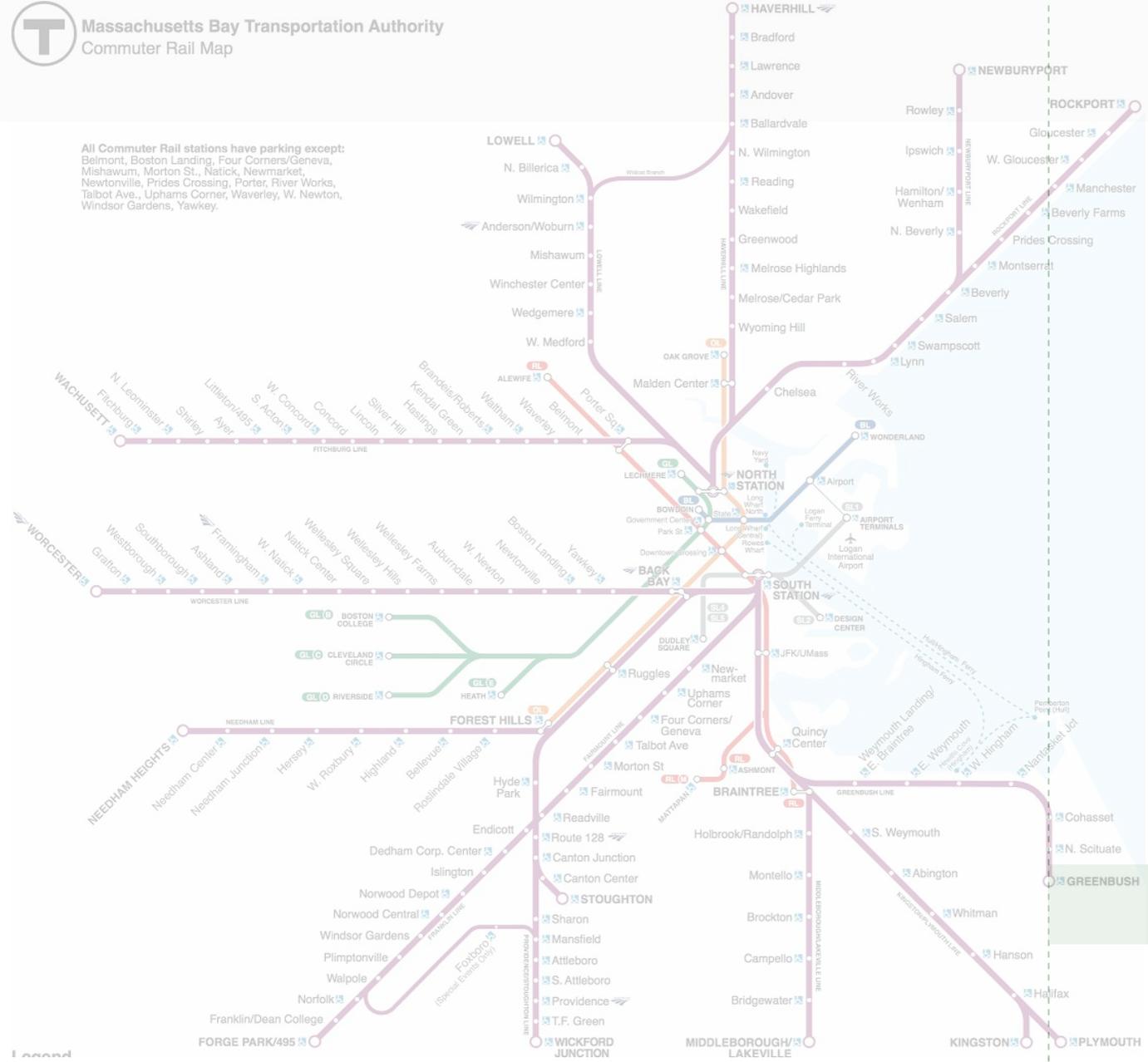


RANDOLPH MBTA COMMUNITIES

OVERVIEW OF THE LAW AND COMPLIANCE

Public Meeting #1
October 28, 2023



Content

What is the MBTA Communities Act?

What are Randolph's requirements?

How might we accommodate districts and units?

What input are we asking for today?

What is the MBTA Communities Act?

What is the MBTA Communities Act MGL c. 40A Section 3A?

The law established a requirement that each of the 177 designated MBTA Communities (MGL c. 161A Section 1) must have zoning that:

1. Provides for at least 1 district of reasonable size in which multifamily housing is permitted as of right.
2. Cannot have age-restrictions and shall be suitable for families with children.
3. Must have a minimum gross density of 15 dwelling units per acre.
4. Part of the district must be located within 0.5 miles from a **commuter rail**, subway, ferry, or bus station, is applicable.

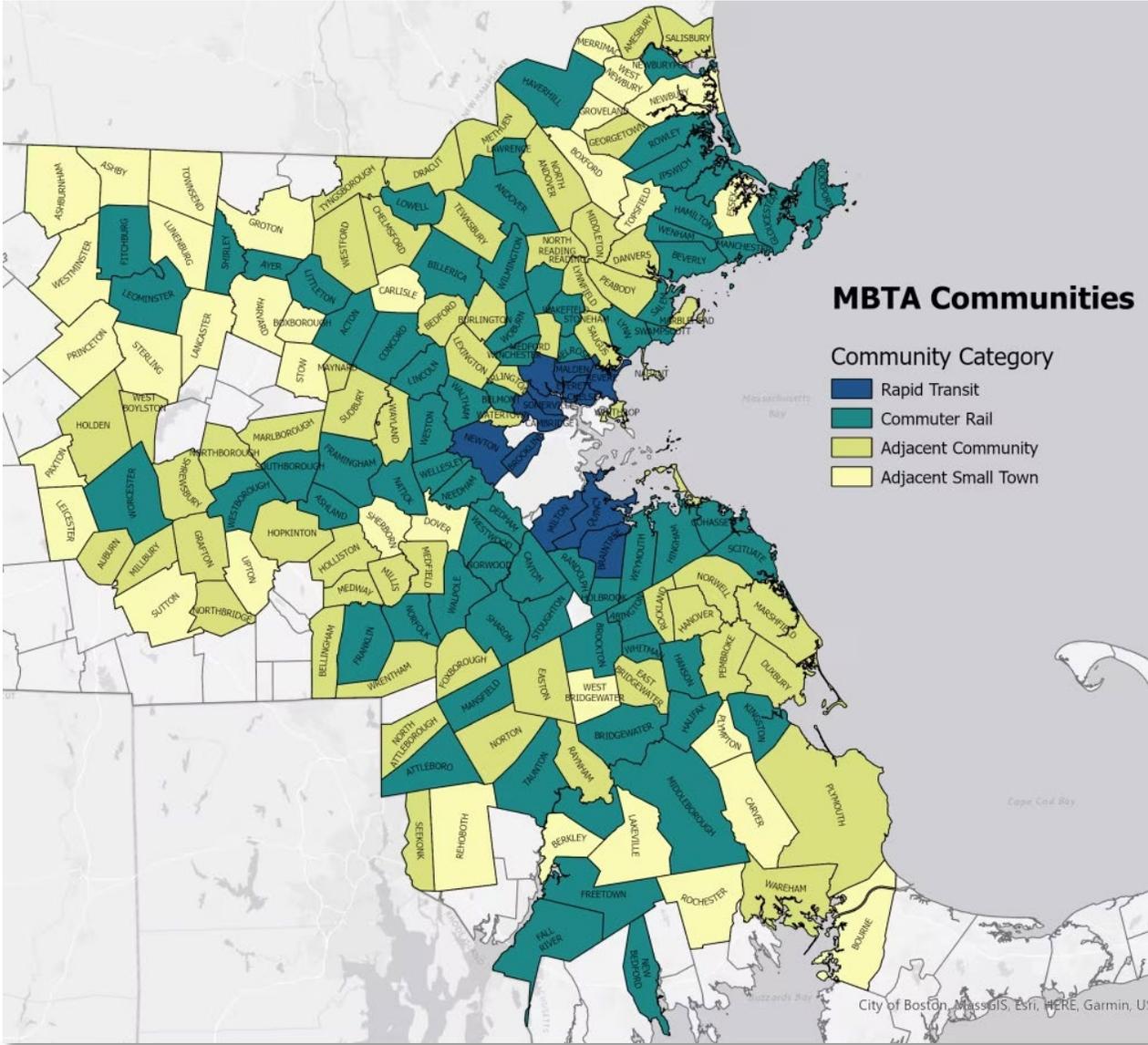
What is the purpose behind the new law?

1. Massachusetts has a housing shortage, and we need to produce more housing.
2. The amount of housing that is financially attainable to most households is dwindling.
3. The Commonwealth is at a disadvantage to compete for businesses, jobs, and talent.
4. Placing housing near transit is good housing, economic, transportation, and climate policy.

How are communities grouped and when must they comply?

There are four different groupings of communities which are based on the type of MBTA service provided and/or the size of the community. These include:

- Rapid Transit Communities – December 31, 2023
- **Commuter Rail Communities – December 31, 2024**
- Adjacent Communities – December 31, 2024
- Adjacent Small Town – December 31, 2025

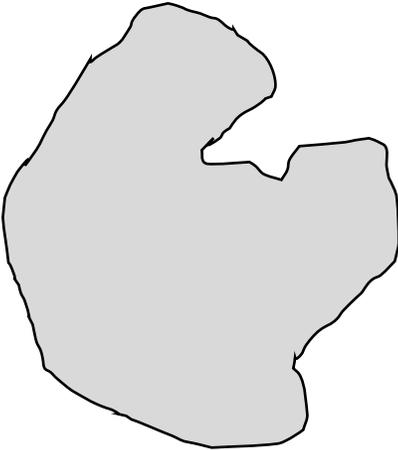


What are Randolph's compliance requirements?

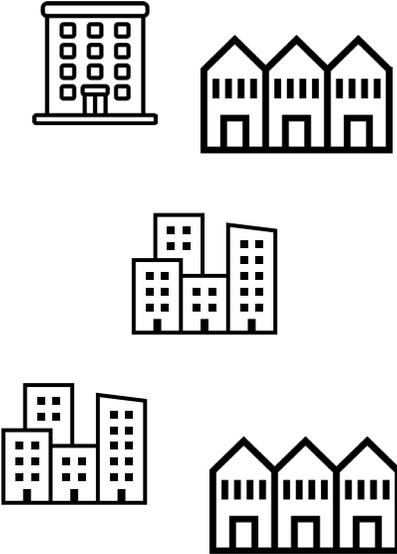
What are the components of compliance?

Three primary compliance tests every MBTA Community will need to complete.

Land Area

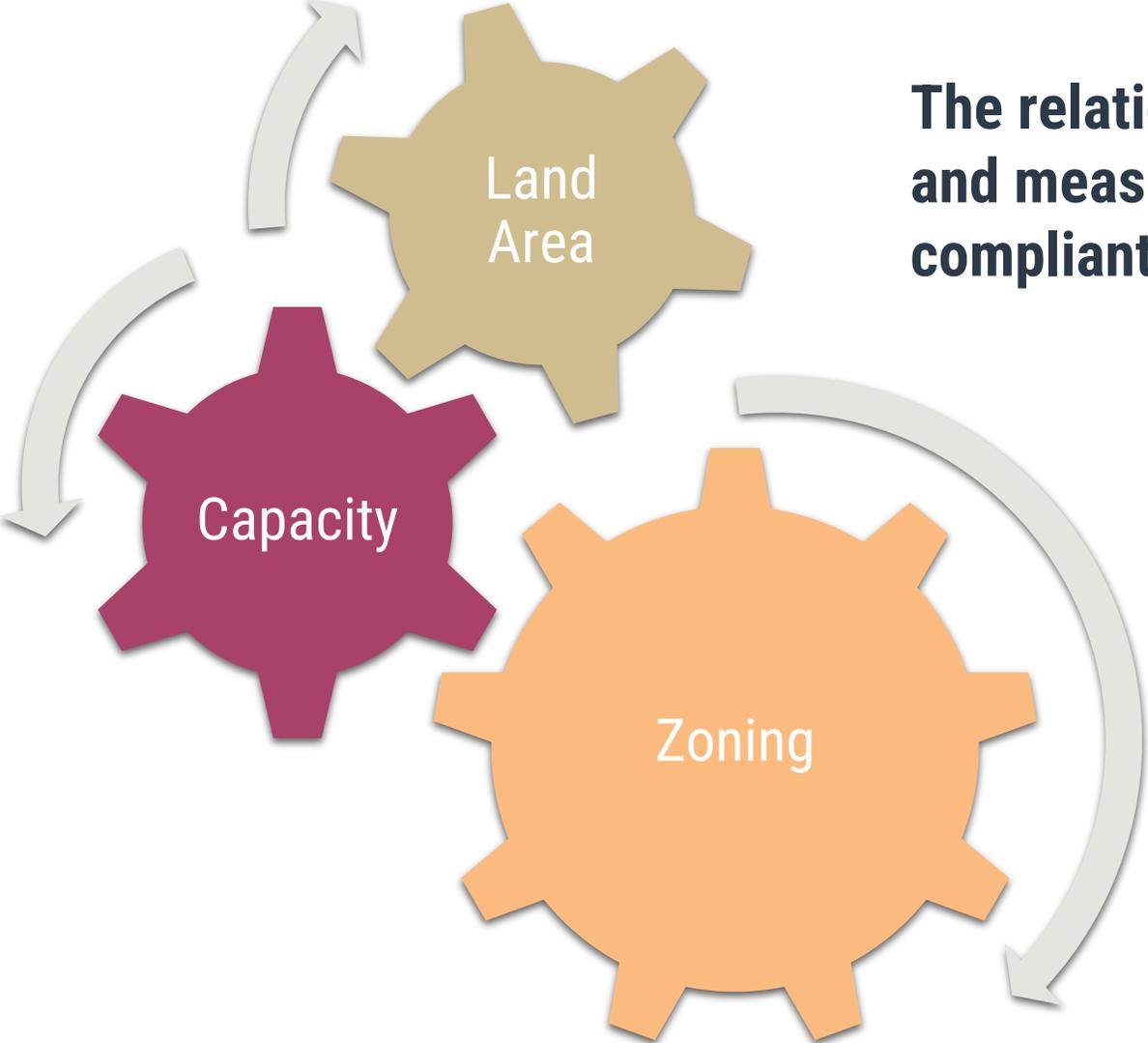


Capacity



Zoning

- § 200-14 **Multifamily districts.**
No building or structure shall be erected in a multifamily district which is designed or intended to be used as a single-family dwelling unit or for a mercantile, mechanical, manufacturing or other commercial use on land situated in multifamily districts or zones, except as hereinunder provided.
- A. Permitted uses. The following uses are permitted in a multifamily district:
 - (1) Multifamily apartment houses as defined in the State Building Code for exclusive residential occupancy, but not stores or offices in such buildings, except that one (1) room in one (1) residential suite in such a building may be used as an office for renting apartments in that building. No building may be constructed unless public sewerage is available, under the rules and regulations of the Sewer Department of the Town of Randolph.
 - (2) Houses of worship, schools, public libraries, public museums, parish houses and philanthropic institutions.
 - (3) Erecting or maintaining signs as permitted in Article IX of this chapter.
- B. Permitted uses. A multifamily 55 plus dwelling shall constitute housing intended for persons of age fifty-five (55) or over within the meaning of MGL c. 151B, § 4, and 42 U.S.C. § 3601, and, in accordance therewith, one hundred percent (100%) of the dwelling units shall be owned and occupied by at least one (1) person fifty-five (55) years of age or older per dwelling unit and such development shall be operated and maintained in all other respects in compliance with the requirements of such statutes and regulations promulgated pursuant thereto, as the same are currently in effect and as the same may be amended. The following uses are permitted in a Multifamily 55 Plus District:
[Added 11-18-2002 ATM by Art. 2, approved 1-21-2003]



The relationship between each test and measurement is key to creating compliant district(s) and zoning.

LET'S REVIEW THE REQUIREMENTS

Compliance Requirements

The land area tests will tell us if Randolph’s districts meet or exceed the minimum number of acres required and if the correct percentage of the land area is located within the commuter rail station area (0.5-mile radius).

What are Randolph’s land area requirements?

Metric	Randolph’s Requirement
Minimum Land Area	48 acres
% to be Located in Station Area	20% (9.6 acres)
Minimum Contiguous District Size	24 acres

The unit capacity tests will tell us if Randolph's districts will allow enough multifamily housing to meet or exceed the minimum unit capacity, if the correct percentage of the units are located within the commuter rail station area (0.5-mile radius), and if the density meets or exceeds 15 dwelling units per acre.

One common misconception about MBTA Communities and the Unit Capacity is this is not a housing production target, it is only a zoning exercise. The town does not have to produce units, it just has to zone to allow housing production.

What are Randolph's unit capacity requirements?

Metric	Randolph's Requirement
Minimum Unit Capacity	1,935 units
% to be Located in Station Area	20% (387 units)
Minimum Density Requirement	15 DU/AC

How is density defined under Section 3A?

MBTA District



Zoning Allows for 150 Units



District Gross Density

150 Units / 10 acres = 15 DU/AC

We must have a density of 15 Dwelling Units per Acre across our districts.

**How might we
accommodate the
requirements?**

How is multifamily housing defined under Section 3A?

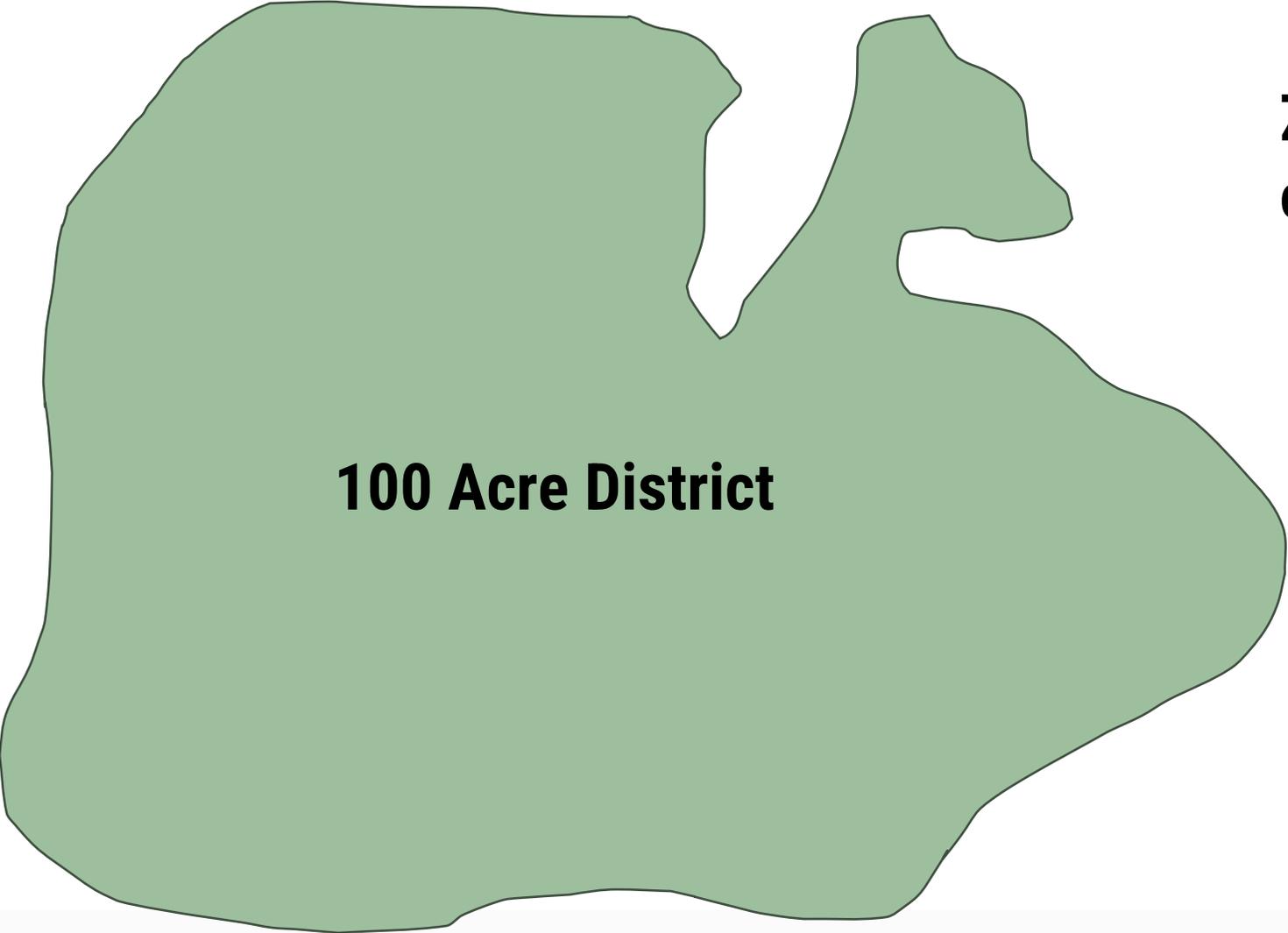
“Multi-family housing” is defined as a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.



Image Source: Opticos

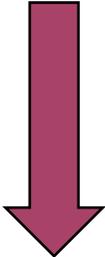


What is the interplay between districts and unit capacity?



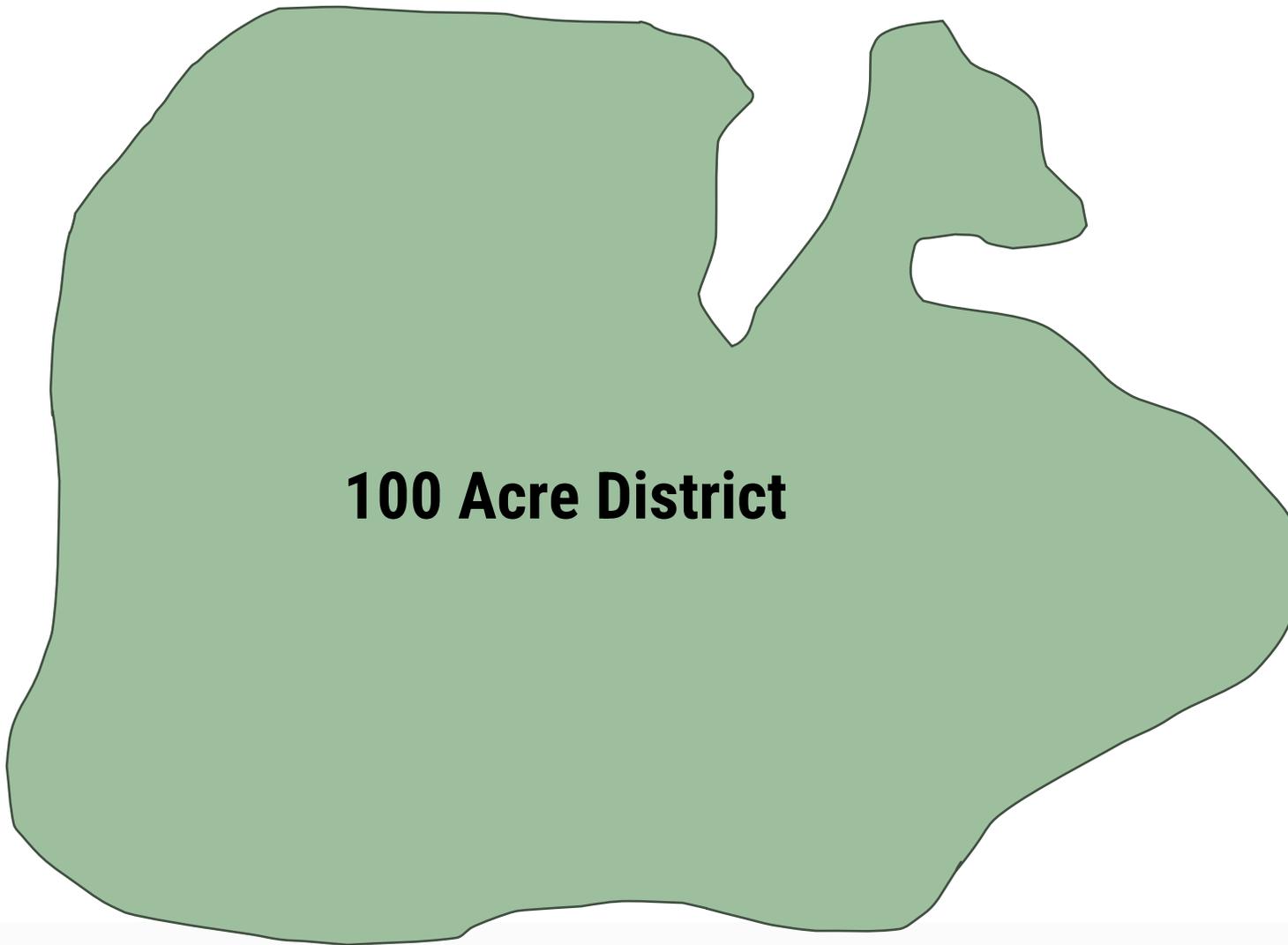
100 Acre District

Zoning is very restrictive and only allows 5 units per acre....



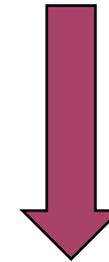
Could end up with 500 units in total.

What is the interplay between districts and unit capacity?



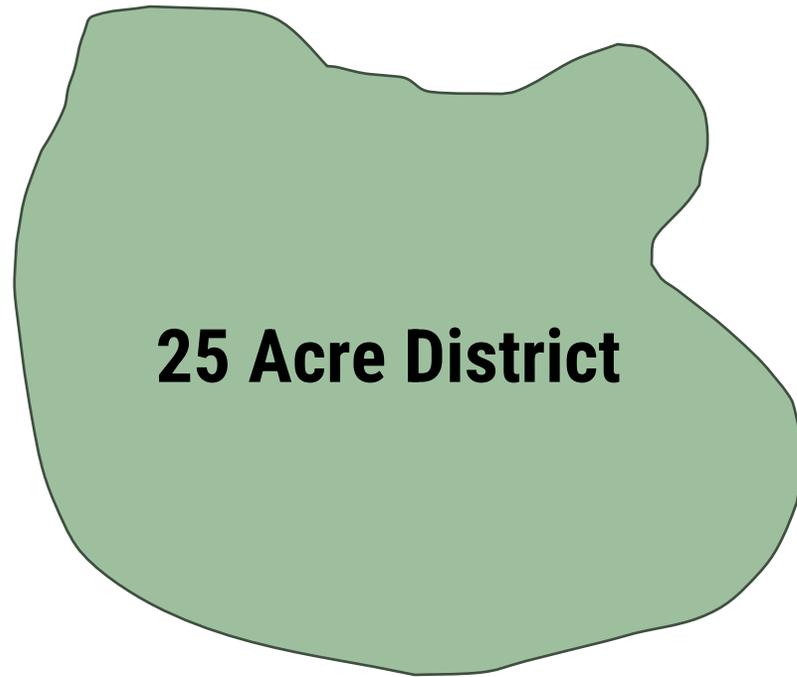
100 Acre District

Zoning is very permissive and allows 20 units per acre...

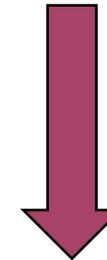


Could end up with 2,000 units in total.

What is the interplay between districts and unit capacity?

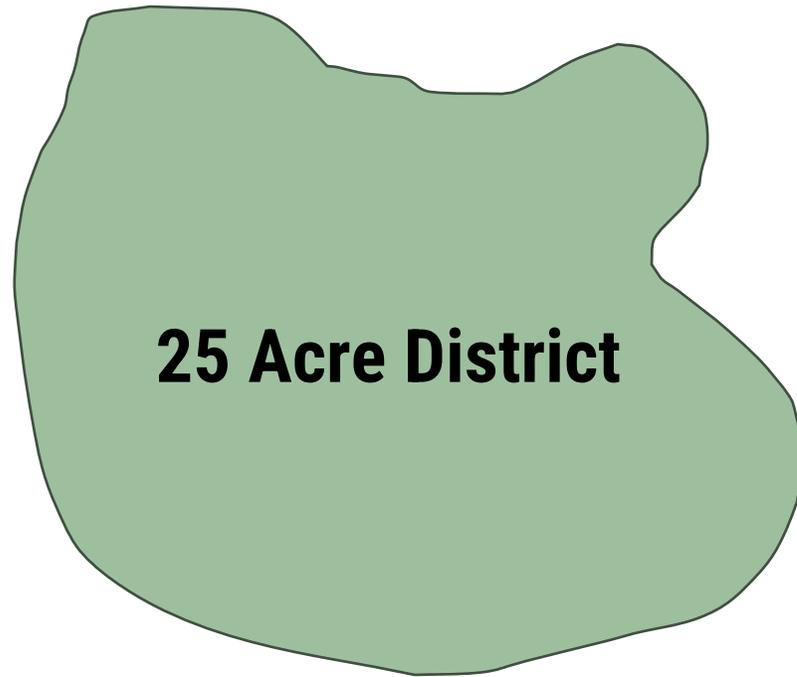


Zoning is very permissive and allows 40 units per acre...

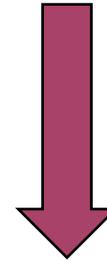


Could end up with 1,000 units in total.

What is the interplay between districts and unit capacity?

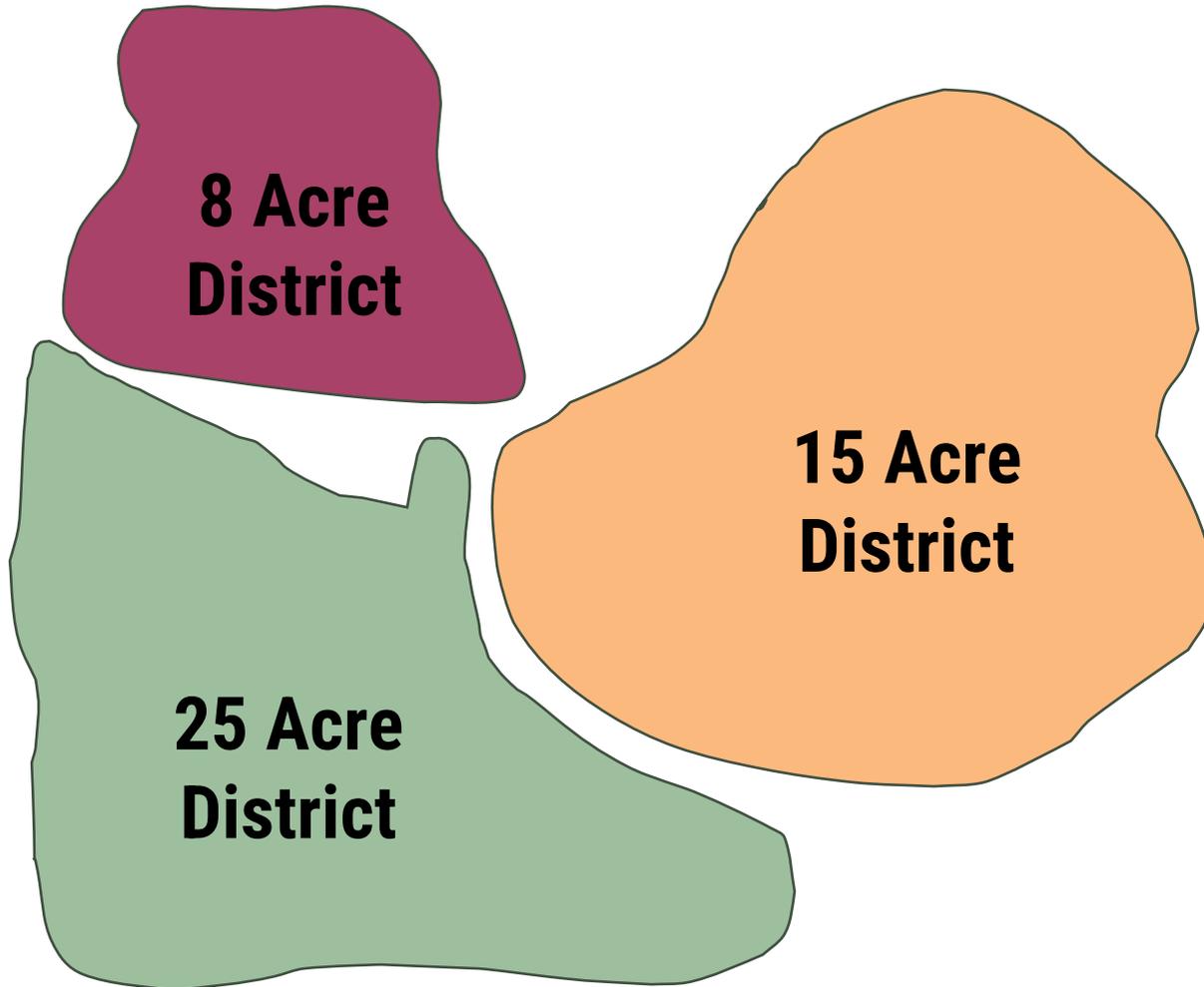


Zoning is very restrictive and allows 10 units per acre...

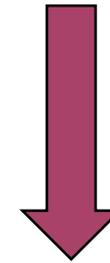


Could end up with 250 units in total.

What is the interplay between districts and unit capacity?



Zoning is mixed across districts with some permissive and some restrictive.....

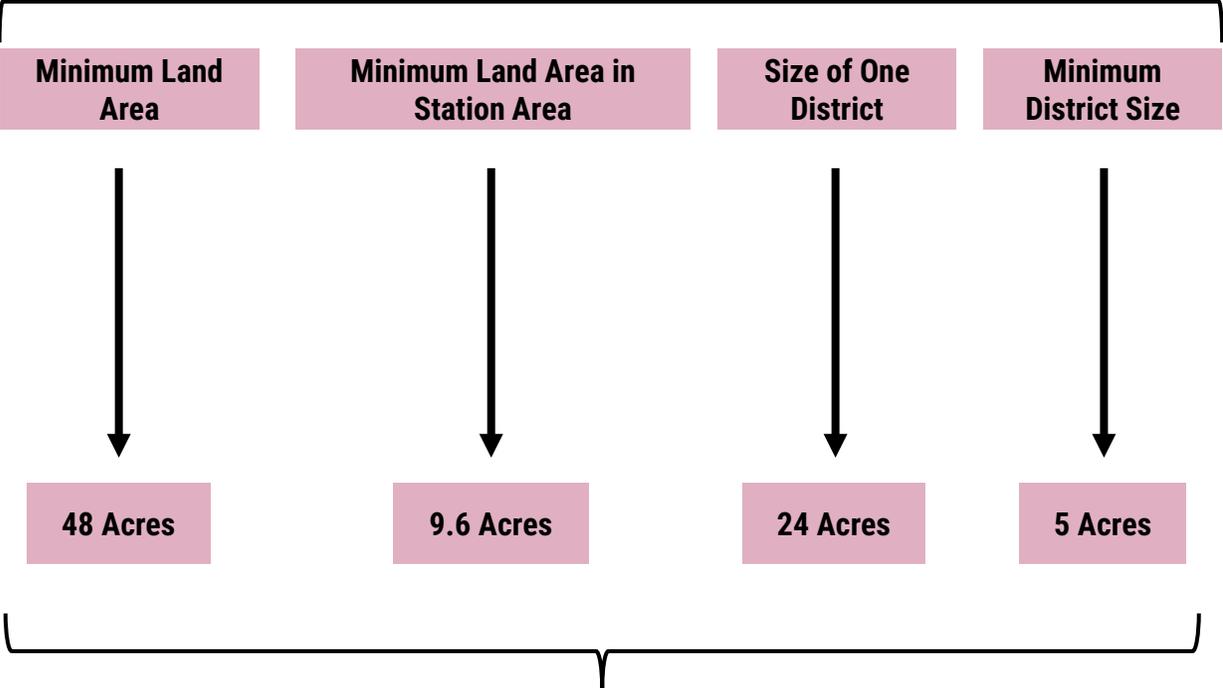


Could end up with a mix of housing types at different densities.

Today's Exercise

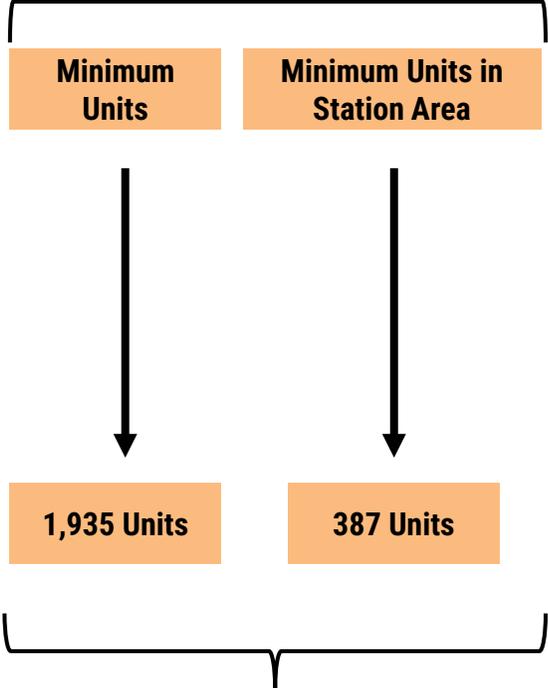
Bringing it all Together

Land Area Requirements



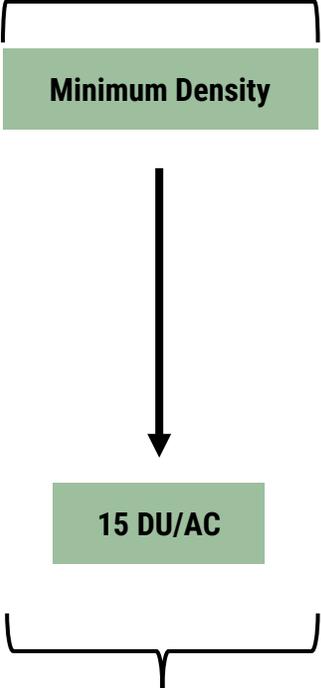
GIS Modeling & Analysis

Unit Capacity Requirements



MBTA Compliance Model

Density Requirement



Combination of GIS Model & Compliance Model

As we think about where districts could or should go, it's worth considering:

- Good planning practices to guide where districts could or should go.
- Using the MBTA Communities requirement to provide more housing options in places people want to live.
- How can we leverage proximity to the Commuter Rail station to provide new residents with travel options?
- Can this be a way to bring more customers to the Downtown to help local businesses?

Table Exercise: Defining Districts

Criteria	Measurement	Score
Distance to Downtown	1/4 Mile Radius	4
	1/2 Mile Radius	3
	1 Mile Radius	2
Distance to a Public School	1/4 Mile Radius	3
	1/2 Mile Radius	2
	1 Mile Radius	1
Distance to Grocery Store	1/4 Mile Radius	3
	1/2 Mile Radius	2
	1 Mile Radius	1
Distance to MBTA Commuter Rail Station	1/4 Mile Radius	4
	1/2 Mile Radius	3
	1 Mile Radius	1
Proximity to Bus Routes	1/8 Mile Buffer	3
	1/4 Mile Buffer	2
	1/2 Mile Buffer	1
Parcel is within Zoning District that Allows MF	Yes	3
	No	1
Existing Use of Parcel	Vacant Undeveloped	4
	Existing Multifamily	2
	Industrial	2
	Commercial/Retail/Office	2
	1-3 Family	1
Presence of Excluded Land	Publicly Owned	1
	Open Space/Protected/Water/Other	0
	0-25% of Parcel	2
	25%-50% of Parcel	1
	51%+ of Parcel	0
Parcel within the Floodplain	No	2
	Yes	1

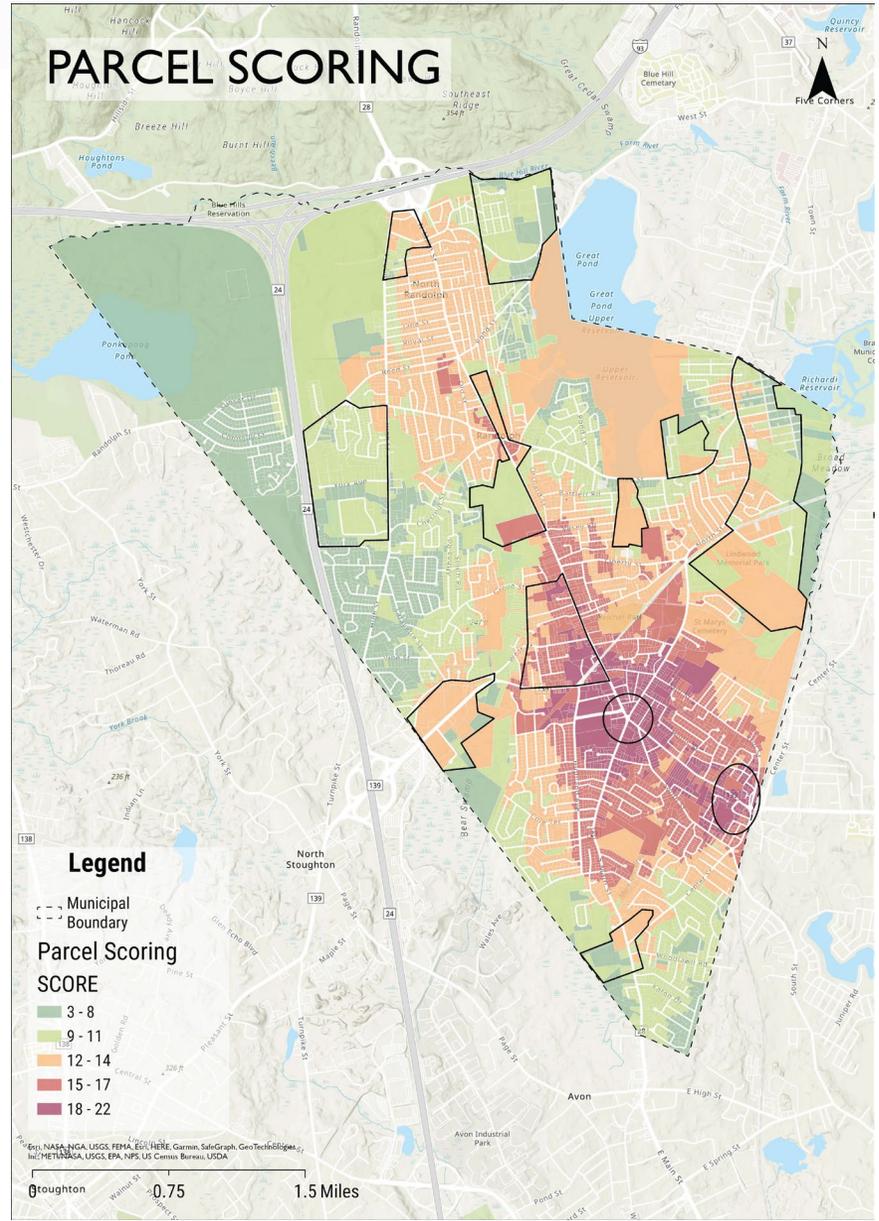
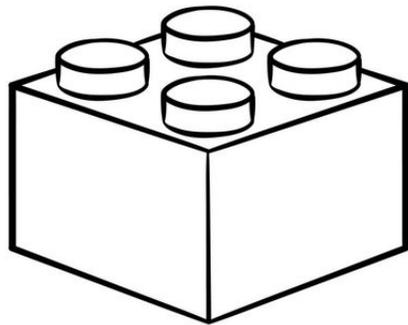


Table Exercise: Accommodating Units

There are different sized residential buildings, represented by two different sized lego pieces. We would like you to place all your lego pieces in different district areas where you think new multifamily housing would be most appropriate.

Four Dotted Lego = 25 Units



Eight Dotted Lego = 100 Units

