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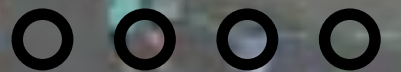
CPDC UPDATE

SELECT BOARD - MAY 23, 2023



WHAT IS THE CPDC?

- The *Community Planning & Development Commission* is Reading's *Planning Board* as defined in M.G.L. Chapter 41 Section 81.
- CPDC, as mandated by the state, handles:
 - Development applications including Residential Subdivisions, Special Permits, Site Plan Review, Stormwater Permits, and Signs
 - Planning processes including Plan updates like the Housing Production Plan, MBTA Communities Process, & Master Plan
 - Changes to the Zoning Bylaws



PROJECT PIPELINE 2022 TO PRESENT

CPDC Agenda Items	
40R Plan Reviews	5
Site Plan Review	1
Minor Site Plan Review	7
PUD-R Amendments	1
Scenic Road Review	1
Sign Permit Applications	20
Subdivision Applications (& related actions)	6
Subdivision ANRs	5
Review of Town Projects	2
Zoning/Overlay Changes	5
Planning Projects	5

HOUSING PRODUCTION PLAN

2023 UPDATE - COMPLETE

- A state-regulated plan, updated every 5 years, focused on affordable housing strategies to build and maintain Subsidized Housing Inventory (SHI) of 10% (of all units in town)
 - Reading's SHI is 10.4% for now
- 9-month plan update process culminated in approval by the DHCD in March 2023
- Takeaway: Housing price increases have vastly outpaced income growth in recent years, creating a large affordability gap for both homeowners and renters in Reading

Reading by the Numbers



PEOPLE

25,330 people lived in Reading as of 2020, a 2% increase since 2010. Those 25,330 people lived in 9,952 households. 71% of households had children under the age of 18. 12% of households were 65+ and living alone.



INCOME

The 2022 median household income was \$33,300 in Reading, a 42% increase from 2010. Reading's median is slightly below the Boston metro area (\$34,000) but 10% higher than the state (\$30,000). However, 33% of Reading households have incomes at or below 80% of the AMI.



HOUSING STOCK

33% of homes in Reading are single-family detached houses. 53% of the housing in Reading was constructed prior to 1980.

Multi-family housing development in Reading in recent years has been focused on larger developments (20+ units) which make up 57% of the multi-family stock.

HOUSING COSTS

In 2022 the median sales price for a home in Reading was \$315,000, a 34% increase since 2020. Condo sales prices increased by 39% from 2020 to 2022.

Median rental prices increased by 32% between 2010 and 2020.





MBTA COMMUNITIES & READING

The MBTA Communities law (3A) requires the 177 municipalities in the Boston metro to confirm that they have a district of reasonable size where multifamily housing (3+ units) is zoned for by-right.

Reading does NOT currently comply with the law and although we do have multifamily zoning, we will have to make changes to our zoning to comply.

If we do not comply, we lose access to grant funding, our Housing Authority could lose funding, and the state may take legal action against municipalities.



MBTA COMMUNITIES - TIMELINE TO DATE

2021

2022

2022
Dec

2023
Jan

2023

LAW PASSES

REC'D REQ'S

EARLY TA

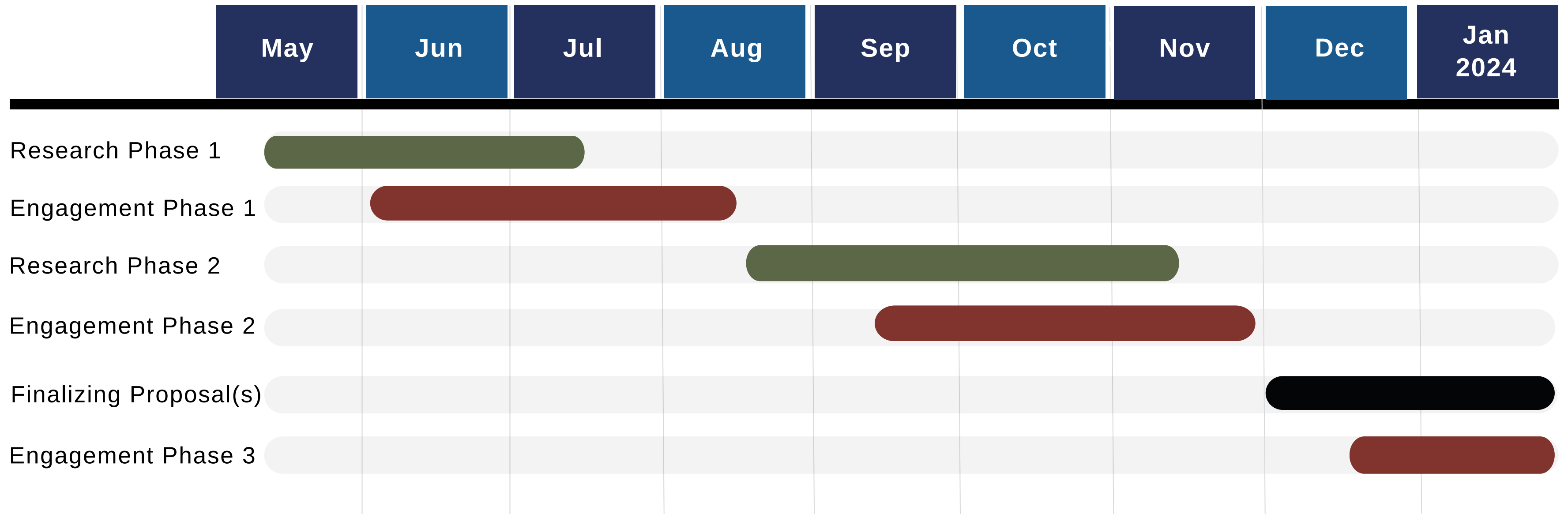
ACTION PLAN

Our designation as a Commuter Rail Community was finalized and our specific unit and acreage requirements were determined.

We received early Technical Assistance from MHP, they analyzed our existing zones to determine that none of them currently meet the req's.

We submitted our Action Plan which keeps us in compliance while we move forward with our engagement and zoning changes.

Reading's MBTA Communities 2023 Engagement & Research Timeline



ENGAGEMENT

Results from our survey and public events in Phase 1 will provide actionable direction from residents as to the preferred types and locations of future multi-family development in Reading while building broad awareness of the process.

In Phase 2 we'll present a series of interactive public forums where the public is encouraged to dig into the details. Results of those forums will determine our final proposed zoning changes.

Phase 1

Launch of website, flyers

Survey - short & visual

Meet people where they are:

- **Board & Commission Meetings**
- **Public Event Tabling**

Specific outreach to Downtown

Phase 2

Series of forums will cover law, Phase 1, and detail proposals for discussion.

Iterative process to determine details of final zoning changes.

Activation of stakeholders.



MASTER PLAN UPDATE

CPDC supports beginning the process to update Reading's Master Plan

- **Last Master Plan Update was in 2006**
- **Considerations:**
 - **Scope** - high level vision, actionable goals, reasonable details in prescribed categories + others we determine
 - **Timing** - earliest kick-off to the actual process would be in 2024; likely a 2-year planning process
 - **Cost** - depends on scope
 - **Funding** - pursue grant opportunities

