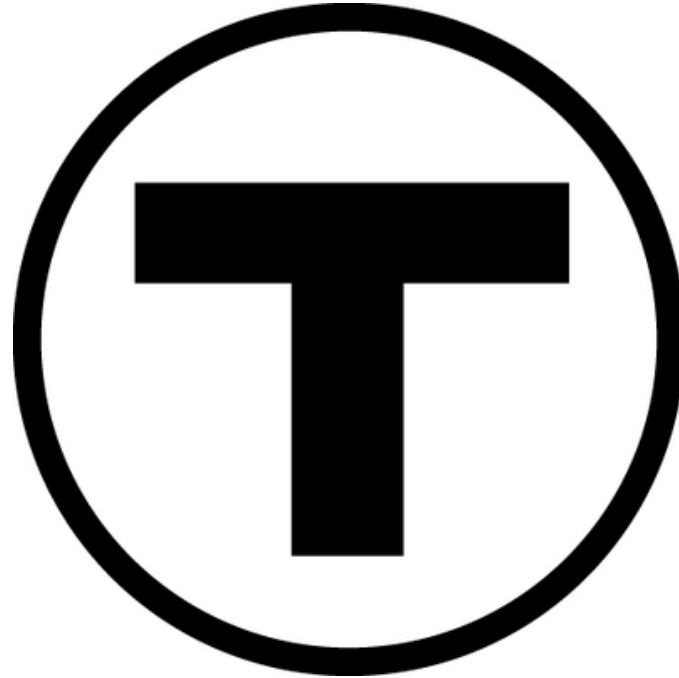


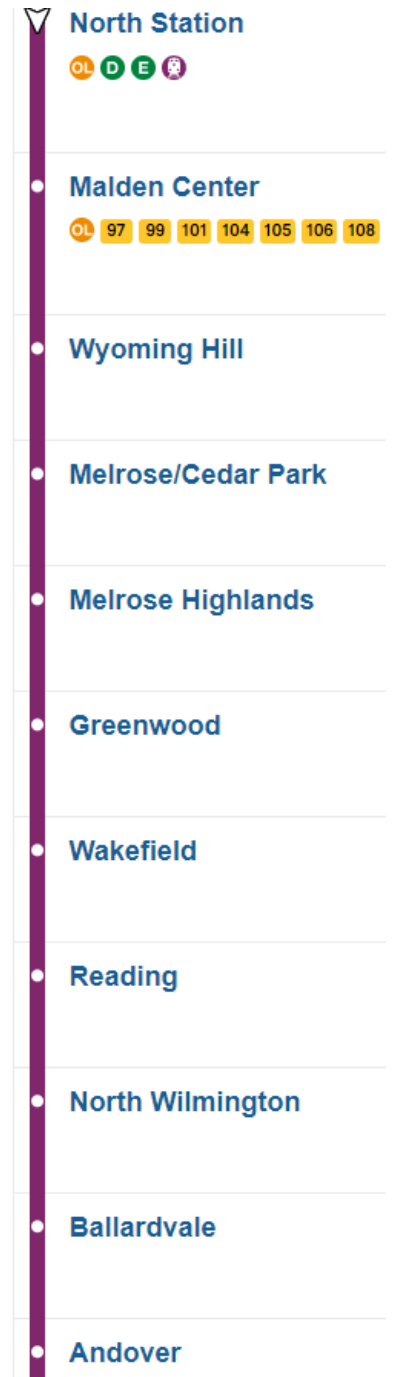
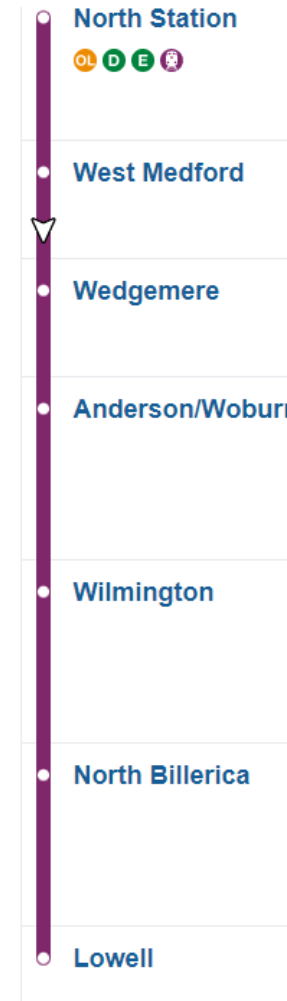
MBTA Communities



New multi-family housing requirements
and what it means for Tewksbury

What is an MBTA community?

- An MBTA community is a city or town in Massachusetts which has train, bus or other MBTA services OR abuts another community with these services making it an MBTA adjacent community.
- Enacted as part of the economic development bill in January 2021, an MBTA community is required to have at least one zoning district of reasonable size in which multi-family housing is permitted as of right without need for discretionary approval.



Requirements for MBTA adjacent communities

- Minimum gross density of 15 units per acre
- Not more than ½ mile from commuter rail station, subway station, ferry terminal or bus station
- No age restrictions
- Suitable for families with children
- Districts of reasonable size must comprise of at least total 50 acres of land, with at least 25 acres contiguous and no portion shall be less than 5 acres
- These new requirements are **NOT** a mandate to build.



How do we maintain interim compliance?

- **Create an action plan:** provide DHCD with a proposed action plan and timeline for any planning studies or community outreach activities in order to adopt a compliant multi-family district. Tewksbury must obtain DHCD approval of a timeline and action plan by no later than July 1, 2023.
- **Implement an action plan:** achieve each of the milestones set forth in the DHCD-approved action plan, including but not limited to the drafting of the proposed zoning amendment and the commencement of public hearings on the proposed zoning amendment.
- **Adopt zoning amendment:** adopt the zoning amendment by the date specified in the action plan and timeline approved by DHCD. DHCD will not approve an action plan with an adoption date later than December 31, 2024.
- **Determination of full compliance:** submit to DHCD a complete application requesting a determination of full compliance within 90 days of zoning amendment adoption.
- **To remain in interim compliance, an MBTA community must take one of the following actions by no later than December 31, 2022:**
 - Submit a complete request for determination of compliance; or
 - Notify DHCD that there is no existing multi-family district that fully complies and submit a proposed action plan.

What do we have to lose?

- No longer eligible for Housing Choice Initiative
- No longer eligible for Local Capital Projects Fund
- No longer eligible for MassWorks infrastructure program

In other words...
a lot of money

