

Lakeville's zoning contains 4 distinct districts (Residential, Industrial, Industrial-B, and Business) along with 3 overlay districts (Mixed Use Development, Planned Special Purpose Overlay, and 40R Smart Growth Overlay). The following section will outline the permitted residential uses for each zone in Lakeville:

Residential

Of these districts, the Residential Zoning District comprises over 86% of Lakeville's buildable land and is the largest zoning district in town. This district requires a minimum lot size of 1.6 acres (70,000 sqft).

40R Smart Growth Overlay District

The Town's 40R Smart Growth Overlay District, located at the Lakeville/Middleborough border and near both the current and future MBTA Commuter Rail stations comprises roughly 33 acres across two sub-districts: The Residences at Lakeville Station Sub-District and The Nemasket River Sub-District, both of which allow single-family at 8 units per acre; two/three-family at 12 units per acre; and multi-family construction at 20 units (for Lakeville Station) and 25 units (for Nemasket), respectively. Minimum lot sizes in both sub-districts are substantially smaller than the requirements for the Residential district at 5,000 sqft for a single family; 7,000 sqft for a two/three-family; and 40,000 sqft for a multi-family or mixed-use multi-family building.

Mixed Use Development District

The Mixed Use Development District comprises roughly 73 acres on the site of the former Lakeville State Hospital. This district allows for the inclusion of age-qualified housing, which requires at least one occupant to be fifty-five years of age to live in an age-qualified unit. Building heights in this district can be up to 45 feet.

Business District

Lastly, the Business District allows facilities for residential care, senior homes, and nursing homes.

Lakeville's zoning presents several opportunities to expand the variety and amount of housing in town. The Residential zoning district represents the most significant opportunity, due to its size and restrictiveness, which limits the number of units that can be built on an acre of land, ultimately leading to a smaller housing inventory, less housing diversity, and higher prices. This happens, typically, by embedding more land and infrastructure costs into the price of development while allowing for fewer units per acre of land. These increased expenses lead to the construction of larger houses (that are necessary to ensure that the internal finances of the development project are profitable). These costs can severely limit the diversity of housing types and hinder the ability of the market to produce homes that cater to different family sizes, price points, ages, and lifestyles in Lakeville.

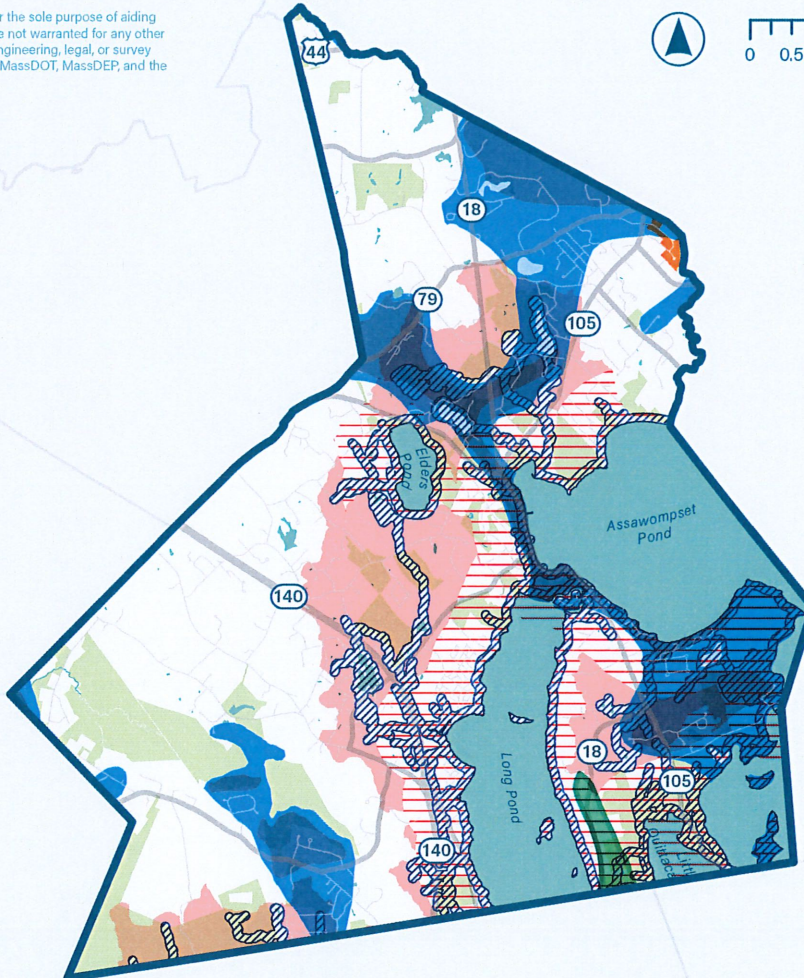
Limited Staff Capacity

Often, municipal staff have multiple day-to-day responsibilities and limited time to gain or deploy the specialized housing expertise necessary to accomplish their goals. This can hinder implementation efforts and lead to plans, such as HPPs, "sitting on the shelf." Lakeville currently does not have an existing staff member or committee whose day-to-day responsibility is focused primarily on housing. While the members of the Lakeville Planning and Select Boards, Town Planner, Town Administrator, Appeals Clerk, and other staff dedicate invaluable time to provide significant and continued effort towards advancing the Town's housing goals, much of this occurs after work hours and competes with other work and personal obligations.

By providing additional resources, Lakeville can continue to leverage the Town's ongoing efforts towards producing affordable and subsidized housing, while continuing to develop new initiatives.

Map 3. Lakeville Water Resources

Maps produced by SRPEDD are for the sole purpose of aiding regional planning decisions and are not warranted for any other use. This map is not intended for engineering, legal, or survey purposes. Data sources: MassGIS, MassDOT, MassDEP, and the Town of Lakeville.



Legend

Open Space

Surface Water Protection Areas

- Zone A
- Zone B
- Zone C

MassDEP Aquifers

- Pond
- Low
- Medium
- High
- No Data

Natural Resource Area Nitrogen Sensitive Areas (MassDEP Proposed Amendments to Title V)

Watershed with currently accepted MEP reports, but not final total nitrogen TMDLs, that MassDEP may designate as Natural Resource Area Nitrogen Sensitive Area in the future.

Limited Access to Public Utilities and Nitrogen Loading

The absence of public sewer and water can limit the types of development options available and add costs to development (e.g., wells and septic systems). Lakeville currently has no sewer service and minimal water service outside of major routes within town, of which are serviced by Middleborough and Taunton. This lack of infrastructure limits opportunities for compact development, as the need for septic systems increase both the cost and space required for new development, limiting options to downsize or purchase an affordable market-rate home.

Additionally, the Town should bear in mind the Massachusetts Department of Environmental Protection's (MassDEP) proposed amendments to Title V regarding Nitrogen Sensitive Areas, which have been designed to regulate the impact of nitrogen discharges on surface water quality. The proposed amendments will affect new and existing development near Long Pond and along a small portion of Route 18.

Negative Community Perceptions

Whether we are conscious of it or not, the phrase “affordable housing” summons up misguided images of potential neglect, loss of property value, and increased crime. Residents and elected/appointed officials often cite associated costs (e.g., more students in schools) as another reason more housing shouldn't come to the community. However, it is required by state and federal law that communities provide fair housing opportunities for residents, regardless of their social, economic, cultural, or family make-up. Young professionals, families, and older adults who are not in the position to afford high homeownership costs, but wish to remain in their community, as well as BIPOC and low- to moderate income households, have the right to fair housing opportunities throughout Massachusetts. Educational campaigns and maintaining an active conversation with community members may help to dispel these myths and create authentic, enthusiastic local support for new housing initiatives.

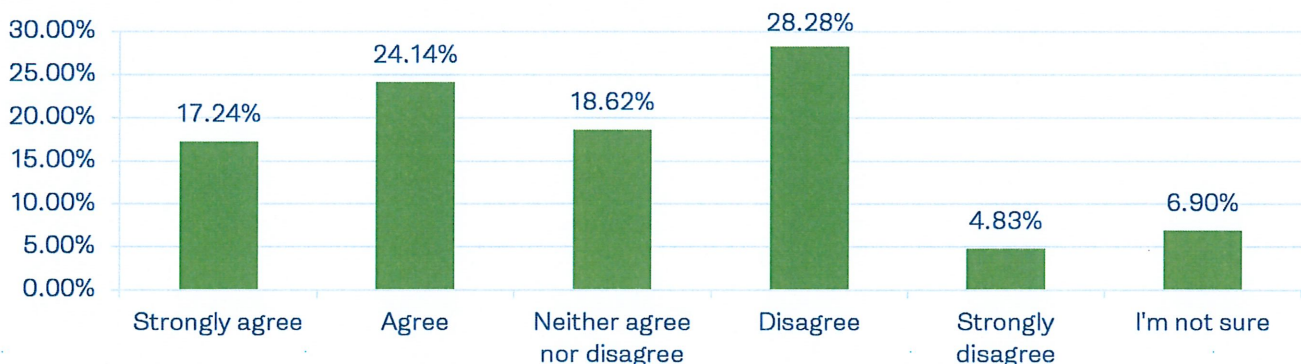
Affordable Housing Goals

There are four (4) main goals identified in this Housing Production Plan. These goals describe the vision for housing in Lakeville and build from the discussion in the Needs Assessment, as well as feedback gathered through public outreach for this HPP. The four goals are as follows:

Goal A: Conduct public outreach to determine local housing needs, preferences, and to educate the community on housing options.

Lakeville residents have mixed perceptions on housing in town, particularly regarding whether the community’s housing stock is meeting current residents’ needs. The Town should expand upon the groundwork laid within this HPP to explore current residents’ housing needs and concerns, especially those related to aging in place and affordability. Furthermore, many residents have negative preconceptions about housing development. This lack of buy-in can make it difficult to pass future zoning changes and initiate new housing efforts. Encouraging further community outreach and conversations around housing will allow the Town to better navigate the process of implementing items described within this Plan.

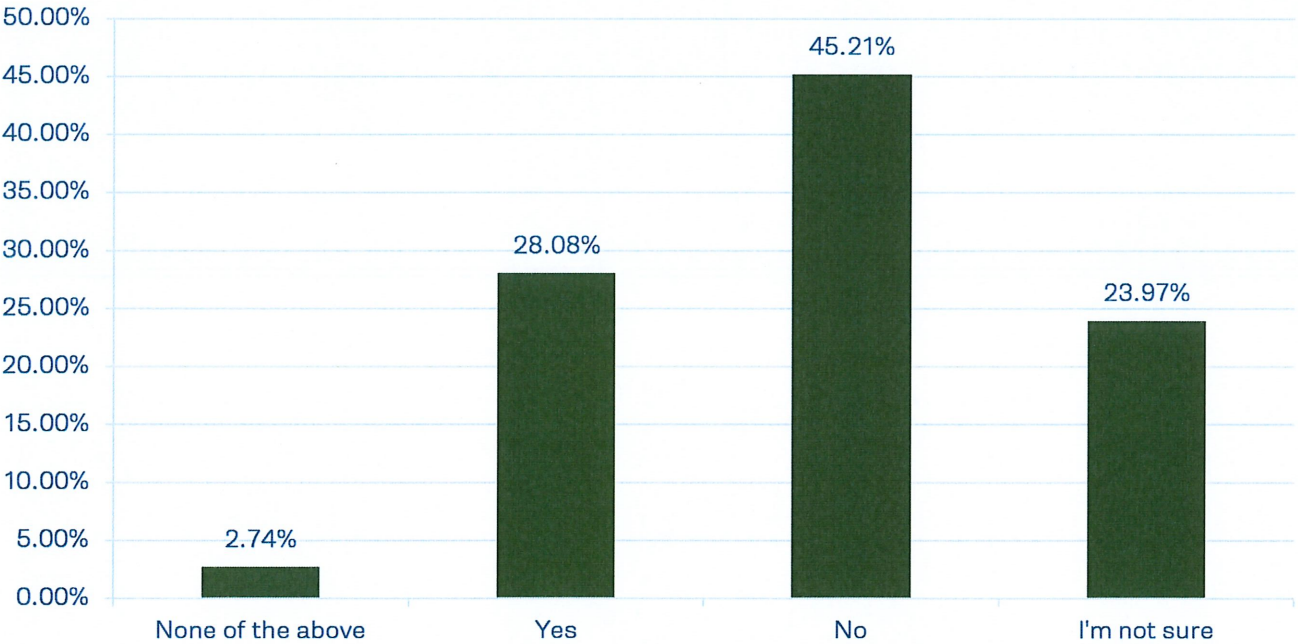
Figure 20. Survey Responses to “Do you feel Lakeville’s current housing stock is meeting the community’s needs?”



Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

An individual’s or family’s housing and support needs will vary depending on circumstances and stage of one’s life. Folks with chronic illnesses, those with disabilities, and older adults tend to have different needs than young couples or those with children. Lakeville’s housing should be able to support those needs wherever possible. Producing housing options and providing for modifications to existing housing for those with differing needs can help prevent displacement due to an inability to receive the care needed or live comfortably in one’s home.

Figure 21. Survey Responses to “Do you feel there are enough housing options for older adults in town?”



Goal C: Implement key zoning amendments to create new affordable housing options.

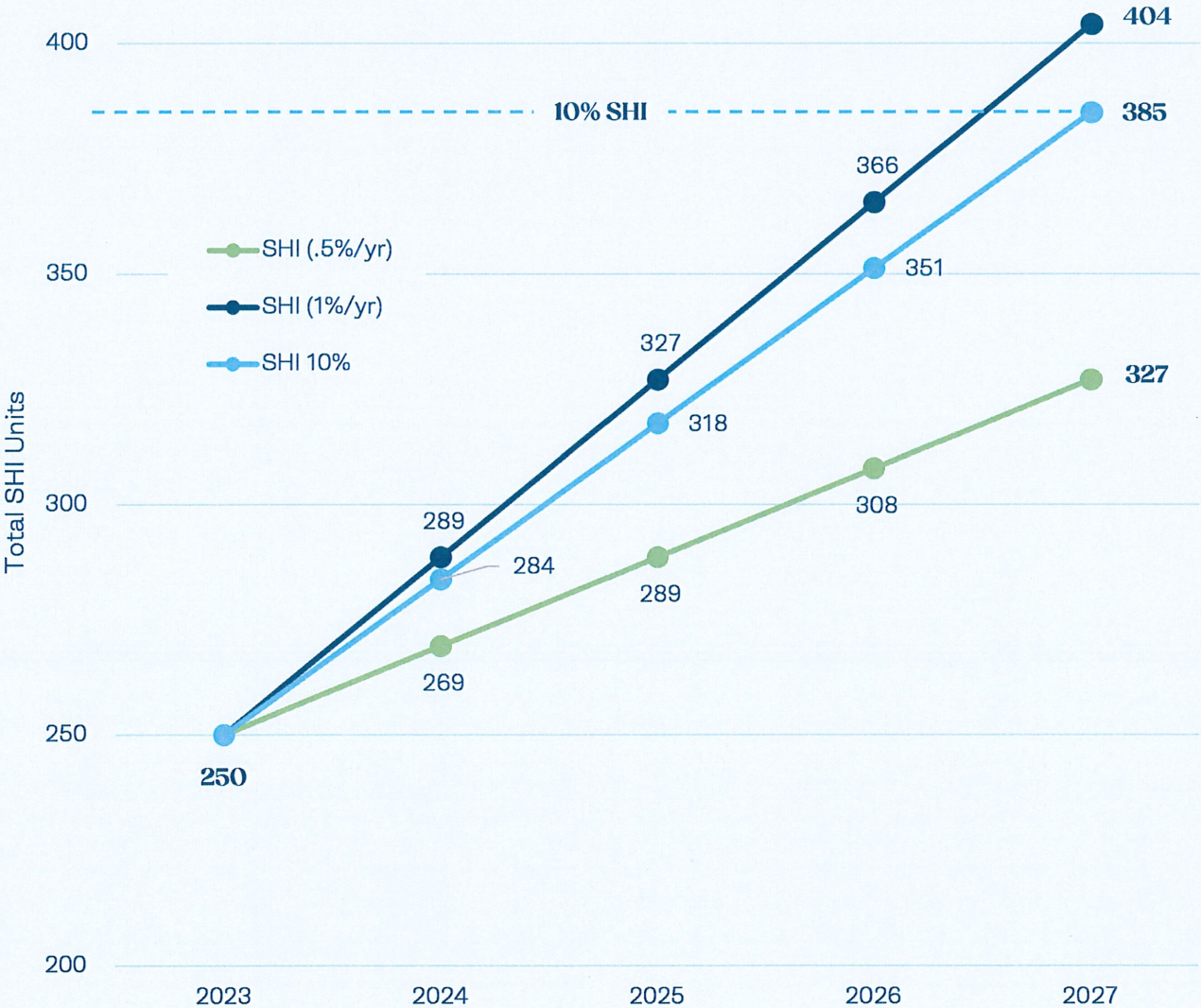
One of the main avenues Lakeville may pursue to create new housing options will be through strategic zoning amendments. The Town should continue to build off staff's ongoing efforts to draft and implement key zoning changes, such as the development of an Open Space Residential Design Bylaw, Inclusionary Zoning Bylaw, and other bylaws encouraging thoughtfully placed density.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

As described previously, Lakeville's current SHI is 6.49%, or 250 of the Town's required 358 units (to reach 10%). There are a variety of ways Lakeville can pursue the creation of new SHI-eligible units, including guiding appropriate Comprehensive Permits and producing housing under the Local Initiative Program. For this Housing Production Plan to be certified, Lakeville will need to permit at least 0.5% of their total year-round housing units (19 units) for one year of certification, or 1% (39 units) for two years of certification within a given 12-month period.

Figure 22. Hypothetical Production Scenarios for SHI Units in Lakeville

This chart shows a series of hypothetical scenarios in which the Town permitted SHI-eligible units at varying rates, ranging from the 0.5% threshold to apply for HPP Certification to achieving 10% SHI.



Implementation Strategies

There are eight (8) housing strategies that complement Lakeville’s housing goals. These strategies provide a road map to accomplishing the Town’s housing goals and outline both how much attention they will require and the timeline within which they should be completed. It is important to note that HPPs often include numerous strategies that, when applied together, will contribute to improved housing production and outcomes. There are very rarely one or two “silver bullets” that achieve a community’s goals.

How to Read the Implementation Strategies

Each Implementation Strategy has a set of associated goals, timeframe, and level of impact. Some strategies will also list local success stories, additional reading items that may provide more information, and resources for staff to consume.

Implementation Timeframes

Each strategy has a listed timeframe within which it should be pursued and subsequently implemented. The timeframes are approximate and based on the level of effort and procedural steps required for each strategy. Those timeframes are:

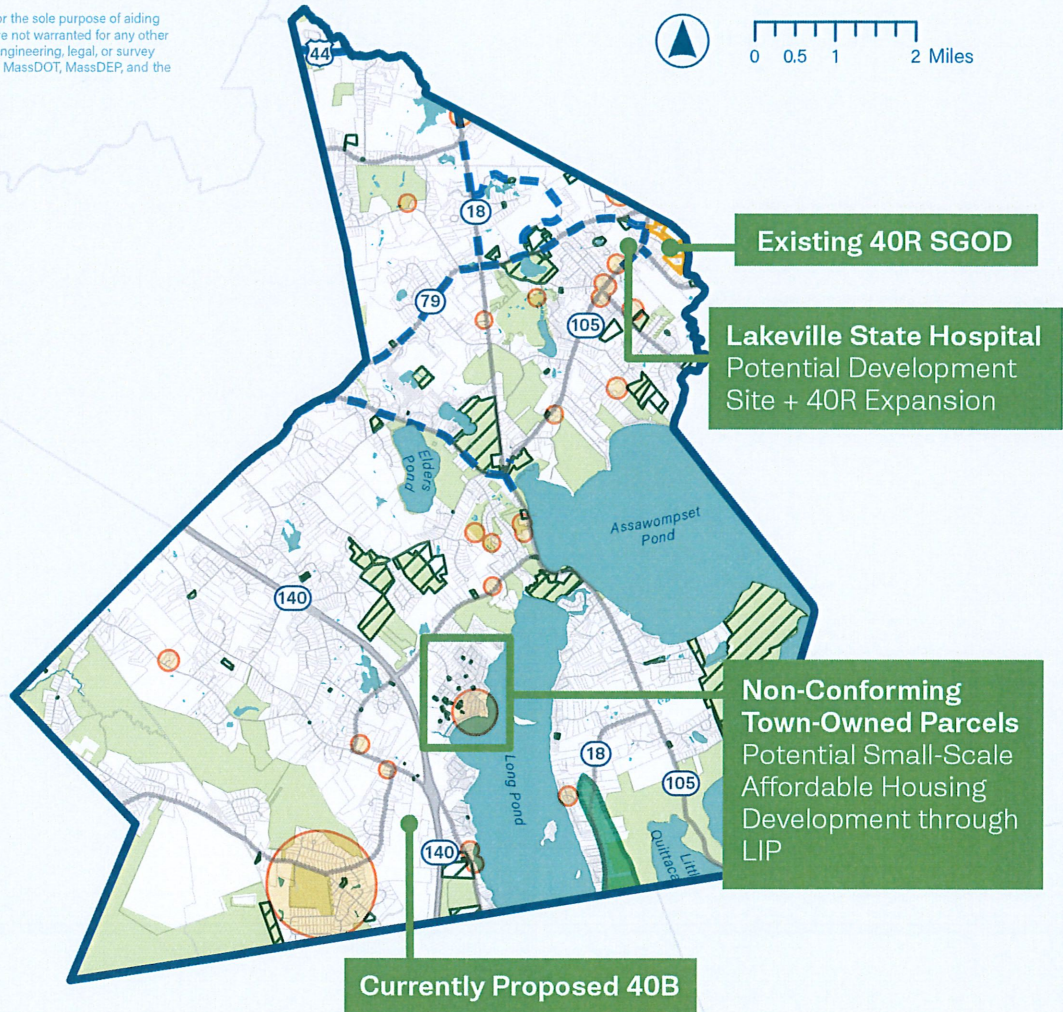
- **Short:** Less than 2 years to explore and implement;
- **Medium:** Between 2 and 5 years to explore and implement; and
- **Long:** Greater than 5 years to explore and implement.

Impact

Each strategy has a listed impact level, either “direct” or “enabling.” These impact levels describe the types of housing outcomes and pathways a given strategy creates when implemented. Direct strategies financially fund, remove restrictions, or create new housing opportunities. Enabling strategies provide training, form partnerships, or pursue other initiatives that create new or additional capacity to produce housing.

Map 4. Lakeville Action Map

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Legend

- Water Line
- ▨ Town-Owned Land
- Open Space
- Interim Wellhead Protection Area (IWPA)
- Smart Growth Overlay District (c. 40R)

Natural Resource Area Nitrogen Sensitive Areas (MassDEP Proposed Amendments to Title V)

Watershed with currently accepted MEP reports, but not final total nitrogen TMDLs, that MassDEP may designate as Natural Resource Area Nitrogen Sensitive Area in the future.

Strategy 1

Implement key zoning amendments to create new housing opportunities for first-time homebuyers, older adults wishing to downsize, and those with moderate or fixed incomes.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal C: Implement key zoning amendments to create new affordable housing options.

Priority

High

Implementation Timeline

Medium (2-5yrs) & Ongoing

Impact

Direct

Potential Funding Sources

- HUD HOME Program
- CDBG
- MassHousing

Zoning changes are one of the main tools available for increasing affordable housing production. Lakeville can implement a variety of zoning changes designed to suit its residents' needs, such as reducing lot size requirements, expanding allowed residential uses, and incorporating mechanisms to produce affordable units under the Local Initiative Program.⁷ This encourages smart growth, reduces barriers for accessory or multi-family units, and actively pursues development for populations whose housing options may be limited (e.g., retirement-age residents, first-time homebuyers, low-income residents).

⁷ LIP is a state housing program established in 1989 to give cities and towns more flexibility. The subsidy for this program is technical assistance and services provided to municipalities and developers for the creation, maintenance, and preservation of Low- or Moderate-Income Housing.

There are two means of creating affordable housing under LIP:

- Local Initiative Projects “Friendly 40B”: go through the Comprehensive Permit process
- Local Action Units: developed through local zoning, such as Inclusionary Zoning bylaws, or permit issue process.

Units developed through LIP are eligible for inclusion on the SHI. DHCD reviews for:

- Consistency with State Sustainable Development Principles
- Consistency with Local Housing Needs
 - LIP approval for age-restricted housing needs to show actual need and marketability within the municipality.
 - Are other age-restricted units, created with a Comp Permit, unbuilt or unsold? Are the proposed age-restricted units, in context with other housing efforts, unresponsive to needs for family housing?

Survey respondents were receptive to small-scale housing development (1-4) units, though support remained under 50%. With enough outreach and subsequent buy-in, the Town could implement new zoning that allows for smaller-scale housing development. Lakeville can create a new residential zone, via modifications to the town's base zoning, with reduced lot sizes (between 30,000⁸-40,000sqft, as deemed appropriate by the Town), or allow for a broader mix of uses, including two- and three-family homes.

8 According to the recently amended (12/07/22) Lakeville Board of Health Regulations Pertaining to Subsurface Disposal Systems and Water:

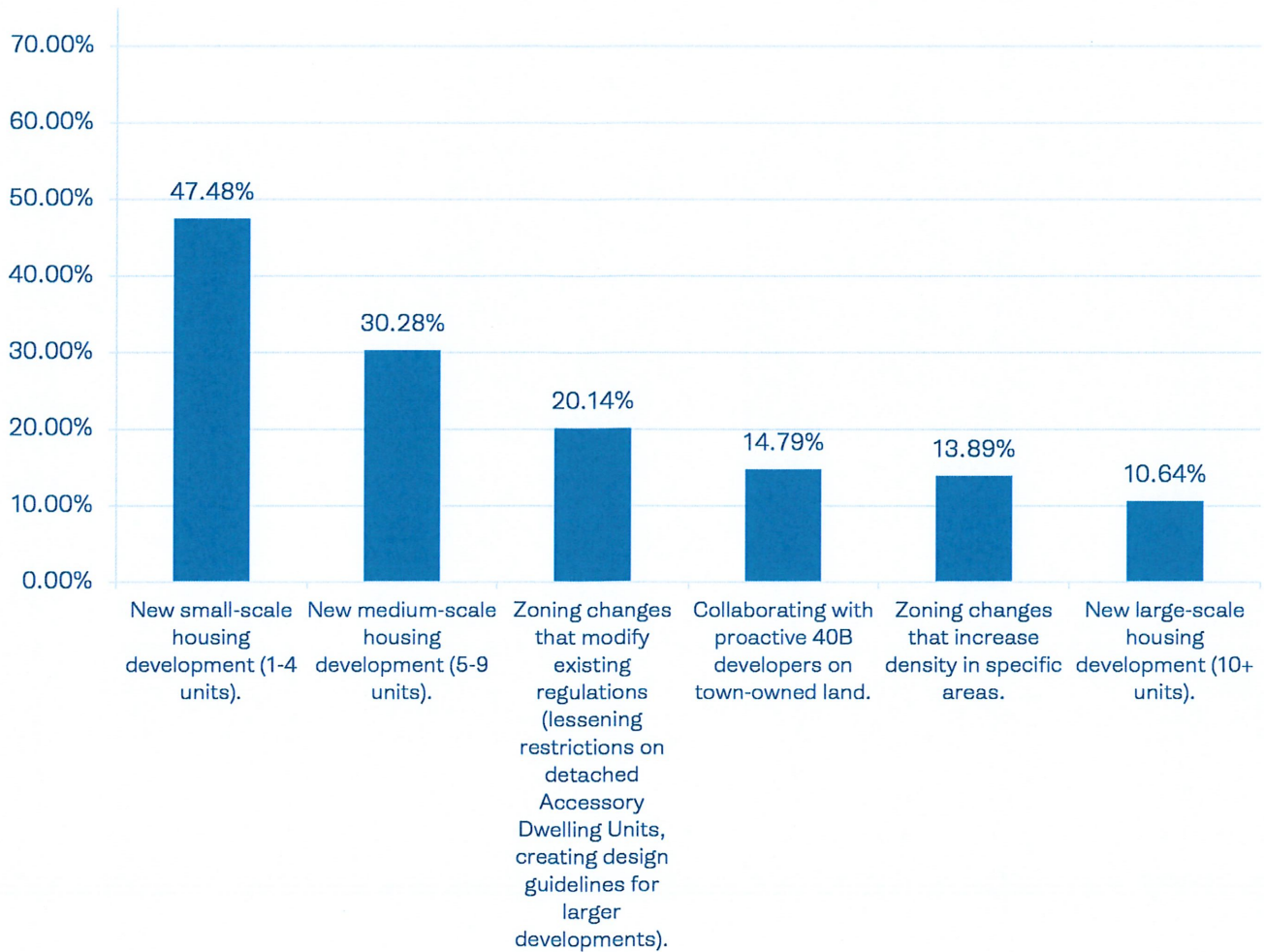
1. No dwelling, building or structure to be served by an on-site source of potable water and individual subsurface sewage disposal system shall hereafter be erected, placed or converted on any lot having an area of less than thirty-thousand square feet* unless a variance has been granted by the Board of Health.
2. No building, dwelling or structure to be connected to a Public water supply system shall hereafter be erected, placed, or converted on any lot having an area of less than twenty-thousand square feet* unless a variance has been granted by the Board of Health.

*consisting of 20,000 square feet of upland.

If necessary and deemed appropriate, the Board of Health could explore modifications to these regulations to issue permits on a case-by-case basis rather than through town-wide standards. Density is only regulated under Title V within nitrogen sensitive areas, where septic flows are capped at 440 GPD/acre (4 bedrooms/acre), unless the system has additional nitrogen treatment, which allows for an increase of up to 550 GPD/acre. Outside of these areas, Title V regulates total flows for soil absorption systems at 110/gallons per day (GPD) per bedroom (where systems serving single family homes must be designed to serve a minimum of 3 bedrooms, unless a deed restriction limiting use to two bedrooms is granted to the local Approving Authority), at a maximum of 10,000 GPD, after which a private wastewater treatment facility is required. Additionally, leaching field size and siting under Title V is determined via a percolation test, where systems cannot be sited in areas with rates slower than 60 minutes per inch.

For more information on Title V, please see 310 CMR 15.0 and MHP's webinar on **Waste and Wastewater Basics for MBTA Communities** (which describes the basics of the Massachusetts Sanitary Code and Title V beginning at 24:24).

Figure 23. Survey Responses to “What housing-related interventions would you support?”



Previous planning documents (including the prior Housing Production Plan and 2020 Master Plan) also suggest the development of an Open Space Residential Design (OSRD) bylaw. An OSRD would allow for more compact, “clustered” development within a subdivision rather than the typical grid pattern (which tends to promote deforestation and suburban sprawl). These clustered developments lower the cost of roads, municipal services, and infrastructure, while also preserving open space and natural resources. These bylaws can be written to include an affordability/inclusionary component as to produce new SHI-eligible housing. Currently, the Town is exploring the creation of OSRD and Inclusionary Zoning Bylaws.

Lakeville could also examine the feasibility of creating a Chapter 40Y Starter Home Zoning District (SHZD), which promotes the development of small single-family homes or accessory dwelling units (not exceeding 600sqft) on the same lot. SHZDs may not exceed 15% of a city or town's total land area, unless otherwise approved by the Department of Housing and Community Development. These districts allow single-family home development by-right at a density of no fewer than 4 units per acre (approximately 10,000sqft in size).⁹ These districts have an inclusionary component, where, in developments of more than 12 starter homes, not less than 10% of the homes shall be affordable to and occupied by individuals and families whose annual income is less than 110% of the Area Median Income (\$122,540 for a family of 4). This feature is highly suitable for Lakeville when considering the prevalence of moderate- and high-income households in town. The SHZD must also incorporate sustainable development standards. The siting of the district would likely have to be paired with an assessment of infrastructure capacity, including the need for septic versus sewer (which is not currently serviced in town).

The Town could also explore expanding their existing 40R Overlay District, which currently contains two sub-districts. This expansion could encompass nearby properties, including the underutilized Lakeville State Hospital Site off Route 105.

⁹ Under **M.G.L. c. 40Y s. 3** "A proposed starter home zoning district shall not be subject to limitation of the issuance of building permits for residential uses or a local moratorium on the issuance of such permits. In addition, a proposed starter home zoning district shall not be subject to any municipal environmental or health ordinances, by-laws or regulations that exceed applicable requirements of state law or regulation and would render the development contemplated under the application for such district infeasible, as determined by the department."

It is worth noting that, thanks to recent amendments to the M.G.L. c. 40A (commonly known as the Zoning Act), the process for amending or adopting certain kinds of zoning that produces more housing has been simplified – primarily by reducing the required Town Meeting vote from a two-thirds supermajority to a simple majority.¹⁰ These important changes can contribute to the Town’s implementation of many of the above zoning-related strategies.

¹⁰ For more information on Chapter 358 of the Acts of 2020, please see <https://www.mass.gov/info-details/housing-choice-legislation>

SUCCESS STORY

The Town of Middleborough recently adopted a new 40R zoning overlay district consisting of two sub-districts within their downtown. Through thoughtful planning and the creation of design guidelines, the new zoning will directly contribute to Middleborough’s SHI while producing housing and commercial development that is consistent with its traditional Downtown.

ADDITIONAL READING

- **M.G.L c. 40Y s. 3**
- **Mass.gov’s Chapter 40R Resource Page**
- **Mass.gov’s Smart Growth/Smart Energy Toolkit Module on Transfer of Development Rights (TDR)**
- **Mass.gov’s Smart Growth/Smart Energy Toolkit Module on Open Space Design (OSD)/Natural Resource Protection Zoning (NRPZ)**

Strategy 2

Pursue professional support to assist in conducting community outreach to better determine local needs and housing preferences

Associated Goals

Goal A: Conduct public outreach to determine local housing needs, preferences, and to educate the community on housing options.

Priority

High

Implementation Timeline

Short (<2yrs)

Impact

Enabling

Potential Funding Sources

- DLTA
- One Stop
- CHAPA
- MHP

Community buy-in is an essential part of passing meaningful housing reform that is tailored to Lakeville's needs while meeting state requirements. The Town can work with local organizations and community outreach groups such as the Citizens' Housing and Planning Association (CHAPA) to host educational conversations with residents while gathering information on their needs and preferences.

Assistance with an educational campaign will help to dispel myths associated with affordable housing and those who live there, its impact on local real estate values, and its impact on a community's character. A successful education campaign will also help build the local support that is necessary to implement the goals and strategies associated with a Housing Production Plan. Local champions for affordable housing are critical to long-term, sustained implementation.

The Town should consider engaging residents in a straightforward and transparent manner as it pursues local zoning changes and future development initiatives, such as the amendment of existing zoning districts or the creation of an Open Space Residential Design Bylaw or Chapter 40Y Starter Home Zoning District.

ADDITIONAL READING

CHAPA's **Municipal Engagement Initiative (MEI)** is a program that helps communities gain support for local housing initiatives, such as proposed developments, zoning changes, and tax levies such as CPA. Applications open annually.

Strategy 3

Pursue partnerships and funding resources to provide direct assistance to help preserve housing for vulnerable communities, including senior residents.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal C: Implement key zoning amendments to create new affordable housing options.

Priority

High

Implementation Timeline

Long (>5yrs)

Impact

Direct

Potential Funding Sources

- CDBG Funds via the Greater Attleboro/Taunton HOME Consortium
- CDBG Funds via the Commonwealth
- MassHousing
- MHP

In addition to the creation of new housing options, direct assistance and preservation tactics help to keep affordable units available and allow residents to remain in their homes. These strategies are important when considering displacement concerns and aging populations like Lakeville's. They are also critical for maintaining safe and livable homes for all residents. Lakeville may consider pursuing federal funding, through the formation of a regional consortium, as towns such as Malden have done, or through programs like the **Commonwealth's Community Development Block Grant (CDBG) Program**, which allocates federal CDBG funding to cities and towns for a variety of CDBG eligible activities such as home rehab, home development, and accessibility modifications. Lakeville could pursue CDBG funding either on its own or through the Greater Attleboro/Taunton Home Consortium (of which Lakeville is a member community), depending on the scale and nature of the projects the Town wishes to explore. CPA funds may be used as a match for these applications.

Additionally, many towns have used CPA funds to support the creation of new housing options and rehabilitation of existing units for low- and moderate-income residents. As Lakeville continues to establish its Community Preservation Committee and their associated tasks, the Town may wish to explore the use of CPA funds to support small-scale affordable housing development and rehabilitation. Town staff can find example projects through the **Community Preservation Coalition's CPA Project Database**, which can be filtered by category (open spaces, housing, historic, and recreation).

SUCCESS STORY

The City of New Bedford operates **several home rehabilitation and accessibility assistance programs** that aim to improve low- and moderate-income residents' housing. These programs offer direct funding and/or low-to-no-interest loans to make necessary accessibility, safety, or home rehabilitation repairs in owner-occupied or investor-owned homes. The programs are funded through HUD's HOME Investment Partnership Program and Community Development Block Grant. The City also administers state programs on behalf of Massachusetts Housing Partnership (MHP), DHCD, and MassHousing.

ADDITIONAL READING

- **City of Taunton's Resource Page on the Greater Attleboro/Taunton Home Consortium**
- **Housing Toolbox for Massachusetts Communities Affordable Housing Trust + CPA Conference 2022 resources**
- **MHP's Municipal Affordable Housing Trust Guidebook**

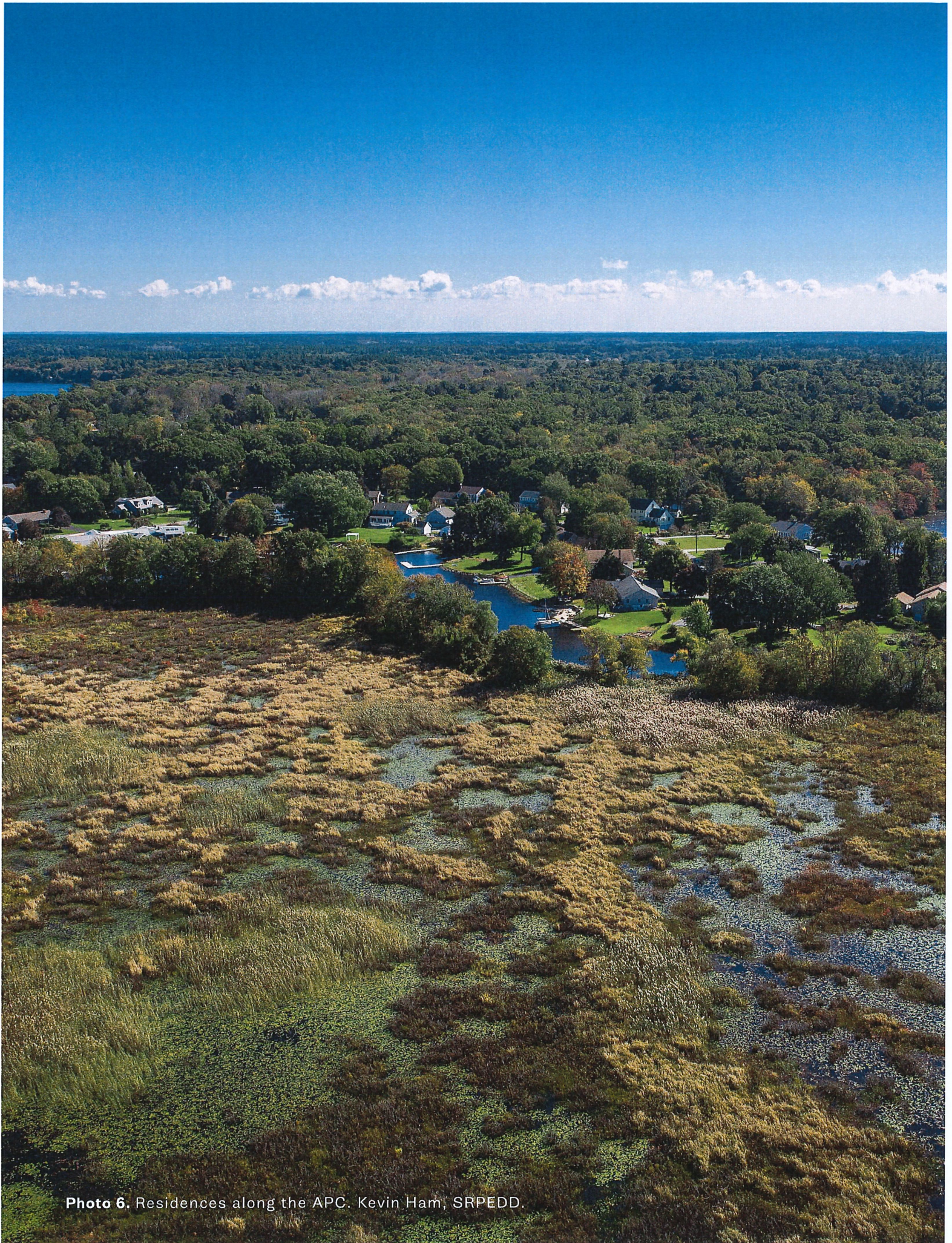


Photo 6. Residences along the APC. Kevin Ham, SRPEDD.

Strategy 4

Negotiate perpetual deed restrictions for existing SHI units that have near-term expiration dates.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Priority

High

Implementation Timeline

Medium (2-5yrs)

Impact

Direct

“Expiring use properties” are units that were built with federal and/or state subsidies (such as low-cost mortgages, rent subsidies, and loan guarantees) to serve low- and moderate-income households that are now at risk of being removed from the Subsidized Housing Inventory. These properties are preserved via a deed-restriction, which typically lasts for at least 30 years, but can be written to never expire (also known as “in perpetuity” restrictions). The loss of current affordable properties through expiration of their deed restrictions will reduce Lakeville’s total number of affordable units and require the Town to produce additional units to account for their removal from the SHI. Their expiration could also put existing residents at risk of eviction, as property owners may choose to convert the units to market-rate. It is worth noting that, under M.G.L. c. 40T, the property owner must send public notices 24 months and again 12 months prior to a “termination,” as well as required notices prior to a sale of the property. Under these circumstances, the property owner is limited in their ability to raise rents for low-income tenants. Additionally, a right of first offer and a right of first refusal are triggered if the property owner intends to sell a covered¹¹ affordable housing project without ensuring continued affordability.

The affordability restrictions on The Residences at Lakeville Station/Kensington Ct (DHCD ID #7631) are set to expire in 2039. The expiration of this deed restriction would result in a loss of 100 affordable units on the Town’s SHI, which would reduce the Town’s current inventory of 250 units to 150 units (a reduction from 6.5% to 3.9% using 2010 year-round housing units). Additionally, The ARC of Greater Fall River (DHCD ID #1507) and Long Point Road (DHCD ID #1508) together have 8 rental housing units with affordability restrictions, which are set to expire in 2026 and 2027, respectively.

The conversion of these two properties to market-rate units, coupled with typical housing growth and slow growth in the production of affordable housing units, would be detrimental to Lakeville meeting the required 10% affordable housing threshold. As such, the Town should work to negotiate these deed

¹¹ Please see **M.G.L. c. 40T s. 1**, “Publicly-assisted housing” definition to review the covered programs.

restrictions into perpetuity to avoid a substantial loss in SHI-eligible units and a subsequent increase in the Town's need to produce additional affordable units.

The Community Economic Development Assistance Corporation (CEDAC), MassHousing, DHCD, Greater Boston Legal Services, Local Initiative Support Corporation (LISC), and other agencies are available to help communities leverage the resources they need to prevent affordable units from being lost. Some of the services that these groups can provide include:

1. Negotiating extensions of current affordability restrictions or sales to nonprofit owners;
2. Securing new capital investment to meet deferred maintenance or systems replacement needs; and
3. Advocacy.

The Town may also pursue a municipal right to purchase so that the local government may purchase units approaching expiration, regardless of whether it is on the market.

ADDITIONAL READING

- **CEDAC's Report "Chapter 40T at 10: Massachusetts' Housing Preservation Statute's Successful First Decade"**
- **760 CMR 64.00: Publicly-Assisted Affordable Housing Preservation**
- **M.G.L. c. 40T "Publicly-Assisted Affordable Housing"**
- **DHCD's Guidelines for Selection of Designees Pursuant to M.G.L. Chapter 40T "Publicly-Assisted Affordable Housing"**
- **The Division of Local Services' "What is Home Rule?"**
- **M.G.L. c. 43B "Home Rule Procedures"**



Photo 7. Lakeville Town Offices. Kevin Ham, SRPEDD.

Strategy 5

Pursue partnerships leading to development that is affordable to those with low, moderate, and fixed incomes.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Priority

Medium

Implementation Timeline

Medium (2-5yrs)

Impact

Direct

Developing a clearly outlined process to review comprehensive permits will help Lakeville foster successful working relationships with 40B/40R developers. Lakeville should pursue relationships with developers to encourage projects that create new subsidized affordable housing and allow room to negotiate development outcomes that positively impact the built environment and align with the desires (ex. visual preferences, low-impact development design, or parking requirements) of the Town.

Lakeville could guide this relationship by working with its Zoning Board of Appeals to review and update the *Rules and Regulations for Comprehensive Permits*. These guidance documents establish procedures for an application to the ZBA for permits granted Chapter 40B. Moreover, they are required by Chapter 40B and by 760 CMR 56.00 to facilitate the development of affordable housing.¹² These Rules and Regulations can also serve as a starting point for fostering collaborative municipal/developer relations.

¹² The purpose of these documents is also to protect the health, safety, and welfare of the present and future inhabitants of the proposed 40B development and the Town, including but not limited to, the following purposes and local concerns: to protect drinking water; to maintain open spaces by recognizing the concern for irretrievable loss of farmlands, wetlands, and woodlands while respecting the rights of property owners; to encourage the most appropriate uses of land through a proper balance of development and preservation given the Town's limited natural resources and infrastructure constraints; to preserve the historic and cultural characteristics of Lakeville; to provide a mix of housing types and a range of housing costs; and to enable long-term residents of Lakeville to remain in the Town, providing a sense of history and continuity. Using these Rules, Lakeville can also explore potential affordable housing reuse opportunities for municipally owned land that does not have high conservation value.

SUCCESS STORY

The Town of Plainville's SHI is currently 16.7%, totaling 577 of the town's 3,459 housing units. By fostering strong working relationships with developers, the Town has successfully negotiated site design and engineering modifications, including landscaping and sidewalk additions for several developments in the past few years.

Strategy 6

Consider hiring a consultant to assist in implementing the strategies within the Housing Production Plan.

Associated Goals

Goal A: Conduct public outreach to determine local housing needs, preferences, and to educate the community on housing options.

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal C: Implement key zoning amendments to create new affordable housing options.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Priority

Low

Implementation Timeline

Medium (2-5yrs)

Impact

Enabling

Potential Funding Sources

- DLTA
- CCC
- CPA
- One Stop

Lakeville would benefit from acquiring additional assistance to implement the Town's housing goals and strategies given current staff's existing time commitments and responsibilities. This can include contracting with a local housing consultant. Through CPA allocations, Community Compact Cabinet funds, District Local Technical Assistance (DLTA) funds, and other opportunities, the Town could take action to obtain external assistance to aid in implementation of the Plan.

SUCCESS STORY

Through CPA funding, the Town of Wellfleet allocated \$4,626,611 to community housing efforts from 2006-2021, totaling 47% of their CPA spending over the 15-year timeframe. In 2016, the town used \$50,000 of their housing-designated CPA funding to hire a part-time consultant to assist with various housing projects and the development of a new Housing Production Plan.

Strategy 7

Investigate opportunities for adaptive reuse to redevelop underutilized municipally owned land and buildings.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Priority

Low

Implementation Timeline

Short (<2yrs)

Impact

Enabling

This strategy entails identifying municipal structures that have become abandoned, underutilized, or functionally obsolete and determining if they have potential to be reused for affordable housing. Reusing these properties as housing enables a community to accommodate growth in established locations instead of on green space and at the same time preserve or restore the architectural fabric of the community.

SUCCESS STORY

The City of Springfield redeveloped its former Fire Station at 145 Pine Street. The site was sold to the Mental Health Association, which converted the property into 15 studio and one-bedroom apartments. The project contributes to the town's goals of providing affordable housing while also bringing an underutilized municipal building back into an active use.

Strategy 8

Review the availability of town-owned and tax-title properties to work in tandem with adaptive reuse goals.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Priority

Low

Implementation Timeline

Short (<2yrs)

Impact

Enabling

A municipality can inventory and examine parcels they own, as well as tax-title properties, in order to determine if they are suitable for affordable housing development. These parcels are more readily available for affordable housing development than their privately-owned counterparts. Communities can declare these properties “excess property” (typically at Town Meeting); then, through an RFP process, can partner with affordable housing developers or agencies, such as Habitat for Humanity, to produce housing.

The Town of Lakeville owns 104 parcels. Most of these parcels are protected open space, however, there are a number of parcels that may be eligible for smaller housing development, such as starter homes or LIP projects on lots that may be non-conforming due to their size or on currently underutilized parcels. These include:

- Parcel 041_002_001;
- Parcel 041_003_006, 041_003_008, 041_003_009, and 041_003_011;
- Parcel 041_004_001;
- Parcel 041_006_002;
- Parcels 041_007_003 and 041_007_014;
- Parcels 042_004_003, 042_004_007, and 042_004_008;
- Parcel 042_007_011;
- Parcel 042_012_015A;
- Parcel 041_014_005; and
- Parcel 042_018_011.

The Town should work to foster public support to use 40B as a permitting tool for these potential LIP projects. Confirmation of eligibility from EOHLC may be necessary.

SUCCESS STORY

The Town of Wellfleet put out an RFP for a municipally-owned property at **95 Lawrence Road** and received three bids, one of which was recently selected and unanimously approved by the Select Board to proceed. The project, which was issued a Comprehensive Permit in Summer 2023, will produce 46 apartments.

Conclusion

Housing is one of the most important aspects of an individual's life and livelihood. And just as a residence is more than a physical shelter – it's a home – neighborhoods are one of the main building blocks of a healthy, balanced community. This Housing Production Plan seeks to provide the Town of Lakeville with a clear picture of the trends and pressures that can make it difficult to build more homes and create neighborhoods that serve all types of households. We've shown how a combination of efforts, if pursued proactively and in a coordinated way, can address these barriers, contribute to Lakeville's housing stock, improve the lives of existing and future residents, and complement the town's built and natural landscapes.

For those readers looking for more information, please explore the HPP's footnotes, links, and Appendices.



Photo 8. Route 18 and Assawompsett Pond. Kevin Ham, SRPEDD.

TOWN OF LAKEVILLE
LOCAL CONTRACT **NO-COST EXTENSION**
TIER 1 HOUSING PRODUCTION PLAN

This Cooperative Agreement made as of this ____ day of _____ 2024 by and between the Town of Lakeville and the Southeastern Regional Planning & Economic Development District (SRPEDD);

WITNESS TO:

WHEREAS the Town of Lakeville requests SRPEDD's assistance to create a Housing Production Plan (HPP) to meet the Town's housing goals in a manner consistent with M.G.L. c 40 B 760 CMR 56.00.

WHEREAS the Town of Lakeville agrees to pay SRPEDD for services performed per this contract; and

WHEREAS the Town of Lakeville has pledged to act in good faith to adopt and to implement the products that are deemed by both parties as satisfactory.

NOW, THEREFORE, the parties hereto do mutually covenant and agree as follows:

1. SCOPE OF SERVICES: The services to be performed by SRPEDD and the Town of Lakeville under this Cooperative Agreement are detailed in Attachment A.
2. TIME OF PERFORMANCE: The services to be performed under the Cooperative Agreement shall commence no earlier than April 1st, 2022 and all services required hereunder shall be performed on or before **June 30th, 2024**.
3. PAYMENT: The total cost of services to be performed by SRPEDD shall not exceed \$20,000. These funds will be provided by the Town of Lakeville and will be invoiced quarterly through the project time period.
4. TERMINATION: SRPEDD or the Town of Lakeville may terminate this Agreement upon immediate written notice should the other party fail to perform substantially in accordance with the terms of the Agreement with no fault attributable to the other.

Representing Town of Lakeville:

Representing SRPEDD:

Robert Nunes, Interim Town Administrator

Jeffrey Walker, Executive Director

ATTACHMENT A
Town of Lakeville
Statement of Work

Start Date: April 1st, 2022

Completion Date: **June 30th, 2024**

Technical Assistance: [Maximum of] \$20,000

SUMMARY OF REQUEST:

The Town of Lakeville requests SRPEDD's assistance to update its Housing Production Plan (HPP). A HPP is a municipal planning document that (a) identifies a town's housing needs by conducting a thorough data survey and recognizing potential barriers to housing production; (b) creates goals for housing based on those needs; and (c) presents a town's plan to meet those goals in a manner consistent with M.G.L. c 40 B and 760 CMR 56.00 regulations

WORK PROGRAM:

SRPEDD shall complete the following tasks:

1. Create the Housing Production Plan

- a. SRPEDD will conduct a literature review of previous planning documents, including any prior Housing Production Plans.
- b. SRPEDD will compile, analyze, and present data from the 2020 U.S. Census, the most current American Community Survey 5-Year Estimates, and other sources. This data will inform the HPP and the housing needs assessment.
- c. SRPEDD will identify potential development constraints and barriers to housing production.
- d. SRPEDD will conduct a survey of community preferences to garner public feedback regarding affordable housing needs and visual preferences.
- e. SRPEDD, in coordination with the Town, will compile a set of affordable housing goals and implementation strategies based on the results of the housing needs assessment and community survey of preferences.
- f. SRPEDD will deliver a draft update of the HPP to the Board of Selectmen and Planning Board, or their representative(s) for their review and edits.

2. Prepare and present a final draft of the HPP

- a. SRPEDD will revise the draft update of the HPP based on the meetings with local officials.
- b. SRPEDD will provide a final proof to the Board of Selectmen and Planning Board, or their representative(s).
- c. SRPEDD will make any final edits (as needed) and submit a final draft to DHCD for their review and comment. SRPEDD will further revise the plan based on any comments received from DHCD.
- d. SRPEDD will provide printed and electronic copies of the graphically designed and fully documented Housing Production Plan to the Board of Selectmen, Planning Board, or their representative(s).
- e. SRPEDD will present the final plan to the Town Boards, as requested.

The Town of Lakeville Planning Board or their designee, shall complete the following tasks:

1. Identify a contact person who will act as a liaison to town departments and boards/commissions. In this case, the

SRPEDD

Southeastern **Regional Planning**
& **Economic Development** District

town liaison will assist with presentations and interactions with the Planning Board and Board of Selectmen, as both of these Boards must adopt the plan in order for it to be eligible for approval and certification by DHCD.

2. Assist with the compilation of town documents relevant to this project - especially GIS data, goals/policies and mission statement documents, previous planning documents, and any other town-owned data.
3. Arrange meeting times with the town boards or staff and provide meeting locations, post any public notices, if necessary, with the town clerk, as required.
 - a. Please note that SRPEDD will create all necessary meeting materials and advertisements; it is the town's responsibility to distribute these materials as needed or required.
4. Secure any signatures, authorizations, and votes/actions needed for the Board of Selectmen and Planning Board to adopt the Housing Production Plan, per state requirements.
5. As drafts of the projects progress, the town will provide a combined master hard copy of required edits to SRPEDD.

DELIVERABLES

1. Facilitation of and/or attendance at up to (7) meetings and working sessions.
2. A completed Housing Production Plan.

Additional copies of maps and documents are available for the following fees:

- 11" x 17" color maps: \$10 each
- 'D' size (22" x 34") maps: \$30 each
- 'E' size (34" x 44") maps: \$40 each
- Documents: 10 cents per page



SRPEDD
Southeastern Regional Planning
& Economic Development District

Contract Amount \$20,000 (extended and increased from \$15,000)

Invoice 2731	04/01/22 to 06/30/22	\$424.11
Invoice 2780	07/01/22 to 09/30/22	\$2,286.40
Invoice 2804	10/01/22 to 12/31/22	\$2,107.41
Invoice 2840	01/01/23 to 03/31/23	\$7,510.85
Invoice 2907	04/01/23 to 06/30/23	\$4,289.55
Invoice 2921	07/01/23 to 09/30/23	\$652.83
Current Invoice	10/01/23 to 12/31/23	\$1,975.08
Total Invoiced		\$19,246.23
Contract Balance		\$753.77