

BROOKLINE HOUSING PRODUCTION PLAN 2016: DEVELOPING LOCAL STRATEGIES

Presented by planning consultants:

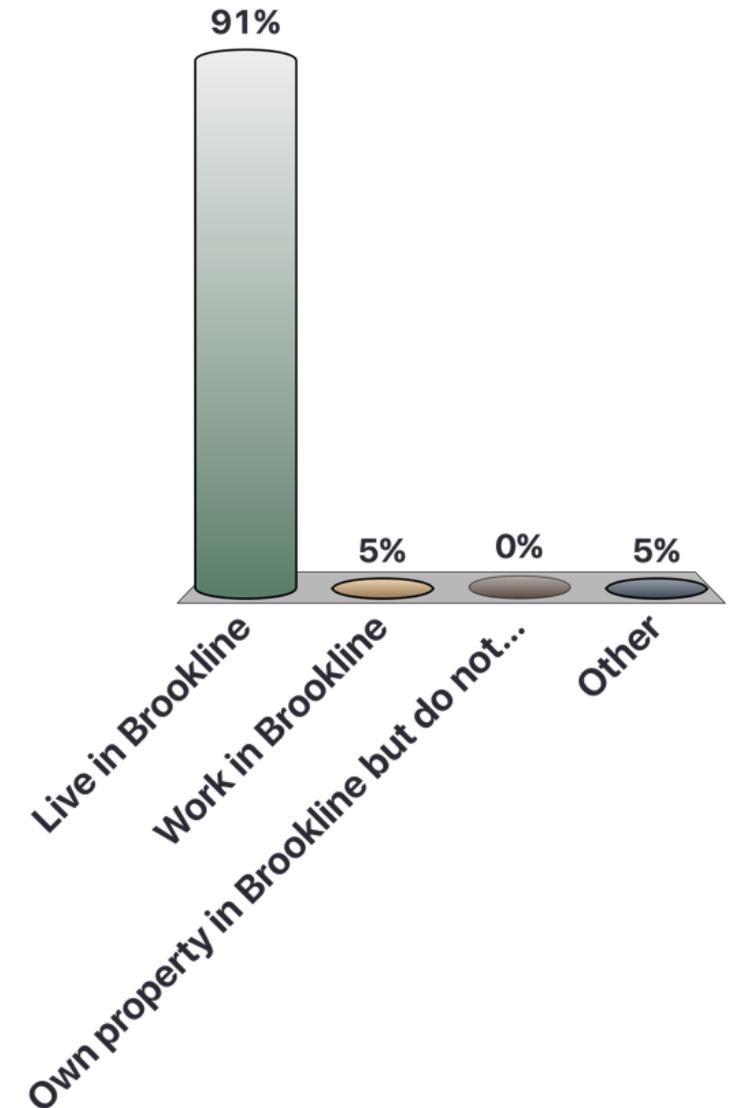
Judi Barrett, RKG Associates, Inc.

Jennifer Goldson, JM GOLDSON community preservation + planning

6/20/16

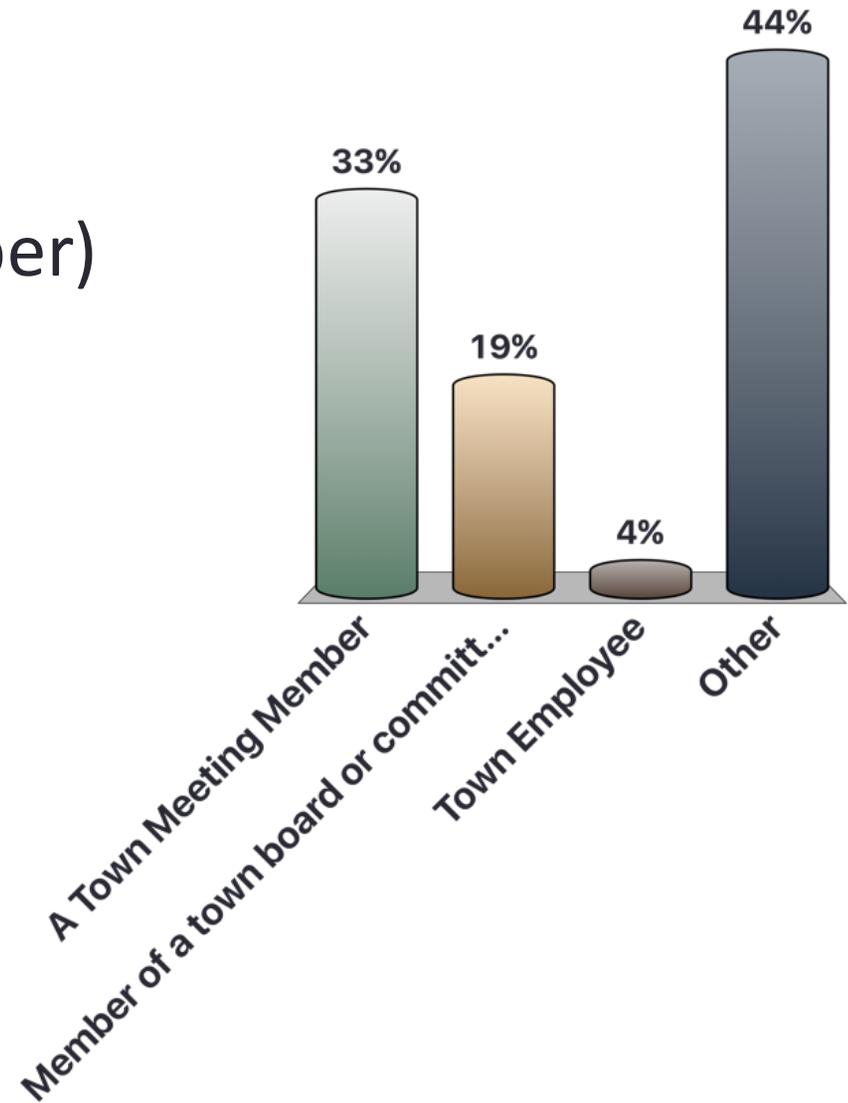
Do you . . .

- A. Live in Brookline
- B. Work in Brookline
- C. Own property in Brookline but do not live/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 & HOUSING PRODUCTION PLANS

Judi Barrett, RKG Associates, Inc.

General definition of affordable housing

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

Costs do not exceed 30% of income



Almost 1 of every 5 total households.



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



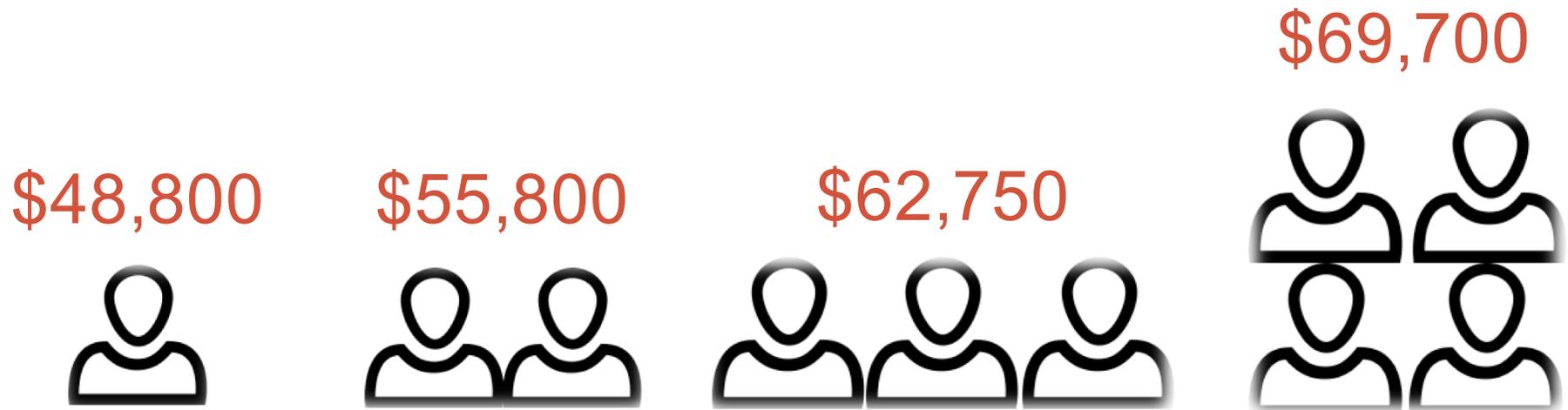
More than 3 of every 4 renter households with low/moderate-income.

40B Definition of affordable housing

Must meet four criteria:

1. Affordability restriction
2. 80% Area Median Income (more about this next)
3. Affirmatively and Fairly Marketed
4. Subsidizing Agency

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?

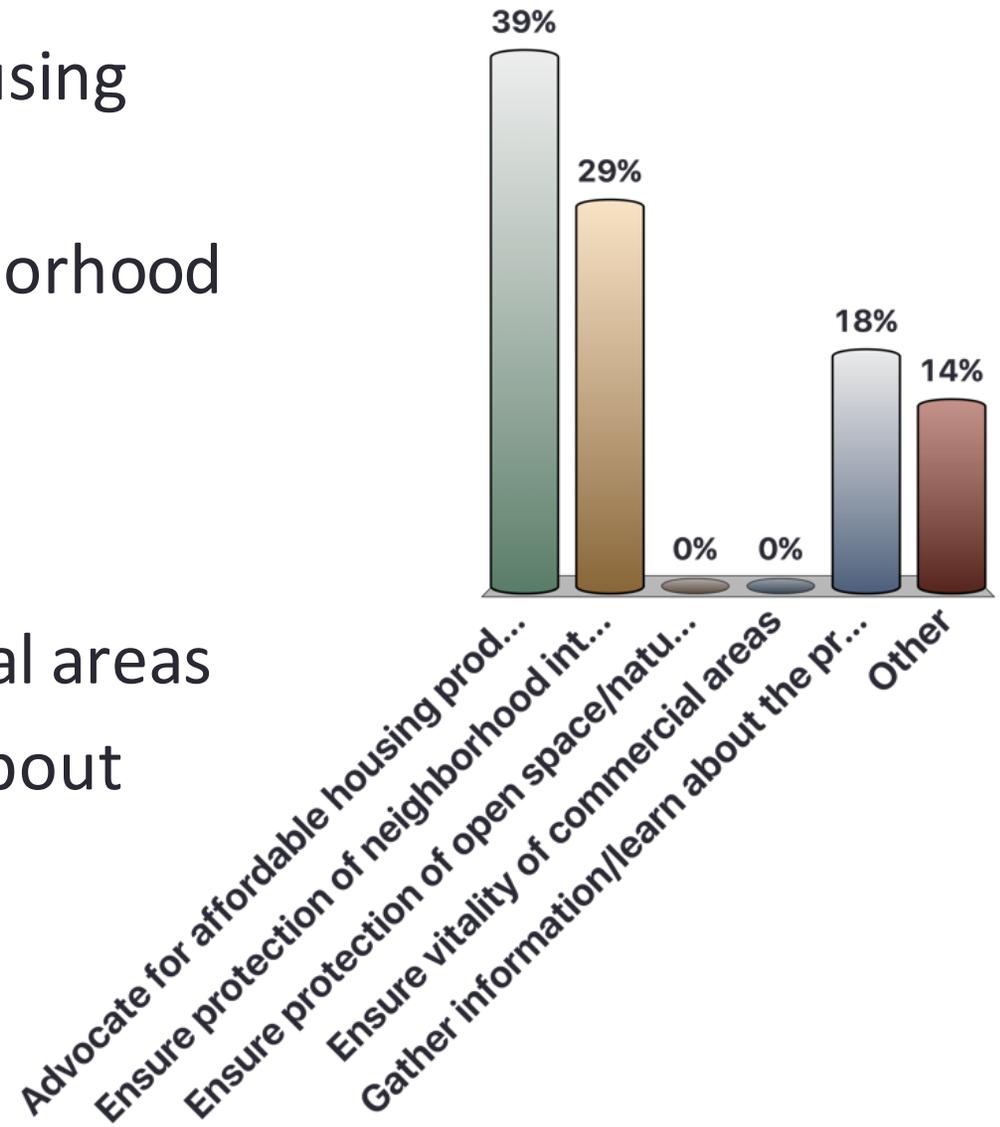
There is great variety.

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



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

367 +/- units (existing gap)

At least 131 LMI units per year

Many HPPs also address other local concerns.

STRATEGY IDEAS FOR TONIGHT'S CONSIDERATION

Judi Barrett, RKG Associates, Inc.

Strategy Categories

1. Regulatory
2. Resource Allocation
3. Education & Advocacy
4. Local Policy & Planning

REGULATORY #1

Amend zoning in areas that correspond to the site selection analysis to encourage multi-family or mixed-use development, for example:

- Allow mixed-use
- Increase allowed units/acre, height, and Floor Area Ratio (FAR)
- Reduce minimum parking requirements

Current zoning:

- Mixed use is not explicitly included as an allowed use
- M-0.5 and M-1.0 minimum per unit lot size for multi-family
- Multi-family maximum height ranges 35' to 50'
- Multi-family maximum FAR ranges 0.5 to 2.5
- Minimum two parking spaces per unit required in all districts

REGULATORY #2

Amend zoning to provide more incentives to create affordable units beyond the minimum required by Inclusionary Zoning.

Current zoning for public benefit including affordable housing above otherwise required

- ZBA can permit FAR increase of 30% or 20%
- Only applies to districts with 1.5 FAR or greater
- Only applies to lots of at least 20,000 s.f.

(Inclusionary Zoning requires 15% affordable for 6+ units.)

REGULATORY #3

Adopt Zoning Overlay Districts that correspond to site selection analysis or for specific redevelopment sites to encourage multi-family or mixed-use development with affordable housing

(e.g., 40R Smart Growth Zoning district(s) or local overlay districts)

REGULATORY #4

Amend zoning to encourage more variety of housing types

(e.g., micro-units, artists live/work, accessory dwelling units)



MICRO UNITS



ACCESSORY APARTMENTS

REGULATORY #5

Promote use of 40B on appropriate sites for development/redevelopment (as correspond to the site selection analysis)

RESOURCE ALLOCATION #1

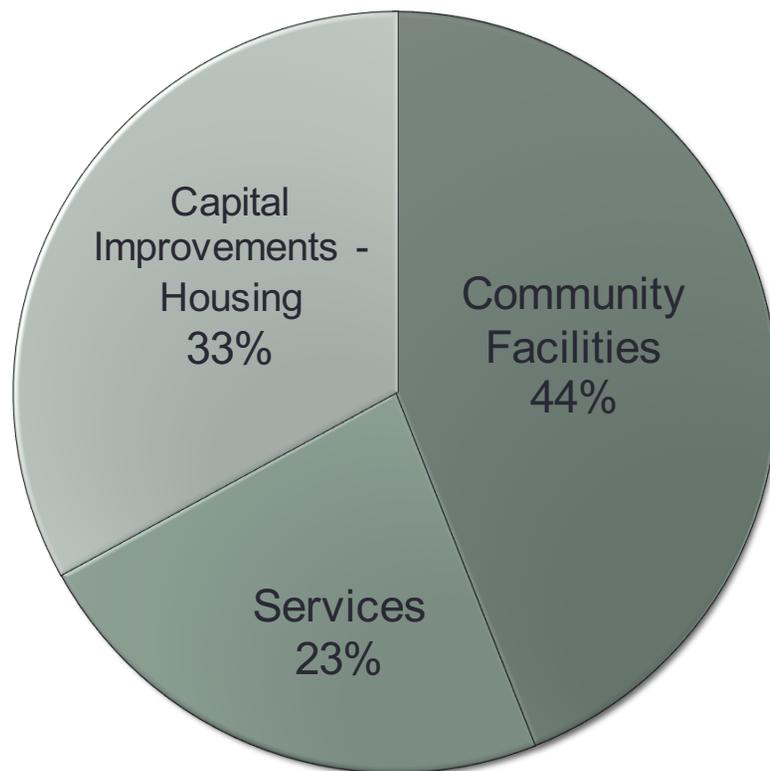
Direct local funds to increase # of affordable units in proposed developments (less market rate units)

RESOURCE ALLOCATION #2

Direct local funds and staff time to preserve long-term affordability of existing affordable units with expiring restrictions

RESOURCE ALLOCATION #3

Direct greater portion of federal CDBG funds to create affordable housing



RESOURCE ALLOCATION #4

Expand local funds available for creation and preservation of affordable housing

For example:

- Examine free cash and inclusionary zoning cash payment policies
- Adopt linkage fees for new commercial development
- Adopt the Community Preservation Act
- Examine options for special assessment or property tax incentives

EDUCATION & ADVOCACY #1

Develop a comprehensive housing education plan, and partner with community groups to promote broader and deeper community understanding about local affordable housing needs and issues.

The plan could include regular forums, use of social media, cable TV show, newsletters/publications, as well as tours and case studies of successful development projects.

EDUCATION & ADVOCACY #2

Create part-time Town Housing Assistance Coordinator position to be the point of contact for people in need of housing assistance or experiencing discrimination.

EDUCATION & ADVOCACY #3

Hold regular first-time homebuyer classes.

EDUCATION & ADVOCACY #4

Hold Fair Housing Trainings for landlords, realtors, local banks, town officials and employees, tenants.

EDUCATION & ADVOCACY #5

Conduct focus groups for Town Meeting members about affordable housing needs, policies, programs, initiatives, and financing.

LOCAL POLICY & PLANNING #1

Undertake a strategic asset plan to consider which town-owned properties could be the highest priorities for development of affordable housing as weighed against other town needs.

LOCAL POLICY & PLANNING #2

Work with the Parks and Recreation Department to determine if any portions of parks/recreation properties could be suitable for housing.

With recognition that there could be various approvals at the town and state level needed to release any parks/rec land for development.

LOCAL POLICY & PLANNING #3

Support Brookline Housing Authority to promote additional affordable housing development.

Could include transfer of existing town-owned property for BHA development.

LOCAL POLICY & PLANNING #4

Seek partnerships with employers to promote employer-assisted housing (such as in the Longwood area) – this could include additional transportation options.

LOCAL POLICY & PLANNING #5

Continue to nurture partnerships with development organizations to help foster affordable housing development.

INSTRUCTIONS FOR PARTICIPATION

We want your feedback on the draft strategies

**Project team - please head to the other
other room:**

Linda

Roger

Virginia

Jahangir

Rotating discussion groups



Objective:

Work together to consider each strategy.

Use of Results:

Help the project team determine what strategies to consider including in the plan.

Discussion Guidelines:

1. We will listen to others & respect all points of view
2. We will adhere to time limits (brevity will be critical)
3. Everyone speaks once before anyone speaks twice
4. Agreement is not necessary

Exercise Design and Schedule

Four Rounds - 20 minutes each

You will discuss each of the strategy categories by rotating.

Start at any table your assigned room (more about that in a moment).

Move to the next table in alphabetical order when Judi/Jenn indicates.



Exercise Instructions

Discuss and rate each draft strategy:

Very Important

Somewhat Important

Not Important

No Opinion

Explain why your group chose these ratings.
What key points were made during the discussion?

Group assignments

Stay in this room.

Hello
my name is



Go to the other room.

HELLO
My name is



Report-outs

In 80 minutes, we will reconvene in this room to hear report-outs from each group.

Thank you!

