

Littleton is an MBTA
Community.
We qualify as a “Commuter rail
community”.

MBTA Communities
DRAFT Compliance Guidance from DHCD
Dec. 15, 2021

Maren Toohill, AICP Town Planner
January 6, 2022 - Planning Board Meeting

What are the requirements?

- ▶ Zone for multifamily housing within ½ mile of the Foster Street commuter rail station*
- ▶ Minimum zoning district size: 50 acres
- ▶ Minimum number of new housing units: 750 units
- ▶ Zoning must be “as of right” (no Special Permit required)
- ▶ Site must be able to be serviced by infrastructure: water, electricity, sewer, roadways

*King Street Common MAY be another eligible location.

What are the exceptions?

- ▶ There are few exceptions.
- ▶ Littleton is in a great “spot”, given all our planning work on the King Street Common, Littleton Common districts, and the Littleton Station Area work.
- ▶ “In unusual cases, the most appropriate location for a multi-family district may be in a land area that is further than 0.5 miles of a transit station.”

What are the consequences of NOT complying by December 2023?

- ▶ Not eligible for funds from the following grant programs:
 - ▶ The Housing Choice Initiative
 - ▶ The Local Capital Projects Fund
 - ▶ The MassWorks infrastructure program.
 - ▶ DHCD may, in its discretion, take non-compliance into consideration when making other discretionary grant awards.
- ▶ It's clear that Littleton can comply, with additional work, and is in a position to comply within the timeframe.

What do we do and when do we do it?

- ▶ **Now:** Reach out to DHCD and MHP on Littleton compliance “test case”
- ▶ **January 12, 2022:** Initial training opportunity
- ▶ **By May 2, 2022:** Submit MBTA Community Info. Form
- ▶ **By December 31, 2022:** Submit complete request for determination of compliance or notify DHCD of lack of full compliance.
- ▶ **By July 1, 2023:** Submit our “action plan” with compliance timeline and receive approval.
- ▶ **By December 31, 2024:** Adopt Zoning Bylaw amendment(s) that meets the requirements.