

Preparing for Section 3A Compliance

MWRC November Meeting
November 30, 2023

MAPC Section 3A Work

- MAPC is working with several communities in our region to plan for Section 3A compliance, often in the context of a larger neighborhood or community-wide visioning process
- Examples of current projects include:



MAPC Section 3A Work

How is MAPC helping communities prepare for Section 3A compliance?

- Analyzing existing zoning for compliance
- Crafting zoning scenarios that could achieve compliance
- Compliance model testing
- Preparing economic feasibility analyses (EFAs) for inclusionary zoning policies
- Town Meeting preparation (Show Your Support Trainings, for example)
- Developing digital tools to inform decision-making

Technical Assistance to Support 3A Work

- MAPC Technical Assistance Program (TAP)
 - 2024 call for projects will be released soon, with awards announced in early 2024
- Massachusetts Housing Partnership (MHP) Technical Assistance Grants
- State Planning Grants from the Executive Office of Housing and Livable Communities (EOHLC) and Executive Office of Energy and Environmental Affairs (EEA)
- CHAPA Community Engagement Cohort

3A District Suitability Analysis: Coming Soon!

- Decision-support tool that uses data to help municipalities identify or assess locations for 3A zoning districts that advance regional and local goals
- Evaluates locations based on a set of criteria related to transportation, accessibility, development feasibility, residential capacity, and climate vulnerability, scoring each land parcel from 0 (least suitable) to 100 (most suitable)
- Clusters of parcels/sites with higher scores are strong candidates for 3A zoning districts

Questions?

For questions about Section 3A, technical assistance opportunities, and more, contact:

- Emma Battaglia, Senior Housing & Land Use Planner (ebattaglia@mapc.org)
- Andrea Harris-Long, Manager of Housing & Neighborhood Development (aharrislong@mapc.org)

3A District Suitability Analysis: Coming Soon!



3A District Suitability Analysis Beta 20230912

[ABOUT PROJECT](#) [METHODS](#)

FILTER PARCELS EXPLORE LAYERS ADD DATA

FILTER PARCELS

Select a municipality to filter/zoom to that municipality, then (optionally) filter based on the final suitability score. Clusters of parcels/sites with higher scores are strong candidates for 3A zoning districts.

SELECT A MUNICIPALITY *(required)*

Burlington

FILTER BY FINAL SCORE *(optional)*

Show me parcels with a suitability score of at least...

No filter applied

Choose a value between 0 (lowest suitability) and 100 (highest suitability). For example, selecting a value of 90 will show you parcels in the 90th or higher percentile, or the top 10% most suitable parcels.

PARCEL INFORMATION

When a parcel is selected, information about that parcel will appear below.

Parcel in Burlington

3A District Suitability Score: **98.7**

This parcel is more suitable than **98.7%** of all parcels in Burlington, meaning it has **very high suitability** for a 3A District.

Criteria Scores for this Parcel

- Within Station Area:** N/A (Burlington has no station area requirement for 3A districts)
- Transit Accessibility:** 97.5/100 (very high suitability)
- Local Accessibility:** 86.3/100 (very high suitability)
- Development Feasibility:** 98.9/100 (very high suitability)
- Residential Capacity:** 81/100 (very high suitability)

Earthstar Geographics | Central Transportation Planning Staff, mbta.com, MassGIS | Esri, ... Powered by Esri

Created by the Metropolitan Area Planning Council (MAPPC).