

Housing Goal

5. Goal: The mix of housing types meets the needs of Randolph residents, and residents live in homes that are safe, affordable and healthy.

5.1. Recommendation: Conduct and adopt a state-certified Housing Production Plan (HPP) to offer more detailed documentation of specific housing needs, and additional tools to meet these needs, and keep the Town in safe harbor from 40B development (currently 10.7 % in Randolph).

5.1.1.Action: If the Town would like to prepare an HPP, municipalities in the MAPC region can apply to work with MAPC through its Technical Assistance Program. Calls for project proposals are typically issued twice a year. If approved, MAPC will work with the Town to develop a scope of services for the project.

5.2. Recommendation: Make zoning and related policy changes that allow for the production of naturally occurring affordable housing stock (accessory dwelling units, multi-family and multi-generational housing) in all neighborhoods and to allow for more density in compatible locations.

5.2.1.Action: Work with Mass Housing to identify naturally occurring affordable housing types that should be allowed.

5.2.2.Action: Create awareness for these housing types and address any community concerns through a public engagement process.

5.2.3.Action: Draft regulations permitting these housing types in areas of town that are suitable for housing (close to existing transit, infrastructure, employment opportunities, parks and amenities). Relieve zoning requirements in existing zones that restrict or discourage these housing types.

5.2.4.Action: Evaluate eligibility and opportunity to establish a 40R Smart Growth District.

5.3. Recommendation: Increase affordable housing availability by supporting development proposals which provide affordable units and adopting an Inclusionary Housing ordinance to require a percentage of housing units to be set aside as deed-restricted affordable that are accessible to low and moderate-income households.

5.3.1.Action: Hire a consultant to draft an inclusionary zoning ordinance with carefully crafted requirements based on market conditions and development costs. Requirements should address housing need but shouldn't discourage overall housing development. If the Town would like to draft an HPP, funding may be available from the MAPC Technical Assistance Program.

5.4. Recommendation: Develop new deed-restricted Affordable Housing and Affordable Housing with supportive services, and preserve, maintain, and upgrade existing NOAH and deed-restricted Affordable Housing units.

- 5.4.1.Action:** Seek and secure development and maintenance funding for affordable housing; refer to “A Guide to State Development Resources” produced by the Massachusetts Department of Housing and Community Development (DHCD) for a list and description of such funding sources.
- 5.4.2.Action:** Offer financial assistance to small landlords to upgrade their properties to improve the quality of housing for tenants. Financial assistance should be offered with the condition that housing units receive a deed-restriction ensuring affordability.
- 5.5. Recommendation:** Offer financial assistance and tenant protections to help Randolph residents remain in their homes.
- 5.5.1.Action:** Provide tax relief to income eligible owner-occupied households to help reduce cost burden and remain in their homes.
- 5.5.2.Action:** Assess local capacity to support a home loan improvement program and promote existing state programs such as the Mass Housing home improvement loan program to help aging or disabled homeowners make the necessary home modifications to age in place.
- 5.5.3.Action:** Adopt and advocate for tenant protections such as a local tenant protection ordinance or just cause eviction legislation to protect tenants vulnerable to displacement pressures.
- 5.6. Recommendation:** Maintain a partnership of community, health care, and municipal partners to provide testimony and evidence at local processes that support the preservation and production of affordable housing.
- 5.6.1.Action:** Prepare a list of current partners and potential partners for outreach
- 5.6.2.Action:** Provide meeting spaces and technical assistance to facilitate partnerships and share resources and information