

What is a Housing Production Plan?

A **Housing Production Plan (HPP)** is a proactive strategy for communities to plan for and guide development of housing.

HPP Components



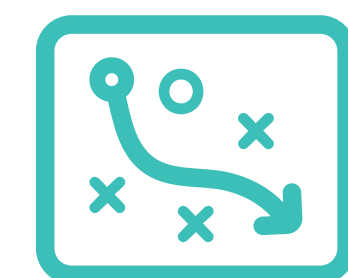
Comprehensive Housing Needs Assessment

Provides data on demographic trends, existing housing stock, and future housing needs



Housing Goals

Desired housing and a numerical goal for annual housing production



Implementation Strategies

Strategies and timeline to achieve housing goals, including zoning modifications, specific sites, and building characteristics.

A HPP helps communities understand their **housing needs, identify housing goals, and make progress towards achieving them.**

HPPs give communities that are under the 10% threshold of Chapter 40B but are making steady progress in producing affordable housing on an annual basis more control over 40B applications. Because Foxborough is above the 10% threshold, an HPP is an opportunity to work towards identifying and meeting its housing needs.

And what exactly is 40B?

Chapter 40B is a state statute that enables Local Zoning Boards of Appeals to approve affordable housing developments under flexible rules **if at least 20-25% of the units have long-term affordability restrictions.**

Through Chapter 40B, affordable housing has been produced that in most cases could not have been built under local zoning. Developments created under Chapter 40B include church-sponsored housing for the elderly, single-family subdivisions that include affordable units, adaptive reuse projects, multifamily rental housing developments, and mixed-income townhouse or condominium developments.

The goal of Chapter 40B is to encourage the production of affordable housing in communities throughout the Commonwealth.

Because Foxborough is above the 10% affordable housing threshold, it can permit “Friendly 40B” projects to build mixed-income housing. Unlike traditional 40B projects, this allows municipalities to remain in control of most aspects of project design and construction. **The State provides technical support to both the town and the developer throughout the process.**