



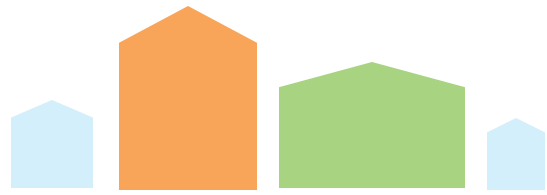
MAPC's Housing Team: Current Work and Upcoming Initiatives

Gwendolyn Hellen-Sands, MAPC

April 23rd, 2026



Housing Team Projects



Housing Production Plans



Gloucester

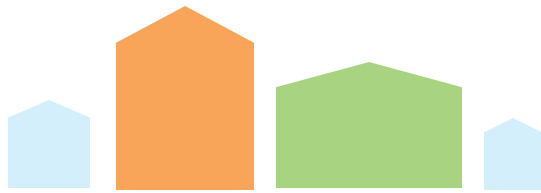


Rockland



Essex

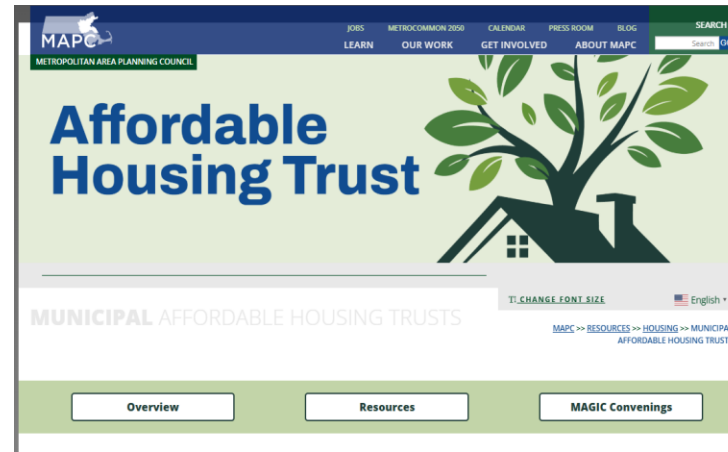
And Regional Housing Production Plans!



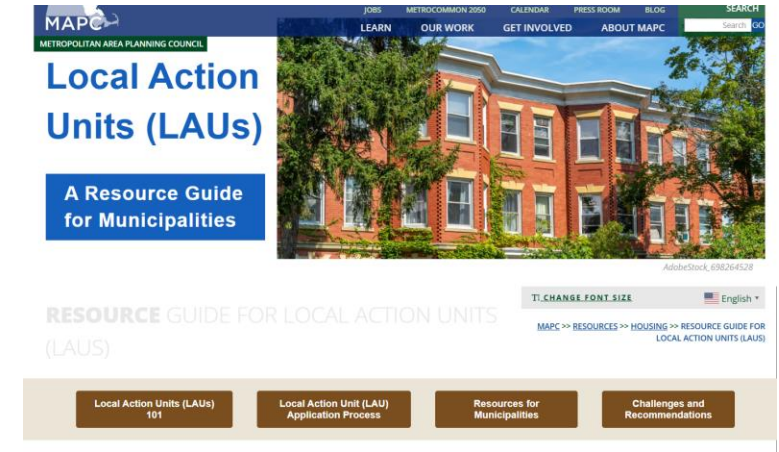
Policy Development and Education



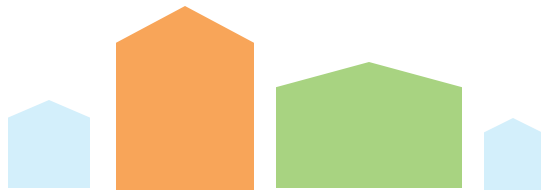
ADUs



Municipal Affordable Housing
Trusts



Local Action Units



HUD PRO Housing



[T1 CHANGE FONT SIZE](#)

English ▾

HUD PRO HOUSING GRANT OFFSITE CONSTRUCTION STRATEGY

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GRANT OFFSITE CONSTRUCTION STRATEGY

About



Working Groups ▾

Resources ▲

[Resources](#)

Get Involved ▾

About

MAPC was awarded a \$3M Housing and Urban Development (HUD) grant to develop a regional strategy for expanding offsite construction to accelerate housing production while creating good jobs in the region. Working with partner municipalities, state housing partners,

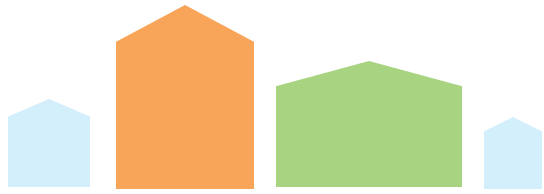
Project Updates

[Offsite Construction Level Setting white paper](#)



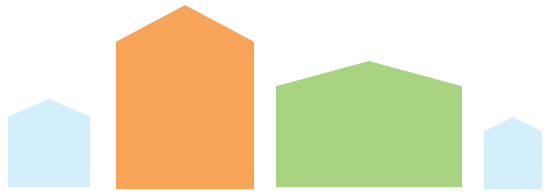


Upcoming Housing Policy Work



40Y – Starter Homes Program

- Chapter 40Y Enacted in 2023
- Helps cities and towns voluntarily create zoning districts that support homes that are designed for someone buying their first home, downsizing, or for smaller households.
- Once a 40Y district is approved by EOHLC, a municipality is eligible for financial incentives

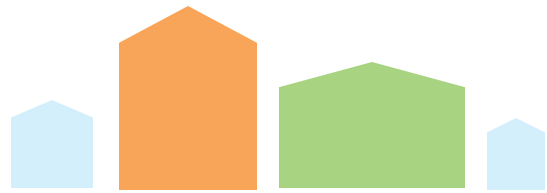


40R – Smart Growth Zoning

- Chapter 40R Enacted in 2004
- Helps cities and towns voluntarily create zoning districts that support housing choice, mixed-use development, and walkable, vibrant neighborhoods.
- Once a 40R district is approved by EOHLC, a municipality is eligible for financial incentives



ADU Case Studies

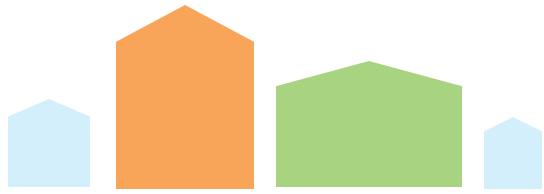


ADU Overview

- [Affordable Homes Act](#) passed Signed into law by Governor Healey in August of 2024
- The law provided for ADUs by right across Massachusetts (except for the city of Boston)
- The ADU Law went into effect on February 2nd 2025



Source: Mass.gov



MAPC Drafted Bylaw Examples

Marblehead

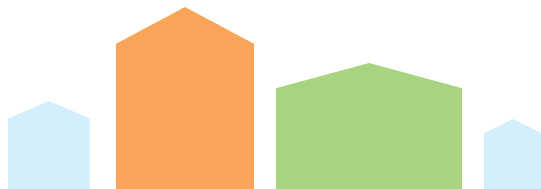
- Passed updated ADU Zoning at May Town Meeting
- Looking into limiting short term rentals in ADUs and beyond

Danvers

- Allowing same dimensional standards as proposed by the state
- Allowing a local type of accessory family unit in addition to ADUs

Littleton

- Allowing up to 1200sf ADUs
- Only one ADU per lot
- Preventing condominium creation



Checklist for Municipal Planners

ZONING FOR ACCESSORY DWELLING UNITS CHECKLIST FOR MUNICIPAL PLANNERS

This checklist is to help municipal staff and board members updating or creating new zoning for Accessory Dwelling Units ensure that the zoning is enforceable in accordance with Section 3 of the Zoning Act (M.G.L. c. 40A), as amended by Section 8 of Chapter 150 of the Acts of 2024, and 760 CMR 71.00: Protected Use Accessory Dwelling Units.

Purpose

- ☐ No purpose contradicts the intent of the enabling legislation and its accompanying regulations: "...increasing the production of housing to address statewide, local, and individual housing needs for households of all income levels and at all stages of life"
- ☐ No purpose indicates some form of local preference
- ☐ No purpose refers to a prohibited regulation on property owners, such as requiring the inclusion of Affordable Housing units

Definitions

- ☐ Zoning includes relevant definitions from 760 CMR 71.02 and makes clear the difference between Protected Use ADUs and other ADUs that the municipality may choose to regulate
- ☐ No terms that exist in 760 CMR 71.02 or elsewhere in the municipal zoning by-law have different or contradictory meanings

Regulations

- ☐ Protected Use ADUs are allowed by-right within or on lots with a Principal Dwelling in Single-Family Residential Zoning Districts
- ☐ No Special Permit requirement for Protected Use ADUs within or on lots with a Principal Dwelling, except within a Floodplain or Aquifer Protection Overlay District
- ☐ No Special Permit required for Protected Use ADUs within or on existing nonconforming lots, or lots with an existing nonconforming primary dwelling.
- ☐ Any Special Permit requirement for Protected Use ADUs within a Floodplain or Aquifer Protection Overlay District is based on clear, objective, and non-discretionary criteria
- ☐ A Special Permit is required if additional ADUs are allowed on the same lot as a Protected Use ADU
- ☐ No enforcement of a Prohibited or Unreasonable Regulation imposed as a condition for the approval of a Protected Use ADU prior to the effective date of 760 CMR 71.00
- ☐ Zoning for Protected Use ADUs includes no Prohibited or Unreasonable Regulations (see below)

Prohibited Regulations

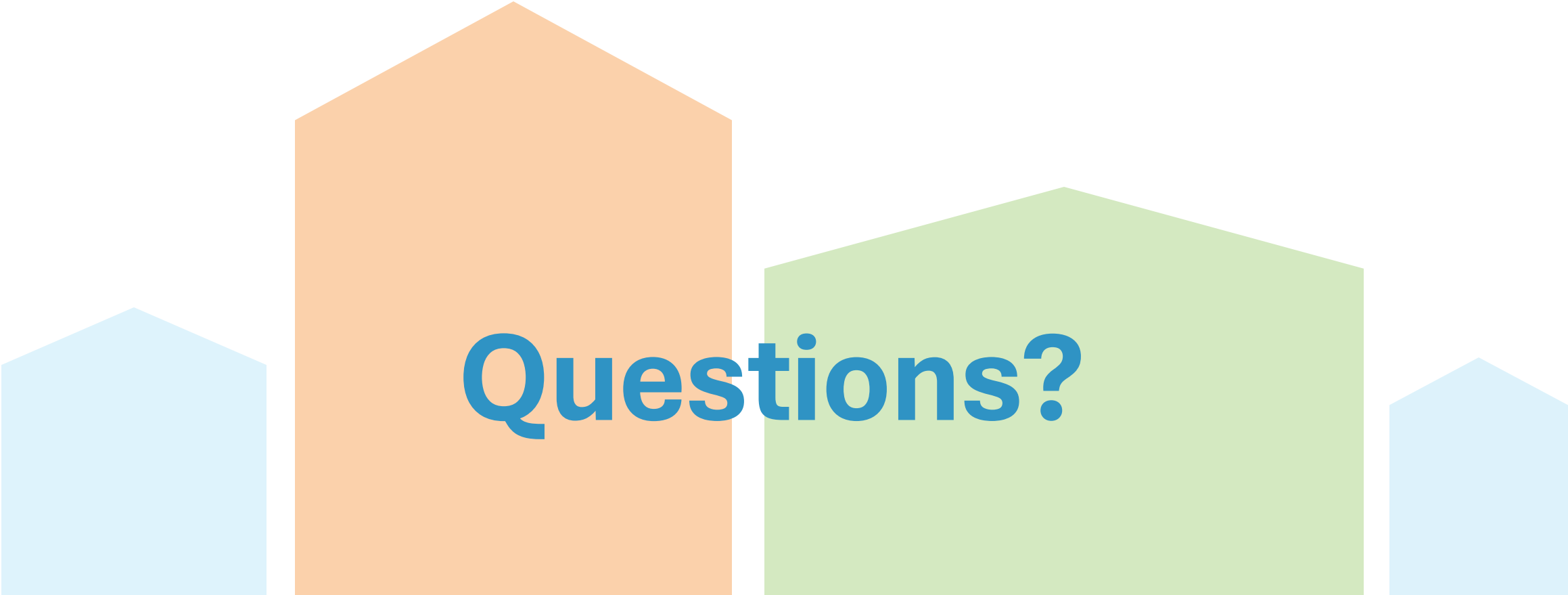
- ☐ Owner-Occupancy Requirements: No requirement for owner-occupancy of the Protected Use ADU or Principal Dwelling
- ☐ Minimum Parking Requirements:
 - ☐ No requirement for off-street parking for Protected Use ADUs within a half-mile radius of a Transit Station
 - ☐ No requirement for more than one parking space for Protected Use ADUs outside the half-mile radius

Prohibited Regulations Continued

- ☐ Use and Occupancy Restrictions: No requirement that a Protected Use ADU to be subject to a Use and Occupancy Restriction, such as a requirement that the ADU be occupied by a family member
- ☐ Unit Caps and Density:
 - ☐ No limit to the number of Protected Use ADUs that may be permitted, constructed, or leased in the Municipality or a particular zoning district
 - ☐ Protected Use ADUs not counted in density calculations
- ☐ Relationship to Principal Dwelling: All types of Protected Use ADUs are allowed (attached, detached, and internal)

Unreasonable Regulations

- ☐ Design Standards:
 - ☐ Any Design Standard applied to Protected Use ADUs is the same or more lenient than the design standard applied to Single-Family Residential Dwellings within the same zoning district
 - ☐ No Design Standard prohibits, renders infeasible, or unreasonably increases the costs of the use or construction of a Protected Use ADU
 - ☐ All design standards applied to ADUs are clear and measurable
- ☐ Dimensional Standards:
 - ☐ Protected Use ADUs have a maximum Gross Floor Area requirement of 900 square feet or ½ the Gross Floor Area of the Principal Dwelling, whichever is smaller
 - ☐ Any Dimensional Standard for Protected Use ADUs is the same or more permissive than what is required for the Principal Dwelling, a Single-Family Residential Dwelling, or accessory structure in the same zoning district
 - ☐ No minimum lot size requirement for Protected Use ADUs
- ☐ Utilities, Safety, and Emergency Access:
 - ☐ No requirements concerning utilities, safety, and emergency access are more restrictive than state requirements
 - ☐ No requirement for a separate utility connection for Protected Use ADUs
- ☐ Environmental Protection: Any regulation pursuant to 310 CMR 15.000 (Title V) applied to Protected Use ADUs is not more restrictive than those for Single-Family Residential Dwellings in the same zoning district
- ☐ Site Plan Review: If there is a requirement for Site Plan Review approval of Protected Use ADUs, the review guidelines are clear, objective, and consistent with an as-of-right process as defined in M.G.L. c. 40A ss. 1A and 3
- ☐ Impact Analysis, Studies, and Fees: An impact analysis, study report, or impact fee is only required for a Protected Use ADU if the requirement is already in place for Single-Family Residential Dwellings in the same zoning district.
- ☐ Modular Dwelling Units: No requirements more restrictive than the Massachusetts Building Code for prohibiting, regulating, or restricting a Modular Dwelling Unit from being used as a Protected Use ADU
- ☐ Historic Districts:
 - ☐ Design Standards and Dimensional Standards for Protected Use ADUs in Historic Districts are not unreasonable pursuant to 760 CMR 71.03(3)(a)
 - ☐ Design standards applied to Protected Use ADUs in Historic Districts must be clear and measurable standards
- ☐ Pre-Existing Nonconforming Structures: Protected Use ADUs allowed by-right within or on lots with a Pre-Existing Nonconforming Structure



Questions?

Ghellensands@mapc.org