Inner Core Committee

Forum on Housing

March 12, 2015

8:30 am - noon
Agenda

9:00 am: Welcome and General Updates
9:10 am: Regional Housing Needs in the Inner Core
9:40 am: Housing Policy Update with Citizens Housing and Planning Association
10:10 am: Local Perspectives on Housing Issues and Planning
11:00 am: Q&A with Presenters and Group Discussion
11:55 am - Noon: Next Steps and Next Meeting
Inner Core Updates
Regional Housing Needs in the Inner Core

Inner Core Committee
Jennifer Raitt, Assistant Director of Land Use Planning
Metropolitan Area Planning Council
March, 2015
Established in 1963 as a public agency

Created under MGL Chapter 40B Section 24

Governed by representatives from each of the 101 cities and towns in Metro Boston, gubernatorial appointees and designees of major public agencies
Encourage development and preservation consistent with **SMART GROWTH PRINCIPLES**.

Partner with our cities and towns to **PROMOTE REGIONAL COLLABORATION**, enhance **EFFECTIVENESS**, and increase **EFFICIENCY**.

Play a leading role in helping the region to achieve greater **EQUITY**.

Help the region reduce greenhouse gas emissions and adapt to the physical, environmental, and social impacts of **CLIMATE CHANGE** and **NATURAL HAZARDS**.
Expand the supply of housing that the region needs to grow economically, with an emphasis on multi-family housing, smaller single-family homes, and homes that are affordable to a wide range of incomes.

- Better integrate and help advance policies that advance housing, economic development, transportation planning, public health, energy, + fair housing activities.
- Identify impediments to fair housing and implement recommendations to remove barriers + increase choice.
Expand the supply...

- Assist municipalities with regionalization activities.
- Engage and gain input from real estate development professionals to inform local program incentives and opportunities, learn about real estate trends, and discuss development patterns.
Encourage both residential and economic development that is oriented to take advantage of its proximity to current and planned subway and light rail stops, commuter rail stations, and key bus stops.

- Undertake TOD station area plans that address interdisciplinary issues and issues related to implementation.
- Develop professional capacity to conduct site-based pre-development planning activities, including pro-forma development, feasibility analyses, and urban design.
MAPC’s Current Housing Policy and Planning Work

- HPPs for Acton, Ashland, Bellingham, Canton, Maynard, Swampscott, Quincy, and Woburn
- Strategies to Produce Housing for Middle-Income Households in Inner Core Communities
- Zoning for multi-family and mixed-income housing
- Advancing state housing policy initiatives
- Creation of a Regional Tenant Services Program with eight Housing Authorities
- Providing technical assistance to local affordable housing boards, trusts and committees
- Participating in numerous policy groups
Baby Boomers (born 1945 – 1970) comprise 49% of labor force

One million workers now over the age of 40 will retire by 2030 (39% of labor force)

Existing population is insufficient to fill vacant positions

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**2010**

Baby Boomers

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**2020, Status Quo**

Baby Boomers

---

**2040, Status Quo**

Baby Boomers
## Projected Changes in Inner Core

<table>
<thead>
<tr>
<th>Inner Core</th>
<th>Status Quo</th>
<th>Stronger Region</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population Change</strong></td>
<td>111,300 (8%)</td>
<td>202,500 (15%)</td>
</tr>
<tr>
<td>2010-30</td>
<td></td>
<td></td>
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<tr>
<td><strong>Household Change</strong></td>
<td>68,600 (12%)</td>
<td>103,400 (18%)</td>
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<tr>
<td>2010-30</td>
<td></td>
<td></td>
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<tr>
<td><strong>Housing Unit Change</strong></td>
<td>72,300 (12%)</td>
<td>108,800 (18%)</td>
</tr>
<tr>
<td>2010-30</td>
<td></td>
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</table>
Projected Housing Demand - Subregions

Housing Unit Demand by Type and Tenure, Metro Boston Community Types, 2010 - 2030, Stronger Region

<table>
<thead>
<tr>
<th></th>
<th>2010-20</th>
<th>2020-30</th>
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<tbody>
<tr>
<td>Inner Core</td>
<td>34,800</td>
<td>25,400</td>
</tr>
<tr>
<td>Regional Urban Ctr</td>
<td>16,400</td>
<td>12,200</td>
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<tr>
<td>Maturing Suburbs</td>
<td>8,300</td>
<td>6,100</td>
</tr>
<tr>
<td>Developing Suburbs</td>
<td>7,800</td>
<td>5,200</td>
</tr>
</tbody>
</table>

- Other
- Multifamily-Rent
- Multifamily-Own
- Single Family
Projected Housing Unit Change – Stronger Region Scenario, 2010-2030

Housing Unit Change
- Up to 1,000
- 1,001 - 3,500
- 3,501 - 7,000
- More than 7,000

Label shows percent change in housing units.
Who Occupies Affordable Units*?  
*no subsidy

Source: CHAS Table 15C, based on the 2005-2009 American Community Survey
Implementation is Key: Takeaways from Regional Housing Plan

- Coordinate regional and local plans to ensure diverse housing production
  - Prepare municipal Housing Production Plans that reflect ‘New Paradigm’ growth targets
- Ensure zoning regulations help to diversify overall housing supply and affordability
  - Allow multi-family housing by right, infill and reuse zoning overlays, and conversion of single to multi-family.
- Increase affordable housing production in appropriate locations
  - Encourage adoption of Smart Growth Zoning Overlay Districts and Compact Neighborhoods
  - Identify Priority Development Areas for housing development
Implementation is Key: Takeaways from Fair Housing + Equity Assessment

- Disseminate fair housing data and provide trainings
- Empower people who wish to move from lower-opportunity neighborhoods to higher opportunity neighborhoods to move;
- Enable people who wish to remain in neighborhoods that are experiencing reinvestment to remain;
- Invest in neighborhoods that are still suffering from disinvestment for the benefit of the current (and particularly low-income) residents;
- Implement the “disparate impact” rule and “affirmatively further fair housing” for all protected classes.
Resources for Support http://www.housing.ma/

Housing MA

Housing data, visualizations, and interpretation for Massachusetts

Helping communities plan for the housing needed to create a vibrant and economically competitive commonwealth

Type in your city or town to begin

i.e. Agawam

Get started!

What's Inside

Rich Data

Easily access rich, value-added data compiled from U.S. Census, Building Permits, Zillow, MAPC Projections, and more. Compare your city or town to its neighbors, region, and state.

Guidance

Discover insights into key housing indicators in your city or town. Visualizations, interpretive text, and a user guide help you navigate and understand the data.

Something for Everyone

Housing MA was designed to be used by citizen committees and expert analysts. Text and charts automatically reflect your city or town, and downloading the tool is always a click away.

Start planning
Issues in Inner Core Municipalities

- Density
- Demolition/Replacement with new, larger homes
- Preservation/community character
- Gentrification/pricing out and displacement of lower-income households
- Continued shrinking of federal housing funds and level state housing funds
- Pressure for new housing
- Housing for middle-income households
- Fair housing/discrimination
Select Current Housing Projects in Inner Core Municipalities

- Quincy HPP
- Everett HPP
- WestMetro HOME Consortium – Fair Housing Plan
- Melrose TOD
- Somerville Sustainable Neighborhoods
- Wells Avenue Market Analysis, Newton
Thank You!

For more information, please contact:
Jennifer Raitt,
Assistant Director of Land Use & Chief Housing Planner
617-933-0754 | jraitt@mapc.org

www.mapc.org
@MAPCMetroBoston
Housing Policy Update
with Citizens’ Housing and Planning Association
Inner Core Committee Meeting
Special Forum on Housing
March 12, 2015
Eric Shupin
Policy Associate
Citizens’ Housing & Planning Association
Outline

- **Budget**
  - FY16 Operating Budget
  - Capital Budget
- **Joint Committee on Housing**
- **Legislation**
  - H.1111, Housing Production
  - Multifamily Zoning Bills
  - H.2540, 13A Preservation
- **Community Preservation Act**
<table>
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<tr>
<th>LINE ITEM</th>
<th>PROGRAM</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16 House1</th>
<th>Difference</th>
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<td>1,800,000</td>
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<td>7004-0108</td>
<td>HomeBASE</td>
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<td>25,955,535</td>
<td>26,249,331</td>
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<td>7004-3036</td>
<td>HCECs</td>
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### Capital Budget

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<th>PROGRAM</th>
<th>FY14</th>
<th>FY15</th>
<th>Difference</th>
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<td>Affordable Housing Trust Fund</td>
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<td>Capital Improvement &amp; Preservation Fund</td>
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<td>Community Based Housing</td>
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<tr>
<td>Facilities Consolidation Fund</td>
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<td>11,600,000</td>
<td>4,100,000</td>
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<td>Housing at Transit Nodes</td>
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<td>Housing Innovations Fund</td>
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<td>Home Modification Loan Program</td>
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<td>Public Housing-Affordable Housing Trust Fund</td>
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<td>Public Housing-General</td>
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<td>Affordable Housing for Priority Populations</td>
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<td>0</td>
<td>-10,000,000</td>
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<td>Public Housing Central Wait List</td>
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<td>771,890</td>
<td>771,890</td>
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<td>State Rental Voucher Management System</td>
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<td>1,015,400</td>
<td>1,015,400</td>
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<td><strong>TOTALS</strong></td>
<td><strong>179,500,000</strong></td>
<td><strong>190,500,484</strong></td>
<td><strong>11,000,484</strong></td>
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</tbody>
</table>
Joint Committee on Housing

Senate Chair
Sen. Linda Dorcena Forry

House Chair
Rep. Kevin Honan

John Keenan, Vice Chair (D-Quincy)
Harriette Chandler (D-Worcester)
Patricia Jehlen (D-Somerville)
Anne Gobi (D-Spencer)
Robert Hedlund (R-Weymouth)

Carolyn Dykema (D-Holliston)
Marjorie Decker (D-Cambridge)
Jay Livingstone (D-Boston)
Joseph McGonagle (D-Everett)
David DeCoste (R-Norwell)
Marcos Devers (D-Lawrence)
David Rogers (D-Cambridge)
Carlos Gonzalez (D-Springfield)
Geoff Diehl (R-Whitman)
 Filed by Chairman Honan and Senator Eldridge

Mandatory Measures

• Require all Massachusetts zoning ordinances and bylaws provide for the reasonable opportunity to build multifamily housing developments

• Require cluster development be allowed as-of-right in all zoning districts that allow construction of detached single-family homes

Financial Incentives

• Study on the impacts of new housing

• Expand Chapter 40S

• Codify housing priority within MassWorks
H.1111, Housing Production

- **Removing Administrative Barriers**
  - Streamline disposition of state-owned land
  - Changes to Housing Development Incentive Program

- **New Tools**
  - Goal for small-scale community-based rental projects
  - Greyfields
  - Regionalization of land use regulation and inter-local development compacts
  - Restore the Office of State Planning
Multi-family Zoning Bills

- **H.1111 – CHAPA’s Housing Production Bill**
  - Filed to Chairman Honan & Senator Eldridge
  - Multifamily & Cluster Zoning

- **H.1107 – An Act to Expedite Multifamily housing Construction**
  - Filed by Chairman Honan
  - Multifamily & Cluster Zoning; Accessory Dwelling Units

- **H.1080 – Equal Access to Housing through Local Zoning**
  - Filed by Rep. Barber (D-Somerville)
  - Multifamily Zoning as of right, including non-age restricted housing

- **H.1114 – Increased Zoning Density**
  - Filed by Rep. Jones (R-North Reading)
  - Allows increased density for affordable housing units in developments
H.2540, 13A Preservation

- Filed by Chairman Honan

- $15 million in State LIHTC funds for expiring 13A units
  - Created in the 1970s, the 13A program encouraged the development of affordable rental housing for very low income households
  - 46 remaining 13A developments will mature by 2020
    - Over 4,000 units could lose affordability restrictions
Advocate for $25 million in state surplus funding for CPA Trust Fund

- Governor Baker’s budget did not include transfer for CPA Trust Fund for increased state matching funds
Connect with CHAPA

Eric Shupin

eshupin@chapa.org

18 Tremont Street, Suite 401
Boston, MA 02108
617-742-0820
www.chapa.org
Local Perspectives:
Housing Issues and Housing Planning
Boston, Watertown, Somerville
Local Perspectives: City of Boston

Kevin McColl
Policy Advisor, Department of Neighborhood Development, City of Boston
HOUSING A CHANGING CITY:
BOSTON 2030
Housing Boston 2030 Goal:
Ensure Boston Grows Responsibly

91,000 more Bostonians by 2030
53,000 new units
20% increase in the City’s density
Seniors – fastest growing demographic: up 54%
Sources of Housing Demand

- Senior: 22,400 (42%)
- Workforce Growth: 30,600 (58%)
53,000 Units For Whom?

TOTAL PROJECTED COST: $23 BILLION

- Middle Income: 22,500 (42%)
- Market Rate: 22,500 (42%)
- Low Income: 8,000 (15%)
Low Income Housing

8,000 new units
• 6,500 family
• 1,500 senior

$863 million from City Sources

$2.1 Billion from State/Federal
City Funding For Low Income Units

Increase annual funding by $20 million/year from $31 million to $51 million

- Inclusionary Cash Out
- Community Preservation Act
- General Fund – from a $23 Billion increase in tax base
- City Real Estate
The Middle Class

36% of Boston’s Population is in the Workforce:
- $50,000 - $125,000 annual household income
- Boston’s 2012 median household income was $53,136.

At an income of $80,000 a middle class household can only afford:
- Rental Housing: 50% of the market
- Homeownership: Only the bottom 25% of the market.

What’s happening in the middle?

20% of Units Citywide Low Income Housing

60% of Growth is in Luxury Market Areas
Middle Income Housing Goal: Create 22,500 Units by 2030

**PRODUCTION SOURCES**

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<th>Source</th>
<th>Units</th>
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<tbody>
<tr>
<td>City Assisted/Inclusionary</td>
<td>4,000</td>
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<tr>
<td>Market Workforce Units</td>
<td>11,000</td>
</tr>
<tr>
<td>Market Senior</td>
<td>2,500</td>
</tr>
<tr>
<td>Released Student Units</td>
<td>5,000</td>
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</table>

- Density in moderately-priced areas
- Targeted production tax incentives
- Workforce housing labor rate
- Permitting systems for small builders
- Public Land
- Dorm Production
1. **Senior Housing Funding** To Replace Federal 202 Program. Carve-out from Bond Bill

2. **State Lands.** Allow Communities to petition State to release surplus lands, and provide discounts proportionate to the number of affordable units created

3. **Middle Income Production Tax Incentives.** Allows communities to establish target districts free of taxes for up to 4 years after construction start (construction and rent-up period only).
HOUSING A CHANGING CITY:

BOSTON 2030
Local Perspectives: Town of Watertown

Steve Magoon
Director, Community Development and Planning/Assistant Town Manager
Background on Watertown’s Housing Program

MAPC INNER CORE MEETING
MARCH 12, 2015
Watertown’s Housing Production Plan (HPP)

- Funding: Federal Sustainable Communities regional planning grant and Commonwealth of MA Priority Development Fund award (Watertown only)
- Awarded to Metro West Collaborative Development (CHDO)
- MWCD worked with MAPC and Belmont, Lexington and Watertown to develop HPPs for these three towns
- Part of the Planned Production section of Chapter 40(B)
- Allows Watertown to not have a Comprehensive Permit project
- Adopted January 2014
Watertown’s Housing Production Plan Goals

Five Main Goals:

1. Set and Achieve Affordable Housing Production Goals and Maintain Inventory
2. Adopt Zoning Changes to Advance Affordable Housing Production
3. Maintain a Diverse Housing Stock with Increased Opportunities for Lower and Middle-Income Households
4. Provide Seniors and Persons with Disabilities with Greater Housing Options
5. Identify New Funding Sources for Affordable Housing Production
Progress Towards the Housing Production Goals

1. Preserved the affordability of the 156-unit Arsenal Apartments, a project-based Section 8 housing complex. Was scheduled to expire in 2013. Will now expire in January 2033.

2. Zoning amendments to reduce parking requirements for multi-family developments.

3. Zoning amendments to more strongly encourage Mixed Use projects.

4. Amended Inclusionary Zoning requirement upwards from 10% to 12.5%.

5. Amended affordable unit sizes to match DHCD minimums.

6. Continue to encourage private developers to include larger units (3 bedroom) and disabled-accessible and visit-able units in their projects.
Basics on Watertown’s Inclusionary Zoning

- 10% set aside from 1989 to October 2014.
- 12.5% set aside adopted by Town Council in October 2014.
- 160 units set aside as affordable as of March 2015.
Units Created by Inclusionary Zoning

<table>
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<tr>
<th>Year Range</th>
<th>Units Created by Year</th>
<th>Cumulative Total</th>
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<tr>
<td>1986-2004</td>
<td>43</td>
<td></td>
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<tr>
<td>2005-2008</td>
<td>18</td>
<td>61</td>
</tr>
<tr>
<td>2009-2012</td>
<td>20</td>
<td>81</td>
</tr>
<tr>
<td>2013-2015</td>
<td>79</td>
<td>160</td>
</tr>
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</table>

Graph shows a steady increase in units created by inclusionary zoning over time, with a significant rise in the last period (2013-2015).
Local Perspectives: City of Somerville
Mike Feloney, Housing Director, and
Kelly Donato, Director of Special
Projects and Housing Counsel
Mayor Joseph A. Curtatone
City of Somerville

March 12, 2015

Somerville Sustainable Neighborhoods Initiative

Mike Feloney, Director of Housing

Kelly Donato, Director of Special Projects & Housing Counsel

Mayor’s Office of Strategic Planning & Community Development
Current Context: Programs and Resources

- **Inclusionary Zoning** – Adopted 1990; developments with 8 or more residential units to provide 12.5% as affordable; some Transit Oriented Districts up to 15 or 17.5%

- **Linkage** - Increased Linkage Fee of $5.15/square foot for commercial development over 30,000 square feet

- **Community Preservation Act (CPA)** - 45% of FY14 and FY15 CPA Revenue - $2,206,028- for housing

- **Somerville Affordable Housing Trust Fund** - Established 1989; mission to preserve existing affordable housing stock, and create new affordable housing.
Sustainable Neighborhoods Working Group (SNWG)

- Over 60 expressions of interest from community members
- Purpose: Assess viability of the various components and provide recommendations to the Mayor based on its findings.
- Launch February 2015; composed of 29 members meeting monthly through at least August 2015
Sustainable Neighborhoods (SN): Overview

Mayor introduced six action areas in October 2014, all to be considered by the SNWG:

• Comprehensive Zoning Reform
• 100 Affordable Homes Strategy
• Innovative Affordable Housing Design Competition
• Updating SomerVision Housing Goal
• Benevolent Property Owner Tax Credit
• Local Transfer Tax
Current Work: launched-to-date

**Comprehensive Zoning Reform**
- Process formally initiated January 2015. Would expand inclusionary zoning; increase family housing in large projects; establish ‘Maker/Artist Districts’ to create live-work space.

**100 Homes**
- Initial Somerville Affordable Housing Trust vote February 2015. Would leverage new resources available through CPA housing-designated funds. Goal of maximizing impact of new resources through acquisition of units that otherwise lost to private market.

**Affordable Housing Design Competition**
- Technical assistance proposal from Enterprise Community Partners; Board of Aldermen disposition vote declaring Glen Street site March 4th.
Current Work: Upcoming SNWG Focus Areas

Benevolent owner tax credit

- Legislation at state level to allow City to offer tax incentives to owners for maintaining rents at affordable levels.

Local Transfer Tax

- Legislation at state level to allow transfer tax on selected re-sales, to discourage ‘flipping’ of properties with windfall gains. Revenues raised through fees would be dedicated toward affordable housing creation.

Updating SomerVision Housing Goal

- Increase housing goals from 6000 to 9000 total units and 1200 to 1800 affordable units, respectively.
Milestones

• SNWG work initiated; next meeting - 3/18/15

• Comprehensive zoning overhaul, incorporating inclusionary housing revisions - 6/30/2015

• 100 Homes approvals and launch – 6/30/2015

• Housing Innovation Demonstration: surplus Glen Street property for demonstration program. Disposition process: initiated through Ch. 30B - 7/1/2015

• Benevolent Property Owner Tax Credit, Local Transfer Tax and other SNWG policy recommendations - 9/30/15
Questions?
Other Strategies:
Aging in Community

• Aging in Community
  ▪ Issues in Inner Core communities
  ▪ Types of Strategies for Aging in Community:
    ▪ Expand array of housing options
    ▪ Promote alternative modes of transportation
    ▪ Coordinate housing and supportive services
    ▪ Improve residential care options
    ▪ Engage older adults in the community
Other Strategies: Inclusionary Zoning and Transit-Oriented Development

- **Inclusionary Zoning**
  - Use of IZ in Inner Core communities
  - Emergence of linkage studies/market analyses

- **Transit-Oriented Development**
  - TOD in Inner Core communities
  - Inclusionary requirements
  - Anti-displacement policies
Group Discussion

Share and discuss answers to questions about current and future housing plans/projects in your municipality

Time permitting, we will focus discussion on exploring special topics, including: expanding affordability in transit-oriented development locations” and housing/housing problems for low- to moderate-income households.
Next Steps and Next ICC Meeting:
April 9, 2015, 9:00 – 11:30 am
Low Impact Development and Green Infrastructure