

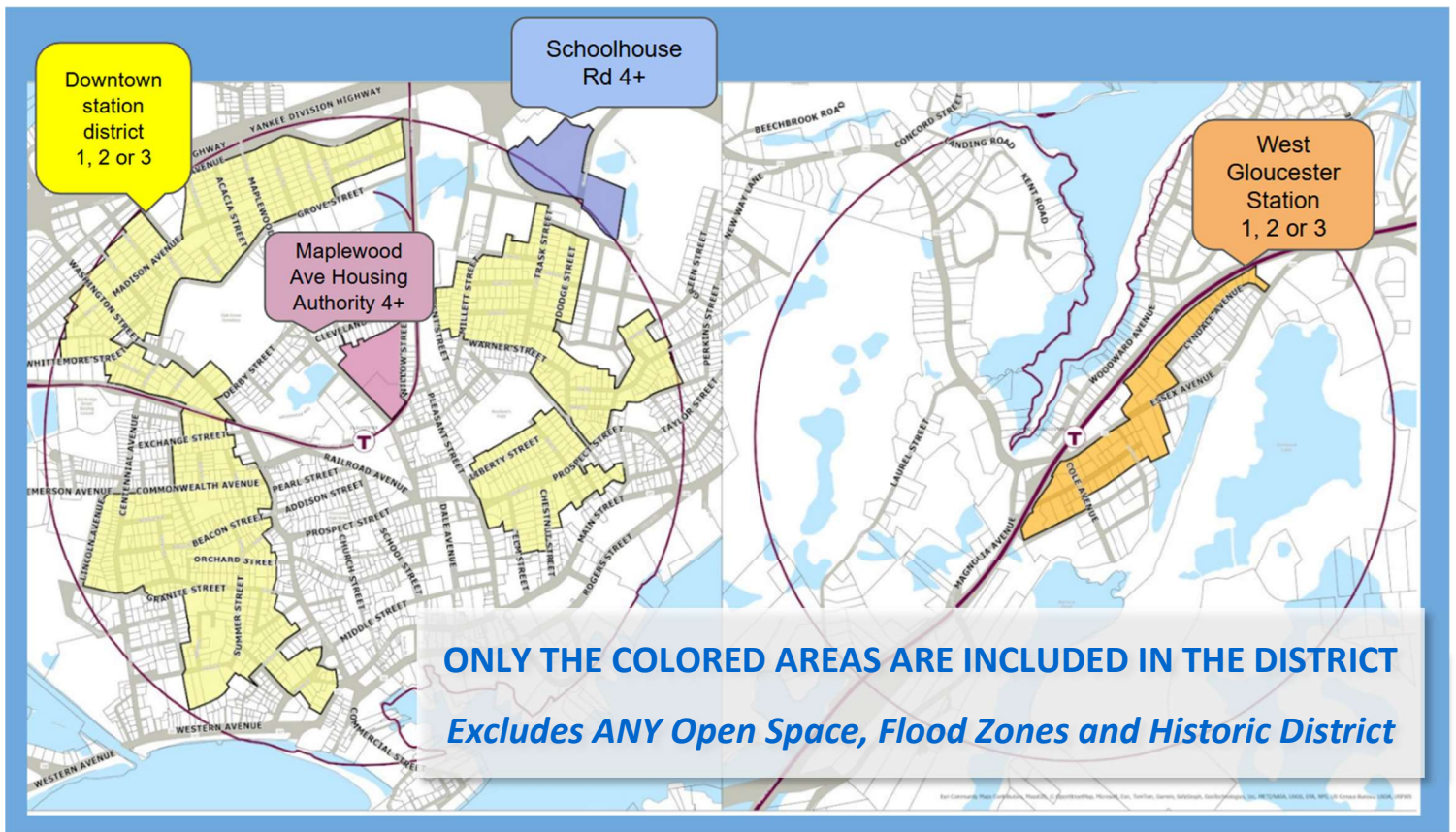
YES FOR GLOUCESTER

Vote **YES** to approve Gloucester's Multi-Family Overlay District Plan on April 24th to move our community forward!

After a year of mapping and testing of design scenarios, draft planning, extensive public input and deliberation, Gloucester's Planning Board, staff, and consultants presented a modest final **Multi-Family Overlay District (MFOD)** plan to comply with the MBTA/3A zoning law. The City Council thoroughly reviewed the final plan, and on October 1, 2024, unanimously approved it 7-0 (with 2 recusals).

Approving this new zoning:

- ✓ Maintains Gloucester's eligibility for the **millions of dollars in grants we rely on** for updating aging infrastructure and buildings, funding senior and workforce housing, and maintaining our waterfront
- ✓ Maintains **current standards for parking, public health, height, and infrastructure** consistent with existing neighborhoods
- ✓ Helps create the potential for reasonably priced housing that **meets the needs of Gloucester residents at a variety of income levels.**
- ✓ **Increases housing options that bring economic benefits**, including an expanded tax base, more support for Gloucester businesses and a larger employment base for local employers.



HERE'S WHAT THE PLAN DOES:

Streamlines permitting for multi-family development in designated districts:

- Allows homeowners to expand up to 3 family by right (no special permit required) no taller than 35', on conforming 4,000+ sf lots only in two districts—Downtown Station & West Gloucester Station—where 2 and 3 family units are already allowed.
- Only allows for larger, denser development of 4+ units in two districts, where such units already exist: Willowood Gardens and Gloucester Mills on Maplewood Avenue, and on School House Road (Gloucester Crossing area).
- Excludes all non-conforming lots, Gloucester Historic District, all designated green space, and flood zones.

Creates opportunities for affordable housing:

- No change to existing Inclusionary Zoning requirements for deed-restricted affordable units which apply for projects in the districts where 6 or more units are created.
- Allows homeowners an easier path to create a new unit of housing for aging parents or adult children, and the creation of affordable housing in the denser areas.

Maintains local control:

- Drafted by the City based on extensive community input and long-standing local housing goals.
- Remains under Gloucester's jurisdiction, not the state's.
- Maintains all current Gloucester building permitting, parking, and local code requirements.
- Mirrors the density and housing types already allowed and currently exist in downtown.

Ensures compliance with state law:

- 50% of districts located within 1/2 mile of Gloucester's train stations.
- Maintains eligibility for \$2M+ in current state funding and grant programs for critical City projects.
- Ensures that Gloucester Housing Authority can continue to receive crucial state funds.

AND, WHAT IT DOES NOT DO:

It will NOT result in the creation of 1,000's of housing units:

The district is largely developed and at most several hundred units might be possible. Based on historic trends, we're likely to see only ten to twenty new units in the Downtown district over the next decade.

Our existing zoning already allows these conversions through the special permit process, suggesting only minor increases in new units from this zoning plan.

It does NOT require any construction of multi-family housing:

The plan only *zones* for multi-family housing; it does not *mandate* any building.

It does NOT eliminate or replace existing zoning:

It is an overlay plan on top of existing zoning, expanding potential development types.

It does NOT allow developers unrestricted freedom:

All construction projects are still subject to current local ordinances which spell out setbacks, height restrictions, parking requirements, building codes, water and sewer requirements, traffic studies, and standard building permit processes.

It does NOT give the state control over Gloucester: The plan was created by Gloucester for Gloucester, was tailored to fit Gloucester's unique character, and is based on input from many residents.

For more information about the Yes Campaign, the Plan, and the Law, visit:

Yes for Gloucester Campaign: [yesforgloucester.com](https://www.yesforgloucester.com)

The City of Gloucester: <https://bit.ly/Gloucester-40A3A-Info>

Housing4All Gloucester: [housing4allgloucester.org](https://www.housing4allgloucester.org)

