

MALDEN

MBTA Communities Multi-family Zoning *Study Update*

Presented to the Malden City Council: 2/14/2023
By Malden City Planner and Office of Strategic Planning and Community Development

Legislation

2021 Economic Development Bill

1. Reduced threshold of votes needed to adopt certain zoning measures promoting housing production to a simple majority
2. Created new **section 3A to chapter 40A** of the general laws (the Zoning Act) detailing new multifamily zoning requirements for MBTA communities



Legislation

Section 3A of Chapter 40A

An MBTA community shall have a zoning ordinance that provides for at least **1 district of reasonable size** in which **multi-family housing is permitted as of right**; provided, however, that such multi-family housing shall be **without age restrictions and shall be suitable for families with children**.

A district of reasonable size shall have a **minimum gross density of 15 units per acre** and be **located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station**.

Compliance

Compliance is not mandatory but an MBTA community that fails to comply with this section shall NOT be eligible for funds from:

- 1. the Housing Choice Initiative;**
- 2. the Local Capital Projects Fund; or**
- 3. the MassWorks infrastructure program**

Compliance

MassWorks (\$65M - \$70M per year) and **Housing Choice** (\$4.5M - \$5M per year) are both competitive grant programs that fund public infrastructure projects

Local Capital Projects Fund provides roughly 10% of operating funds to local Housing Authorities

Malden received \$11,825,488 from MassWorks and Housing Choice since 2011

| | | |
|---------------------|-------------------------------------|---------------------|
| FY12-FY15 MassWorks | Malden City Hall and Police Station | \$11,350,000 |
| FY20 Housing Choice | Dartmouth Street Improvements | \$225,438 |
| FY22 Housing Choice | Roosevelt Park Remediation | \$250,000 |
| FY23 Housing Choice | MBTA Zoning Study | \$50,000 |

DHCD Compliance Guidelines

DHCD issued draft compliance guidelines in **December 2021**

Final compliance guidelines issued in **August 2022**

General Principles

1. Permit multi-family (3 or more units) as of right
2. Reasonable size district(s)
3. Minimum gross density of 15 units per acre
4. Multi-family housing without age restrictions and suitable for families with children
5. Flexibility to choose location of district(s)



DHCD Compliance Guidelines

Malden Requirements

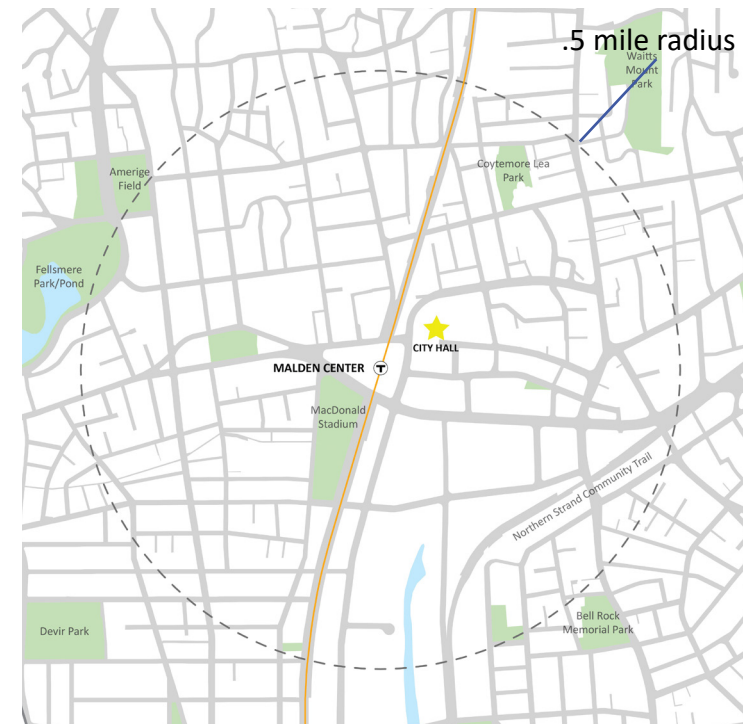
| Community category | 2020 Housing Units | Minimum multi-family unit capacity | Minimum land area | Developable station area | % of district to be located in station area |
|--------------------|--------------------|------------------------------------|-------------------|--------------------------|---|
| Rapid Transit | 27,721 | 6,930 | 31 acres | 484 acres | 50% |

Minimum multi-family unit capacity

Unit capacity is the number of multi-family units that could be built by right in a district, **regardless of what already exists** in that district

Station area

1/2 mile radius from a transit station (Malden Center and/or Oak Grove)



Impact Analysis and Scenario Development

The City has hired **Stantec Urban Places** to assist in the development of different zoning scenarios that comply with Section 3A and measure the impacts of each

Completed by:

| | |
|--|-----------------------|
| Phase 1: Existing conditions analysis and preliminary scenario development | March 2023 |
| Phase 2: Community engagement | July 2023 |
| Phase 3: Zoning amendment development | September 2023 |
| Phase 4: Hearings and legislative sessions | November 2023 |
| Phase 5: Adoption | December 2023 |

Impact Analysis and Scenario Development

Phase 1: Existing conditions analysis and preliminary scenario development

- Review past and ongoing planning efforts, existing multi-family uses, and established zoning
- Develop three scenarios with differing growth projections, including maps and unit capacity calculations for each
- Analyze potential impacts of each scenario on expected multi-family unit growth, municipal finance, infrastructure, and public schools
- Present scenarios at joint Planning Board/Ordinance Committee meeting in March 2023

Phase 2: Community engagement

- Conduct up to 4 stakeholder meetings
- Prepare two online surveys
- Hold two community-wide meetings

Meeting materials will be translated and simultaneous interpretation will be available if needed

Impact Analysis and Scenario Development

Phase 3: Zoning amendment development

- Finalize scenario selection, map, and unit capacity calculations based on community and city officials feedback
- Draft zoning amendment for City Council review in September 2023

Phase 4: Legislative sessions

- Discuss amendment at Ordinance Committee meetings
- Hold joint Planning Board/Ordinance Committee public hearing

Phase 5: Adoption

- Full City Council discussion
- Adoption before December 31, 2023

Next Steps

- Stantec will continue to meet with OSPCD and ISD biweekly to develop preliminary scenarios
- Stantec, OSPCD, and ISD will present a more in depth overview of the law and preliminary zoning scenarios at a joint Planning Board/Ordinance Committee meeting by the end of March 2023