

## Mixed-Use Housing

**Action: Support housing developments that will provide adequate and diverse housing options for seniors, local workforce, veterans, low/mid income levels, and people with disabilities.**

DESCRIPTION OF ACTION	Utilize a variety of mixed-use development to encourage housing developments that will support a wide range of Devens residents' needs. Adaptive reuse (maximizing reuse of embodied energy), brownfield redevelopment, and reduced carbon footprint of building materials should all be prioritized in housing development wherever feasible.
CHAMPION	Devens Enterprise Commission

IMPLEMENTATION STEPS	PLANNING CONSIDERATIONS	
	Timeframe <sup>1</sup>	Key Partners
Evaluate the existing Reuse Plan cap on housing units that can be built	Short	<ul style="list-style-type: none"> <li>• MassDevelopment</li> <li>• Surrounding towns</li> <li>• Legislature/local Reps and Senator</li> </ul>
Collaborate with surrounding communities to identify any co-benefits and regional development needs	Medium	<ul style="list-style-type: none"> <li>• MassDevelopment</li> <li>• State representatives and senators</li> <li>• Neighboring towns</li> </ul>
Inventory requirements and collected feedback from public outreach and assess development and/or reuse options and preliminary estimates for design, costs, and timeline for pilot program	Medium	<ul style="list-style-type: none"> <li>• Devens Enterprise Commission</li> <li>• Developers</li> <li>• LISC Boston</li> <li>• Metro West Collaborative (DEC affordable Housing Consultant)</li> </ul>
Pilot mixed use development program at Vicksburg Square focusing on adaptive reuse (maximizing reuse of embodied energy), brownfield redevelopment, and reduced carbon footprint of building materials, where feasible	Long	<ul style="list-style-type: none"> <li>• MassDevelopment</li> <li>• Devens Enterprise Commission</li> <li>• Massachusetts Historical Commission</li> <li>• Town of Harvard</li> <li>• Town of Ayer</li> <li>• Passive House MA</li> <li>• Built environment +</li> </ul>

<sup>1</sup> Short = less than 1 year; Medium = 1-3 years; Long = 4-5years

## MIXED-USE HOUSING (CONT.)

<p><b>FUNDING RESOURCES</b></p> <ul style="list-style-type: none"> <li>• Brownfields Redevelopment Fund</li> <li>• Historic Preservation Fund</li> <li>• Save America’s Treasures Grant Program</li> <li>• Massachusetts Housing and Urban Development, Rental Help</li> <li>• Massachusetts Department of Housing and Community Development</li> <li>• Private developers</li> </ul>	<p><b>TECHNICAL RESOURCES</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Devens Innovative Residential Development Regulations</a></li> <li>• <a href="#">CoUrbanize website for Vicksburg Square</a></li> <li>• Sidewalk Labs</li> <li>• Built Environment +</li> <li>• City of Boston Boston E+Program (BPDA)</li> <li>• MA Department of Housing and Community Development</li> <li>• Passive House MA</li> </ul>
<p><b>LINKS TO OTHER PLANS &amp; ACTIONS</b></p> <p><b>How does this action connect to other Devens goals?</b></p> <ul style="list-style-type: none"> <li>• Aligns with goal to encourage reuse of existing stock and promote new housing types</li> <li>• Supports economic development goals by bringing in more residents</li> <li>• May contribute to Devens’ Net Zero Energy and E+ building goals</li> <li>• Relevant STAR Objectives: Housing Affordability, Community Health, Aging in the Community, Environmental Justice</li> <li>• Relevant LEED Credits: Housing and Transportation Affordability</li> </ul>	<p><b>EQUITY CONSIDERATIONS</b></p> <p><b>How can the community incorporate equity into the implementation of this action?</b></p> <ul style="list-style-type: none"> <li>• Current regulation mandates 25% of residential developments to be affordable housing – meet or exceed this capacity</li> <li>• Ensure housing accommodates those with disabilities or special needs</li> <li>• Ensure development is accessible by a variety of transit options</li> <li>• Rezoning should also provide options for non-age restricted rental options or multi-family units not currently available or widespread in Devens</li> </ul>
<p><b>MEASURING SUCCESS</b></p> <p><b>How can we measure the progress and success of this action?</b></p> <p><b>Outputs</b></p> <ul style="list-style-type: none"> <li>• Inventory of resident housing needs</li> <li>• Increased residential housing stock</li> <li>• Vicksburg Square redevelopment</li> <li>• Preservation and reuse of a historic Devens property</li> </ul> <p><b>Outcomes</b></p> <ul style="list-style-type: none"> <li>• Increased # of Devens residents</li> <li>• Increased # of housing units</li> <li>• Increased # of affordable housing units</li> </ul>	<p><b>ENGAGING THE COMMUNITY</b></p> <p><b>How can we engage the populations that benefit from implementing this action?</b></p> <ul style="list-style-type: none"> <li>• Public outreach to target populations</li> <li>• Engagement with surrounding communities in advance of Super Town Meeting</li> <li>• Showcase benefits of piloting green development</li> <li>• Engage historic preservationists for Vicksburg Square</li> <li>• CoUrbanize site for Vicksburg Square redevelopment is live and provides information to the public</li> </ul>