

TOWN OF WAYLAND - TOWN CLERK'S OFFICE
NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS

Posted in accordance with the provisions of the Open Meeting Law
PLEASE TYPE OR PRINT LEGIBLY

NAME OF BOARD/COMM: **Wayland Planning Board**

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: June 24, 2015

TIME OF MEETING: 7:30 P.M.

PLACE OF MEETING: Wayland Town Building

NOTE: Notices and agendas are to be posted at least 48 hours in advance of the meetings excluding Saturdays, Sundays, and legal holidays. Please keep in mind the Town Clerk's business hours of operation and make the necessary arrangements to be sure this notice is received and stamped in an adequate amount of time.

REVISED AGENDA

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable duration of time.

7:30 P.M. Public Comment/Correspondence/Town Planner update on Projects and developments/Elect new officers and reorganization/Associate Member position.

7:35 P.M. The Wayland Planning Board will hold a public hearing on Wednesday evening, June 24, 2015 at 7:35 PM, in the Wayland Town Building, 41 Cochituate Road to adopt and amend the **Subdivision Rules and Regulations** for Town of Wayland adopted, October 1, 1968 and revised September 4, 2001. The specific changes include section B) STREETS Minimum length of Dead-end streets and Street Off sets with a diagram for measurement.

8:00 P.M. Discuss action regarding future zoning amendments/request for funding.

8:10 P.M. Rail Trail update/RFP

8:20 P.M. Housing Production plan update from July 2014.

8:25 P.M. Wayland Real Asset Planning Committee discussion

8:30 P.M. Vote to Release Lot 5 Covered Bridge.

8:35 P.M. Approve minutes, March 3, 2015. March 24, 2015. April 28, 2015 and May 26, 2015 and June 2, 2015.

8:45 P.M. Adjourn

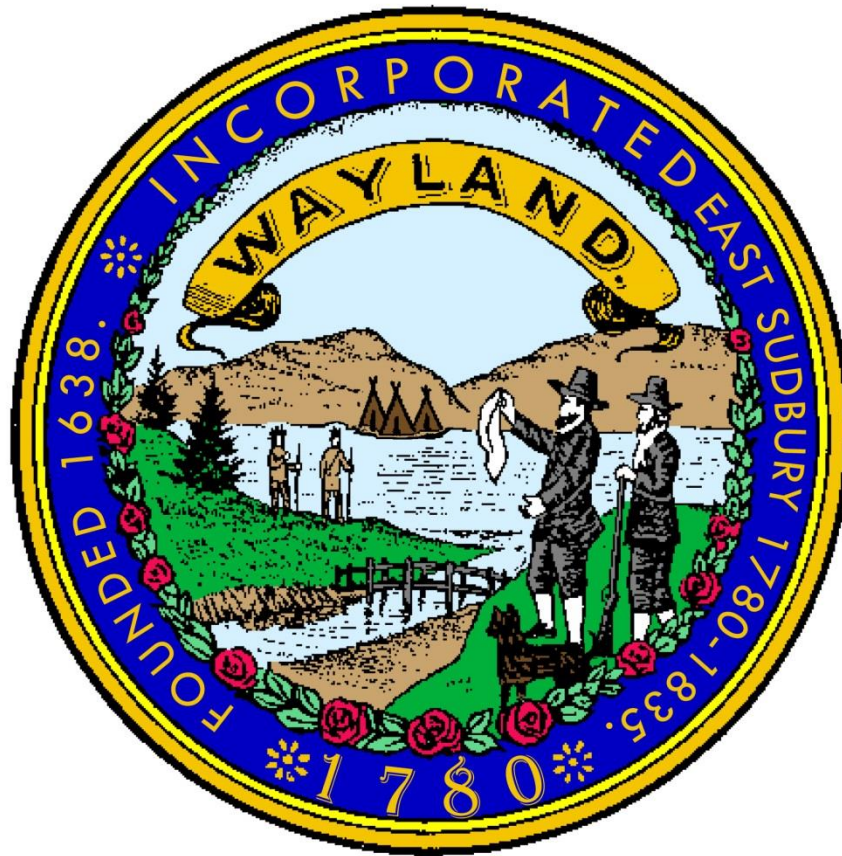
A) STREETS

1) Location and Alignment

- a) Streets shall be continuous, of uniform width, and in alignment with existing streets, as far as practicable.
- b) Provision shall be made for the proper projection of streets, if adjoining property is not subdivided.
- c) All curved streets must be designed to permit safe vehicular travel. A minimum 200-foot length tangent shall be provided between the point of tangency (PT, the end) of one curve and the point of curvature (PC, the beginning) of any following curve.
- d) Dead-end streets shall be permitted on Residential and Limited Residential Streets only. Any dead-end street shall be provided with a circular turn-around at its dead-end terminus having a curb radius of forty five (45) feet, and a right-of-way radius of sixty (60) feet. A dead-end street is any street or way or combination of streets or ways having only one terminus at a through street. A through street is a street that has two completed and usable ways of access. No dead-end street shall be more than six hundred ninety (690) feet in length, as measured along its center line from its intersection with the sideline of the right-of-way of the through street to the center point of the circular turn-around making the overall length no more than seven hundred fifty (750) feet). The minimum length of dead-end streets shall not be less than two times the minimum lot frontage in the zoning district in which proposed. The required length shall be measured along its center line from its intersection with the sideline of the right-of-way of the through street to the center point of the circular turn-around.
- e) Street lines at intersections shall be cut back so as to provide for curb radii of not less than twenty-five feet (25').

TOWN OF WAYLAND

HOUSING PRODUCTION PLAN



Prepared in coordination with the Wayland Board of Selectmen, Wayland Housing Partnership, Wayland Planning Board, Community Preservation Committee and Wayland Housing Authority and LDS Consulting Group, LLC

For Submission to Commonwealth of Massachusetts
Department of Housing and Community Development under
Housing Production – 760 CMR 56.00

August 2010 and Updated March 2014 and July 2014.

Table of Contents

Glossary of Terms	5
Section 1: Executive Summary	13
Definitions	14
Section 2: Summary of Key Findings	16
Community and Demographics	16
Housing	17
Housing Supply	18
Summary of Priority Housing Needs.....	18
Summary of Production Goals.....	18
Summary of Housing Strategies	19
Community Outreach and Education.....	19
Housing Preservation Strategies.....	20
Regulatory Strategies.....	20
New Production Initiatives.....	20
Section 3: Demographic Analysis	22
History of Wayland	22
Wayland Today	22
Demographic Profile.....	23
Population.....	23
Age Distribution.....	24
Race	25
Households	26
Household Type and Size	27
Household Size.....	27
Family Growth	28
Household Income.....	28
Rent Burdened.....	29
Housing Cost Burden	30
Poverty.....	30
Education	32
Employment	32
Commute to Work	34
Unemployment.....	35
Section 4: Housing Characteristics	38
Housing Units.....	38
Age and Condition.....	38
Housing Type	39
Housing Tenure.....	40
Vacancy	42
Town Employee Housing Needs	43
Section 5: Affordable Housing Inventory	45
Affordable Housing Defined.....	45

Chapter 40B	46
Subsidized Housing Inventory (SHI).....	46
State Public Housing	47
Federal Public Housing	48
Wayland Housing Authority	48
Ⓞ Millbrook Affordable Housing	50
1. Willowbrook	50
2. Paine Estate (Greenways)	50
3. Plain Road	50
4. Wayland Gardens	50
5. Commonwealth Residences.....	51
6. 89 Oxbow.....	51
7. Wayland Commons	51
8. Tripolis.....	51
9. Wayland Forest.....	51
Proposed or Pending Developments.....	52
10. Sage Hill.....	Error! Bookmark not defined.
11. Michael Road Extension.....	52
12. Town Center Project	52
13. Doran Road/Dudley Pond	52
14. Stonebridge Road	52
15. Hamlen/Covered Bridge Off-site Units	52
16. Group Home	53
17. Rivers Edge	53
Section 6: Existing Regulations for Affordable Housing	54
Wayland Zoning Bylaws and Regulations	54
Accessory Apartment Bylaws	54
Senior and Family Housing Overlay District.....	54
Cluster Zoning Provisions	55
Planned Residential Development District	55
Section 7: Constraints on Future Development	57
Residential Zoning Districts:	57
Mitigation Measures:	57
Natural Resource Limitation:	57
Open Space Inventory:	59
Public Lands:.....	59
Private Open Space:	60
Town Infrastructure:.....	61
Wastewater Management	64
Section 8: Housing Related Boards and Committees	65
Wayland Housing Authority.....	65
Wayland Housing Partnership	65
Municipal Affordable Housing Trust Fund	66

Wayland Housing Associates, Inc.	66
Wayland Community Preservation Committee	66
Fair Housing Committee.....	67
Wayland Council on Aging	67
Wayland Interfaith Housing Network (WIHN)	67
Section 9: Affordable Housing Goals	68
Wayland Housing Production Program.....	69
New Housing Policy and Procedures	71
1. ADA Compliance.....	71
2. Standardization of Purchase and Sale of Affordable Units.....	71
3. Use Restrictions	72
4. "Friendly" 40B program.....	72
5. LIP Local Action Units	73
Section 10: Implementation Strategies.....	75
1. Outreach/Education.....	75
2. Housing Preservation.....	76
3. Regulatory Strategies.....	76
4. New Production Initiatives.....	78
Exhibit 1 – Subsidized Housing Inventory	83
Exhibit 2 – Fair Housing Recommendations.....	84

Glossary of Terms

Americans with Disabilities Act (ADA) - Federal law enacted in 1990 that requires public agencies to operate housing programs in ways that make them accessible and that do not discriminate against persons with disabilities.

ACS – American Community Survey – a survey prepared and conducted by the US Census that estimates population, housing, social, and economic statistics in the years between the decennial censuses.

Affordable Housing – Housing with costs at or below 30% of a household’s annual income.

Alternative Housing Voucher Program (AHVP) - A DHCD rent subsidy program funded by the State for people under 60 with disabilities on waiting lists for public housing.

Accessory Apartments - A bylaw that allows a homeowner to create and rent an accessory dwelling unit. It defines an accessory apartment as an “additional set of living facilities with permanent provisions for living, cooking, and sanitation, located in a single residence dwelling or an accessory building.” The Affordable Accessory bylaw eases the requirements for homeowners willing to contract with the Wayland Housing Authority (WHA) to rent to persons of low-income by allowing an accessory apartment in a home on a lot as small as 15,000 square feet.

AMI – Area Median Income - Midpoint in the family-income range for a metropolitan statistical area or for the non-metro parts of a state.

CDBG – Community Development Block Grant – Block grants that fund activities such as affordable housing, anti-poverty programs, and infrastructure development. Block grants are sums of money granted by the federal government to a regional government with only general provisions as to the way it is to be spent.

Chapter 40B – The State’s comprehensive permit law, enacted in 1969, which established an affordable housing goal of 10% for every community. A state statute, which enables local Zoning Boards of Appeals to approve affordable housing developments under flexible rules if at least 20%-25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law.

Chapter 121B - State law permitting cities and towns to set up redevelopment authorities, subject to DHCD approval, to redevelop blighted or slum areas, carry out urban renewal projects and become eligible for URDG funds.

Chapters 167 & 689 - State public housing programs. Administered by Local Housing Authorities (LHAs), they provide rental housing with specialized services for low-income persons with mental illness, mental retardation or physical disabilities.¹

Chapters 200 & 705 State public housing programs - Administered by Local Housing Authorities (LHAs), they provide rental housing for low-income families.²

Co-Housing - A hybrid form of housing that combines private and communal forms of living. Residents occupy individual, complete living units, but may share additional kitchen, dining and recreational facilities with other residents. Ownership and design may take a variety of forms.

Community Development Corporation (CDC)- A form of community-based organization engaged in local housing and economic development activities.

Community Preservation Act (CPA) -Wayland has established Community Preservation Fund to preserve open space, historic resources and community housing, by imposing a surcharge of 1.5% on local property taxes. The state provides matching funds.

Community Preservation Committee- Wayland's Community Preservation Committee evaluates potential community preservation projects and to make recommendations for the use of CPA funds.

Community Reinvestment Act (CRA)- A federal law enacted in 1977 which states that all federally insured financial institutions have a continuing and affirmative obligation to help meet the credit needs of the local communities in which they are chartered. Such institutions are required to demonstrate to their regulatory agencies, through regular examinations, that they are meeting the credit needs of their community, including low and moderate-income neighborhoods.

Comprehensive Housing Plan (CHP)- Wayland's CHP is designed to establish a framework to implement the housing goals identified in the Wayland Master Plan. The CHP examines housing need in relation to existing housing stock and identifies the objectives and strategies needed to reach Wayland's affordable housing goals.

Condominium - A type of real estate ownership in which owners own their own units plus an undivided share of all common areas. In Massachusetts, condominiums are established under

¹ There has been limited funding for the creation of new units under any of these public housing programs in recent years.

² There has been limited funding for the creation of new units under any of these public housing programs in recent years.

MGL Chapter 183A. Limited equity condominiums are those where the resale price is regulated, through a deed covenant, a regulatory agreement, a land trust or other mechanism.

Congregate Housing - Housing accommodation that offers separate rooms or apartments but provides shared activities of daily living with other residents. May be rental or ownership.

Conservation Easement- A legal agreement, often used to preserve rural areas or greenfields, in which a government or nonprofit can purchase a property in return for the guarantee of preserving it from development.

Consolidated Plan (ConPlan) - A combination planning document and performance report required of states and communities receiving HUD block grants. The ConPlan establishes local housing needs and priorities, and HUD uses it to assess proposed local housing policies and funding requests. Applicants for funding under any of 17 other HUD programs must show that their application is consistent with the local ConPlan.

Deed Rider - Addendum to a deed that guarantees affordability status for a unit through future sales.

DHCD – Department of Housing and Community Development

Executive Office of Environmental Affairs (EOEA) - A Massachusetts cabinet level agency that oversees programs and policies relating to the environment.

Executive Order 215 State executive order, issued in 1982 but not enforced, which required all state agencies to withhold discretionary development-related state assistance from municipalities that were unreasonable restrictive in their housing practices.

Esri – Data source that projects statistics such as population, income, and households based on US Census data

Executive Order 418 State executive order, subtitled “Assisting Communities in Addressing the Housing Short-age,” issued in 2000. It makes available up to \$30,000 in planning resources to each community in the state to plan for new housing opportunities while balancing economic development, transportation infrastructure improvements and open space preservation. It also gives priority in the awarding of \$364 million+ in annual discretionary funding to communities that have been certified as having taken steps to increase the supply of housing to individuals and families across a broad range of incomes.

Extremely Low-Income - Household with income below 30% of area median, as defined by HUD for its own programmatic purposes.

Factory-built Housing - Any home that is built in a factory setting as opposed to on site. This can include manufactured and modular homes as well as pre-cut (in which building materials are factory-cut to design specifications then transported to the site for assembly) and panelized units (in which panels—a whole wall with windows, doors, wiring and outside siding—are transported to the site and assembled).

Fair Housing Act - Federal legislation, first enacted in 1968 and expanded by amendments in 1974 and 1988, that provides the Secretary of HUD with investigation and enforcement responsibilities for fair housing practices. Prohibits discrimination in housing and lending based on race, color, religion, sex, national origin, handicap, or familial status. There is also a Massachusetts Fair Housing Act, which extends the prohibition against discrimination to sexual orientation, marital status, ancestry, veteran status, children, and age. The state law also prohibits discrimination against families receiving public assistance or rental subsidies, or because of any requirement of these programs.

Fair Market Rents (FMRs) - Maximum rents allowed by HUD in the Section 8 rental assistance program. Updated and published annually, FMRs represent HUD's estimate of the actual market rent for an apartment in the conventional marketplace. HUD sets FMRs by unit size (0-bedroom, 1-bedroom, etc.) and regions within each state. The current FMRs are posted on HUD's website at <http://www.huduser.org/datasets/fmr.html>. They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service.

FAR (Floor Area Ratio) - A commonly used measure of building intensity, FAR is the relationship between building volume and land area. Determined by dividing the gross floor area of all buildings on a lot and the area of that lot.

Green Development - Development that uses environmentally friendly building practices and energy efficiency. There are a number of public and private incentives for green development, and increasingly, nonprofit developers use green construction as a way of increasing the expendable resources of lower income persons.

Housing Appeals Committee (HAC) - A quasi-judicial body within DHCD, which hears appeals by developers, local zoning boards on comprehensive permit (Chapter 40B) decisions by local Zoning Boards of Appeal.

HOME funds - Formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Household vs. family – According to the United States Census, a family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder’s family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

According to the United States Census, a household refers to all individuals who live in the same dwelling. Household types are arranged into two groups: family households and nonfamily households. A family household contains at least two persons -- the householder and at least one other person related to the householder by birth, marriage, or adoption -- and is categorized into three types: married couple; female householder with no spouse present; and male householder with no spouse present. A nonfamily household may contain only one person -- the householder -- or additional persons who are not relatives of the householder. Nonfamily households may be classified as either female nonfamily or male nonfamily households. For each year, the total number of households is the sum of the five mutually exclusive household types. By census definition, householders must be at least 15 years of age.

HUD – Department of Housing and Urban Development

Inclusionary zoning - Planning ordinances that require a share of new construction to be designated as affordable for households with low to moderate incomes.

Limited Equity Homeownership - Ownership housing in which resale values are restricted in order to maintain the long-term affordability of the units. A technique often used for housing developed with public assistance in order to reduce development costs (e.g. funding, relaxed zoning regulations, discounted sale of public land).

Local Initiative Program (LIP) - A state program under which communities may use local resources and DHCD technical assistance to develop affordable housing that is eligible for inclusion on the State Housing Inventory. LIP is not a financing program, but the DHCD technical assistance qualifies as a subsidy and enables locally supported developments that do not require other financial subsidies to use the comprehensive permit process. At least 25% of the units must be set aside as affordable to households earning less than 80% of the area median.

Low-income vs. very low-income – Low-income households are those households making at or below 50%-80% of the Area Median Income as defined by HUD. Very low-income households are those households making below 50% Area Median Income as defined by HUD.

Median Income – A central point in a sample of household incomes where half of the income range is above the median point and half of the income range is below the median point.

Manufactured Homes - Homes built entirely in the factory under a federal building code administered by HUD. The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976. Manufactured homes may be single- or multi-section and are transported to the site and installed.

Massachusetts Housing Investment Corporation (MHIC) - A private, non-profit corporation which provides loans for affordable housing, equity funds for low-income housing tax credit (LIHTC) developments and loan guarantees for lead paint abatement loans. Created in 1991 by a consortium of banks, MHIC also administers a bridge financing program for tax credit projects in conjunction with the Massachusetts Housing Partnership Fund.

Massachusetts Housing Partnership Fund (MHP) - A quasi-public agency created by the Legislature in 1985 to support affordable housing and neighborhood development. MHP provides technical assistance and below-market financing to non-profit and for-profit developers and public agencies.

Master Plan - Wayland has a comprehensive town wide plan that contains the following elements: land use, housing, economic development, natural and cultural resources, open space and recreation, public services and facilities which was approved in 2004 and updated in 2011.

Mixed Income Housing Development - Development that includes housing for various income levels. In urban neighborhoods, it is a tool to deconcentrate poverty. In suburban neighborhoods, it is a design principle that designates a percentage of housing to different price ranges and may include persons with very low-income.

Mixed Use - Development Projects that combine different types of development such as residential, commercial, office, industrial and institutional into one project. Mixed-use redevelopment of neighborhoods promotes comprehensive revitalization through retention or addition of housing, services and jobs.

Modular Homes - Factory-built home built to applicable State, local, or regional codes where the home will be located. Modules are transported to the site and installed.

MLS – Multiple Listing Service

New England Fund (NEF) - An affordable housing program run by the Federal Home Loan Bank of Boston (FHLBB), NEF provides advances (loans) to member financial institutions to finance affordable housing. NEF is one of the most widely used programs for the development of new mixed income ownership housing under the comprehensive permit.

Overlay Zoning - A zoning district, applied over one or more other districts that contains additional provisions for special features or conditions, such as historic buildings, affordable housing, or wetlands.

Rent Burdened – Households that are paying more than 30% of their annual income towards rent. Severely rent burdened households are those households paying more than 50% of their annual income towards rent.

Section 8 – Program through which the government authorizes housing assistance payments to private landlords in order to provide housing for low-income households. Refers to the major federal (HUD) program— actually a collection of programs— providing rental assistance to low-income households to help them pay for housing. Participating tenants pay 30% of their income (some can pay more) for housing (rent and basic utilities) and federal subsidy pays balance of rent.

SHI - Subsidized Housing Inventory – A listing of all units within the state that receive federal or state-level subsidies. This is the official list of units, by municipality, that count toward a community's 10% goal. Wayland is currently at 5.20%.

Single room occupancy (SRO) - Generally refers to housing units which are not equipped with both individual kitchen and individual bathroom facilities and which are rented for longer than 15 consecutive days.

Smart Growth - The term used to refer to a rapidly growing, and widespread, movement that calls for a more coordinated, environmentally sensitive approach to planning and development. A response to the problems associated with unplanned, unlimited suburban development—or sprawl—smart growth principles call for more efficient land use, compact development patterns, less dependence on the automobile, a range of housing opportunities and choices, and improved jobs/housing balance.

Soft Second Loan Program - Wayland participates in the state first-time homebuyer assistance program operated by the Mass Housing Partnership. Buyers obtain a bank mortgage for 75% of the purchase price and the Soft Second program provides a second mortgage for 20% of the price. The interest on the second mortgage may be subsidized for 10 years.

Stakeholder – an individual, group of individuals, or organization with an interest in the issue at hand.

Subsidized Housing - Housing for moderate to low income individuals and households supported by government funding. Households pay 1/3 of their income towards rent and the government pays the remainder.

The Warren Group – Data source that provides housing sales and building permit data from Banker and Tradesman based on individual municipality's registry of deeds.

Transitional Housing - Temporary housing for families or individuals who do not have permanent housing but require more stability than an emergency shelter.

Wayland Affordable Housing Fund - A municipal fund to be expended for the identifying, testing, redevelopment, rehabilitation, construction, and preparing properties for affordable housing in Wayland.

Wayland Housing Associates, Inc. (WHAI) - The Wayland Housing Associates, Incorporated (WHAI) was organized by a group of housing advocates in 1994 to find alternative and innovative ways to develop affordable housing for persons of low- and moderate income. The WHAI works with public and private entities to develop, sell, and manage diverse types of affordable housing.

Wayland Housing Authority (WHA) A public housing authority that manages low-income public housing programs in Wayland including Section 8 rental assistance.

Wayland Housing Partnership Committee - The Wayland Housing Partnership was appointed by the Board of Selectmen to study the need for affordable housing and to recommend procedures for the implementation of Wayland Affordable Housing Policy. The WHP reviews all private and public affordable housing initiatives before the Town.

Wayland Interfaith Housing Network (WIHN)- A non-denominational non-profit corporation dedicated to the facilitation of affordable housing in Wayland.

ZBA – Zoning Board of Appeals

Section 1: Executive Summary

The Town of Wayland hired LDS Consulting Group, LLC (LDS) to reconfigure its August 2010 Affordable Housing Production Plan (Plan) for submission to the Massachusetts Department of Housing and Community Development (DHCD). The only work produced by LDS in the plan was the demographics in Sections 3 and 4, updating certain project information and created the affordable housing production table. The goal of this study is to not only identify the supply and demand for affordable housing in Wayland but to also provide a strategic plan to assist the Town in determining how it should best direct and leverage its resources to meet the affordable housing needs in Wayland.

This Housing Production Plan offers an updated and expanded version of the Comprehensive Housing Plan that was completed in 2005 under the state's Executive Order 418, suggesting a range of options to meet pressing local housing needs, enabling Wayland to come closer to meeting the state 10% affordable housing threshold, and presenting a proactive housing agenda of Town-sponsored initiatives. The Plan will also meet the requirements of 760 CMR 56.03(4) under the state's Chapter 40B Housing Production requirements. If the Town is able to follow and implement the plan, and therefore become a "certified community" by DHCD, it will not be as vulnerable to developers. Moreover, the Plan will increase the Town's score under the state's Commonwealth Capital Program and make it more competitive for a range of state discretionary funding.

Housing has become a major issue in the Boston region in recent years as housing prices have soared while availability has remained low. Developers have favored the construction of large, expensive, single-family homes that meet the needs and budgets of only the more affluent of the region's residents. These trends are readily apparent in Wayland, which has become one of the most expensive communities in metro Boston.

Given the pressures of tremendous regional growth and prosperity, the quality of Wayland's schools, its proximity to greater Boston, and the high cost of land, it is particularly challenging for Wayland to identify buildable land for the development of affordable housing, both for rental and purchase although such efforts have been encouraged by the Wayland Housing Authority, the Planning Board, and the Board of Selectmen. In 1993, there were 137 units designated as affordable and eligible for inclusion in the state's Subsidized Housing Inventory (SHI). This number increased to 150 by 2005, and then to 200 as of the date of this study (4.03%), leaving a 296 unit gap, a formidable challenge for a small community. However, there are 362 units either completed, under construction or in the permitting stages that could be added to the SHI. Consequently, the Town has made steady progress in diversifying its housing inventory. The town is expected to reach its 10% goal in 2016 and then committed to producing 5 units per year going forward.

The Town has completed numerous planning studies that examined housing within the Town. In 1998 the Town completed a build out analysis, which was then a basis for the Town's first

Growth Management Plan. The plan included a vision statement that promotes an “economic diversity of residents.” In 2001 the Town began work on its first Master Plan since 1962. The project was funded partially by the Town of Wayland and partially by the State of Massachusetts through the Executive Order 418 Community Development Planning Program. The Plan was completed and finally adopted by the Planning Board in 2004.

In 2003, the Board of Selectmen identified the development of affordable housing as a top priority for the Town. One element of that goal was the preparation of a housing plan based on the housing component of the Master Plan. On January 4, 2005 the Town completed its first Comprehensive Housing Plan for submittal to the Department of Housing and Community Development and subsequently received approval. It also submitted the Plan to the U.S. Department of Housing and Urban Development (HUD) in order for the Town of Wayland to become eligible to participate in the WestMetro HOME Consortium. Consortium participation allows Wayland to receive an annual allocation of federal HOME Investment Partnership Program funds that can be used for a wide range of affordable housing activities. The Wayland Comprehensive Housing Plan was also designed to establish a framework for implementing the Town’s Master Plan and reasserts Wayland’s commitment to encouraging diversity among its residents in terms of age, education, employment, and racial, ethnic, and economic backgrounds.

This document represents an opportunity for the Town to update the 2005 Comprehensive Housing Plan, providing more current information on demographic and housing characteristics and trends as well as housing goals and strategies that reflect progress over the past few years as well as new state housing regulations. For example, changes to Chapter 40B established some new rules for affordable housing production.³ Planned Production Plan regulations, under which the 2005 Comprehensive Housing Plan was approved, are now referred to as Housing Production.

Definitions

According to the United States Census, a family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder’s family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

According to the United States Census, a household refers to all individuals who live in the same dwelling. Household types are arranged into two groups: family households and

³ Massachusetts General Law Chapter 40B, 760 CMR 56.00.

nonfamily households. A family household contains at least two persons -- the householder and at least one other person related to the householder by birth, marriage, or adoption -- and is categorized into three types: married couple; female householder with no spouse present; and male householder with no spouse present. A nonfamily household may contain only one person -- the householder -- or additional persons who are not relatives of the householder. Nonfamily households may be classified as either female nonfamily or male nonfamily households. For each year, the total number of households is the sum of the five mutually exclusive household types. By census definition, householders must be at least 15 years of age.

DRAFT

Section 2: Summary of Key Findings

Summary of Housing Objectives and Development Challenges

“Housing choice” is not a euphemism for low- and moderate-income housing, elderly or “over-55” housing, starter homes, rooming houses or manufactured housing developments. It means variety in housing types, a range of prices and access to ownership and rental opportunities, including special needs housing, so that people have meaningful choices about where they will live and will not be spending too much to do so. Wayland embraced the central principles of housing choice when the Town adopted its Master Plan in 2001, followed by the Comprehensive Housing Plan in 2005 that articulated the following major housing objectives:

- Meet local housing needs along the full range of incomes that promotes diversity and stability of individuals and families.
- Leverage public and private resources to the greatest extent possible.
- Ensure the creation of new housing that is compatible with the existing community and helps promote open space.
- Make steady progress toward the state standard for affordable housing of 10%.
- Produce affordable housing that equals ½ of 1% of the town’s housing stock in order to be housing certified under MGL Chapter 40B 760 CMR 56.00, which is 24 units per year based on the 2000 US Census for year-round housing units in the Town of Wayland.⁴

Despite significant progress, it will be a great challenge for Wayland to create enough affordable housing to meet the state’s 10% affordable housing standard, production goals and local needs, particularly in light of current constraints to new development that include certain zoning regulations, natural resources that limit development (wetlands, floodplains, sensitive habitats and ecosystems, etc.), limited availability of open space and publicly-owned property, and infrastructure limitations such as the lack of Town sewer service.

Summary of Demographic and Housing Characteristics and Trends Community and Demographics

Wayland is a small community in one of the state’s most rapidly growing regions. Most of the community’s 13,913 residents, as of the beginning of 2010, live comfortably as suggested by the condition and value of its homes. The Town of Wayland is mostly residential, with a several pockets of commercial activity along Route 20. It saw tremendous population growth from 1990-2000 (10.3%) and then a decline of .8% from 2000-2010. In terms of population growth by age group, the population in Wayland is getting older. Residents over the age of have had the highest relative population increase; while young professionals age 22- 34 and young children under 9 saw the highest relative decreases. This could indicate a lack of housing choice for the young professional population in Wayland and/or that young professionals choose to live elsewhere. Esri projects that the fastest growing age co-hort from 2010- 2017 will be in the 55

⁴ This figure will increase somewhat when the 2010 Census results are released. Also, the 2005 Plan was prepared under previous state regulations that required higher annual production goals of ¾ of 1% or 32 units.

and older age group, which is projected to increase by 23% (US Census Bureau 2010). This data supports a growing demand in the market for housing choices for seniors in Wayland.

The number of new households has kept pace with and actually exceeded population growth in 2010 because households have become smaller. The average household size was 2.8 persons in 2000, and 2.69 in 2010, slightly higher than that of Middlesex County or Massachusetts. Additionally, one-person households in Wayland increased from 16.1% of all households to 20.2% from 2000 to 2010. This may reflect the number of new smaller rental units, the aging population as well national trends that families are having fewer children, and waiting longer to have them. Wayland is not racially or ethnically diverse, with 87% of the population identifying as White in 2010, decrease of 5% from 2000.

Many of Waylands' residents are well educated professionals, as 87% went on to higher education after high school and 75% earned a Bachelor's degree or higher. The median household income increased 29% from 2000 to 2010 to \$129,805, which ranks in the middle when compared to incomes in surrounding communities, but is higher than the county or state. The majority of households, 70%, earn more than \$100,000 annually.

Approximately 42% of renter households in Wayland paid more than 30% of their income towards rent in 2010, and approximately 41% of homeowners in Wayland paid more than 30% of their income towards housing costs, and are therefore considered rent/housing cost burdened an indicator of demand for more affordable housing. Poverty rates in Wayland tend to be lower than the surrounding communities, but the percentage of families living at or below the poverty line in the Town more than doubled from 2000 to 2010 to 1.7%. The majority of these households are single parent households and headed by a female with a child.

The most common occupations in Wayland are in educational services, health care and social services, which employ 27.5% of workers, followed by professional scientific, management or administrative jobs, 24.2% workers. On average, Wayland residents have a slightly longer commute to work than their counterparts in Middlesex County and the Commonwealth of Massachusetts, with a mean travel time of 28.6 minutes. The annual unemployment rate in Wayland (not seasonally adjusted) has remained lower than that of Middlesex County and the Commonwealth of Massachusetts since at least 1990. The unemployment rate was at the lowest in 1998 when it reached 1.4% and it peaked at a 5.9% in 2010. Unemployment rates declined to 4.4% in November 2013, the most recent data available.

Housing

There has been a consistent increase in the number of housing units in Wayland over the last two decades. Since 2000, the number of units has increased 6% lower than the 8% growth rate from 1990-2000, and similar to growth in Middlesex County and lower than the Massachusetts average. The majority of housing units, 80% were built prior to 1970. Roughly 4.4% of the housing stock has been built since 2000. Wayland's housing stock lacks diversity, as the Town largely consists of single-family homes (85%), and the vast majority of housing units (88%) are

ownership units. Housing values have been increasing. The average sales price of a single-family property in Wayland has increased by \$166,000 from 2000-2014.

Housing Supply

- While there are approximately 500 condo units in Wayland, they are typically priced towards the luxury end of the market with median prices fairly comparable and frequently higher than single-family home sales.
- There is a severe shortage of rental housing in Wayland and neighboring communities, and very few housing units that are accessible to persons with disabilities.
- Vacancy rates are low in Wayland, 4.2%. As any rate below 5% suggests very tight market conditions, this vacancy rates indicate a need for additional units, including rental units.
- Wait lists and unit turnover rates for Wayland Housing Authority units suggest waits of at least two (2) years for Bent Park and three (3) to five (5) years for Cochituate Village and scattered family units.
- Wayland has 257 affordable units included in the Subsidized Housing Inventory that count towards the town's 10% affordability goal, equal to 5.20% of its year-round housing stock and up from 3.2% in 2005.
- 8.3% of housing stock was built with 40b or inclusionary zoning.
- 18 units have not been counted towards the SHI because were sold at 100% medium income. Units were sold at affordable price. 12 at Traditions, 1 at Greenway and 5 at Nike site.

Summary of Priority Housing Needs

Several factors determine future housing needs in Wayland: the existing housing stock and housing deficiencies, projected demographics, local and regional market forces, and the needs of particular groups. Based on the information contained in Section 3, housing for young professionals, for ages 55 plus (empty nesters) and 85% (senior citizens) will be in demand. This translates into small housing units suitable for smaller household size as the greatest housing need in Wayland. Such housing must include rental housing targeted to the most financially vulnerable residents in the community.

Summary of Production Goals

The state administers the Housing Production Program that enables cities and towns to adopt an affordable housing plan that demonstrates production of at least .50% over one year or 1.0% over two-years of its year-round housing stock eligible for inclusion in the Subsidized Housing Inventory (SHI). Wayland will have to produce at least 5 affordable units annually to meet these production goals through 2020. However, it has 8 units built than can be added to the SHI and 362 in production that can be added to the SHI by 2016 to reach 10%. Therefore, it will only need to produce and an additional 5 units per year to remain at 10% when the 2020 census is completed. If the state certifies that the locality has complied with its annual production goals, the town will be able, through its Zoning Board of Appeals, to deny what it considers to be inappropriate comprehensive permit applications.⁵

⁵ If a community has achieved certification within 15 days of the opening of the local hearing for the comprehensive permit, the ZBA shall provide written notice to the applicant, with a copy to DHCD, that it considers that a denial of the permit or the

Based on this information, the town of Wayland has developed a Housing Production Program to project affordable housing production activity over the next five (5) years as noted in Table 38.

Summary of Housing Strategies

The 2005 Comprehensive Housing Plan as amended called on the Town to take several actions to promote affordable housing, and much progress has been made since then including the implementation of the following zoning reforms and new initiatives:

- Adoption of important zoning changes including inclusionary zoning, cluster zoning changes, and a mixed-use overlay district;
- New housing development that has resulted in 66 new affordable units, bringing the level of affordability from 3.2% to 5.20% of the Town's year-round housing stock;
- Proposed development of approximately another 100 new affordable units;
- Approval of the use of Town-owned property on Stonebridge for affordable housing.
- Expedited permitting for affordable housing developments.

This Plan updates and builds on the recommendations included in the 2005 Comprehensive Housing Plan and includes the following key housing strategies:

Community Outreach and Education

- Conduct ongoing community outreach to continue to inform local leaders and residents on the issue of affordable housing and to present information on local housing initiatives with ample opportunities for feedback.
- Continue to develop an outreach program to educate local residents about the need for affordable housing and the available housing opportunities. This could include forums on housing for local officials and residents and re-run on the local cable channel, workshops for first-time buyers in concert with local lenders and non-profit housing organizations, information about new programs, etc.
- Provide user-friendly information on the procedures to follow for the first time sale of units when they first come on line and for the resale of affordable units in a way that retains their affordability in conformance with all state requirements.
- Encourage the donations of property, both land and buildings, providing information on tax advantages.

imposition of conditions or requirements would be consistent with local needs, the grounds that it believes have been met, and the factual basis for that position, including any necessary supportive documentation. If the applicant wishes to challenge the ZBA's assertion, it must do so by providing written notice to DHCD, with a copy to the ZBA, within 15 days of its receipt of the ZBA's notice, including any documentation to support its position. DHCD shall review the materials provided by both parties and issue a decision within 30 days of its receipt of all materials. The ZBA shall have the burden of proving satisfaction of the grounds for asserting that a denial or approval with conditions would be consistent local needs, provided, however, that any failure of the DHCD to issue a timely decision shall be deemed a determination in favor of the municipality. This procedure shall toll the requirement to terminate the hearing within 180 days.

Housing Preservation Strategies

- Strive to maintain affordability for new housing through deed restrictions for the longest time allowed by law. The Town/Wayland Housing Authority or other municipal employees such as the Town Planner must closely monitor those properties with deed restrictions to insure continued affordability.
- Publicize the Section 8 program and work with property owners to maintain availability through long-term agreements and incentives such as tax abatements and basic property management services by the WHA.
- Work with landlords to rehabilitate rental units through possible rehab assistance or a buy-down initiative.

Regulatory Strategies

- Modify the inclusionary zoning bylaw to better define off-site development options.
- Adopt a Multi-family Housing Conservation Cluster bylaw.
- Continue to allow multi-family housing developments under the Planned Development District (Rice Road/Mainstone development) and the Senior and Family Housing Overlay District (Paine Estate and Traditions).
- Modify the current Accessory Apartment Bylaw to make it easier to create such units.
- Allow housing on the upper floors of buildings within the Business A and Business B districts.⁶
- Work with the Zoning Board of Appeals, the Building Commissioner, and the Town Planner to develop standard guidelines for 40Bs that reflect current state requirements.
- Adopt a zoning bylaw to allow increased densities in both residential and commercial developments in return for the creation of affordable housing units in designated areas or in exchange for affordable units in areas where there will be minimal environmental impact.A
- Expand the Planned Development District and the Senior and Family Housing Overlay District.
- Create a residential subdivisions fee-based special permitting process that allocates the fees to affordable housing development.

New Production Initiatives

- Use the newly formed Municipal Affordable Housing Trust to capitalize through a number of resources including payments of fees in-lieu of actual units as part of its inclusionary zoning and other zoning bylaws, private donations of land and funding, negotiated fees

⁶ Within the town centers, housing density can be regulated by the height and setback requirements already contained in the Zoning Bylaw?. This will encourage the creation of housing units of various sizes, including smaller units. Flexible parking requirements could be specified for multi-family housing in the town centers. Since parking will probably be the limiting factor for build-out of town center sites, the bylaw could require applicants to demonstrate how much parking their project would need. This will provide an effective incentive for the developers to minimize parking demand for their project, either through the types of units proposed or other methods to reduce vehicle trips (such as shuttles, incentives for owning fewer cars, or local employment arrangements that allow residents to bike or walk to work).

from developers, and a minimum percentage of each year's CPA revenue to affordable housing, e.g., 25%, in support local housing initiatives.

- Continue providing suitable public property for development as the contribution or "bargain sale" of land owned by the town or other public entities but not essential for government purposes is a major component of production goals and this Plan.
- Offer predevelopment funding through CPA funds to insure that the development will be feasible, particularly given site conditions.
- Provide gap financing to leverage project financing as such funding, typically CPA money in the case of small towns, often provides the last "gap filler" to make projects feasible and the key leverage to secure necessary financing from state and federal agencies as well as private lenders.
- Promote the creation and use of accessory dwellings.
- Utilize available financial resources and participate in programs such as the State's Soft Second Loan program, the HOME program consortium or other program, and other sources to develop rental housing.
- Use the Community Preservation Fund and other programs as a source of funds for purchasing land or deed restrictions for development of affordable housing.
- Continue thorough reviews of 40B projects. Developers are encouraged to meet with the Wayland Housing Partnership before proposals are submitted to the Zoning Board of Appeals. Pro forma statements should be reviewed to ensure that densities do not exceed those required for a reasonable profit.
- Explore existing models for the "buy-down" of existing housing units and implement a program, using CPA funding or Trust Funds, which best meets the needs of Wayland. These models can be adapted for rentals and first-time homeownership.
- Further identify sites and develop affordable housing on Town-owned land.
- Partner with organizations such as Habitat for Humanity and Minutemen Technical High School, among others, to develop affordable housing on scattered sites in existing neighborhoods.

Section 3: Demographic Analysis

History of Wayland

The settlement of Wayland began in 1638 when the Sudbury plantation was established. In 1780, East Sudbury separated from Sudbury and became an independent town. However, it was not for another 55 years that the Town's name was changed to Wayland, in 1835. Although the early economy was based on agriculture, other industries such as grist and saw milling grew, taking advantage of the available waterpower supply. In the nineteenth century the shoe industry replaced agriculture as the primary economy in Cochituate, while farmers continued to prosper in the northern areas of Wayland well into the mid-20th century.

A compact mill center developed in Cochituate Village and, in 1830, the Bent family started the Bent Shoe Factory at the corner of Routes 27 and 30. By the late 1850s, the Bent factory employed several hundred people, many of them immigrants. As additional shoe manufacturers emerged, the center of the shoe industry expanded beyond Bentville to the Lokerville area (centered around the intersection of Commonwealth Road (Route 30), East Plain Street, and School Street). At the peak of the Town's shoe manufacturing activity in the 1880s, ten factories employed more than 600 workers; the Bent Factory accounting for half of this total. During the same period, the railroad was introduced with a stop at Wayland Center, beginning in 1881. This rail service, the Central Massachusetts Railroad, connected Wayland to Boston, thus providing a market for the expanding dairy and horticultural businesses in Wayland and Sudbury. With a freight house and depot, and service for passengers and freight alike, the railroad supported local businesses and allowed Boston workers to live in then rural Wayland.

At the end of the 19th century, the success of the shoe industry in Cochituate accounted for two-thirds of that area's total population (2,000 residents). However, in the early 1900s the shoe industry was in decline and by 1910 most of the factories had closed. The Town witnessed other population changes after World War I, when Dudley Pond became a summer recreational area, and later during the Depression, when many of the cottages built on small lots around the Pond were converted to permanent residences. Commuters continued to use the railroad to travel to Boston well into the second quarter of the twentieth century.

With the ascendancy of the automobile after World War II, more and more industries began to locate in Boston's western suburbs, along Route 128, and later the Massachusetts Turnpike and its Extension. With relatively easy access to these employment centers, Wayland became an attractive bedroom community and subdivisions replaced much of Wayland's open land.

Wayland Today

Wayland is a semi-rural community located 18 miles from Boston, 26 miles east of Worcester, and 203 miles from New York City. It is bordered on the west by Sudbury and Framingham, on the south by Natick, on the north by Lincoln, and on the east by Weston. Wayland is an accessible and attractive suburb of the City of Boston with convenient access to the businesses and industries located along the Route 128 and the Massachusetts Turnpike.

The meadows and marshes along the ten-mile stretch of the Sudbury River in Wayland are relatively unspoiled due to private and public efforts to maintain their natural state. Full of wildlife, they provide an open, rural setting and contribute to the beauty and uniqueness of this predominantly residential town. The river has been designated a wild and scenic river by the federal government.

Wayland is home to two public golf courses, the Wayland Country Club and Sandy Burr Country Club, both located on Route 27. There is a town beach located on Lake Cochituate that offers swimming and a boat launch to residents and guests. Wayland has other recreational areas such as Mill Pond for fishing, pine-forested picnic areas, and a number of acres of conservation land for hiking and horse-riding trails. In addition, Wayland promotes outdoors athletic activities and provides well-equipped basketball courts, baseball and soccer athletic fields, ten tennis courts, ice-skating areas, a swimming pool, and several playgrounds.

The Wayland Public School system is regularly ranked among the top school systems in the Commonwealth. The schools strive to maintain a strong academic curriculum, and the Town is currently building a new \$70 million high school that is ahead of schedule for completion in 2012. In addition, the Wayland Public School Children's Way provides full childcare service from 7:00 A.M. to 6:00 P.M. in a healthy and safe environment for children in grades K-5 every school day. Additional childcare programs are available during school vacations and the summer.

Demographic Profile

This demographic profile provides an overview of Wayland's population and household growth, as well as social characteristics of the town's population, including household type, age, income, and educational attainment. This information is relevant for determining future trends in Wayland and how they may affect growth and the need for housing, transportation, jobs, and public facilities and services.

While the focus of the demographic profile is on Wayland, regional and statewide data are provided for comparative purposes. In some instances, information for adjacent communities is also included so that a sense of Wayland's role in the region is presented. Wayland is a member of the MetroWest sub-region of the Metropolitan Area Planning Council (MAPC). The MAPC area is comprised of 82 towns and 19 cities, including the City of Boston and its outlying communities. MetroWest's nine member communities include: Ashland, Framingham, Marlborough, Natick, Southborough, Sudbury, Wayland, Holliston, and Weston.

Population

Wayland's population was 13,100 in 2000, as shown in the table below. It has grown approximately 10.3% since 1990, but then decreased from 2000 to 2010 by 0.8%. Statewide, Massachusetts has a rate of growth of 3.1% from 2000 to 2010, and Sudbury was the only town in the study with higher population growth. According to Esri, Wayland's population is expected to increase by 5.8% from 2010 to 2017 (US Census Bureau 2010).

Table 1

Population Growth 1990-2017										
	1990	2000	2010	Change 1990 -		Change 2000-2010		2017	Change 2010-2017	
				2000						
				Number	Percent	Number	Percent		Number	Percent
Wayland	11,874	13,100	12,994	1,226	10.3%	-106	-0.8%	13,751	757	5.8%
Concord	17,069	16,993	17,668	-76	-0.4%	675	4.0%	18,587	919	5.2%
Lincoln	7,666	8,056	6,362	390	5.1%	-1,694	-21.0%	6,599	237	3.7%
Weston	10,200	11,469	11,261	1,269	12.4%	-208	-1.8%	11,982	721	6.4%
Natick	30,470	32,170	33,006	1,700	5.6%	836	2.6%	36,415	3,409	10.3%
Framingham	65,029	66,910	66,975	1,881	2.9%	65	0.1%	72,122	5,147	7.7%
Sudbury	14,358	16,841	17,659	2,483	17.3%	818	4.9%	18,607	948	5.4%
Middlesex County	1,398,468	1,465,396	1,503,085	66,928	4.8%	37,689	2.6%	1,569,246	66,161	4.4%
Massachusetts	6,016,425	6,349,097	6,547,629	332,672	5.5%	198,532	3.1%	6,757,192	209,563	3.2%

Age Distribution

Table 2 shows the percent by age group of overall population, as well as the percent change for the time period of 2000-2010. The data shows significant population growth in all age groups above age 10, except for 25-34 year olds and 35 -44 year olds, decreasing respectively by 25% and 30%. This could indicate a lack of housing choice for the young professional population in Wayland and/or that young professionals choose to live elsewhere. The highest population growth from 2000 to 2010 can be seen in age group 85 and older, increasing by 61%. The next highest population increase within the same decade was for age 20-24, an increase of 49%. Esri projects that the fastest growing age cohort from 2010- 2017 will be in the 55 and older age group, which is projected to increase by 23% (US Census Bureau 2010). This data supports a growing demand in the market for housing choices for seniors in Wayland.

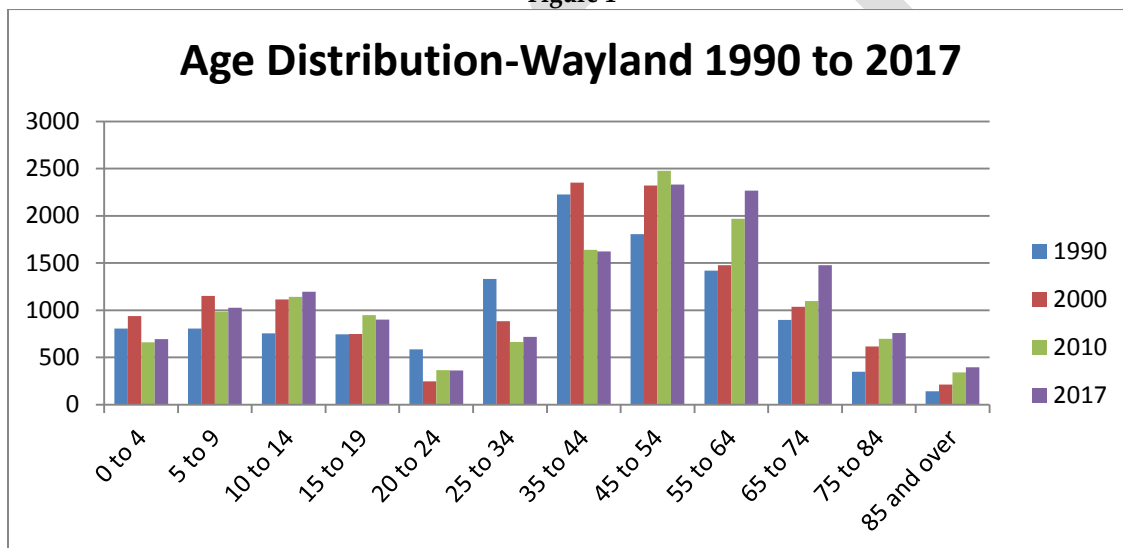
Table 2

Detailed Population Growth by Age in Wayland, 1990-2017										
Age group	990	2000	2010	Change 1990-2000		Change 2000-2010		2017	Change 2010-2017	
				Number	Percent	Number	Percent		Number	Percent
0 to 4	807	937	662	130	16%	-275	-29%	694	32	5%
5 to 9	805	1,152	987	347	43%	-165	-14%	1,028	41	4%
10 to 14	757	1,114	1,141	357	47%	27	2%	1,197	56	5%
15 to 19	745	749	949	4	1%	200	27%	902	-47	-5%
20 to 24	587	246	367	-341	-58%	121	49%	361	-6	-2%
25 to 34	1330	884	664	-446	-34%	-220	-25%	717	53	8%
35 to 44	2225	2,350	1,640	125	6%	-710	-30%	1,624	-16	-1%
45 to 54	1807	2,322	2,476	515	29%	154	7%	2,330	-146	-6%
55 to 64	1420	1478	1,970	58	4%	492	33%	2,268	298	15%

Detailed Population Growth by Age in Wayland, 1990-2017										
Age group	990	2000	2010	Change 1990-2000		Change 2000-2010		2017	Change 2010-2017	
				Number	Percent	Number	Percent		Number	Percent
65 to 74	897	1037	1,098	140	16%	61	6%	1,476	378	34%
75 to 84	350	618	697	268	77%	79	13%	759	62	9%
85 and over	144	213	343	69	48%	130	61%	395	52	15%
Median Age	39.3	41.4	45.3	2.1	5%	3.9	9%	46.5	1.2	3%

Figure 1 shows the population by age for the town of Wayland, comparing Census data from 1990 to 2017. The 65 and over population has grown significantly from 1990-2010 and is projected to continue to grow in 2017, making up approximately 20% of the total population with almost 3,000 persons.

Figure 1



In 2010, the median age in Wayland was 45.3. This is higher than its median age in 2000 of 41.4 and in 1990 of 39.3. Esri’s projected median age is of 46.5 in 2017. This illustrates the trend of a majority middle-aged population that is aging (US Census Bureau 2010).

Race

The population in Wayland is not racially diverse. It has remained predominantly White over the past decade, as shown in table 3 below, with a slight decrease between the 2000 and 2010 Census. As a result, minority residents are increasing slightly in number, with Asians seeing the largest increase, almost doubling in growth from 2000 to 2010 (US Census Bureau 2010). The projections show little change in this racial makeup.

Table 3

Race in Wayland						
	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,080	92.2%	11,330	87.2%	11,575	84.2%
Black Alone	98	0.7%	113	0.9%	149	1.1%
American Indian Alone	13	0.1%	4	0.0%	6	0.0%
Asian Alone	699	5.3%	1286	9.9%	1682	12.2%
Pacific Islander Alone	4	0.0%	2	0.0%	4	0.0%
Some Other Race Alone	35	0.3%	51	0.4%	68	0.5%
Two or More Races	171	1.3%	208	1.6%	267	1.9%
Total population	13,100		12,994		13,751	

Households

A household includes all people who occupy a housing unit, which can be a house, apartment, mobile home, group home or single room that is occupied as separate living quarters. The number of households in Wayland has continued to experience steady growth from 1990, as seen in the table below. Wayland had a 4% increase in households from 2000 to 2010, similar to the statewide growth of 4.2% in Massachusetts. Also from 2000 to 2010, Wayland had the third highest household growth rate of surrounding communities, behind Concord (9.0%) and Sudbury (4.9%). Esri projects that household growth from 2010 to 2017 will be 5.9%, which is slightly higher than in previous years but similar to surrounding towns except for Natick. The household growth rate has been higher than the population growth rate in Wayland, perhaps indicating smaller household formation.

Table 4

Household Growth 1990-2017										
	1990	2000	2010	Change 1990 - 2000		Change 2000-2010		2017	Change 2010-2017	
				Number	Percent	Number	Percent		Number	Percent
Wayland	4,210	4,625	4,808	415	9.9%	183	4.0%	5,090	282	5.9%
Concord	5,691	5,948	6,484	257	4.5%	536	9.0%	6,813	329	5.1%
Lincoln	2,632	2,790	2,404	158	6.0%	-386	-13.8%	2,483	79	3.3%
Weston	3,350	3,718	3,776	368	11.0%	58	1.6%	4,032	256	6.8%
Natick	11,990	13,080	13,406	1,090	9.1%	326	2.5%	14,770	1,364	10.2%
Framingham	25,132	26,153	26,173	1,021	4.1%	20	0.1%	27,562	1,389	5.3%
Sudbury	4,762	5,504	5,771	742	15.6%	267	4.9%	6,084	313	5.4%
Middlesex County	519,527	561,220	580,688	41,693	8.0%	19,468	3.5%	606,609	25,921	4.5%
Massachusetts	2,247,110	2,443,580	2,547,075	196,470	8.7%	103,495	4.2%	2,637,121	90,046	3.5%

Household Type and Size

As demonstrated below, the distribution of household types in Wayland has remained relatively the same since 2000. The number of one person households increased from 2000 to 2010, while all other household types decreased. The majority of households (53%) have two or less persons, with 2 person households being the most prominent household type (US Census Bureau 2010). This may indicate a need for smaller housing products.

Table 5

Persons Per Household in Wayland				
Type	2000		2010	
	Number	Percent	Number	Percent
1-person	743	16.1%	973	20.2%
2-person	1,603	34.7%	1,573	32.7%
3-person	822	17.8%	851	17.7%
4-person	933	20.2%	916	19.1%
5-person	386	8.3%	372	7.7%
6-person	110	2.4%	105	2.2%
7-or-more-person	28	0.6%	18	0.4%
Total	4,625		4,808	

Household Size

A family consists of a householder and one or more people living in the same household who is related to the householder by birth, marriage or adoption. As shown below, the average family size in Wayland has declined .9% from 2000 to 2010, changing from a median of 2.8 to 2.69 persons per family. Average family size decreased by 1.2% in Massachusetts, and 1.2% in Middlesex County from 2000 to 2010. The projection for Wayland in 2017 anticipates the same number from 2010 to 2017 as in 2010, and projects a 0.4% increase in Middlesex County, but a 0.4% decrease in Massachusetts from 2010 to 2017 (US Census Bureau 2010).

Table 6

Average Household Size							
	1990	2000	2010	% Change 1990-2000	% Change 2000-2010	2017	% Change 2010 -2017
Wayland	2.8	2.8	2.69	0.0%	-3.9%	2.69	0.0%
Concord	2.69	2.62	2.46	-2.6%	-6.1%	2.48	0.8%
Lincoln	2.9	2.83	2.65	-2.4%	-6.4%	2.66	0.4%
Weston	2.78	2.85	2.82	2.5%	-1.1%	2.82	0.0%
Natick	2.5	2.42	2.44	-3.2%	0.8%	2.44	0.0%
Framingham	2.44	2.43	2.47	-0.4%	1.6%	2.48	0.4%
Sudbury	3	3.02	3.02	0.7%	0.0%	3.02	0.0%
Middlesex County	2.59	2.52	2.49	-2.7%	-1.2%	2.5	0.4%
Massachusetts	2.58	2.51	2.48	-2.7%	-1.2%	2.47	-0.4%

Family Growth

A family consists of a householder and one or more people living in the same household who is related to the householder by birth, marriage or adoption. As shown below, the number of families in Wayland from 2000-2010 has decreased by 1.2% while Middlesex County and the Commonwealth of Massachusetts average increased. The projection for 2017 shows a change in growth in Wayland by 5.4%, higher than Middlesex County and Massachusetts.

Table 7

Families Growth 1990-2017										
	1990	2000	2010	Change 1990 - 2000		Change 2000-2010		2017	Change 2010-2017	
				Number	Percent	Number	Percent		Number	Percent
Wayland	3,424	3,722	3,676	298	8.7%	-46	-1.2%	3,876	200	5.4%
Concord	4,263	4,440	4,490	177	4.2%	50	1.1%	4,693	203	4.5%
Lincoln	2,175	2,255	1,806	80	3.7%	-449	-19.9%	1,858	52	2.9%
Weston	2,727	2,993	2,948	266	9.8%	-45	-1.5%	3,132	184	6.2%
Natick	8,117	8,532	8,714	415	5.1%	182	2.1%	9,509	795	9.1%
Framingham	16,023	16,573	16,535	550	3.4%	-38	-0.2%	17,312	777	4.7%
Sudbury	4,045	4,751	4,946	706	17.5%	195	4.1%	5,194	248	5.0%
Middlesex County	347,305	361,076	366,656	13,771	4.0%	5,580	1.5%	380,128	13,472	3.7%
Massachusetts	1,514,746	1,576,696	1,603,591	61,950	4.1%	26,895	1.7%	1,645,290	41,699	2.6%

Household Income

As shown below, the median household income in Wayland has increased by approximately 28.5% from 2000 to 2010. Wayland's median income is significantly higher than its surrounding communities. Other than Lincoln and Sudbury, the median income of other surrounding towns has not grown as quickly indicating that Wayland may be becoming a more attractive place to live for a more affluent population. By 2017, median household income in Wayland is projected by Esri to increase to \$139,370, although at a slower rate (7.4%) than in the two previous decades (US Census Bureau 2010).

Table 8

Median Household Income- 1990-2017							
	1990	2000	2010	% Change 1990-2000	% Change 2000-2010	2017	% Change 2010-2017
Wayland	\$72,057	\$101,036	\$129,805	40.2%	28.5%	\$139,370	7.4%
Concord	\$69,830	\$94,546	\$119,858	35.4%	26.8%	\$144,377	20.5%
Lincoln	\$57,613	\$80,779	\$121,104	40.2%	49.9%	\$155,367	28.3%
Weston	\$95,134	\$154,553	\$148,512	62.5%	-3.9%	\$200,000	34.7%
Natick	\$49,298	\$69,173	\$87,568	40.3%	26.6%	\$95,164	8.7%
Framingham	\$42,934	\$54,430	\$64,061	26.8%	17.7%	\$78,288	22.2%
Sudbury	\$79,092	\$118,579	\$153,295	49.9%	29.3%	\$162,877	6.3%
Middlesex County	\$43,847	\$60,814	\$77,377	38.7%	27.2%	\$85,661	10.7%
Massachusetts	\$36,952	\$50,539	\$64,509	36.8%	27.7%	\$73,930	14.6%

As seen below, the majority of households in Wayland in 2010 made more than \$100,000 annually. The percent of households earning over \$100,000 in 2000 was 50.6%. This number grew to 61.5% in 2010 and is projected to grow to 69.4% in 2017. Very few households earn less than 30% of Area Median Income or under \$30,000 a year (US Census Bureau 2010).

Table 9

Households by Income in Wayland								
	2000		2010		% Change 2000-2010	2017		% Change 2010-2017
	Number	Percent	Number	Percent		Number	Percent	
Household Income Base	4,624		4,818		4.2%	5,090		5.6%
Less than \$15,000	292	6.3%	155	3.2%	-46.9%	218	4.3%	40.6%
\$15,000 to \$24,999	141	3.0%	126	2.6%	-10.6%	85	1.7%	-32.5%
\$25,000 to \$34,999	184	4.0%	128	2.7%	-30.4%	97	1.9%	-24.2%
\$35,000 to \$49,999	418	9.0%	329	6.8%	-21.3%	226	4.4%	-31.3%
\$50,000 to \$74,999	686	14.8%	681	14.1%	-0.7%	398	7.8%	-41.6%
\$75,000 to \$99,999	563	12.2%	437	9.1%	-22.4%	535	10.5%	22.4%
\$100,000 to \$149,999	964	20.8%	989	20.5%	2.6%	1164	22.9%	17.7%
\$150,000 to \$199,999	426	9.2%	666	13.8%	56.3%	813	16.0%	22.1%
\$200,000 or more	950	20.5%	1,307	27.1%	37.6%	1,554	30.5%	18.9%

Rent Burdened

Households are considered rent burdened if they pay more than 30% of their income on rent. Households are considered severely rent burdened if they pay more than 50% of their income on rent. As shown in Table 10, an estimated 42.3% of households in Wayland paid at least 30% of their income on rent in 2010. This is a slightly lower percentage than in both Middlesex County and Massachusetts. Similarly, compared to Middlesex County and the state, a smaller percentage of households—an estimated 14.5%—were severely rent burdened. There was a 53.1% increase in severely rent burdened houses in Wayland from 2000 to 2010, and a 36.9% increase in households paying more than 30% of their income towards rent. While it is good news that the rent burdened households in Wayland is lower compare to surrounding towns, the high percent of growth in both rent burdened and severely rent burdened households indicate an immediate demand for affordable rental housing in Wayland.

Table 10

Gross Rent as Percentage of Income					
	2000		2010		% Change 2000 to 2010
	Number	Percent	Number	Percent	Percent
Wayland					
Total Renter Households	389	100.0%	518	100.0%	33.2%
30%+	160	41.1%	219	42.3%	36.9%
50%+	49	12.6%	75	14.5%	53.1%
Middlesex County					
Total Renter Households	214,291	100.0%	206,544	100.0%	-3.6%

30%+	75,074	35.0%	92,014	44.5%	22.6%
50%+	33,411	15.6%	45,189	21.9%	35.3%
Massachusetts					
Total Renter Households	932,073	100.0%	904,078	100.0%	-3.0%
30%+	445,472	42.9%	432,188	47.8%	-3.0%
50%+	160,173	15.4%	219,252	24.3%	36.9%

Housing Cost Burden

Homeowners are considered to be burdened by housing costs if they spend more than 30% of their income towards housing costs. Over one third of all homeowners in Wayland, 41.4% or 1,782 people, are considered burdened by housing costs. This is a significant figure considering that the median income of Wayland is over \$100,000. In Middlesex County over half of all homeowners, 55.3% or 202,413 persons, are considered to be burdened by housing costs. The number of cost burdened homeowners in Massachusetts is 1,002,337 or 62.5%. These trends illustrates that there are high housing costs in Massachusetts, which even burden homeowners in affluent areas who may struggle financially with housing costs (US Census Bureau 2010).

Table 11

Homeowners Costs Percentage of Income- 2010		
	Number	Percent
Wayland		
Total Owner Households	4,300	
30%+	1,782	41.4%
Middlesex County		
Total Owner Households	366,303	
30%+	202,413	55.3%
Massachusetts		
Total Owner Households	1,604,473	
30%+	1,002,337	62.5%

Poverty

In 2010, the median income in Wayland was \$91,800. An individual working an average wage job will earn approximately \$22,000 per year. The 2014 federal poverty guidelines show that the 100% poverty level, the income for one person is \$11,670 annually. Therefore, a person earning an average wage in Wayland will earn approximately 200% of the federal poverty level. A family of four at the 100% poverty earns \$23,850, just above minimum wage. As shown in Table 12, poverty rates in Wayland have stayed consistently lower than surrounding towns in terms of percentage of families below the poverty level. In 2010, only 0.9% of families were below the poverty line in Wayland, down from 1.7% in 2000. Statewide in 2010, 6.9% of families were below the poverty line, and 3.2% were reported to be below poverty in Middlesex County (US Census Bureau 2010).

Table 12

Families in Poverty						
	1990		2000		2010	
	Total Families	% Below Poverty	Total Families	% Below Poverty	Total Families	% Below Poverty
Wayland	33	0.8%	77	1.7%	42	0.9%
Concord	89	1.5%	92	1.6%	105	1.7
Lincoln	25	1.0%	7	0.3%	59	2.2%
Weston	45	1.4%	65	1.7%	79	2.1%
Natick	154	1.3%	144	1.1%	173	1.4%
Framingham	680	2.7%	1,004	3.9%	1,039	4.0%
Sudbury	31	0.7%	102	1.9%	85	1.5%
Middlesex County	14,831	2.9%	15,740	2.8%	17,434	3.2%
Massachusetts	1,514,746	6.8%	1,576,696	6.7%	1,603,591	6.9%

We also examined individual poverty rates in Wayland as compared to the County and State. Wayland has had lower poverty rate than Middlesex County and Massachusetts in all age groups. Our research shows that as a percentage of all persons, more individual females are below the poverty rate than males. In Wayland, more than twice the number of persons ages 65 and over experience poverty than any other age group, at 4.0%. It also illustrates that the percentage of all individuals below the poverty level is one fourth the average of Middlesex County and roughly one-fifth of the state average (US Census Bureau 2010).

Table 13

Individual Poverty Rates- 2010									
	Wayland			Middlesex County			Massachusetts		
	Total	Below poverty level	Percent below poverty level	Total	Below poverty level	Percent below poverty level	Total	Below poverty level	Percent below poverty level
All Individuals	12,864	241	1.9%	1,428,271	108,660	7.6%	6,253,462	658,391	10.5%
Under 18 years	3,569	30	0.8%	316,796	25,318	8.0%	1,412,218	186,815	13.2%
18 to 64 years	7,199	128	1.8%	928,323	68,778	7.4%	4,006,774	394,306	9.8%
65 years and over	2,096	83	4.0%	183,152	14,564	8.0%	834,470	77,270	9.3%
Male	6,093	73	1.2%	694,487	46,409	6.7%	3,024,012	283,884	9.4%
Female	6,771	168	2.5%	733,784	62,251	8.5%	3,229,450	374,507	11.6%

In Wayland, when you look at the details of all families below the poverty level in Table 14, there are higher proportions of single, female-head-of-household families and families with single, female-head-of-household and a child under 18 listed as having incomes below the poverty level (4.1% and 7.1%, respectively), when compared to married-couple-families with or

without children under 18 (0.6% and 0.0%, respectively) or all families with or without children under 18 (0.9% and 0.7%, respectively). (US Census Bureau 2010).

Table 14

Poverty Rates Detailed- Wayland- 2010	
	Percent
All families	0.90%
With related children under 18 years	0.70%
Married couple families	0.60%
With related children under 18 years	0.00%
Families with female householder, no husband present	4.10%
With related children under 18 years	7.10%

Education

As seen in table 15, in 2010, 87.3%, the majority of the population age 25 or older in Wayland went on to higher education after high school. This is a considerably larger proportion of the population compared to Middlesex County, which had 68.3% of residents move to higher education or the Commonwealth of Massachusetts, which saw 61.2% go onto higher education (US Census Bureau 2010).

Table 15

	Less than High School Diploma	High School Graduate or GED	Some College	Associate's Degree	Bachelor's Degree	Master's, Professional School, or Doctorate Degree
Wayland	1.6%	10.9%	8.8%	4.1%	29.3%	45.1%
Concord	6.0%	16.6%	9.0%	3.7%	31.4%	33.3%
Lincoln	0.2%	6.6%	9.2%	5.6%	32.5%	45.9%
Weston	3.0%	7.5%	6.1%	4.1%	29.5%	49.8%
Natick	4.9%	19.2%	11.2%	6.9%	32.7%	25.1%
Framingham	10.9%	25.1%	14.8%	6.0%	25.9%	17.3%
Sudbury	2.9%	10.1%	9.6%	4.4%	33.8%	39.1%
Middlesex County	8.7%	23.1%	13.6%	6.2%	25.2%	23.3%
Massachusetts	11.6%	27.2%	15.8%	7.6%	21.7%	16.1%

Employment

Wayland residents age 16 years and older worked mainly in professional jobs in 2010, as shown in Table 16. The most common occupation, 27.5% workers, was educational services, health care and social services, followed by professional scientific, management or administrative jobs, 24.2% workers. Wayland had roughly the same proportion of the population employed in the educational services, health care and social assistance industries as the Middlesex County and the Massachusetts averages. Other common occupations in Wayland were finance insurance and real estate, 9.8%, and manufacturing, 7.2% (US Census Bureau 2010).

Table 16

Occupation by Industry for Workers Age 16+						
Industry	Wayland		Middlesex County		Massachusetts	
	Total	Percent	Total	Percent	Total	Percent
Total Employed Population	6,723		783,897		3,292,019	
Agriculture, forestry, fishing and hunting, and mining	9	0.1%	1,686	0.2%	12,657	0.4%
Construction	288	4.3%	40,713	5.2%	203,730	6.2%
Manufacturing	483	7.2%	80,687	10.3%	332,118	10.1%
Wholesale trade	129	1.9%	19,126	2.4%	92,475	2.8%
Retail trade	402	6.0%	74,502	9.5%	355,905	10.8%
Transportation, warehousing, and utilities	80	1.2%	23,891	3.0%	125,530	3.8%
Information	352	5.2%	26,545	3.4%	90,777	2.8%
Finance, insurance, real estate	660	9.8%	62,701	8.0%	270,332	8.2%
Professional, scientific, management, administrative	1,628	24.2%	133,261	17.0%	411,407	12.5%
Educational services, health care and social assistance	1,851	27.5%	205,657	26.2%	854,913	26.0%
Arts, entertainment, recreation, accommodation and food services	331	4.9%	51,814	6.6%	261,906	8.0%
Public administration	213	3.2%	28,720	3.7%	132,221	4.0%
Other services	297	4.4%	34,594	4.4%	148,048	4.5%

Within Wayland, largest employers are municipal and food services, all with less than 250 employees, as shown in Table 17. (Massachusetts Executive Office of Labor and Workforce Development, 2013).

Table 17

Top 25 Employers in Wayland		
Company Name	Address	Number of employees
Luigi's Italian Grille	Boston Post Rd	100-249
Russell's Garden Ctr	Boston Post Rd	100-249
Stop & Shop Supermarket	Andrew Ave	100-249
Wayland High School	Old Connecticut Path	100-249
Wayland Middle School	Main St	100-249
Whole Foods Market	Boston Post Rd	100-249
A Blade of Grass	Boston Post Rd	50-99
Claypit Hill Elementary School	Adams Ln	50-99
Coach Grill	Boston Post Rd	50-99
Donelan's Supermarket	Commonwealth Rd	50-99
First Student Inc	Boston Post Rd	50-99
Fhappy Hollow School	Pequot Rd	50-99
I Promote U	Commonwealth Rd #101	50-99
J J Mckay's Restaurant	Commonwealth Rd	50-99
Loker School	Loker St	50-99
Stanmar Inc	Commonwealth Rd #201	50-99
Traditions of Wayland	Green Way	50-99

Top 25 Employers in Wayland		
Company Name	Address	Number of employees
Villa Restaurant	E Plain St	50-99
Wayland Country Club	Old Sudbury Rd	50-99
Broadcasting Unlimited Inc	Main St	20-49
Goddard School	Commonwealth Rd	20-49
Members First Inc	Commonwealth Rd #301	20-49
Twin Pines Landscaping	Old Connecticut Path	20-49
Wayland Nursing & Rehab Ctr	Commonwealth Rd	20-49
YMCA Camp Chickami	Boston Post Rd	20-49

Commute to Work

On average, Wayland residents have a slightly longer commute to work than their counterparts in Middlesex County and the Commonwealth of Massachusetts, with a mean travel time of 28.6 minutes. Over 48.2% of Wayland residents traveled more than thirty minutes to work compared to 44.2% in Middlesex County and 41% in Massachusetts (US Census Bureau 2010).

Table 18

TRAVEL TIME TO WORK			
	Wayland	Middlesex County	Massachusetts
	Percent	Percent	Percent
Less than 15 minutes	21.20%	22.78%	25.96%
15 - 30 minutes	30.50%	33.05%	33.08%
30 - 45 minutes	27.50%	25.16%	21.86%
45 - 60 Minutes	13.10%	10.60%	9.38%
60 or more minutes	7.60%	8.41%	9.72%
Mean travel time to work (minutes)	28.6	27.4	27.1

It should be noted that 53.3% of all individuals had at least two vehicles available per household in 2010. This is higher than both Middlesex County, 39.5%, and Massachusetts, 37.1% and reflects the lack of access to public transportation in the community. In addition, roughly one fourth of the population in Wayland had access to three or more cars (US Census Bureau 2010).

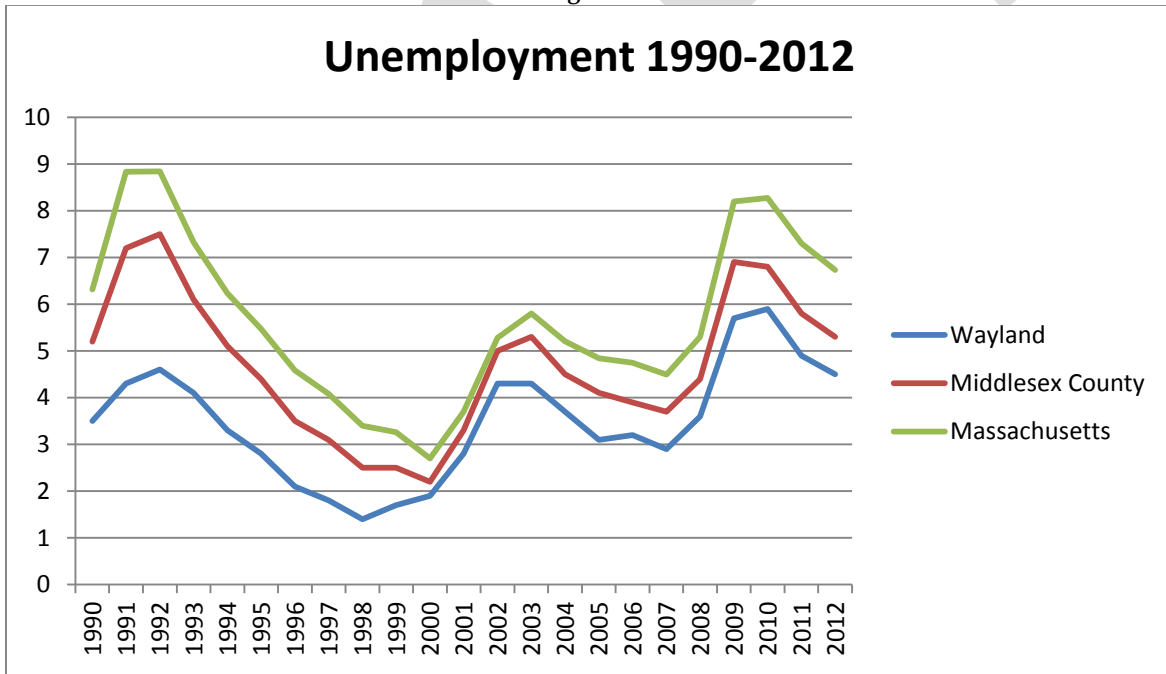
Table 19

VEHICLES AVAILABLE PER HOUSING UNIT- 2010						
	Wayland		Middlesex County		Massachusetts	
	Number	Percent	Number	Percent	Number	Percent
Occupied housing units	4,964		579,209		2,522,409	
No vehicles available	190	3.8%	61,644	10.6%	311,674	12.4%
1 vehicle available	1,163	23.4%	206,334	35.6%	903,684	35.8%
2 vehicles available	2,644	53.3%	228,945	39.5%	934,818	37.1%
3 or more vehicles available	967	19.5%	82,286	14.2%	372,233	14.8%

Unemployment

As Figure 2 demonstrates, the annual unemployment rates in Wayland (not seasonally adjusted) have remained lower than in Middlesex County and Massachusetts. In Addition, after it peaked at a 5.9% high in 2010 due to the national economic downturn, unemployment rates have continued to decline steadily (Massachusetts Executive Office of Labor and Workforce Development, 2013).

Figure 2



The lowest the unemployment rate in Wayland was below 2% from 1997 through 2000, as seen below in Table 20. In 2012, Wayland’s unemployment rate was 4.5%, compared to Middlesex County, 5.3%, and Massachusetts, 6.7%. (Massachusetts Executive Office of Labor and Workforce Development, 2013).

Table 20

Annual Unemployment Rates			
Year	Wayland	Middlesex County	Massachusetts
1990	3.5	5.2	6.3
1991	4.3	7.2	8.8
1992	4.6	7.5	8.8
1993	4.1	6.1	7.3
1994	3.3	5.1	6.2
1995	2.8	4.4	5.5
1996	2.1	3.5	4.6
1997	1.8	3.1	4.1
1998	1.4	2.5	3.4
1999	1.7	2.5	3.3
2000	1.9	2.2	2.8
2001	2.8	3.3	3.7
2002	4.3	5	5.3
2003	4.3	5.3	5.8
2004	3.7	4.5	5.2
2005	3.1	4.1	4.8
2006	3.2	3.9	4.8
2007	2.9	3.7	4.5
2008	3.6	4.4	5.4
2009	5.7	6.9	8.1
2010	5.9	6.8	8.3
2011	4.9	5.8	7.3
2012	4.5	5.3	6.7

As seen below in Table 21, the unemployment rate in Wayland was lower or the same than surrounding towns, Middlesex County and the Commonwealth of Massachusetts on a monthly basis from 2012 to the most recent data available, November 2013. The unemployment rate has declined in Wayland from a high of 5.1% in October 2013 to 4.4% in November 2013 (Massachusetts Executive Office of Labor and Workforce Development, 2013).

Table 21

Unemployment Rate In Most Recent 13 Months									
Month	Wayland	Concord	Lincoln	Weston	Natick	Framingham	Sudbury	Middlesex County	Massachusetts
Nov-13	4.4	4.7	4.6	4.2	4.4	4.8	4.6	5.2	6.6
Oct-13	5.1	5.2	5.1	4.9	5	5.4	5	5.7	6.8
Sep-13	4.6	4.9	4.6	4.8	4.9	5.3	5.1	5.6	6.9
Aug-13	4.2	4.6	4.2	4.4	4.9	5.3	4.8	5.5	6.9
Jul-13	4.8	4.9	5	4.9	5.5	5.6	5.2	5.9	7.2
Jun-13	5.3	5.5	5.2	5.3	5.8	6	5.8	6.1	7.4
May-13	4.3	4.7	4.3	4.4	4.8	5.5	5	5.4	6.7
Apr-13	3.9	4.4	4	3.8	4.4	4.9	4.3	4.9	6.3
Mar-13	3.7	4	3.4	3	4.3	4.9	4	5	6.8
Feb-12	3.9	4.3	3.8	3.2	4.3	4.9	4.1	5.1	6.8
Jan-12	4.5	5	4.3	3.6	4.8	5.6	4.6	5.6	7.4
Dec-12	4	4.8	4.2	3.5	4.4	5	4.4	5.1	6.6
Nov-12	4	4.9	4.1	3.4	4.2	4.4	4.4	4.9	6.2

Section 4: Housing Characteristics

In this section, we have briefly evaluated the housing stock in Wayland. The following section examines the affordable housing inventory in Wayland.

Housing Units

Table 22 displays the total number of housing units in Wayland and surrounding areas from 1990 to 2010, with 2017 Esri projections. In 2010, there were 5,021 housing units in Wayland, a growth of 286 units or 6.0% from 2000. This is similar to surrounding communities except for Concord, with approximately double the growth rate, and Lincoln, with a decrease of 10%. The average housing unit growth rate in Massachusetts was 7.1% for this same time period. When compared to surrounding towns, the housing unit growth rate in Wayland is tied with Natick, and Concord has the highest growth rates, as shown below (US Census Bureau 2010).

Table 22
Housing Units

	1990	2000	% Change 1990- 2000	2010	% Change 2000 to 2010	2017	% Change 2010 to 2017
Wayland	4,383	4,735	8.0%	5,021	6.0%	5,090	1.4%
Concord	5,915	6,153	4.0%	6,947	12.9%	6,813	-1.9%
Lincoln	2,714	2,911	7.3%	2,617	-10.1%	2,483	-5.1%
Weston	3,508	3,825	9.0%	4,008	4.8%	4,032	0.6%
Natick	12,625	13,368	5.9%	14,121	5.6%	14,770	4.6%
Framingham	26,422	26,734	1.2%	27,529	3.0%	27,562	0.1%
Sudbury	4,875	5,590	14.7%	5,951	6.5%	6,084	2.2%
Middlesex County	543,796	576,681	6.0%	612,004	6.1%	606,609	-0.9%
Massachusetts	2,472,711	2,621,989	6.0%	2,808,254	7.1%	2,895,695	3.1%

Age and Condition

Table 23 below provides information on the age of the housing stock in Wayland. The majority of houses, roughly 24%, were built from 1950 to 1959, similar to the 20.5% built from 1960 to 1969. There has been relatively less development of new housing in Wayland in the past two decades, approximately 1.0% to 3.4% per decade (US Census Bureau 2010).

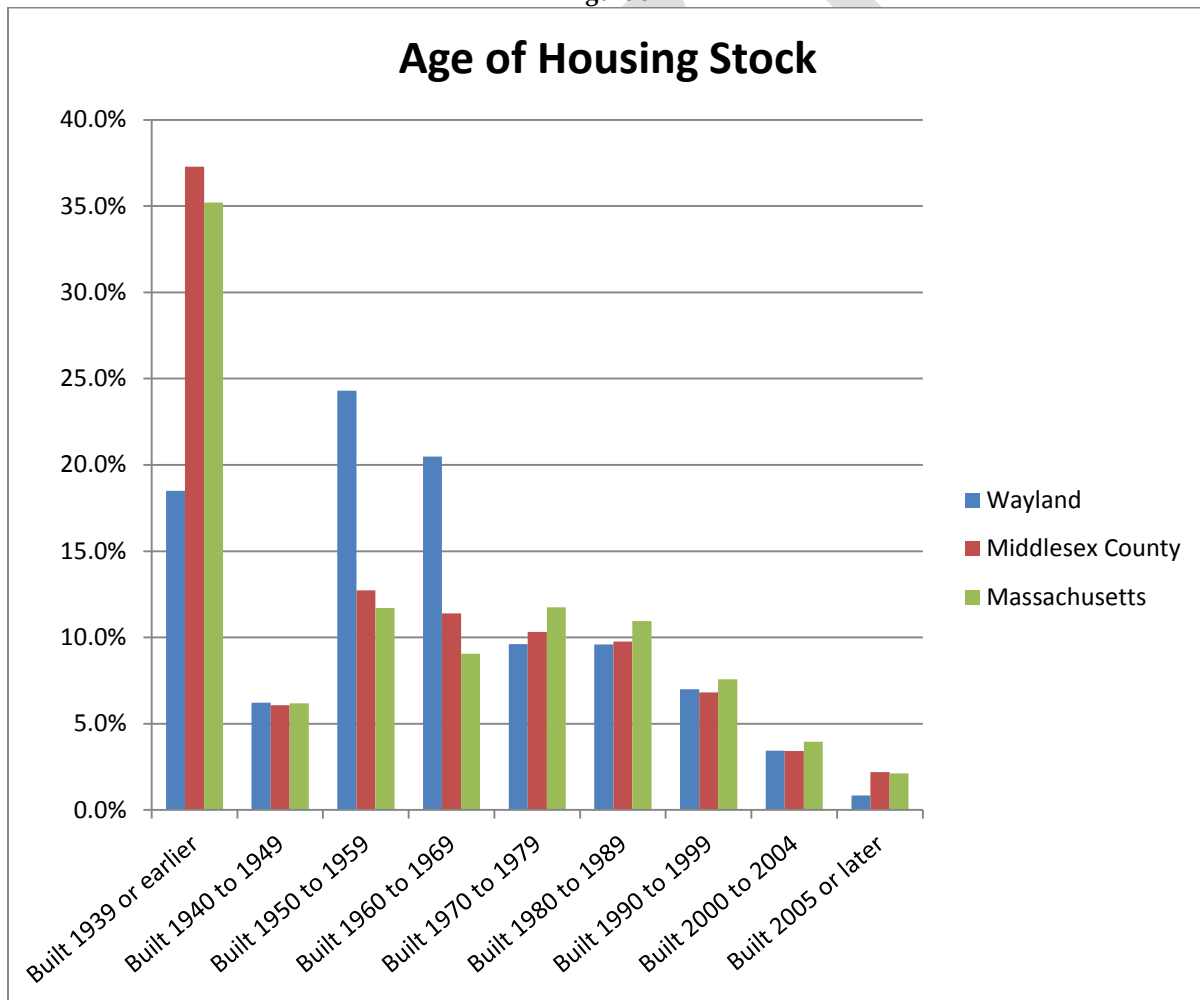
Table 23

Year Housing Units Built- Wayland		
	Total	Percent
Built 2005 or later	41	0.9%
Built 2000 to 2004	166	3.4%
Built 1990 to 1999	337	7.0%

Built 1980 to 1989	462	9.6%
Built 1970 to 1979	463	9.6%
Built 1960 to 1969	987	20.5%
Built 1950 to 1959	1171	24.3%
Built 1940 to 1949	300	6.2%
Built 1939 or earlier	891	18.5%

Figure 3 shows that except for standout decades in 1950 and 1960, when Wayland had roughly 10% higher rates, the rate of housing production in Wayland has followed the same patterns as Middlesex County and Massachusetts. Additionally, Wayland has a much smaller percentage of older homes built before 1939 as compared to the state and county averages.

Figure 3

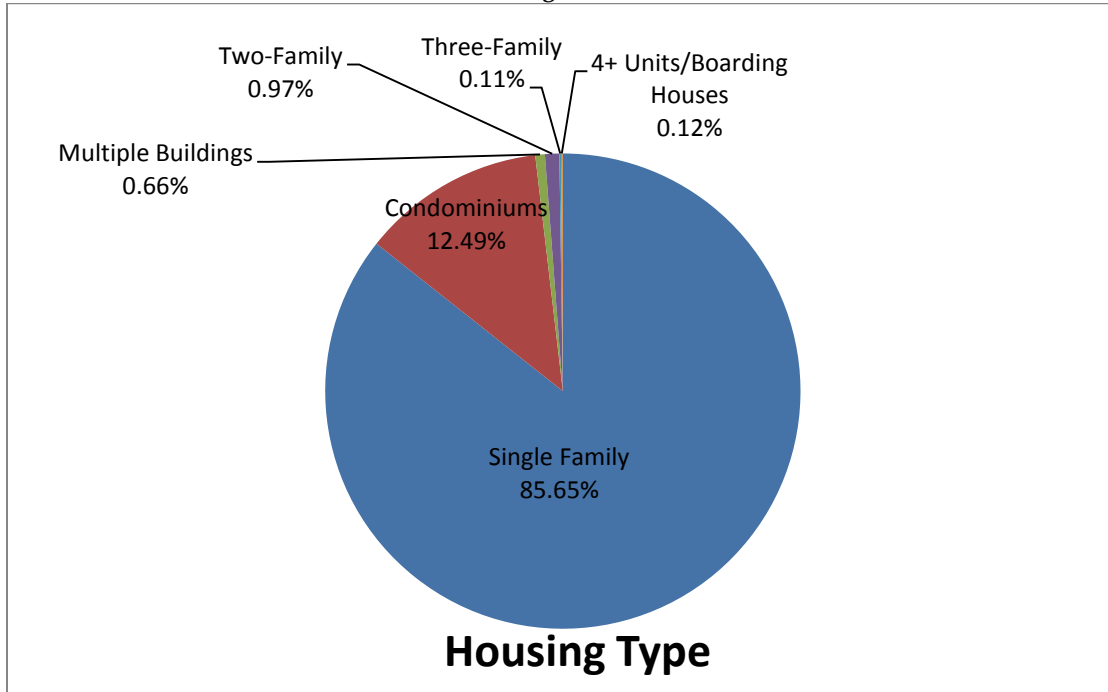


Housing Type

The housing stock in Wayland is primarily single-family homes with 4,053 units. Additionally, there are 591 condominium units as shown in Figure 4. Condominium growth has outpaced

single family homes over the past decade with Condominium units increasing by 27% and single-family homes only by 2%. Multi-Family units only account for a small percentage of the residential dwellings with 31 multi-dwellings on one lot, 46 two-family and 5 three-family units. Six properties are classified as 4+units/boarding houses.

Figure 4



Housing Tenure

Table 24 shows the housing tenure in Wayland and surrounding areas from 2000 to 2010, with 2017 Esri Estimates. In 2010, Wayland had the second highest rate of homeownership, 88.7%, in the study area. Middlesex County and Massachusetts had lower rates (62.2% and 62.3% respectively). From 2000 to 2010, there was a 0.9% decrease in homeownership in Wayland, and it is estimated to be similar in 2017, 88.2%. This indicates that the town may be losing rental units to condominium units and/or that all the growth has been in ownership units.

Table 24

Housing Tenure						
	2000		2010		2017	
	Rental	Owned	Rental	Owned	Rental	Owned
Wayland	8.1%	89.6%	11.3%	88.7%	11.8%	88.2%
Concord	18.7%	78.0%	23.1%	76.9%	23.6%	76.4%
Lincoln	37.1%	58.7%	29.0%	71.0%	30.0%	70.0%
Weston	13.5%	83.7%	14.6%	85.4%	15.1%	84.9%
Natick	28.2%	69.6%	28.4%	71.6%	29.5%	70.5%
Framingham	43.5%	54.3%	44.5%	55.5%	44.8%	55.2%

Sudbury	7.7%	90.8%	7.7%	92.3%	7.9%	92.1%
Middlesex County	37.2%	60.1%	37.8%	62.2%	38.4%	61.6%
Massachusetts	38.3%	61.7%	37.7%	62.3%	38.4%	61.6%

The table below shows the average home sales prices for the Town of Wayland for the period of January- February of each year followed by a table of the number of sales. The sales prices and volume closely mirror the ups and downs of the recent economic turbulence and recovery.

Table 25

Year	1-Fam	Condo	All
2014	\$566,500	\$554,000	\$563,000
2013	\$597,000	\$480,000	\$581,800
2012	\$533,000	\$450,000	\$512,500
2011	\$555,500	\$556,458	\$550,000
2010	\$545,000	\$500,000	\$548,750
2009	\$510,000	\$305,000	\$470,000
2008	\$505,000	\$457,500	\$505,000
2007	\$631,000	\$631,000	\$625,000
2006	\$586,250	\$639,250	\$600,000
2005	\$600,000	\$634,000	\$604,000
2004	\$570,000	\$590,000	\$587,500
2003	\$535,000	\$570,000	\$536,000
2002	\$506,000	\$535,000	\$518,750
2001	\$475,000	\$520,000	\$490,000
2000	\$400,000	\$524,100	\$434,000
1999	\$377,000	\$449,900	\$393,250
1998	\$340,000	\$442,958	\$400,000
1997	\$321,250	\$385,000	\$325,000
1996	\$317,500	\$340,000	\$312,500
1995	\$310,000	\$361,000	\$315,000
1994	\$280,000	\$267,250	\$278,950
1993	\$275,000	\$266,500	\$266,900
1992	\$255,500	\$246,000	\$249,000
1991	\$252,500	\$235,000	\$240,000
1990	\$267,000	\$317,000	\$270,000
1989	\$275,000	\$333,000	\$297,000
1988	\$285,000	\$305,000	\$291,000
1987	\$270,000	\$299,634	\$268,000

Table 26

Year	1-Fam	Condo	All
2014	18	6	24
2013	181	43	245
2012	187	61	270
2011	130	49	189
2010	143	27	182
2009	139	49	198
2008	131	20	162
2007	143	30	191
2006	168	33	216
2005	168	27	214
2004	199	41	258
2003	179	29	223
2002	160	42	222
2001	149	37	204
2000	158	82	273
1999	191	55	264
1998	165	109	300
1997	210	47	305
1996	196	35	271
1995	160	44	223
1994	182	26	246
1993	157	30	209
1992	175	27	225
1991	170	32	224
1990	111	33	161
1989	134	43	198
1988	155	64	240
1987	161	17	191

Vacancy

The Foundation for Growth created a working paper to project housing construction needs for the state under a variety of possible economic scenarios through the year 2020 (Koshgarian, 2010). In their findings, they assumed that a healthy vacancy rate is defined as the rate at which prices neither rise nor fall, and has been estimated by the Harvard Joint Center for Housing Studies for the purposes of national housing projections to be 1.5 percent for owner-occupied housing and 7.4 percent for rental housing (Belsky, Drew, & McCue, 2007). The report stated that rental vacancy rate should be close to 7.4 percent to avoid unnecessary price inflation.

The report highlighted the following information:

- In 2008, Massachusetts had a shortage of 20,116 housing units statewide, if vacancy rates needed for healthy markets are considered.
- In 2008, the Boston Metro region had a shortage of 14,343 units, reflecting shortages in both single- and multi-family housing units, and 10,330 for multi-family units alone.

- Rental vacancy rates were lowest for multi-family housing in Massachusetts in Metro Boston (4.5 percent).
- They forecasted population growth in Massachusetts from 2008-2020 is projected to be 11.6% growth for person's age 25 to 34 year old.
- They forecasted for Massachusetts a gap in housing supply of 33,775 multi-family units, including 20,651 in Greater Boston.

Table 31 shows the increase in vacancy rate from 2000 to 2010. In 2010 in Wayland the vacancy rate was 4.2%. The vacancy rate in Wayland is the second lowest compare to surrounding towns, yet renter vacancy rate is the second highest. (US Census Bureau, 2010).

Table 27

VACANT UNITS								
	2000			2010			Change in Vacant Units	
	Total Units	Vacant	Percent	Total Units	Vacant	Percent	Number	Percent
Wayland	4,735	110	2.3%	5,021	213	4.2%	103	93.6%
Concord	6,153	205	3.3%	6,947	463	6.7%	258	125.9%
Lincoln	2,911	121	4.2%	2,617	213	8.1%	92	76.0%
Weston	3,825	107	2.8%	4,008	232	5.8%	125	116.8%
Natick	13,368	288	2.2%	14,121	715	5.1%	427	148.3%
Framingham	26,734	581	2.2%	27,529	1356	4.9%	775	133.4%
Sudbury	5,590	86	1.5%	5,951	180	3.0%	94	109.3%
Middlesex County	576,681	15,461	2.7%	612,004	31316	5.1%	15855	102.5%
Massachusetts	2,621,289	178,409	6.8%	2,808,254	261,179	9.3%	82770	46.4%

Town Employee Housing Needs

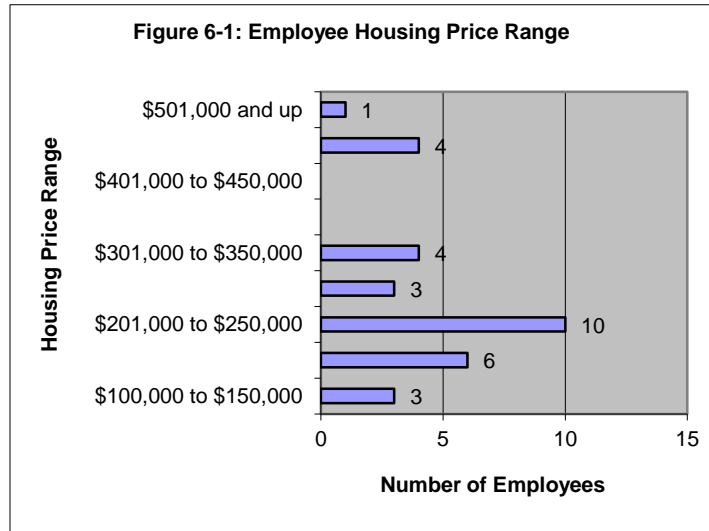
In the spring of 2004, the Town distributed a survey to the 152 Town Employees, excluding school employees. The results of the 44 responses were compiled in order to determine the need for housing among Town Employees. Forty-one (41) respondents stated they lived in a house and 35 owned versus six (6) who rented. Out of the 44 respondents, 24 resided outside of Wayland. When asked if they would be interested in housing in Wayland if it were available, 30 respondents answered yes. The majority of the 30 respondents stated they would be interested in owning a house in Wayland and two (2) respondents stated they would like to rent. The questionnaire also asked the price range that employees would consider for purchasing a house in Wayland.

The place of residence of all Town employees, including the schools, was also compiled and 75.4% of all Town employees (513 out of 680) reside outside of the Town of Wayland.

The results of the survey, if applied to all of the Town's employees, demonstrate that there is a need for employee housing within the Town and that steps should be taken to construct a broad

range of housing so that employees such as teachers and policemen can reside in the Town in which they work.

Figure 5



DRAFT

Section 5: Affordable Housing Inventory

Affordable Housing Defined

The term “affordable housing” can mean different things so we typically refer to affordable housing by the income one needs to earn to qualify to live in affordable housing. Typically, housing is considered affordable if a household pays no more than 30% of its income toward housing costs. Affordable housing can either be subsidized (i.e. a resident pays 30% of their income for rent and the government subsidizes the rest) or self – pay (i.e. the rent is lower than market and the tenant pays the lower rent). Examples of subsidized housing are most public housing units and persons that utilize a Section 8 mobile voucher to pay rent.

The term “low-income” housing generally refers to housing that is affordable to households earning up to 80% of Area Median Income (AMI”). According to HUD, Wayland is located in the Boston-Cambridge-Quincy Primary Service Area (PSA) for purposes of calculating affordable income limits, rents and homeownership prices. A household qualifying at 80% of AMI in the Boston-Cambridge-Quincy PSA could earn no more than \$53,900 for a two-person household or \$67,350 for a four-person household. “Very low-income” housing is typically affordable to qualifying households earning no more than 50% of AMI; that would be \$37,800 for a two-person household or \$47,200 for a four-person household. These two income levels – 50% and 80% of AMI – are used in 40B projects. (MHP, 2014). This table shows the 2013 income limits for households in Wayland by household size:

Table 28

2013 INCOME LIMITS FOR AFFORDABLE HOUSING IN WAYLAND						
Area Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% AMI	\$19,850	\$22,650	\$25,500	\$28,300	\$30,600	\$32,850
50% AMI	\$33,050	\$37,800	\$42,500	\$47,200	\$51,000	\$54,800
60% AMI	\$39,660	\$45,360	\$51,000	\$56,640	\$61,200	\$65,760
80% AMI	\$47,150	\$53,900	\$60,650	\$67,350	\$72,750	\$78,150
110% AMI	\$72,710	\$83,160	\$93,500	\$103,840	\$112,200	\$120,560

The table below provides the maximum allowable rents for affordable housing in Wayland in 2013. It shows, for example, that the monthly rent of a one-bedroom unit in Wayland that is affordable to households earning no more than 80% AMI cannot exceed \$1,263. The rents listed below assume that the landlord pays all utilities.

Table 29

2013 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING IN WAYLAND						
# Bedrooms	SRO	Studio	1 Br	2 Br	3 Br	4 Br
30% RENT	\$372	\$496	\$531	\$637	\$736	\$821
50% RENT	\$619	\$826	\$885	\$1,062	\$1,227	\$1,370
60% RENT	\$743	\$991	\$1,062	\$1,275	\$1,473	\$1,644
80% RENT	\$883	\$1,178	\$1,263	\$1,516	\$1,751	\$1,953
110% RENT	\$1,362	\$1,817	\$1,948	\$2,337	\$2,700	\$3,014

The table below shows Fair Market Rents for the Town of Wayland in FY 2013. These rents are used for several purposes, including determining the amount of contract rent used for the Housing Choice Voucher program, commonly known as the Section 8 mobile voucher program. This is the amount of rent a landlord can get for a unit occupied by a tenant with a mobile voucher. The tenant pays 1/3 of their income towards rent and the federal government pays the remaining amount to the landlord. Some communities are located in high wealth areas and may be able to charge 110% or 120% of FMR, whereas other communities are of lower wealth and may not be able to charge the full amount, if it is less than market rate rents.

Table 30

2013 FAIR MARKET RENTS (FMR) FOR WAYLAND					
	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FMR	\$1,035	\$1,156	\$1,444	\$1,798	\$1,955

Chapter 40B

The Massachusetts Legislature enacted Massachusetts General Law Chapter 40B in 1969 to “help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning and other restrictions” (Citizens' Housing and Planning Association, 2009). Known as the “Comprehensive Permit Law” or “Anti-Snob Zoning Law,” 40B has streamlined the permitting process for low- and moderate-income housing projects by allowing developers to apply for a single permit, known as a comprehensive permit, from the Zoning Board of Appeals (ZBA) instead of having to obtain approvals from numerous boards.

To qualify for 40B, projects must meet certain criteria. For example, at least 25% of units must be affordable to households earning at or below 80% of AMI or 20% of units must be affordable to households earning at or below 50% of AMI (Citizens' Housing and Planning Association, 2009). The affordability restrictions must run for at least 30 years. In addition, Chapter 40B can allow developers of 40B projects to circumvent local zoning in communities where less than 10% of their housing inventory is considered affordable.

Subsidized Housing Inventory (SHI)

Wayland currently has 257 affordable units that meet the state’s requirements for inclusion in the Subsidized Housing Inventory (SHI), helping Wayland strive towards the state’s 10% affordability goal. This means that 5.20% of Wayland’s year-round housing stock in 2010 of 4,957 units are defined as affordable, leaving a current gap of 239 units that are needed to reach the 10%. The community has approximately 191 projected affordable units in proposed developments that would push Wayland beyond 9%. The River’s Edge project accounts for 190 units of multi-family rental housing utilizing Town owned land.

Over the past decade, Wayland has made some important strides in building its capacity to become more proactive in the area of affordable housing. For example, in 2001, voters passed the Community Preservation Act that provides important financial resources for producing, preserving and supporting affordable housing in addition to promoting open space and historic

preservation. CPA funds and other money earmarked for affordable housing creation can be consolidated into the Wayland Affordable Housing Fund. Payments made in-lieu of providing fractional affordable housing units under inclusionary zoning, for example, would be deposited in this fund, as would grant funds received by the Town. In addition, the Town should encourage voluntary contributions of land on which to place affordable housing and monetary donations through a strong advocacy program for affordable housing.

The Town has also made progress on actually producing new affordable units. Since 2005, 66 new housing units have been created three (3) at Wayland Gardens, 52 new apartments at Commonwealth Residences (under construction),; and the residences at 89 Oxbow involving the redevelopment of the former Nike Missile site into 16 affordable and workforce condos, which the Town of Wayland was able to acquire from the federal government. Another 18 units have been approved through comprehensive permit projects including Wayland Commons, Tripolis Craftsman Village and Wayland Forest. The Town has worked with the developer of the Raytheon property, which has been constructed for a mixed-use Town Center development that includes 12 affordable “above the shop” rental units.

State Public Housing

State public housing falls under Massachusetts General Laws Chapter 667 for elderly housing and Chapter 705 for family housing. State-aided public housing generally refers to projects built with 100% state funding (i.e. construction grants or payments to the local housing authority to cover debt service). There are some units whose construction has effectively been paid by the federal Department of Housing and Urban Development (HUD) through annual payments to cover debt service, and some of their operating costs have been paid through Section 8 programs. In elderly housing, occupancy is restricted to households with a member age 60 or older, and in MGL 667 projects up to 13.5% of the units in are available to any age individual with disabilities.

Admission to state public housing is limited to households with net incomes below 80% of AMI. In reality, tenant incomes tend to be far lower than the maximum allowed. There are no asset limits and no citizenship or residency requirements. The amount of rent a tenant pays is based on household income and whether the cost of any utilities (electricity, heat, cooking fuel) is included in the rent. Rent also differs in elderly versus family public housing (Community Resources Information, Inc.)

Currently, tenants in state elderly/disabled public housing typically pay:

- 30% of net income if utilities are included;
- 25% of net income if utilities are separate.

Tenants in state family public housing typically pay:

- 32% of net income if the tenant does not pay for utilities;
- 30% of net income if the tenant pays for some utilities;
- 27% of net income if the tenant pays for all utilities.

DHCD provides operating subsidies for state-aided public housing to help cover deficits. These deficits result from rents being set at a percentage of tenant income and therefore not always cover operating costs. In some cases, DHCD may provide funds for service coordinators to assist tenants in elderly state-aided housing.

Federal Public Housing

Federal public housing refers to public housing that is built with 100% federal (HUD) funds. These projects are subject to federal regulations and receive annual operating subsidies from HUD as well as modernization funds for capital and management improvements as they age. Under current law, 75% - 85% of new openings must go to households earning less than 50% of AMI, with the balance being limited to households earning no more than 80% of AMI. Tenants typically pay 30% of their monthly adjusted income in rent. (Monthly adjusted income is annual income minus allowed deductions.)

Wayland Housing Authority

The Wayland Housing Authority (WHA) was created under M.G.L. Chapter 121B as a public authority to provide safe and sanitary housing to the Town of Wayland. Since its incorporation in 1970, it has assisted in the creation of numerous affordable housing units, managed several of the Town’s developments, and administered rental assistance programs. A preference for local residents, broadly defined, is included for all WHA programs. The WHA has an annual agency plan for the federal housing programs that describes the mission of the WHA and its long-range goals and objectives for achieving this mission. **Table 30** summarizes the current WHA-managed low-income public housing units in Wayland.

Table 31

Wayland Housing Authority Public Housing Units, 2010				
Location	Units	Type	Income Range	Waiting Time
Bent Park	56 (4 units barrier free for disabled)	State ⁷ Elderly/Disabled Low-Income Public Housing	One person \$45,100 Two person \$51,550 80% area median income limits	Approx. 2 to 3 Years
Cochituate Village Apartments (converted school building)	55 (4 units barrier free for disabled)	Federal Elderly/disabled Low-Income Public Housing	80% area median income limits	Approx. 3 to 5 Years
Family Scattered sites	25 (15 single-family homes and 5 two-families with 1 barrier-free unit)	Federal Family Low- Income Public Housing	80% area median income limits	Approx. 3 to 5 Years
<i>Source: Wayland Housing Authority</i>				

⁷ The Wayland Housing Authority is in the process of shifting this development to federal assistance.

In addition to providing housing, the WHA also provides rental subsidies to low-income families through the administration of two programs: 53 HUD Section 8 Rental Housing Vouchers and 25 Family Self-Sufficiency (FSS) Section 8 Vouchers designed to help families to become self-supporting so they no longer need housing assistance. **Table 31** summarizes the current rent ceilings allowed under HUD Fair Market Rents schedule for Wayland and the Boston area.

Table 32

Wayland Housing Authority Section 8 Payment Standards, 2010 (Includes Utilities)				
0 BR (Studio)	1 BR	2 BR	3 BR	4 BR
\$1,090	\$1,156	1,357	\$1,623	\$1,783
<i>Source: Wayland Housing Authority</i>				

Development Through Public-Private Partnerships

In addition to housing provided and overseen by the Housing Authority, the Town of Wayland has increased the supply of affordable housing utilizing public and private partnerships and Chapter 40B that waives certain zoning requirements.

Table 33

Chapter 40B Qualifying Subsidized Housing Inventory			
Location	Agency/Program	Type of Units	Total Units
Bent Park	State/WHA	Elderly/Disabled Rentals	56
Cochituate Village/Schoolyard	Federal/WHA	Elderly/Disabled Public Housing Rentals	55
Scattered Site Housing	Federal/WHA	Low-income Family Housing Rentals	25
Plain Road	DHCD/Private developer	Homeownership	1
Millbrook	DHCD/Private developer	Homeownership	2
Willow Brook	DHCD/Private developer	Homeownership	6
Paine Estate/Greenways	DHCD/Private developer	Homeownership	5
Commonwealth Residences *	MHP/Private developer	Rental	52
89 Oxbow/Nike site *	DHCD/Private developer	Homeownership	11
Wayland Gardens *	FHLBB/Private developer	Homeownership (SHI list has this as rental)	3
Craftsman Village	Private		2
Total Chapter 40B Qualifying Housing Units			218
<i>Source: Wayland Housing Authority. * Involved the use of the Chapter 40B comprehensive permit</i>			

In all cases, homebuyers were selected through a lottery and affordability was preserved in perpetuity through a deed rider that restricts the resale price. Some projects have been approved independent of the 40B process even though they included affordable units. Of the total 216 affordable units, 29 or 13% involve new homeownership opportunities for first-time purchasers, the remainder as rentals.

The following projects include housing that qualifies as affordable under Chapter 40B and are eligible for inclusion in the Subsidized Housing Inventory.

1. Millbrook Affordable Housing

In 1995, the Wayland Housing Associates, Inc. (WHAI) built a duplex providing two (2) units of affordable housing on donated town land on Millbrook Road. Preference was given to local residents, purchased by first-time homebuyers.

2. Willowbrook

In 1997, six (6) affordable housing condominium units at Willowbrook (originally approved 1987) were sold to first-time homebuyers. Three (3) units were sold at \$86,000 and three (3) were sold at \$95,000.

3. Paine Estate (Greenways)

This was approved as an overlay district and received a special permit. In 1999, four (4) affordable units and one (1) unit for a Town employee were built on land purchased by the Town of Wayland. The units were sold to first-time homebuyers. Four (4) affordable units were sold for \$100,000 and one (1) unit to a Town employee for \$175,000. The Town of Wayland is working towards adding 12 units of assisted living to the SHI as originally contemplated under the special permit.

4. Plain Road

In 1999 the Town of Wayland purchased 130 Plain Road and an abutting parcel for conservation and housing purposes. The WHAI was awarded the development rights and built an affordable single-family house for a first-time homebuyer on the site. In collaboration with Minuteman Technical High School, Minutemen students built the house as a classroom project and community service.

Under the 2005 Comprehensive Plan, the Town identified a policy and process for encouraging 40B developments. Since the submittal of the 2005 Plan to the Department of Housing and Community Development (DHCD), the following developments were completed using the comprehensive permit.

1. Wayland Gardens

Three (3) homeownership units were built through the comprehensive permit process at 236 Commonwealth Road for first-time homebuyers. The two-bedroom units have 2,100 square feet of living space and sold for \$166,000. The lottery was held in July 2009, and the project is

completely occupied. We note that as of January 27, 2014 these units have not been added to the SHI.

2. Commonwealth Residences

The Commonwealth Residences development, also a comprehensive permit project, includes 56 two-bedroom apartments on an 18.1-acre parcel and will include 14 affordable units. The development is currently under construction. The development was recently sold and construction is expected to begin shortly.

3. 89 Oxbow

The residences at 89 Oxbow involved the redevelopment of the former Nike Missile site, which the Town of Wayland was able to acquire from the federal government. After considerable planning, the Town issued a Request for Proposals and selected the developer to undertake the project. Through the “friendly” 40B process offered by the state’s Local Initiative Program (LIP) 16 new units were created for first-time homebuyers, eleven (11) for those earning at or below 80% of area median income and sold for between \$161,834 and \$178,133, and five (5) for those earning between 80% and 100% of the area median income priced between \$216,759 and \$239,213. The project incorporated both smart and green design innovations including solar panels and Energy Star Plus features.

Comprehensive permits for the following three (3) developments have been approved but the projects are not yet officially included in the Subsidized Housing Inventory.

4. Wayland Commons

The developer originally proposed a 48-unit condominium development that was restricted to those 55 years of age or older. The developer subsequently requested that the Town agree to drop the age-restriction given market conditions, which the Town agreed to do. The project is located on Route 27, just north of the Town Center. The developer was only able to build 44 units. All of the units will have two-bedrooms, eleven of which are affordable and have been included in the SHI. The development has been completed.

5. Craftsman Village formerly Tripolis

This development off of Connecticut Path includes eight (8) condo units, two (2) of which will be affordable and eligible for the SHI. The project was recently purchased by Craftsman home and received final MassHousing Approval in July 2014. The project is under construction.

6. Wayland Forest

At 137 Boston Post Road, this development has been approved for 16 total condominium units, four (4) of which will be affordable. The project has been completed and the affordable units have been added to the SHI.

7. Sage Hill

One (1) affordable unit has been built off of Concord Road as part of the Sage Hill development pursuant to the inclusionary zoning bylaw.

Proposed or Pending Developments

Wayland is in the process of working on several developments that are likely to include affordable housing and may potentially add almost another 100 units to the SHI. These projects include the following:

1. Michael Road Extension

Another affordable unit is also being proposed off of Michael Road, also required as part of the inclusionary zoning bylaw. The road has been constructed and development of the one unit is expected to begin in fall 2015.

2. Town Center Project

Through the approved Mixed-use Overlay District, the Town is working with the developer, KGI, Inc., to develop a mixed-use village in the Town Center. The original concept was to build 88 condominiums in combination with commercial space, including the development of Stop and Shop and 12 affordable rentals above additional retail space. The rental units have been completed. Instead of the 88 units, the developer will be constructing 42 market rate town homes and will be making a \$537,000 contribution for affordable housing to the newly formed Town of Wayland Municipal Housing Trust Fund.

3. Doran Road/Dudley Pond

The Town owns about seven (7) acres on Dudley Pond through tax foreclosure and land that was gifted to the town for recreation. The Town formed a Dudley Area Advisory Committee and following two years of study, the Town voted to put the land in conservation. There is a commitment to purchasing three units off site and making them affordable as part of this transaction.

The site is adjacent to an existing neighborhood of small homes that involved a former campsite.

4. Stonebridge Road

The Town owns three (3) acres on Stonebridge Road on which it anticipates building four (4) Townhomes. 2- 3bedrooms, 1-2bedroom, and 1 4bedroom. Town Meeting approved the conveyance of the property to Habitat for Humanity and the units are under construction as of July 2014. The Town has committed \$350,000 of CPA funds to the development.

5. Hamlen/Covered Bridge Off-site Units

The Town has negotiated 3 rental units on Rice Road with the developer of the 14 unit Covered Bridge project to provide affordable units as required by the inclusionary zoning bylaw.

6.Group Home

A group home was completed off of Boston Post Road that counts as five (5) units (each bedroom in a group home can count as a separate unit) for special needs individuals. The sponsoring agency is the Charles River Association for Retarded Citizens.

7.Rivers Edge

This is a town owned unused piece on Route 20 including the prior Septage Facility. The town has studied the property and voted at town meeting to put new zoning in place and dispose of the property through a public bid process. The zoning is for a 190unit age multi-family rental housing community with 25% of the units affordable at or below 80% of AMI. Of the total, 25 units may be age restricted. The Town has formed a committee to work on the disposition of the land to a third party developer. It is anticipated that the RFP will be issued in August of 2015.

DRAFT

Section 6: Existing Regulations for Affordable Housing

Wayland currently has several provisions designed to encourage the development of affordable housing. Some of these have not been used effectively; others are project-specific but could be used as models for new developments. In addition the state has provisions that can be used to encourage additional development.

Wayland Zoning Bylaws and Regulations

Accessory Apartment Bylaws

Wayland's zoning bylaw allows accessory apartments under two (2) sections, one as of right under specific criteria and the other for affordable housing by special permit from the Zoning Board of Appeals, subject to certain restrictions. Accessory apartments (also known as in-law apartments) are small dwelling units typically within or attached to single-family homes, with a separate entrance, often but not always used by the parents, children, or other relative of the occupants of the house. In-law apartments can provide a low-density affordable housing alternative for households that might otherwise not be able to afford to live in Wayland.

As part of an on-going effort to meet a variety of housing needs, the town of Wayland amended the existing bylaw in 1989 by easing two (2) requirements for homeowners willing to contract with the Wayland Housing Authority (WHA) to rent to persons of low-income. The first one allows an accessory apartment in a home on a lot as small as 15,000 square feet and the second eliminates the requirement that the principal residence have existed for two (2) years. There are now two (2) avenues for a homeowner interested in renting an accessory apartment:

- Non Wayland Housing Authority (WHA) Program: Create an accessory apartment using the original bylaw and rent it privately. This requires a 20,000 square foot lot and a principal residence in existence for two (2) years.
- Wayland Housing Authority Housing (WHA) Program: Create an accessory apartment using the revised bylaw and rent it through the WHA low and moderate-income tenants. This requires a 15,000 square foot lot with no preexisting residence requirement and requires an agreement with the WHA to rent to a low-income person(s) for a period of at least 10 years.

Senior and Family Housing Overlay District

The Senior and Family Housing Overlay District is located at Cochituate Road and Green Way. The district allows multi-family condominium dwellings and apartments for families and individuals 55 and older by special permit from the Planning Board. For a property to be eligible, a minimum of 20 acres is required. At least 40% of the development must be designated open space and a 50-foot perimeter buffer is required around the entire development. All of the land located in this district was permitted as a single project, "Traditions of Wayland" (Paine Estates). The development includes a 76-unit assisted living facility, a 24-unit independent living senior housing complex, and 17 single-family dwellings, all located on 26 acres of land.

Cluster Zoning Provisions

The Conservation Cluster Development Bylaw offers an alternative development method in any of the Single Residence District. The district seeks to promote more efficient use of land in harmony with its natural features by allowing residential development to be “clustered” on one portion of a tract in exchange for setting aside open space on the remainder of the tract. A Conservation Cluster Development requires a special permit from the Planning Board.

Allowed density in a Conservation Cluster Development equals the maximum allowed density of a conventional subdivision in the underlying district, plus a 10% density bonus. The minimum tract size for a Conservation Cluster Development was reduced from ten (10) acres to five (5) by a 2005 Annual Town Meeting vote. Town Meeting also approved the use of multi-family buildings, not exceeding four (4) units per building within the Conservation Cluster Development, provided 50% of the land is designated as open space. Within the development, however, the minimum lot area and frontage requirements are reduced to 20,000 square feet and 50 feet, respectively. The minimum building setback is 15 feet. At least 35% of the site must be set-aside as open space, however, for developments with attached housing 50% of the site must be set-aside as open space.

Until recently Wayland’s Conservation Cluster Development Bylaw has been little used with the only completed development being the six-lot Lincoln View Estates located on Concord Road. Since January 2005 the Planning Board has approved two (2) conservation cluster subdivisions totaling 11 lots (Michael Road Extension and Sage Hill) and a third development of 16 units (Covered Bridge) There are, however, no specific provisions requiring the inclusion of affordable housing, however, projects of six (6) or more units will be subject to the inclusionary zoning bylaw.

The Conservation Cluster Development amendments, which were approved by the 2005 Annual and special Town Meetings, were originally recommendations within the January 4, 2005 Comprehensive Housing Plan.

Planned Residential Development District

The Planned Residential Development District is located on both sides of Rice Road in the southeastern section of Wayland. The Town has issued permits for planned developments for all the land in this district, and most of it has been built and is currently occupied. Allowed and special permit uses are the same as in the Single Residence District. In addition, the district gives the Zoning Board of Appeals the authority to grant a special permit for multi-residence and detached-unit condominium developments. The district also includes provisions for convenience retail and service establishments up to 2,000 square feet. To apply for a Planned Development special permit, at least 40 contiguous acres are required. At least 70% of the area of a planned development site must consist of public land and private open space, and at least 35% of the area of a planned development site must be public land. The provisions also limit the amount of land that can be occupied by structures, parking, roadways, patios and storage areas. Maximum density is based on the acreage of the development tract, less any wetlands,

times a predetermined density factor. The bylaw also limits the number of detached dwelling units to 20 percent of the total units. Finally, the Planned Development special permit includes a provision requiring 10% of the units be set-aside for low-income families and 5% for moderate-income families but without density bonuses to create these units. However, this affordable housing provision does not apply to the existing and already permitted developments, and new developments of six (6) or more units would be subject to inclusionary zoning.

Inclusionary Zoning

For the 2005 Special Town Meeting held on May 3, 2005, the Planning Board proposed an Inclusionary Zoning Article, which Town Meeting approved. The purpose of the Article was to increase the supply of housing in the Town of Wayland that is available to and affordable by low- income and moderate-income households who might otherwise have difficulty in finding homes in Wayland. The approved Inclusionary Zoning Bylaw requires one (1) affordable unit to be constructed for every six (6) market rate units. It should be noted that developments of less than six (6) units are not subject to the bylaw.

In order for units to count toward the Town's Chapter 40B affordable housing inventory, units must be affordable to families earning no more than 80% of the area median income. The construction of affordable housing allows for Town employees, recent graduates, or senior citizens on a fixed income to reside in Wayland. The Inclusionary Zoning Bylaw includes provisions that require the affordable units have a deed restriction, which will run with the property and limit resale price in order to ensure that the designated affordable units remain affordable for as long as is legally possible.

The Bylaw also includes a provision that allows for the payment of a fee in lieu of the construction of the affordable unit. The payment-in-lieu of construction fee was established in order to require the payment of a fee in situations where the construction of an affordable unit is not practical due to site conditions. The fee was based on the construction cost of the affordable unit and the proportional value of the land. The fee will be used by the Town to provide affordable housing.

The Planning Board has approved several projects under this bylaw.

Commonwealth Capital is a program that combines a number of state discretionary grant programs under a set of common guidelines designed to encourage development that is consistent with the Commonwealth's sustainable development principles. In addition to evaluating each grant application on how well the proposal will promote smart growth, the Commonwealth will also score each grant application based upon the degree to which the community is using its bylaws and programs to promote smarter growth and affordable housing.

Section 7: Constraints on Future Development

Residential development is influenced by a number of factors, including historical development patterns, local zoning regulations, and the forces of supply and demand in the housing market. The Town's ability to provide services and infrastructure also impact the creation of housing and specifically the ability to provide affordable housing. This section provides an overview of the development constraints that impact residential development and the regulatory and physical impediments to the creation of affordable housing.

Residential Zoning Districts:

Wayland's residential district is known as the Single Residence District. The district includes four (4) sub-districts that have varying lot area and dimensional requirements. Allowed uses in the Single Residence District include single-family dwellings, low-income elderly housing, and subsidized low-income, multi-family housing.⁸ Special permit uses include accessory dwellings, accessory dwellings for families receiving rental assistance from the Wayland Housing Authority (WHA), assisted living facilities, and nursing homes. In addition, the bylaw includes three (3) other provisions to encourage multi-family and affordable housing: the Planned Development District (Rice Road/Mainstone), Senior and Family Housing District (Paine Estates/Tradition), and the Southeastern Wayland-Cochituate Planning Overlay District. Currently, there is one parcel that remains to be developed within the Planned Development District under the special permit for Mainstone Farms. However, there is no additional land available for development in the other special districts. The Conservation Cluster bylaw provides yet another housing development method. However, this bylaw has only been used once and does not include provisions or incentives for multi-family or affordable housing. Nevertheless, the inclusionary zoning bylaw would kick-in for projects of six (6) units or more. The Conservation Cluster bylaw has now been used for several projects including Sage Hill, Michael Road Extension, and the Covered Bridge development.

Mitigation Measures:

This Plan includes strategies to bolster zoning provisions that will not only better direct development to "smarter" locations but also integrate further incentives for including affordable housing (see Section 10).

Natural Resource Limitation:

Wayland has numerous natural resources that limit residential development. Wetlands, surface water, steep slopes, and threatened/endangered species all present constraints to development within the Town. Development constraints presented by natural resources are identified below.

Wetlands and Floodplains

The Town contains 1,472 acres of wetlands (14.5% of the Town). Important wetland functions include groundwater recharge, floodwater retention, and wildlife habitat. Many of these wetlands are found adjacent to or near Wayland's surface water resources. There are also

⁸ Town Meeting approval is required for the construction of Town supported low-income elderly housing and subsidized low-income, multi-family housing

slightly more than 2,300 acres of floodplains in the Town, which generally correspond to these wetland areas.

Habitats and Ecosystems

Wayland's plant and animal habitats range from the Sudbury River wetland system to upland forests and from open farm fields to suburban backyards. Because of Wayland's varied terrain and long history of disturbance, the Town's vegetation has become quite diverse. In general, Wayland's common native plants are species that have adapted to poor, acid soil. The Town also has a number of rare and endangered species and habitats that must be protected.

The NHESP provides an inventory of rare and endangered species and their habitats throughout the Commonwealth. This inventory includes the following classifications:

- **Estimated Habitat for Rare Wildlife:** These areas consist of wetland and adjacent upland habitats used by state-listed rare animal species, and are regulated under the Massachusetts Wetlands Protection Act. Anyone proposing a project within an Estimated Habitat must undergo project review by NHESP. Wayland contains two Estimated Habitat areas: the northern portion of the Sudbury River corridor and an area in the Mill Brook watershed.
- **Priority Habitat for State-Listed Rare Species:** These areas indicate the most important habitats for *all* state-listed rare species, including both upland and wetland species, and both plant and animal species. These areas are intended for land use planning purposes, and their status does not confer any protection under state law. The Sudbury River corridor and the Mill Brook habitat site are included as Priority Habitat areas.
- **Certified Vernal Pools:** Among Wayland's important habitat features are vernal pools, an isolated wetland inhabited by many wildlife species, some of which are totally dependent on vernal pools for their survival. Vernal pools are small, seasonal water bodies occurring in isolated basins, which are usually wet during the spring and early summer and dry up during the later summer months. Vernal pools typically lack fish populations, making them excellent breeding habitat for many amphibian species and larval and adult habitat for many insect species, as well as other wildlife. The wood frog (*Rana sylvatica*) and all species of mole salamanders (genus *Ambystoma*) that occur in Massachusetts breed exclusively in vernal pools. Areas in the immediate vicinity of the pool also provide these species with important non-breeding habitat functions, such as feeding, shelter and over wintering sites.

There are a number of vernal pools in Wayland have been inventoried by local volunteers and certified under NHESP's process. Certified vernal pools that are located within Areas Subject to Flooding (as defined by the Wetlands Protection Act) are protected under the Wetlands Protection Act for their wildlife habitat value. Neither state nor local law protects certified vernal pools outside of Areas Subject to Flooding or uncertified vernal pools. Because vernal pools are temporary and seasonal, they can easily be destroyed unless they have been certified with the NHESP and have protection under the Wetlands Protection Act. Continued identification of vernal pools is needed and proposed development projects should be located away from these critical habitat areas.

- **Potential Vernal Pools:** In addition to officially certified vernal pools, NHESP recently inventoried “potential vernal pools” based on aerial photographs. There is a level of error to be expected with this type of study. Some vernal pools may be missed due to unfavorable conditions in the landscape topography, pool physiography, photograph quality, and forest cover. Wayland has over 100 potential vernal pools. These areas are not protected by environmental laws until they have been verified and certified.

Mitigation Measures: The Town will insure that all new development firmly complies with all local, state and federal laws and regulations related to the protection of its many ecologically-sensitive natural resources. This includes strict compliance with wetlands, Title 5, and endangered species requirements.

Open Space Inventory:

The Town’s open space is divided between various usage types and ownership categories. Open space could be used for habitat preservation, passive recreation and active recreation. Ownership of open space could be public or private lands, each with different levels of protection. For example, land owned by the Wayland Conservation Commission or the U.S. Fish and Wildlife Service is generally constrained by legal restrictions that prevent its development. This is also the case with private lands that are subject to a conservation restriction. In contrast, lands owned by other Town departments or by private parties without a conservation restriction may be legally developed by the owner or conveyed to another party who could then develop them. Some of these properties could be used for affordable housing, however, various levels of restriction, ownership, or other constraints may limit the development potential.

Mitigation Measures: This Plan includes strategies for developing affordable housing through “smart growth” principals that would cluster housing to preserve significant open space, focus development in areas that are more appropriate for somewhat higher densities, redevelop existing underutilized properties, and convert existing housing to long-term affordability. This approach accommodates growth within the context of preserving existing open space to the greatest extent possible.

Public Lands:

As overseer of the Great Meadows National Wildlife Refuge, the U.S. Fish and Wildlife Service is the largest single landowner in the Town other than the Town, with more than 1,250 acres of holdings in the Sudbury River corridor. The state of Massachusetts also owns about 250 acres of land in the Town.

The Town of Wayland owns more than 1,400 acres in the Town. Approximately 765 acres are under the control of the Conservation Commission, 200 acres under the School Committee, 165 acres are under the control of Parks and Recreation Commission, and 75 acres under the control of the Water Department. The largest Town-owned conservation areas are the 135-acre Hamlen Woods Conservation Area located off of Rice Road (the Sudbury Valley Trustees own portions of this area), the 93-acre Sedge Meadow Conservation Area located off of Moore Road along the Sudbury River, and the 86-acre Heard Farm Conservation Area located off Pelham Island Road.

Other large open Town-owned parcels exist, but the Town has not yet made a final determination regarding their future use.

Undeveloped and unprotected public land in Wayland is of great importance to the Town's future, given that more than 900 acres of land falls into this category. Some of this public land may be suitable for new Town facilities or uses, such as schools, recreational facilities, or affordable housing. On the other hand, these are among the last areas in Town that are still available to be conserved as open space or address the Town's active recreation needs. The Town's active role in determining the future of these lands must be based on a comprehensive—not piecemeal—approach.

Mitigation Measures: This Plan includes a list of Town-owned properties that are being considered for some development of affordable housing. The Wayland Housing Partnership and Planning Board will continue to work with the Board of Selectmen and other boards and committees to identify which parcels are most feasible to move forward on within the timeframe of this Five-Year Plan.

Private Open Space:

Private entities own a significant amount of Wayland's open space. Of the protected private open space, the Sudbury Valley Trustees own and manage approximately 345 acres in Wayland, while the Nature Conservancy owns approximately six (6) acres of land off Pelham Island Road.

About 830 acres of private land is being actively used for agricultural and horticultural purposes or is managed to provide specific recreational opportunities.⁹ Land in active and passive use is eligible for a reduced tax rate under Chapters 61, 61A and 61B of the Massachusetts General Laws, which are designations for land that is used for forestry, agriculture, conservation or recreation, respectively.

If Chapter land is placed on the market, the Town has the "right of first refusal" for purchase of the land within 120 days of notification by the property owners of the pending sale. This right may also be assigned to a non-profit conservation organization such as a land trust. Towns often have trouble taking advantage of the right of first refusal because of the rapid timeframe within which the Town must find the money and approve the purchase. With the adoption of the CPA, however, the Town will have at least some funds that it may use to purchase Chapter lands or options to purchase. Still, a Town Meeting vote is required to authorize land acquisitions including the use of CPA funds for purchase.

Mitigation Measures: The Town will pursue opportunities for acquiring private land that will provide important public benefits like the preservation of open space, active recreational opportunities, and affordable housing, for example. The Town will also work with private developers, for profit and non-profit, in developing private properties that will meet local needs, priorities and smart growth principles.

⁹ Source: Wayland Assessor's database.

Town Infrastructure:

Public Services and Facilities

The Town of Wayland provides a wide range of high quality municipal services to its residents and businesses. These range from public safety services provided by the Police and Fire Departments to roadway maintenance, water supply, waste disposal, and septage treatment services. Wayland has one of the state's best public school systems as well as an excellent Public Library. The Town also offers many athletic and recreational programs at local playfields, playgrounds, gymnasias, pool, Town Beach, and parks. Finally, the Town provides human services including the Senior Center/Council on Aging, Health Department services, and a variety of other programs.

Residential development incrementally increases the demand on public services and infrastructure. In order to satisfy the demand and need of existing and new residents, all of these municipal services and government functions must be properly staffed and have adequate and well-maintained public buildings and facilities from which to operate. This increase in demand results in higher costs, which must be borne by residents and business in Wayland. Due to continued growth, the Town has planned and implemented recent facility improvements such as expanding the Middle School, renovating the Town Pool, converting to a trash transfer facility, and building a new Public Safety Building to meet the needs of the Police and Fire Departments. Of particular note is the new \$70 million High School that the Town is building, which is ahead of schedule for completion in 2012.

Despite these improvements, additional community service and facility needs remain. For example, additional capital improvements will be required for Fire Station Two, the Library, and the Highway Department/Parks and Recreation Department Garage. Also, the Town currently lacks certain facilities that it may want in the future, such as a new community center. Fortunately, plans for many of these improvements are already under way, and various Town boards and committees are proactively looking to identify future needs. For example, the Town has established a committee to oversee planning for a new community center, the renovation of Town Offices, and the utilization of the future 40,000 square foot municipal pad for a to be determined municipal use or combination of uses.

Water

The Town's ability to provide water for residential development is a significant restraint on development. Currently, public water serves approximately 95% of the Town. The Water Department delivers more than 700 million gallons of potable water annually to Wayland's residences and businesses from eight (8) active Town wells. Furthermore, the Town has repeatedly withdrawn more water than the DEP allows and is currently under an enforcement action to reduce its water usage. Since existing water usage is in excess of the Town's allowed withdrawal rates, future residential development will further increase the demand for water.

In order to protect the Town's wells, over 50% of the Wayland's land area is included in aquifer protection districts. The location and pumping rate for each well is shown in **Table 33**. In 2002,

the eight (8) wells pumped a total of 684.0 million gallons, or an average of 1.9 million gallons per day (mg/d). Over the past seven (7) years, the Town has supplied an average of 714.0 million gallons per year. Wells are regularly tested in compliance with the Federal Safe Drinking Water Act.

Table 34

Town of Wayland Municipal Well Location and Pumping Rates			
Well	Location	Million Gallons Pumped, 1999	Million Gallons Pumped, 2002
Chamberlain Well	Off Moore Rd., NE section of Town	106.1	72.9
Campbell Road Well	Off Campbell Rd., N section of Town	69.8	84.0
Baldwin Pond Wells 1& 2	Adjacent to Baldwin Pond off Old Sudbury Rd., NE section of Town	91.6	90.5
Baldwin Pond Well 3	Same as above	126.6	84.3
Happy Hollow Well 1	Behind Happy Hollow School off Old Connecticut Path, SW section of Town	130.5	148.7
Happy Hollow Well 2	Same as above	212.2	203.0
Meadowview Well	Near the Sudbury/Framingham Town line off Stonebridge Rd.	51.6	.5
Total		788.5	684.0

Source: TATA & Howard, Inc., Wayland Water Distribution System Update, December 2002.

The Town holds permits from the Massachusetts Department of Environmental Protection (DEP) to withdraw an average of 1.66 mg/d from its eight (8) wells combined. Thus, the Town’s current average withdrawal of about 2.00 mg/d is 0.34 mg/d over permitted levels. Continued violations of the permit limits could result in fines or other enforcement actions by DEP. The Town has a consent agreement with DEP to reduce water usage levels.

While the Town’s average daily demand is about 2.00 mg/d, actual daily usage fluctuates greatly depending on seasonal demands, drought conditions, and fire suppression needs. Lawn irrigation systems have been identified as one of the largest contributors to these seasonal fluctuations. The Water Department estimates that between Memorial Day and Labor Day, approximately 2.0 mg/d are used for lawn irrigation purposes.¹⁰ For example, the peak (maximum) daily demand was 4.57 million gallons in 1999 and 4.23 million gallons in 2000—more than twice the average daily demand. Averaged out over the course of a month, there were six months between 1997 and 2000 (all of them summer months) when average water usage exceeded 3.00 mg/d, and during June 1999 average usage exceeded 3.75 mg/d for the entire month.

As shown in **Table 34**, Wayland’s 4,678 residential water connections consume approximately 58.0% of the Town’s municipal water, while commercial uses consume almost 2.1%.

¹⁰ Wayland Water Department and TATA & Howard, Inc., Wayland Water Distribution System Update, December 2000.

Table 35

Town of Wayland Water Usage by Service Type		
Service Type	Million Gallons Per Year	% of Total
Residential	397.1	58.06%
Commercial	14.6	2.14%
Recreational	20.8	3.04%
Restaurants	9.6	1.40%
Municipal/School	6.0	0.87%
Other Semi-Residential	8.7	0.15%
Service Stations	0.05	0.08%
Summer Camp	0.02	0.03%
Medical	4.0	0.60%
Industrial/Agricultural	2.8	0.41%
Unaccounted	219.6	32.10%
Total	684.0	100.00%

Source: TATA & Howard, Inc., Wayland Water Distribution System Update, December 2002.

The Water Department is unable to account for a significant amount of water usage in the Town. In 1998, 24% of the total water usage was unaccounted for, and this figure increased to 32% in 1999, 34% in 2000, and 32% in 2002. Unaccounted water usage could be the result of water line leaks and inaccurate metering. The Town is actively studying the system and identifying older deficient or leaking system components and replacing faulty meters.

The Town has adopted a Water Conservation Bylaw that gives the Board of Selectmen, acting as Water Commissioners, the ability to declare a state of water supply conservation when a water shortage exists. The bylaw identifies five water reduction measures including odd/even street address outdoor watering bans, complete outdoor water bans, limited outdoor watering hours, prohibitions on filling swimming pools, and hand water only restriction (sprinkler devices prohibited). The bylaw also includes enforcement actions including written reprimands, a \$100 fine, and the termination of water services. In addition, the Town adopted a bylaw regulating the expansion of sprinkler systems. The Water Commission and Water Department are continuing to examine ways to reduce water consumption in the Town and recently implemented a new water meter reading system to detect leaks and non-functioning meters. The Water Department is also working with the School Department and the Parks and Recreation Commission to reduce municipal water consumption used for irrigation purposes. In addition, the 2003 Town Meeting approved a bylaw regulating the expansion of sprinkler systems. Of particular note is the new Baldwin Water Treatment Plant that has improved the town's water capacity.

Wastewater Management

The provision of wastewater disposal is also a constraint for constructing affordable housing. With the exception of the Wayland Business Center site and some surrounding properties in Wayland Center, almost all of the Town's businesses rely on septic systems for their wastewater management. This can be an impediment to residential development, especially in areas with small lots (such as Cochituate) or environmental constraints (such as parts of Wayland Center). Septic constraints may prevent the development of multi-family residential structures or may discourage redevelopment of properties into multiple units. Even where development or redevelopment can occur, necessary septic and leaching field locations in suitable soils may limit the siting of a building.

Wastewater disposal is an important issue for Wayland's future for two (2) reasons. First, failing septic systems pose environmental and health threats to the welfare of the community. Second, reliance on on-site wastewater disposal systems generally precludes the type of higher-density pedestrian-oriented development patterns that the Town desires for the Wayland Center and Cochituate business districts. Without some form of centralized wastewater collection and treatment system, development densities must remain low enough to comply with the rigorous septic system siting and design regulations of the state's Title 5 regulations as well as the Wayland Board of Health, thus limiting the ability to provide multiple units of affordable housing.

Mitigation Measures: It will be important for any new affordable housing development to address these infrastructure constraints, septic issues in particular, and insure that there are sufficient amounts of subsidies incorporated into the project to adequately service new residents and protect the environment.

Section 8: Housing Related Boards and Committees

There are a number of existing governmental and non-governmental groups willing to participate in and support the Town's housing efforts. These include the following.

Wayland Housing Authority

The Wayland Housing Authority (WHA) was created under M.G.L. Chapter 121B as a public authority to provide safe and sanitary housing to the Town of Wayland. Since its incorporation in 1970, it has managed the Town's public housing developments, administered rental assistance programs, and assisted in the creation of affordable housing units. In the 1970s, the WHA converted a school building into 56 units of federally assisted housing (one unit was moved off line as a maintenance shop given some regular flooding), constructed a 56-unit state-supported apartment complex, and brought into service 25 units of scattered-site, family housing. A broadly defined preference for local residents is included in all Housing Authority programs. Currently, the WHA has an updated agency plan for the federal housing programs that describes the mission of the WHA, its long-range goals, and objectives for achieving its mission.

Wayland Housing Partnership

The Wayland Housing Partnership (WHP) was formed in 1984 when Wayland became a Partnership Community under M.G.L. Chapter 40B. Chapter 40B puts in place mechanisms to strongly encourage every town to strive to achieve the goal of having 10% of its housing stock consist of affordable units. The law enables developers who will include a minimum threshold of affordable units (generally 25% of housing units) in a housing development to bypass certain local zoning laws, thereby streamlining the development process. Until recently, the WHP was primarily a "reactive" committee, charged with working with developers who approached the Town with concepts or proposals for housing construction contemplated under Chapter 40B. In 2004, the Wayland Board of Selectmen expanded and recast the WHP charter so that it will now lead and support efforts to meet the affordable housing needs of Wayland.

With its reconstituted charter, the WHP works proactively to:

1. Develop affordable housing action plans based on housing needs studies
2. Establish criteria to evaluate affordable housing proposals
3. Make recommendations on the pros and cons of particular housing proposals
4. Identify local, state, and federal housing resources to further affordable development
5. Identify available land suitable for development
6. Review land use regulations and zoning bylaws
7. Identify and work with developers of affordable housing,
8. Increase public awareness of affordable housing needs and goals through forums and other public events

The WHP consists of nine members representing the Wayland Housing Authority, Wayland Planning Board, Wayland Conservation Committee, Wayland School Committee, Wayland Clergy Association, the Board of Selectmen and the community at large.

Municipal Affordable Housing Trust Fund

The Wayland Municipal Affordable Housing Trust Fund Board was established by a vote of the April 2014 Annual Town Meeting. On May 12, 2014, the Board of Selectmen voted approval of the following charge.

The purpose of the Trust is to provide for the creation and preservation of affordable housing in the Town of Wayland for the benefit of low and moderate income households. The Trust is governed by a Board consisting of seven trustees appointed by the Board of Selectmen. At least one trustee will be a member of the Board of Selectmen.

The Board will strive for geographical diversity for the benefit of the entire Town, and give preference to a member of the Wayland Housing Authority, a member of the Planning Board, and a member of the Housing Partnership, each serving an initial one-year term, and three residents, each serving a two-year term, one of whom is a real estate specialist licensed to practice law in the Commonwealth of Massachusetts and one of whom should have a background in financial management. The Trustees will serve terms beginning on July 1, 2014. Future appointments will be staggered upon the expiration of the terms and will thereafter consist of two-year terms. There will be no limit on the number of terms served by an individual trustee.

Wayland Housing Associates, Inc.

The Wayland Housing Associates (WHAI) was incorporated by a group of housing advocates in 1994 to find alternative and innovative ways to develop affordable housing for persons of low and moderate income. The WHAI works with private and non-profit entities to develop, sell, and manage diverse types of affordable housing. The WHAI has built two (2) units of affordable housing on Millbrook Road and one (1) unit on Plain Road for first-time homebuyers under the state's Local Initiative Program.

Wayland Community Preservation Committee

Wayland adopted the Community Preservation Act (CPA) in 2001 to establish a 1.5% surcharge on local property taxes, which, together with a state match, is used for open space protection, historic preservation, and affordable housing. The Town exempts the first \$100,000 of value for each property and also exempts property that is owned by persons who qualify under the low to moderate income guidelines provided by the state (those earning less than 80% of the area wide median income). At least 10% of the CPA funds must be allocated to each of the three (3) uses: open space protection, historic preservation, and affordable housing. The remaining 70% may be allocated for any of the three (3) categories or for active recreation at the Town's discretion.

The Town established a Community Preservation Committee to evaluate potential community preservation projects and make recommendations to the Town Meeting for the use of CPA funds. The Committee has prepared a list of responsibilities and criteria for evaluating proposals for the expenditure of Community Preservation Funds. The Committee consists of seven (7) members including representatives from the Conservation Commission, Historical Commission, Planning Board, Park and Recreation Committee, Housing Authority, and two (2) members appointed by the Board of Selectmen.

Fair Housing Committee

The Wayland Fair Housing Committee is charged with facilitating equal access to housing regardless of race, color, age, sex, religion, national origin, sexual orientation, veteran status, disability, welfare status, or children. Complaints about housing discrimination may be made to the Fair Housing Committee through the Fair Housing Officer. There have been no complaints in recent years. Please see Exhibit 2 for the Town of Wayland Fair Housing Recommendations.

Wayland Council on Aging

The Council on Aging (COA), a nine (9) member appointed board, is charged with promoting and enhancing the quality of life for older Wayland citizens and their families. The COA seeks to serve Wayland senior citizens with a full range of services, including information and referral and programs that provide socialization, nutrition, education and opportunities for creativity and health promotion. The COA also provides outreach to those elders who, through physical and/or cognitive impairments, are unable to participate in Senior Center Programs. In addition, the Council on Aging's Senior Property Tax Relief Committee seeks ways to make it possible for seniors to continue to live in Wayland, including looking for affordable housing options.

Wayland Interfaith Housing Network (WIHN)

WIHN is an informal group with representatives from Wayland's houses of worship. WIHN has promoted and assisted with the development of affordable housing, particularly the Millbrook duplex. Although the Network has been inactive in recent years, it could be reactivated if presented with a specific challenge.

Section 9: Affordable Housing Goals

Developing affordable housing is a challenge under the best of circumstances. It is particularly challenging when land sells for as much as \$450,000 per acre, the median price of a home is \$566,000 according Warren Group data as of February 2014, developable land is limited, development depends on septic systems and town water, taxes are high, and the priority for many is open space. The following section outlines the Town's goals for the production of affordable units makes recommendations on how the Town can accomplish its affordable housing goals.

The Massachusetts Department of Housing and Community Development (DHCD) has been administering the Planned Production Program since December 2002, in accordance with regulations that have enabled cities and towns to prepare and adopt an Housing Production Plan¹¹ that demonstrated the production of an increase of .75% over one year or 1.5% over two-years of its year-round housing stock eligible for inclusion in the Subsidized Housing Inventory.¹² If DHCD certified that the locality had complied with its annual goals or that it had met two-year goals, the Town could, through its Zoning Board of Appeals, deny comprehensive permit applications without opportunity for appeal by developers for one or two-years, respectively.

More recently changes to Chapter 40B have established some new rules.¹³ For example, Planned Production Plans are now referred to as Housing Production Plans. Moreover, annual goals changed from 0.75% of the community's year-round housing stock, translating into 35 units per year or 70 units over two years for Wayland, to 0.50% of its year-round units, meaning that Wayland will have to now produce at least 25 affordable units annually to meet production goals through 2020.

The Wayland Board of Selectmen is committed to making substantial headway in providing opportunities for people of low-and moderate-income to live in Wayland and meeting the Town's goal of 10% affordable housing. In an effort to meet the Town's affordable housing responsibility, the Board of Selectmen has made it a **goal to produce 0.50%, or at least 25 units in a calendar year**, of its housing stock as affordable housing in order to gain better local control over community housing development. This Comprehensive Housing Plan was developed in order to provide direction in meeting local housing goals.

¹¹ A Housing Production Plan (HPP) is a community's proactive proposal for developing affordable housing by creating strategies to enable it to meet its affordable housing needs in a manner consistent with the Chapter 40B statute and regulations and producing housing units in accordance with the HPP. The HPP regulation became effective on February 22, 2008 when the DHCD promulgated 760 CMR 56.00, Comprehensive Permit; Low or Moderate Income Housing. The HPP regulation is contained in 760 CMR 56.03(4). HPPs replace Planned Production under 760 CMR 31.07(1)(i). If a community has a DHCD-approved HPP and is granted certification of compliance with the plan by DHCD, a decision by the Zoning Board of Appeals (ZBA) relative to a comprehensive permit application will be deemed "consistent with local needs" under MGL Chapter 40B. "Consistent with local needs" means the ZBA's decision will be upheld by the Housing Appeals Committee.

¹² Massachusetts General Law Chapter 40B, 760 CMR 31.07 (1)(i).

¹³ Massachusetts General Law Chapter 40B, 760 CMR 56.00.

The goals of Wayland's housing plan are to:

1. Meet local housing needs along the full range of incomes that promotes diversity and stability of individuals and families.
2. Leverage public and private resources to the greatest extent possible.
3. Ensure the creation of new housing that is compatible with the existing community and helps promote open space.
4. Make steady progress toward the State standard for affordable housing of 10%. Produce affordable housing that equals ½ of 1% of the Town's housing stock in order to remain housing certified under MGL Chapter 40B 760 CMR 56.00, which is 25 units per year based on the 2010 US Census for year-round housing units in the Town of Wayland

The Town of Wayland has developed a Housing Production Program to chart affordable housing activity over the next five (5) years. The Town will be able to update the Plan after or even before these five (5) years elapses. The production goals are best guesses at this time, and there is likely to be a great deal of fluidity in these estimates from year to year. The production goals are based largely on the following criteria:

- To the greatest extent possible, at least fifty percent (50%) of the units that are developed on publicly-owned parcels should be affordable to households earning at or below 80% of area median income – the **affordable units** – and at least another 10% affordable to those earning up to 120% of area median income – **moderate-income "workforce" units** – depending on project feasibility. The rental projects will also target some households earning at or below 60% of area median income and lower depending upon subsidy program requirements.
- Projections are based on four (4) units per acre assuming that half of the available site is developed at eight (8) units per acre. However, given specific site conditions and financial feasibility it may be appropriate to decrease or increase density as long as projects are in compliance with state Title 5 and wetlands regulations.
- Because housing strategies include some development on privately owned parcels, production will involve projects sponsored by private developers through the standard regulatory process or possibly the "friendly" comprehensive permit process. The Town will continue to work with these private developers to fine-tune proposals to maximize their responsiveness to community interests and to increase affordability to the greatest extent feasible.
- The projections involve a mix of rental and ownership opportunities. The Town will work with developers to promote a diversity of housing types directed to different populations with housing needs including families, seniors and other individuals with special needs to offer a wider range of housing options for residents per the identified priority housing needs.

Wayland Housing Production Program

The table below outlines first units that have been completed and the paperwork needs to be filed with DHCD to have them entered onto the SHI, and then units that have been permitted and/or are under construction and will be eligible for the SHI.

Table 36

Units Built but no on SHI					
Development	Unit Type	Affordability	Affordable Units	Market Units	Total Units
Paine Estate	Ownership	80%	5		5
Wayland Gardens	Ownership	80%	3		3
Total to be put on SHI			8		

Table 37

Permitted and/or under construction and will be eligible for SHI					
Development	Unit Type	Affordability	Affordable Units	Market Units	Total Units
Craftsman Homes	Ownership	80%	2	6	8
Commonwealth Residences	Rental	80%	14	42	56
Doran Road*	Ownership	80%	3		3
Hamlen/Covered Bridge*	Ownership	80%	2		2
Michael Road Extension	Ownership	80%	1		1
Rivers Edge	Rental	80%	44	242	286
Total to be put on SHI			354		
*Purchase offsite					

In order to estimate the number of housing units that Wayland may add from 2010 to 2020, we examined the growth in housing units over two decades, which showed 8% growth from 1990-2000 and 6% growth from 2000-2010. Therefore, we assumed a lower household growth at 6% from 2010-2020. According to the 2010 United States Census, the total number of housing units in Wayland 2010 was 4,957. The chart below shows the number of housing units to be added between 2014 and 2020, which totals 382 units, to get to a total SHI housing unit count of 574 or 10.92 % of 5,254 in 2020. Based in the number of units on the SHI today, plus the number of units built and not yet on the SHI and the number of units permitted and/or under construction, the town could reach 10% by 2016. Since at that point the community will be 10% of its affordability threshold, it will have a choice as to what size and type of developments can be built that contain affordable housing units and therefore we have suggested a yearly production of 5 units to maintain the 10% requirement for when the new census is counted in 2020. The chart below illustrates this information:

Table 38

Annual Subsidized Housing Unit Production to Achieve 10% Goal							
Year	2014	2015	2016	2017	2018	2019	2020*
Housing Units	4,957	4,957	4,957	4,957	4,957	4,957	5,254
10%	496	496	496	496	496	496	525
Production	8	177	177	5	5	5	5
SHI	200	377	554	559	564	569	574
Gap	296	119	-58	-63	-68	-73	-49
% of Total Units	4.03%	7.61%	11.18%	11.28%	11.38%	11.48%	10.92%
*assumes 6% growth 2010-2020							

Communities that have not met the minimum 10% requirement must annually increase the number of SHI units by at least 0.5% of year-round housing units in order to be granted certification by DHCD. If a community receives this certification, they have the choice to deny new Comprehensive Permit applications. In other words, a community can effectively avoid “hostile” Chapter 40B proposals.

Meeting these production goals will be extremely challenging. It is recognized that the Town alone cannot accomplish all of its affordable housing goals. It can and should, however, use its resources and planning initiatives to further encourage and facilitate the production of affordable housing.

Section 10 outlines specific strategies that the Town can pursue to accomplish its housing goals.

New Housing Policy and Procedures

For all future Wayland housing initiatives, the Town will build its housing agenda on the following basic components to meet the range of local needs:

1. ADA Compliance

The Wayland Housing Authority and Housing Partnership should work with housing developers to encourage the creation of some affordable as well as market rate handicapped accessible housing units to serve the needs of Wayland’s disabled population.

2. Standardization of Purchase and Sale of Affordable Units

As affordable units become available for the first time or for resale, it would be useful for Wayland to have a written, user-friendly policy establishing the procedures to follow for the first-time sale of units when they first come on line and for the resale of affordable units in a way that retains their affordability in conformance with all state requirements. A written policy must be available for distribution to the public and should be sent to owners of affordable units with some regularity. The policy should answer questions such as how to maintain the affordability through deed restrictions, who to alert about a potential sale, how to apply for affordable units and how the lottery system is run. If the Housing Partnership is unable to develop standards for these processes, an ad hoc committee could be formed to prepare draft

procedures. Such a committee should have representation from at least the Wayland Housing Authority, Housing Partnership, and Planning Board.

3. Use Restrictions

All units included in the Subsidized Housing Inventory must include affordability restrictions, recorded at the Registry of Deeds, in order to protect affordability for the maximum period allowed by law. The town will use those restrictions provided and mandated by DHCD for the Local Initiative Program or other program where appropriate.

4. “Friendly” 40B program¹⁴

In order for all of these affordable housing units to count toward the Town’s Chapter 40B Subsidized Housing Inventory (SHI), they must be created in a manner required by the Department of Housing and Community Development (DHCD). For example, the Local Initiative Program (LIP),¹⁵ also referred to as the “friendly” 40B program, is a state housing initiative administered by DHCD to encourage communities to produce low- and moderate-income housing that is of a design and size acceptable to the Town. The program also provides technical and other non-financial assistance to communities interested in developing housing to serve low- and moderate-income households through a Comprehensive Permit. A LIP project application is submitted by the Town in partnership with a private developer, and may occur on private or public property. The Board of Selectmen must approve the development before it can proceed under this program. The affordable units created through a LIP project count toward the 10% affordable housing requirement of Chapter 40B. In Wayland, LIP may be a useful tool in a variety of situations including public-private partnerships, limited development projects such as Paine Estate/Traditions of Wayland, and small infill housing projects on public or private land. The residences at 89 Oxbow effectively used this regulatory process. One of the strategies recommended in this Plan is to create standardized, written procedures for local processing of these developments.

¹⁴ Within Comprehensive Permit projects, all rental units are counted toward a community’s SHI, whereas only the affordable ownership units are counted toward the inventory. This provision means that a single large rental development—even if only 25% of it is affordable—can substantially increase a town’s affordable housing count. To take advantage of this provision, the Town should use the Comprehensive Permit mechanism for permitting any rental development proposed under the Multi-Family Conservation Cluster development option. The advantage to the developer of planning his/her project using the Conservation Cluster Development Bylaw (as opposed to directly through a Comprehensive Permit) is that the project will be compatible with local zoning and thus the Comprehensive Permit will be “friendly”—a mere formality.

¹⁵ The Local Initiative Program (LIP) is a state housing initiative that seeks to stimulate the production of affordable housing opportunities by fostering cooperation between municipalities and housing developers. The state provides technical assistance to developers and municipalities seeking to develop housing that serves households at or below 80% of the area median income within mixed-income (market and affordable) housing developments. LIP supports two approaches of providing affordable housing: Local Initiative Units, which are developed through a municipality’s conventional zoning, and unit developments through a Comprehensive Permit as authorized by M.G.L., c. 40B. All low and moderate-income units developed through LIP are included in a community’s subsidized housing stock (the state Subsidized Housing Inventory) for purposes of Chapter 40B.

5. LIP Local Action Units

In addition to being used for “friendly” 40B projects, LIP can be used for counting those affordable units as part of a Town’s Subsidized Housing Inventory that are being developed through some local action including:

- a. Zoning-based approval, particularly inclusionary zoning provisions and special permits for affordable housing;
- b. Substantial financial assistance from funds raised, appropriated or administered by the city or town; and/or
- c. Provision of land or buildings that are owned or acquired by the city or town and conveyed at a substantial discount from their fair market value.
- d. In order to be counted as part of the Subsidized Housing Inventory the units must meet the following criteria:
- e. A result of municipal action or approval;
- f. Sold or rented based on procedures articulated in an affirmative fair marketing and lottery plan approved by DHCD;
- g. Sales prices and rents must be affordable to households earning at or below 80% of area median income; and
- h. Long-term affordability is enforced through affordability restrictions approved by DHCD.

Additionally, a Subsidized Housing Inventory New Units Request Form must be submitted to DHCD to insure that these units get counted.

Some of the important tasks for insuring that the affordable units, now referred to as Local Action Units (LAU’s), meet the requirements of Chapter 40B/LIP include:

- a. Meet with the developer to discuss requirements for insuring that the unit(s) meets the requirements for inclusion in the Subsidized Housing Inventory through the state’s Local Initiative Program (LIP).
- b. Contact DHCD to discuss the project and determine the purchase price/rent based on LIP Guidelines.
- c. Prepare a LIP Local Action Units application submitted by the municipality (chief elected official), working with the developer, including an Affirmative Fair Housing Marketing Plan and if appropriate, a regulatory agreement to further insure long-term affordability between the developer, municipality and DHCD.
- d. Implement the Marketing Plan including affirmative marketing, information sessions, determination of eligibility, lottery, etc.
- e. Work with winning applicants and lenders to secure mortgage commitments for ownership projects and execute leases for rentals.
- f. Obtain the deed rider and resale price certificate from DHCD that requires the loan commitment letters, purchase and sale agreements, disclosure statement and contact info for the closing attorneys for ownership projects.
- g. Work with lenders and the developer to close on the units for ownership projects.

- h. Submit necessary documentation to DHCD to have the unit(s) counted as part of the Subsidized Housing Inventory.
- i. Annually recertify the continued eligibility of affordable units.

To coordinate these tasks requires a significant amount of record-keeping, documentation, and administration and will require some professional support from a consultant, proposed in this Plan to be hired through a Request for Proposals (RFP) process and paid through CPA funding. The affordability restrictions for all units produced through the Local Initiative Program will be monitored by DHCD, but it is the premise of LIP that the municipality and DHCD work together to create affordable housing and fulfill the obligations of the affordability restrictions.

DRAFT

Section 10: Implementation Strategies

Based on the local needs, existing resources, constraints and compliance issues discussed in this Housing Production Plan, the Town of Wayland should consider the following implementation strategies as it works to meet its affordable housing goals listed in Section 8. The proposed strategies will also help the Town direct and leverage its funds to best meet the community's housing needs.

The town with the formation the trust, the inclusionary zoning funds of \$537,000 and CPA funds will be looking for purchase existing housing stock for affordable rental and homeownership.

The following actions needed to carry out these objects are divided into four (4) general areas: 1) outreach and education, 2) housing preservation, 3) regulatory strategies, and 4) housing production. The Wayland Housing Partnership, the Planning Board, Community Preservation Committee, and the Board of Selectmen, should work together to implement the recommendations of this Comprehensive Housing Plan.

1. Outreach/Education

Short Term Actions (1-2 Years)

1. The Wayland Housing Partnership, in conjunction with the Planning Board and Board of Selectmen, should continue to develop an outreach program to educate local residents about the need for affordable housing and the available housing opportunities. This could include forums on housing for Town officials and residents and re-run on the local cable channel, workshops for first-time buyers in concert with local lenders and non-profit housing organizations, information about new programs, etc.
2. The Town should encourage the donations of property, both land and buildings, providing information on tax advantages.
3. Provide user-friendly public information on the procedures to follow for the first-time sale of units when they initially come on line and for the resale of affordable units in a way that retains their affordability in conformance with all state requirements.

Intermediate Term (3-5 Years)

Continue the previous strategies and add the following:

- Explore an enhanced website on affordable housing issues and resources.
- Develop Local Initiative Program (LIP) procedures to standardize and formalize the local process for approving comprehensive permit projects in conformance with state regulations and guidelines.
- Prepare a Resource Manual for residents on available programs and services related to housing.

2. Housing Preservation

Housing production is critical, but the Town also needs to be concerned that it supports lower income residents in accessing important housing resources to maintain their properties, to access homeownership, to prevent foreclosure, etc.

Short Term Actions (1-2 Years) and Ongoing

- Strive to maintain affordability for new housing through deed restrictions for the longest time allowed by law. A consultant should be hired through a Request for Proposals (RFP) process, paid by CPA funding, to closely monitor those properties with deed restrictions to insure continued affordability, among other affordable housing-related tasks.
- Publicize the Section 8 program and work with property owners to maintain availability through long-term agreements and incentives such as tax abatements and basic property management services by the WHA.
- Work with landlords to rehabilitate rental units through financial assistance and/or a buy-down initiative.

3. Regulatory Strategies

Prior to the 2005 Annual and Special Town Meetings, Wayland's zoning framework offered virtually no opportunity to build housing types other than single-family at a moderate to low density.¹⁶ Based on recommendations of the Town's 2004 Master Plan, the Town adopted zoning that reduced the minimum tract size to qualify for a conservation cluster development and allowed for the construction of attached housing units within conservation cluster developments. The Town has also made progress by adopting an inclusionary zoning bylaw and a Mixed-Use Overlay District, both providing important boosts to promoting housing diversity in Wayland, including affordable housing.

The Master Plan also includes recommendations for expanding the Town's existing Conservation Cluster Development Bylaw to offer several development options for vacant parcels in Residence zones. In addition to the recently approved amendments to the bylaw, the Master Plan proposes a Multi-family Housing Conservation Cluster option that would allow a combination of 1, 2, 3, and 4-family homes, surrounded by protected open space. A portion of the units would be reserved for senior citizens and a portion (e.g., 15%) would be deed-restricted guaranteeing affordability for as long as is legally possible. The proposed Multi-Family Conservation Cluster would allow a higher density of development in order to encourage the creation of smaller housing units (at least 80% containing two or fewer bedrooms) serving empty nesters and seniors, young adults, small households, and moderate-income households. One-fourth of the units would be set-aside as affordable units in perpetuity.

¹⁶ Although other types of housing are allowed in the Planned Development District and the Senior and Family Housing Overlay District, there is no buildable land remaining in these districts.

In addition to these new forms of Conservation Cluster developments, the Town should continue to allow multi-family housing development through the expansion of the Planned Development District and the Senior and Family Housing Overlay District. Although these development options will probably be less attractive to developers than the Conservation Cluster options in most cases, there may be situations where they are the best planning and permitting tool. By keeping these regulations on the books, the Town can offer an appealing array of development options to diversify the Town's housing stock.

While these changes pertain to new residential developments on undeveloped sites or underdeveloped sites, there are additional zoning recommendations that propose low-impact ways to add small housing units into existing developed areas. (Refer to the Appendix A for a map of the areas in Wayland appropriate for housing). The Town approved a Mixed-Use Overlay District Development in 2008 and construction is nearly complete for the redevelopment of the site into a 367,500 square foot mixed-use development with 42 market rate Town Homes and 12 units of affordable as "above the shop" rentals. While the Town had initially provided for 25% affordable housing units in the Overlay District, Town Meeting voted to reduce this threshold to 12%.

At first these suggestions to allow higher density housing in Wayland may appear to contradict the Town's growth management goals. However, a closer examination reveals that they do not, for several reasons. First, impact per dwelling of smaller houses, multi-family dwellings, and senior housing is lower than that for single-family housing in terms of water usage, traffic generation, and especially demands on the school system. Second, the Town should expect to see more high-density housing in the future, both through local bylaws and through comprehensive permits. By providing an attractive local permitting process for such housing, the Town can negotiate for various benefits, such as protected open space, that it might not gain through a comprehensive permit process. Finally, the Town's goals are not to stop growth completely, but to manage the type, manner, and location of this growth. Consistent with these goals, the proposed housing options aim to reduce the number of single-family housing developments that provide no open space or affordable units, and increase the amount of housing that offers smaller units, affordable units, and protected open space as part of the development.

Short Term Actions (1-2 Years)

- **Modify the inclusionary zoning bylaw to better define off-site development options and other potential changes. Completed in 2013**
- Adopt a Multi-family Housing Conservation Cluster bylaw.
- Modify the current Accessory Apartment Bylaw to make it easier to create such units.
- Allow housing on the upper floors of buildings within the Business A and Business B districts.¹⁷

¹⁷ Within the town centers, housing density can be regulated by the height and setback requirements already contained in the Zoning Bylaw. This will encourage the creation of housing units of various sizes, including smaller units. Flexible parking requirements could be specified for multi-family housing in the town centers. Since parking

- Work with the Zoning Board of Appeals, the Building Commissioner, and the Town Planner to develop standard guidelines for 40Bs that reflect current state requirements. These should include target percentages of affordable units, inclusion of units with greater subsidies, affordability of condominium fees, maintenance of long-term affordability, and targeting the population such as Town residents, families of town residents, employees of the town, and others who should benefit from affordable units to the maximum extent possible.

Intermediate Term Actions (3-5 Years)

Continue the previous strategies and add the following:

- Adopt a zoning bylaw to allow increased densities in both residential and commercial developments in return for the creation of affordable housing units in designated areas or in exchange for affordable units in areas where there will be minimal environmental impact.
- Expand the Planned Development District and the Senior and Family Housing Overlay District.
- Create a residential subdivisions fee-based special permitting process that allocates the fees to affordable housing development.

4. New Production Initiatives

In addition to zoning changes that will encourage the private sector to build desired types of housing, Town initiatives are also necessary to create needed housing. Most of these initiatives could be spearheaded by the Wayland Housing Partnership (or proposed Housing Trust) with advice and assistance as necessary from the Planning Board and Department, Board of Selectmen, Community Preservation Committee, and other Town boards and committees. The Housing Authority may also play a major role in the planning and/or implementation of these initiatives.

Wayland’s housing production approach relies on several major components including the following:

a. Infill housing (mixed-use and neighborhood-based)

In addition to developing strategies for housing diversity on undeveloped parcels in Residence zones through zoning incentives, the Master Plan evaluated the potential for new housing in infill settings throughout the Town. Two appropriate locations for such housing were identified: in the town centers and existing neighborhoods. In the town centers, there is the potential to build smaller apartment units in mixed-use settings, such as is being planned for

will probably be the limiting factor for build-out of town center sites, the bylaw could require applicants to demonstrate how much parking their project would need. This will provide an effective incentive for the developers to minimize parking demand for their project, either through the types of units proposed or other methods to reduce vehicle trips (such as shuttles, incentives for owning fewer cars, or local employment arrangements that allow residents to bike or walk to work).

the redevelopment of the Raytheon property through the Mixed-Use Overlay District. This approach will not only expand local housing choices but also help enliven the town centers with minimum impact to surrounding neighborhoods. For these reasons, the Town will allow housing on the upper floors of buildings within the Business A and Business B districts (see regulatory strategies below), and will also establish a Design Review Committee to oversee design issues.

The Master Plan does not recommend allowing housing on the ground floor in these districts because there is relatively little land available for business uses in Wayland, and the ground floor of buildings is prime space for retailers and restaurants. However, allowing housing on the upper floors of buildings may actually encourage redevelopment of underutilized properties in the town centers by providing a marketable and profitable use for upstairs space. This benefits not only local businesses but also the Town by contributing to the commercial and residential tax base. These policies would help local businesses by expanding the downtown customer base, especially at night and on weekends.

Infill housing that includes affordable housing should also be encouraged in existing neighborhoods. For example, such housing conforms well to the Habitat for Humanity model, an organization that continues to look for donated public and private land on which to build. Organizations that support special needs housing are active throughout the area and may have an interest in developing group homes in Wayland. There are also excellent models of small comprehensive permit projects in other communities that incorporate several income tiers to meet the housing needs of those within a wide range of incomes.

c. Accessory housing units

Within existing residential neighborhoods, new multi-family housing is generally not recommended because of concerns that it would alter the single-family character of most of Wayland's neighborhoods.¹⁸ However, accessory housing units in existing neighborhoods provide an opportunity to diversify the Town's housing stock without noticeably changing the character of neighborhoods.

Accessory apartments (also known as in-law apartments) are small dwelling units typically within or attached to single-family homes, typically with a separate entrance. These units are often but not always used by the parents, children, or other relative of the occupants of the house. These apartments can provide a low-density affordable housing alternative for households that might otherwise not be able to afford to live in Wayland. For example, some seniors on fixed incomes might find it beneficial to move to the smaller accessory apartment and rent out the larger portion of the house.

Currently, Wayland's zoning bylaw allows accessory apartments by special permit from the Planning Board, subject to certain restrictions. While the 2005 Comprehensive Housing Plan

¹⁸ However, in certain situations, it may be appropriate.

suggested insuring that accessory apartments meet state requirements for inclusion in the SHI, changes to the state's Local Initiative Program have made this more difficult in that all tenants must be chosen from a pre-approved and lottery-ranked Ready Renters List, include deed restrictions, and family members are no longer eligible as occupants. The affordability requirements in the existing bylaw should be revisited and alternatives explored such as Wellfleet's model that requires income verification of tenants but not deed restrictions. The Town should rewrite the zoning bylaw to encourage accessory dwellings as a low-impact form of affordable housing in Wayland without requirements that the units be included in the SHI.

a. Property acquisition

This Plan also includes the strategy of purchasing land and offering it at a substantially discounted or nominal value (with deed restrictions in perpetuity) for the development of some amount of affordable housing. Once the Town purchases a parcel that it deems suitable for affordable housing, it would prepare a Request for Proposals for the development of affordable housing from non-profit and for-profit housing developers. If rental units are built, the housing would be managed by the project sponsor or potentially even the Wayland Housing Authority to ensure that the dwellings remain affordable and available to qualifying households.

Since Wayland has relatively little buildable land available for the Town to purchase, another option is to pursue tax title properties with development potential that may come available. The Town should consider the development of a plan for the reuse of specific tax title properties on a town wide-basis.

Furthermore, in considering the purchase of land for open space preservation, the development of a portion of the site for affordable housing should also be considered. Moreover, the Town should explore purchase options if the federal government should decide to dispose of land, either vacant or improved with housing units as it did with the former Nike Missile site. One potential opportunity may be the military housing at Launcher Way that includes about a dozen relatively small slab houses. These homes might be acquired and sold to first-time homebuyers through a locally-sponsored buy-down initiative at some point in the future.

b. Conversion of existing housing to affordability

Another strategy is to purchase existing housing units, with particular attention to multi-family housing or other units that are among the more affordably priced (see **Table 3-8**) as they come on the market. There are many communities that have embarked on these "buy-down" or mortgage assistance programs, and the Town should explore these models and determine what might work best in Wayland. For example, neighboring Sudbury has an active program, and there may be opportunities to piggy-back efforts to expand the program to Wayland. In addition, there may be an opportunity if the Town building offices move to another location, to create affordable housing in the existing site.

c. Increase numbers of affordable units within developments

Provide subsidies to developers of proposed housing developments in Wayland in order to allow them to build a larger percentage of affordable units than is required by the proposed affordable housing incentives such as 40B or inclusionary zoning.

d. Pursue adaptive reuse River's Edge Project

The Town should explore opportunities for converting existing underutilized properties and nonresidential properties into affordable or mixed-income housing. The reuse of any abandoned, underutilized, or obsolete property could enable Wayland to direct growth towards already developed locations and would also be a way of preserving and/or restoring unique architecture in the community, which can also be of historical significance.

Short Term Actions (1-2 Years)

- Provide gap financing to leverage project financing as such funding, typically CPA money in the case of small towns, often provides the last “gap filler” to make projects feasible and the key leverage to secure necessary financing from state and federal agencies as well as private lenders.
- Utilize available financial resources and participate in programs such as the State’s Soft Second Loan program, the HOME program consortium or other program, and other sources to develop rental housing.
- Use the Community Preservation Fund and other programs as a source of funds for purchasing land or deed restrictions for development of affordable housing.
- Continue thorough reviews of 40B projects. Developers are encouraged to meet with the Wayland Housing Partnership before proposals are submitted to the Zoning Board of Appeals. Pro forma statements should be reviewed to ensure that densities do not exceed those required for a reasonable profit. The Town should strive to negotiate for infrastructure improvements wherever these are needed. Technical review funds from the Massachusetts Housing Partnership can be obtained where these can help with review of any aspect of the proposal including financial statements and site design.
- Explore existing models for the “buy-down” of existing housing units and implement a program, using CPA funding, HOME or Trust Funds, which best meets the needs of Wayland. These models can be adapted for rentals and first-time homeownership.

Intermediate Term Actions (3-5 Years)

Continue the previous strategies and add the following:

- Prepare an inventory of all Town-owned property including information about jurisdiction, suitability for affordable units and number of potential units, and suitability for other types of municipal uses.
- Further identify sites and develop affordable housing on Town-owned land such as what was done with Rivers Edge. Such housing would be built at low density relative to comprehensive permit developments and be integrated with conservation or recreational open space when possible for combined benefit to the community. The

Town might explore retaining ownership of the land and provide for construction of affordable housing through perpetual or renewable 99-year leaseholds. One such possible site would be Town Building. A new location of Town Offices would be required in this option and would need a comprehensive study. At least 50% of the housing units would be deed-restricted affordable housing. Since there would be no more limited numbers of market units built to offset the cost of affordable ones, the town might be spared some of the excess build-out and population increase associated with comprehensive permit developments that typically required three market units to be built for every affordable unit for ownership projects (100% of all units in a 40B rental development are counted as affordable in the SHI). However, multiple layers of subsidies will be required to insure the feasibility of a development that includes a higher portion of affordability.

- Work with organizations like Habitat for Humanity and Minutemen Technical High School, among others, to develop affordable housing on scattered sites in existing

DRAFT

Exhibit 1 - Subsidized Housing Inventory

DRAFT

Exhibit 2 – Fair Housing Recommendations

Action 1: Continue to formally charge the Wayland Housing Partnership Committee (WHPC) with the responsibilities of the Fair Housing Committee

Wayland was one of the first communities in the State to establish a Fair Housing Committee in 1957. The Fair Housing Committee was charged with facilitating equal access to housing regardless of race, color, sex, religion, national origin, handicap, welfare status or children. The Wayland Housing Partnership has taken on this role informally and has acted as an oversight mechanism for Fair Housing. This formal designation will help this committee accomplish several items:

- Create a forum for discussion of issues
- Give representation and formal input to affected parties, including minorities, and those with disabilities
- Institutionalize program accountability

The work of the committee should include review and implementation of the Fair Housing Plan and participation in monitoring activities for Fair Housing efforts.

Timetable: FY 2014

Responsibility: Board of Selectmen

Action 2: Designation of a Fair Housing Officer

Wayland currently does not have a Fair Housing Officer and should designate staff to serve in this role. This staff person can be responsible for providing support to the Fair Housing Committee. The Fair Housing Officer should be responsible for maintaining records, including complaints. The Fair Housing Plan can become the core element to start a fair housing program with records built on program implementation and committee meetings. Brian Boggia, Wayland Housing Director has been performing this service.

Timetable: FY 2014

Responsibility: Town Administrator

Action 3: Provide an outreach program for landlords/ real estate professionals and tenants, to insure compliance with fair housing requirements and an understanding of the penalties for violations.

The Town of Wayland will institute an Outreach program to landlords/ real estate agencies and tenants to insure they understand the Fair Housing Law and actions available in the case of discrimination. Outreach could be distributed via flyers, mailings, Town website, and local access cable and further education would include a yearly workshop/seminar on issues.

Timetable: FY 2014

Responsibility: Town of Wayland, in conjunction with Section 8 housing providers, including the South Middlesex Opportunity Council, Inc., and the Wayland Housing Authority.

Action 4: Participate more actively with the City of Newton and other HOME Consortium members on Fair Housing programs.

Wayland is a member of the West Metro HOME Consortium. The City of Newton, which administers the HOME Program, has an extensive Fair Housing Program. The City has conducted Fair Housing Audits and information programs, some of which have extended to other Consortium members.

The Town can host workshops and meetings on Fair Housing conducted by the Consortium. The Town can circulate invitations to those meetings to relevant boards including the Fair Housing Committee, the Commission on Disability, the Board of Selectmen and others. The town can locally advocate actions by the Consortium. For instance, a web site on fair housing can efficiently be made accurate and up to date by using a central web site for all Consortium members' communities.

Timetable: FY 2015

Responsibility: Planning Department and Wayland Housing Authority

Action 5: Implement an on-going Fair Housing Information Program

This program should mostly address the owners of small rental developments of less than 4 units. Although we do not have many units in Wayland, owners of said units may be unaware of or intimidated by fair housing laws. The information program could include:

- Public meetings with appropriate speakers (i.e., Massachusetts Commission Against Discrimination, Commission on Disabilities, attorneys who practice housing law)
- Mailings (with other mail distributed by Town departments)
- Newspaper articles
- Web based information
- Local Access Cable

Given the number of rental developments of 2-4 units owned by landlords, one of the program targets should be the small residential landlord. The designated Fair Housing Committee, with staff, could formulate a public information program and incentives to attract these local landlords and tenants.

Timetable: FY 2014

Responsibility: Wayland Housing Partnership

Action 6: Provide education on non-profit programs in home improvement and housing counseling

Because a large segment of the Town's housing stock needs improvements including lead abatement, the Town should provide education on non-profit agencies that assist in home improvement. Lead present in homes is considered a health hazard to children under 6 years of age. Many tenants face discrimination from landlords who fear the cost of upgrading their rental units. MassHousing administers programs which assist owners and landlords in financing home improvements including lead abatement (Get the Lead Out), weatherization and accessibility (Home Improvement Loan Program), and foreclosure assistance (Home Saver Foreclosure Prevention Program)

The Town should provide education on the Housing Consumer Education Center, partnered with South Middlesex Opportunity Council, Inc (SMOC). The Center offers first-time homebuyers classes and other workshops including financial literacy, how to be a good tenant, and how to do a housing search. The Center also works with households threatened with foreclosure.

Timetable: FY 2014

Responsibility: Planning Department, the Board of Selectmen, the Town Administrator, and the designated Fair Housing Committee

Action 7: Facilitate complaints to the Massachusetts Commission Against Discrimination (MCAD).

Develop a policy that assists residents and others in filing a complaint with MCAD

Timetable: FY 2014

Responsibility: Planning Department and Town Administrator's office.

Action 8: Improve public outreach to encourage community diversity through appointments to boards

Numerous town boards and committees make decisions that impact housing in Wayland. The boards should ideally reflect the nature of the community.

Two critical decision making boards, the Board of Assessors and the Planning Board, are elected, whereas the Zoning Board of Appeals is appointed by the Board of Selectmen. The Town should reach out to encourage community diversity through appointments to boards, and all citizens should be encouraged to run for elected office.

Timetable: FY2014

Responsibility: Board of Selectmen

DRAFT