



There are two ways to get Housing Choice Designation

#1 High Production

Greater than 5% housing growth OR 500 units over the last 5 years

Housing choice communities must have:

Applied for a Community Compact

and

No moratorium on new housing

#2 Production & Planning

Greater than 3% housing growth OR 300 units over the last 5 years AND 4 of 9 housing best practices

Housing Choice Communities

- Priority scoring for Commonwealth Grant Programs
- Exclusive access to a new capital grant program for Housing Choice Communities
- New and better coordinated technical assistance to maintain housing production
- Continue to support sustainable development in order to maintain designation and compete for Housing Choice Grants

www.mass.gov/housingchoice



For the Planning for Production (3% or 300 units) Housing Choice Designation Communities must meet 4 of the following 9 Best Practices, one of which must be related to affordable housing.

1. Designated local resources for housing such as established an Affordable Housing Trust, donated land, or appropriated substantial CPC funds for community housing **(Affordable Category)**
2. Selected a housing best practice as part of its Community Compact
3. Have achieved a minimum of 10% of housing stock as affordable according to the subsidized housing inventory **(Affordable Category)**
4. Have adopted zoning that allows mixed use, cluster development such as Open Space Residential Development (OSRD) by right (or can demonstrate a pattern of approving such developments)
5. Have zoning that allows for accessory dwelling units (ADUs) by right (or can demonstrate a pattern of approving ADUs)
6. Have zoning that provides for inclusionary housing with reasonable density increases so that housing is not unreasonably precluded **(Affordable Category)**
7. Have an approved 40R district, participate in the Housing Development Incentive Program or have adopted an Urban Center Housing Tax Increment Financing district **(Affordable Category)**
8. Have at least one zoning district that allows multifamily by right with capacity to add units and that allows for family housing
9. Have a certified housing Production Plan **(Affordable Category)**