

# Inner Core Committee

A subregion of the Metropolitan Area Planning Council including 21 cities and towns:

Arlington • Belmont • Boston • Brookline • Cambridge • Chelsea • Everett • Lynn • Malden • Medford •  
Melrose • Milton • Needham • Newton • Quincy • Revere • Saugus • Somerville • Waltham • Watertown • Winthrop

**Inner Core Committee Meeting**  
Wednesday, November 28, 8:45 - 11:00 am  
MAPC 3<sup>rd</sup> Floor Conference Room  
60 Temple Place, Boston, MA 02111

## Summary Notes

**8:45 – 9:00 am: Breakfast and Community Exchange**

*Municipal representatives:*

Amelia Najjar, Boston  
Kara Brewton, Brookline  
Jeff Roberts, Cambridge  
Annie Streetman, Medford  
Emma Schnur, Melrose  
Alexandra Clee, Needham  
James Freas, Newton  
Dan Bartman, Somerville  
Gideon Schreiber, Watertown

*Guests:*

Jesse Kanson-Benanav, A Better Cambridge  
Sheila Dillon, Boston DND  
Dana LeWinter, CHAPA  
Eric Shupin, CHAPA  
Jarred Johnson, Dorchester Growing Together,  
Tim Reardon, MAPC  
Leah Roberts, MAPC  
Emily Torres-Cullinane, MAPC  
Jen Rowe, MPO  
Anne McGahan, MPO  
André Leroux, MSGA  
Dave Traggorth, Traggorth Companies LLC

**9:00 – 10:20 am: Housing Target Approaches**

Tim Reardon, Director of Data Services, MAPC

- Metropolitan Mayors Coalition Regional Housing Task Force: Phase 1
  - Housing unit target based on different economic growth scenarios (as opposed to only

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- demographics and in/out migration): how many new jobs might be created, how many workers needed for them?
- Considered in-commuting because more workers employed in the MCC area now live there, too; also non-working households (seniors and others not in the workforce), which indicated a net growth in low-income households
- 185,000 units from 2015-2030
- Considered what's the capacity for housing unit growth across the MMC area? Work began in summer, will continue in Phase 2
  - Looking at current zoning, policy, and development underway; how much housing can be accommodated and how does that inform local housing production targets?
- Phase 2: Including local targets, among other tasks
  - Collecting zoning data; new regional zoning mosaic for ICC that includes Boston
  - Creating GIS tool to account for parcel and neighborhood level variables to estimate development capacity
  - Consideration of specific growth areas or potential rezoning areas identified by municipalities

Sheila Dillon, Chief of Housing + Director of DND, City of Boston

- 2014 plan: Called for 53,000 new units for Boston, broken down by income category; permitted 27,513 new housing units, with 5,191 affordable, so on track to meet targets (except for seniors)
- Parallel increase in resources: City funding, City-owned land, CPA, raised linkage rate
- Launched Housing iLab: ADU pilot program, compact living regulations, housing with public assets
- Passed Airbnb regulation
- Disability Housing Task Force launched; upped accessible unit requirement to 10% of anything City-funded
- 2018 update: population growing faster than thought; projected 709,400 for 2030, BPDA projected 759,727 based on 2010-16 growth; new target of 69,000 based on headship rates and likely household characteristics, need for increased vacancy; City estimates 23% needs to be deed-restricted affordable based on the resources currently available, but will not be able meet affordable housing need – 15,820 affordable units projected for a total of 70,000 units
- Need \$50M a year on housing production, can likely get through CPA and linkage, while leveraging state and federal sources
- Also committed to preservation of affordable housing and public housing, displacement prevention (including buying market-rate and deed restricting the units, also Eviction Prevention Task Force), and increased homeownership

## 9:25 – 10:20 am: Pro-Housing Efforts

Dave Traggorth, Traggorth Companies LLC

- For-profit developer, blends public and private dollars for mixed-income, often mixed-use projects throughout the region
- Working in Chelsea for past 10 years, Box District with TND to transform old industrial area to 50/50 mixed-income housing across 8 projects

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- 10 years ago, the Chelsea community was very welcoming to new development and forward-thinking about affordable preservation (given the incoming Silver Line and changing market)
- 5 years ago, City pushing for housing on a site (despite interest from national chains for commercial); 42 rental, 33 affordable units, 1100SF retail, park along Mill Creek with public art, 42 parking spaces (1:1), 5 stories on Broadway, 2 on Clinton over parking, teamed up with TND
  - SP under residential overlay; needed parking variance (1.5 required)
  - Met with the community, residents, abutters; did more groundwork than ever before; Mill District is primarily homeownership
  - Support from City staff, affordable housing advocates
  - New and longtime homeowners opposed; City Council vocally opposed, despite housing plan for Chelsea calling for this exact type of project
  - 1st round ZBA hearing, PB – got through; failed at ZBA next round
  - Opposition likened it to Newark, NJ; calling for stopping all rental housing, affordable or not; traffic concerns, but mostly anti-rental housing platform
  - No homeownership resources are available outside Boston despite Council's call for this tenure
  - New homeowners in Chelsea want to see their values rise; plus anti-displacement folks; powerful combination to kill new development.
  - Currently in the process of appealing ZBA decision
- Lessons
  - If Housing Choice and Zoning Reform passed, this project would have succeeded
  - Need more homeownership resources (build wealth)
  - Politics – boards/committees beat to their own drum; we must figure out how to work with them
  - Chapter 91 parking challenges

Jarred Johnson, Dorchester Growing Together, and Jesse Kanson-Benanav, A Better Cambridge

- ABC started in 2012; focused on housing production
  - Population growth surpassing housing production; lower-income households suffer the consequences, higher-income folks can bid up the cost of housing
- Preparing folks with talking points to support projects, how public hearings work, workshops to familiarize folks with zoning and smart growth and other technical aspects of development
- Using online and social media to build support and make support known
- Letter-writing campaign
- Get involved early with a proponent and development to let them know what supporters are looking for in exchange for support (more affordable housing, etc.)
- Try to have fun so people want to work together, create community
- Dorchester Growing Together: Thinking about uniqueness of Dorchester, Roxbury, and Mattapan; luxury housing isn't what we want, but how do we encourage smarter development; well-received op-ed got the word out, a lot of interest; how do we form a YIMBY/pro-housing movement with a racial equity component and not "yes to any housing," but "yes to affordable and middle-income housing that doesn't require subsidy" (ADUs, micro units for under \$1,000 in rent, etc.); involved in BPDA local studies/plans, advocacy around individual projects, engaging neighborhood and civic groups

André Leroux, MSGA

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- MSGA: state policy work, [Great Neighborhoods](#) program since 2010 to work with local groups and communities to effect positive change
  - Rise of grass roots pro-housing movement in response to NIMBY backlash
  - MSGA is pushing policy at the state level to make it easier for municipalities to create housing
  - Support nascent network of YIMBY activists at local level
    - TODrinks series through MSGA
    - Networking to mobilize and build support at the local level
- [YIMBYtown 2018](#)
  - MSGA helped organize a delegation from Boston area to attend 2017 YIMBYtown in CA
  - Boston volunteered to host in 2018; huge lift, very collaborative, identified more leaders and team building around pro-housing
  - September conference, 300+ registrants regional and around the country (and abroad!); equity and inclusion themes; hosted by Roxbury Community College to be closer to a community feeling pain around gentrification and displacement and to root the dialogue in housing that respects residents; opposition saw this as pro-gentrifiers coming in; tried to engage them to do some joint programming
  - Counter event organized for the Saturday of the conference, brought 80 folks to march on the conference; they occupied the stage for about 20 minutes to speak; conference attendees heard them, was less disruptive than could have been, respectful
  - Diverse conference planning and speaker participation
  - Working to build regional movement off of this conference as a launch
  - MSGA available to municipalities to provide information and support; developing a curriculum around myth-busting; help with organizing

Dana LeWinter, CHAPA

- New [TA program](#) to coordinate with housing supporters and those related (faith-based groups, civic organizers, etc.) to talk about what kind of housing they want to see and address the barriers to it
  - Working in a diverse set of communities with different government (open Town Meeting, representative Town Meeting, City Council, etc.); assessing which trigger points will have impacts
  - Building the range of voices in support of housing, broadening the range of those invested (sustainability advocates, bike advocates, business leaders, faith-based organizations); making those connections; not your usual suspects coalition
  - Need a local leadership champion: planning staff, City Councilor, mayor, etc.
  - Forums, letters to the editor, attending Planning Board meetings, etc.
- TA providers working group; with DHCD, created a comprehensive database of local TA projects in the Commonwealth; help coordinate and communicate across efforts, identify allies and partners
- Eric Shupin, CHAPA: exploring polling and focus groups around establishing a baseline of attitudes towards housing and affordability to help organizers tailor pro-housing messages

**10:20 – 10:50 am:**

**MAPC Updates**

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Karina Milchman, Chief Housing Planner

- Metropolitan Mayors Coalition Regional Housing Task Force: Phase 1
  - Website
    - Check out [www.housingtaskforce.mapc.org](http://www.housingtaskforce.mapc.org) for an interactive slideshow about the regional housing crisis, 10 guiding principles for residential development that the Coalition has agreed to, an interactive database of strategies to advance housing goals, the methodology behind the 185,000-unit MMC housing target, and other information pertaining to Phase 1 work
  - October launch
    - The MMC publically announced the housing target on October 2<sup>nd</sup>, 2018, in Somerville
    - 13 out of the 15 mayors and managers attended, but all signed onto the target
    - The event began with a welcome from Mayor Joseph Curtatone, Somerville, then remarks by the following:
      - Marc Draisen, MAPC
      - Mayor Martin Walsh, Boston
      - Janelle Chan, Undersecretary, DHCD
      - Mayor Stephanie Muccini Burke, Medford
      - Chrystal Kornegay, MassHousing
    - Business organizations and those in real estate and home building attended
    - Press from every major news outlet in MA attended, and the story was picked up by dozens of news outlets
  - MA-APA Social Advocacy Award
    - MAPC submitted Phase 1 for consideration for the
- Metropolitan Mayors Coalition Regional Housing Task Force: Phase 2
  - Scope is underway
  - Meeting with MMC in January to agree on Phase 2 parameters

Leah Robins, Senior Government Affairs Specialist

- Legislative agenda brainstorm
  - Lack of revenue (override in Melrose)
  - Transit capacity (and routes), including bus, transit funding, regional ballot initiatives, zoning density mandates in TOD locations (in CA, focused on housing, maybe focused more on improving the transit system), TMA model, etc. (Watertown, Newton)
  - Old infrastructure
  - Version of 40B for transit areas
  - Multifamily zoning mandate, by right
  - AirBnb state regulation

Emily Torres-Cullinane, Assistant Director of Strategic Initiatives

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- Regional plan update to MetroFuture 2030 is launching, [MetroCommon 2050](#), in November
- ICC breakfast in January for mayors, managers, administrators, planners, Select Board, Planning Board, etc.
- 2-year process

## 10:50 – 11:00 am: Long-Range Transportation Plan

Jennifer Rowe, Manager of MPO and Public Participation Program, CTPS  
Anne McGahan, Long-Range Transportation Plan (LRTP) Manager, CTPS

- LRTP
  - Destination 2040
  - Establishes vision, goals, objectives; needs assessment; investment strategies; put together LRTP that accounts for transpo funds over the next 20 years
    - [Draft](#) Needs Assessment Summary and Recommendations
  - Public input process through subregions collected and compiled; analysis of needs complete (draft available)
  - Recs: programs, studies (posted on website and available for public comment)
  - Finalizing needs assessment this winter after reviewing public and MPO comments
  - Reviewing existing vision, goals, and objectives; most were broad enough to cover the public's topics and concerns
  - Next: look at investment options in the region; major infrastructure program (over \$20M projects or add capacity to the system, must be included in LRTP to get funding in TIP), complete streets, intersection improvement program, bike/ped, parking/clean air/mobility (first/last mile, additional parking at transit stations)
  - Proposed: dedicated bus lane program, park/ride, interchange modernization, and others
  - Provide feedback on identified transportation needs and proposed revisions to the MPO's vision, goals, and objectives
    - [Proposed Changes](#) to Existing Vision, Goals, and Objectives
    - [Take the MPO's Short Survey to provide feedback](#)
- TIP
  - Project selection process: universe of projects list of what MPO can consider as part of LRTP and TIP
  - TIP manager has been in contact with muni TIP contacts to inform this list
  - Review TIP Universe of Projects (projects eligible for funding in the next five years) and ensure that your municipality's TIP contact provides project information to MPO staff
    - [List of TIP contacts](#)
    - Draft TIP Universe of Projects
      - [Table 1](#): TIP projects that are currently programmed in the FFYs 2019–23  
TIP

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- [Table 2](#): TIP projects to consider for programming in the FFYs 2020–24 TIP
- [Table 3](#): LRTP projects to consider for programming in the FFYs 2020–24 TIP
- [Table 4](#): inactive or already completed projects
- For project proponents:
  - [Schedule of major milestones](#)
  - [Guide and questionnaire](#)
  - [How-to presentation](#)
- Unified Planning Work Program (UPWP)
  - Share your needs, study ideas, and priorities
    - [Study examples](#) (studies funded in FFY 2019)
    - [Send study ideas to Sandy Johnston](#)
    - [Information](#) on the MPO's technical assistance offerings (scroll to page 11)
- Handouts
  - [Let's Plan Brochure](#) (Intro to the Boston Region MPO & Regional Transportation Planning)
  - [Timeline](#) (Participation Opportunities in Regional Transportation Planning)
- Other information
  - Please use this [signup form](#) to add yourself to the mailing list so you get important updates like those below