

### 3a Technical Assistance Needs

#### 1. Technical Assistance Needs

- a. updated guidelines threw us for a loop – we were disappointed to see the final guidelines
- b. Not being able to require mixed use, higher thresholds for inclusionary housing weren't included in the draft rules and so we couldn't comment on that
- c. Talking with MHP – already applied for the initial round but I don't have enough staff so I said I would wait.
- d. We just got a city council proposal to reduce all building heights to three stories. The CE piece is probably going to be something we need to do too
- e. Met with Town council, they advised us not to panic yet until there's a workbook that still has to come out (calculations, for instance)
- f. Not sure where it's going to end up but I think we'll be looking for TA. Haven't contacted anybody yet but waiting to see what our town council
- g. Salem won't need TA from MAPC – working with MHP but similarly we have some concerns about the final guidance, particularly as it relates to restrictions around affordability. The suggestion that anything deeper than 80% couldn't be considered by right.
- h. We will be seeking TA but not sure in what capacity. We were moved from bus community to commuter rail community, so we now have an additional year to adopt the changes to the zoning bylaw
- i. We're under 7000 so our impact is less – we're also just about to kick off our master plan process on Monday and will use the MP process to talk about this. Leveraging that. We probably won't look for technical assistance from MAPC on this.
- j. Doing a bunch of preliminary zoning work with MAPC this past spring and summer so we applied through the one stop grant to continue a zoning bylaw update for this coming winter and spring. We'll wind up rolling all of that in there as well (and the funding would be through MAPC).

#### 2. CE challenges

- a. Explaining it to people – what it means to them and if they're in the overlay district, what can they and their neighbors do and what the reality of the changes would be. In a way that they can understand
- b. Idea that this is being forced upon us – a lot of our city council feels this way (protecting us about overstepping). It's supposed to be implemented really soon but we don't really even know what it is.
- c. Rosa: not enough information regarding age groups – what is included, different towns have different needs, etc. Not being specific around what it's being centered around. There's a town that is required to participate but they only have a bus system. More community based discussions about what 3A even is. Lots of ambiguity.
- d. We're still having challenges with having in person vs. zoom meetings. I can see that becoming a challenge once the time comes – if we're trying to adopt something at town meeting I can see the outreach and communication becoming a challenge.
- e. The sustainability element in creating more housing: a lot of residents across these communities are missing that piece and focus on the amount and reducing rising

housing cost. There's a lot more beyond that. I would love for the community to understand what it means to create more sustainable communities for the future instead of focusing on building density just to build (cramming structures on small lots). Swampscott has very little open space to develop (lots are built out. Deming and rebuilding is scary for many residents

- f. Concise understanding of what it is – but also the idea that this is being forced on us from outside. Separating that from some of the other zoning things that we need to achieve. People in my community are independent and want to do this on our own terms. Our approach will have to be building blocks – we can't do this all at once. In the end, reason will prevail and we'll get there but it may be difficult.