

Town of Carlisle Housing Production Plan (HPP) Update



The Town of Carlisle is in the process of updating its 2015 housing production plan (HPP) which will expand housing diversity, affordability, and opportunity in the community and region. The Carlisle Affordable Housing Trust has hired the Metropolitan Area Planning Council (MAPC) to provide technical assistance to update the Town's HPP. To be considered active, HPPs must be updated every five years, locally adopted, and approved by the Massachusetts Department of Housing and Community Development (DHCD).

Updating Carlisle's HPP is both a data and community driven process. We need to hear from you! Please join us for a town-wide public forum on **April 7th from 7 – 8:30 PM** to be hosted on Zoom. You can [register for the event here](#). MAPC will present the data collected as a part of the plan's housing needs assessment and collect public input on how to update the HPP goals.

Having an active HPP will support Carlisle's eligibility to receive state grants. Other benefits of updating Carlisle's HPP are summarized here below:

Meet local housing need

First and foremost a housing production plan is used to identify and address unmet housing need. Through this process, Carlisle will gather a comprehensive set of data and engage the public to identify this need. The HPP will include goals and strategies for the Town and the CAHT to meet local housing needs.

Proactively influence development

An HPP is also a strong guide for housing development that allows the community to decide what type of housing is needed and where it should go. State law M.G.L Chapter 40B prompts each community to have 10% of its housing stock count on the subsidized housing inventory (SHI). If this target isn't met, Affordable Housing development can be approved without complying with local zoning regulations. While Chapter 40B is often not a popular policy in many communities it is the law. Carlisle's SHI is at 3.4% making the Town susceptible to 40B development. An updated HPP will position Carlisle to get out front and plan for housing development rather than reacting to a 40B development after it's proposed.

Comply with Chapter 40B

With an updated HPP, Carlisle can still comply with Chapter 40B without reaching the 10% SHI target. If the updated HPP is locally adopted and approved by the state, Carlisle can achieve safe harbor in the following ways:

- 2-year safe harbor if SHI is increased by 1% in one calendar year
- 1-year safe harbor if SHI is increased by 0.5% in one calendar year

The HPP update is being led by a nine-member steering committee of Carlisle residents, housing professionals, board members, and other community stakeholders that were enlisted by the CAHT:

- Adelaide Grady, Carlisle Planning Board
- Barney Arnold, Carlisle Select Board
- Gina Fox, Carlisle Affordable Housing Trust
- Maureen Cosgrove-Deery, Carlisle Affordable Housing Trust
- Joan Ingersoll, Carlisle Council on Aging
- Christine Lear, Carlisle Member at Large
- Amanda Coperchio, Carlisle School Committee
- Rachel Gore Freed, Equity and Inclusion Advisory Council
- Jeffrey Brem, Habitat For Humanity