

# WESTON AFFORDABLE HOUSING TRUST

Warren Avenue Apartments – 7 affordable apartments owned and leased by Trust  
100% Town (CPA) funded and supported

Homeownership Opportunity Fund – Town Meeting/CPA funds to Trust (\$1.95M appropriated  
approx. \$1.4M currently available) to support small-scale  
community supported affordable housing projects, such as...

Zero Wellesley Street – Habitat for Humanity – 6 affordable homes (in 3 duplex style homes)  
Trust RFP process to locate nonprofit to create homes for sale

Ongoing efforts to identify new opportunities – eg., 669 Boston Post Rd, Sunrise, Baptist Church

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# Housing Production Plan Implementation Committee

Group with representatives from Housing Trust, Select Board, Planning Board, Council on Aging, At-Large member, Town Planner, Town Manager.

Meet approximately once per quarter to review HPP Action Items and recommend efforts to implement changes

Have discussed HPP recommended potential zoning changes

Housing Choice Statute and how Weston will engage in planning to comply with new State law

Keep abreast of c.40B proposals and status of the SHI

Recommendations to improve housing coordination in Town Gov't.



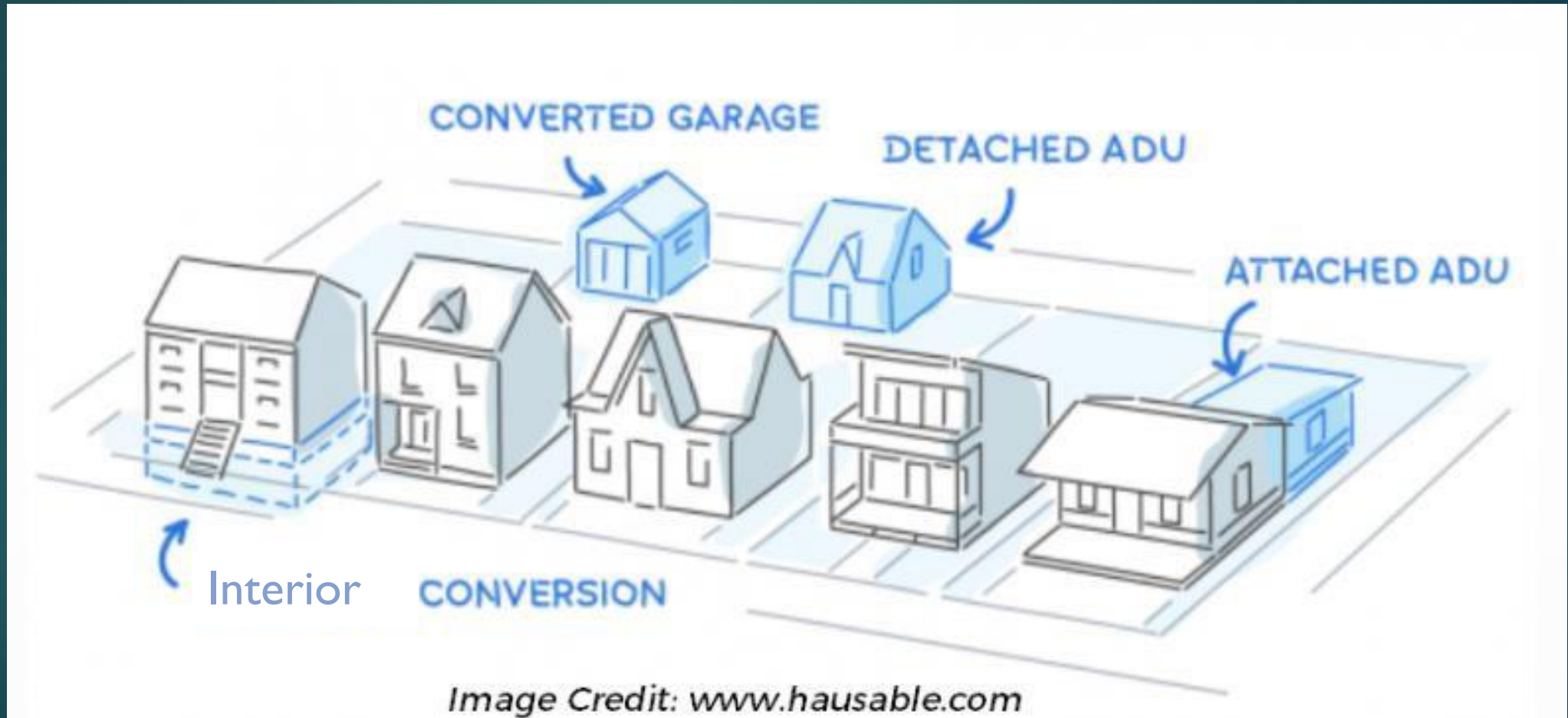
POTENTIAL CHANGES TO  
WESTON'S ACCESSORY APARTMENT BYLAW  
WESTON HOUSING TRUST

Effort to increase diversity of housing options in Weston

# What is an Accessory Apartment?

- ▶ An Accessory Apartment, Or Accessory Dwelling Unit (ADU), is a legal and regulatory term for a secondary house or apartment that shares the building lot of a larger, primary home. The unit cannot be bought or sold separately, but they are often used to provide additional income through rent or to house a family member.
- ▶ They are also known as an in-law or secondary dwelling unit or carriage house. An ADU usually has its own kitchen, living area, and separate entrance. An ADU may be attached to a house or garage, or it can be built as a stand-alone unit, but it generally will make use of the water and energy connections of the primary house.

# Types Of Accessory Dwelling Units



# Meeting Town Goals

- **Expand variety of housing options in (HPP Goal #1)**
  - Increase number of ADU's by removing regulatory barriers – streamlining permitting process
  - An ADU can be a benefit for homeowners in a variety of ways:
    - Option for empty nesters looking to down-size within their own home and have a rental income
    - Provides room for live-in caregivers to make it possible to age in place or for childcare needs
    - Creates independent housing option for relatives – younger or older
    - Provides opportunity for young renters to live in the community
- **Low impact tool to create housing options and promote a welcoming and diverse community (HPP Goal #2)**
- **Ensure new housing options are compatible in scale, siting and design (HPP Goal #4)**



# Other Benefits

- Diversifies housing options throughout the town
- Efficient use of structures
- Less environmental impact than new development
- Preservation of older housing stock – fewer tear downs
- Additional municipal tax revenue from accessory apartments

# What An ADU is Not

- It is not “Affordable Housing” under state statute – there is no regulatory agreement limiting rents or household income.
- It is not classified as a “Multi-Family” and each unit can **not** have separate owners.
- Owner must live on property.

# Existing Bylaw

## ▪ **Basic Provisions**

- Allowed in any Residential Zoning District with Special Permit
- Special Permits lapse upon sale of the property unless transferred
- Accessory Apartment can be created within an existing single family house, or in an existing detached structure, but not in a new addition or new detached structure
- Lot must conform to minimum lot area requirements –no ADUs on nonconforming lots
- Accessory Apartment can contain no more than 2 bedrooms
- At least 1 parking space must be provided for the Accessory Apartment
- Accessory Apartment must be subordinate in size to Primary Dwelling
- House must retain the appearance of a single family dwelling

# Possible Changes Being Considered

## ■ Basic Provisions

- Can we introduce a "by right" option to create Accessory Apartments to be administered by building department with limited plan review??
- Can we allow Accessory Apartments in detached buildings, in additions to existing structures, and with what parameters in place??
- Can we have Accessory Apartments (once constructed) remain legal upon a sale to a new owner??
- How can we reduce some of the other regulatory hurdles that make it unattractive for homeowners to take advantage of Weston's current by-law???