



Attachment A: DLTA Project Areas

Activities that are eligible to fund under this Agreement include:

- a. Planning Ahead for Housing:** Planning and implementation activities that encourage and support affordable and market-rate housing production opportunities or support municipalities complying with new HUD fair housing regulations, specifically related to the Housing Goal of 135,000 new units by 2025, which may include, but are not limited to:
- The development of market, mixed-income and affordable multi-family housing in transit-oriented-development locations, employment centers, downtown or village center locations within the RPA's jurisdiction;
 - The creation of as-of-right zoning districts such as those eligible under EOHLIC's Chapter 40R Smart Growth program, and the new Chapter 40Y Starter Homes, and Chapter 40A s.3A MBTA Communities;
 - Develop and/or update zoning that allows ADUs by right with reasonable regulations;
 - Audit zoning for barriers to housing development and create amendments to remove barriers;
 - Development of Workforce Housing under the Housing Development Incentive Program (HDIP) and Urban Center Housing Tax Increment Financing areas;
 - Identifying challenges and solutions in respect to infrastructure requirements that affect the ability to construct multi-family residential projects in as-of-right zoning districts and parcels;
 - Regional analysis of affordable and market-rate housing needs, to include, for example, preparation of a *Housing Production Plan* pursuant to 760 CMR 56.00 et. seq., and similar undertakings that may guide the execution of a compact among communities for locating affordable and market-rate housing;
 - Assisting one or more community to analyze their qualifications to be designated as a Housing Choice Community (including improvements to existing reporting related to Building Permits to the US Census) and/or apply for Housing Choice Community designation;
 - Assisting communities analyze the feasibility of municipally owned land for housing and advising them in developing RFPs and land disposition agreements;
 - The creation of prompt and predictable permitting through an Expedited Permitting Priority Development Site using Chapter 43D for Residential; and
 - Consideration of Transfer Development Rights zoning districts including areas that may qualify as sending and receiving areas.

b. Planning Ahead for Growth: Planning and implementation activities that encourage and support economic development opportunities that may include, but are not limited to:

- Identification, assessment and mapping of PDAs and Priority Preservation Areas (PPAs) at the local and regional levels, including discussion of specific areas for multi-family housing growth;
- Supporting prompt and predictable permitting through the Chapter 43D Expedited Permitting Program for Economic Development projects;
- Encouraging communities to use the Economic Development Self-Assessment Tool (EDSAT) to assess economic development opportunities within communities and/or regions and to develop implementation strategies based on EDSAT recommendations;
- Identifying challenges and solutions in respect to infrastructure requirements that affect the ability to advance economic development activities;
- At a municipality's request, identifying economic development projects subject to the Permit Extension Act (as amended), assessing impediments, and recommending steps that state and/or the applicable municipality could realistically take to enable those projects to go forward; and
- Developing or updating components of municipal master plans and providing technical assistance that supports the implementation of strategies which are designed to advance well-planned growth and development policies and practices.

c. Supporting the Housing Choice Initiative:

The RPA shall support the Housing Choice Initiative (HCI) and those communities that are seeking assistance to achieve Designation under the HCI. Under the HCI, EOHLC will designate communities who have produced certain levels of housing and have best practices that allow for compact housing development. First priority shall be to support Designated Housing Choice Communities; therefore, the RPA is encouraged to prioritize requests for communities seeking to achieve Housing Choice Designation. The activities under "Planning Ahead for Housing" qualify as best practices under the HCI Best Practices. The RPA shall encourage their member communities to employ the most recent HCI Best Practices which can be found at www.mass.gov/housing-choice-initiative.

d. Federal and State Funding Opportunities:

The RPA can use funds to utilize its expertise by helping its member municipalities or other local and regional public entities take advantage of federal and state funding opportunities, including the Infrastructure Investment and Jobs Act (IIJA) and the Inflation Reduction Act (IRA). Eligible activities and projects under this section may include, but is not limited to, the following:

- identification and understanding of top project priorities;
- research, assessment, and identification of federal and state funding opportunities;
- review of grant application guidelines and preparation of applications and/or identification of specialty skills needed (e.g. specialized technical assessment, engineering, cost benefit analysis);
- provision of needed procurement services; and
- assessment of municipal grant reporting capacity and determination if assistance is needed by the RPA.