



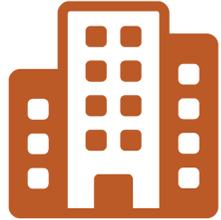
40R OVERLAY DISTRICT

What Is 40R?

Chapter 40R, or the Smart Growth Zoning Overlay District Act, encourages communities to create mixed-income residential or mixed-use zoning districts in select locations where development at certain densities occurs either as-of-right or through a limited plan review process.

District Locations

STATION AREA



CITY + TOWN CENTER

UN-USED INDUSTRIAL LAND



OTHER SUITABLE AREA

DEVELOPMENT DENSITY



SINGLE-FAMILY HOME

8 units/acre



TOWNHOUSE

12 units/acre



APARTMENT + CONDO

20 units/acre

Chapter 40R Emphasizes:

- Range of housing
- Compact design
- Mixing land uses
- Distinctive communities
- Resource preservation
- Existing communities
- Transportation choices
- Fair + cost effective process
- Stakeholder collaboration

Design and Standards

Chapter 40R seeks to foster well-designed districts with a distinct sense of place that fits the community's context and goals. As such, communities can develop Design Standards to shape development in an appropriate manner.

Potential Design Standard Topics

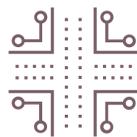
BUILDINGS



STREETS + SIDEWALKS



INFRASTRUCTURE



ENTRANCES



OFF-STREET PARKING



NATURAL FEATURES



OPEN SPACE



LANDSCAPING



EXTERIOR SIGNAGE



BUFFERING BETWEEN ADJACENT PROPERTIES



40R Process



Primary Responsibility



Dept of Housing + Community Development (DHCD)



Town



Public input



40R OVERLAY DISTRICT

How Does 40R Benefit Norwell?

SIGNIFICANT FINANCIAL INCENTIVES FROM THE STATE

In exchange for adopting the 40R Overlay District, municipalities receive between \$10,000-\$600,000 in state funding. The zoning incentive payment is based on the number of additional units that could be created on developable land beyond what is allowed by right under existing zoning.

The State also provides a bonus payment of an additional \$3,000 for every new home built within the district.

Finally, Norwell may be able to receive state funding to cover the net costs of educating any school-age children who move into such districts. This legislation was in response to the common concern that new housing was costly in terms of municipal finances, given the imbalance of tax revenues and service costs.

MEETING HOUSING NEED

The Norwell Master Plan and Housing Production Plan establish the need for more affordable housing in the town, and Chapter 40R requires at least 20% of all new housing development in the overlay district to be affordable.

ENSURING AFFORDABILITY IN NORWELL

Cost-burdened households pay 30% or more of their incomes on housing. HUD considers a cost burden rate of 30% or higher to pose significant issues, ranging from challenges affording other necessities like food and medical care to lack of discretionary income to support local businesses.

Low-income households have incomes no higher than 80% of the Area Median Income, or \$54,750 for a 1-person household and \$78,150 for 4-person households. The 2019 HPP identified 3,625 households in Norwell paying more than 30% of their income on housing. In Norwell, there are 297 housing units on the Subsidized Housing Inventory, or approximately 1 home for every 12 low-income households.

The Council on Aging indicates that they come across older couples who are struggling to hang on to their homes and remain in the community but whose housing costs exceed their incomes. While some are drawing down on their financial assets, others have little or no remaining sources of income.
- Norwell Housing Production Plan, 2019

40R at Queen Annes Plaza

The Town has a tremendous opportunity to leverage Queen Anne's Plaza to support the town's goals of diversifying its housing stock and increasing its commercial tax base. The mall is owned by Federal Realty, a national real estate investment firm that has expressed interest in building housing at Queen Anne's Plaza behind the current buildings. While important shopping locales such as the Big Y and TJ Maxx will remain for the foreseeable future, the 17 acre parcel could support additional development. The Town could expect to receive potentially hundreds of thousands of dollars from the State under 40R. **The input you give at this open house will help inform the final zoning ordinance and design standards.**

