

# BROOKLINE HOUSING PRODUCTION PLAN 2016: HOUSING NEEDS ASSESSMENT

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Presented by planning consultants:

Judi Barrett, RKG Associates, Inc.

Jennifer Goldson, JM GOLDSON community preservation + planning

4/25/16

# Presentation Topics

- 1. Project Scope & Schedule (Jenn)**
- 2. Affordable housing – defined (Jenn)**
- 3. Housing Production Plan - defined (Judi)**
- 4. Draft Site Selection Criteria (Jenn)**
- 5. Instructions for participation exercise (Jenn)**

## Do you . . .

- A. Live in Brookline
- B. Work in Brookline
- C. Own property in Brookline but do not live or work here
- D. Other

## Are you . . .

- A. A Town Meeting Member
- B. Member of a town board or committee (not a TM Member)
- C. Town Employee
- D. Other

# Project Schedule



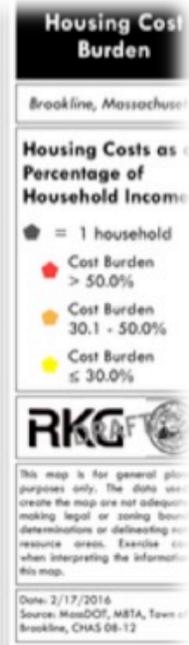
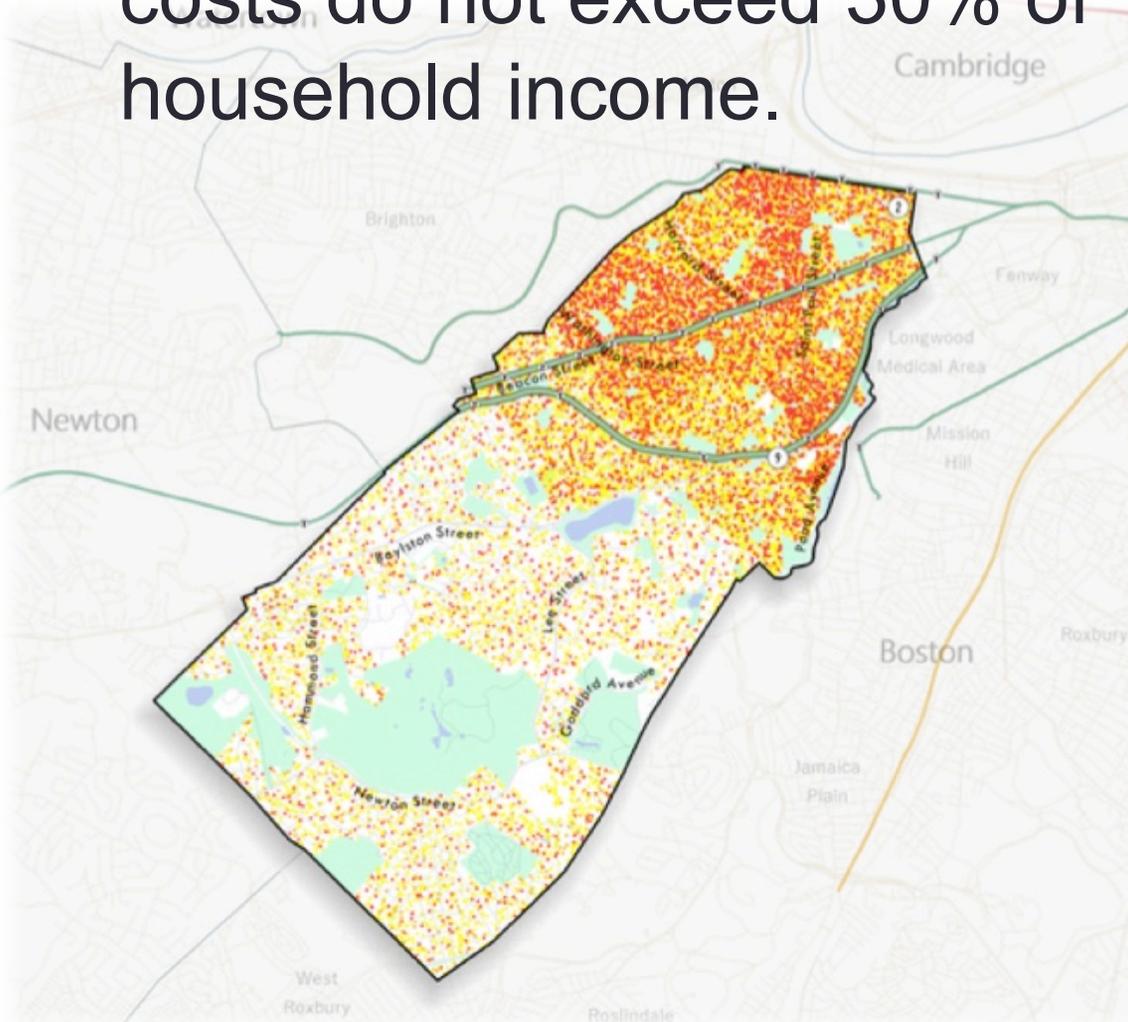
# AFFORDABLE HOUSING - DEFINED

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Jennifer Goldson, JM GOLDSON

# General definition

Housing is affordable when housing costs do not exceed 30% of household income.



**WHO IS SPENDING MORE THAN HALF OF THEIR INCOME ON HOUSING COSTS?**



Almost 1 of every 5 total households.



More than 1 of every 2 households with low/moderate-income.\*



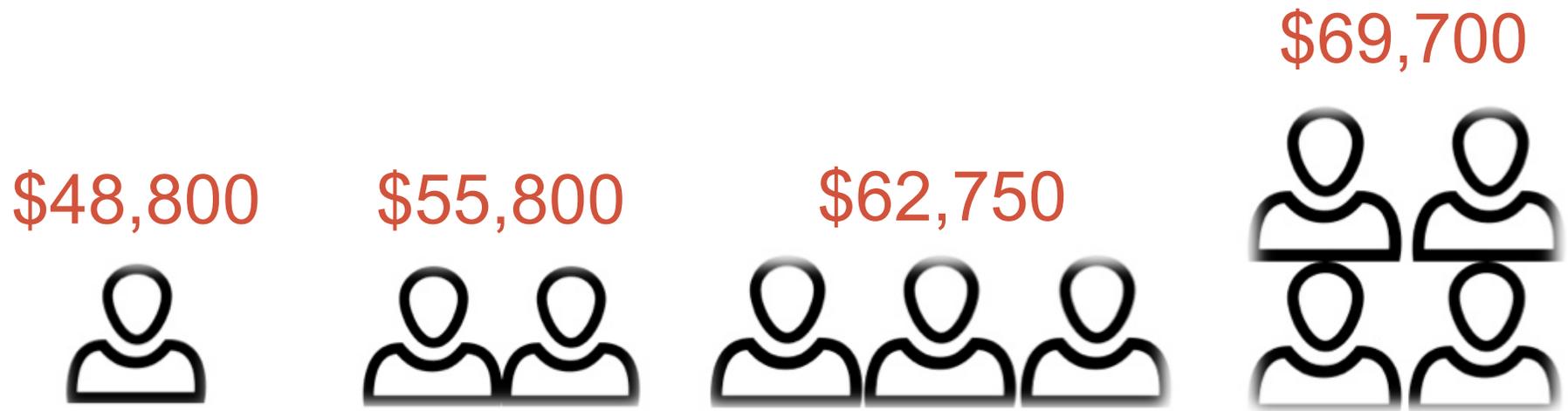
More than 3 of every 4 renter households with low/moderate-income.

# Affordable Housing Defined (40B)

Units that count on the state's Subsidized Housing Inventory, must meet four criteria:

1. Affordability restriction
2. 80% Area Median Income (more about this next)
3. Affirmatively and Fairly Marketed
4. Subsidizing Agency – through 40B Comprehensive Permit or as a “Local Action Unit”

**Low/moderate-income households** have incomes at or below 80% of area median income



Income limits vary by household size.

# What does affordable housing look like?

There is great variety.

Here are some Brookline examples:



# What is your primary purpose for being here tonight?

- A. Advocate for affordable housing production & preservation
- B. Ensure protection of neighborhood integrity
- C. Ensure protection of open space/natural resources
- D. Ensure vitality of commercial areas
- E. Gather information/learn about the project
- F. Other

# HOUSING PRODUCTION PLAN (HPP)

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Judi Barrett, RKG Associates, Inc.

## An HPP is . . .

A plan to develop and preserve housing that is

- a) Affordable for low/moderate-income households
- b) Eligible for the Chapter 40B Subsidized Housing Inventory (SHI)

# HPP “Must-Haves”

- Needs assessment
- Strategy to achieve 10%+
- Five-year action plan
- Framework for addressing:
  - Affordable housing
  - Affirmative fair marketing
  - Monitoring

206 +/- units (existing gap)

At least 131 LMI units per year

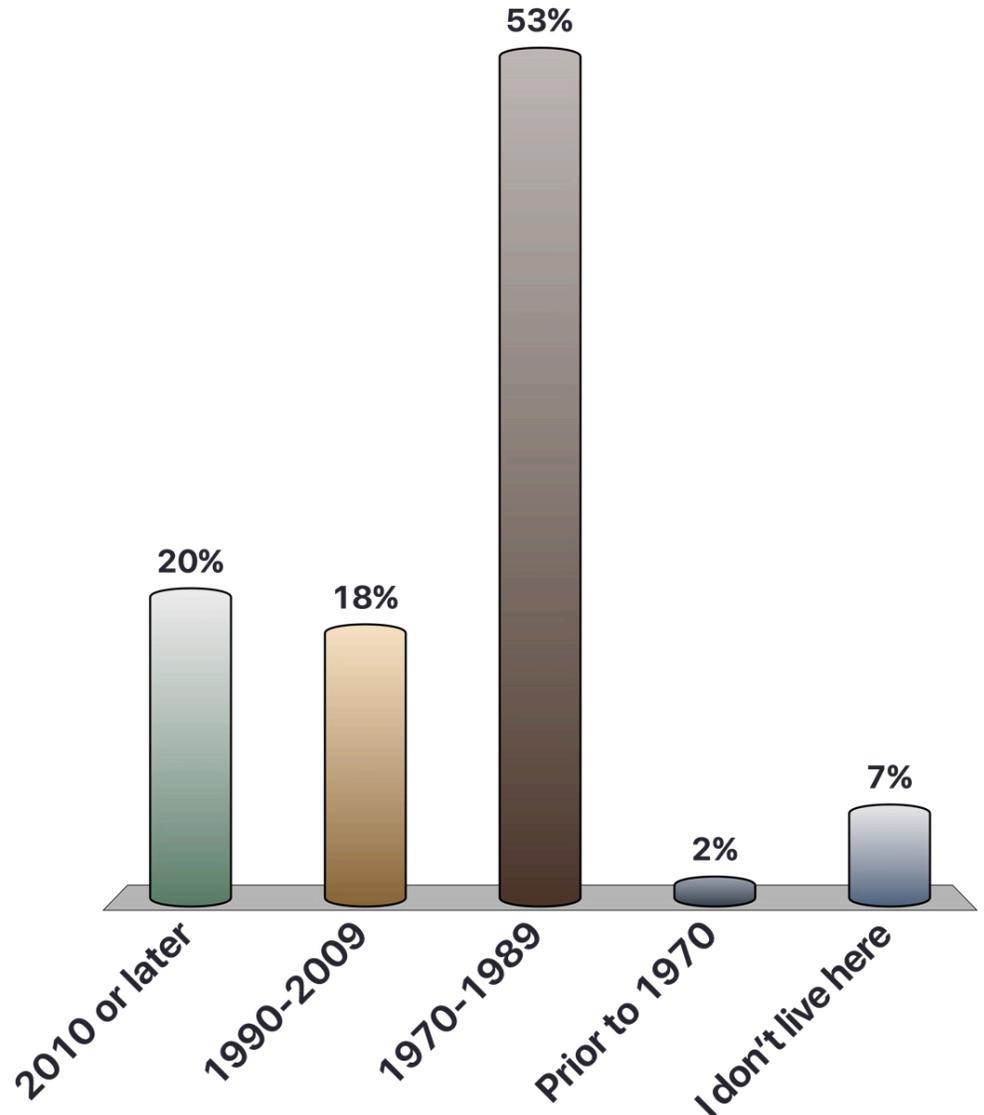
Many HPPs also address other local concerns. However, the overriding goal is production of Chapter 40B-eligible affordable housing for low/moderate-income households.

# Plan Approval and Certification

1. Plan must have both local and state approval
2. Then, if Town permits at least 131 SHI units in a calendar year, the HPP can be certified by the state
3. With a certified plan, the Board of Appeals has more authority to deny comprehensive permits.

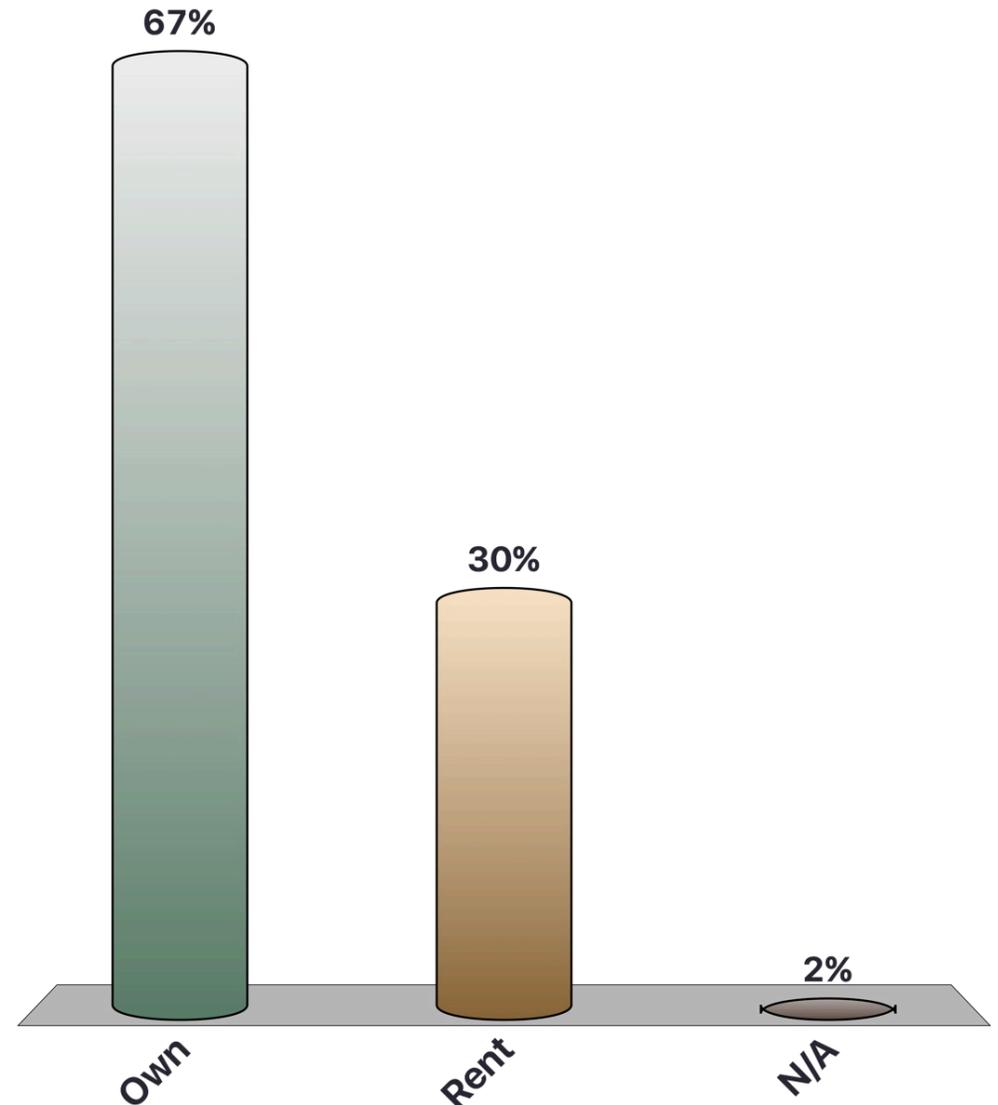
# When did you move to Brookline?

- A. 2010 or later
- B. 1990-2009
- C. 1970-1989
- D. Prior to 1970
- E. I don't live here



# Do you own or rent your home?

- A. Own
- B. Rent
- C. N/A



# DRAFT SITE SELECTION CRITERIA

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Jennifer Goldson, JM GOLDSON

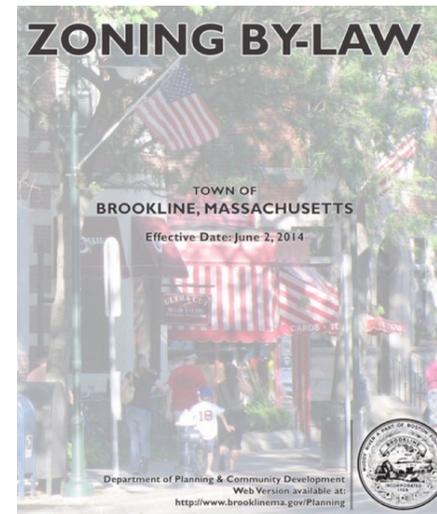
# PURPOSE OF SITE SELECTION CRITERIA

To identify sites that may be desirable for development 16+ mixed-income units in multi-unit or mixed-use buildings.

- New construction
- Rehab/repurposing existing buildings

# How will the criteria be used?

- June 1 community workshop: Learn what sites meet the draft criteria and discuss possible refinements
- Final criteria to identify priority sites for:
  - zoning amendments
  - overlay districts
  - “friendly” 40B proposals



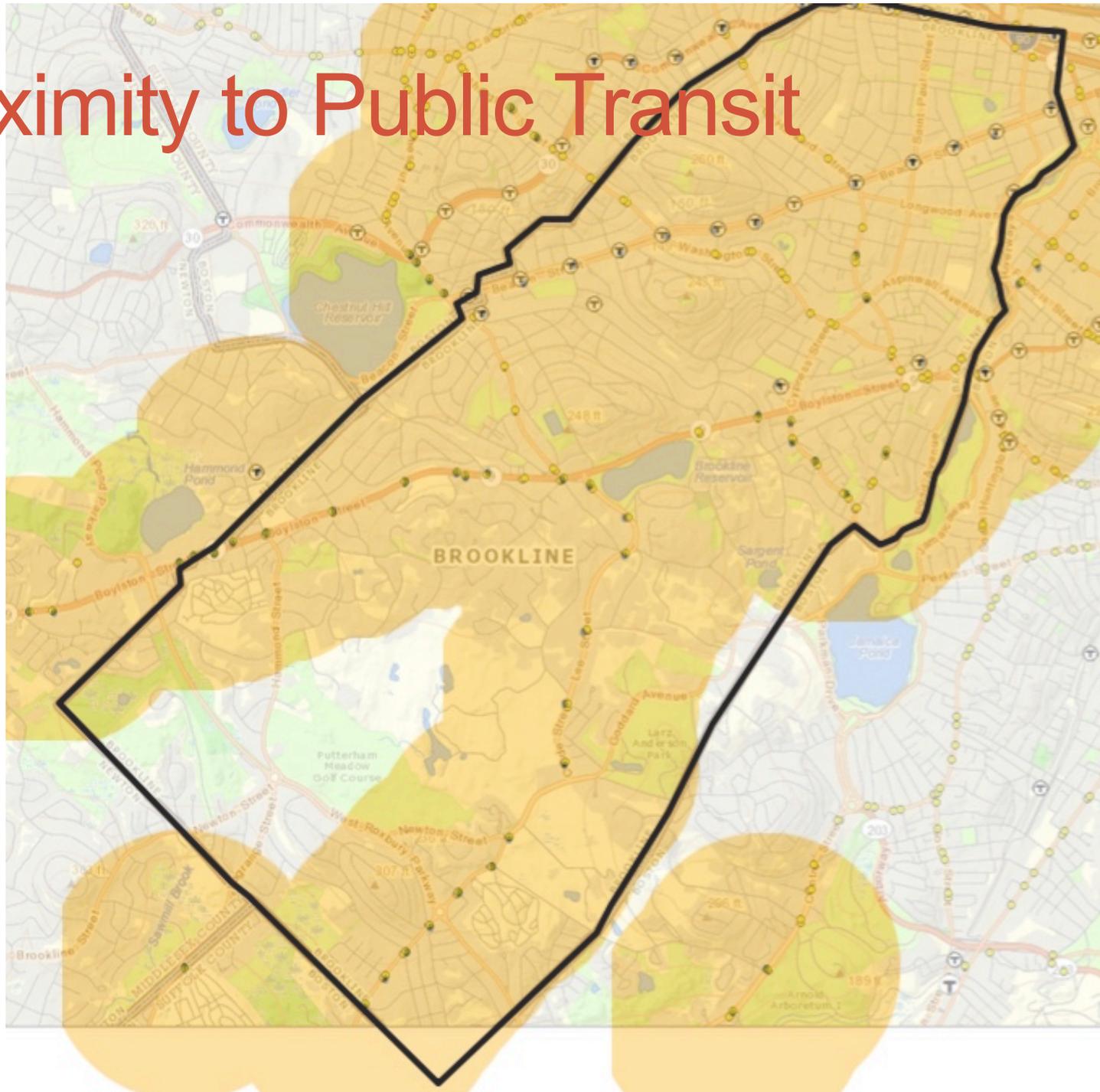
# DRAFT SITE SELECTION CRITERIA FORM

Use this form during the presentation to indicate your personal thoughts about the draft site selection criteria. You may submit this form to one of the facilitators at the end of the evening, if you would like. The purpose of the site selection criteria is to identify sites for potential production of mixed-income, multi-unit and/or mixed-use development of 16+ units.

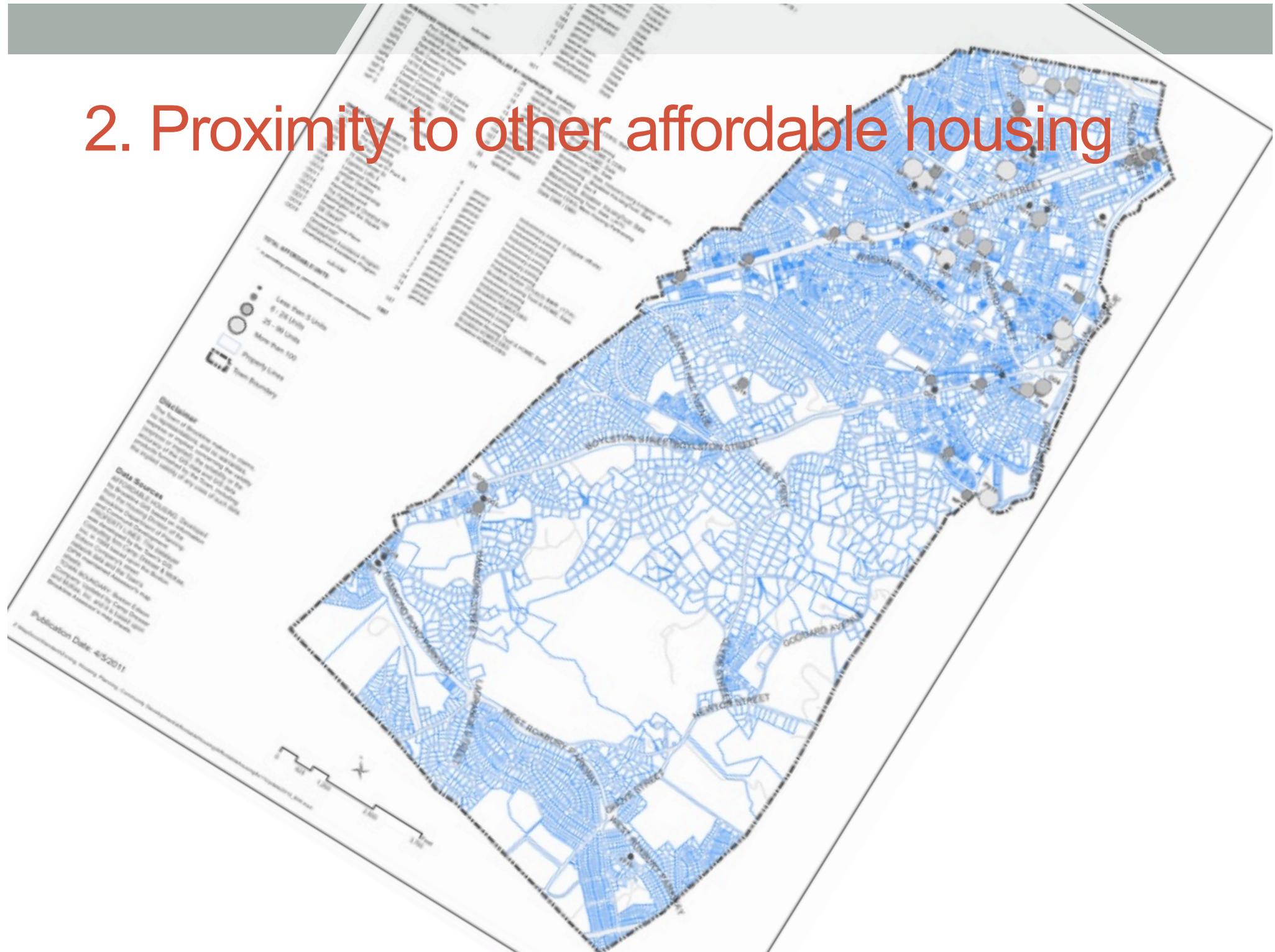
Using a scale of **0=not at all important** to **5=very important**, please rate the following draft criteria and explain your ranking.

		Site Selection Criteria	Rate 0-5 (or no opinion)	Explain why
<b>Proximity</b>	1	Within 10-minute walk (1/2 mile) of public transit (including bus stops).		
	2	Not within 5-minute walk (¼ mile) of 50+ units of affordable housing.		
	3	Within 10-minute walk (½ mile) of shopping, restaurants, or services.		
	4	Within 10-minute walk (½ mile) of parks, playgrounds, or other public open space.		
	5	Within ¼ mile of 2+ local school district boundaries to allow for redistricting to respond to changing enrollment patterns.		
<b>Neighborhood Characteristics</b>	6	Comparable form (size and scale) of buildings in immediate neighborhood (1/4 mile).		
	7	Comparable use - multi-unit and/or mixed-use - in immediate neighborhood (1/4 mile).		
	8	Multi-unit and/or mixed-use permitted by right or by special permit in current zoning district.		

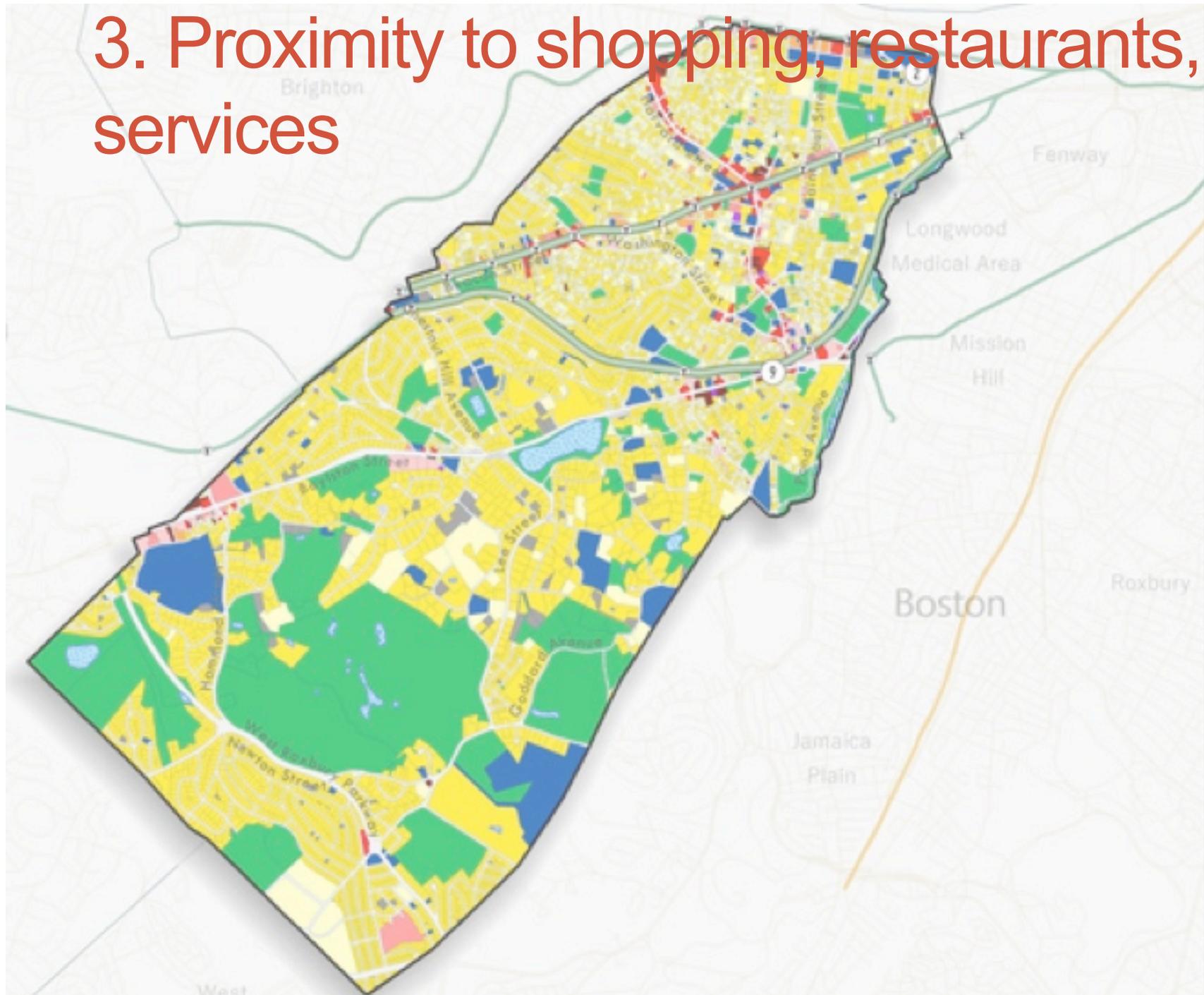
# 1. Proximity to Public Transit



## 2. Proximity to other affordable housing



# 3. Proximity to shopping, restaurants, services



- Residential (1-3 units)
- Multifamily or Congregational
- Mixed Use
- Restaurant/Retail
- Auto Centric
- Office/Bank
- Other Commercial
- Industrial
- Institutional/ Non-Profit/ Religious Organization
- Open Space
- Vacant Land
- Water



This map is for general plan purposes only. The data used to create the map are not adequate for making legal or zoning board determinations or delineating resource areas. Exercise care when interpreting the information on this map.

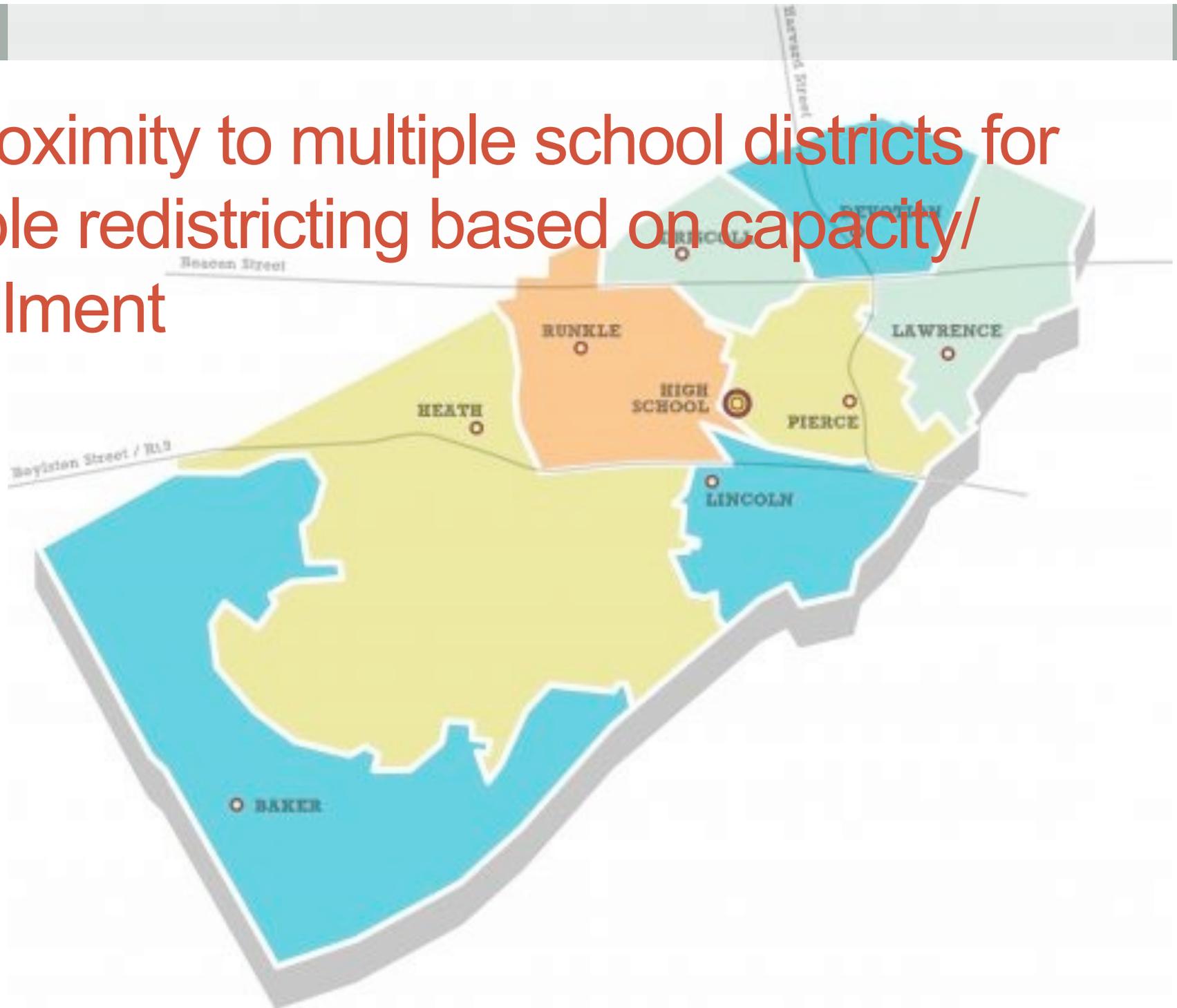
Date: 2/17/2016  
Source: MassDOT, MBTA, Town of Brookline



## 4. Proximity to parks and open space



# 5. Proximity to multiple school districts for flexible redistricting based on capacity/enrollment



# 6-8. Neighborhood Characteristics

Comparable: a) form (size/scale); b) use; c) zoning

*Good design and site planning can blend new construction with context of neighborhood by creating transitions.*



Olmstead Hill



Kendall Crescent



St. Paul Crossing

# 9. Site Characteristics

Previously developed, underutilized sites



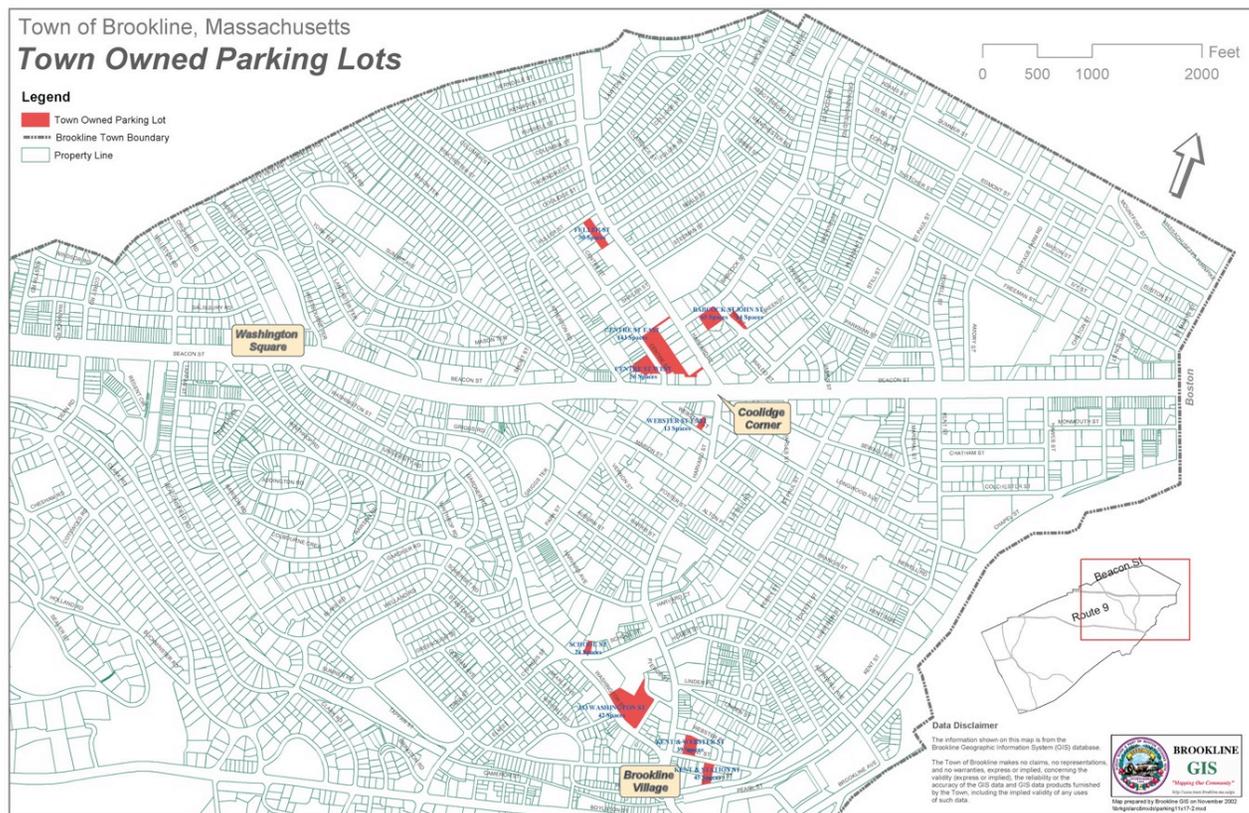
# 10. Site Characteristics

Historic resources with opportunity for preservation and reuse (not demolition)



# 11. Site Characteristics

Surface parking lots – public and/or private



# 12. Site Characteristics

Larger houses for conversion to multi-units



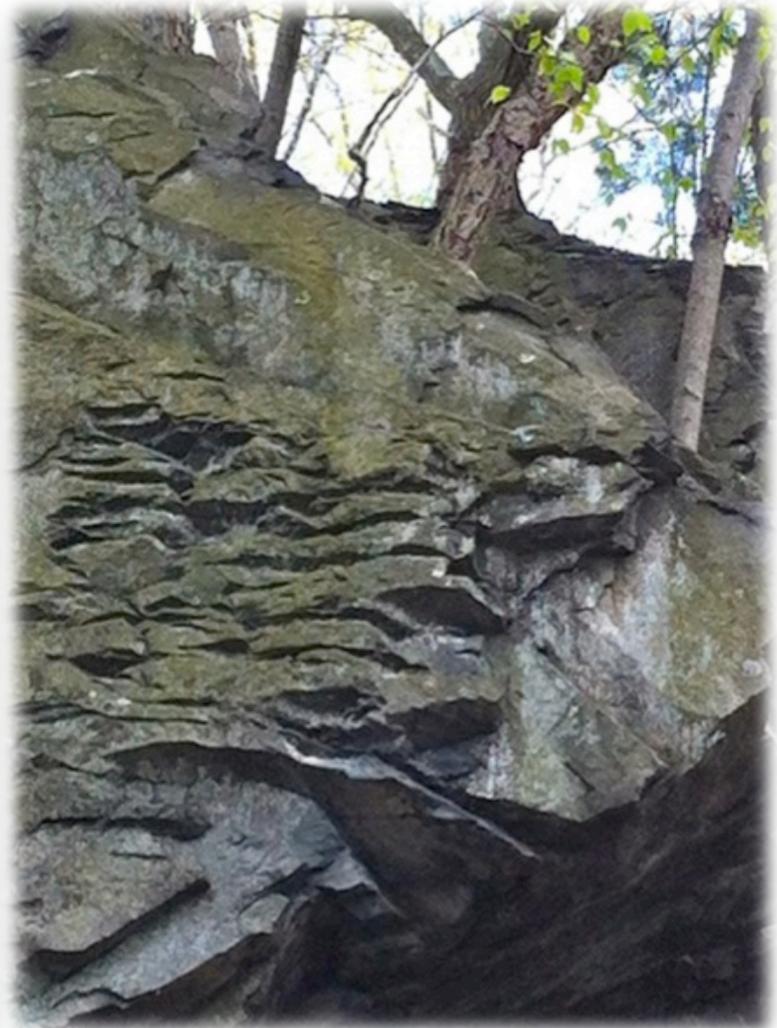
# 13-15. Site Characteristics

Minimal value as open space or buffer areas; minimal impact on natural or environmental features

## OPEN SPACE 2010



Open Space and Recreation Plan  
for the  
Town of Brookline



# INSTRUCTIONS FOR PARTICIPATION

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We want your feedback on the draft site selection criteria



**Consultant team and Town staff/  
committee members should head to their  
tables now, please.**

# Small Group Discussion Format

Rate the draft site selection criteria

1=not at all important

5=very important

# Small Group Discussion Format

- Group agreement is not necessary.
- Please summarize the key points raised in your group's discussion.
- Also discuss ideas for additional criteria to consider.

# Report-outs

In 60 minutes, we will reconvene in the auditorium to hear report-outs from each group.

Thank you!

