

Form Name:	2022 Housing Choice Designation Application
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Unique ID:	938283008
Location:	

Contact & Community Information

1. Submitting Municipality	Chelmsford
2.a. Contact Name	Evan Belansky
2.b. Contact Mailing Address	50 billerica road chelmsford , MA 01810
2.c. Contact Email	ebelansky@chelmsfordma.gov
2.d. Contact Phone Number	(617) 785-1502
3. Does your community have any ACTIVE housing restrictions such as a moratorium or limitations on the number of new housing units?	No
4. Has your community conducted a Self Evaluation or Transition Plan related to Americans with Disabilities Act (ADA)?	No
4.a. If your answer to #4 was NO, is your community willing to enter into a Memorandum of Understanding (MOU) between the Massachusetts Office of Disability and DHCD to conduct such study within the next five (5) years?	Yes

Information about your Community's Housing Production

5. Provide your community's 2010 year-round housing units.	13741
6. Number of net new units that were issued building permits between January 1, 2017 and December 31, 2021	551
7. Here is the percent increase in year-round housing units (net new units/2010 units*100)	4.01

Housing Choice Designation

8.a. Choose the Housing Choice Designation for your community based on Questions 6, 7 and 8	3% increase OR 300+ units over the last five years
8.b. Upload building permit data	https://www.formstack.com/admin/download/file/12366531781
8.c. Use the space below to provide information about additional housing units in your community that you believe are not captured by the Building Permit Survey	Town building permit data indicates a total of 551 new unit building permits issued. The Building permit survey data indicates a total of 430. of the 551, 472 are multi-family units verified by "date permit issued" per the actual permit card. there is a delta of 121 units from state data compared to local data. upon a review and discussion with the building department it appears as though all of the discrepancy is related to 1 and 2 family permits and more specifically with 2017 in which no local data exists and 2019 in which a switch of online permitting vendors took place and much of the data did not carry over.

Housing Choice Best Practices

9.a. Multi-Family allowed by right	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 have a pattern of approving such developments over the last 5 years).
9.a.1 Upload file here	https://www.formstack.com/admin/download/file/12366531786
9.a.2 Narrative	Article XXI Community Enhancement and Investment Overlay District, sub-section 195-111.C(9) permits by-right multi-family of 4 or fewer units. This overlay is applicable to any existing commercial zoning district. In addition, on February 24, 2022 Town Meeting adopted a zoning overlay, in accordance with Chapter 358 of the Acts of 2020 and G.L.C 40A, section 5 to permit by-right multi-family for no less than 15 units per acre.
9.b Inclusionary Zoning, with density bonus [Affordable Category]	Have Inclusionary Zoning that provides for reasonable density increases so that housing is not unreasonable precluded.
9.b.1 Upload file here	https://www.formstack.com/admin/download/file/12366531789
9.b.2 Narrative	Article XXIII, Inclusionary Housing Bylaw was adopted in 2015. Section 195-138.E provides for a density bonus. Since adoption the bylaw has created 42 deed restricted affordable units and over \$650,000 is PILO payments.
9.d. Mixed-Use or Cluster Development	Have zoning that allows mixed use or cluster / Open Space Residential development by right that is not part of a 40R district (or have a pattern of approving such developments over the last 5 years).
9.d.1 Upload file here	https://www.formstack.com/admin/download/file/12366531794

9.d.2 Narrative	Article XXI, Community Enhancement and Investment Overlay District, permits mixed use by right (within a building and / or property) per section 195-111.C. This overlay is applicable to any commercial zoning district.
9.e Accessory Dwelling Units	Have zoning that allows for accessory dwelling units by right (or have a pattern of approving ADUs over the last 5 years).
9.e.1 Upload file here	https://www.formstack.com/admin/download/file/12366531797
9.e.2 Narrative	section 195-6.1 permit ADU's, known locally as Limited Accessory Apartments, either by-right and special permit.
9.g. Local funding sources that support housing [Affordable Category]	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
9.g.1 Upload file here	https://www.formstack.com/admin/download/file/12366531802
9.g.2 Narrative	On February 24, 2022 Town Meeting voted to appropriate \$635,000 from the Housing Stabilization Fund and an additional \$635,000 from the CPC for purposes of providing seed funding to the Chelmsford Housing Authority to construct 54 units of affordable senior housing.
9.i Subsidized Housing Inventory (SHI) at or above 10% [Affordable Category]	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, where such 10% was not reached after local comprehensive permit(s) were denied or conditioned and had the denial or condition overturned by the Housing Appeals Court (HAC).
9.i.1 Upload file here	https://www.formstack.com/admin/download/file/12366531806
9.j. Subsidized Housing Inventory (SHI) increased at least 2.5% [Affordable Category]	Have increased your community's SHI by at least 2.5% points in the last 5 years where such increase was not reached after local comprehensive permit(s) were denied or conditioned and had the denial or conditions overturned by HAC.
9.j.1 Upload file here	https://www.formstack.com/admin/download/file/12366531809
9.j.2 Narrative	401 40B units were issued permits during this 5 year period and those units have all been included in the January 2021 SHI. This equals a 2.91% increase.
9.m. Property tax relief/Community Impact Fee [Affordable Category]	Have adopted local option property tax relief programs for income eligible seniors either as provided for by statute (MGL c. 59 section 5) or through a home rule petition; OR have adopted a Community Impact Fee for short term rentals (MGL c. 64G, section 3D) where your community has committed in writing to using a portion of such revenues for affordable housing.

9.m.1 Upload file here

<https://www.formstack.com/admin/download/file/12366531814>

9.n. 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 your year round housing units (see <https://www.mass.gov/service-details/chapter-40-b-housing-production-plan> for more information).

9.n.1 Upload file here

<https://www.formstack.com/admin/download/file/12366531816>

Certification and Signatures

10.b. Local Building Official Name

Jose Negron

10.c. Local Building Official Email

jnegrn@chelmsfordma.gov

11.b. City/Town Chief Executive Officer Name

Paul Cohen

11.c. City/Town Chief Executive Officer Email

pcohen@chelmsfordma.gov

11.d. City/Town Chief Executive Officer Mailing Address

50 billerica road
chelmsford, MA 01810

12. Upload Signature Page (s) here

<https://www.formstack.com/admin/download/file/12366531823>
