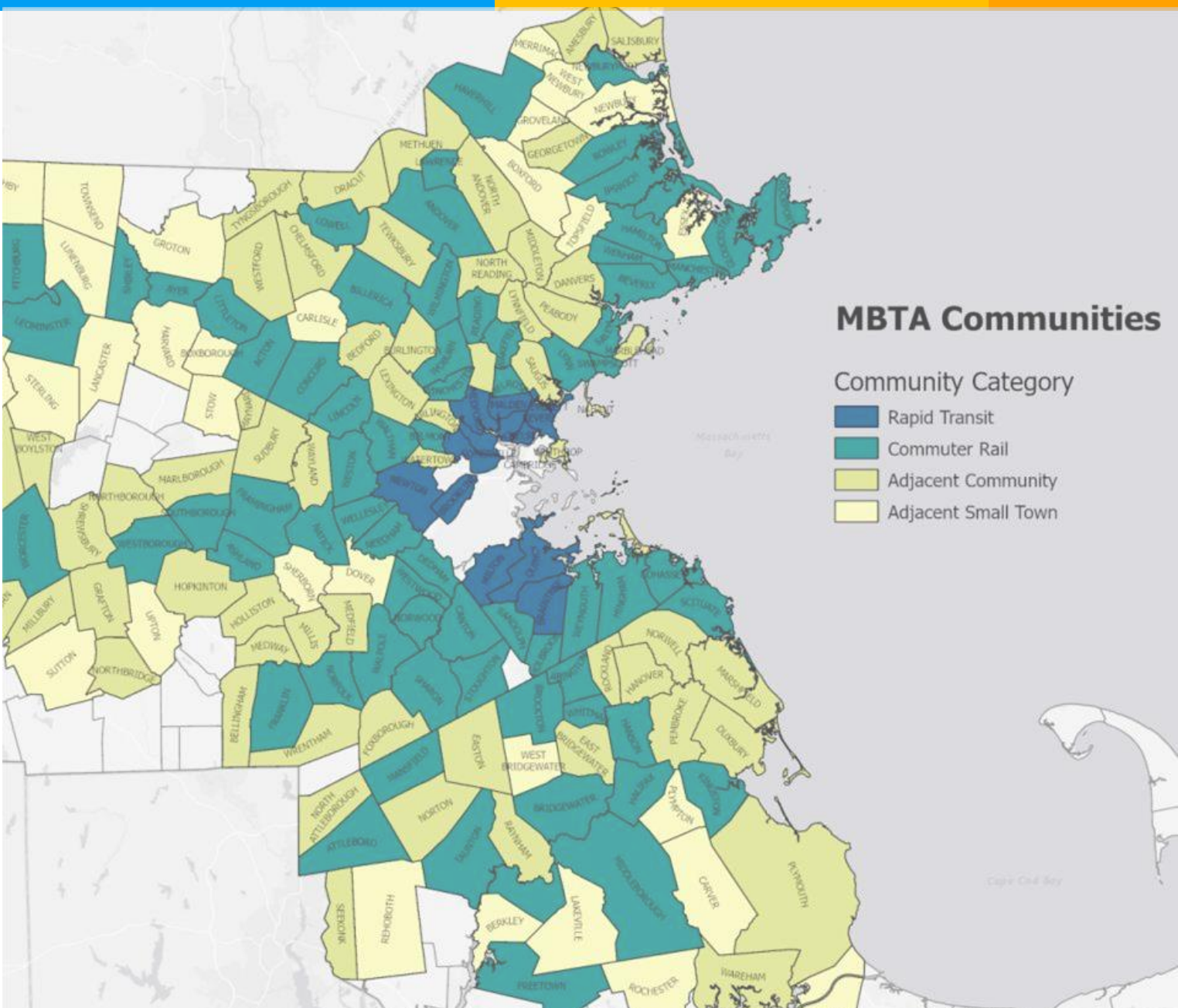


# Section 3A Technical Assistance



Presented by Sukanya Sharma  
Regional Planner II  
RTC 3A TA Program Manager  
Subregional Coordinator - SSC



# Agenda

**SSC Context**

**Compliance Overview**

**Guidelines Update Overview**

**Resources**

# TA provided by MAPC so far

## How MAPC is helping implement Section 3A



### Technical Assistance

- Compliance modelling
- Visioning
- Draft zoning
- Community engagement
- Communications, messaging
- Adoption support



### Additional TA:

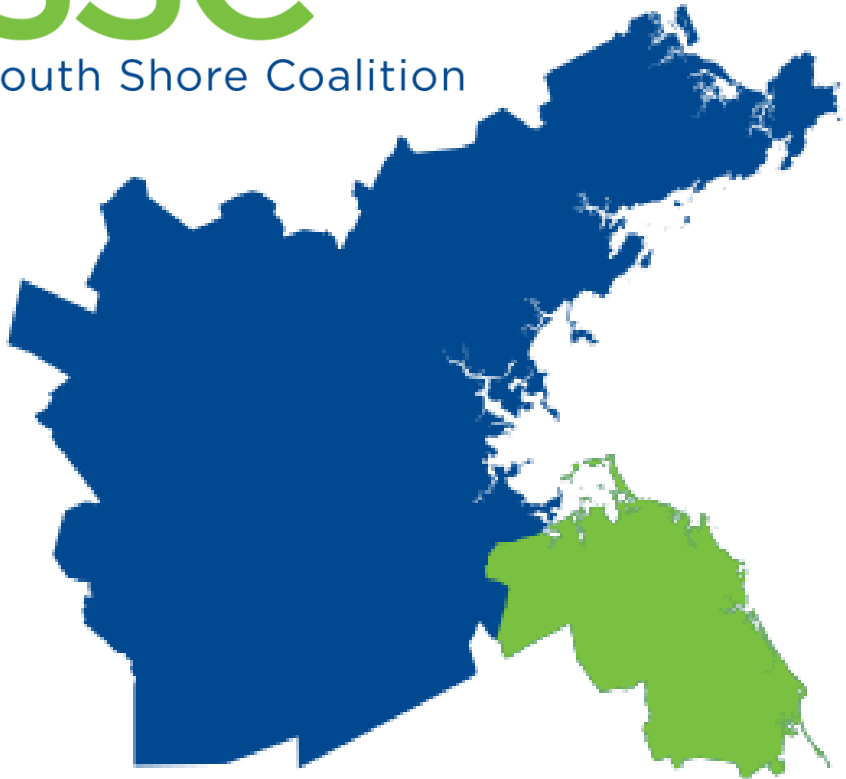
Economic Feasibility  
Analysis (EFA)

**Rapid Transit  
Communities  
Cohort**



**District Suitability  
Analytical Tool  
(forthcoming)**

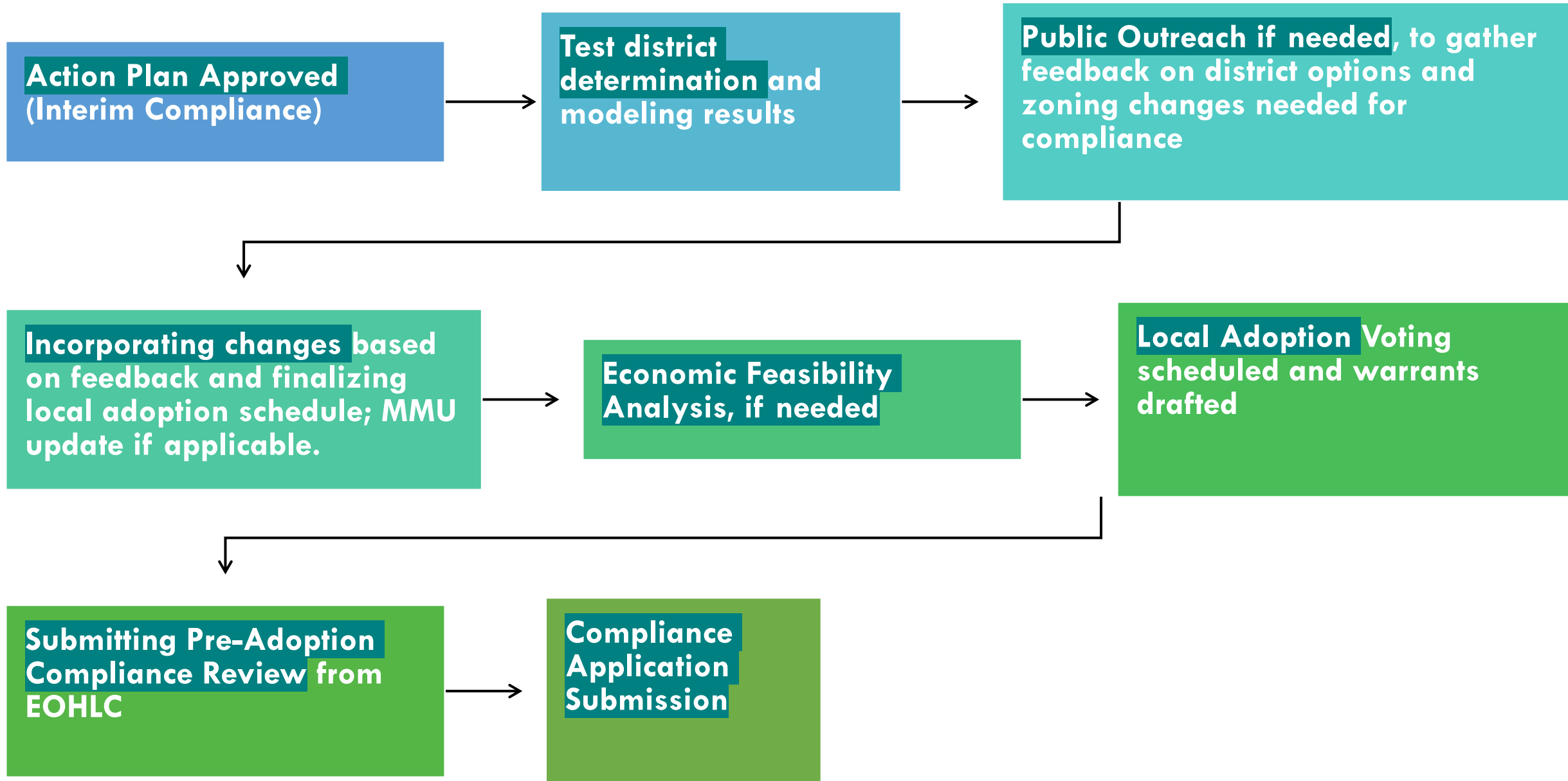




7 Adjacent Community  
5 Commuter Rail Community  
1 Rapid Transit Community

1	Braintree	Rapid Transit
2	Cohasset	Commuter Rail
3	Duxbury	Adjacent community
4	Hanover	Adjacent community
5	Hingham	Commuter Rail
6	Holbrook	Commuter Rail
7	Hull	Adjacent community
8	Marshfield	Adjacent community
9	Norwell	Adjacent community
10	Pembroke	Adjacent community
11	Rockland	Adjacent community
12	Scituate	Commuter Rail
13	Weymouth	Commuter Rail

# Overview



# EFA Related Considerations

## EFA Required if:

More details here [Link](#)

Affordability	AMI threshold	Compliant
≤ 10%	≥ 80%	Yes
≤ 10%	< 80%	EOHLC's discretion; EFA Needed
10% to 20% outside of approved HLC Program like 40R	Any	EOHLC's discretion; EFA Needed
10% to 20% in an approved HLC Program like 40R	Any	EOHLC's discretion; program requirements apply
upto 25% units in 40R*	Any	EOHLC's discretion

1	<b>Braintree</b>	Under Consideration; 12%, varies; 80% AMI
2	Cohasset	Citywide; 10% ; 80% AMI
3	Duxbury	Citywide; 10% ; 80% AMI
4	Hanover	
5	Hingham	Area specific; 6%; 80% AMI
6	Holbrook	
7	Hull	
8	Marshfield	Optional IZ
9	Norwell	
10	Pembroke	
11	Rockland	
12	<b>Scituate</b>	Citywide; 15%, 80% AMI
13	Weymouth	

# GIS Testing Highlights

## Total District Area

*Total district area = District portion 1 area + ... + District portion n area*

## Contiguity

*% of district that is contiguous =  $\frac{\text{land area of largest non- contiguous district portion}}{\text{total area of all district portions}}$*

## Transit Station Area

*% of land area within station area =  $\frac{\text{District area within a half mile of a transit station}}{\text{Minimum land area requirement (municipality-specific)}}$*

## Gross Density Denominator

*Gross density denominator = Total district area - Total density denominator deductions*

User guide pg. 17-24: <https://www.mass.gov/doc/compliance-model-user-guide/download>

Source: MHP/DHCD Compliance Webinar Slides



## 3A Requirement Checkpoints

- Each **non-contiguous area** (i.e., each sub-district) of the Test district must be **at least five acres**.
- **At least half the district land area is contiguous**. Note that two different districts or sub-districts (with different zoning parameters) are also considered contiguous if they are adjacent to each other and can contribute to the 50% requirement for contiguity. i.e., the largest sub-district of a Test district should contain more than 50% of the total land area of the Test district.
- The **total Test district area should be greater than the Minimum land area requirements** (which are community-specific and available in the Compliance Model Excel sheet).
- For Rapid Transit and Commuter Rail community categories only, **percentage of land area within transit station areas should be greater than minimum requirements** (which are community-specific and available in the Compliance Model Excel sheet).



# Zoning Assessment Highlights

- **3A Requirements for the community**
  - Auto-generated
- **Compliance Model**
  - **Tab 1: Introduction**
  - Tab 2: Checklist District ID
  - Tab 3: Checklist Uses
  - Tab 4: Checklist Parameters
  - Tab 5. Zoning Input Summary
  - District Tabs
  - Summary Tab

## Compliance Model Excel Sheet

Please identify your community.	
<b>Community:</b> (Please use the drop-down menu to enter)	Franklin
<b>Community Category:</b> (auto-populates)	Commuter Rail
<b>2020 Housing Units (Census PL-94):</b> (auto-populates)	12,551
<b>Minimum Multi-family Unit Capacity:*</b> (auto-populates)	1,883
<b>Minimum Land Area**</b> (auto-populates)	50
<b>Developable Station Area***</b> (auto-populates)	643
<b>Percent of District to be Located in Station Area</b> (auto-populates)	75%

## Highlights

- **3A Requirements for the community**
  - Auto-generated
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## Compliance Model Excel Sheet

*Existing Zoning Districts*

*Existing Overlay Districts*

*Other Overlay Districts that Control Development*

*Acreage Calculations*

### Note:

Ensure denominator deductions are subtracted from total acreage as input for density denominator input in the acreage calculations table in this tab. This is an additional step after the attribute table output from GIS processing.

# Highlights

- **3A Requirements for the community**
  - Auto-generated
- **Compliance Model**
  - Tab 1: Introduction
  - Tab 2: Checklist District ID
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## Compliance Model Excel Sheet

District Name	Approval Process
NRN	GO: This district allows multifamily with site plan review only.
GVC	GO: This district allows multifamily with site plan review only.
GWB	STOP: This district allows multifamily with special permit only.
NSOV	GO: This district allows multifamily with site plan review only.

### Restrictions

1. Restricted by Age
2. Limitations on the size of unit
3. Restricted to Studio, 1-bedroom, or 2-bedroom units
4. Limitation on the size of bedrooms
5. Restrictions on the number of occupants
- 6. Required commercial (active) ground floor**
- 7. Required mixed use (any floor)**
8. Inclusionary Zoning in the District?
9. Inclusionary Zoning Town or City-wide?
10. Is this a 40R District?

## Highlights

- **3A Requirements for the community**
  - Auto-generated
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## Section Organization

1. Allowable Residential Building Types
2. Lot Sizes
3. Restrictions on Building Volume
4. Restrictions on Building Footprint
5. Restrictions on Dwelling Units

### Key dimensional requirements that drive unit capacity based on our testing experience

- Min Lot Width Requirements
- FAR
- Building Coverage
- Building Heights
- Average Parking Requirements
- Cap on Max DUs per district

# Lessons Learned

## Undertaking Compliance Testing:

- Key dimensional requirements that drive unit capacity based on our testing experience
  - Min Lot Width Requirements
  - FAR
  - Building Coverage
  - Building Heights
  - Average Parking Requirements
  - Cap on Max DUs per district
- Helpful ways to theoretically reach compliance – reducing non-conforming parcels, reviewing parking input impact, avoiding density caps.

# Lessons Learned

## Undertaking Zoning Changes:

- Build off previous plans, if possible
- Determine initial set of boundaries (doesn't need to be refined)
- Community process
  - Determine what the community wants and where\*
  - Keep in mind what will comply but remember a number of ways to reach compliance
- Writing the bylaw itself comes last
  - Determine type of zoning:
    - Modifying existing zoning district? (Keep in mind if the district is in multiple locations of town any changes will affect all of the same district)
    - New overlay district? (Can be easiest to develop, since it can be self contained within bylaw)
    - New base zoning?

***Resources Exist!***

\*Figure out what the community wants and where. Can be context-sensitive and still achieve compliance



**3 units**  
**DU/AC = 16**



**350 units**  
**DU/AC = 15**

# Recent Guideline Update

## What it allows?

- Unit capacity\* of an eligible district\*\* that requires mixed-use/retail on ground floor (MMU) to be counted towards (or offset) total unit capacity required for compliance\*\*\*.

## What does it not allow?

- Counting the land area within MMU towards a test district. Zoning districts with MMU are still *not* compliant per the law. The offset only applies to minimum unit capacity, it doesn't count towards the minimum land and station area requirements set for each community.

## Consideration for Grant Programs

The Commonwealth will take Section 3A compliance into consideration when making grant awards recommendations for thirteen discretionary grant programs.



# Guideline Update

## What it allows?

- Unit capacity\* of an eligible district\*\* that requires mixed-use/retail on ground floor (MMU) to be counted towards (or offset) total unit capacity required for compliance\*\*\*.

\* **Unit capacity offset** = unit capacity of the MMU OR 25% of their minimum multifamily unit capacity requirement of the community, *whichever is lowest*.

\*\* **Eligibility criteria includes:**

- Eligible location – pedestrian access to amenities etc. **Get Approval by EOHLC**
- Should look like a compliant 3A district with an exception of having mixed use such a no age restrictions, must be suitable for families with children, as of right mf, no more than 33% of area to non-residential use etc.
- Should allow for broad mix of uses (based on your zoning districts).
- No minimum parking requirement for non-residential component.

**Additional consideration:** MMU districts don't have to be a minimum of five acres

### Unit Capacity Offset Example 1:

- Say an MBTA community has a minimum unit capacity requirements of **1,000 units**.
- An adjacent and eligible **MMU has 120-unit capacity**.
- The community could request permission from EOHLC to **count maximum 120 units from the MMU towards compliance**.
- In other words, the community's 3A test district should at least have **880-unit capacity to comply**.

### Unit Capacity Offset Example 2:

- Say an MBTA community has a minimum unit capacity requirements of **1,000 units**.
- An adjacent and eligible **MMU has 300-unit capacity**.
- The community could request permission from EOHLC to count maximum 250 units from the MMU towards compliance (**25% max offset**).
- In other words, the community's 3A test district should **at least have 750-unit capacity to comply**.

# Discussion

*Where are you in the compliance process?*

*What are your immediate 3A next steps?*

*What are your deadlines?*

*What resources are you missing?*

# Resources

## **MAPC Technical Assistance Program**

TAP applications are open and processed on a rolling basis.

Contact: TAP Coordinator, AHarrisLong@mapc for more info or visit page:

<https://www.mapc.org/about-mapc/funding-opportunities/>

## **Community Engagement Resource Hub (in collaboration with CHAPA)**

Fact Sheets, Meeting Design Guidance, Social Media Assets, Learning Sessions led by CHAPA

**Link to google drive folder:**

[https://drive.google.com/drive/folders/10qnNeNmed9WFKdWXY\\_1JWKWhZNHxhxvG?usp=drive\\_link](https://drive.google.com/drive/folders/10qnNeNmed9WFKdWXY_1JWKWhZNHxhxvG?usp=drive_link)

## **Resources for MBTA Communities from EOHLC:**

Webinars, tutorials, guidelines, fact sheets, available TA grants and more.

**Link to webpage:** <https://www.mass.gov/info-details/resources-for-mbta-communities>

## **Upcoming info session for MBTA community planners**

Tuesday, Nov. 7, 12:00 to 1:30 p.m.

### **Community Engagement and Messaging**

Lily Linke, MBTA Communities Engagement Manager

### **Applying for 3A Compliance**

Nate Carlucci, MBTA Compliance Manager

Emma Snellings, MBTA Compliance Coordinator

# Resource Corner and Upcoming Opportunities

## MAPC's Fall Council Meeting on October 25<sup>th</sup>

Please register and participate if you are a representative of your community or an alternate.

Link to register: <https://us06web.zoom.us/meeting/register/tZEpf-6vqj4pGd1D6ku3aqpBNr71t4qRUhSu>

## MAPC Technical Assistance Program (TAP)

The FY24 call for TAP project concepts will be announced soon! The program provides funding to municipalities for technical assistance and can serve as a vehicle to identify projects that resonate with community needs.

Reach out to Andrea Harris Long, our TAP Coordinator at [aharrislong@mapc.org](mailto:aharrislong@mapc.org) with questions and interest.

# Resource Corner and Upcoming Opportunities

## MassDOT Shared Streets and Spaces Grant Program

Application Deadline: October 31, 2023

The Shared Streets and Spaces Grant Program is administered by the Massachusetts Department of Transportation (MassDOT). Only municipalities and public transit authorities are eligible to apply. Link to resource: [here](#)

## Restoring Indigenous Foodways for Climate Resilience

Thursday, Oct. 26, 2023 | 12:00 - 1:30 p.m.

This discussion will lead us beyond land acknowledgments to a more collaborative and rights-based approach to climate resilience. Learn how indigenous land back efforts in both private and public lands are benefiting municipal efforts to restore and manage forests and waterways for increased biodiversity, greater productivity and resilience to shock and disturbance. [Register here](#)

# Resource Corner and Upcoming Opportunities

## Accessible Trails Discussion Part III: Funding Your Project with MassTrails

Berkshire Natural Resources Council hosts a discussion on how to get your accessible trails projects funded through the MassTrails Grant Program. **Online on Oct 23<sup>rd</sup> from 5 pm.**

**Registration link:** <https://www.eventbrite.com/e/accessible-trails-discussion-part-iii-funding-your-project-with-masstrails-tickets-722830805397?aff=oddtcreator>

## Take the Community Health Equity Survey (anonymous)

The Community Health Equity Initiative (CHEI) collects data on the social and structural causes of health needs facing Massachusetts residents, specifically among communities who are disproportionately affected by health emergencies. Through this data collection CHEI strives to help communities, along with state and local partners, prioritize changes to policy and how and where resources go.

Link: <https://www.mass.gov/info-details/take-the-community-health-equity-survey>



# Resource Corner and Upcoming Opportunities

## Massachusetts Federal Funds Partnership for Local Governments

The Federal Funds and Infrastructure Office is hosting a new monthly meeting series for local governments called the “Commonwealth of Massachusetts Federal Funds Partnership.” The first meeting of the Massachusetts Federal Funds Partnership is being held on Wednesday, October 25th from 11:30am – 12:30pm with Lieutenant Governor Kim Driscoll. [Register Here](#)