What is the MBTA Communities Act?
The MBTA Communities Act is Massachusetts General Laws, Chapter 40A, Section 3A. This law established a requirement that each of the 177 designated MBTA Communities (MGL c. 161A Section 1) must have zoning that:

- Provides for at least 1 district of reasonable size in which multifamily housing is permitted as of right
- Cannot have age restrictions and shall be suitable for families with children
- Must have a minimum gross density of 15 dwelling units per acre
- Part of the district must be located within 0.5 miles from a commuter rail, subway, ferry, or bus station, as applicable

Why is this Act important?
The MBTA Communities Act addresses four critical components of our state’s economy: To increase housing throughout the Commonwealth in areas that are served by transit, to:

- Address the lack of enough housing to meet demand (rising housing costs) which is an economic disadvantage
- Encourage more housing closer to where we go every day, such as local shops, jobs, schools, restaurants, parks, etc.
- Encourage better access to work, services, and other destinations by increasing mobility and utilization of public transit
- Encourage reduced reliance on single-occupancy vehicles, which helps in our larger effort to confront the climate crisis

Why is compliance important?
Compliance with the law allows the Town to support housing to meet its own needs for different housing types, different levels of affordability, and support for economic development. Compliance also allows the Town access to sixteen different grant programs administered by the Commonwealth of Massachusetts and related agencies.

What else is important to know about the MBTA Communities Act?

What the MBTA Communities law does:

- Requires 177 MBTA cities and towns to create at least one zoning district of their choosing for multifamily near transit

What the MBTA Communities law does not do:

- Require cities and towns to pay for water and sewer infrastructure
- Overrule other requirements (Title 5, wetlands, existing zoning)
- Force property owners to develop their land
- Replace other housing laws or programs, e.g. Chapter 40B, 40R districts, etc.

The MBTA Communities Act is not:

- A mandate to build housing
- A housing production target
- Restricted to only addressing affordable housing needs
- A one-size-fits-all tool to address all housing needs in a community
- Viewed as optional by the Commonwealth and Attorney General.

What is Mansfield’s Strategy?
Mansfield has a two-part strategy that includes achieving MBTA-compliant zoning in two areas of town. The first area is the Mansfield Station Revitalization Overlay District (MSROD) and the second is the Chocolate Factory area. The MSROD area was adopted by Town Meeting in June 2023 and accounts for ~70% of the requirements. The remaining 30% would come from the proposed MSROD Expansion (Article 14) in an area that already primarily meets the proposed dimensional requirements.
### Community Category

<table>
<thead>
<tr>
<th></th>
<th>Commuter Rail</th>
<th>Phase I (adopted)</th>
<th>Phase II (proposed)</th>
<th>Modeled Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Housing Units</td>
<td>9,282</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Dwelling Units Per Acre</td>
<td>15</td>
<td>-</td>
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<tr>
<td>Minimum Multifamily Unit Capacity</td>
<td>1,392</td>
<td>936</td>
<td>488</td>
<td>1,424</td>
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<td>Minimum Land Area</td>
<td>50 acres</td>
<td>50.3</td>
<td>20.9</td>
<td>71.2</td>
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<tr>
<td>Developable Station Area</td>
<td>327 acres</td>
<td>-</td>
<td>-</td>
<td>327 acres</td>
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<tr>
<td>% Unit Capacity within Station Area</td>
<td>40%</td>
<td>97.5%</td>
<td>0.9%</td>
<td>98.4%</td>
</tr>
<tr>
<td>% Land Area Located in Station Area</td>
<td>40%</td>
<td>-</td>
<td>-</td>
<td>80.6%</td>
</tr>
</tbody>
</table>

### MSROD Subdistrict “A”

**Existing Map Subdistrict 3 and Proposed Map Subdistrict 4**
- Maximum height 60’
- FAR to 2.5
- Density 30 u/acre by right
- Up to 60 u/acre special permit with incentives

### MSROD Subdistrict “B”

**Existing Map Subdistricts 1 and 2**
- Maximum height 45’
- FAR to 2.5
- Density 30 u/acre by right
- Up to 60 u/acre special permit with incentives

### MSROD Subdistrict “C”

**Proposed Map Subdistrict 5**
- Maximum height 30’
- FAR to 2.0
- Cap density at 15 units/acre
- Up to 60 u/acre special permit with incentives

Questions or comments to be submitted to the Planning Board as part of the April 10th meeting record should be sent to: planzoningdept@mansfieldma.com