

Existing Housing Stock

Action: Continue reuse of existing housing stock, compatible new housing types, and transit-oriented development.

DESCRIPTION OF ACTION	Build off existing DEC regulations to encourage smart, connected, and compact development in Devens. Maximize the reuse of existing property and housing stock for meeting Devens' growing housing needs.
CHAMPION	Devens Enterprise Commission

IMPLEMENTATION STEPS	PLANNING CONSIDERATIONS	
	Timeframe ¹	Key Partners
Assess overlay of transit services with existing housing stock and new housing stock and identify gaps and opportunities for increased connectedness of services	Short	<ul style="list-style-type: none"> • Montachusett Regional Transit Authority
Promote and expand incentive programs for reuse or redevelopment of existing housing stock	Medium	<ul style="list-style-type: none"> • MassDevelopment • Developers
Develop incentive program for developers to build transit-oriented development communities	Medium	<ul style="list-style-type: none"> • MassDevelopment • Developers • Surrounding Towns • MRPC
Design and develop additional compatible new housing types to meet remaining needs	Medium	<ul style="list-style-type: none"> • MassDevelopment • Developers • Real Estate Bar Association of Massachusetts • Metro West Collaborative • LISC Boston • Passive House MA

¹ * Short = less than 1 year; Medium = 1-3 years; Long = 4-5years

EXISTING HOUSING STOCK (CONT.)

<p>FUNDING RESOURCES</p> <ul style="list-style-type: none"> • US EPA Smart Growth Funding • National Association of Realtors 	<p>TECHNICAL RESOURCES</p> <ul style="list-style-type: none"> • Devens Regional Shuttle Maps • Built Environment + • LEED for Homes • Living Building Challenge • Northeast Energy Efficiency Partnerships • Green Communities (MA NZE Stretch Code) • Sidewalk Labs • EPA Energy Star • EPA Water Sense • Passive House MA • MA Smart Growth Alliance • MA Smart Growth Smart Energy Toolkit • Existing Net Zero Energy homes at Devens
<p>LINKS TO OTHER PLANS & ACTIONS</p> <p>How does this action connect to other Devens goals?</p> <ul style="list-style-type: none"> • Alignment with elements of Complete Streets Program • Alignment with Transportation and Land Use as well as Economic Development goals • Relevant STAR Objectives: Waste Minimizations, Infill & Redevelopment, Transportation Choices • Relevant LEED Credits: Compact, Mixed Use and Transit Oriented Development, High Priority Site, Responsible Sourcing for Infrastructure, Material Recovery, Housing and Transportation Affordability 	<p>EQUITY CONSIDERATIONS</p> <p>How can the community incorporate equity into the implementation of this action?</p> <ul style="list-style-type: none"> • Ensure existing housing stock and new housing developments are affordable and accessible to a diversity of residents • Ensure transit paths are accessible and equitably distributed across Devens' residents' needs
<p>MEASURING SUCCESS</p> <p>How can we measure the progress and success of this action?</p> <p>Outputs</p> <ul style="list-style-type: none"> • Inventory of housing stock • Inventory of transit services • Incentive program to encourage the use of existing housing stock • Incentive program to attract developers who use sustainable development techniques <p>Outcomes</p> <ul style="list-style-type: none"> • A more connected and compact Devens • Reduction in material consumption associated with brand new construction 	<p>ENGAGING THE COMMUNITY</p> <p>How can we engage the populations that benefit from implementing this action?</p> <ul style="list-style-type: none"> • Promote variety of housing options and benefits of living in transit-oriented development to attract more Devens residents and businesses • Educate developers on incentives and benefits of reuse and transit-oriented development