



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



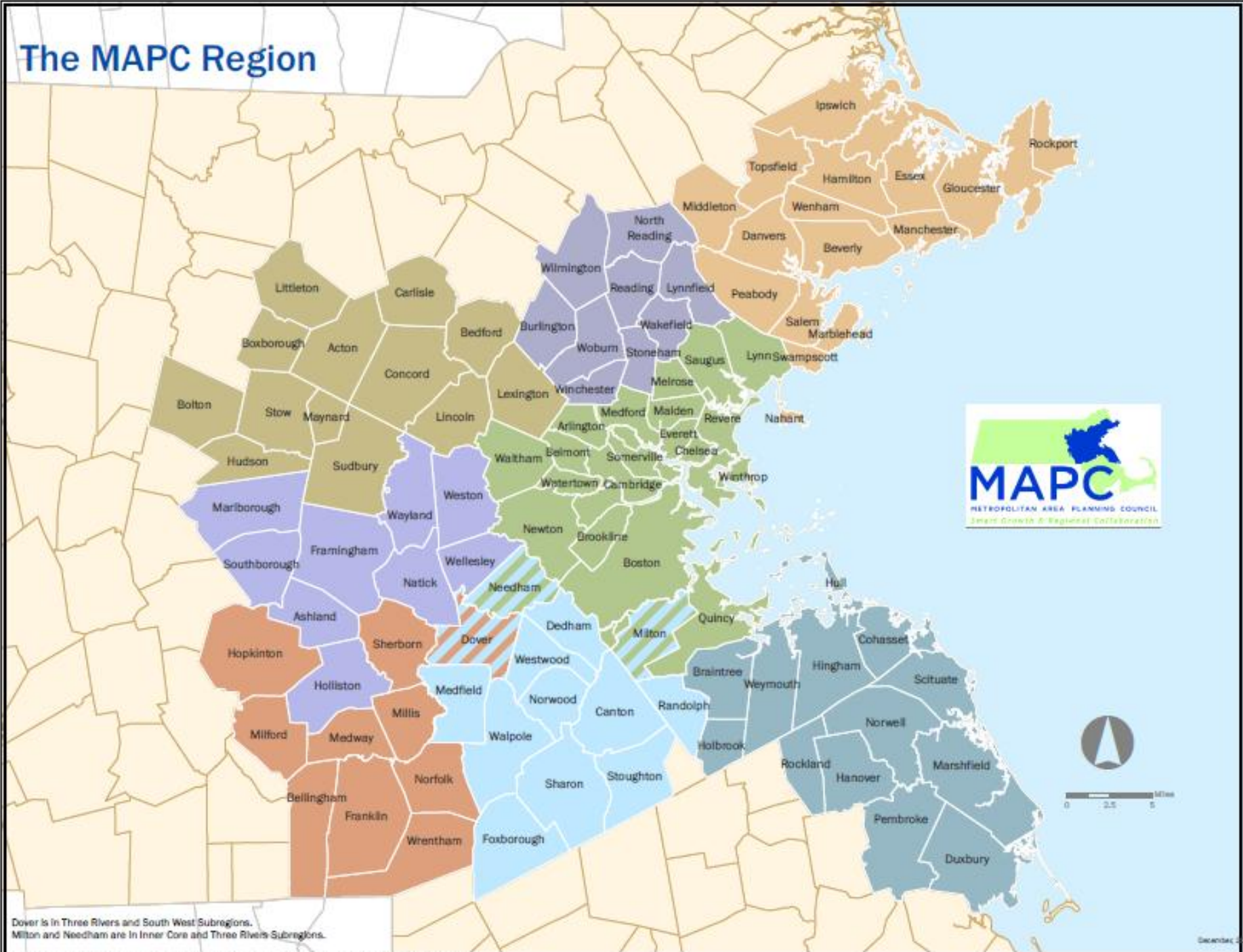
Regional Housing Needs in the Inner Core



Inner Core Committee
Jennifer Raitt, Assistant Director of Land Use Planning
Metropolitan Area Planning Council
March, 2015



The MAPC Region



Dover is in Three Rivers and South West Subregions.
Milton and Needham are in Inner Core and Three Rivers Subregions.

Metropolitan Area Planning Council

- 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

MAPC Strategic Plan Priorities 2015-2020

- 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**

MAPC Strategic Plan Priorities 2015-2020

- **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.

MAPC Strategic Plan Priorities 2015-2020

■ 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.

MAPC Strategic Plan Priorities 2015-2020

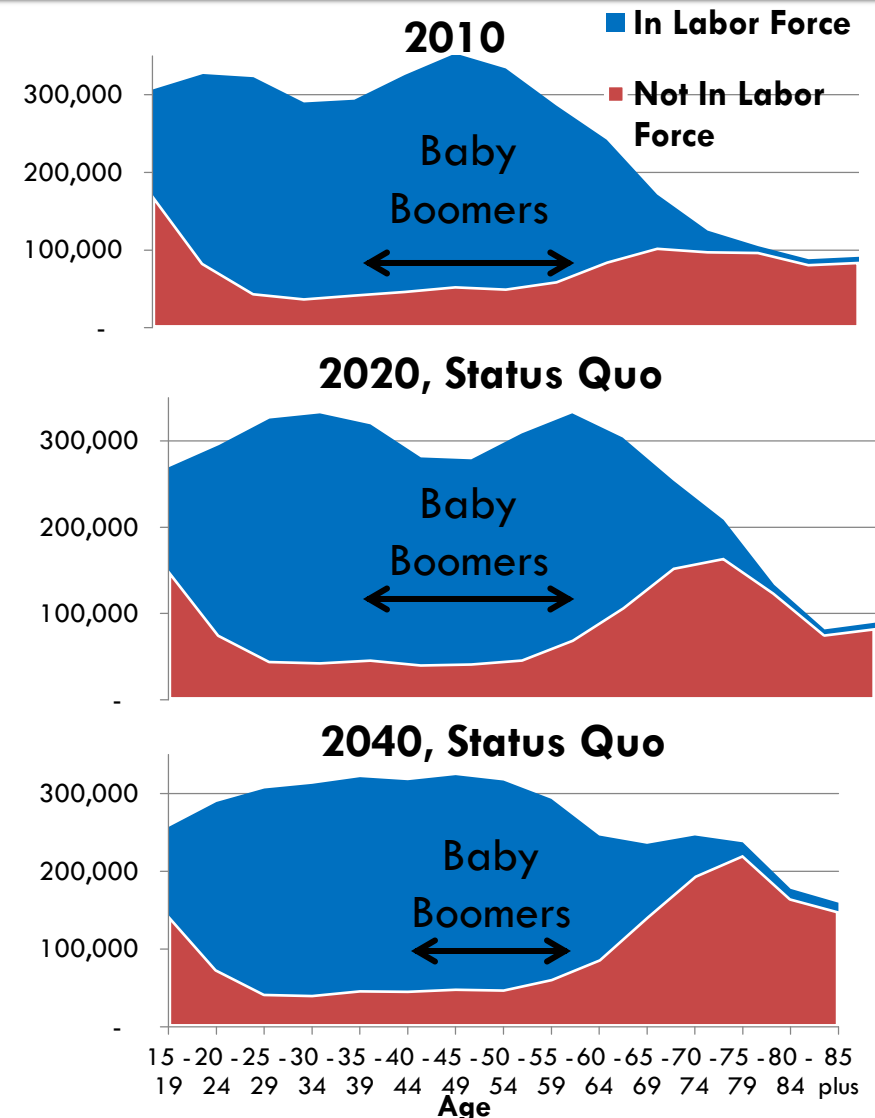
- **Encourage both residential and economic development that is oriented to take advantage of its proximity to current and planned subway and light rail stops, commuter rail stations, and key bus stops.**
 - Undertake TOD station area plans that address interdisciplinary issues and issues related to 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

Wave + Impact of Boomer Retirement

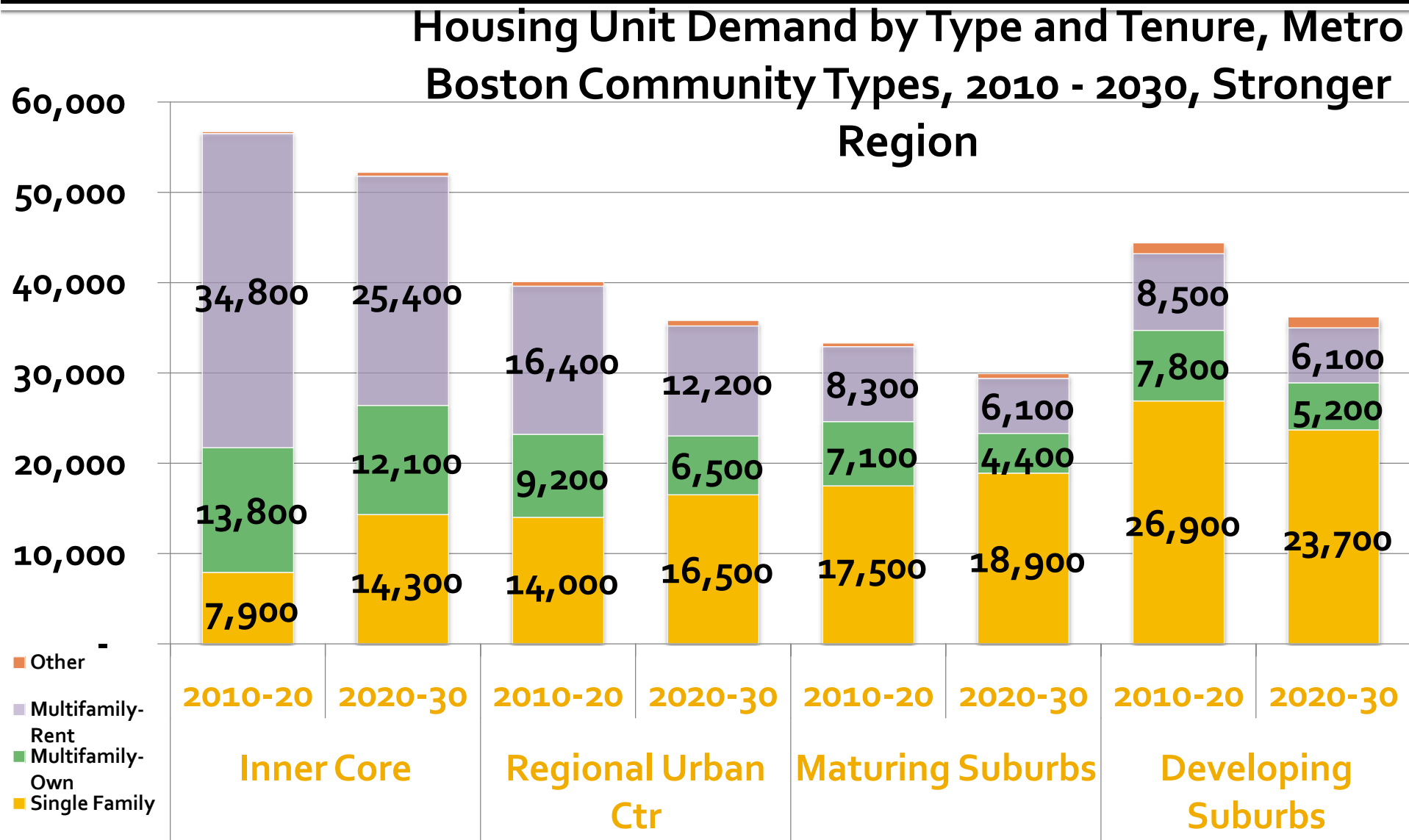
- Baby Boomers (born 1945 – 1970) comprise 49% of labor force
- One million workers now over the age of 40 will retire by 2030 (39% of labor force)
- Existing population is insufficient to fill vacant positions



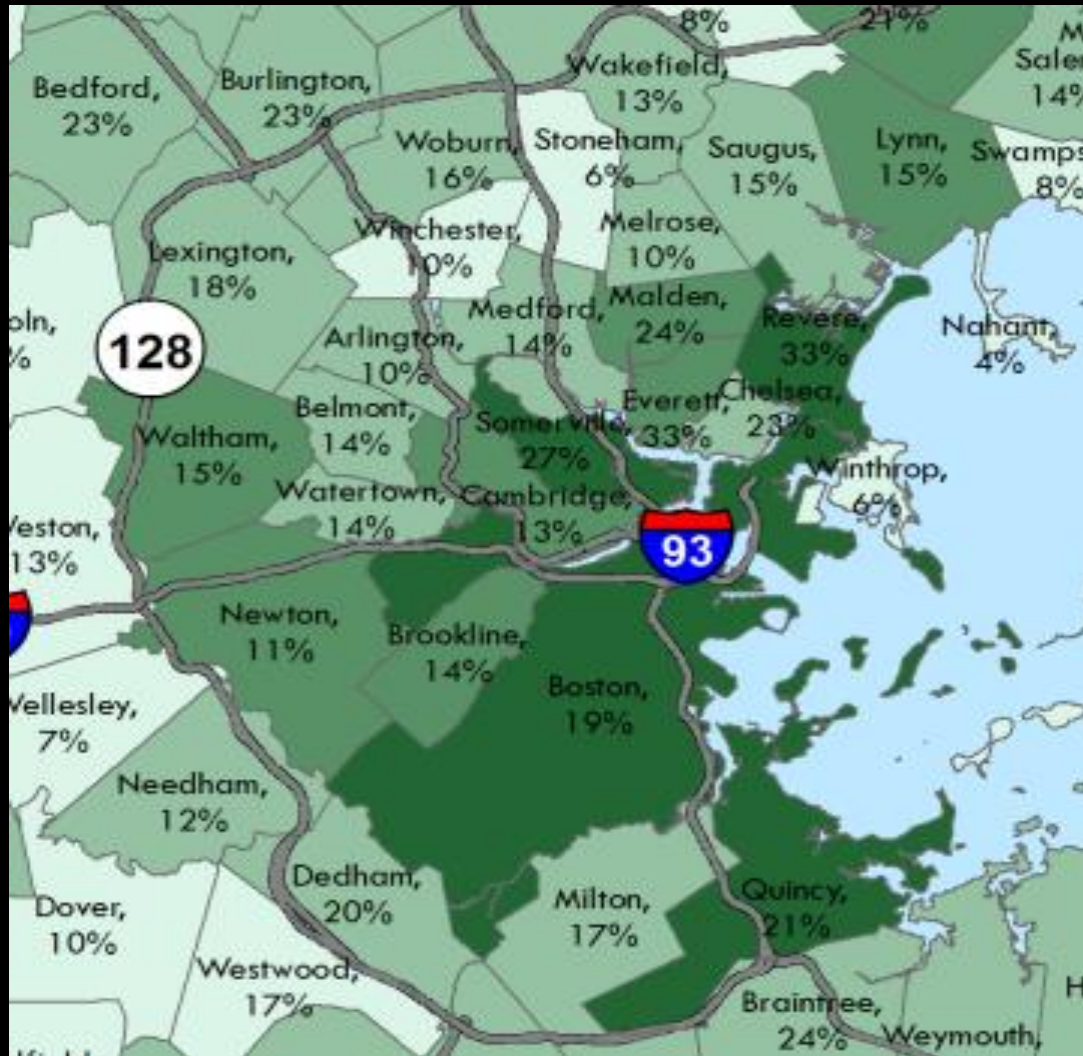
Projected Changes in Inner Core

	Status Quo	Stronger Region
Inner Core		
Population Change 2010-30	111,300 (8%)	202,500 (15%)
Household Change 2010-30	68,600 (12%)	103,400 (18%)
Housing Unit Change 2010-30	72,300 (12%)	108,800 (18%)

Projected Housing Demand - Subregions



Projected Housing Unit Change – Stronger Region Scenario, 2010-2030



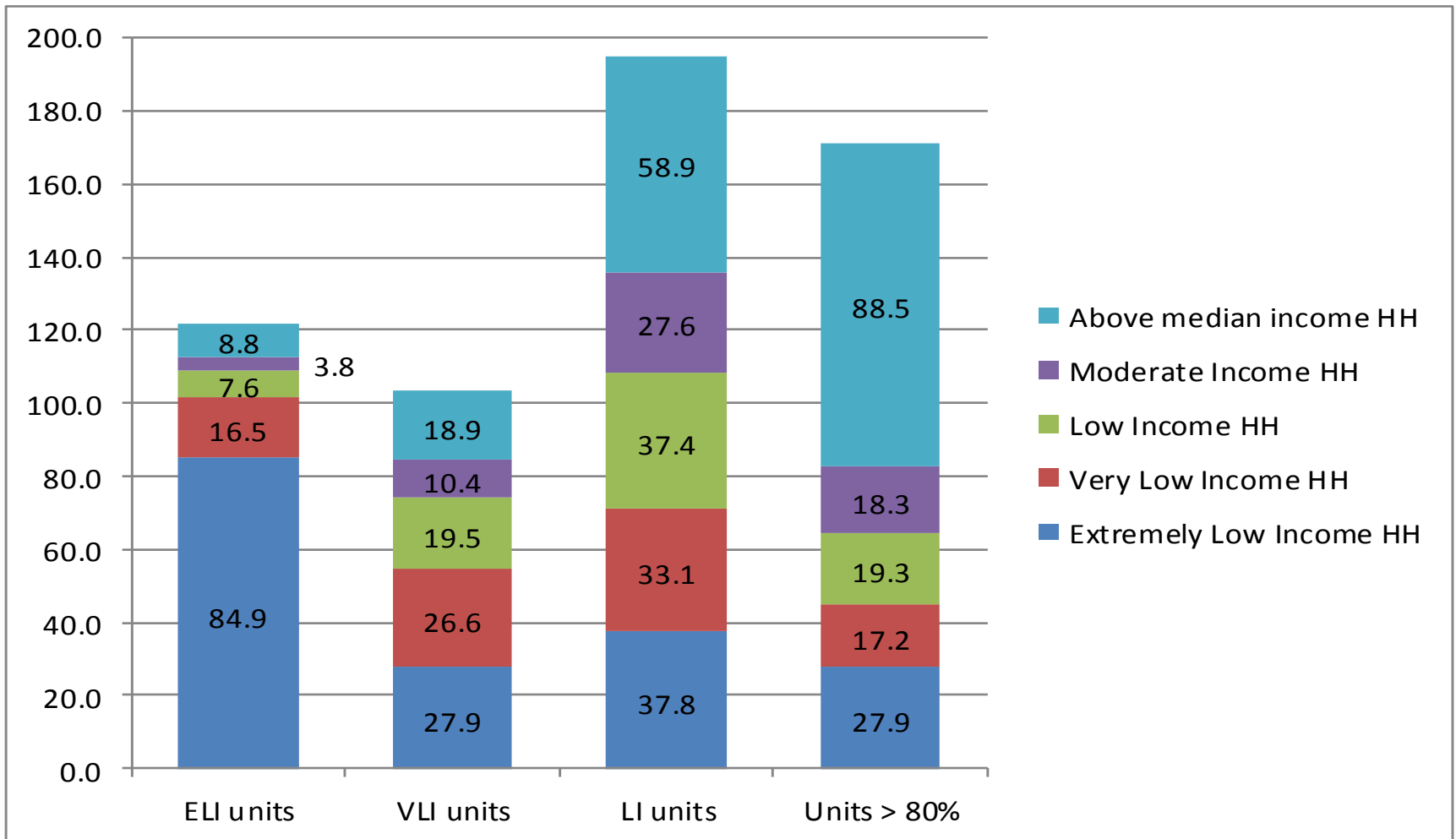
Housing Unit Change

- 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 behind it 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:
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Chief Housing Planner
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www.mapc.org
[@MAPCMetroBoston](https://twitter.com/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



- 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

FY16 Operating Budget



LINE ITEM	PROGRAM	FY14	FY15	FY16 House1	Difference
4120-4001	Housing Registry	80,000	80,000	0	(80,000)
7004-0099	DHCD Admin.	6,797,129	7,785,144	7,250,142	(535,002)
7004-0100	Homeless Prog.	5,835,613	5,935,719	6,403,103	467,384
7004-0101	Emergency Assist.	123,153,006	140,299,718	154,873,948	14,574,230
7004-0102	Ind. Homeless Assist.	40,450,335	42,915,335	40,800,335	(2,115,000)
7004-0104	Home and Healthy	1,600,000	1,800,000	1,800,000	0
7004-0108	HomeBASE	58,963,556	25,955,535	26,249,331	293,796
7004-3036	HCECs	2,641,992	2,141,992	1,741,922	(400,070)
7004-3045	Tenancy Pres	500,000	500,000	500,000	0
7004-4314	Service Coordinators	350,401	\$350,401	350,401	0
7004-9005	PHA Operating	64,400,000	64,035,000	64,000,000	(35,000)
7004-9024	MRVP	57,500,000	65,000,000	75,421,578	10,421,578
7004-9030	AHVP	3,450,000	3,550,000	3,550,000	0
7004-9033	DMH Rental Sub.	4,125,000	5,125,000	5,048,125	(76,875)
7004-9316	RAFT	10,000,000	11,000,000	11,000,000	0
7004-9322	Secure Jobs Pilot		500,000	500,000	0
7006-0011	Foreclosure Counseling	2,650,000	2,650,000	2,475,000	(175,000)
7004-9008	Urban Agenda Housing			1,000,000	1,000,000
7004-9007	Public Housing Reform			800,000	800,000
	HPSTF			2,000,000	2,000,000

Capital Budget



PROGRAM	FY14	FY15	Difference
Affordable Housing Trust Fund	35,000,000	35,000,000	0
Capital Improvement & Preservation Fund	5,000,000	5,000,000	0
Community Based Housing	5,000,000	5,000,000	0
Facilities Consolidation Fund	7,500,000	11,600,000	4,100,000
Housing at Transit Nodes	2,000,000	2,000,000	0
Housing Innovations Fund	8,000,000	12,438,194	4,438,194
Housing Stabilization Fund	13,000,000	21,175,000	8,175,000
Home Modification Loan Program	4,000,000	6,500,000	2,500,000
Public Housing-Affordable Housing Trust Fund	5,000,000	5,000,000	0
Public Housing-General	85,000,000	85,000,000	0
Affordable Housing for Priority Populations	10,000,000	0	-10,000,000
Public Housing Central Wait List		771,890	771,890
State Rental Voucher Management System		1,015,400	1,015,400
TOTALS	179,500,000	190,500,484	11,000,484

Joint Committee on Housing



Senate Chair

Sen. Linda Dorcena Forry



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

House Chair

Rep. Kevin Honan



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David DeCoste (R-Norwell)
Marcos Devers (D-Lawrence)
David Rogers (D-Cambridge)
Carlos Gonzalez (D-Springfield)
Geoff Diehl (R-Whitman)

H.1111, Housing Production



➤ 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



Community Preservation Act



- 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



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Local Perspectives:

Housing Issues and Housing Planning Boston, Watertown, Somerville



Local Perspectives: City of Boston

Kevin McColl

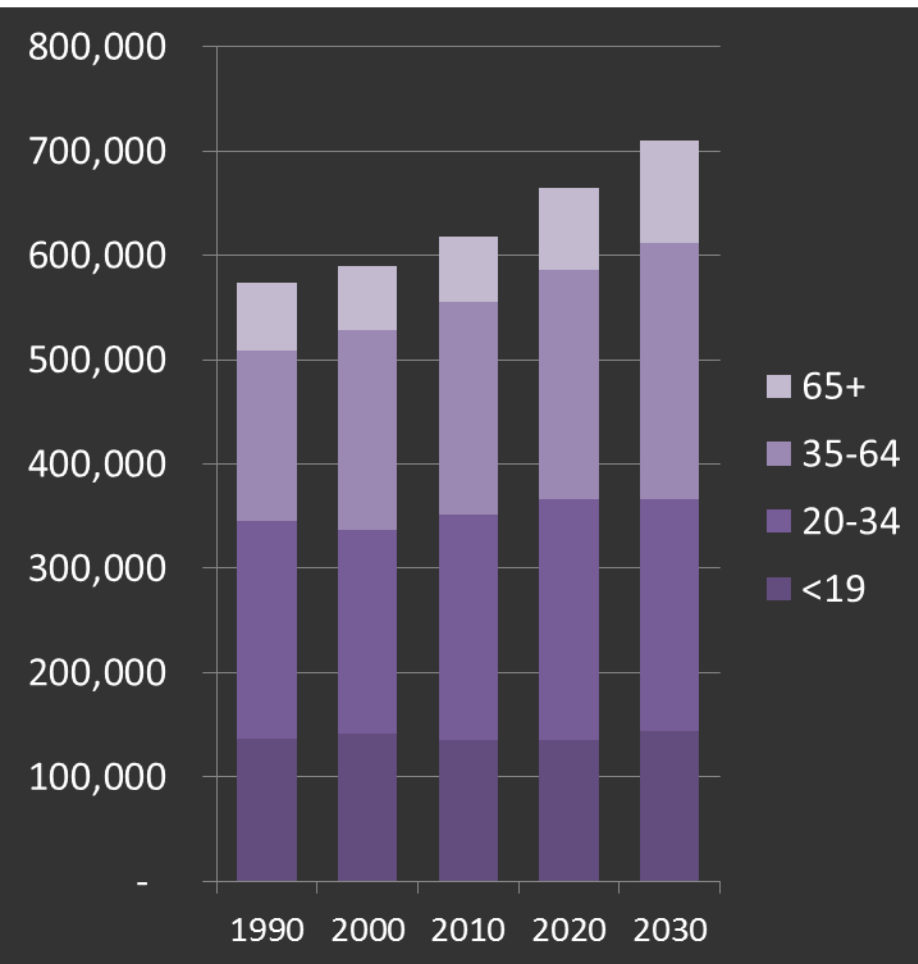
**Policy Advisor, Department of
Neighborhood Development, City of
Boston**



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%**

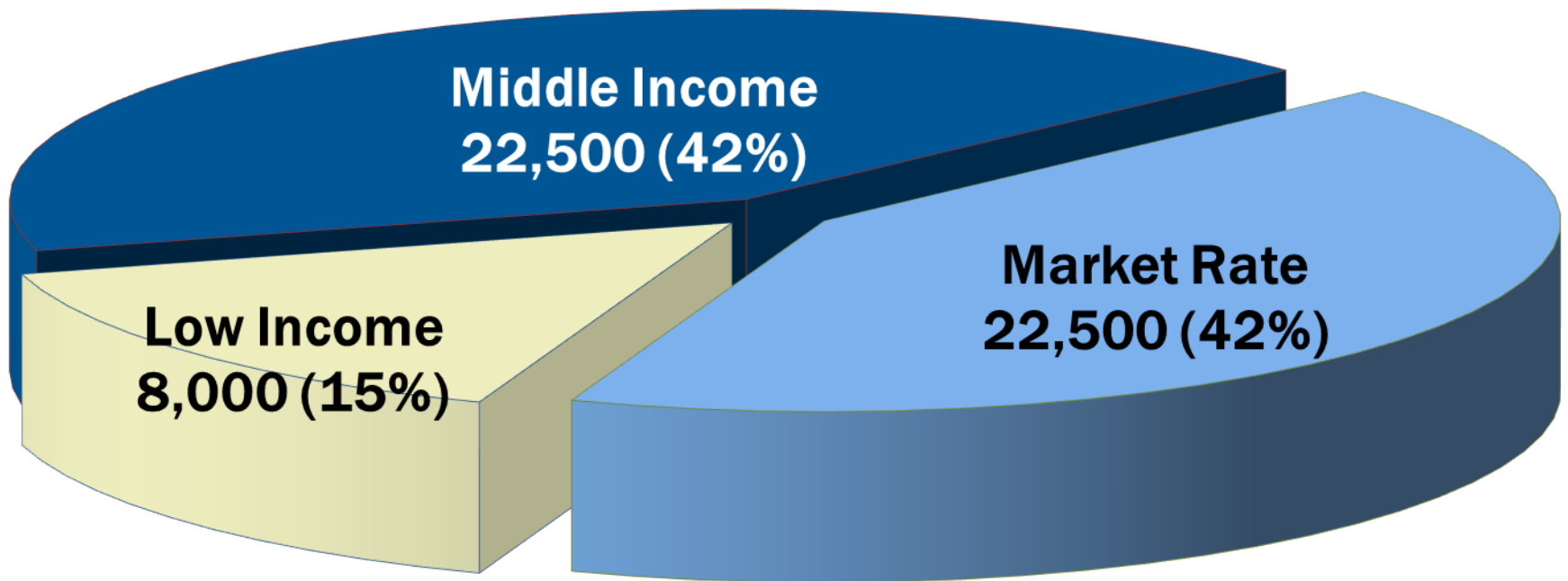


Sources of Housing Demand



53,000 Units For Whom?

TOTAL PROJECTED COST: \$23 BILLION



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



20% of Units Citywide Low
Income Housing

What's happening in the middle?



60% of Growth is in Luxury
Market Areas

- 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.



Middle Income Housing Goal: Create 22,500 Units by 2030



PRODUCTION SOURCES	
City Assisted/Inclusionary	4,000
Market Workforce Units	11,000
Market Senior	2,500
Released Student Units	5,000

- **Density in moderately-priced areas**
- **Targeted production tax incentives**
- **Workforce housing labor rate**
- **Permitting systems for small builders**
- **Public Land**
- **Dorm Production**

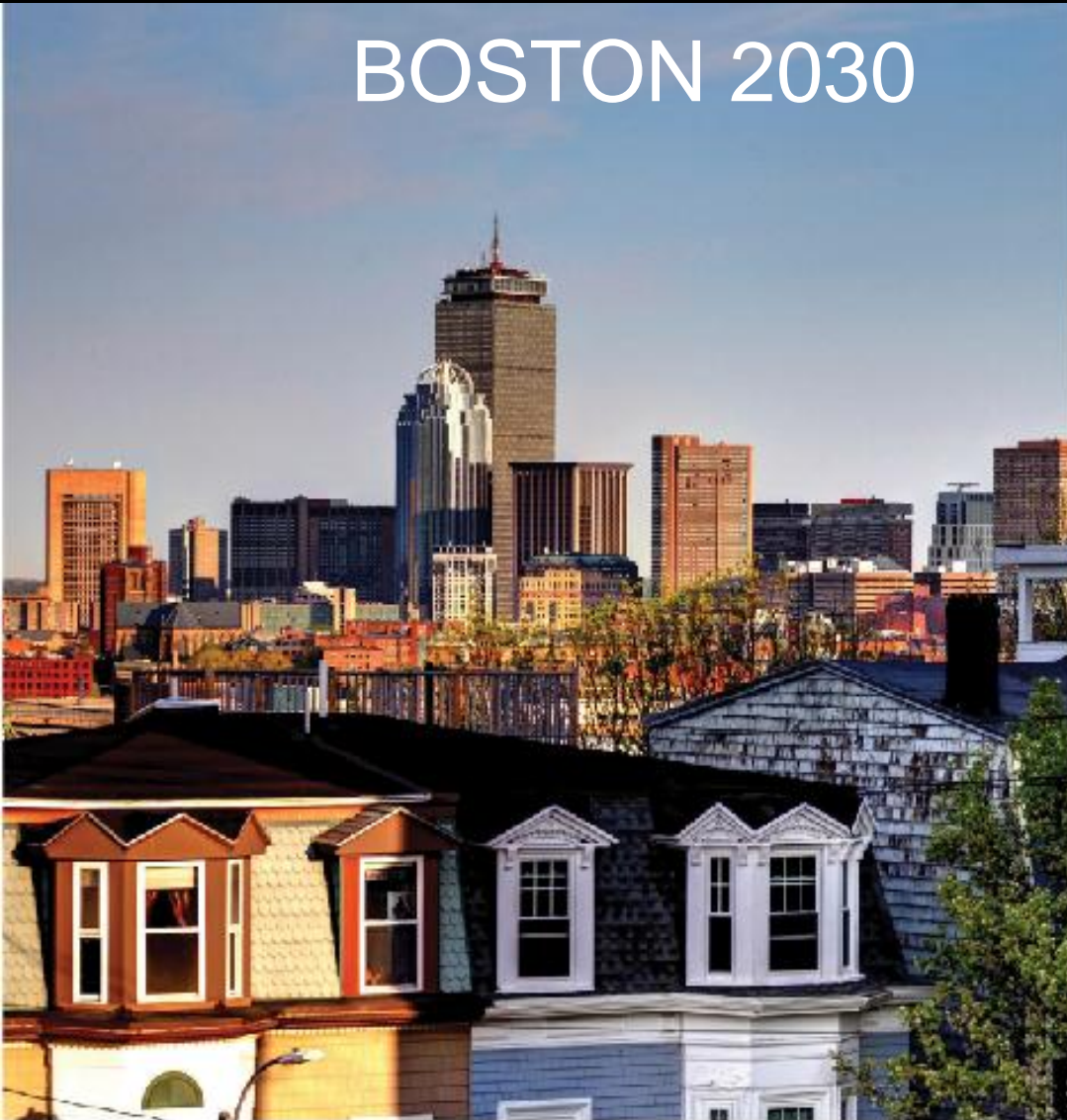


Boston 2030 Legislative Package

- 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

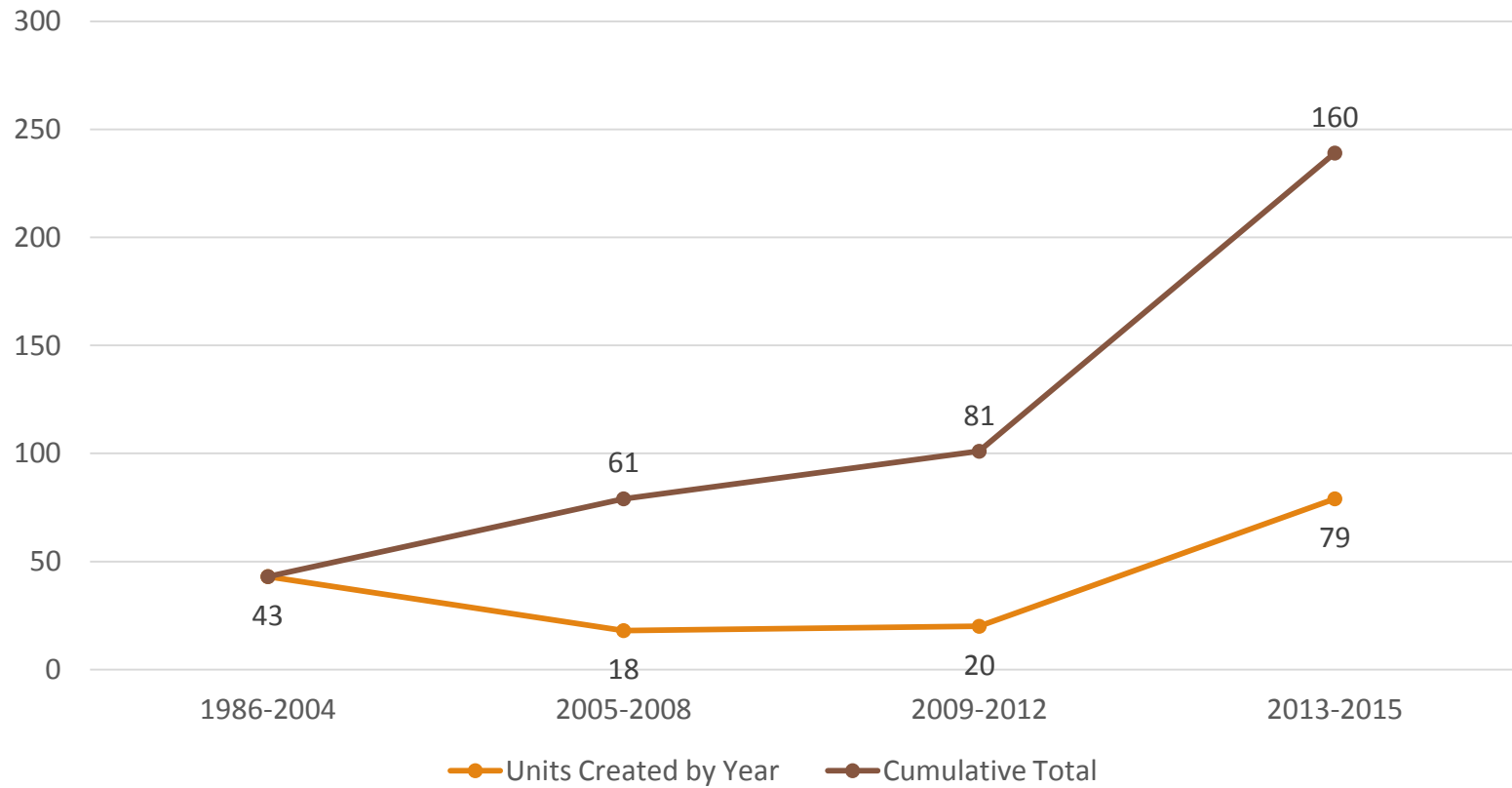
Progress Towards the Housing Production Goals

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

- ❖ First provisions on affordable housing appear in the Zoning Ordinance in 1989
- ❖ 10% set aside from 1989 to October 2014
- ❖ 12.5% set aside adopted by Town Council in October 2014
- ❖ 160 units set side as affordable as of March 2015

Units Created by Inclusionary Zoning



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

[illegible]

Q&A



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**

