

## SUSTAINABLE NEIGHBORHOODS INITIATIVE – PRELIMINARY TIMETABLE FOR PROPOSAL IMPLEMENTATION

OSPCD HOUSING – MARCH 28, 2016

PRELIMINARY IMPLEMENTATION TIMETABLE

	<b>SNWG Proposals</b>	<b>Abbreviated SNWG Recommendation</b>	<b>Near-term [next 6 months]</b>	<b>Mid-term [by Dec. 2017]</b>	<b>Longer-term [2-3 years]</b>
1.	Real Estate Transfer Fee	Approximately 1% fee on real estate transactions, with selected exemptions	Solicit Review Committee (RC) feedback; procure further feasibility/impact analysis as needed		
2.	Somervision Housing Production Goals	Increase SomerVision Housing Goal, contingent on related feasibility analysis underway	Reconvene SomerVision Steering Committee		
3.	Right-to-Offer Program	Enact law that governs sales of all rental property; convene task force to develop and design program details	Secure Review Committee feedback; convene taskforce		
4.	Linkage Fee	Adjust fee based on new nexus study to be commissioned	Commission Nexus Study (fee eligible for recalculation in Nov. 2016)		
5.	Condominium Conversion Ordinance	Update the condo conversion ordinance; concerns about pursuing the 2008 condo conversion proposal	Review 2008 proposal; convene task force		
6.	100 Homes Initiative	Continue work on this program, which was initiated before SNWG meetings began	Continue funding through SCC		
7.	DIF Affordable Housing Set-aside Policy	Qualified recommendation, to explore policy for future DIFs	Possible use in USQ based on LOCUS process		

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8.	Zoning Overhaul Proposals	Inclusionary Housing	Use RKG study to make final proposal		
		Density Bonuses	Work within P&Z public process		
		Accessory Structures	Consider health and displacement risks		
		Cash-in-Lieu	Use RKG study to make final proposal		
		Housing Types	Work with P&Z		
		Universal Waitlist		Next steps TBD, after impact analysis of new HUD Rule on fair housing	
9.	Short-term Rental Policy	Formation of a 'new economy' task force to review of regulatory policies	Planning and formation of task force may occur in near-term timeframe	Convene task force to consider expected changes in state law	
10.	Support for Inclusionary Tenants	Pilot program to expand and target funding of tenancy stabilization program to up to 6 inclusionary tenants	Funding may be secured and program may be developed in the near-term	Request funding from SAHTE, transfer fee revenue may be needed	
11.	Ch. 40R Smart Growth Zoning Overlay	Pursue 40R overlay district if SomerVision housing goal is increased and commercial/open space goals can still be achieved		Consider overlay district once SomerVision is updated	



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12.	Affordable Housing Design Competition	Pursue community-driven competition with emphasis on affordability, energy efficiency, and family-sized units		Consider next steps in conjunction w/ potential “Tiny Houses” pilot.	
13.	Energy Efficiency and Affordability Program	Pursue program to provide forgivable loans for energy efficiency improvements in exchange for affordable rent restrictions.		Request funding from SAHTE, transfer fee revenue may be needed	
14.	Community Land Trusts	Explore strategy further through creation of task force		Create task force; follow LOCUS discussion on topic	
15.	Funding for Lowest Income Households	Prioritize a portion of funds to serve extremely low income households (< 30% AMI); Work with SHA and MBHP to increase Section 8 usability within Somerville.		Consider effect on existing programs; initiate discussion with SHA/SAHTF	
17.	Assistance for Homeowners Facing Foreclosure	Explore further through creation of a task force		Create task force	
16.	Benevolent Landlord Tax Credit	Full program not recommended; support for pilot program to explore a limited tax incentive program		Explore pilot program	Procure consultant to assist in pilot program design
18.	Alternative Homeownership Models	Create ‘housing assistance center’, to provide technical assistance on joint purchases, cooperative housing, etc.			Consider creating a webpage; transfer fee revenue may be needed to hire staff
<b>TOTAL</b>			<b>8</b>	<b>8</b>	<b>2</b>