



SMART GROWTH AND REGIONAL COLLABORATION

To: Ms. Elaine Wijnja, Massachusetts Executive Office of Housing and Livable Communities (EOHLC)

From: Gloria Huangpu, Technical Assistance Program Coordinator, MAPC

Date: August 4, 2025

Re: District Local Technical Assistance (DLTA)
2025 Report to the General Court

This memo constitutes the 2025 MAPC Mid-Year report on DLTA projects and activities for briefing the Massachusetts General Court.

The total funds available to MAPC cities and towns for DLTA projects during 2024 is \$712,086, which consists of \$647,351 in state funds and a \$64,735 MAPC match. Thus far, these funds are enabling MAPC to undertake a total of 48 projects with our member municipalities, as outlined below. Note that MAPC has also extended the influence of the DLTA funds by making some allocations to projects that have additional funds (e.g., municipal funds, MAPC member assessment funds, MAPC transportation funds, Community Compact grants, EEA grants, etc.), but need the DLTA funds to complete their full proposed project. In total, as can be seen in the information below where additional budget information is accessible, over \$921,300 of non-DLTA funds are associated with these projects, representing a significant increase over the DLTA and MAPC match funds allocated.

Every year, a project solicitation memo from MAPC's Executive Director is sent to the MAPC communities, which encourages communities to submit proposals for DLTA funding. This same memo outlines the criteria by which MAPC would make decisions related to funding of projects, which include a) the Supporting the Community Compact including Regionalization; Planning Ahead for Housing (including Supporting the MBTA Communities); Planning Ahead for Growth; and Supporting the Housing Choice Initiative categories outlined in the contract between MAPC and the state, and b) the priorities from MAPC's Regional Plan, *MetroCommon2050*.

The following is a list of MAPC's projects that are funded fully or partly using DLTA funds provided by EOHLC.



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Arlington, Malden, Watertown: Community Engagement Foundations - DLTA \$10,000. Total budget all sources (approx.) \$30,000. MAPC staff are supporting the communities of Arlington, Malden, and Watertown with improving their community engagement efforts. This project aims to explore how to establish community engagement foundations, especially when budgets may be limited. Each municipality will engage municipal leadership and staff, community-based organizations, and historically excluded communities. This project will culminate in a replicable process and a series of recommendations for future/ongoing engagement efforts.

Ashland: Community Resiliency Hub Plan - DLTA \$5,000. Total budget all sources (approx.) \$12,000. The impacts of climate change have been continuing to impact Ashland residents for the past few years, from extreme heat to flooding residents have felt the impacts of our changing climate. Conversations with residents have shown the town would benefit from a community hub that they could depend on during an extreme weather event to sustain power and provide resources to residents as they rebuild from the emergency. The goal of this project will be to develop a plan to establish the existing Ashland Community Center as a resiliency hub for residents.

Boxborough: Section 3A - DLTA \$15,000. As an adjacent small town, Boxborough must meet section 3A compliance. The Town is working with MAPC staff to receive technical assistance to engage the community, analyze the Town for 3A suitability, and support the Town in updating their zoning in accordance with Section 3A.

Cambridge: Furthering Inclusive Environments - DLTA \$15,000. Total budget all sources (approx.) \$20,000. MAPC staff are partnering with the Cambridge Public Health Department and city staff to reduce barriers to physical activity and disability access in the city. These changes will be made through implementing operational and environmental changes, with a special focus on those who may experience linguistic, physical, or economic barriers and opportunities for improved physical access and mobility for people with disabilities. The effort will continue to be complimented by a Community Health Inclusion Index (CHII) grant.

Chelsea, Revere: North Suffolk Schools Zero Carbon Action Strategy - DLTA \$10,000. Total budget all sources (approx.) \$45,000. The North Suffolk Office of Resilience and Sustainability seeks to build a coalition that would ensure Chelsea and Revere are prepared to leverage upcoming funding opportunities to decarbonize and improve community resilience across both school systems. This group will be called the Schools Zero Carbon Team and would be a partnership between Chelsea Public Schools and Revere School District, municipal leadership and staff, and local community organizations. In addition to DLTA funds, this project leverages technical assistance from National Grid and additional funding from the MassCEC EmPower program. MAPC staff are supporting by conducting facilitation and stakeholder



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engagement to support the initial convening of key decision makers and implementers from Chelsea Public Schools, Revere School District, both municipal facilities departments, and NSORS.

Dedham: Open Space and Recreation Plan - DLTA \$5,000. Total budget all sources (approx.) \$20,000. MAPC staff are providing technical assistance to the Town of Dedham to update their Open Space and Recreation Plan (OSRP). The current OSRP is set to expire in the Fall of 2026, and the Town is eager to take this opportunity to update the document to reflect significant changes in the town's staffing and resources since the completion of the previous plan.

Dedham: Implementation of Health and Humans Service structure - DLTA \$5,000. Total budget all sources (approx.) \$12,500. MAPC staff previously provided technical assistance to the town by developing a health and human services (HHS) organizational approach within the municipal structure. Work continues with the Public Health Department to implement the model, including working relationships and roles between municipal departments, and services that HHS would facilitate, such as the Opioid Settlement fund investment or emergency funding program.

Duxbury: Inclusionary Zoning Ordinance and Open Space and Residential Development - DLTA \$3,300. MAPC staff are working with the Town of Duxbury to revisit the Town's inclusionary zoning ordinance and Open Space Residential Subdivision.

Essex: Housing Production Plan - DLTA \$5,000. Total budget all sources (approx.) \$63,200. MAPC is supporting the Town of Essex to update their Housing Production Plan. Though the project is funded primarily by the town, DLTA funds were leveraged to extend the community engagement in the project, allowing the project team to conduct additional outreach meeting people where they are in the community.

Everett: Electrify Everett - DLTA \$5,000. Total budget all sources (approx.) \$40,000. MAPC is continuing to support the Electrify Everett program, which seeks to encourage the installation of energy efficiency, weatherization, and heat pump measures in residential buildings, with a focus on the Justice40 census tract 3425. MAPC staff are working closely with the City of Everett and its Electrify Everett partners (e.g. La Comunidad, Everett Community Growers, Latinos Unidos en Massachusetts, Neighborhood Developers, Eliot Family Resource Center, National Grid). MAPC is providing technical assistance to support implementation of the Electrify Everett program and identification of additional sources of co-funding.

Everett: Housing Production Plan Implementation - DLTA \$20,000. MAPC will provide technical assistance to the City of Everett for the implementation of the Everett Housing Production Plan, primarily through the formation of an Implementation Committee. The Implementation Committee will provide a forum for local leaders and community organizations, many of whom informed the planning process, to stay engaged with the City's continued housing work.



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Framingham: Framingham Facilities Creative Placemaking - DLTA \$35,000. Total budget all sources (approx.) \$70,000. MAPC staff are providing technical assistance to the City of Framingham to develop a strategic plan for arts and cultural resources in Downtown Framingham, integrating creative placemaking. This comprehensive planning process would be centered on spaces located in and adjacent to Framingham's vibrant and diverse downtown neighborhoods, within a corridor that encompasses City Hall and the City's new Community Center.

Framingham: Electric Vehicle Planning - DLTA \$10,000. Total budget all sources (approx.) \$20,000. MAPC staff are providing technical assistance to the City related to planning for EV charging station infrastructure and associated resources across the City. This project focuses on expanding access to affordable, safe, resilient, and convenient EV charging stations for all populations, including residents in Environmental Justice neighborhoods. One of the key results of the project will be a regional map showing potential municipal EV stations. This project will not only enable communities to benefit from lessons learned in tackling shared challenges, it also offers a critical opportunity to conduct this planning with a regional focus – one that will accelerate EV adoption by enhancing the efficacy and completeness of the regional EV charging network and reduce range anxiety that may be associated with regional travel.

Gloucester: Gloucester Digital Equity Public Wifi Feasibility Study - DLTA \$10,000. Total budget all sources (approx.) \$20,000. A key short-term recommendation of Gloucester's Digital Equity Plan is to pilot a publicly accessible outdoor Wi-Fi network in downtown Gloucester. MAPC staff are supporting the City with technical assistance to define one or more geographic areas in downtown Gloucester for the implementation of an outdoor public wi-fi network.

Gloucester: Housing Production Plan Update - DLTA \$5,000. Total budget all sources (approx.) \$65,000. MAPC staff are providing technical assistance to draft an updated Housing Production Plan (HPP) to establish new strategies, policies, and development opportunities that address Gloucester's pressing housing needs. The HPP will assess the effect of environmentally sensitive areas related to Gloucester's coastal characteristics and lack of sewer infrastructure in the context of growing the housing stock. In addition to DLTA, this project will receive funds from the City of Gloucester.

Hudson, Ashland, Framingham, Hopkinton, Holliston, Maynard, Medway, Milford, Millis, Natick: Climate Hazards Roundtable - DLTA \$30,000. Planning, coordinating, and implementing resilience to climate hazards, such as extreme heat and in-land flooding, at a regional level will be necessary to prevent and avoid worsening outcomes. MAPC staff are working with municipalities in the MetroWest region to convene a Climate Hazard Roundtable that will enhance the climate resiliency organizational ecosystem



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Hull, Scituate, Hingham, Cohasset, Norwell: Multi-Community Resilience and Recovery Project - DLTA \$10,000. Total budget all sources (approx.) \$50,000. MAPC staff will collaborate with the communities of Hull, Scituate, Hingham, Cohasset and Norwell to design and facilitate a tabletop exercise, as well as develop a Comprehensive Multi-Community Resilience and Recovery Project, to enhance regional emergency planning and recovery efforts for major storm events.

Lynn: Lynn Cultural Plan - DLTA \$9,700. Total budget all sources (approx.) \$50,000. MAPC staff will provide technical assistance to develop the first-ever cultural plan for the City of Lynn. This plan will complement the city's recent comprehensive plan – Vision Lynn – and imbue art and culture into the community's vision of the city of Lynn as a city where people feel safe and comfortable to live, work, learn and play; where all community members have the housing, transportation access, social connections, and educational or economic opportunities to live a fulfilling life; and a city to be proud of, with strong, diverse, and connected communities that take care of our shared space, natural resources, and each other.

Lynn: Mass care and shelter coordination plan update and exercise - DLTA \$10,000. Lynn sought technical assistance to review the current mass care and shelter coordination plan for the city and conduct a gap analysis, including making sure the plan has a current inventory of supplies, job action sheets, and MOUs for shelter support. MAPC is developing a workshop to test the plan and the final step will be conducting a shelter activation and set up drill.

Lynn: Lynn Implementation of Community Health Initiatives - DLTA \$10,000. Total budget all sources (approx.) \$25,000. The City of Lynn worked with MAPC on writing their CHIP, Community Food Action Plan and ALERT program. The current DLTA funding supports implementation of the recommendations in these plans, including continuing engagement with community, institutional, and municipal stakeholders.

MAGIC Subregion: MAGIC Municipal Affordable Housing Trust Roundtable - DLTA \$20,000. Total budget all sources (approx.) \$30,000. MAPC is convening communities in the MAGIC subregion to share experiences, best practices, and lessons learned about administering local Affordable Housing Trusts. The group will participate in a series of roundtable convenings that will result in the creation of a virtual hub of resources, a white paper on how Affordable Housing Trusts distribute CPA funding, and more.

Malden: Climate Action Plan Implementation - DLTA \$25,000. Total budget all sources (approx.) \$35,000. The City of Malden sought technical assistance to support the early implementation of the newly published Climate Action Plan (CAP), which was developed in partnership with MAPC. The City has recently established the Climate Action and Sustainability Commission (CASC), which will oversee implementation of the CAP and sought MAPC's support to establish set processes and procedures for the CASC to follow, as well as support implementing at least one CAP strategy.



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Malden: Open Space and Recreation Plan + Art - DLTA \$10,000. Total budget all sources (approx.) \$42,500. The City of Malden sought technical assistance to develop and write a new Open Space and Recreation Plan. This project was developed with a strong vision for a new plan that would include an arts and culture component for the first time. MAPC staff from the Arts and Culture, Land Use, and Community Engagement teams are collaborating to lead this effort.

MAPC Region: MetroMayors Climate Task Force - DLTA \$20,000. Total budget all sources (approx.) \$50,000. The MetroMayors Climate Task Force includes Arlington, Boston, Braintree, Brookline, Cambridge, Chelsea, Everett, Lynn, Malden, Medford, Melrose, Newton, Quincy, Revere, Somerville, Winthrop and Watertown, totaling 17 municipalities with 1.6 million residents. The Climate Taskforce works to meet regional priorities around creating a more resilient region and reducing GHG emissions. Over the next year, the Climate Taskforce will complete a 5-year strategic plan that lays out specific regional goals to achieve by 2030. This year, the Taskforce is also celebrating its 10-year anniversary and will be doubling down on climate action in the face of a changing Federal administration.

MAPC Region: Massachusetts Municipal Diversity, Equity, and Inclusion Coalition - DLTA \$25,000. MAPC staff are providing technical assistance to the Massachusetts Municipal Diversity, Equity, and Inclusion (DEI) Coalition, a network of DEI professionals within local Massachusetts governments. Municipal DEI practitioners attend convenings to share experiences, exchange best practices, and provide mutual support in overcoming common challenges. In 2025, the Coalition is formalizing its structure and working on an expanded iteration of its 2021 DEI Guide, which has already been used by many communities.

MAPC Region: Climate Resilience Playbook - Actions Tool - DLTA \$5,000. MAPC's Data Services Team supported the creation of the Climate Resilience Playbook, a guide of tools, examples, and ideas to help municipalities prepare for the impacts of climate change. That includes protecting important community spaces, buildings, and systems, and most importantly, listening to and lifting up the voices of people most affected. DLTA funds supported the Digital Team to finish and launch the Climate Resilience Playbook, including publishing the associated report and launching an interactive tool allowing any user to use filters and tags to search a repository of nearly 200 best practice recommendations for addressing various climate threats. This is a tool that will benefit municipal staff across the region.

MAPC Region: MetroMayors Coalition Housing Task Force - DLTA \$20,000. The Metro Mayors Coalition Housing Task Force meets on a regular basis to advance housing production and affordability goals. The Task Force continues to advance its two local implementation projects: Rightsizing Zoning and Leveraging Public Land for Affordable Housing. This includes working with MAPC's Data Services staff, who presented recent research conducted with Housing Navigator and worked with the Coalition to track and analyze housing production data for the upcoming annual release.



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MAPC Region: Affordable Housing Admin Toolkit - DLTA \$15,000. Total budget all sources (approx.) \$45,000. The Affordable Housing Administration Toolkit is being created in partnership with multiple municipalities to support their ability to administer local action units and produce, maintain, and preserve affordable housing and tenants. The final results of this project will be published on a website with data and trends on rental increases and resources for preventing displacement. Municipalities leading this work include Belmont, Beverly, Melrose, Lynn, Wakefield and Watertown, with other municipalities supporting the project.

Marblehead, Littleton, Danvers: Accessory Dwelling Unit Bylaw Updates - DLTA \$20,000. Total budget all sources (approx.) \$30,000. In August 2024, Massachusetts passed the Affordable Homes Act, which, among other things, requires that all cities and towns allow ADUs by-right in single-family residential zoning districts. A majority of MAPC municipalities have adopted an ADU bylaw or ordinance, but nearly all of these contain elements that are in conflict with the new state requirements. MAPC is providing direct support to a number of municipalities in assessing and amending their ADU regulations. Then, MAPC Housing staff will synthesize general ADU best practices with lessons learned from this direct municipal work to develop Massachusetts-specific ADU guidance that will assist municipalities throughout the region in incorporating best practices into, and supporting adoption of, new or updated ADU zoning.

Millis: Housing Authority Affordable Housing Land Disposition - DLTA \$20,000. Total budget all sources (approx.) \$25,000. MAPC staff are supporting the Town of Millis and Millis Housing Authority with community engagement related to the disposition of public land for affordable housing. MAPC's Community Engagement team is building residents' awareness about this process and the importance of affordable housing in Millis.

Milton, Walpole, Norwood: Expanding Language Access in TRIC - DLTA \$10,000. Total budget all sources (approx.) \$25,000. MAPC staff are working with municipalities in the TRIC subregion to build a regional understanding of their language access needs and establish regional practices to expand language access. The project seeks to understand local demographics as it relates to translation needs so that the municipalities can provide targeted, useful, and cost-effective services that allow them to quickly deploy non-English materials and support to their communities.

Natick, Framingham, Ashland: Metrowest Climate Equity Outreach - DLTA \$10,000. Total budget all sources (approx.) \$25,000. The Metrowest Climate Equity project is an ongoing initiative between Framingham, Ashland, and Natick, facilitated by MAPC, to engage residents on the impacts of climate change to community health. This year, participants are working with residents to assist in identifying action opportunities related to policy, systems and environmental changes that can address community specified impacts from climate change and resiliency in environmental justice communities.

Needham: Needham Municipal Parking Lot Solar Canopy Resource Guide - DLTA \$10,000. Total budget all sources (approx.) \$25,000. MAPC is working with the Town of Needham to develop a Municipal Parking Lot Solar Canopy Resource Guide, building on the framework established by MAPC's Municipal Solar + Storage Resource Guide. The Guide will include information regarding best practices for siting and designing solar canopies in municipal parking lots in Massachusetts. The Guide will also include geospatial analyses of several municipal parking lots in Needham to illustrate how these areas can be evaluated to determine their potential for solar canopies. This Guide will be a tool not only for Needham, but also for other municipalities who are interested in pursuing these projects and seeking technical guidance to inform their decision-making.

Norfolk: SWAP Regional Affordability and Missing Middle-Income Housing Strategy - DLTA \$8,000. Total budget all sources (approx.) \$40,000. The SWAP subregion sought technical assistance from MAPC to identify strategies and funding sources for the development of middle-income housing across the SWAP subregion. The project examines strategies and funding sources for development of both rental and ownership opportunities across a spectrum of affordability from 50% to 120% of area median household income. It would result in a suit of recommendations which fit the needs of the SWAP subregion, including a broad swath of essential workers across the region.

North Shore: North Shore E Prep/Sustainability Conference - DLTA \$15,000. Total budget all sources (approx.) \$65,000. MAPC staff are working with communities in the North Shore Task Force subregion to create a collaborative emergency preparedness and sustainability conference. This gathering will be an opportunity for municipal leaders, emergency management professionals, sustainability advocate, and other municipal staff—including those from schools, councils on aging, public safety, and more—across the North Shore Task Force area come together to share knowledge, strengthen preparedness, and enhance community resilience.

Randolph: Community Wellness Project - DLTA \$10,000. Total budget all sources (approx.) \$25,000. MAPC has provided ongoing support to Randolph in the Randolph Community Wellness Project, which is a multi-year project that implements the Randolph Community Wellness Plan goals. This year, the team will simultaneously advance Randolph Community Wellness Plan goals as well as planning for the next iteration of the Randolph Community Wellness Project as the current grant cycle funding much of the work comes to an end.

Randolph, Arlington, Beverly, Danvers: Regional Community Interpreter - DLTA \$5,000. Total budget all sources (approx.) \$20,000. The Regional Community Interpreter Project is a multi-municipal pilot project coming out of the recommendations from the Language Access Project (2022-2024). MAPC staff worked with 4-5 municipalities who each recruited 3-4 participants to participate in a 45-hour Community

Interpreter Training. Following the training, participants would be qualified to serve as interpreters for public meetings and municipal events.

Revere: Economic Feasibility Analysis and Inclusionary Zoning - DLTA \$10,000. Total budget all sources (approx.) \$30,000. The City of Revere sought technical assistance to conduct an economic development study to accompany a revamped Inclusionary Zoning (IZ) ordinance proposal that aligns with Section 3A guidelines. This project aims to model policy options that justify the required percentage of affordable housing and set realistic affordability targets tailored to market conditions. The goal is to cultivate policy that channels residential investment into vibrant, mixed-income neighborhoods. This approach is designed to ensure that all residents can remain in these vibrant areas, benefiting from new developments while overcoming the pitfalls of market deterrence or imposing impractical affordability mandates on developers.

Rockland: Housing Production Plan and Open Space and Recreation Plan Update - DLTA \$20,000. Total budget all sources (approx.) \$20,000. The Town of Rockland's Open Space and Recreation Plan will expire in July 2025. Rockland will need to update the existing robust plan to include additional pipeline projects and townwide shared open space goals. The Town is also planning to engage in an update to the Housing Production Plan, for which the Town is already receiving technical assistance from MAPC. This project will bring an integrated community engagement model for both the update to the Open Space and Recreation Plan and the update to the Housing Production Plan.

Salem: Salem Jefferson Avenue Corridor Study - DLTA \$20,000. Total budget all sources (approx.) \$105,000. The City and its partners sought technical assistance from MAPC to complete a study to support the revitalization of the Jefferson Avenue corridor from Margin Street to Canal Street. The corridor is adjacent to the planned South Salem commuter rail stop at Ocean Avenue West, which will serve Salem's two largest employers, Salem State University and Salem Hospital, and recreate a pedestrian and bicycle connection between Canal Street and Jefferson Avenue that was lost over 50 years ago. In addition to DLTA, this project is funded by an EPA brownfields assessment grant.

Somerville: Somerville Sustainable Development Code - DLTA \$25,00. Total budget all sources (approx.) \$18,500. Somerville requested MAPC to support updating the City's zoning ordinance in follow-up to adopting the Specialized Energy Code. In 2023, the City of Somerville became one of the first municipalities in the state to adopt the Specialized Energy Code, a building energy code that impacts energy efficiency and onsite renewable energy requirements for residential and commercial building projects, including new construction, alterations, and renovations. City staff have subsequently found that many of the sustainable development requirements currently in the City's zoning ordinance and municipal code must be updated to ensure that they do not conflict with state regulations. MAPC staff from the Land Use and Clean Energy teams will be working with the city on these updates.



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Somerville: Somerville Commercial Tenant Rights and CLT Research - DLTA \$6000. Total budget all sources (approx.) \$11,000. Somerville is working with MAPC to help prevent commercial displacement of Somerville's small businesses, funded in part through a Community One-Stop grant. DLTA 2024 funding will extend staff's capacity for this work to include a commercial tenant rights training that will ensure business owners know their rights under local and state law. The MAPC team will also conduct research on the feasibility of a Commercial Community Land Trust to promote increased property ownership by small business owners.

Somerville: Somerville Fair Housing Engagement - DLTA \$14,000. Total budget all sources (approx.) \$30,000. Somerville's Fair Housing Commission sought technical assistance in planning educational events for Fair Housing Month and beyond. The Commission is tasked with promoting knowledge of residents' rights under local, state, and federal Fair Housing law. MAPC staff on the Housing and Community Engagement teams are working with the City on this effort.

Somerville: Community Food Assessment and Action Plan - DLTA \$10,000. Total budget all sources (approx.) \$20,000. The City of Somerville Office of Food Access and Healthy Communities sought technical assistance from MAPC to update their Community Food Assessment and community food action plan. MAPC staff are providing support as the Office leads resident engagement related to food security, access, affordability, and cultural responsiveness. MAPC is assisting with qualitative analysis of community input and data.

Stoughton: Climate Action Plan - DLTA \$20,000. Total budget all sources (approx.) \$40,000. MAPC's Clean Energy team is working with the Town of Stoughton to update their Climate Action Plan. This plan will provide a roadmap for reducing greenhouse gas emissions in the Town. The project has integrated robust engagement with community members, especially those most likely to be impacted by the effects of climate change.

Walpole: Walpole Commercial and Industrial Zoning Review - DLTA \$10,000. Total budget all sources (approx.) \$33,000. The Town of Walpole sought technical assistance from MAPC to take a comprehensive look at the areas in Town where commercial and industrial zoning is not practical or underutilized. This project will result in recommendations that the Town can take to amend both their bylaws and zoning map. In addition to DLTA funds, this project is funded in part by the EEA Planning Assistance Grant.

Watertown: Watertown Inclusionary Zoning - DLTA \$15,000. Total budget all sources (approx.) \$55,000. MAPC staff are continuing to work with the City of Watertown to update their Inclusionary Zoning code. This project is primarily funded by the City, with supplementary funding from DLTA to enable a comprehensive study.



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Watertown: Climate Change and Health Vulnerability Assessment - DLTA \$19,000. Total budget all sources (approx.) \$27,800. The City of Watertown Department of Community Development and Planning (DCDP) sought technical assistance from MAPC to complete a Climate Change and Health Vulnerability Assessment. This assessment will enhance the preparedness and well-being of Watertown residents in the face of climate change impacts. This assessment is highlighted as a recommended Action in the Resilient Watertown Climate and Energy Plan, adopted in August of 2022, and will build on previous efforts including the MVP Planning Grant (2020), Hazard Mitigation Plan (2019), and Community Health Needs Assessment (2019), as well as the ongoing community health and wellness efforts of the Live Well Watertown Coalition.