

**POTENTIAL IMPLEMENTATION MEASURES\***

1. Consider requiring a percentage of newly developed subdivisions to be subsidized affordable housing.
2. Where the construction of multi-unit housing is allowed by right in the General Districts, consider requiring a portion of these units to be affordable.
3. Consider appropriating a portion of public or private funds, as they become available, to the purchase of deed restrictions that require the re-sale of homes at affordable levels. These funds could include, but would not be limited to those generated by the Community Preservation Act.

**STRATEGIES ADOPTED IN PRINCIPAL**

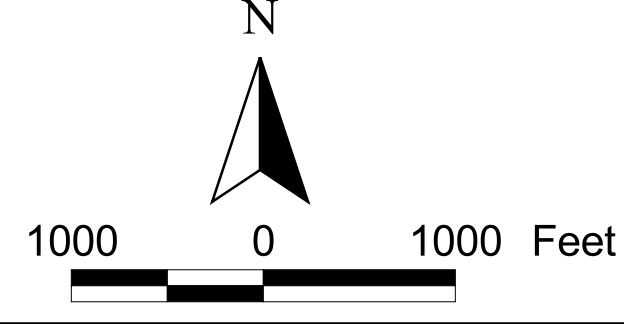
1. Explore changes to the Zoning By-law that would provide incentives for maintaining housing and rental prices at affordable levels
2. Explore an Affordable Housing By-law which offers zoning and permitting incentives for projects which the Town views as being appropriate in terms of building unit type and location within the community, and which meet criteria required for special permit approval;
3. Encourage the development of mixed-use areas that incorporate affordable rental units;
4. Explore requiring subdivisions beyond a certain size to incorporate a percentage of affordable units in perpetuity;
5. Set long term affordable housing goals to reach 10%;
6. Identify areas of the Town appropriate for different types of affordable housing (e.g. rental, elderly, etc.);
7. Assess the potential for Planned Unit Development within the Town;
8. Consider, if the Community Preservation Act is adopted, using a portion of the resulting funding to achieve these goals;
9. Create a study committee to explore various funding mechanisms, including tax incentives, abatements and life estate donations, home improvement loans to landlords (Moderate rehab programs), newly announced financing initiatives from the State, and other means for the development of affordable housing.

Legend	
	Major Roads
	Minor Roads
	Surface Water
	Town Boundaries
Zoning	
	General District
	Limited Commercial
	Residence D
	Residence E
	Single Residence A
	Single Residence B
	Single Residence C

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**Housing Strategies  
 Low, Moderate and Middle Income Households  
 Manchester-by-the-Sea**

4/13/04  
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**Map 4**

\* Specific inclusionary zoning recommendations were provided as preliminary planning suggestions for the Town's consideration and do not represent implementation measures to which the Planning Board has committed itself to in any official capacity.