
a. Evaluate the effectiveness of programs currently offered by the town to assist low- or moderate-income homeowners with property tax relief.	No Action		
b. Identify gaps in current housing assistance programs and ways in which programs could reduce the incidence of housing cost burden for low- or moderate-income homeowners.	Ongoing	YES	The CDBG & HOME program provides \$150,000 per year in housing rehabilitation funds to meet this need
c. Assemble an information/resource kit for low-income property owners, providing information on current town programs as well as housing assistance programs offered by local or regional agencies.	No Action		
d. Provide outreach through the Community Development Office or local non-profit charitable organizations.	Ongoing		

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
12. Artist Live/Work Units			
POLICY: The town shall encourage the adoption of zoning, regulatory, permitting and other procedures that promote residential development that is appropriate to its location and is in accordance with the Plan.			
POLICY: The town shall actively advocate and support the development and maintenance of a diverse housing stock throughout Framingham to ensure that quality housing is available to households and individuals at all age, economic and social levels.			
<i>Many urban centers allow artist live-work spaces in obsolete commercial or industrial buildings. An artist live-work space is a dwelling unit combined with a studio, typically in an open floor plan offering large, flexible space for use and occupancy by artists, subject to a perpetual deed restriction or other mechanism to limit the space for use by artists. "Artist" is usually defined as a person professionally employed in the visual, performing, literary, design or media arts. The use may be allowed by right, subject to Site Plan Review, or by Special Permit.</i>			
<i>Consult with organizations such as the Framingham Cultural Council, the Framingham Artists' Guild, FAME, the Performing Arts Center of MetroWest, or the Center for the Arts in Natick, to:</i>			
a. Determine the level of interest in artist live-work spaces in Framingham's area.	No Action		Work with FDR in it's efforts at collaboration
b. Identify potentially suitable locations.	In Progress		The 2012 Master Plan identified this as a need. The 2013-2015 NRSA identified the Downtown Crossroads area as a priority area
c. Identify design standards and other requirements that should be addressed in artist live-work space regulations.	No Action		
d. Consider adopting zoning to provide for artist live-work spaces in appropriate locations.	In Progress		The 2012 Master Plan identified this as a need

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
13. Rental Preservation			
POLICY: The town shall actively advocate and support the development and maintenance of a diverse housing stock throughout Framingham to ensure that quality housing is available to households and individuals at all age, economic and social levels.			
POLICY: The town shall support the preservation and improvement of existing public and privately owned affordable housing.			
<i>Since federal funding sources for new public housing construction are very limited, housing authorities must look elsewhere to increase their inventories. In addition, "expiring use" restrictions that are not renewed could result in a loss of rental units from Framingham's Subsidized Housing Inventory. By establishing a rental preservation program, Framingham can work to preserve its affordable rental stock and maintain its status as a community that meets the 10% statutory minimum under Chapter 40B.</i>			
a. Coordinate with the Framingham Housing Authority to develop a procedure for purchasing and managing units.	Ongoing		The NSP Program is an example of this partnership with FHA
b. Consider using Section 8 vouchers for project based developments to preserve expiring use units.	Ongoing		This was successfully used to preserve units at Sherwood Park
c. Monitor expiring use developments.	Ongoing		The town has continued to work closely with owners whose properties have been subject to an expiring use - 224 units in 3 projects since 2007
d. Establish a system for identifying units for sale.	In Progress		The tax title list is reviewed annually
e. Identify high-priority housing types, such as three-bedroom units within walking distance to downtown.	No Action		
f. Secure funds that can be readily available to purchase units. Consider establishing a "set-aside" of CDBG or HOME Program funds, or use zoning mitigation funds or CPA revenue if the town decides to adopt CPA in the future.	In Progress		15% of HOME funds are set-aside annually for a CHDO for the development of affordable housing.

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
14. Comprehensive Permit Guidelines			
POLICY: The town shall encourage the adoption of zoning, regulatory, permitting and other procedures that promote residential development that is appropriate to its location and is in accordance with the Plan.			
POLICY: The town shall actively advocate and support the development and maintenance of a diverse housing stock throughout Framingham to ensure that quality housing is available to households and individuals at all age, economic and social levels.			
POLICY: The town shall support the preservation and improvement of existing public and privately owned affordable housing.			
<i>Should Framingham's Subsidized Housing Inventory fall below the 10% minimum, the town will need ways to work with developers to secure the best possible outcome from new comprehensive permit developments. By establishing a comprehensive permit policy including permit guidelines, a community can achieve better control of the 40B process. These guidelines should:</i>			
a. Provide a framework for a smooth application process including a clear description of the application review and decision-making process.	Completed		Comprehensive Permit Rules and Regulations adopted in 2008
b. Direct development to preferred locations by identifying acceptable areas for comprehensive permit developments.	In Progress	YES	Downtown TOD and Exits 12 and 13 Initiatives will introduce new housing. 40B projects may be suitable
c. Ensure that a development integrates with its physical surroundings.	No Action	YES	
d. Outline the town's objectives including such topics as acceptable density ranges, preferred types of housing, affordability targets, acceptable areas for comprehensive permit developments, building design features, and landscaping treatments.	No Action		

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STRATEGY	STATUS	2014-2016 ACTION ITEM?	COMMENT
15. Federal and State Funds for Affordable Housing Development			
POLICY: The town shall encourage the creation of and compliance with a barrier-free architectural environment.			
POLICY: The town shall encourage housing that preserves and protects open space and marginal lands.			
<i>Resources exist on the federal and state level to support affordable housing development, including loan programs directed toward private developers and some offering direct assistance to communities. In some cases, funds are set aside specifically for non-profit Community Housing Development Corporations (CHDOs). In addition, Low-Income Housing Tax Credits are available for use by private developers and some CHDOs. Authority for tax incentives that encourage affordable housing development can be sought through the Massachusetts legislature. As required by federal regulations, Framingham must set aside about 15% of its FY07 HOME funds allocation for the development of collaborations with CHDOs.</i>			
a. Assemble a funding/technical assistance resource directory for use by local developers and/or CHDOs.	Ongoing		
b. Identify town-owned land that may be suitable for affordable or mixed-income residential development, and initiate a disposition process to make property(s) available to private developers	Ongoing		Tax title list is annually reviewed
d. Continue to explore potential partnerships with area CHDOs and support partnerships between CHDOs and the Framingham Housing Authority.	Ongoing	YES	In 2013, a local CHDO was established through the efforts of the CD & FHA. Federal regulations were changed invalidating the certification of the CHDO. CD & FHA are exploring options for recertification or associations with established CHDOs
e. Explore potential tax incentives to promote affordable housing opportunities.	Ongoing		

Appendix D



FRAMINGHAM COMMUNITY & ECONOMIC DEVELOPMENT

150 CONCORD STREET ◻ MEMORIAL BUILDING ◻ ROOM B-2
FRAMINGHAM, MA 01702-8325
TELEPHONE: 508-532-5455
FAX: 508-532-5461

MEMORANDUM

TO: PLANNING BOARD
FROM: GENE KENNEDY, CED ASSISTANT DIRECTOR
CC: HOUSING POLICY COMMITTEE MEMBERS (G. ESTY, S. BERNSTEIN)
RE: 2011 DRAFT MASTER PLAN
DATE: NOVEMBER 8, 2011

In 2007, Town Meeting adopted the Framingham Housing Plan. The plan was the result of efforts of an ad hoc committee, the Housing Policy Committee, working with a consultant and CED staff. Former members of the Housing Policy Committee include Selectwoman A. Ginger Esty, Planning Board member Susan Bernstein, former Selectwoman Katie Murphy and former Planning Board member Anne Welles.

The Housing Plan includes 82 specific recommendations grouped into 6 general and 9 targeted strategic areas. Because the Housing Plan preceded the master plan update, a subset of these recommendations (31 specific zoning and land use recommendations) were identified for consideration as part of the master plan implementation process.

The attached summary provides an analysis of these zoning and land use recommendations. The table identifies the specific strategy and where it is located in the Housing Plan. The table also lists the relevant zoning or land use recommendation, whether or not that recommendation has been addressed in the draft master plan and the related master plan language.

As can be seen, the Planning Board has done an excellent job of including these recommendations as part of its framework for implementation of the master plan. The Housing Plan is incorporated by reference on page 14 of the draft master plan and specific housing plan recommendations are restated throughout the master plan document. Those of us involved in preparation of the Housing Plan look forward to the implementation phase and are available to assist the Planning Board as needed.

DRAFT MASTER PLAN REVIEW – HOUSING RECOMMENDATIONS

HOUSING PLAN RECOMMENDATIONS – GENERAL STRATEGIES

	<i>Neighborhood Conservation Strategy (pg 76)</i>	Zoning	Land Use	Addressed in Draft Master Plan?
1	Strengthen code enforcement in existing neighborhoods, using local resources and CDBG funds where appropriate.		X	Yes, page 14 <i>Protect and enhance the character of the residential neighborhoods.....</i>
2	Design and carry out a streetscape program to improve the appearance and condition of existing neighborhoods, focusing on street trees, pedestrian access, local parks, lighting and roadway surfacing.		X	Yes, page 11 <i>Maintain the quality of existing and new residential neighborhoods by delineating edges.....</i> <i>Protect existing residential neighborhoods with a distinct and recognized character...</i> <i>Connect residential neighborhoods, adjacent commercial and industrial areas with high quality pedestrian and bicycle access...</i>
3	Consider regulations to limit pavement for off-street parking within front and side yard setbacks.	X		Yes, page 47 <i>Draft stronger or clearer regulations to limit pavement for off-street parking within front and side yard setbacks, particularly within the smaller-lot zoning districts.</i>
4	Consider regulations to control mansionization, such as by establishing maximum floor area ratios or variable building coverage ratios that correlate with lot area, or design standards.	X		Yes, page 14 <i>Protect and enhance the character of the residential neighborhoods.....</i>
5	Consider incentives such as modest density bonuses to make it economically feasible to preserve historic buildings.	X		Yes, page 13 <i>Encourage the adaptive re-use of historic buildings whenever possible. Provide incentives when available.</i>

DRAFT MASTER PLAN REVIEW – HOUSING RECOMMENDATIONS

HOUSING PLAN RECOMMENDATIONS – GENERAL STRATEGIES (cont.)

	<i>Alternative Residential Development Strategy (pg 76)</i>	Zoning	Land Use	Addressed in Draft Master Plan?
6	Consider overlay districts or special permit regulations to facilitate large-scale reuse and redevelopment of properties that have become obsolete for their intended use, such as:	X		Yes, page 50 <i>Create an overlay district... Develop a Master Redevelopment Plan... Define a redevelopment plan...</i> Page 60 <i>Industrial Building Reuse Overlay Districts, Adaptive Reuse Overlay Districts, and Mill Conversion Districts, are tools that many communities have used to promote the re-use of vacant industrial areas and buildings.</i>
7	Older industrial or commercial buildings	X		Yes, page 63 <i>...consideration for overlay districts to allow the underlying zoning to remain in force until the development or redevelopment of the underlying property... Mill/industrial building redevelopment bylaw</i>
8	Historic properties	X		Yes, page 48 <i>Ensure that the zoning regulations allow and encourage the adaptive reuse of historic buildings and provide incentives whenever possible.</i>
9	Nursing homes	X		Yes, page 48 <i>Ensure that the zoning regulations allow and encourage the adaptive reuse of historic buildings and provide incentives whenever possible.</i>
10	Compounds developed for religious or other institutional purposes	X		Yes, page 60 <i>The Institutional Master Plan could be presented to and accepted by the town with recognition of the limits on public regulation of religious and educational institutions</i>

DRAFT MASTER PLAN REVIEW – HOUSING RECOMMENDATIONS

HOUSING PLAN RECOMMENDATIONS – GENERAL STRATEGIES (cont.)

	<i>Housing Diversity Strategy (pg 77)</i>	Zoning	Land Use	Addressed in Draft Master Plan?
11	Allow multi-family development by special permit in some zoning districts such as the Highway Corridor Overlay District, provided that developments are compatible with their surrounding context	X		Yes, page 48 <i>Consider allowing multi-family development in some business zoning districts such as the Regional Center Overlay District (Golden Triangle) and B-2 districts provided that these developments are compatible with their surrounding context.</i>
12	Identify appropriate areas for townhouse development, two-family homes and multi-family garden-style housing		X	Not referenced.
13	Establish incentives that encourage homeownership.		X	Yes, page 14 <i>Promote owner occupied housing.</i>
14	Ensure compliance with applicable state and federal regulations pertaining to housing for the disabled.		X	Yes, page 14 <i>Provide housing opportunities for special needs and at-risk populations such as the elderly, homeless, and disabled.</i>
15	Establish regulations and incentives for artist live/ work units.	X		Yes, page 48 <i>Consider adopting zoning to provide for artist and small business live/work spaces in appropriate locations.</i>
16	Extend the mixed-use development option that currently exists in the Central Business District to other areas.	X		Yes, page 48 <i>Extend the mixed-use development option that currently exists in the Central Business District to other commercial areas.</i> page 62 <i>Mixed-use zoning districts and associated regulations for certain commercial districts</i> page 63 <i>Allow mixed use in B-2, Community Business, districts</i>
17	Increase housing choices for "empty nesters"		X	Yes, page 14 <i>Provide housing opportunities for special needs and at-risk populations such as the elderly, homeless, and disabled.</i>
18	Consider zoning changes to allow accessory apartments by special permit where appropriate	X		Yes, page 48 <i>Consider zoning to allow accessory apartments in the single family residence districts.</i>

DRAFT MASTER PLAN REVIEW – HOUSING RECOMMENDATIONS

HOUSING PLAN RECOMMENDATIONS – GENERAL STRATEGIES (cont.)

	<i>Affordable Housing Strategy (pg 77)</i>	Zoning	Land Use	Addressed in Draft Master Plan?
19	Support the Framingham Housing Authority in its efforts to rehabilitate and renovate its subsidized housing units		X	A recent FHA Pearl Harbor redevelopment project on Concord Street was supported by Planning Board
20	Target redevelopment opportunities, recognizing that some of the existing subsidized developments may have capacity to support increased density		X	Not referenced.
21	Reuse older, obsolete properties for new affordable or mixed-income housing		X	Not referenced.
22	Allow multi-family housing in targeted overlay districts, such as along Route 9, in exchange for the provision of at least 25% affordable units	X		Yes, page 48 <i>Consider allowing multi-family development in some business zoning districts such as the Regional Center Overlay District (Golden Triangle) and B-2 districts provided that these developments are compatible with their surrounding context.</i>
23	Consider adding a modest density bonus to the town's open space-residential development bylaw to encourage affordable units in small developments	X		Yes, page 48 <i>Consider adding a density bonus in the OSRD bylaw to encourage affordable units in these developments.</i>

	<i>Organizing for Housing Strategy (pg 78)</i>	Zoning	Land Use	Addressed in Draft Master Plan?
24	Adopt the Community Preservation Act (CPA) to provide funds that support local housing programs		X	Not referenced.

DRAFT MASTER PLAN REVIEW – HOUSING RECOMMENDATIONS

HOUSING PLAN RECOMMENDATIONS – TARGETED STRATEGIES

	<i>Housing for Middle Income Families Strategy (pg 79)</i>	Zoning	Land Use	Addressed in Draft Master Plan?
25	Consider zoning changes to discourage mansionization or major additions and alterations to older homes by adopting maximum "gross floor area ratio" (FAR) regulations, particularly in the town's smaller-lot zoning districts	X		Yes page 14 <i>Protect and enhance the character of the residential neighborhoods.</i>
26	Modify the Affordable Housing By-Law to meet the needs of middle income families (81%-100% AMI)	X		Yes, page 48 <i>Amend the Affordable Housing By-Law (Section IV.O.) to also require or allow a project to include a percentage of units priced for middle income families (80% - 100% Annual Median Income).</i>

	<i>Middle and Upper Market Housing in Predominantly Low Income Areas Strategy (pg 81)</i>	Zoning	Land Use	Addressed in Draft Master Plan?
27	Identify town-owned land/buildings located in lower-income neighborhoods that may be available for mixed-income development. Through a Request for Proposals (RFP) process, choose developer to construct mixed-income units		X	Yes page 49 <i>Utilize and include municipal buildings and facilities as supporting elements of quality development projects.</i>
28	Establish design guidelines for mixed-income development so that new construction blends with existing housing types and integrates with the existing fabric of the neighborhood		X	Yes page 48 <i>Establish design guidelines for mixed-income development so that new construction blends with existing housing types and integrates with the existing fabric of the neighborhood.</i>

	<i>Artist Live/Work Units Strategy (pg 82)</i>	Zoning	Land Use	Addressed in Draft Master Plan?
29	Identify potentially suitable locations		X	Yes, page 16 <i>Increase the availability of affordable studio, live-work, performance, and rehearsal space to retain artists, cultural organizations, and businesses.</i>
30	Identify design standards and other requirements that should be addressed in artist live-work space regulations	X		Yes, page 48 <i>Identify potentially suitable locations and identify design standards and other requirements that should be addressed in artist live-work space regulations.</i>
31	Consider adopting zoning to provide for artist live-work spaces in appropriate locations	X		Yes, page 48 <i>Consider adopting zoning to provide for artist and small business live/work spaces in appropriate locations.</i> page 61 <i>Related to existing industrial building redevelopment is the Live-Work Space bylaw option, which is another way to specify a particular use of certain buildings.</i>