



RECEIVED
CITY CLERK

2022 NOV -7 P 1:26

CITY OF AMESBURY, MA

CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY-TWO

SPONSORED BY: Kassandra Gove **BILL No. 2022-154**
Kassandra Gove, Mayor

An Order to authorize the Mayor to accept and expend a FY23 Community One Stop for Growth Housing Choice Grant from the Executive Office of Housing and Economic Development (EOHED) in the amount of \$80,000.00.

Summary: Amesbury recognizes that the housing crisis is upon us. As our community continues to grow, we want to engage our residents and businesses in strategies to create housing that is affordable and accessible for all of our residents. This project will engage a consultant to guide us through our Housing Element of the Master Plan (I AMesbury 2030), update our Affordable Housing Ordinance to be inclusive and effective, and create an accessory dwelling unit (ADU) ordinance to diversify our housing stock.

Be it Ordered by the City Council of the City of Amesbury assembled, and by the authority of the same as follows:

That the City of Amesbury authorizes the Mayor to accept and expend a FY23 Community One Stop for Growth Housing Choice Grant from the Executive Office of Housing and Economic Development (EOHED) in the amount of \$80,000.00.



Commonwealth of Massachusetts

DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

October 17, 2022

The HonorableKassandra Gove
Mayor, City of Amesbury
62 Friend Street
Amesbury, MA 01913

Dear Mayor Gove:

RE: Amesbury 0955 Application

Thank you for submitting this application to the FY2023 Community One Stop for Growth. The Executive Office of Housing and Economic Development (EOHED), Department of Housing and Community Development (DHCD), and Massachusetts Development Finance Agency (MassDevelopment) worked together to evaluate all eligible applications and recommended the most ready and highest-impact projects for a grant. This application from City of Amesbury was reviewed by the program(s) that could best serve the project's funding needs.

On behalf of the Baker-Polito Administration, I am pleased to inform you that a grant in the amount of **\$80,000** from the **Housing Choice Grant Program** has been approved to support your project.

This award is contingent the execution of a grant contract between the City of Amesbury and the Department of Housing and Community Development (DHCD) and the satisfaction of its special conditions and requirements. We will send the grant contract to the contact person identified in your application, as well as an invitation to an online training on October 25, 2022 at 11:00 a.m. related to grant administration and contract guidance to highlight contractual obligations. Please do not proceed with grant activities until the contract is fully executed. If you have any questions, please contact Chris Kluchman, FAICP, Deputy Director at Chris.Kluchman@mass.gov, and Filipe Zamborlini, Community Grants Coordinator at Filipe.Zamborlini@mass.gov.

Finally, please note that public announcement of this award is embargoed until the Administration has had the opportunity to formally announce it through a local event and/or media release. Please refrain from sharing or publicizing news about this award outside of your organization until it is officially announced.

Congratulations once again. We look forward to working with you to address the City of Amesbury's housing and community development needs.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer D. Maddox".

Jennifer D. Maddox
Undersecretary, DHCD

Section 1.

Applicant Information

1.1. Primary Location:

Amesbury

EOHED Region	<i>Northeast</i>	MassDOT District	<i>District 4</i>	Rural or Small Town	<i>N/A</i>
M DFA Regional Office	<i>North</i>	Gateway City	<i>N/A</i>	Housing Choice	<i>Yes - HC</i>
Regional Planning Agency	<i>Merrimack Valley Planning Commission</i>	MVP Community	<i>Yes - MVP</i>	MBTA Community	<i>Yes - MBTA</i>

1.2. Organization Type

- Public Entity
 - Municipality
 - Public Housing Authority
 - Redevelopment Authority or Similar Quasi-Governmental Agency
 - Water or Sewer District
- Other Public Entity please specify:

Non-Public Entity

1.3. Applicant Organization Name:

City of Amesbury

1.4. Applicant Organization Legal Address:

62 Friend Street

1.5. City/Town: *Amesbury* **1.6. State:** *Massachusetts* **1.7. Zip Code:** *01913*

1.8. CEO Name: *Kassandra Gove* **1.9 CEO Title:** *Mayor*

1.10. CEO Tel.: *(978) 388-8121* **1.11. CEO Email:** *govek@amesburyma.gov*

1.12. Project Contact Name *Angela J Cleveland*

1.13. Project Contact Title *Director of Community and Economic Development*

1.14. Contact Tel.: *(978) 388-8110* **1.15. Contact Email** *clevelanda@amesburyma.gov*

1.17. Organization Description – Outline the organization’s mission, structure, and economic development goals and history.

Amesbury is a City located in the northeast corner of the Merrimack Valley, just south of the NH border. We have approximately 17,366 residents as of the 2020 Census. Amesbury has a strong mayor and is governed by a City Council. Our Planning Board is also an elected board. Amesbury works closely with our Chamber of Commerce on a number of economic development-related initiatives. While we are committed to developing a strong, resilient downtown, our economic development vision encompasses the entire City:

"Amesbury will be a vibrant community with a diverse tax base that protects and improves the quality of life while respecting the existing culture and community character. Coordinated economic development will keep Amesbury affordable and provide community oriented services in the downtown. A diverse and ecologically sound economic base will include retail, commercial, light industry, as well as using culture and the arts to stimulate economic growth. We will balance downtown development with commercial and industrial development to enhance the tax base. We will highlight our natural, cultural and historic resources to promote tourism and ecotourism in Amesbury, complementing regional attractions."

Our Community and Economic Development Department works tirelessly with the Mayor, other municipal departments, our Regional Planning Agency, our legislative delegation, our neighboring communities, and our businesses (existing and potentially new) to achieve this vision. We are engaged in several strategic planning projects including a downtown resilience study, a Merrimack River District Smart Growth Planning Project, and a city-wide Master Plan (I AMesbury 2030) which will guide our economic development work over the next 8 years. All of these projects are filtering into one another to reduce planning fatigue while developing and implementing a comprehensive vision for Amesbury.

Section 2.

Project Information

2.1. Project Categories for Grant Consideration (Check all that apply). Please note that, for each category selected, additional questions will appear in the application related to that funding type. **(note: Section 1.1 and 1.2 must be completed before selecting an option here).**

- Community Capacity Building
- Planning and Zoning
- Site Preparation
- Building
- Infrastructure

2.2. Project Name:

Housing for All in 2030 Project

2.3. Is this a joint application between two or more municipalities (and/or entities), which will entail a formal arrangement for a shared scope of work and allocation of funds?

Yes

No

2.4. Short Project Description / Abstract – Provide a concise description of the project, with a focus on the portion of the project for which the applicant is requesting funds.

Amesbury recognizes that the housing crisis is upon us. As our community continues to grow, we want to engage our residents and businesses strategies for how create housing that is affordable and accessible for all of our resident. This project will engage a consultant to guide us through our Housing Element of the Master Plan (I AMesbury 2030), update our Affordable Housing Ordinance to be inclusive and effective, and create an ADU ordinance to diversify our housing stock.

Accessory Dwelling Units

2.5. Leadership and Ability to Execute – Describe the leadership and project management group for this project and why it is an effective team to advance this project.

This project will be lead by our Community and Economic Development Director, Angela Cleveland. Angela has successfully managed numerous state and federal grants in her career as a planner. She also spearheaded the Merrimack Valley Regional Housing Plan completed in 2018, which included 14 separate Housing Production Plans. All of these HPPs were adopted locally. Angela has worked for over 20 years on Master Plans, including the Greenfield Comprehensive Sustainability Plan, which was recognized as one of the first successful sustainable master plans in the State. She is currently managing the I AMesbury 2030 Master Plan Initiative, driving development of all of the chapters (aka Elements) of the Master Plan. This effort includes working with each of the I AMesbury 2030 Task Force members as they "champion" each Element of the Plan. Brittany Steingesser will be the I AMesbury 2030 Task Force member leading the Housing Element development. Brittany has a strong background in planning, including incorporating sustainability as a lens. We are confident this team will result in a strong vision, goals and strategies for our Housing Element. In addition to working with the volunteer Task Force members to develop the Plan, Angela will be the lead for the consultant(s) leading the development of the Housing Element and drafting of the Affordable Housing and ADU Ordinances. She has successfully managed consultants working on our Affordable Housing Monitoring (LDS Consulting), the East End Neighborhood Smart Growth Project (Dodson and Flinker), an EDA Grant to create a Downtown Resilience Plan (Resilient Cities Catalyst), and the City's FY2019 CDBG Grant (COG).

2.6. Project Need – Describe why this project is necessary in enhancing economic development or unlocking other housing and/or jobs.

The Housing for All in 2030 Project is needed now more than ever:

Our Master Plan is out of date (2004). We need a strong consultant to engage the community in developing a relevant vision, strong goals, and realistic strategies that meet current and future needs our residents.

Our Affordable Housing Ordinance needs to strengthen the ability to create new affordable units. We have no ADU Ordinance.

Businesses are telling us that they can't attract talent because housing in Amesbury is too expensive or does not fit the needs of their employees.

This is perfect timing to match our planning to the new multifamily zoning requirements for MBTA Communities. We applied for funding from Mass Housing Partnership to work on our MBTA Communities Zoning. MVPC has applied for funding to update the HPPs around the Merrimack Valley - Amesbury has committed to working on an updated HPP if funding is received from EEA. This project is needed to help us being that planning and reduce planning fatigue.

2.7. Progress to date – What progress has the applicant made on this project to date? Include details about planning, stakeholder engagement, development tools used, noting if the project is included in any adopted municipal or regional plans (e.g. Master Plan, CEDS, HPP, etc.), etc.

The I AMesbury 2030 Master Plan is in full swing. The Housing Element is planned to start in the fall of 2022, which is perfect timing for this grant funding to be received. Having a strong consultant to lead our most important Element is essential. We have reached out to several housing consultants to check whether our project is doable and reasonable, and all of them have confirmed. In August, we plan to put out an RFP to select a consultant before funding is received. Securing the consultant's services will be contingent upon receipt of grant funds. We have a very robust process for creating our Master Plan Elements, which we will be encouraging the consultant to follow and improve upon

The Amesbury Housing Trust was formed in 2021. Two of their priorities are to update the Affordable Housing Ordinance and create an Accessory Dwelling Unit Ordinance. The Trust members derived these priorities from the Housing Production Plan that was created in 2018. Creating/updating an Inclusionary Housing Ordinance was mentioned as a strategy in the HPP. The Trust consistently uses the HPP as a primary source for their work.

2.8. Prior State/Federal Funding - Has the applicant applied for or received state or federal funding for this project? Please detail any type of funding, including grants, financing, etc. from any state agency or quasi-public agency (i.e. MassDevelopment).

No funding has been received or applied for this project to-date.

2.9. Timeline – Provide the start/end dates for the overall project and any other notable periods. Note: Grants will be announced in fall 2022 for contracts starting in FY23. Dates below should reflect that timing.

Target Start Date of the Project:	9/7/2022
Target End Date of the Project:	9/29/2023
Other. Specify:	
Other. Specify:	

2.10. Timeline Information – Describe the timeline for the project and provide information about any notable dates and/or milestones.

September - December 2022: Task 1- Create the Housing Element of the I AMesbury 2030 Initiative. A consultant will be selected through an RFP process in August 2022. If we don't receive funding we will not hire a consultant. This element is the most important chapter of the Master Plan, so we need a consultant. This step will include data collection and analysis, leading community engagement sessions, attending meetings with the I AMesbury 2030 Task Force, and drafting of the final Housing Element.

January - September 2023: Task 2 - Update Affordable Housing Element. Based on the information collected during the Housing Element development, a consultant will be hired in January 2023 to update the current Affordable Housing Ordinance.

January - September 2023: Task 3 - Create an Accessory Dwelling Unit Ordinance. This Ordinance will be based on research and feedback collected during the Housing Element development. A consultant will be hired in January 2023.

2.11. Anticipated Outcomes - Provide a description of the anticipated outcomes of the project. Describe the envisioned end use and expected impacts, such as information about housing, jobs, residents or businesses supported.

The outcomes are:

- 1. A Housing Element that guides sustainable development of new housing (whether greenfield development or rehabilitation) and supports maintaining existing housing for all residents in Amesbury. Our goal with the element is that it will guide us to getting to and maintaining 10% but that we also can better understand which affordable units are NOT on the SHI and how we can work with the landlords to maintain their affordability.*
- 2. Revise existing Affordable Housing Ordinance to be an Inclusionary Housing Ordinance that meets our needs now and in the future.*
- 3. Create an Accessory Dwelling Unit Ordinance which will allow for smaller, affordable units to be available for our returning students, our workforce, and others that desire smaller dwelling units.*
- 4. Lastly - a more informed community. This project will include A LOT of engagement on who we are, where we are going and how we are going to get there. We need to make people more aware so we can make informed decisions about housing location and type, so we can plan around the amenities - including open space protection, jobs, and services - to support our residents now and in the future.*

2.12. Does the project support and/or directly result in any of the following Sustainable Development Principals? (Check all that apply or None)

- Concentrate Development and Mix Uses
- Advance Equity
- Make Efficient Decisions
- Protect Land and Ecosystems
- Use Natural Resources Wisely
- Provide Transportation
- Increase Job and Business Opportunities
- Promote Clean Energy
- None

2.13. Does the project support and/or directly result in any of the following development outcomes? (Check all that apply or None)

- Transit-Oriented Development (located within a half mile of a transit station or route)
- Developments that Contain a Mix of Residential and Commercial Uses
- Production or Preservation of Housing (with density of at least four units to the acre)
- Developments that are Reusing Previously Developed Sites
- Development of Underutilized Properties
- Development of Commercial Areas in a Downtown
- Development in a Transformative Development Initiative (TDI) District
- Development in an Opportunity Zone
- Development in a Cultural District
- Development in a 43D Expedited Permitting District

Promote Equitable Opportunity (Equitable Opportunity is a principle outlined in the state's economic development plan – [Partnerships for Growth](#). Click [HERE](#).)

- Have Environmental Benefits
- Develop or support Small Businesses
- Included in the community's Local Rapid Recovery Plan (LRRP)
- None

2.14. Is this project directly related to and/or seeking to support efforts related to economic recovery from the Covid-19 pandemic?

Yes No

2.15. Does the community have an active housing moratorium or any type of restriction of new housing?

Yes No

2.16. Is the project site located within an Environmental Justice census block group? Click [HERE](#) to access the Commonwealth's Environmental Justice Map Viewer.

Yes No

2.17. Does the applicant have a letter from the municipal CEO outlining knowledge of and support for the proposed project? If yes, attach support letter.

Yes No

ATTACHMENT HERE: *Attach the support letter from the municipal CEO.*

Mayor Gove Ltr of Support - Housing for All in 2030.pdf

Section 4.

Planning and Zoning Additional Questions

4.1. Before you proceed, have you read the Guidelines for [Community Planning, Massachusetts Downtown Initiative](#) and /or [Real Estate Services](#)?

Yes

No

By virtue of your community's Housing Choice Designation, this project is eligible for the [Housing Choice Community Grants Program](#).

4.1.b. Have you read the guidelines for the [Housing Choice Community Grants Program](#)?

Yes

No

4.2. What type of development plan or study are you seeking to fund? *(Check One)*

Master Plan

Market Feasibility Study

Land Use Plan

Zoning Review and Updates

Urban Renewal Plan

Zoning to comply with the MBTA Communities section of c40A section 3A

Housing Production Plan

District Improvement Financing (DIF) Plan

Downtown Plan

Municipal Surplus Property Disposition Plan

Parking Management Plan

Other

4.3 Narrative / Scope of Work - Describe the proposed work that will be funded by the grant and carried out to further this project. Include the major tasks, timing of consultants procurement and overall timeline for the project. If applicable, describe the specific geographic area.

This City-wide project would begin in August with the hiring of one or more consultants to work with various departments and entities in the City (including I AMesbury 2030 Task Force and the Housing Trust) to plan for housing for all residents and update/draft ordinances that help us develop that housing. Based on feedback from consultants around the State, this project could be broken into two components: Tasks 1 first, and then a separate consultant/contract for Task 2. As we release the RFP as outlined below, we will explain the entire project as two components. They can choose to bid on one or both.

Pre Task (before Grant Funding Received): Release Request for Proposals for a consultant to Create the Housing Element of the I AMesbury 2030 Initiative. Selection of the final consultant will be contingent upon the funds being received. This will be laid out in the RFP.

Task 1: Create the Housing Element of the I AMesbury 2030 Initiative. This task would involve working with the I AMesbury 2030 Initiative Task Force to create the Housing Element of Amesbury’s Master Plan. This Housing Element will help develop the stand-alone Housing Production Plan (see Task 2). This task would include working collaboratively with the Task Force to develop and implement a Community Engagement Strategy to ensure all voices are heard. It would also include any pop-up events, research on trends in affordable housing creation and management, and writing the Executive Summary and content for the Housing Element (aka Chapter). Again, this could end up being the Housing Production Plan itself, but we want to be flexible on the approach to communicating the final strategies which could differ and ensure that we don’t hold up the Master Plan (which is set to finish at the end of 2022).

Fee: \$25,000

Timeline: August 2022 – November 2022

Task 2: Update Amesbury’s Inclusionary Housing Ordinance and Create an Accessory Dwelling Unit Ordinance. Based on the results of the Community Engagement and final recommendations in the Housing Element and Production Plan, Amesbury would like to update our Affordable Housing Ordinance (rename and update language to Inclusionary Housing Ordinance) and remove our In-Law Ordinance to create an Accessory Dwelling Unit Ordinance. This task will involve conducting a review of our current Affordable Housing Ordinance as well as Inclusionary Zoning Ordinances (IZO) in the state, analyze various policy options, and recommend changes to the existing ordinance to reflect current demand for affordable housing in the city. This task will also include an update/recodification of our In-Law Apartments to an Accessory Dwelling Unit (ADU) Ordinance. These are both tasks that have been the subject of much discussion and have been highlighted as priorities by the Amesbury Housing Trust. The consultant will be responsible for drafting the language and helping us lead a local educational campaign to help them get passed.

Fee: \$50,000.

Timeline: January 2023-September 2023

Attach a map or conceptual drawing showing the location of the planned district and/or project area.

Amesbury HPP FINAL Housing Map.pdf

4.4 Budget – In the table below, provide a breakdown, by spending category, of the total budget for the proposed project. Enter the grant amount(s) requested/allocated for each category and the amount(s) covered with matching funds, if any. Matching funds are not required but applications showing over 10% local CASH match will receive special consideration.

Spending Category	Funds Requested	Match / Other Funds	Total Project Budget	Source of Match / Other Funds
Consultants / Prof. Fees	\$75000	\$	\$75000	
Meeting Express / Events	\$4000	\$	\$4000	
Project Supplies / Materials	\$1000	\$	\$1000	
Other / Miscellaneous	\$	\$	\$0	
Total	\$80000	\$	\$	

4.5 Briefly, provide line item explanations, justifications, and/or notes, as needed. Include description of the sources(s) and status of all matching funding.

As we planned for this project, we reached out to several well-known and reputable housing consultants to confirm whether our budget was realistic for the scope of work outlined in 4.3. They all said that it was realistic. The fee for drafting the Housing Element would be \$25,000. The fee for the 2 ordinances would be \$50,000. As we engaged a consultant for the East End Neighborhood Smart Growth Project, we realized that it be easier for the City to control the expenses related to the meetings/events and project supplies/materials. We plan to do a lot of outreach for both the Housing Element and the Ordinance updates, so the \$5,000 is for flip charts, markers, food to feed attendees, and any tools/resources needed for the engagement sessions.

4.6 If known, provide the contact information for the provider undertaking the project.

Entity/Company:	Phone:
Contact Name/Title:	Email:

Attach a cost estimate or proposal from prospective consultant(s) or professional services provider(s) for this project.

Housing Choice Expression of Interest Draft Spring 2022.pdf

4.7 Public Engagement Plan - Describe the community engagement process for the project. Address the following: How are you adding voices to the public engagement process through remote only, hybrid, or in-person engagement?

For each of the Elements that we have completed to-date, there a robust engagement plan was created. Each element has a "special" engagement tactic. For example, for Mobility, we conducted a Mobility Challenge: residents were asked to take various modes of transportation for their daily trips and report on their interactions. For each element, however, there are standard engagement methods used to ensure we are reaching as many people as possible:

- Host a Summit - conduct a SOAR - Strengths, Opportunities, Assets and Results - with key stakeholders*
- Pop up Events - one-time events to see what "sticks"*
- Listening Sessions - virtual events with specific stakeholders*
- Survey(s) - solicit anonymous feedback and help us know who we are missing*
- Neighborhood Engagement - which help us get more refined information on specific issues*
- Department Meetings/Interviews - to gut check goals and develop strategies*

We plan to use these and others to create the Housing Element, not always in this order.

4.8. Community Leadership - If existing, describe the group of individuals that will work on this project and what makes it innovative, if not yet formed, describe the plan for the group's composition and work. Address how the project will be sustained over time if applicable.

The I AMesbury 2030 Task Force was created to help our community plan for the future. This group is responsible for gathering community feedback, looking at our strengths and weaknesses and helping to determine where we collectively want Amesbury to be in the next 10 years. The Task Force meets monthly, lead by 2 Co-Chairs. Subgroups include: Research/Trends, Vision/Goals, and Engagement. There is an Elements Schedule and a champion for each Element.

Responsibilities:

- Create a workplan for the Element*
- Conduct a SOAR (Strengths, Opportunities, Aspirations, Results)*
- Help craft a definition for the Element*
- Work with sub-groups for each Element, ensuring Trends/Research is identified, Vision and Goals are developed, and Events, pop-up, interviews, etc. are scheduled*
- Develop actions*
- Cross check actions between other elements*
- Keep lenses top of mind: health, resilience, equity*

The Task Force collaborates through Google docs, Slack, email, and monthly Task Force and Subgroup meetings.

4.9 Implementation and Outcomes - Describe the enactment, adoption, and/or implementation process for the plan(s) completed by this project. Identify any necessary review and/or approval entities such as Planning Board, Council or Selectboard and/or subcommittee Committee, town meeting, etc.

For Task 1/Housing Element - we will be expecting an adoption process for the full Master Plan, but we do anticipate Community Sessions and presentations to the Planning Board and City Council, as well as formation of an Implementation Committee to track progress of achieving the goals and strategies in the Plan.

For Task 2/Ordinance Update/Creation - both of the ordinances will need a Council Order to be introduced by the Mayor, then need a 1st Reading at City Council, referral to at least 2 City Council Committees (Ordinance & Administration and Planning & Development), the Planning Board and the Housing Trust. The Planning Board will need to post the hearing and hold it 2 Mondays later. Once the City Council Committees have heard back from the Planning Board and Housing Trust, they will vote on whether to recommend passage. It then goes back to City Council for a 2nd (and hopefully final) reading and vote. If approved, OCED will update the Zoning Ordinance and repost online.

Section 8.

Housing Choice General Question

8.1

Eligibility Questions

	Yes	No
Does the community have an ACTIVE housing moratorium?		✓
Does the community have a housing restriction bylaw or ordinance that limits housing production growth by more than 5% per year?		✓
Has the community completed an ADA Self Evaluation Plan and/or Transition Plan?	✓	

BONUS POINTS – Bonus points will be awarded in this section for the community’s implementation of Housing Choice Best Practices. Bonus points are available for up to fourteen (14) Best Practices. As applicable, select the best practice from the list below, provide a brief description, and attach the requested information. Descriptions should highlight how Best Practices has increased Housing Units in the community. Upload only the pertinent sections of the zoning ordinances or bylaw that apply to each selected best practice.

8.2

Which of the **Zoning Best Practices** below has the community implemented in the last five years? For each selection, provide a brief description and attach the requested evidence. (Check all that apply)

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).

: Attach a copy of the relevant current zoning section(s) and/or other evidence that demonstrates implementation of this best practice, include a map if necessary/available.

✓**Inclusionary Zoning, with density bonus:** Have Inclusionary Zoning that provides for reasonable density increases so that housing is not unreasonable precluded.

Zoning Ordinance, Section V. E. Affordable Housing Regulations. They have most recently been reviewed by MassHousing Partnership who recommended key changes to ensure Fair Housing Laws are being met.

Section V E - AZB - Inclusionary Housing.pdf: Attach a copy of the relevant current zoning section(s) and/or other evidence that demonstrates implementation of this best practice, include a map if necessary/available.

✓**40R or Starter Home District:** Have an approved 40R Smart Growth or Starter Homes district that remains in compliance with the 40R regulations. Please note, that if your community repealed its only 40R district, it no longer qualifies for this best practice.

In 2007, the City amended the Zoning Ordinance (at the time bylaws) to create the Amesbury Gateway Village Smart Growth Overlay District at the corner of Route 150 and Route 110. It resulted in a 260 unit apartment complex with 60 affordable units.

2007-055 Overlay District MGL c40R and 760 CMR 59.00 Smart Growth.pdf: Attach a copy of the relevant current zoning section(s) and/or other evidence that demonstrates implementation of this best practice, include a map if necessary/available.

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).

: Attach a copy of the relevant current zoning section(s) and/or other evidence that demonstrates implementation of this best practice, include a map if necessary/available.

✓**Accessory Dwelling Units (ADU):** Have zoning that allows for accessory dwelling units by right (or have a pattern of approving ADUs over the last 5 years).

Between 2015 and 2019 we approved 9 in-lawapartments which are located all over the City.

ADU 2015-2020.xlsx: Attach a copy of the relevant current zoning section(s) and/or other evidence that demonstrates implementation of this best practice, include a map if necessary/available.

Multi-Family Parking Requirement: Reduced parking requirement for Multi-Family units within the last 5 years or require no more than 1 parking space per unit for multifamily units.

8.3

: Attach a copy of the relevant current zoning section(s) and/or other evidence that demonstrates implementation of this best practice, include a map if necessary/available.

Which of the **Other Best Practices** below has the community implemented in the last five years? For each selection, provide a brief description and attach the requested evidence. *(Check all that apply)*

✓**Local funding sources that support housing:** 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.

We have established a Housing Trust as of 2012, but finally appointed members in 2021. We have primarily spent Housing Trust resources on consultant services to maintain our Subsidized Housing Inventory and complete LIP applications for 3 new units.

: Attach a list of community housing expenditures over the last 5 years, include a map if necessary/available.

Land Use Board training: Provide evidence of education and training for a majority of members on a land use board (Planning Board, Board of Appeals, Select Board and/or City Council) from Citizen Planner Training Collaborative, Massachusetts Housing Partnership's Housing Institute, Community Development Partnership's Lower Cape Housing Institute, or Urban Land Institute's (ULI's) Urban Plan Public Leadership Institute over the last 5 years.

: Attach evidence of formal education and training, and/or specific information about comparable trainings, received by the local land use boards).

SHI at or above 10%. 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).

: Attach a copy of the current SHI for your community.

SHI increased at least 2.5%. 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.

: Attach evidence of at least a 2.5% increase in SHI in last five years.

Community Compact, Housing Best Practices: Selected a housing best practice as part of a Community Compact.

: Attach evidence of Community Compact Housing Best Practice(s).

✓**Locally adopted programs that support housing:** Participate in the Housing Development Incentive Program (HDIP), have adopted an Urban Center Housing Tax Increment Financing district, approved District Improvement Financing (DIF) related to housing, have adopted an Urban Renewal Plan that includes a significant Housing element.

In 2019, the City adopted a DIF for the South Hunt Road area which supports economic development and housing in that area of Amesbury. Attached are Bill 2019-088 and Amesbury Heights DIF Development Program Report

Amesbury Heights DIF Development Program Report.pdf: Attach evidence of participation in related programs.

✓**Property tax relief / Community Impact Fee:** 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.

5 Bills:

2000-01

2001-155a

2001-155b

2001-155c

2021-107

2001-155A-B-C Accept Chapter 59 Sec. 5 Clause 17E and 41D.pdf: Attach evidence of community's adoption of related programs and statutes, and/or other commitment to affordable housing.

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.

: Attach evidence of community's CERTIFIED Housing Production Plan.

Section 9.

Certification of Application Submission Authority

9.1 If the applicant is a public entity, does the submission of this application require a formal vote of any board, commission, or other local entity? If Yes, attachment required.

Yes No Not Applicable

9.2 If the applicant is a non-public entity, does the submission of this application require the authorization of the entity's board of directors, or other governing body or bylaw? If Yes, attachment required.

Yes No Not Applicable

: If yes, attach a document demonstrating such authorization.

I, *Angela Cleveland* (Submitter Name), hereby certify that I am duly authorized to submit *The City of Amesbury* this application on behalf of

(Applicant Organization Name). By entering my name in the space below, I further certify, under the pains and penalties of perjury, that the responses to the questions provided in this application, and the attached documentation, are true, accurate, and complete. I understand that the Executive Office of Housing and Economic Development (EOHED) and its partner organizations, specifically the Department of Housing and Community Development (DHCD) and the Massachusetts Development Finance Agency (MDFA), will rely on the information provided in this application to make decisions about whether to award a grant from their respective funding sources. Also, that the Commonwealth reserves the right to take action against me, the applicant organization, and/or any other beneficiary of a grant, if any of the information provided is determined to be false, inaccurate, or misleading. I also affirm that, if awarded, the applicant organization has the capacity to carry out the project in accordance with all applicable laws and regulations.

Angela Cleveland

*Director of Community and Economic
Development***Title**

6/1/2022 3:14:34 PM

Section 10.

Other/Optional Attachments

In this section, upload all attachments that support this application.

Applicants may submit other attachments to support the application, which may be reviewed and/or filed. However, please note that these items will generally not be scored or assessed as part of the formal evaluation of the proposal.

Attachment Type	Description
Other Site Images	Other site photographs, illustrations, and/or maps.
Other Partner Letters	Letters from any partner organizations that are collaborating on this project.
Other Support Letters	General support letters.