



There are two ways to get Housing Choice Designation

Harvard does not qualify for high production.

#1 High Production

Greater than 5% housing growth OR 500 units over the last 5 years

Housing choice communities must have:

Yes → **Applied for a Community Compact**

and

Yes → **No moratorium on new housing**

Yes. Greater than 3%. See attached.

#2 Production & Planning

Greater than 3% housing growth OR 300 units over the last 5 years AND 4 of 9 housing best practices

No. See next page. The Town meets 2 at the present time.

Housing Choice Communities

- Priority scoring for Commonwealth Grant Programs
- Exclusive access to a new capital grant program for Housing Choice Communities
- New and better coordinated technical assistance to maintain housing production
- Continue to support sustainable development in order to maintain designation and compete for Housing Choice Grants

www.mass.gov/housingchoice

Housing Choice Designation Guidelines

Must meet 7 of 14 including 2 in affordable category (AC)

1. Allow for Multifamily development in local zoning - Have at least one zoning district that allows multifamily by right (in addition to 40R districts) where there is capacity to add units and that allows for family housing that is not age restricted and does not restrict units with more than 2 bedrooms (or demonstrate a pattern of approving such developments over the last 5 years).

NO – Harvard has a district in the zoning bylaw but it is not mapped and the text does not allow by-right. Economic Development Bond Bill requires density to be at least 15 units/acre.

2. Have Inclusionary Zoning (AC) - Have inclusionary zoning that provides for reasonable density increases so that housing is not unreasonably precluded.

NO – Being considered for Spring 2022 Town Meeting.

3. Have an approved 40R Smart Growth or Starter Home zoning district (AC) - Have adopted a 40R Smart Growth or Starter Homes zoning district.

NO – No consideration of this presently.

4. Have Zoning that allows mixed use or cluster developments - Have zoning that allows for mixed use, or cluster developments by right (or can demonstrate a consistent pattern over the last 5 years of approving such developments).

YES – Harvard has both provisions currently.

5. Allow Accessory Dwelling Units - Have zoning that allows for Accessory Dwelling units (ADUs) by right (or can demonstrate a consistent pattern over the last 5 years of approving ADUs).

NO – Being considered for Spring 2021 Town Meeting.

6. Designated local resources for housing (AC) - Designated local resources for housing such as established an Affordable housing Trust, donated land, or spent substantial Community Preservation Act (CPA) funds for community housing over the last 5 years.

NO – No consideration of this presently.

7. Reduction in Parking requirements for Multi-Family units - Have reduced parking requirement(s) for Multi-Family units within the last 5 years, or require no more than 1 parking space per unit for multifamily units.

No – No consideration of this presently.

8. Training for Land Use Board Members - Board members received training in the last 5 years.

NO – Planning Board training is being conducted in-house but members do attend CPTC.

9. Achieved 10% or greater in your Subsidized Housing Inventory (SHI)(AC) - Have units currently eligible for inclusion in the Subsidized Housing Inventory (SHI) that equal or exceed 10% of total year-round housing stock, according to the DHCD subsidized housing inventory.

NO – Harvard is currently at 5.8%.

10. Have increased your community's SHI by at least 2.5% points in the last 5 years (AC) - Have increased units currently eligible for inclusion in the Subsidized Housing Inventory (SHI) by at least 2.5%, according to the DHCD subsidized housing inventory.

NO

11. Community Compact with Housing Best Practice - Have applied for (or received) a Community Compact with a housing best practice.

NO – Under consideration.

12. Participate in Housing related incentive programs (AC) - Participate in the Housing Development Incentive Program, have adopted an Urban Center Housing Tax Increment Financing district, approved District Improvement Financing (DIF) related to housing, have adopted an Urban Renewal Plan that includes a significant Housing element.

NO – No consideration of this presently.

13. Have adopted local option property tax mechanisms that promote housing (AC) - Have adopted local option property tax relief programs either as provided for by statute (MGL c. 59 section 5) or through a home rule petition.

NO – No consideration of this presently.

14. Certified Housing Production Plan - Have a CERTIFIED Housing Production Plan which means that you have an DHCD approved Housing Production Plan and have subsequently seen an increase of 0.5% or 1% in year-round housing units.

NO – Seeking certification with units from Emerson Green.

Housing Choice Program Building Permits for New Housing Units: 2013-2017					
Year	Single Family Homes	Condo- miniums	Multi- Family	In-law Apartments	Total
2017	9	8	0	0	17
2016 (1)	10	0	9	0	19
2015	5	0	0	0	5
2014	5	4	0	0	9
2013	3	0	0	1	4
Harvard Subtotal					54
Devens (2)					17
Total					71
2010 Census Year Round Housing Units					1,982
% New Growth 2013-2017					3.6%
(1) 9-unit comprehensive permit for CHOICE at 105 Stow Road					
(2) Source: Devens Enterprise Commission. Includes only the units in Devens within Harvard's political boundary from 2013-2017.					