

Metropolitan Area Planning Council 60 Temple Place Boston, MA 02111 617.933.0704 | www.MAPC.org

#### **MWRC Minutes**

Thursday November 30, 2023 8:00-9:30 am Via Zoom

#### Attendees/Participants

Ashland: Yolanda Greaves (SB); Amanda Hayes (PB); Alvaro Espararza, Planning staff

Framingham: Rick McKenna (MD); Simon Alexandrovich, DPW; Sarkis Sarkisan,

Holliston: Tina Hein (SB); Barbara Peatie (PB); Melanie Hamblen, EDC

Marlborough: Katie Robey (MD)

Natick: Kathryn Coughlin (SB); Morgan Griffiths, CED Planner; Amanda Loomis, CED Director Sherborn: Maria Neutra (SB); Jeremy Marsette, Town Administrator; Heidi Doyle, Town Planner

Southborough: Meme Luttrell (PB); Leah Emerson, EDC Wayland: Mary Antes (SB); Robert Hummel (PB) Wellesley: Colette Aufranc (SB); Eric Arbenne (PB)

Weston: Laurie Bent (SB); Imaikalani Aiu (PB)

SB: Select Board Member or Designee; PB: Planning Board Member or Designee; MD: Mayor's Designee

Associate Members: Susan Nicholl, Office of Senate President Karen Spilka; Jason Palitsch, 495/MW Partnership; Elissa Landre, MassAudubon MAPC Co-Coordinators: Camille Jonlin, Travis Pollack Guests: Alex Koppelman, Sasha Parodi, Leah Robins, MAPC

#### **Call to Order and Welcome**

Yolanda called the meeting to order at 8:08 a.m. and noted that quorum had been met.

### Votes on Special Assessment Project Spending, MWRC Bylaw Technical Revisions, and September Meeting Minutes

Camille summarized the **Special Assessment Projects for Consideration**. The handout on the proposed projects was distributed to Collaborative members prior to the meeting and are attached.

- 1. Regional School Fleet Electrification in MetroWest
- 2. MetroWest Climate Equity Climate Readiness for Environmental Justice Populations
- 3. Regional Trails Creative Placemaking Strategy project

Yolanda made a motion to approve funding for special projects, seconded by Colette. Imai noted that he supported projects but that there is a buildup of MWRC funds available; what other projects might need funding, or should the Collaborative consider a reduced assessment for next year. Yolanda replied that in 2024 there will be a call for projects, and work plan for FY25, and an evaluation of future funding. Camille noted that she and Travis have met with all communities and will help with planning for projects and work plan for next year. Marian asked how much communities are typically assessed each year for MWRC; it was noted that member communities are assessed a baseline fee of \$1,500 plus a population-based addition (FY23's addition was \$.10 per capita)

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Roll Call vote: Ashland – Yolanda and Amanda, yes; Framingham – no voting members present; Holliston – Tina and Barbara, yes; Marlborough – Katie, yes; Natick – no voting members present; Southborough – Meme, yes; Wayland – Mary and Robert, yes; Weston – Laurie and Imai, yes; Wellesley – Colette and Eric, yes. Motion passed 12 to 0, with no abstentions.

Camille then presented proposed **MWRC Bylaw Technical Revisions**. These technical revisions were provided to members at the September 2023 meeting and via email and are attached. The Bylaws were last updated in 2010. There may be future revisions that members may propose for future votes. Yolanda made motion to accept the technical revisions as presented, seconded by Laurie.

Roll Call vote: Ashland – Yolanda and Amanda, yes; Framingham – no voting members present; Holliston – Tina and Barbara, yes; Marlborough – Katie, yes; Natick – no voting members present; Southborough – Meme, yes; Wayland – Mary and Robert, yes; Weston – Laurie and Imai, yes; Wellesley – Colette and Eric, yes. Motion passed 12 to 0, with no abstentions.

Yolanda now noted that Sherborn is now officially a member of the Collaborative.

Yolanda made a motion to accept the **September meeting minutes**, as amended per the suggestion by Colette to revise the community update section for Wellesley to read "a number of denser housing projects" instead of "senior/age restricted." Vote taken via voice vote/raised hand; minutes accepted as amended.

Rick McKenna (Framingham) and Katheryn Coughlin (Natick) joined the meeting.

MBTA Communities Law/3A Overview (Emma Battaglia, Senior Housing and Land Use Planner), MAPC and MBTA Communities Law Group Discussion and Q&A Presentation

Emma Battaglia from MAPC Housing Team was to provide a brief overview of the MBTA Communities Law, but was ill and unable to make the meeting. Camille presented on the slides, which are attached.

Yolanda opened up discussion with these questions/prompts:

- 1. What is your community's overall approach to compliance? How are you considering your zoning, location(s), and engaging residents?
- 2. What has been successful and what has been challenging so far?
- 3. What are your next steps?
- 4. How can we support each other as neighboring communities?
- Wellesley (Eric): Town is having public forum tonight. Community groups and non-profits have hosted listening sessions that include Town Planning staff. The law would allow 850 units around the Waban T station; Town is revising bylaws to allow as-right. Will likely bring to spring 2024 town meeting. Colette also noted the Town is taking a phased approach; Town meeting voted to change affordable housing to help make a dent in missing middle. This doesn't necessarily apply to 3A but its another action the Town is doing to address the housing crisis.

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- Framingham (Sarkis): City received 3A interim compliance thru December 2024. A lot work was done by City 10+ years ago developing Transit Oriented Development (TOD) around station. City wants more housing in downtown, even prior to 3A. There are no rules on units per acre in TOD zoning; but instead zoning regulates size of units and building size limits. There are 270 acres in BD district. 3A would require 4K units; current zoning allows for up to 12K units but not by right. The are has old infrastructure, so by right really is a challenge when there are water, sewer, and other infrastructure considerations that typically occur when approving development. Parking requirements are a challenge. City considering new TOD at Logan Express at Shoppers World. Also considering increased affordable housing requirements, to help with meeting needs.
- Weston (Imai): This is a regional problem; so solutions should not only be from Framingham or a handful of municipalities. Weston mostly is doing work internally, and trying to get technical answers from Executive Office of Housing and Livable Communities (EOHLC) on how to do with excluded areas that are wetlands. Areas excluded also include land already built on, but these sites already have infrastructure. Asking EOHLC if these existing sites can be added to meet requirements. Vote will likely be at fall council meeting.
- Holliston (Melanie, based upon notes from the Town Planner who could not be at meeting): Bid
  packages are out now (for technical assistance?). Town has severely limited options with
  constraint mapping; no sewer in Holliston. Feels that program is not set up to help as much
  smaller communities. Smaller communities are not listened to. Tina concurred that Town is
  starting on process. Town staff resources limited with only PT Planner with a lot of work
  outside 3A.
- Wayland (Robert): Wayland also has staff capacity challenges. Glad to have state help and state grant funding to assist. Law says vacant lots needed, so looking at those sites. Developer wants to do 40B in area that is identified as possible future 3A. It's a good site with rail trail, etc. Also looking at sites close to Sudbury, so reached out to Sudbury to coordinate on zoning. Law doesn't give credit to towns that work together and coordinate and doing sites that cross municipal lines. There is no regional benefit to work together; this encourages each municipality to work in silos. Yolanda agreed that subregion should be aware of each other's efforts and support each other. Robert noted Town has really good website to inform residents. Worked with consultant. Remember the law is about zoning, not necessarily construction. Town meetings upcoming.
- Southborough (Meme): Town is started at ground zero. Downtown district currently is only area to allow housing by right. Have advisory committee with Planning staff. Have held two public information sessions with CHAPA rep, who did a good job with public meetings and explaining/de-escalation about density. Have had two mapping sessions on excluded land maps and public exercise on where zones could go. Staff is compiling info for PB to review and discuss. A lot of work in a short amount of time.
- Ashland (Alvaro and Amanda H): Held joint meeting with SB and PB to create a working group from members of each along with town staff. Created options to present to board; different areas and locations with different densities. Land outside and within the buffer. Just finalized compliance model working with consultant, and now moving to economic feasibility analysis and zoning. Town meeting likely in spring. More community outreach early next year.
- Natick (Amanda L): Town now fully staffed, and a lot going on. Doing overhaul of use regulations to help clean up on what is allowed in mixed-use (MU) and multifamily to be in

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compliance with state laws. Created both residential MU rules and MU (without residential). Overhauling site plan review and special permitting. Have sites/district identified but site within Aquafer Protection District (APD) so by right can't be done there. So looking at other options. Working with consultant on doing land analysis for two rail stations. Timeline a little delayed with doing 3A and APD and other changes. Wants to do 2 town meetings due to level of information.

- Marlborough (Katie Robey): Marlborough has received proposals from EDC; Marlborough is a city so a little easier than towns Working with consultant. Currently all areas have existing housing; looking to maybe redevelop mall as TOD/3A. Still considering that as option.
- Sherborn (Heidi Doyle): Sherborn has overlay district in two areas to present to Spring Town meeting. Hired consultant with technical assistance grants. Public outreach after January. Town has septic limitations.

Yolanda thanked everyone and hoped the discussion was fruitful. Please reach out to your fellow members of the MWRC if you heard things that might help with your community.

Yolanda also noted that the MWRC often has EDC staff participate. Do we want to have EDC members together to connect; there seemed to be interest by members. Jeremy noted MW/495 has a meeting of EDC members, so please reach out to him if interested.

#### **Housing Bond Bill Overview**

Leah Robins (MAPC Government Affairs Director) presented on the Housing Bond Bill. Bond bill 28 different policy proposals (70 page bill). Bill in Committee and there will be public hearing. House and Senate will release their own versions of bill. July 2024 must be finished. If not by July 31, there may be a stripped-down version.

Slides are attached. If anyone has questions, or thoughts, contact Leah. Can do testimony by zoom or in person at State House. MAPC GA staff is happy to meet with any municipality. Yolanda noted that MAPC can be a resource and reach out to fellow subregional members to discuss. See also MAPC website as resource.

#### Other Business

Next meeting is scheduled for January 25. Sherborn offered to host next meeting in-person.

Jeremy noted the 495/MW Partnership Transportation conference scheduled for Dec. 12.

Yolanda stated that due to time constraints, we did not do introductions and welcome new members, but will do so at the next meeting.

#### Adjourn

Tina made motion to adjourn and Colette seconded. Motion passed on voice vote and meeting adjourned at around 9:30 a.m.

Minutes compiled and submitted by Travis Pollack, MAPC

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# Preparing for Section 3A Compliance

MWRC November Meeting November 30, 2023

# MAPC Section 3A Work

 MAPC is working with several communities in our region to plan for Section 3A compliance, often in the context of a larger neighborhood or community-wide visioning process

• Examples of current projects include:







# MAPC Section 3A Work

How is MAPC helping communities prepare for Section 3A compliance?

- Analyzing existing zoning for compliance
- Crafting zoning scenarios that could achieve compliance
- Compliance model testing
- Preparing economic feasibility analyses (EFAs) for inclusionary zoning policies
- Town Meeting preparation (Show Your Support Trainings, for example)
- Developing digital tools to inform decision-making

# Technical Assistance to Support 3A Work

- MAPC Technical Assistance Program (TAP)
  - 2024 call for projects will be released soon, with awards announced in early 2024
- Massachusetts Housing Partnership (MHP) Technical Assistance Grants
- State Planning Grants from the Executive Office of Housing and Livable Communities (EOHLC) and Executive Office of Energy and Environmental Affairs (EEA)
- CHAPA Community Engagement Cohort

# 3A District Suitability Analysis: Coming Soon!

- Decision-support tool that uses data to help municipalities identify or assess locations for 3A zoning districts that advance regional and local goals
- Evaluates locations based on a set of criteria related to transportation, accessibility, development feasibility, residential capacity, and climate vulnerability, scoring each land parcel from 0 (least suitable) to 100 (most suitable)
- Clusters of parcels/sites with higher scores are strong candidates for 3A zoning districts

# Questions?

For questions about Section 3A, technical assistance opportunities, and more, contact:

- Emma Battaglia, Senior Housing & Land Use Planner (ebattaglia@mapc.org)
- Andrea Harris-Long, Manager of Housing & Neighborhood Development (<u>aharrislong@mapc.org</u>)

# 3A District Suitability Analysis: Coming Soon!



3A District Suitability Analysis Beta 20230912

ADD DATA

**EXPLORE LAYERS** 

ABOUT PROJECT METHODS

#### FILTER PARCELS

**FILTER PARCELS** 

Select a municipality to filter/zoom to that municipality, then (optionally) filter based on the final suitability score. Clusters of parcels/sites with higher scores are strong candidates for 3A zoning districts.



Choose a value between 0 (lowest suitability)

selecting a value of 90 will show you parcels

and 100 (highest suitability). For example,

in the 90th or higher percentile, or the top

10% most suitable parcels.

**Pinehurst** Havenville Woburn Woods Corner Table Legend Earthstar Geographics | Central Transportation Planning Staff, mbta.com, MassGIS3 Esri, ... Powered by Esri

#### PARCEL INFORMATION

When a parcel is selected, information about that parcel will appear below.

#### Parcel in Burlington

3A District Suitability Score: 98.7

This parcel is more suitable than **98.7%** of all parcels in Burlington, meaning it has **very high suitability** for a 3A District.

#### Criteria Scores for this Parcel

- Within Station Area: N/A (Burlington has no station area requirement for 3A districts)
- Transit Accessibility: 97.5/100 (very high suitability)
- Local Accessibility: 86.3/100 (very high suitability)
- Development Feasibility: 98.9/100 (very high suitability)
- Residential Capacity: 81/100 (very high suitability)

Created by the Metropolitan Area Planning Council (MAPC).

# MetroWest Regional Collaborative

# Housing Bond Bill Discussion

**November 30, 2023** 



### Bond Bills 101 – Bonds Explained

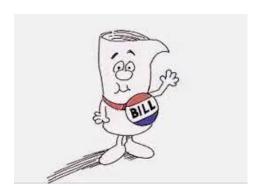


- Authorizes capital spending (Annual Capital Plan)
- Bond packages come up somewhat regularly
  - Economic Development (2021)
  - Climate Change and Environment (2018)
  - Housing (2018)
  - Transportation (2021 and chapter 90 annually)
  - General Infrastructure (2022)



### Bond Bills 101 – The Bond Process

- Joint Committee Hearing in primarily relevant committee
  - For The Affordable Homes Act, Housing
- Joint Committee on Bonding Hearing
- House
  - House Ways and Means
  - House floor debate, vote
- Senate
  - Senate Ways and Means
  - Senate Floor debate, vote
- Conference Committee
- Final Votes





### H.4138 Affordable Homes Act

- \$4.1 Billion Capital Spending Authorizations
  - \$1.6M for public housing (\$150M for decarbonization!)
  - \$1.83M production and preservation
  - Directs all investments to prioritize and incorporate state's climate and decarb goals
  - \*New\* \$175M Housing Works
- Tax credits
  - CITC
  - New homeownership production tax credit to increase housing production and development
- Policy Initiatives
  - 28 substantive policy changes or initiatives
  - 3 Executive orders filed alongside the legislation



# MAPC Endorsed Housing Priorities

Housing Production

ADU-By-Right

Tenant protection
TOPA
Right to counsel
Eviction sealing
Preventing discrimination

#### **Housing Preservation**

Income tax credit for affordable

#### **New Funding Sources**

Local Option Transfer Fee
Home Rule Petitions for
Transfer Fee
Deeds Excise Fee (HERO)

**Technical Changes**Housing Data



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**Technical Changes**Housing Data



### What's next

- Discussions with Legislators about MAPC priorities
- Preparing to offer testimony
  - Written letters of support
  - Oral testimony at hearings (3 minutes each)

