

## Memorandum

To: Select Board and Planning Board  
CC: Jill Hai, Special Permit Residential Development (SPRD) (Ad-Hoc) Committee Chair  
Abby McCabe, Planning Director  
From: Jeri Foutter, Housing Partnership Board Chair  
RE: Housing Partnership Board's Unanimous Support of Article 33

The Lexington Housing Partnership Board has voted unanimously, 9-0, on February 21, 2023, to support both Article #33 and #34 on the 2023 Annual Town Meeting Warrant.

Under our current zoning bylaw, only 6 units of affordable housing have been built in Special Permit Residential Developments since 2008. **Article #33, the new Special Residential Development zoning proposal encourages the creation of smaller, more sustainable, and affordable homes throughout Lexington.** To provide alternatives to the conventional subdivisions which now dominate Lexington neighborhoods and to improve Site Sensitive Developments which are now the predominate form of subdivision development in Lexington, it proposes an **amended Site Sensitive Development model, which requires the inclusion of affordable homes and increases the protections for site sensitive features.** In addition, it proposes a new **Compact Neighborhood Development model with a limit on the size of individual dwelling units to a maximum of 2,800 SF Gross Floor Area.** Both **Article #33 models include a requirement for an additional 15% Gross Floor Area (GFA) for affordable homes and require 15% common open space.** In both cases, building sizes are limited to the size of a home that could currently be built by right in the location. They have each been designed in collaboration with local builders, real estate professionals, housing advocates and residents and are economically feasible.

**While Articles 33 and 34 are both important components of a comprehensive housing strategy, they are completely distinct.**

- **Article 33** offers two models for private subdivisions as an alternative to by-right conventional subdivisions wherever they occur in town.
- **Article 34** is a response to the state mandate to create new zones permitting multi-family housing and will affect specific parcels designated by the Planning Board for this purpose. It will create overlay zones in these existing residential and commercial areas, usually near public transit, where multi-family housing and greater density will be permitted.

The Housing Partnership Board urges Town Meeting members to support both of these articles which are complementary proposals and make significant progress towards meeting Lexington's housing goals set out in our recent Comprehensive Plan, LexingtonNext.