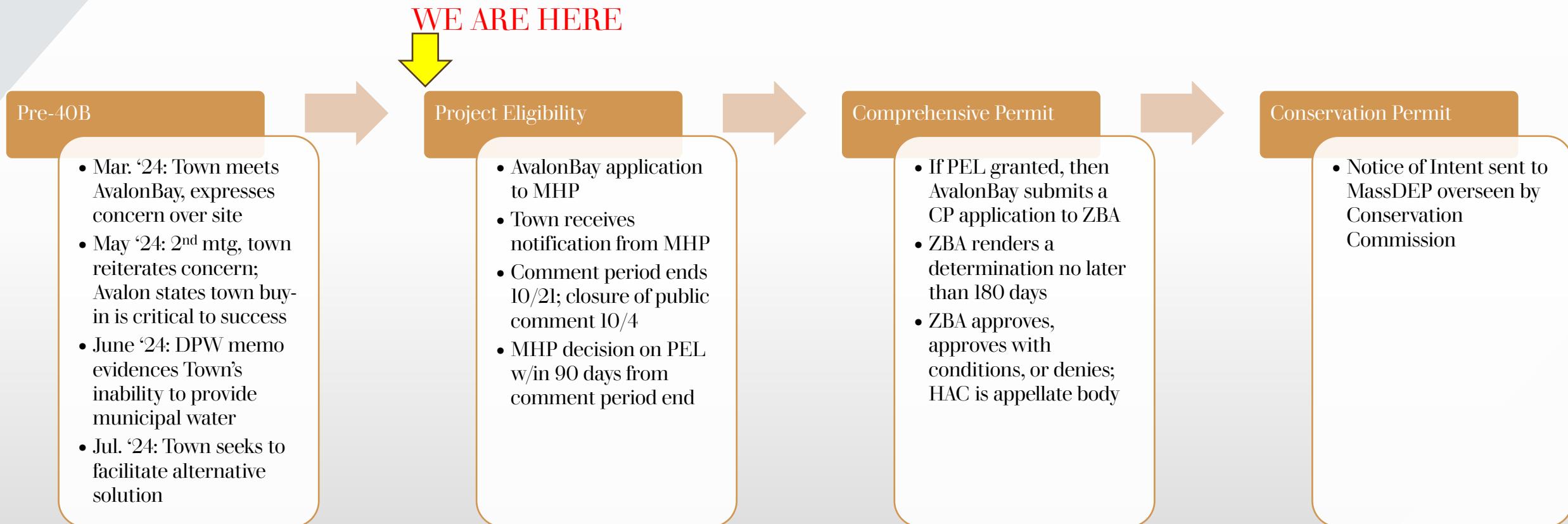


182 PARKER STREET

AvalonBay Ch. 40B application to Mass.
Housing Partnership

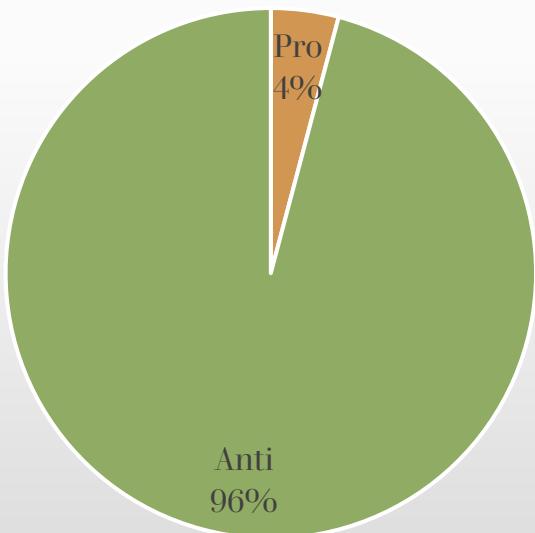


Timeline

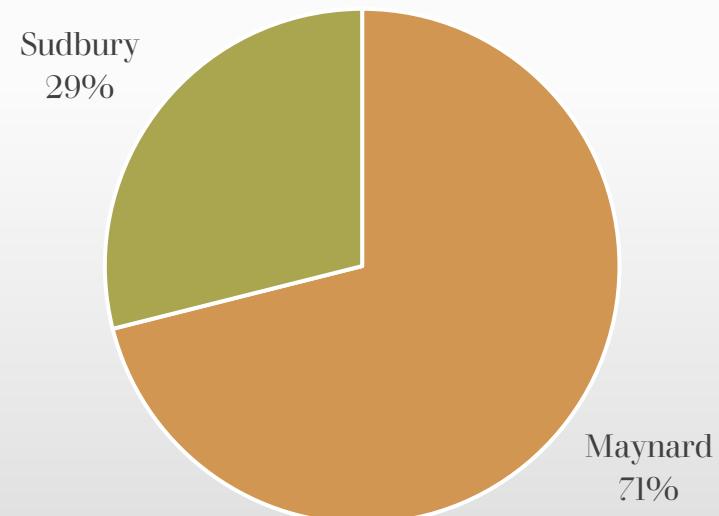


Interim Public Comment Results

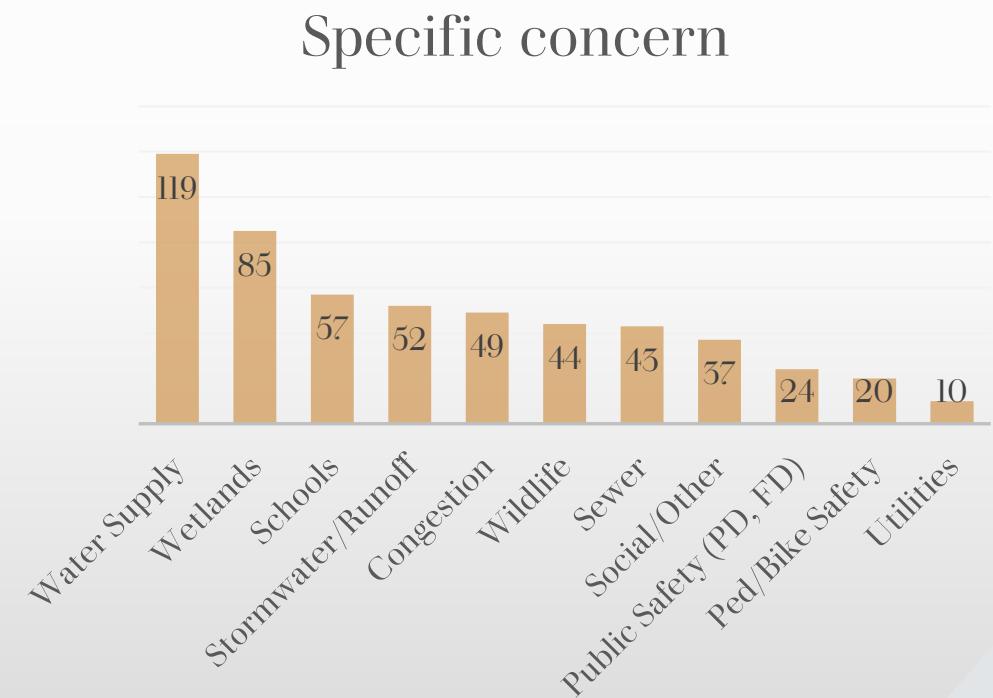
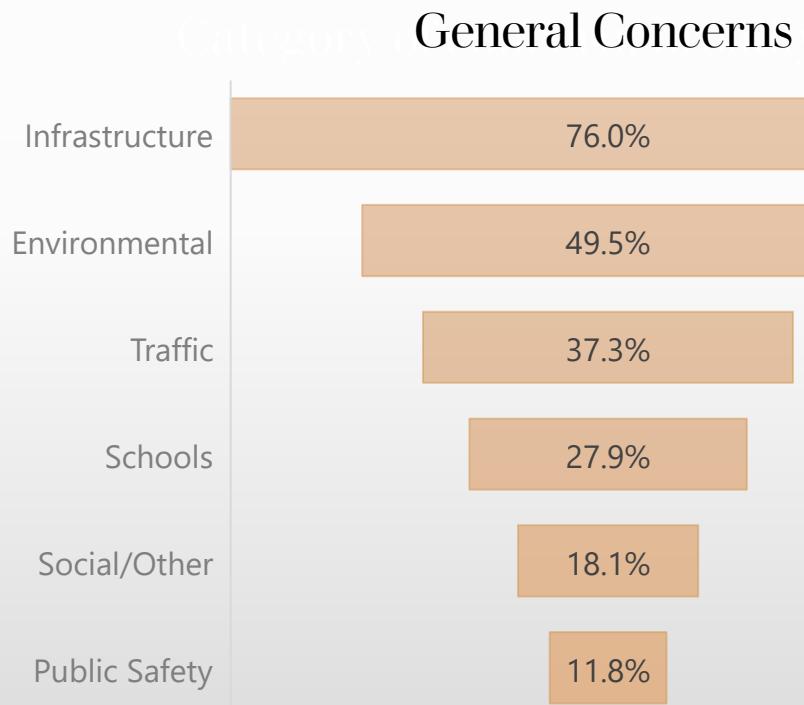
Favorability towards the development



Residency of commenters

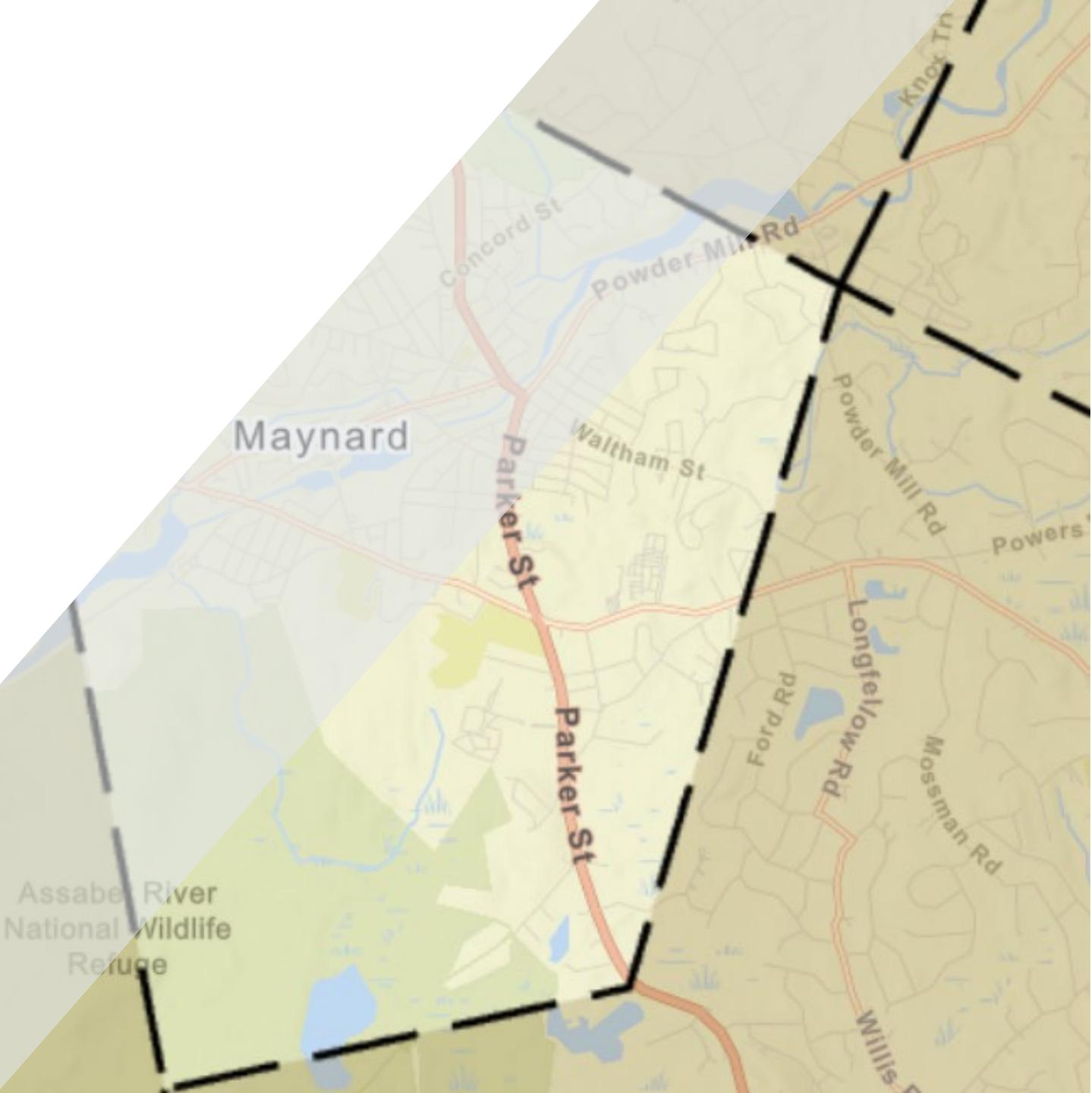


Public's Concerns over the Development

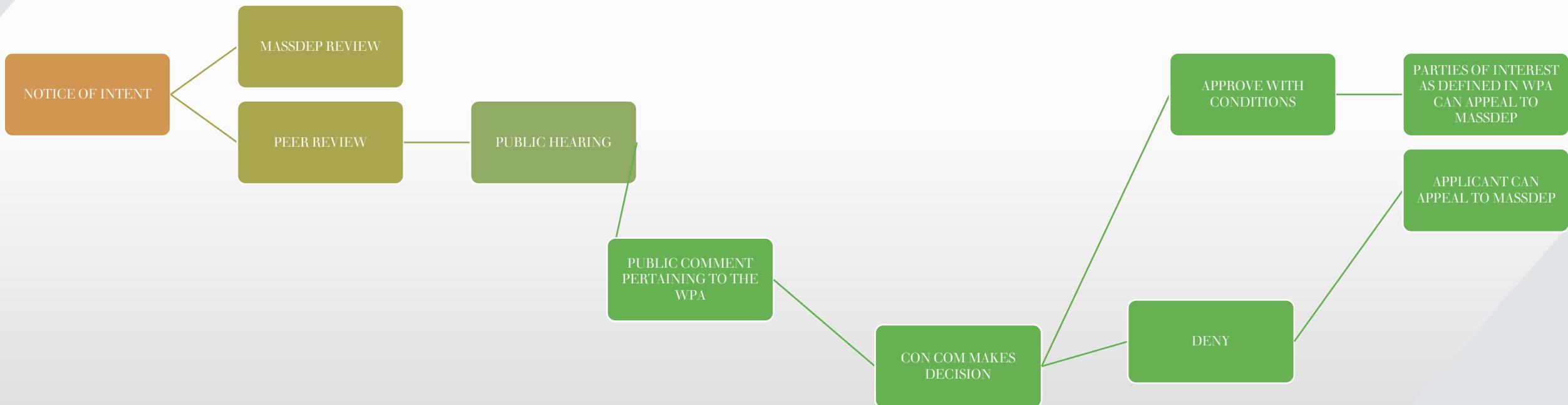


40B in Maynard

- 40B allows AH developments to receive a comprehensive permit, even when projects require waivers of local zoning
 - Comprehensive permit: all approvals overseen by ZBA when it would normally go before other boards (e.g. planning), including zoning, subdivision regulations, and local bylaws/ordinances regulations, such as stormwater, earth removal
 - Does NOT include jurisdiction over Wetlands Protection Act
- In towns that achieve AH goals, ZBAs can reject 40B proposals without facing an appeal from the developer
- Municipalities that have not achieved minimum affordable housing production thresholds have a limited ability to reject 40B proposals; any rejection can be overturned



Conservation Process and the Proposed Site



Maynard Has a Plan to Foster Affordable Housing



2016

Created Affordable Housing Trust
Contracted with Regional Housing Services Office to maintain/monitor affordability inventory
Created certified Housing Production Plan (strategy to plan for/meet state AH goals)



2018

Adopted Inclusionary Zoning By-law (requires dedicated AH units in projects of 6+units).
Modified Density Bonuses for Downtown Overlay District (incentivizes construction of add'l AH units beyond # required).



2020

Adopted Master Plan, which included community-driven goals/strategies for AH



2022

Renewed Housing Production Plan



2024

Adopted MBTA Communities Zoning (provides additional 37 acres of by-right multifamily zoning)

Maynard's Strategies Are Working, and Yet...

- Current total of affordable units: 9.18% of housing stock
 - However, Maynard is still 39 Units Short of 10%
- Town Hall is working as quickly as possible to add units to our Subsidized Housing Inventory (SHI)
 - 115 Main Street: 26 Units (under state review)
 - 12 Bancroft Street: 12 Units (in process)

