

Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

December 15, 2006

The Honorable Therese Murray
Senate Committee on Ways & Means
State House, Room 212
Boston, MA 02133

The Honorable Robert DeLeo
House Committee on Ways & Means
State House, Room 243
Boston, MA 02114

Dear Chairwoman Murray and Chairman DeLeo,

Pursuant to Section 92 of Chapter 149 of the Acts of 2004 I am submitting the Department of Housing and Community Development (DHCD) Report on Chapter 40R "Smart Growth Zoning and Housing Production".

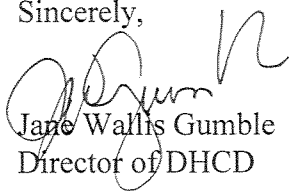
Since 40R was successfully passed by the legislature, DHCD has been working with a number of communities interested in adopting "Smart Growth Zoning" districts and we are proud that in the past six months much of that hard work and diligence has begun to show significant results. In June we were happy to issue our first approval of a Chapter 40R district to the town of Plymouth, and have subsequently issued six additional approvals.

Through DHCD's extensive community outreach and technical assistance, the success and benefits of this development tool has resulted in the Department hearing from dozens of communities interested in pursuing this zoning designation. In addition to the seven communities with already established 40R districts, we have seven that are far along in the application process and should be approved within the coming year. We also have been in contact with twenty-one communities who have expressed varying degrees of interest, with that number growing each month. Those communities are: North Andover, Pittsfield, Chicopee, Medway, Northampton, Easthampton, Holyoke, Westfield, Westport, Stoughton, Southborough, Belmont, Newbury, Lawrence, Nantucket, Raynham, Spencer, Devens, Medfield and Williamstown.

Needless to say, we are excited about the success thus far, and the potential for more in the future, especially aided by the recent passage this past session of Chapter 40S. Should you have any questions

regarding this report please do not hesitate in contacting my Legislative Director, Katie Stone, at 617-573-1111.

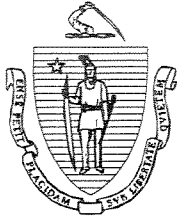
Sincerely,



Jane Wallis Gumble
Director of DHCD

CC: Senator Brian Joyce
Representative Kevin Honan
Sarah Young, DHCD
Katie Stone, DHCD

Enclosure: 1



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
 COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

Chapter 40R Smart Growth Zoning and Housing Production Report
Fiscal Year 2006
November 15, 2006

Approved Smart Growth Zoning Districts: (6)

Plymouth, North Reading, Norwood, Chelsea, Dartmouth, Lunenburg

<u>Land Area (in acres) Zoned for:</u>	<u>One-Family</u>	<u>2/3 Family</u>	<u>Multi-Family</u>	<u>Mixed Use</u>
Plymouth	33.6	33.6	33.6	33.6
North Reading			21.7	
Norwood			.75	
Chelsea			2.73	
Dartmouth			15.95	
Lunenburg			8.97	
Totals	33.6	33.6	83.70	33.6

Building Permits Issued (1)

One-Family 0
 2/3 Family 0
 Multi-Family 15
 Mixed Use 0

Housing Units Completed (0)

Proposed Residential Units Under Review (0)

Proposed Smart Growth Zoning Districts: (1)

Lakeville

Land Area (in acres) Zoned for:

One-Family
 2/3 Family
 Multi-Family 10.5
 Mixed Use

Smart Growth Housing Trust Fund

Balance as of 11/15/06

\$3,349,370.40

Incentive Payments:

Payments as of 11/15/06

\$0

Anticipated Payments FY 2007

Plymouth	600,000
North Reading	350,000
Norwood	10,000
Chelsea	75,000
Dartmouth	350,000
Lakeville	350,000
Lunenburg	350,000
Haverhill	600,000
Natick	<u>200,000</u>
	\$2,885,000

Density Bonus Payments:

Payments as of 11/15/06

\$0

Anticipated Payments FY 2007

Chelsea	270,000
Norwood	<u>33,000</u>
	\$303,000

Municipalities Actively Seeking Letters of Eligibility in FY 2007

<u>Municipality</u>	<u>District Size in Acres</u>	<u>Residential Units</u>	<u>Incentive Payment</u>	<u>Time of Construction</u>
Boston	18	523	\$350,000	Unknown
Gardner	33.93	650	\$600,000	Unknown
Grafton	10	240	\$350,000	Unknown
Brockton	24.6	602	\$600,000	Unknown
Haverhill	3.87	526	\$600,000	Unknown
Kingston	69.6	730	\$600,000	Unknown
Natick	5	138	\$200,000	Unknown