**Inner Core Committee Meeting**

Wednesday, November 20, 8:45 - 11:00 am

MAPC 3rd Floor Conference Room

60 Temple Place, Boston, MA 02111

**Summary Notes**

*Municipal representatives: Guests:*

Cassie Arnaud, Cambridge Amy Dain

Dan Bartman, Somerville Jessie Partridge Guerrero, MAPC

Kara Brewton, Brookline Seleeke Flingai, MAPC

Chris Cotter, Cambridge Kate White, MPO

John DePriest, Chelsea Matt Genova, MPO

Joe King, Quincy

Zachery Lemel, Newton

Steve Magoon, Watertown

Amelia Najjar, Boston

Emma Schnur Melrose

Erin Zwirko, Arlington

**Multifamily Housing in Massachusetts**

Amy Dain, [dainresearch@gmail.com](mailto:dainresearch@gmail.com)

* Zoning is not in place to reach the region’s housing projections/goals/demand
* Studied 100 cities and towns (not Boston) – plans and zoning
* Findings
  + Very little land is zoned for multifamily
    - 30 municipalities are no or low growth
    - No multifamily zoning in Nahant, but every other munis had at least something, sometimes incredibly restricted
    - Land zoned for multifamily is limited and density is highly restricted so it’s difficult to build up or out
    - Infrastructural constraints as well as regulatory
  + Moving to a system of heavy process, not by right
    - Discretionary, ad hoc, reactive, political, unpredictable, slow, negotiated/flexible
  + Most widespread trend is mixed-use zoning
    - The market for commercial is cooling, so it is a challenging strategy to link all new residential with retail
  + More municipalities are limiting development in centers, pushing it to the periphery
    - No! in residential areas
    - Carefully! in centers
    - Maybe! in commercial corridors and office parks
    - Yes! in industrial districts
    - A lot of larger multifamily development is isolated and disconnected, between river, train tracks, and highway
* Conclusions
  + Zone more for multifamily, up and out
  + Reform approval process for flexibility and predictability
  + Allow multifamily near mixed-use hubs
  + Allow more housing in centers and near transit, and plan connected growth nodes along the edges
* Discussion
  + Chelsea’s 40R SGOD
    - Not in downtown, but almost the whole City is downtown; within a block of new Silver Line station
    - Proposal for mixed-income housing project with low-income and workforce housing (150 units/acre) would’ve required the Planning Board to issue a lot of relief so they went the 40R route
    - City Council President pushing for a moratorium but lacks support; now wants Council to be SPGA
    - 2-year process to get it planned and approved
      * Concerns around density and parking, 330 units and 260-something spaces
      * Involved getting tax increment financing
    - Strong push for homeownership and no Affordable Housing
  + How do we transition back to a process that isn’t project-by-project approval?
    - By right is viewed as “anti-democratic”
    - Larger projects can tolerate a longer process, but mid-scale infill and Affordable Housing cannot
    - Dain’s research showed plan recs for by-right zoning ad nauseum, in sharp contrast to actual permitting system
    - People fear by right because there’s no opportunity for developer to offset impacts or provide benefits to the community; same fear with growth district designation
    - Developers overpay for land assuming they can get that value back through negotiations; but smaller developers can’t compete

**Understanding Displacement in Greater Boston**

Jessie Partridge Guerrero, [jpartridge@mapc.org](mailto:jpartridge@mapc.org), and Seleeke Flingai, [sflingai@mapc.org](mailto:sflingai@mapc.org), MAPC

* Research to date: Framework and definitions
  + Identify operational and measurable approaches to assessing displacement
* Scales of displacement
  + Household
    - Residential displacement: An involuntary household move due to factors out of the household’s control; causes can be landlord action, environmental hazards, property tax increases
    - Displacement vulnerability: When a household is susceptible to displacement pressures; pressures can be rising costs, exploitative landlord behavior
  + Community
    - Gentrification-associated residential displacement: Demographic restructuring of a neighborhood through displacement of low-income households, communities of color, and other vulnerable populations
    - Turnover-associated displacement: Significant household level displacement actions within a community; out-migrants are of similar demographic composition to in-migrants
    - Displacement vulnerability: When many members of a community are susceptible to displacement due to historic/present discrimination, environmental hazards, limited financial resources
* Proposed approach to understand displacement in our region
  + Displacement vulnerability mapping (potential ICC TAP project?)
    - Deliverable: Online interactive regional map that highlights the areas in which populations are vulnerable to displacement with recommended policy responses
    - Benefit: Allows for targeted policy recommendations that address distinctive displacement pressures
    - Approach: Use regional housing typologies to identify neighborhoods with displacement pressures on vulnerable populations
  + Impacts of development on surrounding housing prices (potential ICC TAP project?)
    - Deliverable: Report detailing the model findings
    - Goal: Understand how different types of housing may have disparate impacts that differ across neighborhood types; allows us to adopt a more nuanced and informed approach to our development without displacement efforts
    - Approach: Use longitudinal housing price data and other neighborhood variables to estimate the association between housing development and average home sale price/rental price nearby
  + Displacement impact assessment
  + Understanding residential mobility patterns
* Discussion
  + Impacts
    - How to control for the impact of no development on rising prices?
    - How to know if it’s displacement or just mobility? More of a focus in the displacement impact assessment – survey, qualitative; or mobility patterns research – purchasable data
    - Interested: Cambridge, Boston, Chelsea
  + Mapping
    - Concern: Will this spur speculation, investment, and displacement once people know where to target?
  + More interest in Impacts project, Chelsea is willing to sponsor
    - MAPC will develop proposal and circulate it for input

**TIP + UPWP News**

Kate White, [kwhite@ctps.org](mailto:kwhite@ctps.org), Matt Genova, [mgenova@ctps.org](mailto:mgenova@ctps.org), Sandy Johnston, [sjohnston@ctps.org](mailto:sjohnston@ctps.org), MPO

* Destination 2040 focus
  + Complete Streets: Funding added for dedicated bus lanes
  + New program: Transit Modernization for updating stations
  + Higher prioritization of resiliency efforts
  + Major infrastructure
  + Intersection Improvements
  + Community Connections
  + Bike and pedestrian
* Destination 2040 goals
  + Safety
  + Sustainability
  + Transportation equity
  + Economic vitality
  + System preservation and modernization
  + Capacity management and mobility
* Transportation Improvement Program
  + 5-year capital allocation program
  + Distributes funding to specific infrastructure projects - $110M annually
    - 14 projects in the ICC
    - In the process of gathering projects for this year; consideration between now and March
  + Greater emphasis now on smaller-scale projects like complete streets, intersections, bike/ped (70% of funding, up to $15M per project)
  + Looking at evaluation criteria for funding awards
    - When deciding which transportation projects to fund, the MPO uses [criteria](https://www.ctps.org/data/pdf/plans/TIP/FFYs-2021-2025-TIP-Criteria.pdf?utm_source=MPOinfo&utm_campaign=d8a7f9f8a2-EMAIL_CAMPAIGN_2017_07_21_COPY_01&utm_medium=email&utm_term=0_07db173623-d8a7f9f8a2-221055325&mc_cid=d8a7f9f8a2&mc_eid=38c6081aff)to assess how each project will help accomplish the MPO's goals for transportation in the region; with the endorsement of the new Long-Range Transportation Plan, [*Destination 2040*](https://ctps.us13.list-manage.com/track/click?u=947cd3931665a4ac4033565ea&id=b93985dd13&e=38c6081aff), the MPO has the opportunity to revise the project evaluation criteria to better reflect the [updated regional goals](https://ctps.us13.list-manage.com/track/click?u=947cd3931665a4ac4033565ea&id=d38ccfafb9&e=38c6081aff)
    - Want to think about projects holistically so some current criteria relating projects to broader context (jobs connections, for example) – maybe housing connections, Housing Choice communities?
* [TIP Criteria Survey for Municipal Representatives and TIP Contacts](https://www.surveymonkey.com/r/Z7RV3YW)
* Large-scale transportation studies
  + E.g. curb allocation in CBDs
  + Share subregional ideas
* MPO offers TA to move TIP from start to design
* Public [survey](https://www.surveymonkey.com/r/YXGPGSK) to share priorities for transportation projects; surveys in multiple languages are available at <https://www.bostonmpo.org/tip>
* Keep up to date on all [MPO news by subscribing to this email list](https://www.ctps.org/subscribe) and on Twitter [@BostonRegionMPO](https://twitter.com/bostonregionmpo?lang=en)

**Census 2020**

Lily Perkins-High, [lperkinsHigh@mapc.org](mailto:lperkinsHigh@mapc.org), MAPC

* Arlington’s Complete Count Committee
  + Ton of good ideas, limited staff to implement
  + Undercounts can affect entitlements like CDBG
    - Need information on local entitlements can be affected to use to advocate for people to participate
  + Push for online or phone participation
    - Hard to work with seniors
    - A lot of coordination is needed
* Boston’s Complete Count Committee
  + Many departments working together, and with community partners
  + Costs
    - Language translation, mailings in multiple languages
    - Advertising at bus stops and elsewhere
* Is there access to paper copies of the questionnaire?
  + It’s likely residents will receive a mailed invitation from the Census Bureau asking residents to complete the questionnaire online