THE ROAD HOME

A Regional Blueprint for Housing

Regional Housing Strategy for Avon, Brockton and Stoughton

EXECUTIVE SUMMARY

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Prepared by Old Colony Planning Council

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Executive Summary and 10-Year Action Plan

Executive Summary

Across the ABS region, residents increasingly struggle to find housing that meets their needs and budgets. Seniors face limited downsizing options, younger households are priced out of homeownership, renters experience rising costs and instability, and many workers commute long distances to remain in the region. These pressures affect households across all life stages and income levels and increasingly shape the region's economic competitiveness and community stability.

The Avon–Brockton–Stoughton (ABS) Regional Housing Strategy (RHS) represents an 18-month collaborative planning effort led by the Old Colony Planning Council (OCPC) in partnership with the municipalities of Avon, Brockton, and Stoughton. The initiative responds to accelerating housing affordability challenges across the region, driven by strong economic growth, limited housing production, demographic change, and rising housing costs. The RHS establishes a shared regional framework for addressing these challenges through coordinated policies, investments, and partnerships aimed at expanding housing opportunity, preserving affordability, and strengthening community stability.

While this Regional Housing Strategy draws on historical data to understand existing conditions and long-term trends, it is fundamentally forward-looking. The analysis presented in the following chapters is intended to identify structural constraints in the regional housing system and inform a strategic response through 2035 and beyond. Rather than projecting past trends linearly into the future, the RHS uses a scenario-based approach that considers changing demographic patterns, evolving housing preferences, and market uncertainty. The result is a framework designed not only to respond to current housing needs but to position the region for long-term stability, equity, and resilience through 2050.

Structure of the Regional Housing Strategy

The Avon–Brockton–Stoughton Regional Housing Strategy is organized as a comprehensive planning framework consisting of a primary strategy document and three supporting technical appendices. The main report, ***The Road Home: A Regional Blueprint for Housing***, presents the region's shared vision, housing priorities, and a coordinated set of strategies designed to expand housing opportunity, stabilize existing communities, and guide housing policy across Avon, Brockton, and Stoughton.

Supporting the main report are three companion appendices that provide the analytical foundation and policy tools that inform the strategy. **Appendix A: Comprehensive Housing Needs Assessment** presents detailed demographic, economic, and housing market analysis for the region, examining trends in population growth, housing supply, affordability, income distribution, and housing demand. **Appendix B: Assessment of Fair Housing** evaluates patterns of housing access, opportunity, and discrimination across the region, documenting historic and ongoing inequities and identifying policy actions necessary to affirmatively further fair housing. **Appendix C: Anti-Displacement Toolkit** outlines practical policy tools and strategies that municipalities and community partners can use to prevent displacement, preserve affordability, and stabilize vulnerable households and neighborhoods.

Collectively, these four documents form an integrated framework for understanding the region's housing conditions and identifying actionable solutions. The Needs Assessment establishes the data-driven foundation for understanding housing supply and demand dynamics. The Assessment of Fair Housing highlights structural barriers and disparities affecting access to housing opportunities. The Anti-Displacement Toolkit provides practical policy mechanisms for preserving affordability and protecting residents from displacement pressures. The main RHS document then synthesizes these findings into a coordinated regional action plan.

Community Engagement

Community engagement was a central component of the Regional Housing Strategy process and helped ensure that the RHS reflected both regional housing data and the lived experiences of residents throughout Avon, Brockton, and Stoughton. Over the 18-month planning process, OCPC conducted a wide range of outreach and engagement activities, including stakeholder interviews, public workshops, focus groups, tabling events, regional summits, and a community housing survey. Engagement efforts included collaboration with municipal staff and boards, housing advocates, nonprofit organizations, the South Shore Continuum of Care, and the Brockton Housing Partnership.

Special attention was given to engaging populations disproportionately impacted by housing instability, including lower-income households, seniors, renters, unhoused individuals, and communities of color. Collectively, this outreach helped shape the RHS vision, priorities, and implementation strategies while reinforcing the importance of regional collaboration in addressing housing challenges across the ABS region.

Key Regional Challenges Identified

Across the four documents, several interconnected challenges emerge:

1. **Supply-Demand Imbalance:** Persistent underproduction of housing relative to household growth has created structural pressure on both rental and ownership markets.
2. **Rental Cost Burden and Instability:** Renters, particularly low-income households, face high cost burdens and limited unit availability. Tight markets reduce bargaining power and increase the risk of eviction or lease non-renewal.
3. **Homeownership Barriers:** Rising home prices and interest rates have pushed homeownership beyond reach for many moderate-income households. New construction tends to be larger and more expensive, limiting attainable entry-level options.
4. **Aging Population:** The region's population aged 55 and older is growing rapidly, increasing demand for downsizing options, accessible housing, and aging-in-place supports.
5. **Racial and Ethnic Change and Inequity:** The region has become significantly more diverse. Between 2013 and 2023:
    - The non-Hispanic White share of the population declined from 57% to 37%.
    - Black residents now comprise approximately 33% of the regional population.
    - The multiracial population increased from 3.4% to nearly 16%.
    - Asian populations more than doubled in Avon and Stoughton.

Historic patterns of redlining, disinvestment, exclusionary zoning, and lending discrimination continue to shape housing access and wealth disparities across the region. These structural factors influence who can access homeownership, where households can live, and which communities experience greater housing instability.

Regional Context

The ABS region is one of the fastest-growing subregions within the OCPC planning area and forms a critical part of Greater Boston's broader housing and employment market. Between 2010 and 2020, the region added more than 14,000 residents (11.6%) and over 2,500 jobs (4%), reflecting the strength of the regional economy and its proximity to the Boston metropolitan area. Major employment sectors include advanced manufacturing, aerospace and defense, precision machining, and fabrication industries that provide relatively high wages and stable employment opportunities.

While this economic growth has strengthened the region's economic base, it has also intensified demand for housing. Population and job growth have significantly outpaced housing production, creating structural pressure across both rental and ownership markets. Between 2013 and 2023, household growth in the ABS region increased by 7.41%, while housing unit growth increased by only 2.91%, producing a widening gap between supply and demand. This imbalance reflects a

broader regional pattern in which the pace of residential construction has not kept up with demographic and economic trends.

The consequences of this supply shortfall are evident in extremely tight housing markets. Vacancy rates remain well below healthy market thresholds, with a regional homeowner vacancy rate of 0.4% and a rental vacancy rate of 2.4%, compared to recommended equilibrium levels of approximately 1.5% and 5%, respectively. Tight vacancy rates significantly reduce housing choice for residents, increase competition among renters and buyers, and give landlords and sellers greater pricing power.

Rising Housing Costs

Housing is affordable when a household spends less than 30% of its gross income on housing costs. Lower-income and certain moderate-income households often cannot find quality affordable housing on the open market. Public subsidies are used to create income-restricted affordable housing, which is dedicated to these households. Units, and the resources to build them, for these households, are also limited in supply.

Housing prices and rents have increased dramatically across the region over the past decade. From 2013 to 2023, median home values rose by 76.5% in Brockton, 56.9% in Avon, and 57.3% in Stoughton, mirroring broader statewide price rapidly, with Stoughton experiencing a 77.6% increase in gross rents during the same period. These trends have significantly reduced affordability for renters and first-time homebuyers.

For renters, rising housing costs limit the ability to save for long-term financial goals such as education or homeownership. For prospective homebuyers, rising home prices and higher mortgage interest rates have pushed ownership further out of reach, particularly for moderate-income households and younger families entering the housing market for the first time.

Changing Demographics and Housing Needs

Demographic change is reshaping the region's housing needs. The ABS region has become significantly more racially and ethnically diverse over the past decade. Between 2013 and 2023, the share of residents identifying as non-Hispanic White declined from 57% to 37%, while the population of Black, Hispanic, Asian, and multiracial residents increased substantially. By 2023, Black residents comprised approximately 33% of the regional population, and the share of residents identifying as multiracial increased from 3.4% to nearly 16%.

These demographic shifts reflect broader trends across Greater Boston and Massachusetts. However, they also highlight persistent inequities in housing access. Historical patterns of redlining, discriminatory lending, exclusionary zoning, and uneven investment have shaped housing opportunities across the region and continue to influence disparities in homeownership, wealth accumulation, and housing stability. Addressing these structural inequities is a core component of the RHS framework.

At the same time, the region's population is aging. Approximately 30% of residents are age 55 or older, and the number of residents aged 55–74 increased by more than 40% between 2013 and 2023. This trend reflects the aging of the Baby Boomer generation and longer life expectancy. As a result, demand is increasing for smaller, accessible housing options that support aging in place, downsizing, and multigenerational living arrangements. Without adequate housing options for older residents, turnover in the ownership market may remain limited, further constraining opportunities for younger households.

Housing Affordability and Income Inequality

Income inequality across the region has also intensified housing challenges. Approximately 35–40% of households in the ABS region earn below 60% of Area Median Income (AMI), representing roughly 17,000 to 19,500 households that may qualify for income-restricted housing programs or housing assistance. At the same time, housing costs continue to rise faster than many household incomes, particularly for renters.

Renters are significantly more likely than homeowners to fall into lower-income categories and to experience housing cost burdens. In Avon and Brockton, for example, 35–39% of renters earn less than 30% AMI, placing them at the highest risk of housing instability, eviction, or displacement. These households often face difficult tradeoffs between housing, transportation, healthcare, and other essential expenses.

Housing affordability challenges are particularly acute for several groups, including lower-income households, seniors on fixed incomes, people with disabilities, single-parent households, and households of color. Addressing the needs of these groups requires targeted housing policies that expand deeply affordable housing options, improve accessibility, and strengthen housing stability programs.

Displacement and Housing Stability

As housing costs rise and housing supply remains constrained, displacement risks are increasing across the region. These risks manifest in several ways:

- **Direct displacement**, including eviction, redevelopment, or sudden rent increases
- **Indirect or exclusionary displacement**, where rising prices prevent lower-income households from moving into certain communities
- **Cultural displacement**, where long-standing communities lose social networks, institutions, and neighborhood identity

These risks are particularly pronounced in Brockton, where renter households represent a large share of the population and affordability pressures are most acute. However, displacement pressures also affect Avon and Stoughton through rising home prices and limited entry-level housing opportunities.

The RHS incorporates an anti-displacement framework that combines housing production with preservation strategies, tenant protections, and fair housing enforcement. These approaches are designed to stabilize communities while expanding housing opportunities across the region.

More Housing of All Types is Needed Today and, in the Future,

The Avon-Brockton-Stoughton region will need to produce approximately
to address existing needs and keep up with growth, including about
, or roughly 76 to 85 units annually across the region.

These estimates are intended to guide long-term planning and identify the scale of regional housing need rather than establish mandatory municipal production quotas.

Housing should reflect the needs of the full-range of residents, including both rental and for-sale housing, a variety of housing types, like single-family homes, townhomes, duplexes, multiplexes and apartment buildings; and a range of unit sizes and densities. There should also be permanently affordable housing available for lower-income households. This target exceeds projected household growth alone because the region is already undersupplied and must also restore vacancy and replace aging units. Brockton accounts for the largest share of need, with 557 to 622 units, followed by Stoughton with 174 to 196 units and Avon with 29 to 32 units.

760 to 850 housing units
between 2025 and 2035
560 owner units and 200 to 290 rental units
590 to

The RHS also documents deep affordability pressures: of the region's approximately 48,742 households, an estimated 17,000 to 19,500 earn below 60% AMI, including about 6,280 renter households under 30% AMI. While the plan does not assign a numerical production target by household size, it shows strong demand for smaller units for single-person households, flexible missing-middle options for two-person households, and more family-sized rental housing for larger households.

The region's housing challenges are driven not by a single factor, but by the combined effects of strong economic growth, demographic change, limited housing production, rising construction costs, and decades of restrictive zoning and underinvestment in diverse housing types.

See pages 72-80 of the report for more details on these production goals.

A Regional Strategy for Housing Action

The Regional Housing Action Plan identifies five (5) housing priorities to guide future efforts around housing:

- Increase the number of housing units attainable to low-income and moderate-income households.
- Increase the overall number of housing units.
- Provide housing, resources, and protections for the most vulnerable populations.
- Rehabilitate and preserve the affordability of existing housing.
- Provide more pathways to homeownership.

The RHS emphasizes that housing affordability is a regional challenge that cannot be solved by any single municipality acting alone. Housing markets operate across municipal boundaries, and policies adopted in one community often affect housing demand and affordability in neighboring jurisdictions. To address these dynamics, the RHS outlines a coordinated regional framework that integrates housing production, preservation, and equity strategies. The Action Plan includes a broad menu of strategies designed to expand housing supply, protect existing affordability, and improve access to housing opportunity.

Key policy approaches include:

- Reforming zoning to support missing-middle housing, accessory dwelling units (ADUs), and mixed-use development
- Encouraging transit-oriented development and adaptive reuse of underutilized commercial and industrial properties
- Preserving naturally occurring affordable housing and preventing affordability loss
- Expanding homeownership opportunities and financial assistance programs
- Strengthening tenant protections and housing stability programs
- Advancing fair housing policies and reducing barriers to housing access

Importantly, the Action Plan is designed as a **menu of implementation options rather than a prescriptive list of mandates.** Communities may select strategies that align with their local priorities, capacity, and development context while contributing to shared regional housing goals.

The RHS is intended to serve as a long-term regional framework rather than a fixed implementation program. While individual communities may pursue different strategies at different times, the region's shared housing challenges require ongoing coordination, collaboration, and sustained investment. The following action plan provides a flexible menu of strategies that municipalities and partners may adapt over time based on local conditions and priorities.

RHS 10-YEAR STRATEGIC ACTION PLAN

The Regional Housing Strategy (RHS) is organized around six overarching goals that collectively address housing production, affordability, preservation, equity, and long-term implementation capacity across the Avon–Brockton–Stoughton region. These goals are supported by 63 distinct strategies, forming a comprehensive and actionable framework to advance housing solutions over the next decade.

This Action Plan is designed as a flexible menu of options, not a fixed set of requirements. Communities are encouraged to select, sequence, and adapt strategies based on local conditions, political readiness, fiscal capacity, and community priorities. Some strategies may be implemented regionally, while others may be pursued independently, allowing for flexibility while maintaining a shared regional vision.

Implementation must also be understood in the context of local fiscal constraints. Municipalities across the region face increasing budget pressures, limited growth in state aid, and sensitivity to property tax increases, all of which influence the pace and feasibility of implementation. Accordingly, many strategies emphasize regulatory reform, external funding, and partnerships with private and nonprofit entities rather than reliance on significant new local expenditures.

Regional coordination will be critical to successful implementation. By aligning policies, sharing resources, and pursuing joint funding opportunities, municipalities can achieve outcomes that would be difficult independently. Regional partners, including Old Colony Planning Council (OCPC), will play a key role in providing technical assistance, data analysis, and facilitating intermunicipal collaboration.

At the same time, the feasibility of many housing strategies is shaped by broader development conditions. Rising construction costs, labor constraints, financing challenges, and regulatory requirements can hinder the progress of projects. While these factors often support important long-term goals, such as energy efficiency and climate resilience, they can also create barriers to production if not paired with complementary strategies.

As a result, successful implementation of the RHS will require a balanced approach that advances high-quality development standards while ensuring the financial feasibility needed to deliver housing across a range of income levels.

Timeframe Categories

- **Near-Term (NT):** 2025–2028
- **Medium-Term (MT):** 2028–2035
- **Long-Term/Ongoing (LT):** 2035–2050

Goal 1: Housing Production and Housing Choice ***Increase the total number and type of safe, healthy, and environmentally friendly homes so that people at any stage of life and income will be able to find a place to live while meeting the projected need of 850 new homes by 2035***				
Strategy	**Priority**	**Lead**	**Supporting Partners**	**Timeframe**
1.1. Encourage infill development on underutilized residential and commercial parcels	High	Municipal Planning Departments	Planning Boards, Zoning Boards, OCPC, Housing Trusts	NT–LT
1.2. Establish or expand mixed-use zoning overlays in commercial corridors and town centers	High	Municipal Planning Departments	Planning Boards, Business Owners, OCPC	NT–MT
1.3. Explore inclusionary zoning policies and density bonuses where feasible	High	Municipal Planning Departments	Housing Trusts, Municipal Legislative Bodies, Town Counsel	NT
1.4. Support adaptive reuse of obsolete industrial, office, and commercial buildings for housing	High	Planning & Economic Development Departments	Developers, Property Owners, MassDevelopment, OCPC	NT–LT
1.5. Consider streamlining permitting processes for affordable, senior, and mixed-income housing projects while recognizing local staffing and capacity constraints	High	Planning Departments, Inspectional Services	Housing Trusts, Municipal Executives	NT
1.6. Support modular and prefabricated housing construction approaches	Medium	Planning & Economic Development Departments	Developers, State Agencies, Housing Trusts	NT–MT
1.7. Develop pre-approved housing plans for ADUs, starter homes, and small-scale infill housing	Medium	Municipal Planning and Building Departments	OCPC	NT
1.8. Update zoning to support higher-density housing, ADUs, mixed-use development, and missing-middle housing where appropriate	High	Municipal Planning Departments	Planning Boards, Town Meeting/City Council, OCPC	NT–MT
1.9. Explore opportunities for cluster housing development in appropriate areas of Stoughton	Medium	Stoughton Planning Department	Conservation Commission, Planning Board	NT–MT
1.10. Evaluate opportunities for 40Y Starter Home zoning districts and other starter home initiatives	Medium	Municipal Planning Departments	EOHLC, OCPC	NT–MT
1.11. Establish municipal vacant lot disposition processes for housing development opportunities	Medium	Municipal Executives & Planning Departments	Housing Trusts, Community Land Trusts	NT
1.12. Explore zoning approaches that allow conversion of single-family homes into duplexes or	Medium	Municipal Planning Departments	Planning Boards, OCPC	NT–MT

triplexes where contextually appropriate				
1.13. Conduct ongoing public education and housing workshops focused on housing needs and benefits	Medium	Municipal Planning Departments	OCPC, Housing Advocates, Community Organizations	NT–LT
1.14. Evaluate underdeveloped areas and infrastructure capacity to guide future housing growth	Medium	Municipal Planning Departments & DPW	Utilities, Emergency Services, OCPC	NT–MT

Goal 2: Housing Location

Build more homes in neighborhoods where people can easily access everything they need, including shops, schools, parks, jobs, safe walking and biking paths, and public transportation where available.

Strategy	Priority	Lead	Supporting Partners	Timeframe
2.1. Promote transit-oriented development (TOD) near MBTA Commuter Rail stations and key corridors	High	Brockton & Stoughton Planning Departments	MBTA, MassDOT, OCPC, Developers	NT–LT
2.2. Align MBTA Communities zoning implementation with broader housing production goals	High	Municipal Planning Departments	EOHLC, OCPC	NT
2.3. Support mixed-use redevelopment and housing growth along major bus corridors and commercial corridors	Medium	Municipal Planning Departments	OCPC, Transit Agencies	NT–MT
2.4. Explore adoption of form-based codes or walkability-focused overlays in targeted growth areas	Medium	Municipal Planning Departments	Planning Boards, Urban Design Consultants, OCPC	NT–MT
2.5. Retrofit underutilized strip malls and large commercial parcels into mixed-use districts	High	Planning & Economic Development Departments	Developers, Property Owners, MassDevelopment	MT–LT
2.6 Use surplus municipal land for mixed-income and affordable housing opportunities	High	Municipal Executives & Planning Departments	Housing Trusts, Developers, School Departments	NT–LT
2.7. Develop a regional map of priority growth and redevelopment areas	Medium	OCPC	Municipal Planning Departments, State Agencies	NT
2.8. Invest in Complete Streets, bicycle, pedestrian, and accessibility improvements in housing growth areas	Medium	DPW & Planning Departments	MassDOT, OCPC, Transit Agencies	NT–LT
2.9. Permit ADUs or backyard cottages in residential districts where appropriate	High	Municipal Planning Departments	Planning Boards, Building Departments	NT
2.10. Explore opportunities to reduce or modernize minimum	Medium	Municipal Planning Departments	Planning Boards, Zoning Boards, Legal Counsel	MT

lot size requirements in appropriate locations				
2.11. Encourage redevelopment of obsolete industrial parcels for housing and mixed-use development	High	Planning & Economic Development Departments	Developers, Property Owners, MassDevelopment	NT–LT

Goal 3: Housing Affordability

Provide housing stability for current and future residents by creating and maintaining homes that affordably meet their needs, therefore ensuring access and ability to stay within communities of opportunity.

Strategy	Priority	Lead	Supporting Partners	Timeframe
3.1. Incentivize affordable housing through inclusionary zoning and density bonuses	High	Municipal Planning Departments	Developers, Housing Trusts, Municipal Legislative Bodies	NT–MT
3.2. Encourage affordable senior housing development and supportive zoning approaches	High	Stoughton Planning Department	Council on Aging, Housing Authority, Developers	NT–MT
3.3. Promote ADUs, smaller units, and naturally occurring affordable housing options	High	Municipal Planning Departments	Planning Boards, Housing Trusts	NT
3.4. Preserve existing affordable housing and extend expiring affordability restrictions	High	Housing Authorities & Housing Trusts	State Housing Agencies, Owners, Developers	NT–LT
3.5. Partner with developers to include income-restricted units in adaptive reuse and mixed-use projects	High	Planning & Economic Development Departments	Developers, Housing Trusts, MassDevelopment	NT–LT
3.6. Create or expand Community Land Trusts and land banking initiatives	Medium	Municipal Executives & Housing Trusts	Nonprofits, OCPC, Developers	MT–LT
3.7. Launch a regional home repair and weatherization assistance program	High	OCPC	Municipalities, Housing Authorities, Energy Agencies	NT–LT
3.8. Establish a regional Housing Stabilization Fund to support housing retention and emergency assistance	High	OCPC & Housing Trusts	Municipalities, Legal Aid, Nonprofits	NT–LT
3.9. Support cooperative housing and limited-equity ownership models	Medium	Housing Trusts & Planning Departments	Nonprofit Developers, Lenders, OCPC	MT–LT
3.10. Evaluate parking reforms and reductions for affordable and multifamily housing developments	Medium	Municipal Planning Departments	Planning Boards, Developers	NT
3.11. Partner with NeighborWorks Housing Solutions and other organizations to support first-time homebuyers	Medium	Municipalities	NHS, Lenders, Housing Counselors	NT–LT

Goal 4: Housing Security

Reduce housing insecurity by strengthening diversion and emergency shelter systems, as well as creating and preserving long-term homes suitable for chronically unhoused residents and individuals.

Strategy	Priority	Lead	Supporting Partners	Timeframe
4.1. Expand supportive and transitional housing opportunities throughout the region	High	Municipalities & Housing Authorities	CoC, Service Providers, Developers	NT–LT
4.2. Encourage housing-first approaches and deeply affordable supportive housing development	High	Housing Authorities & Regional Providers	State Agencies, Healthcare Partners, Nonprofits	NT–LT
4.3. Prioritize zoning that allows shelters, congregate housing, and supportive housing in appropriate locations	High	Municipal Planning Departments	Planning Boards, Housing Authorities, Service Providers	NT
4.4. Explore shared and flexible housing models that support affordability and housing stability	Medium	Municipal Planning Departments	Housing Advocates, Legal Counsel, State Agencies	MT
4.5. Establish a regional mobile housing navigator team	High	OCPC	Municipalities, Nonprofits, Housing Authorities	NT–LT
4.6. Coordinate a regional eviction prevention coalition	High	OCPC	Legal Aid Organizations, Housing Counselors, Municipalities	NT–LT
4.7. Expand financial assistance, legal services, and housing counseling resources for renters and households at risk of displacement	High	Housing Authorities & Nonprofits	Municipalities, Philanthropy, Legal Aid	NT–LT
4.8. Integrate deeply affordable units into mixed-use and infill housing developments where feasible	High	Municipal Planning Departments	Developers, Housing Trusts, Service Providers	NT–LT

Goal 5: Fair Housing and Engagement

Foster inclusive communities and affirmatively further fair housing in every neighborhood while communicating equitably and effectively across the region.

Strategy	Priority	Lead	Supporting Partners	Timeframe
5.1. Revise exclusionary zoning practices that limit housing opportunity	High	Municipal Planning Departments	Planning Boards, Municipal Legislative Bodies, OCPC	NT
5.2. Develop and maintain a regional fair housing assessment and implementation framework	High	OCPC	Municipalities, Housing Authorities,	NT–LT

			Advocacy Organizations	
5.3. Require fair housing review of major zoning amendments and housing-related development initiatives	High	Municipal Legislative Bodies	Planning Departments, Fair Housing Organizations	NT
5.4. Create multilingual and accessible outreach materials for housing and planning initiatives	High	OCPC & Municipal Planning Departments	Community-Based Organizations, Translation Services	NT–LT
5.5. Use GIS mapping and public engagement tools to identify priority rezoning and investment areas	High	OCPC	Municipal Planning Departments, Community Organizations	NT
5.6. Provide equity, anti-displacement, and fair housing training for municipal staff, boards, and stakeholders	High	OCPC	Fair Housing Organizations, Legal Experts, State Agencies	NT–LT
5.7. Support tenant associations, housing advocacy organizations, and community leadership initiatives	Medium	Housing Trusts & Nonprofits	Municipalities, Philanthropy, OCPC	NT–LT
5.8. Launch youth engagement initiatives related to housing and community planning	Medium	OCPC & School Districts	Youth Organizations, Planning Departments	NT–LT
5.9. Develop anti-displacement monitoring indicators and data tracking tools	Medium	OCPC	Municipalities, Housing Advocates	MT–LT

Goal 6: Funding Sources and Partnerships

Create and sustain long-term funding sources and partnerships to advance housing production, preservation, and regional coordination.

Strategy	Priority	Lead	Supporting Partners	Timeframe
6.1. Establish or expand local Affordable Housing Trust Funds	High	Municipal Legislative Bodies	Housing Trusts, Municipal Finance Staff	NT
6.2. Explore adoption or expansion of the Community Preservation Act (CPA) in communities where appropriate	Medium	Municipalities	OCPC, Community Organizations	NT–MT
6.3. Seek state and federal grants to support zoning modernization, housing production, and infrastructure improvements	High	OCPC	Municipalities, State Agencies, Consultants	NT–LT
6.4. Pursue Chapter 40R Smart Growth Zoning District opportunities where feasible	High	Municipal Planning Departments	EOHLC, OCPC, Planning Boards	NT–MT
6.5. Coordinate a regional LIHTC pipeline and affordable housing funding opportunities	High	OCPC	Developers, State Housing Agencies, Municipalities	MT–LT

6.6. Establish a regional housing implementation task force	High	OCPC	Municipal Leaders, Housing Advocates, Developers	NT–LT
6.7. Launch a regional housing production technical assistance program	High	OCPC	Municipalities, Nonprofit Developers, State Agencies	NT–LT
6.8. Partner with major employers and anchor institutions on workforce housing initiatives	Medium	Municipal Executives & OCPC	Employers, Hospitals, Colleges	MT–LT
6.9. Offer workshops, counseling, and financial assistance programs for first-time homebuyers	Medium	Housing Trusts & Nonprofits	Lenders, Employers, Municipalities	NT–LT
6.10. Develop funding programs for energy-efficient housing upgrades and climate resilience improvements	Medium	Housing Trusts & Municipal Energy Departments	Utilities, State Energy Programs, Nonprofits	MT–LT