

Housing Choice Act Information Session

The Lincoln Planning Board and SLPAC Invite boards, committees and residents of Lincoln

Presentation by K.P. Law on
The Housing Choice Act
7:30 p.m. on March 16, 2021
Via Zoom

As you may know, the State has just passed new legislation known as the Housing Choice Act which made several amendments to Chapter 40A of the General Law, commonly known as the Zoning Act:

1. Changes to section 5 reduce the number of votes required for certain zoning bylaw adoptions from a 2/3 supermajority to a simple majority.
2. Changes to section 9 make similar changes to the voting thresholds for the issuance of certain kinds of special permits.

The Act also adds a new section 3A to Chapter 40A applicable to MBTA Communities. It requires an MBTA Community (Lincoln qualifies due to its MBTA stop) to have “at least one district of reasonable size in which multi-family housing is permitted as of right.” The statute further provides “that such multi-family housing shall be without age restrictions and shall be suitable for families with children,” and that each district “shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 (Wetlands Protection Act) and title 5 of the state environmental code (Septic Requirements); and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable”.

Preliminary Guidance on the new legislation can be found at <http://www.lincolntown.org/1244/Housing-Choice-Act-2020> . Further guidance will be forthcoming from the Department of Housing & Community Development.

Please join us for the presentation and discussion led by Town Counsel, K.P. Law.

We welcome your attendance. If you cannot attend you may submit questions via email to curtinj@lincolntown.org. A recording of the meeting will also be posted to the Town website.

Topic: Planning Board/SLPAC Meeting

Time: Mar 16, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92758854339?pwd=WEYwYWZvZHdNd1J4TC9VTDJPTzhxUT09>

Meeting ID: 927 5885 4339

Passcode: 435200

One tap mobile

+13017158592,,92758854339#,,,,*435200# US (Washington DC)

+13126266799,,92758854339#,,,,*435200# US (Chicago)

Housing Choice Act Information Session

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 927 5885 4339

Passcode: 435200

Find your local number: <https://zoom.us/j/92758854339>