

MBTA Communities Zoning Compliance

Community Meetings | April 2024

What is the MBTA Communities Law?

The MBTA Communities law is a new state law that passed in 2021 as part of the Housing Choice Initiative and Economic Development Bond Bill.

What is the purpose of the new law?

The purpose of the new state law is to **create ZONING** to address the state's housing crisis, encourage multifamily housing development and boost the state's housing supply.

The law requires towns to create zoning.

It does NOT:

1.	Require new housing development to be built
2.	Require communities to pay for infrastructure to support housing development
3.	Override the Massachusetts Wetlands Protection Act or Title V of the Massachusetts Environmental Code
4.	Allow proposed projects to circumvent local zoning bylaws or application requirements.

Non-compliance means Rockland becomes ineligible for many state grants.

For FY20 through FY23 the Town of Rockland has received or is expected to receive \$19,710,673.20 in grant funding from different state funding sources.



Rockland's Plan for Compliance

Basic requirements for Rockland

Rockland is considered an "adjacent" MBTA community.



Multifamily "as of right," 15 units/acre



No age restrictions or limits on unit sizes, number or size of bedrooms, or number of occupants



Within ½ mile of a commuter rail station, subway station, ferry terminal or bus station, *where possible*.

Rockland is exempt from this requirement.



District must be "of a reasonable size"

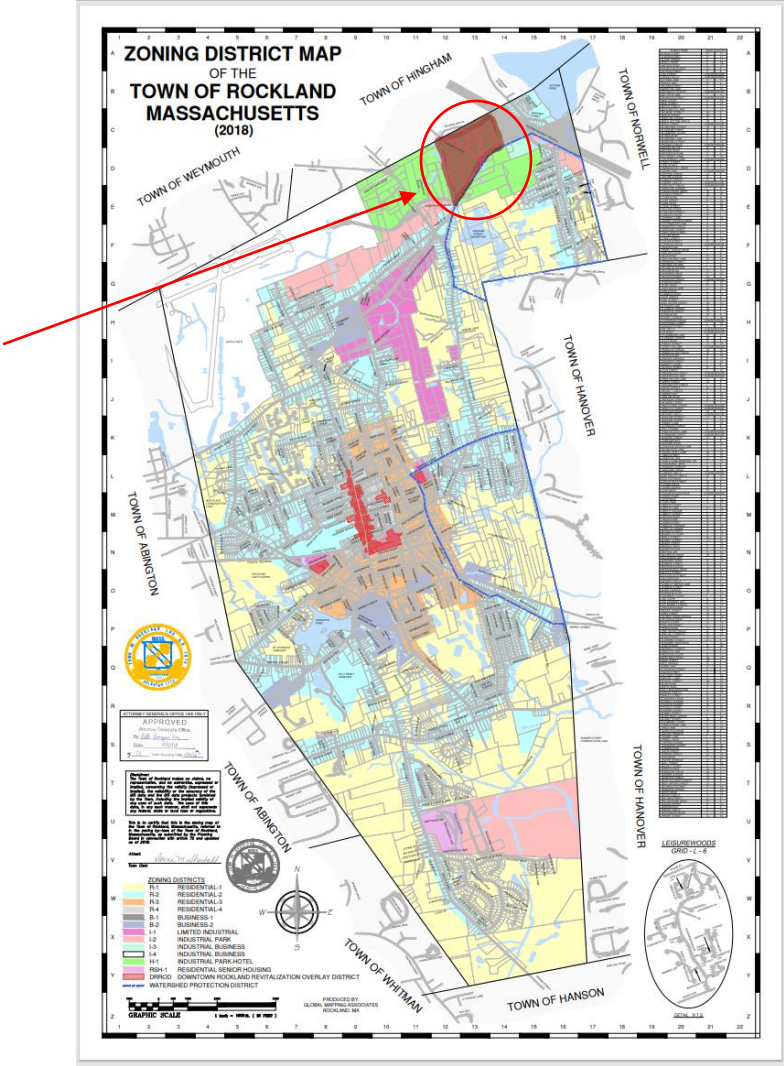
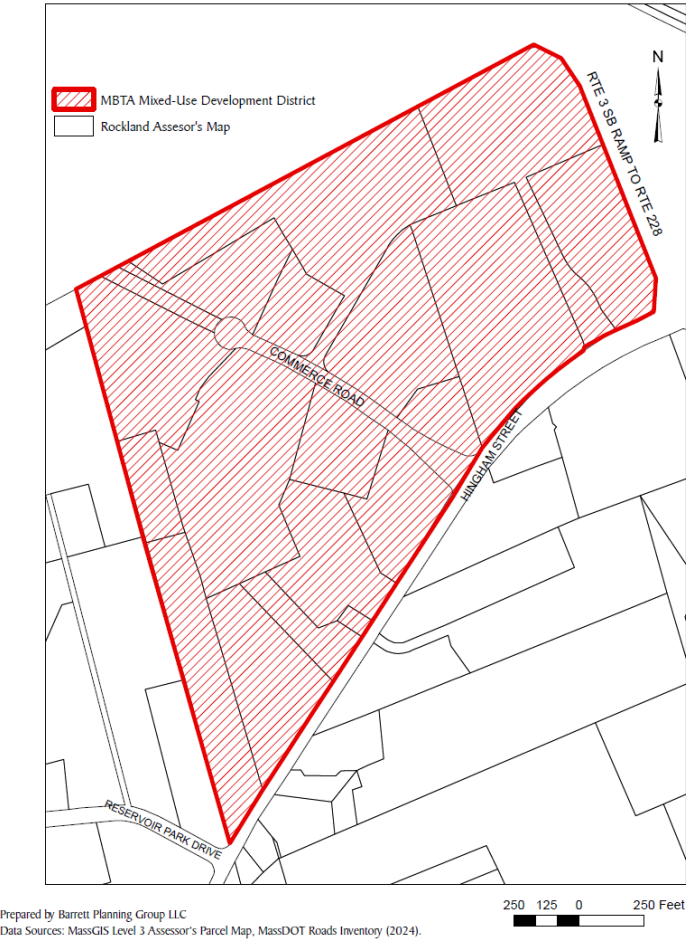
Minimum Area required for Rockland: 47 acres



Executive Office of Housing & Livable Communities (EOHLC) empowered to set guidelines and determine a community's compliance with the law

Proposed MBTA Mixed-Use Development District

Town of Rockland, Massachusetts
January 30, 2024



The new zoning district is located near the park n ride station by the Hingham Town Line.

Questions?

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