



Urban Renewal: Case Examples

February 13, 2023



Why Does an Urban Renewal Extension Matter Today?

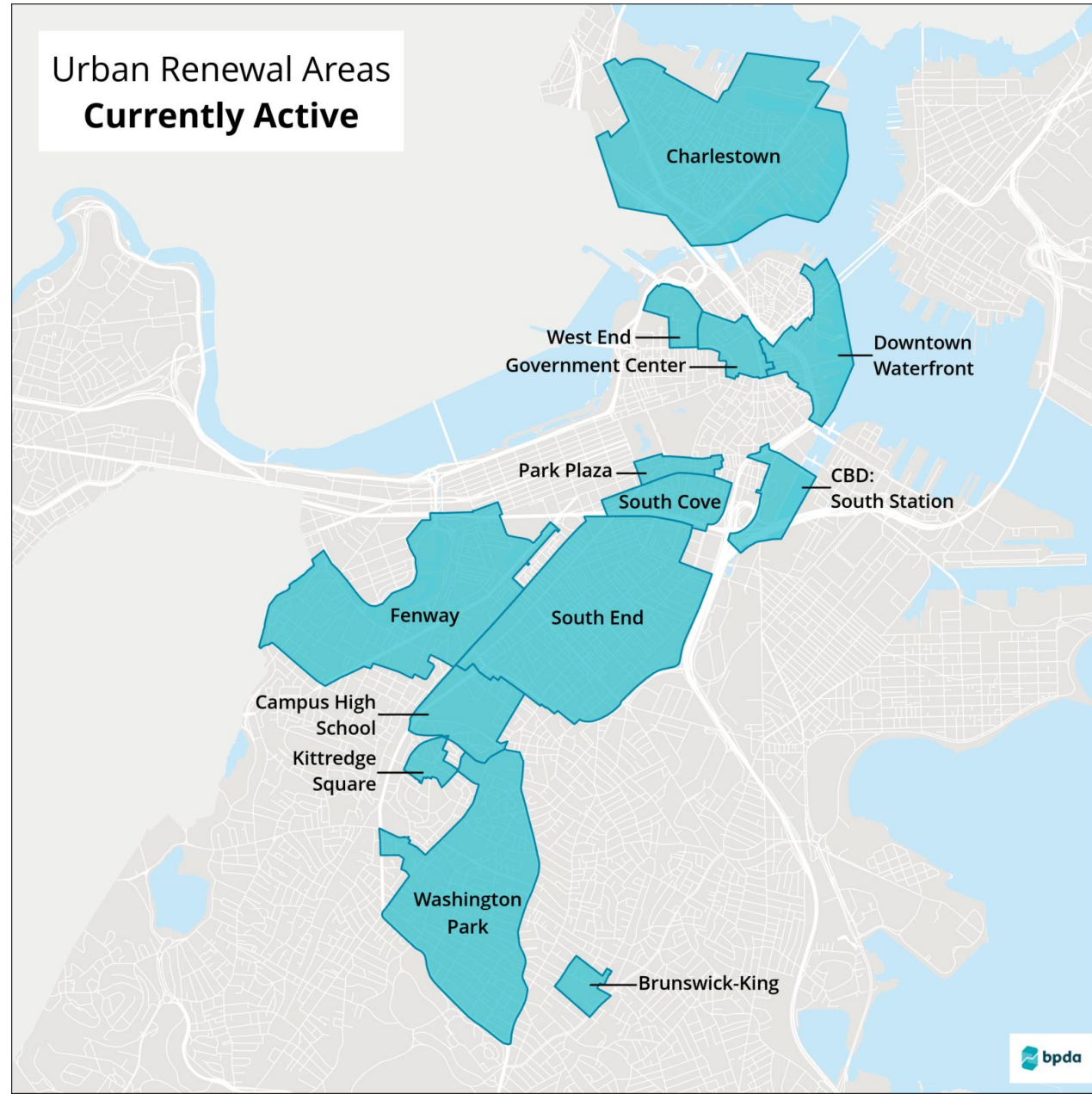
- It is important to acknowledge the impacts of Urban Renewal, especially in Roxbury, South End and West End, where the policy has earned its poor reputation.
- Today, Boston's remaining Urban Renewal Plans protect over half a century's worth of important land covenants across the City.
- With the expiration of the Plans, the majority of these LDA protections would be irreversibly lost.
 - While many LDAs are lost immediately, others will expire gradually over the coming decades



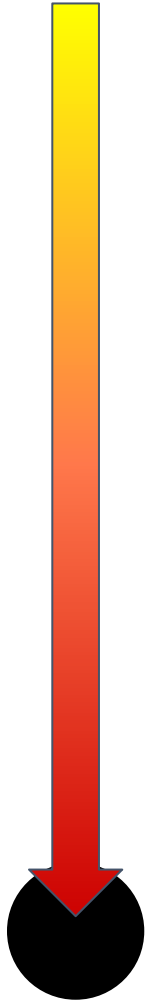
Overview of UR Sunsetting Impact Analysis

In response to City Councilor feedback, the BPDA team spent the last several months researching, assessing, and quantifying the impacts of the approaching Urban Renewal Sunset, in accordance with the 2022 Sunset Plan.

The overall analysis illustrates the total outcome of losing Urban Renewal use restrictions, currently protected via Land Disposition Agreements (“LDAs”)



Expected Timeline



April 22, 2022: 11 Month Extension (Approved)

May 2022 – January 2022: Impact analysis

February 13, 2023: City Councilor Meeting

February 14, 2023: DHCD Notice

February 14 – March 16, 2023: City Council and Mayoral approval for Extension

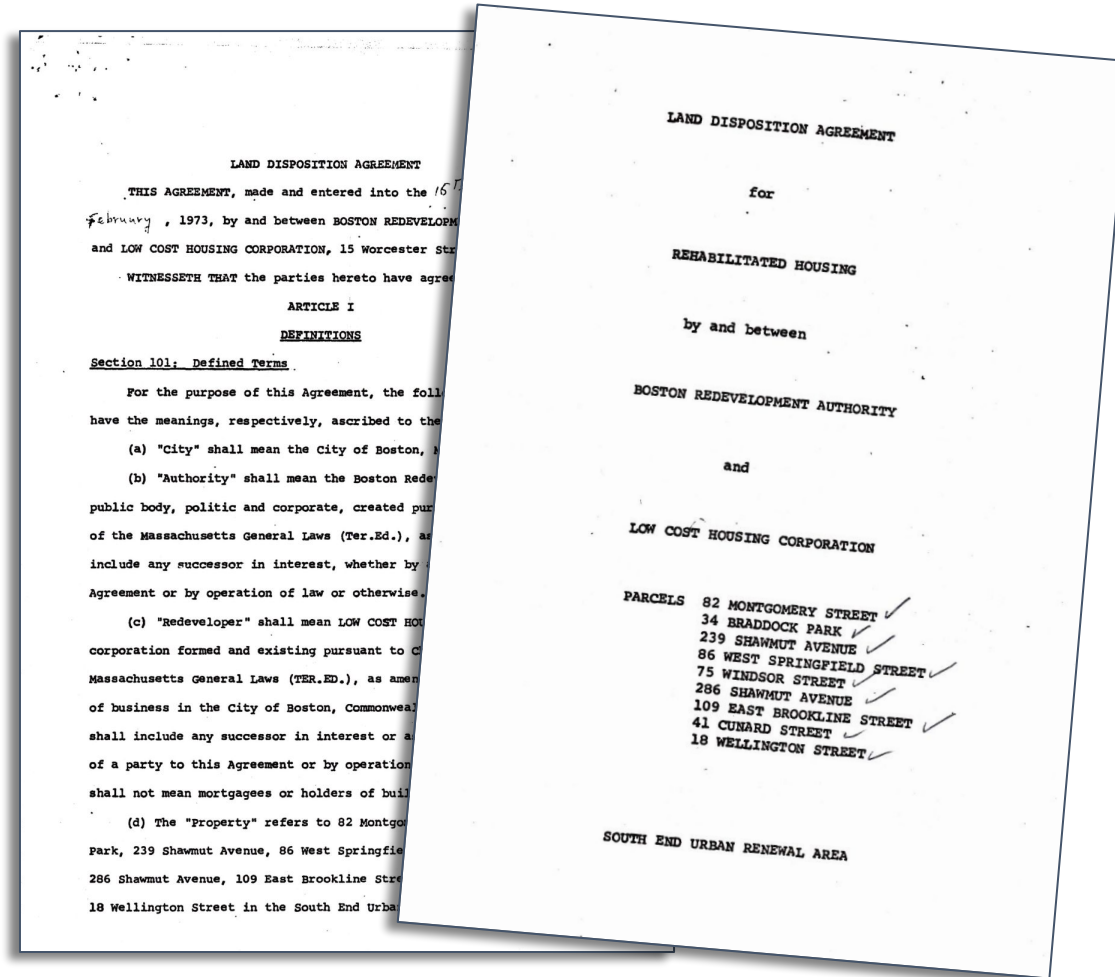
March 16, 2023: BPDA Board Vote (final proposal)

March 17 – 24, 2023: DHCD File Final Proposal (approval required)

March 31, 2023: Urban Renewal Plans sunset (if no action taken)

Land Disposition Agreement: Overview

- What is an LDA?
 - A **Contract/Covenant** between buyer and seller regarding use of land and additional covenants, often filed alongside Deeds
 - LDA are meant to represent public interest and community leverage over large impact projects with including restrictions protecting
 - **Income Restrictions**
 - **Elderly Preference**
 - **Open Space Restrictions**
 - **Community Use Protections**
- The Urban Renewal team has focused on **quantifying LDA's** to summarize the impacts on sunseting Urban Renewal.
- LDAs are an extension of the Urban Renewal Plan, with a majority of LDA expirations tied directly to the Plan's sunseting



LDA Total Counts

Total LDAs by Use	LDA Totals*	Expires Before 2030	Expires 2030-2060
Total LDAs	832 LDAs	667	136
Residential LDAs	475	367	103
Residential UNITS	20,530	12,742	7,760
Parking-related LDAs	181	125	49
Commercial LDAs	198	161	34
Utility/Government LDAs	18	18	0
Community/Institutional LDAs	55	38	12
Open Space LDAs	230	194	31
<i>Total LDA Square Feet</i>	<i>33.8M</i>	<i>22.4M</i>	<i>8.1M</i>

*Represents # of LDAs unless otherwise stated

Income Restriction: *Citywide Overview*

The end of Urban Renewal will put many Income Restricted units at risk over the upcoming decades.

Below is our evaluation of LDAs with external 3rd Party covenants.*

LDAs can help the City enforce and renegotiate affordability.

Total LDAs with Income Restricted Units	154 LDAs
Total IR Units	~11,748 units
“At Risk” before 2030	~1,399 units
“At Risk” between 2030-2040	~2,529 units
“At Risk” 2040 and Later	~3,383 units
No Risk (e.g., BHA Units)	~4,437 units

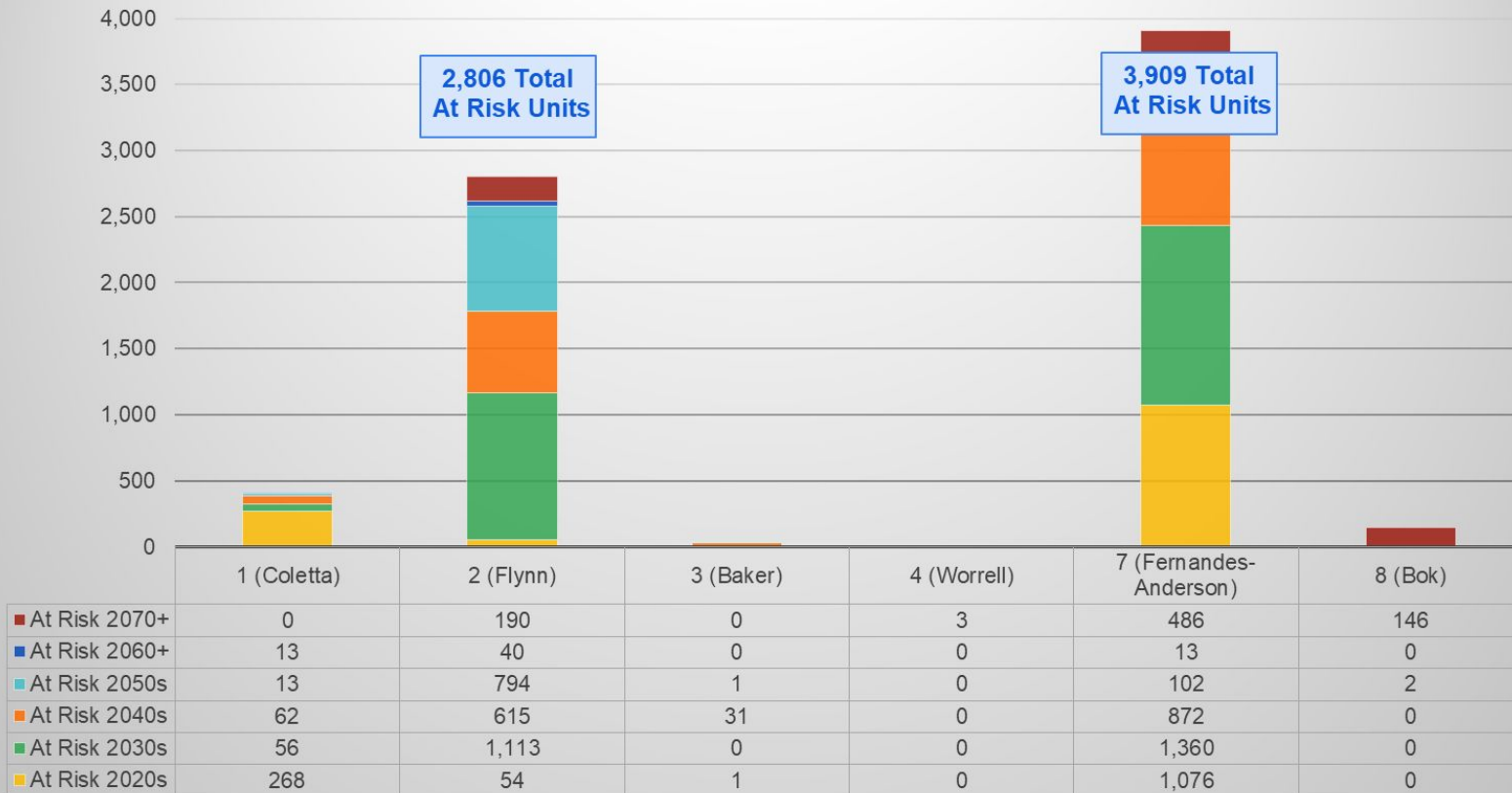
*External unit protections are tracked via the Mayor’s Office of Housing

Income Restrictions: *At Risk*

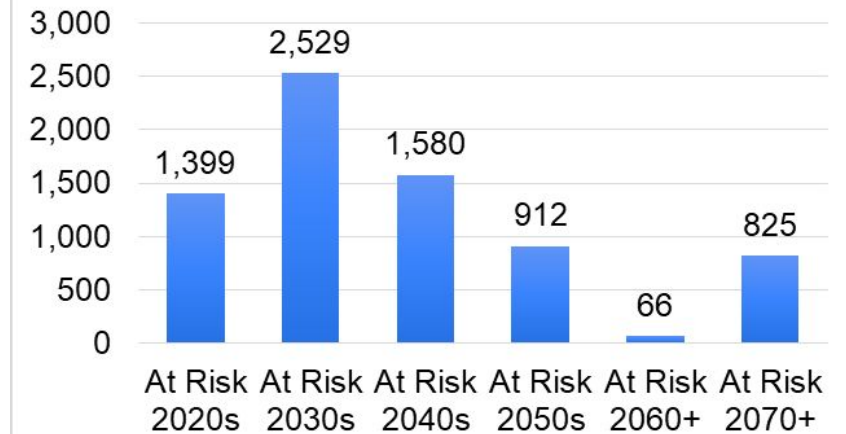
Sunsetting Urban Renewal will put a number of Income Restricted (“IR”) units at risk.

The dates below show the decade of risk based on the *latest expiration* of either LDA or any 3rd party protection.

**Income Restricted Units with LDAs & Decade At Risk:
By Council District**

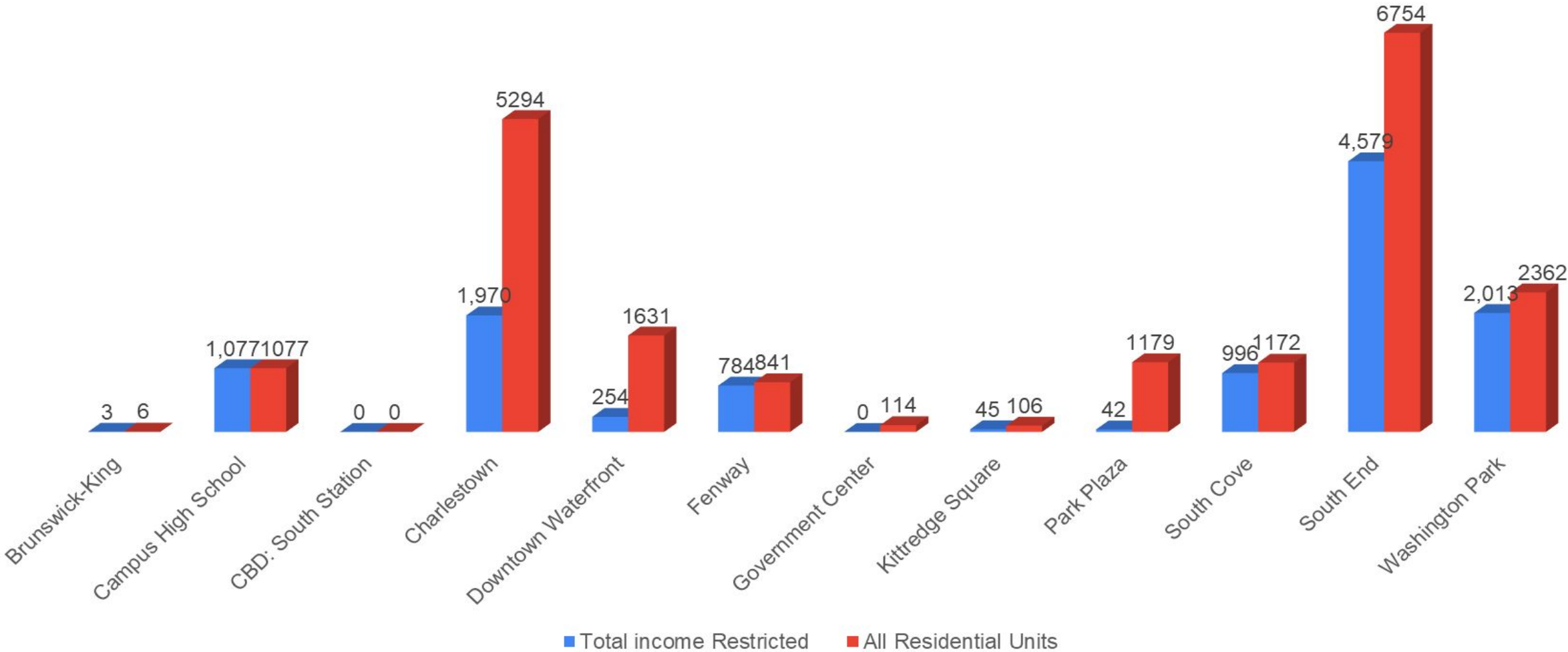


IR Units by Decade At Risk



Income Restricted: *At Risk*

Residential and Income Restricted Units by Urban Renewal Plan Area



Income Restricted: Case Study

- UR Parcels RC-4 and RC-5
 - 18,919 sq ft.
 - Located at 705-725 Concord Street in the South End neighborhood
- LDA 302(a) states:

"The Property shall be used for the construction of dwelling units for low and moderate income families and supporting facilities..."
- The Project contains 144 one-bedroom, 27 two-bedroom, 8 three-bedroom, and 1 four-bedroom units.
- Staggered Expirations
 - LDA expires at the end of the South End UR Plan
 - MOH-tracked 3rd party affordability expires in 2038.
- Approved for a U* District Overlay in 1973

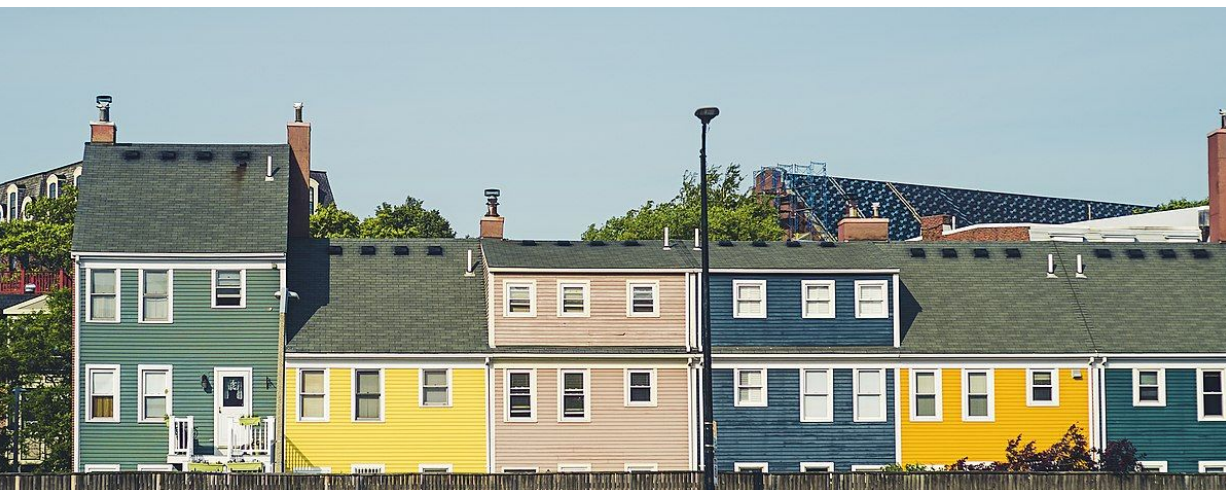


RC-4 + RC-5: The Concord Houses, South End

Income Restricted: *Similar Examples*



R-2: *Tai Tung Village, Chinatown*



C-2A-1: *Main Street Townhouses, Charlestown*



131A: *Cox Building, Lower Roxbury*

Senior Preferences: *Citywide Overview*

LDAs protect Senior Preference in units with and without Income Restrictions. The expiration of the LDA would eliminate the ability to ensure these units remain Senior-protected.

Total Senior Preference LDAs	~13 LDAs
Total Senior Units	~1,734 units
⇒ District 1	~417 units
⇒ District 2	~560 units
⇒ District 6	~165 units
⇒ District 7	~592 units
Senior Units Expiring by 2030	~1,614 units
Senior Units Expiring by 2040	~120 units

Elderly Preference: *North End Elderly Case Study*

- UR Parcel C-2-42A
- Located in the North End neighborhood at 70 Fulton Street
- Creation of 100 elderly units
- Authority conveyed Parcel in 1997 to North End Community Health Committee
- LDA 302(a) states:
 - *"The Property shall be used to construct thereon a low and moderate income housing development with preference for the elderly and supporting retail facilities..."*
- Staggered Expirations
 - LDA expires at end of the Downtown/Waterfront UR Plan
 - Affordability expires in 2048
- Besides the LDA, no other restrictive covenants (including underlying zoning and 3rd party affordability agreements) specify a "preference for the elderly"



NORTH END WATERFRONT.COM
News & Views for Boston's North End & Waterfront

HOME ABOUT ARCHIVES CONTACT NEWSLETTER CALENDAR "SUBMIT A POST"

Health & Environment Neighborhood Life

North End Nursing Home Hearing at Boston City Council Brings All Parties to the Table

By Matt Conell - Wed, Sep 14, 2016

Officials and residents packed the Boston City Council chamber on Tuesday night, yet the operator of the North End Nursing Home said it still plans to close down the 140-bed facility in about a year.

For its part, the **Boston Redevelopment Authority** confirmed that restrictions on the property, designated under urban renewal, must be used for a nursing home and the BRA does not intend to relax those restrictions.

Armed with signs, residents packed the Boston City Council chamber for the hearing on the fate of the North End Nursing Home.

Senior Preferences: *Similar Examples*



NY-4 (3I): Bricklayers Building, Charlestown



R-4B: Smith House, Lower Roxbury



5B + 9B: Symphony Plaza East & West, Fenway/Back Bay

Open Space: *Citywide Overview*

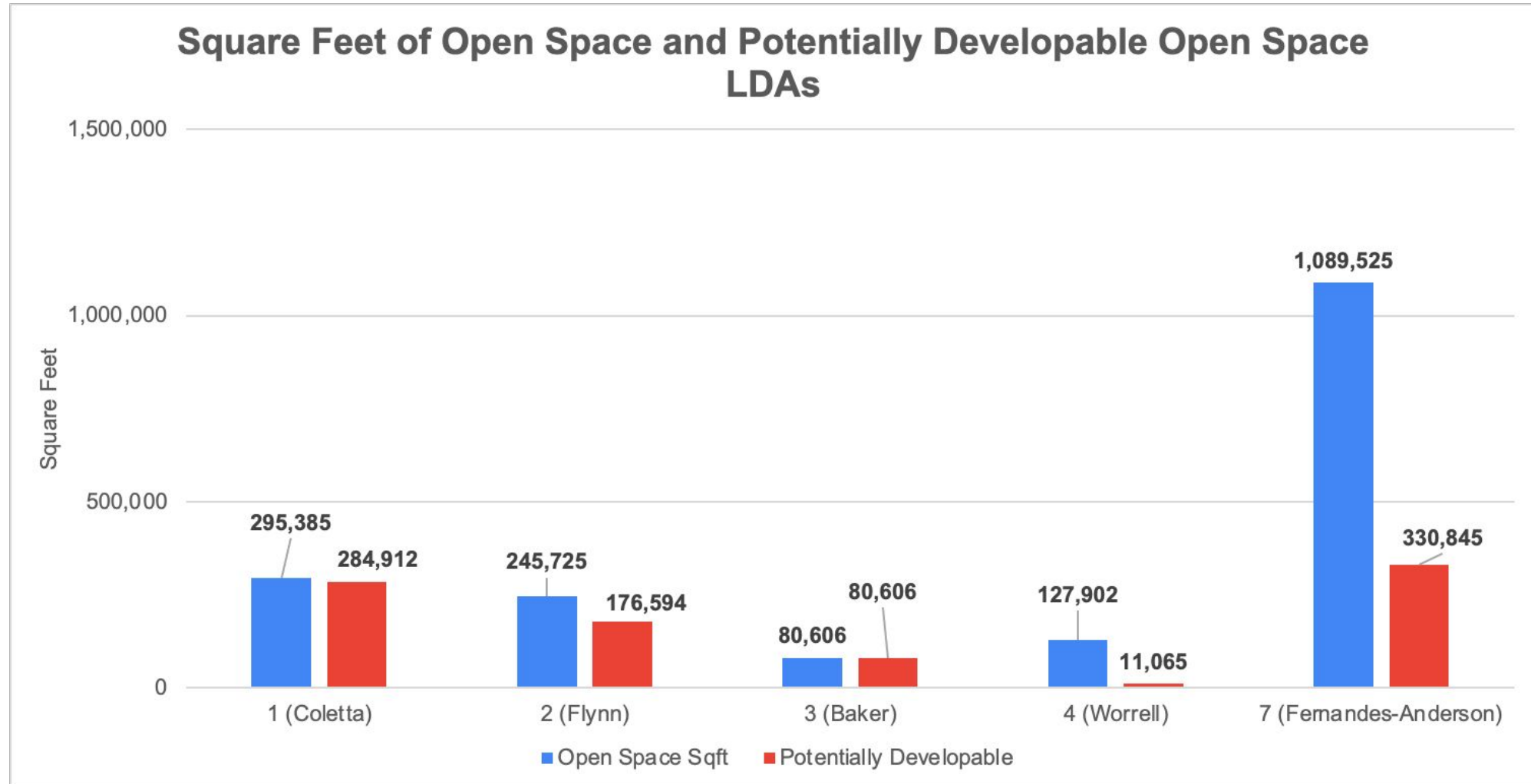
48% of the square footage of Open Space LDAs are on land that may be **“Potentially Developable”*** according to city land use codes. Protection of these LDAs allows the BPDA and community members to determine the best use for that land.

Total Open Space LDAs	~230
Total Open Space	~1.84M sq ft.
“Potentially Developable”*	~883K sq ft.
Open Space owned by the City	~894K sq ft.

*“Potentially Developable” is defined any parcel that hasn’t been identified as “undevelopable” by city planning and land use staff. City owned land is not included as “Potentially Developable” because city ownership provides additional protection beyond the LDAs

Open Space: *By Council District*

- Districts 1, 2 and 7 have the most Open Space LDA square footage.
- D7 Open Space square feet three times any other district.



Open Space: Case Study

- UR Parcel X-19A
 - 1815 sq ft.
 - Located at Bolton Place in Charlestown
- Parcel was originally three single family dilapidated buildings (two dilapidated, one rehabbed)
- LDA 302(a) states:

"The Property shall be used for the installation of street parking and landscaping..."
- Title has transferred five times since the BRA's initial deed
 - Property has remained a residential side yard.
- Developer interested in submitting plans to demolish the original house and reconstruct three single family homes, as-of-right due to the underlying zoning
- Community response in opposition.
- Developer was informed of the Open Space LDA and the possibility of undergoing the Minor Modification, LDA amendment process and public incremental value fee.



X-19A: Bolton Place, Charlestown

Open Space: *Similar Examples*



R-59B-2: 24 Washington Street, Charlestown



L-16: 32 Homestead Street, Roxbury



RA-2: 61-63 Lawrence Avenue, Roxbury

Community/Institutional: Citywide Overview

- These are a broad category for UR LDAs designed for neighborhood improvement purposes and, in general, are considered to make the communities a better place to live.
- Restriction Subtypes included within this category are:

General Community Uses

General Cultural Uses

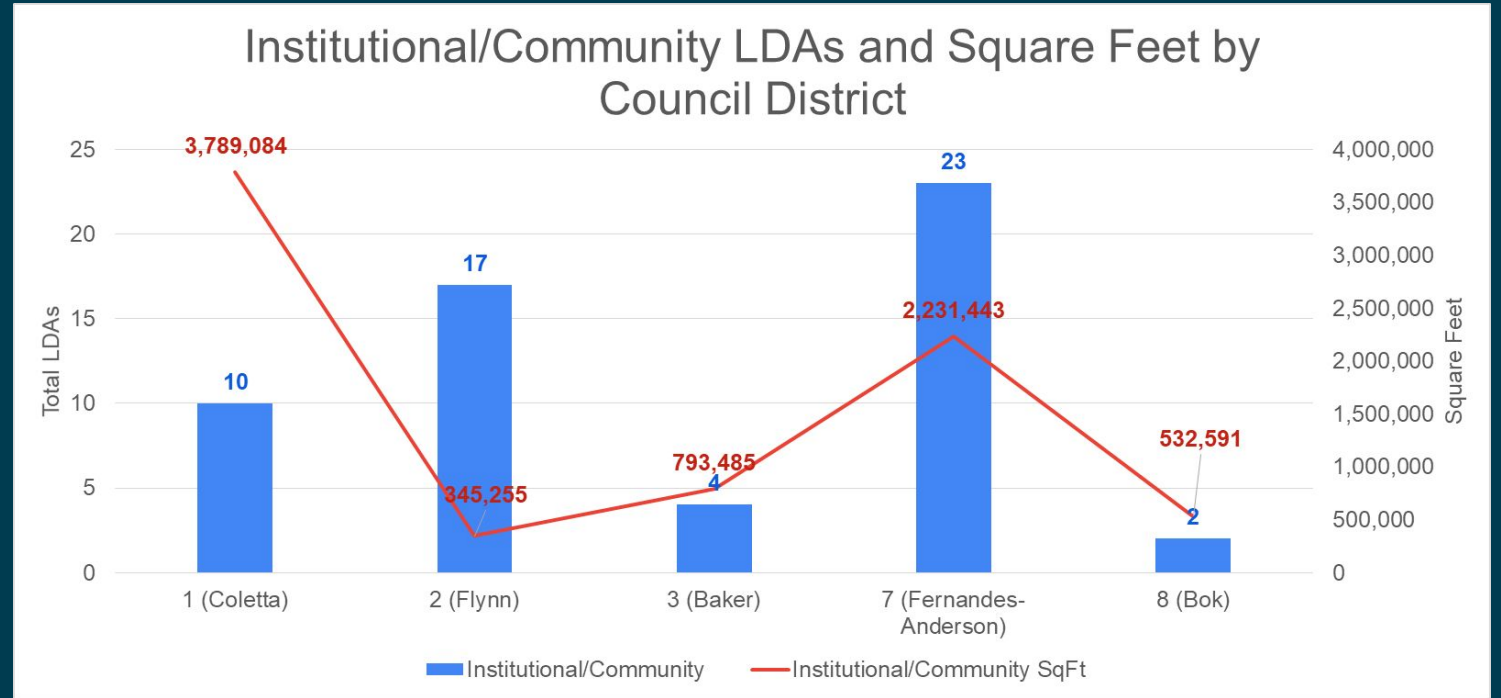
Educational Uses

Entertainment Uses

Recreational Uses

Religious Uses

Public Service Uses



Community/Institutional LDAs

~56 LDAs

Community/Institutional Parcels

~7.8M Square Feet

⇒ Expiring at UR Sunset

39 LDAs

Community/Institutional: Case Study

- UR Parcel SE-109
 - 4,836 sq ft.
 - Located at 1154 Washington Street (South End)
- At the time of BRA acquisition in 1986, the Property was vacant, abandoned, and the owner / holder of title was listed as “unknown”
- The Property was conveyed two months later to Boston City Lights Foundation, Inc.
- LDA 302(a) states:
“The Property shall be used for rehabilitation of a six-story brick building into a performing arts center and eight (8) residential condominium units...”
- LDA 302(a) also enforces an incremental value fee
“...Upon resale of the condominium units, two percent (2%) of the proceeds will be allocated to the Boston City Lights endowment fund...”



SE-109: Boston City Lights, South End

Community/Institutional: *Similar Examples*



R-17A: Metro Boston Alive, Lower Roxbury



Parcel 17: Harriet Tubman House, South End



P-2B: Kwong Kow Community Center, Chinatown

Urban Renewal Dashboard: www.bostonplans.org/URDashboard

Select City Council District
All

Select LDA General Use
All

Select Decade at Risk
All

Total LDAs

832

LDA Uses

The sum of LDA Uses may not equal Total LDAs; agreements can have multiple uses.

Commercial

198

Gov/Utility

18

Inst/Community

55

Open Space

230

Parking

174

Mixed Use

117

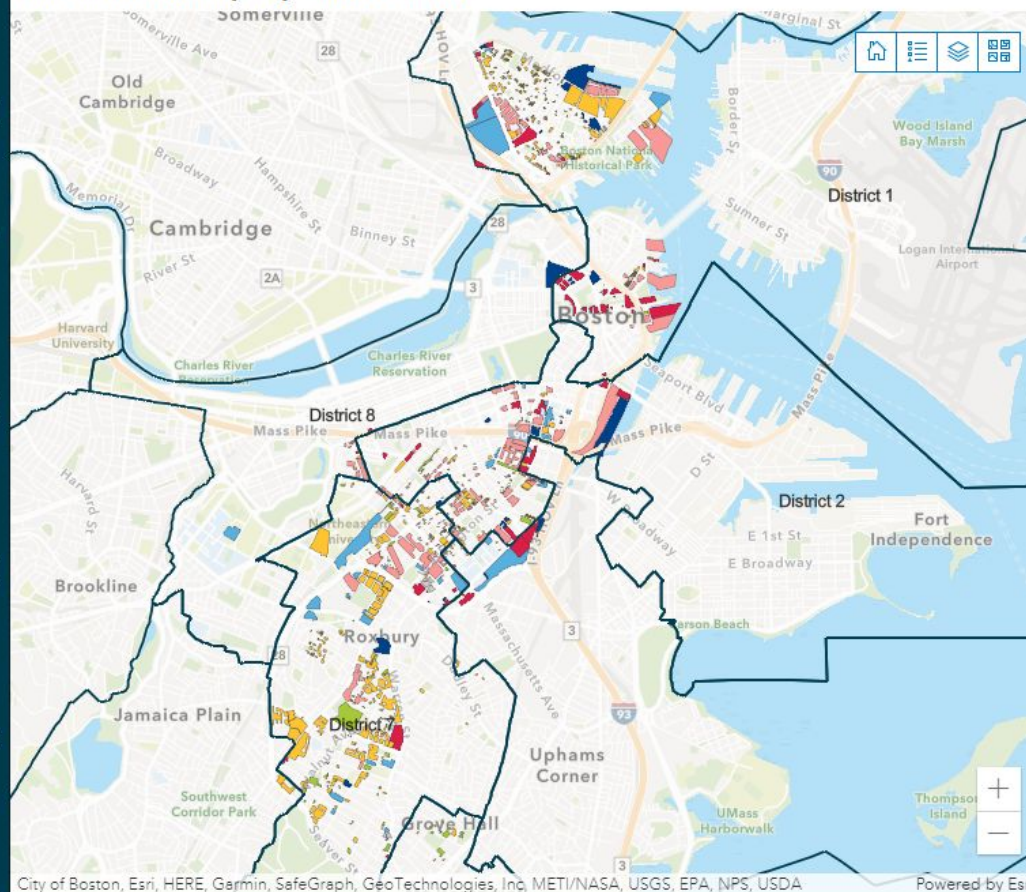
Residential

475

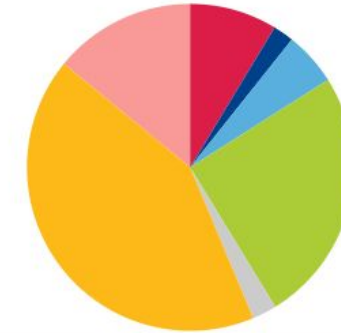
Senior Residential

13

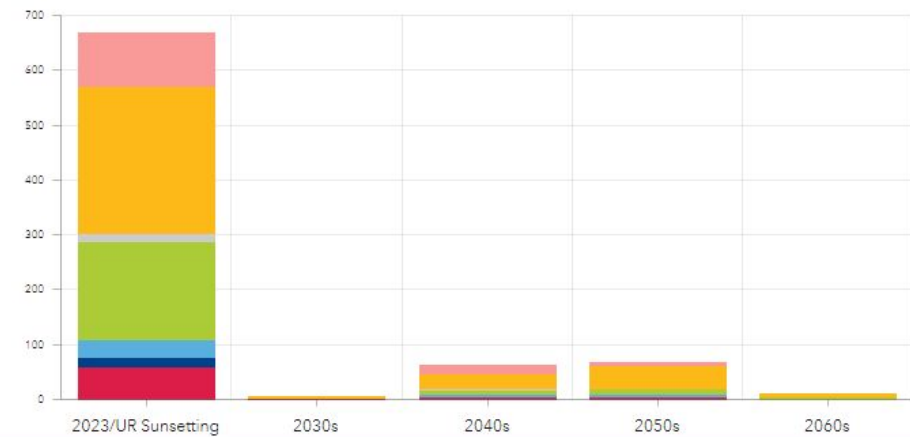
LDA General Use by City Council District



Land Disposition Agreements by General Use



Land Disposition Agreements by General Use and Decade at Risk



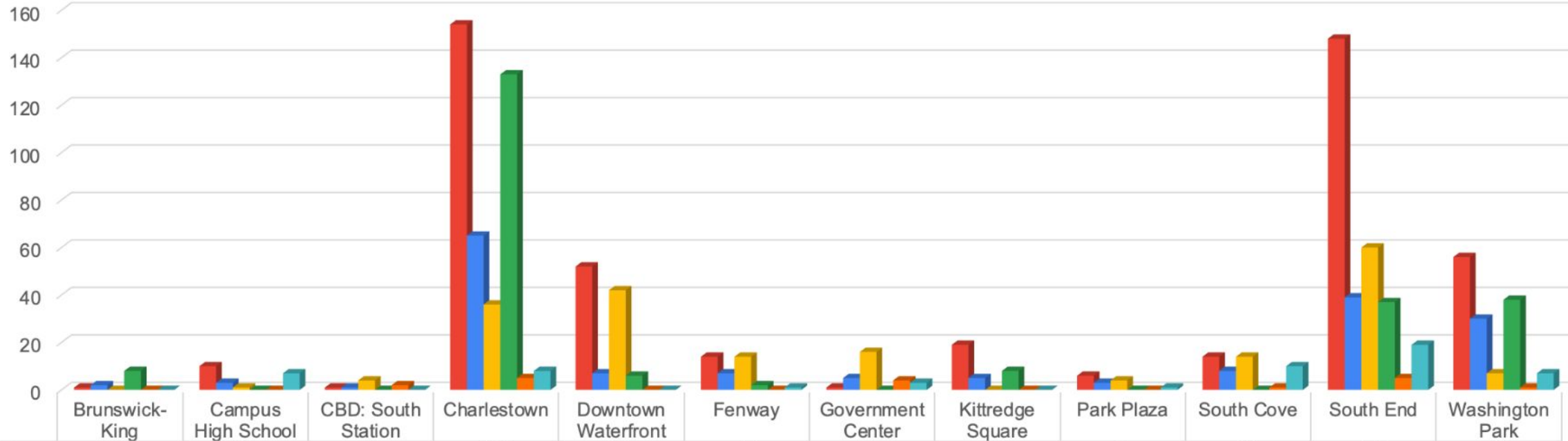
Gives the user the power to zoom in by Council District or Plan Area, to view all LDAs, or specifically Income Restricted or Open Space, and to select LDAs to learn more about them.

Questions/Feedback?

Additional Slides

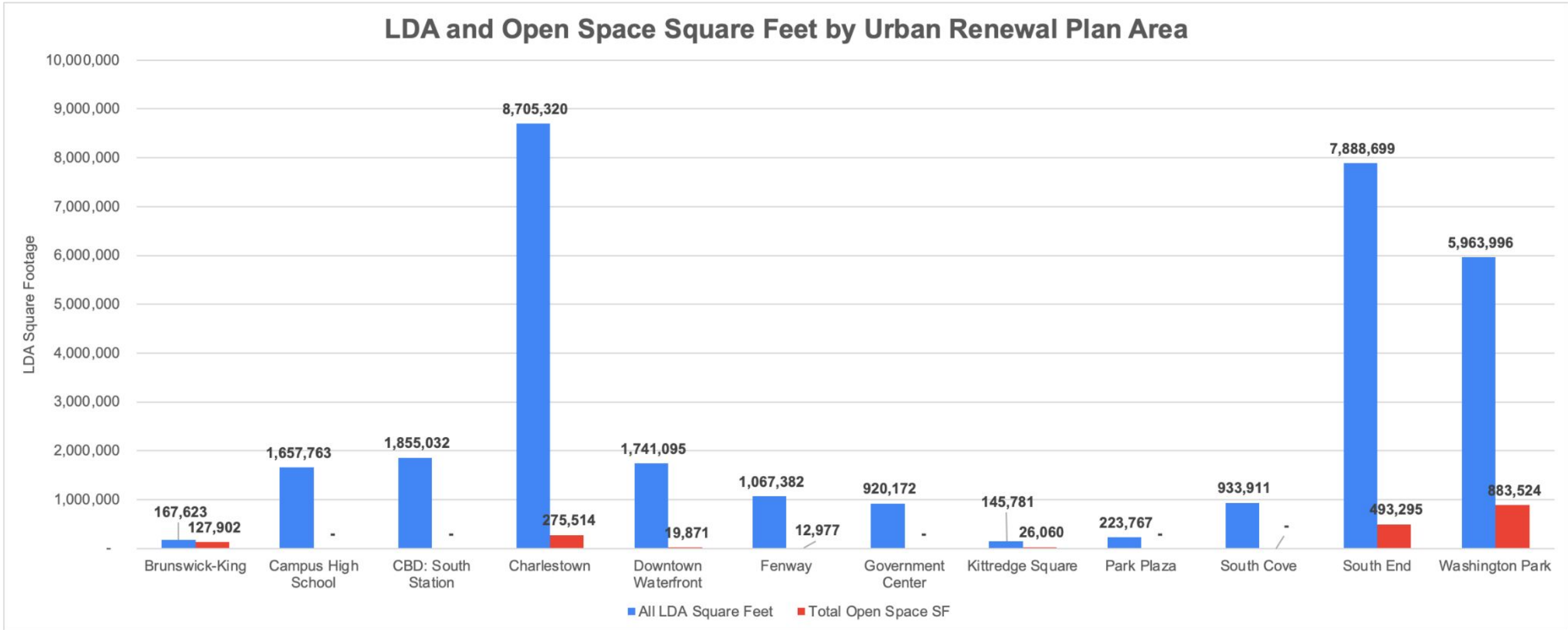
LDAs by Urban Renewal Plan Area

Primary LDA Types by Urban Renewal Plan Area



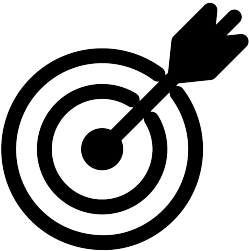
	Brunswick-King	Campus High School	CBD: South Station	Charlestown	Downtown Waterfront	Fenway	Government Center	Kittredge Square	Park Plaza	South Cove	South End	Washington Park
All Residential LDAs	1	10	1	154	52	14	1	19	6	14	148	56
Parking Related	2	3	1	65	7	7	5	5	3	8	39	30
Commercial	0	1	4	36	42	14	16	0	4	14	60	7
Open Space	8	0	0	133	6	2	0	8	0	0	37	38
Utility/Gov't	0	0	2	5	0	0	4	0	0	1	5	1
Community/Institutional	0	7	0	8	0	1	3	0	1	10	19	7

LDAs by Urban Renewal

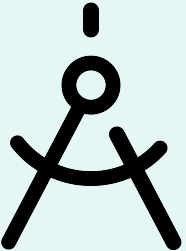


Which Tools are Special to Urban Renewal?

Goal & Objective
Setting



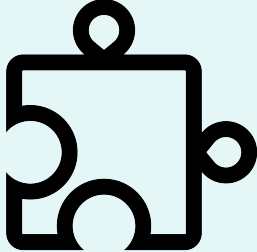
Regulatory Controls



Blight Findings



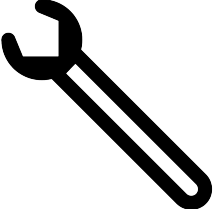
Parcel Assembly



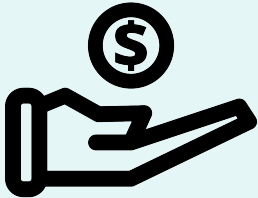
Zoning Controls



Major & Minor
Modifications



Unique Funding



Housing Affordability





Zoning Controls: *Urban Renewal Overlay Districts*

- Written into the zoning code provides zoning for parcels to be used for low rent housing, elderly housing, or land with an agreement in place that contributes to the public good.
- Can be created with a Minor Modification of URP, and Zoning Map Amendment at Zoning Commission.
- Similar to a 121A and PDA overlay, however unique from both.

City Square Neighborhood

U-District: *Similar Examples*



Parcel 19a, 19b: Villa Victoria



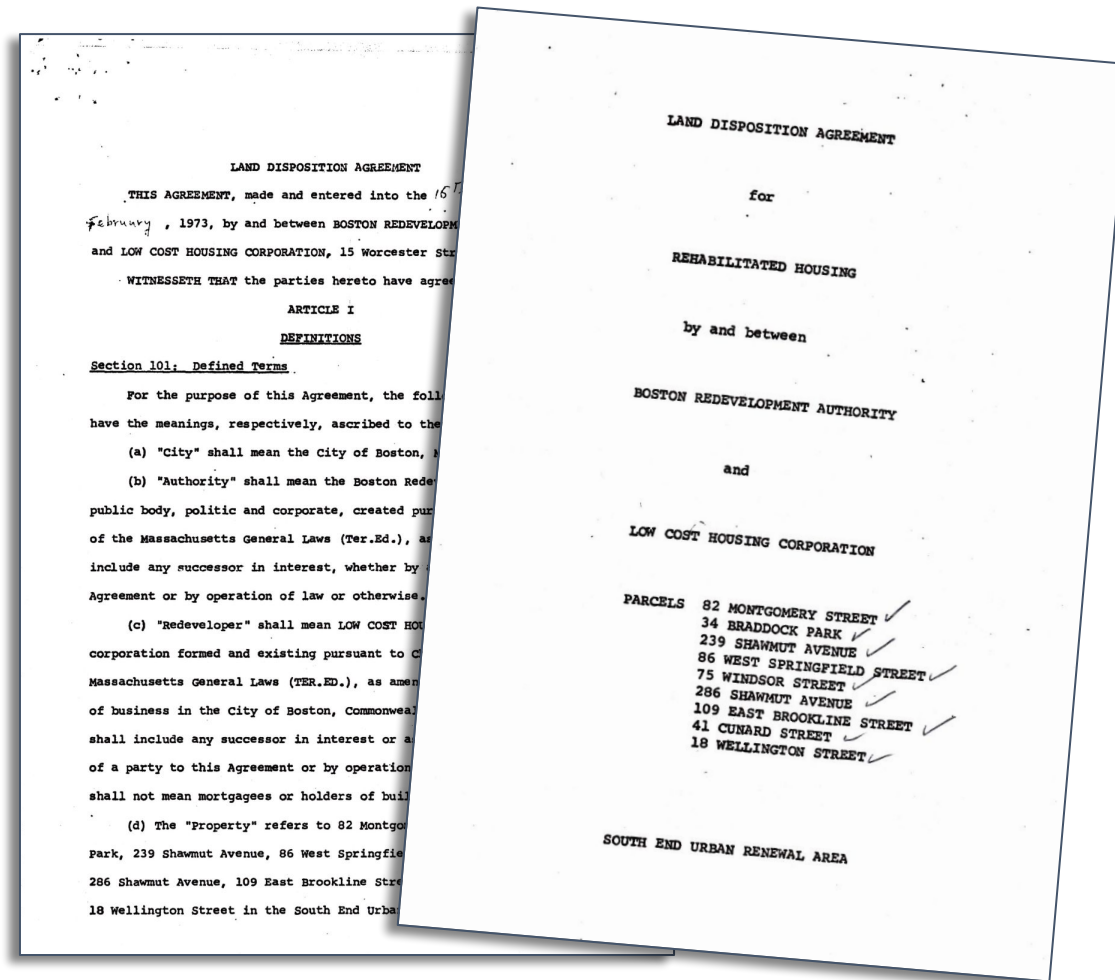
X-38: Whittier Street Housing



Parcel R-110: Bunker Hill Housing

Land Disposition Agreement: Anatomy

- Section 101: Terminology of Redeveloper, Parcels, UR Plan, etc.
- Section 301: States the Property's devotion to the UR Plan as well as the Agreement's terms for expiration
 - "...until the end of the [Urban Renewal Plan] or forty (40) years from the date hereof, whichever is longer"
 - Expirations can range from end of Plan to 40 years
 - LDA Expirations can be extended by amendment to LDA
 - Once an LDA expires, they cannot be revived
- Section 302(a): Property/Project use restriction
 - Adds more detail on what the Property/Project can be used for during the duration of the LDA
 - This "Improvements" defined in section 302(a) must be "maintained" until the termination of the LDA
- Section 501: Maintenance and Operation of the Property
 - States how the "Improvements" (including everything listed in the UR Plan and Final Working Drawings / Specifications) must be kept in a good and safe condition for the duration of the URP



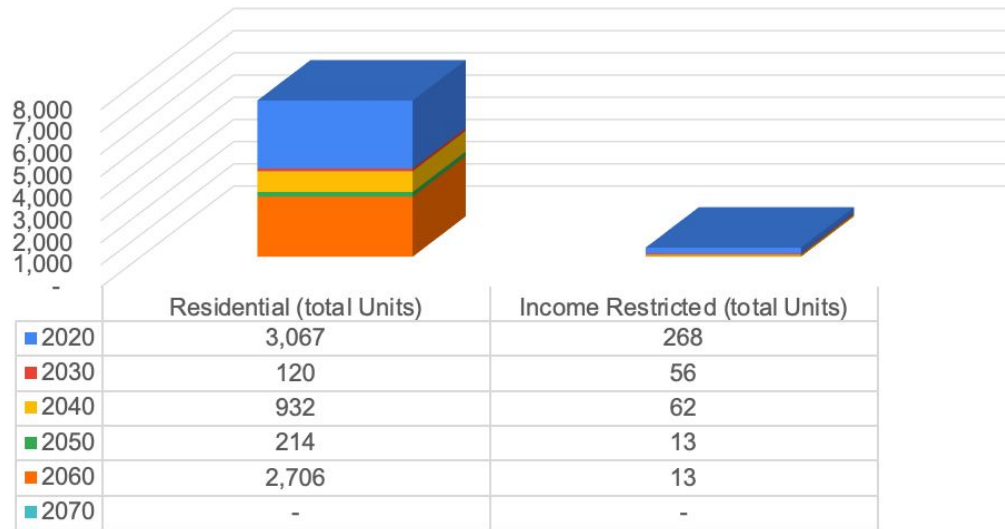
LDA Protections By Councilor: District 1

Type of LDA	LDA Totals*	Expires Before 2030	Expires 2030-2060
All Residential (total Units)	7,039	3,067	3,972
Income Restricted (total Units)+	2,224	268	144
All Residential LDAs	207	152	56
Parking-related	76	52	23
Commercial	95	82	12
Open Space	137	127	11
Utility/Government	8	8	-
Community/Institutional	10	5	5
Total LDA Square Feet	11.2M	7.5M	3.0M
Open Space SqFt	295K	237K	55K
Potentially Developable SqFt	285K	235K	48K

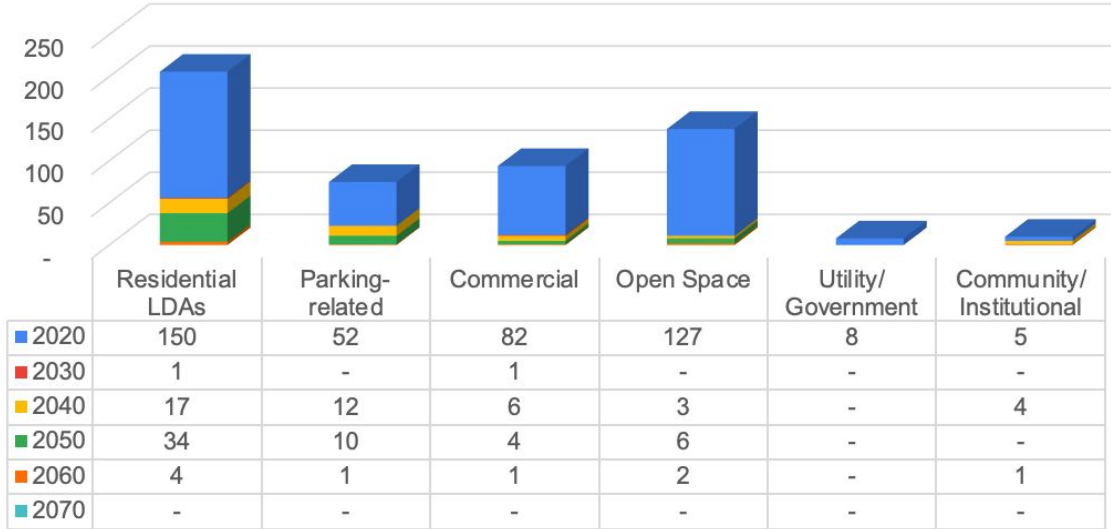
*Represents # of LDAs unless otherwise stated. +Income Restricted expirations include 3rd party protections.

LDA Protections: District 1

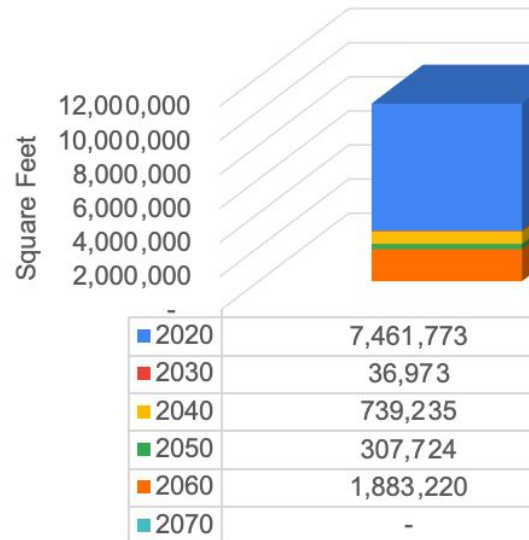
Residential Units w/ Expiration Decade



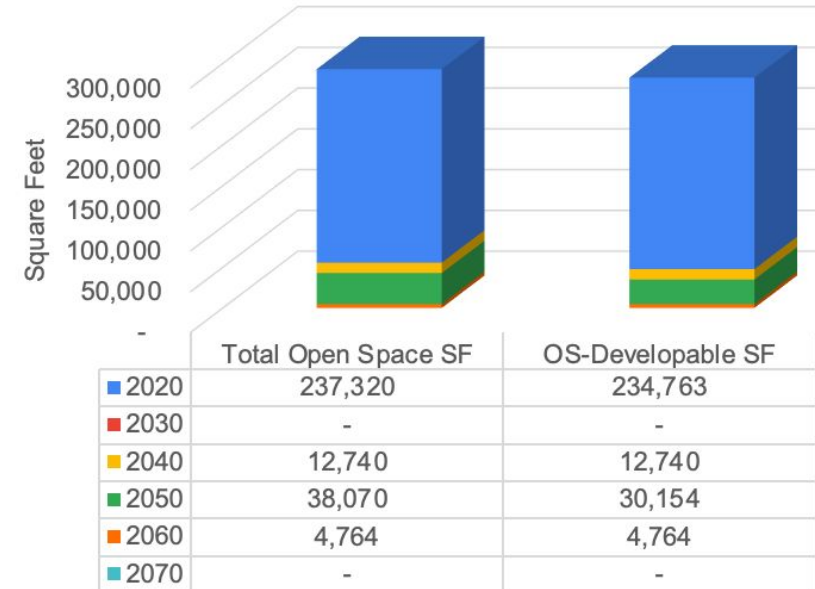
LDA Types w/ Expiration Decade



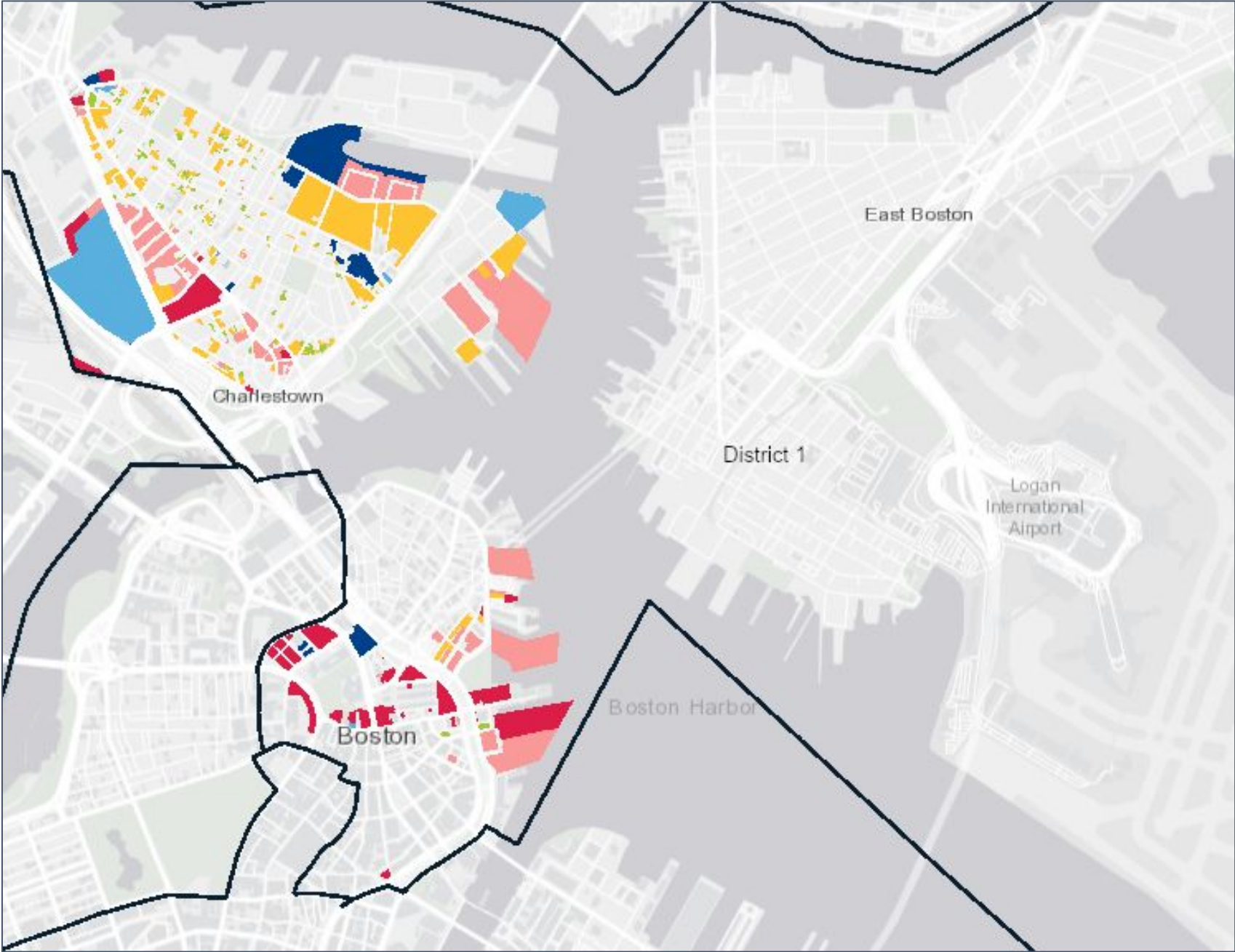
Total LDAs w/ Expiration Decade



LDA Open Space w/ Expiration Decade



District 1 LDAs



Land Disposition Agreements (LDAs)

- Commercial
- Residential
- Residential/Commercial
- Institutional/Community
- Government/Utility
- Open Space
- Parking

LDA Protections By Councilor: District 2

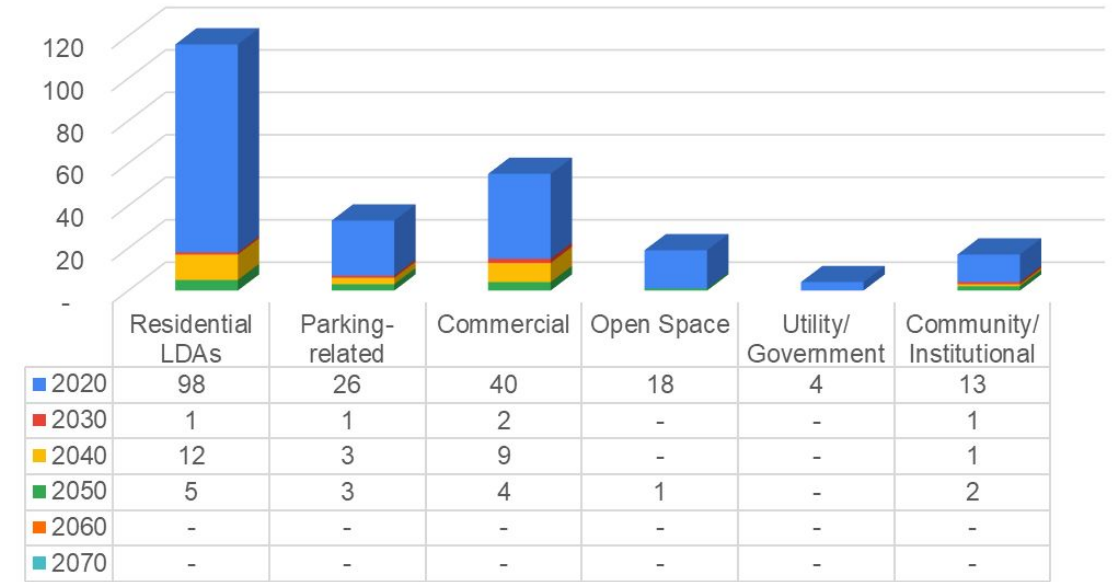
Type of LDA	LDA Totals*	Expires Before 2030	Expires 2030-2060
All Residential (total Units)	6,147	3,742	2,405
Income Restricted (total Units)+	3,426	54	2,562
All Residential LDAs	115	97	18
Parking-related	33	26	7
Commercial	54	40	15
Open Space	21	18	1
Utility/Government	5	5	-
Community/Institutional	16	13	4
LDA Square Feet	5.7M	3.7M	2.0M
Open Space Square Feet	245K	224K	-
OS-Developable Square Feet	177K	159K	-

*Represents # of LDAs unless otherwise stated. +Income Restricted expirations include 3rd party protections.

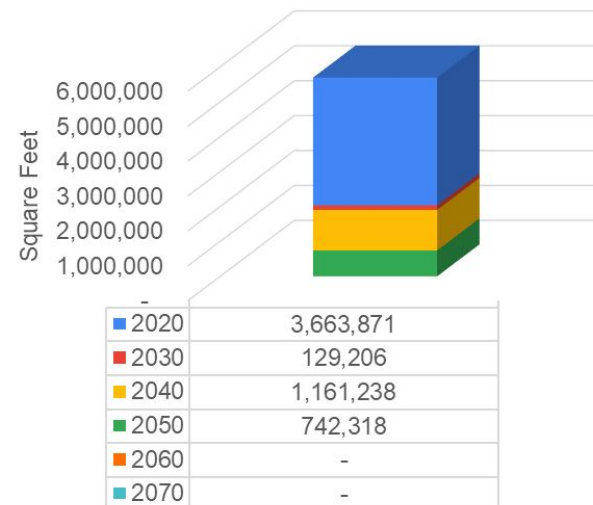
Residential Units w/ Expiration Decade



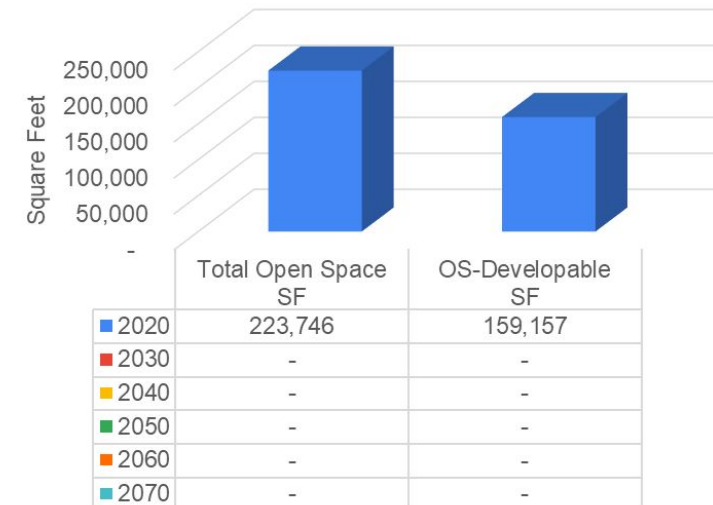
LDA Types w/ Expiration Decade



Total LDAs w/ Expiration Decade

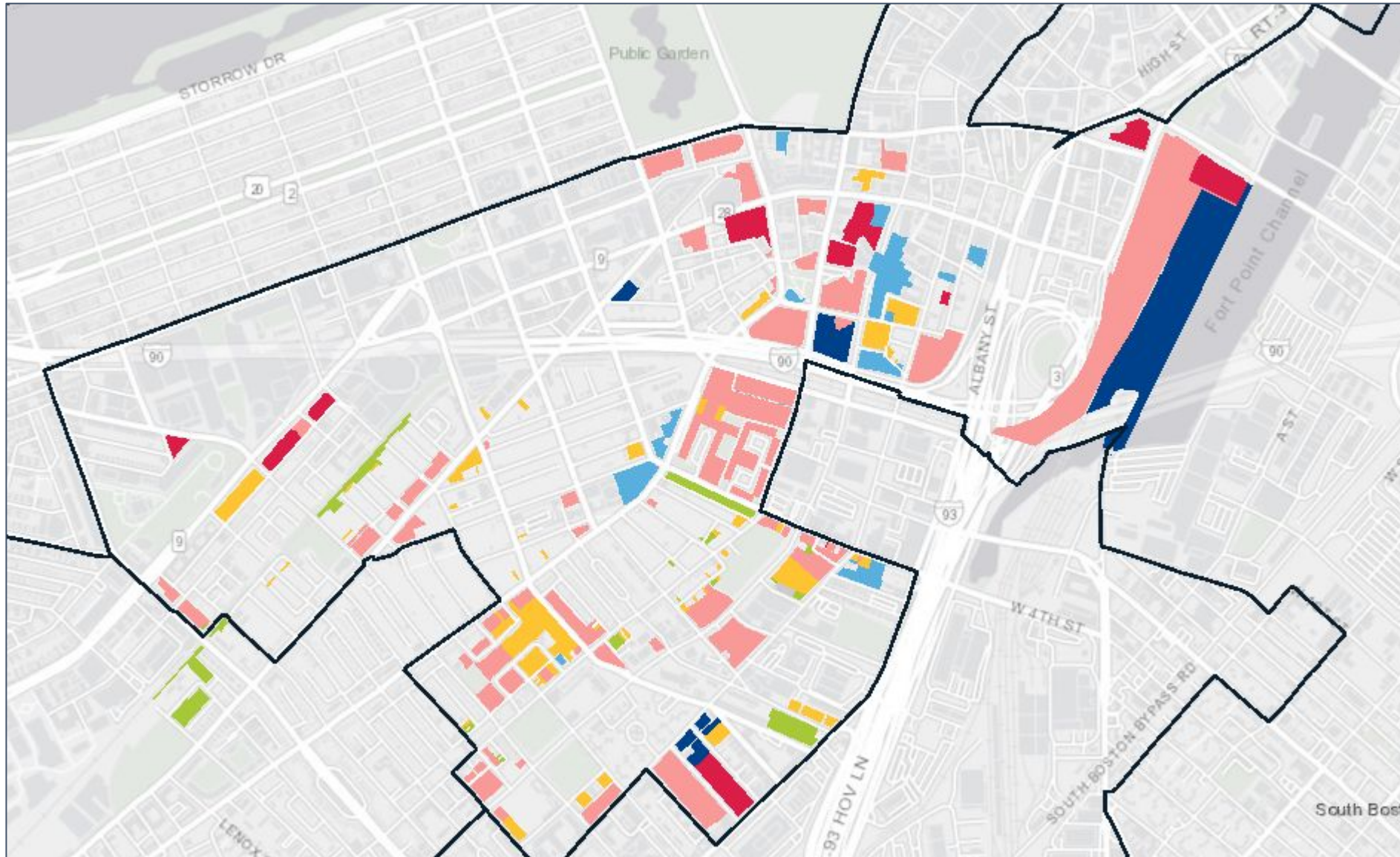


LDA Open Space w/ Expiration Decade



LDA Protections: District 2

District 2 LDAs



Land Disposition Agreements (LDAs)

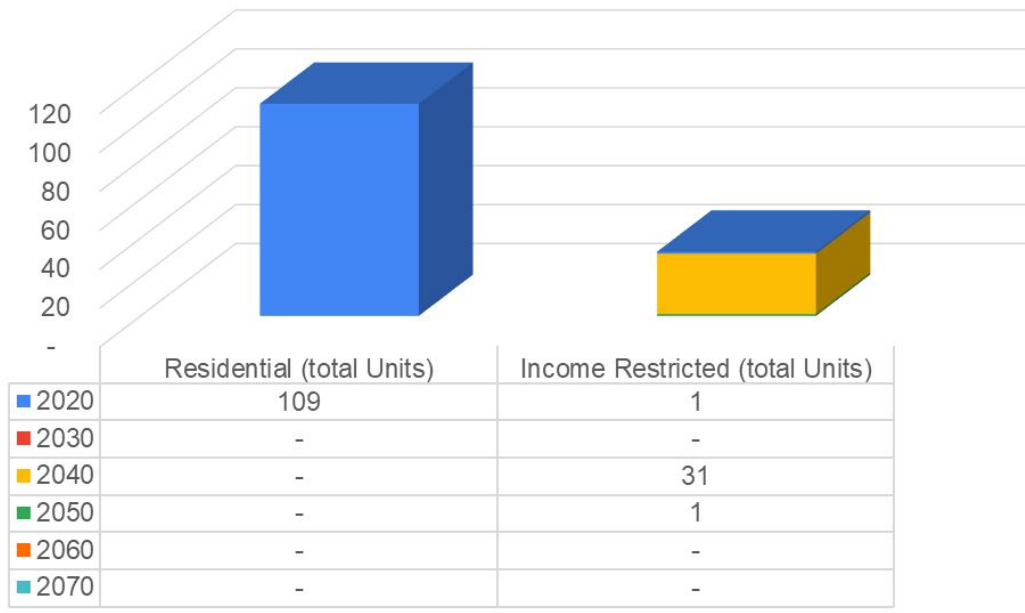
- Commercial
- Residential
- Residential/Commercial
- Institutional/Community
- Government/Utility
- Open Space
- Parking

LDA Protections By Councilor: District 3

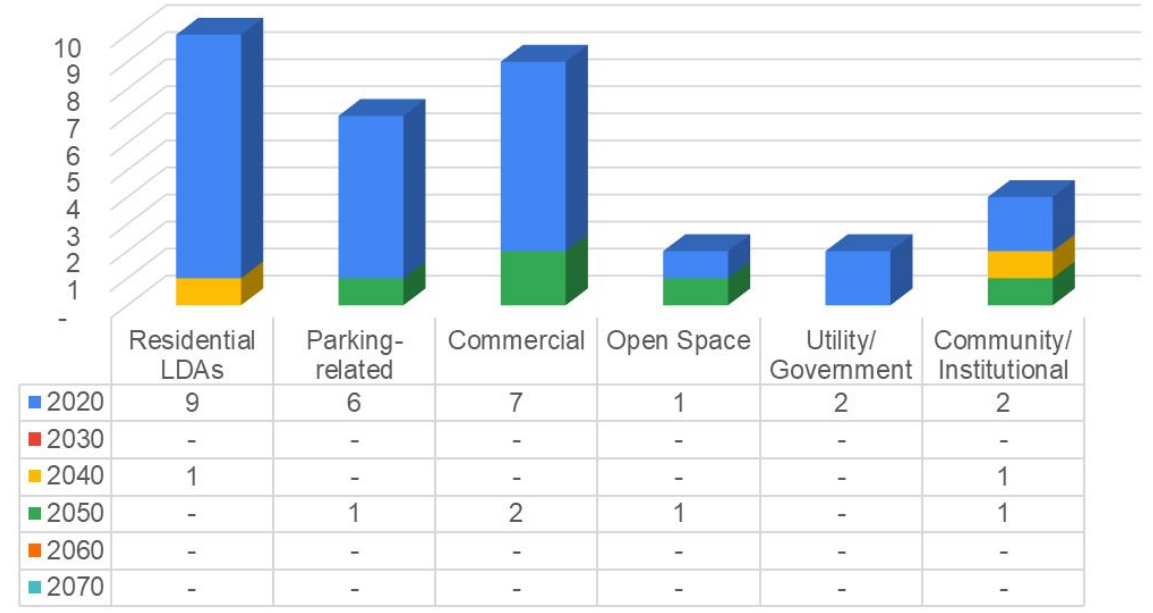
Type of LDA	LDA Totals*	Expires Before 2030	Expires 2030-2060
All Residential (total Units)	114	109	-
Income Restricted (total Units)+	59	1	32
All Residential LDAs	11	9	1
Parking-related	7	6	1
Commercial	9	7	2
Open Space	2	1	1
Utility/Government	2	2	-
Community/Institutional	4	2	-
LDA Square Feet	1.7M	684K	1.0M
Open Space Square Feet	81K	81K	-
OS-Developable Square Feet	81K	81K	-

*Represents # of LDAs unless otherwise stated. +Income Restricted expirations include 3rd party protections.

Residential Units w/ Expiration Decade

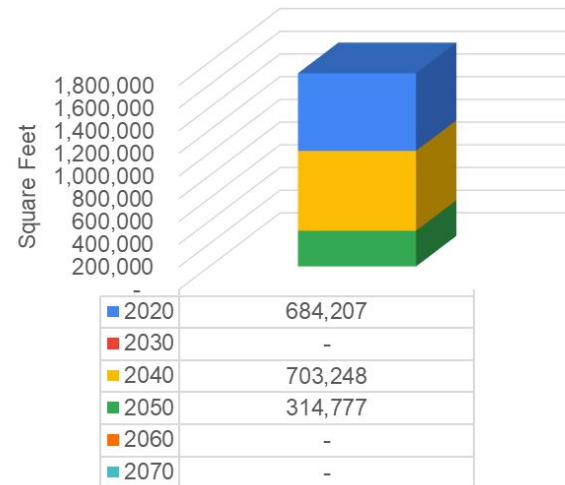


LDA Types w/ Expiration Decade

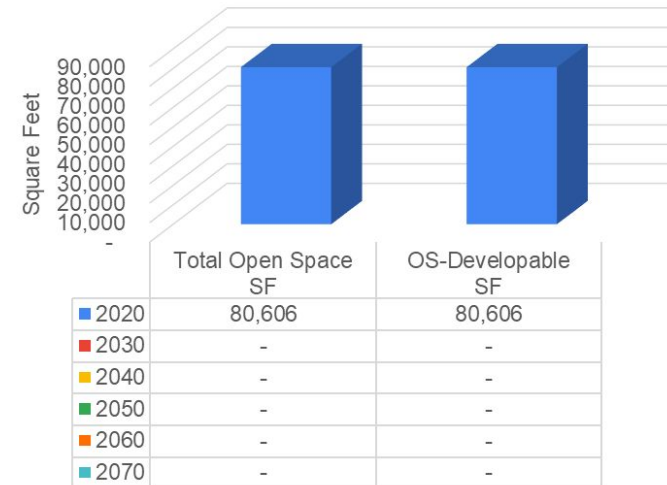


LDA Protections: District 3

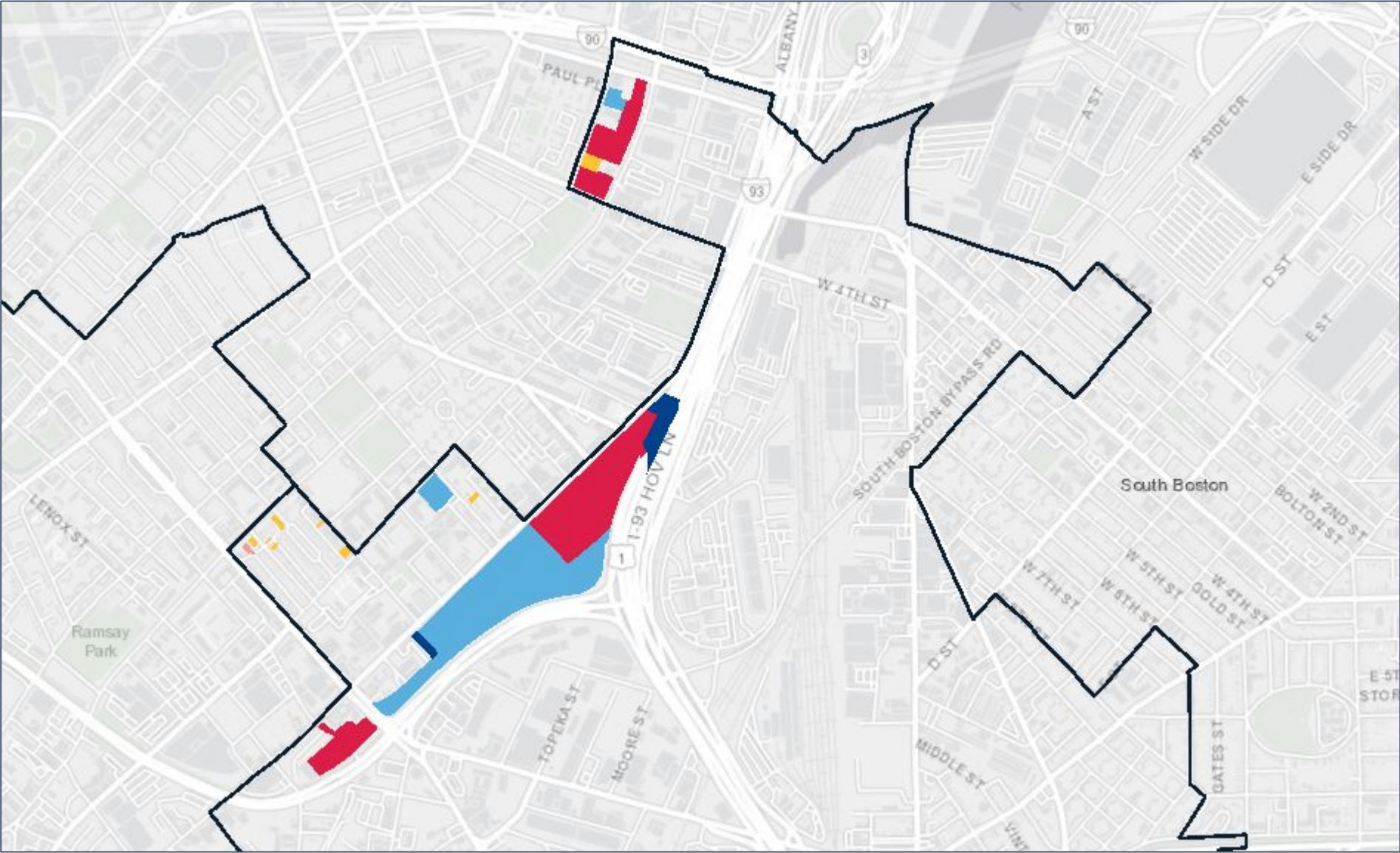
Total LDAs w/ Expiration Decade



LDA Open Space w/ Expiration Decade



District 3 LDAs



Land Disposition Agreements (LDAs)

- Commercial
- Residential
- Residential/Commercial
- Institutional/Community
- Government/Utility
- Open Space
- Parking

LDA Protections By Councilor: District 4

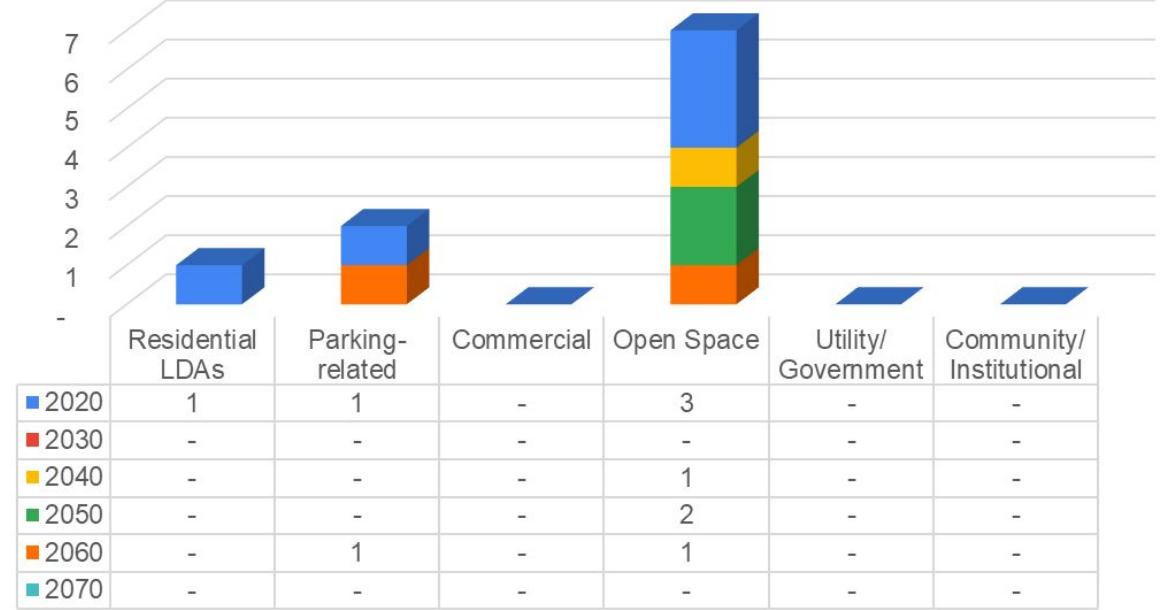
Type of LDA	LDA Totals*	Expires Before 2030	Expires 2030-2060
All Residential (total Units)	15	6	-
Income Restricted (total Units)+	3	-	-
All Residential LDAs	2	1	-
Parking-related	3	1	1
Commercial	-	-	-
Open Space	8	3	4
Utility/Government	-	-	-
Community/Institutional	-	-	-
LDA Square Feet	265K	109K	5K
Open Space Square Feet	127K	11K	5K
OS-Developable Square Feet	11K	8K	3K

*Represents # of LDAs unless otherwise stated. +Income Restricted expirations include 3rd party protections.

Residential Units w/ Expiration Decade

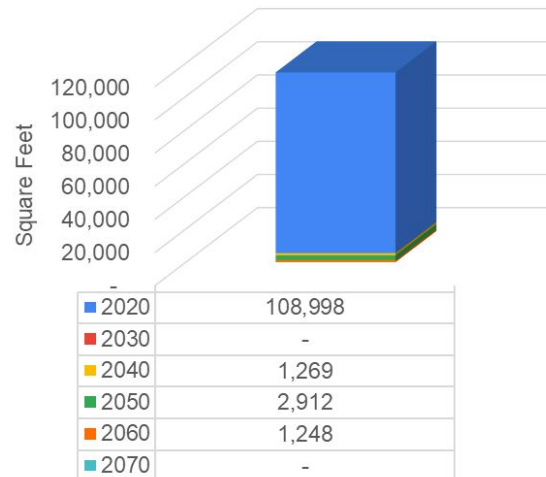


LDA Types w/ Expiration Decade

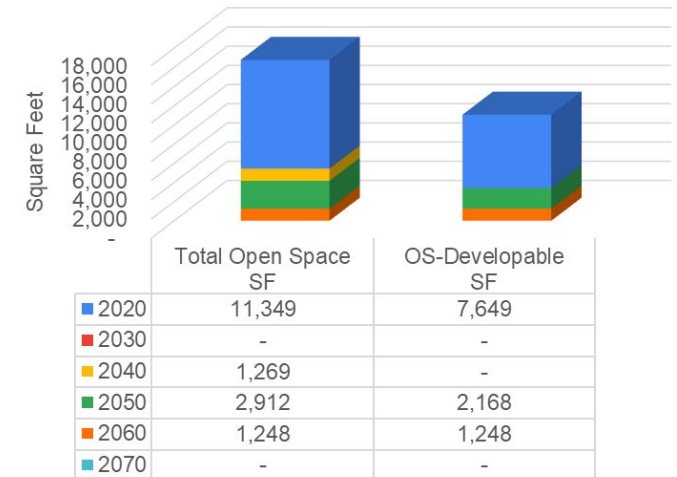


LDA Protections: District 4

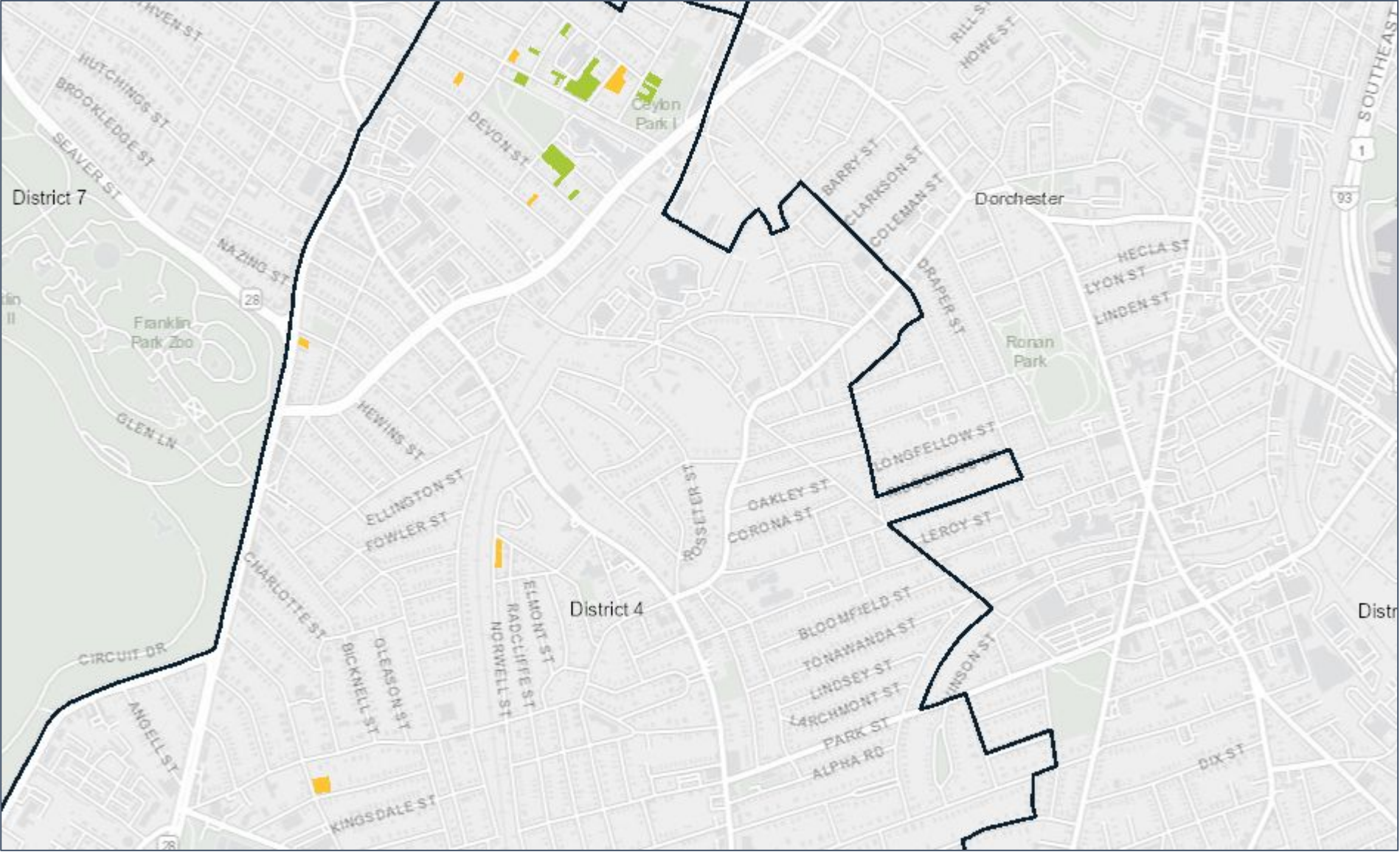
Total LDAs w/ Expiration Decade



LDA Open Space w/ Expiration Decade



District 4 LDAs



Land Disposition Agreements (LDAs)

- Commercial
- Residential
- Residential/Commercial
- Institutional/Community
- Government/Utility
- Open Space
- Parking

LDA Protections By Councilor: District 6

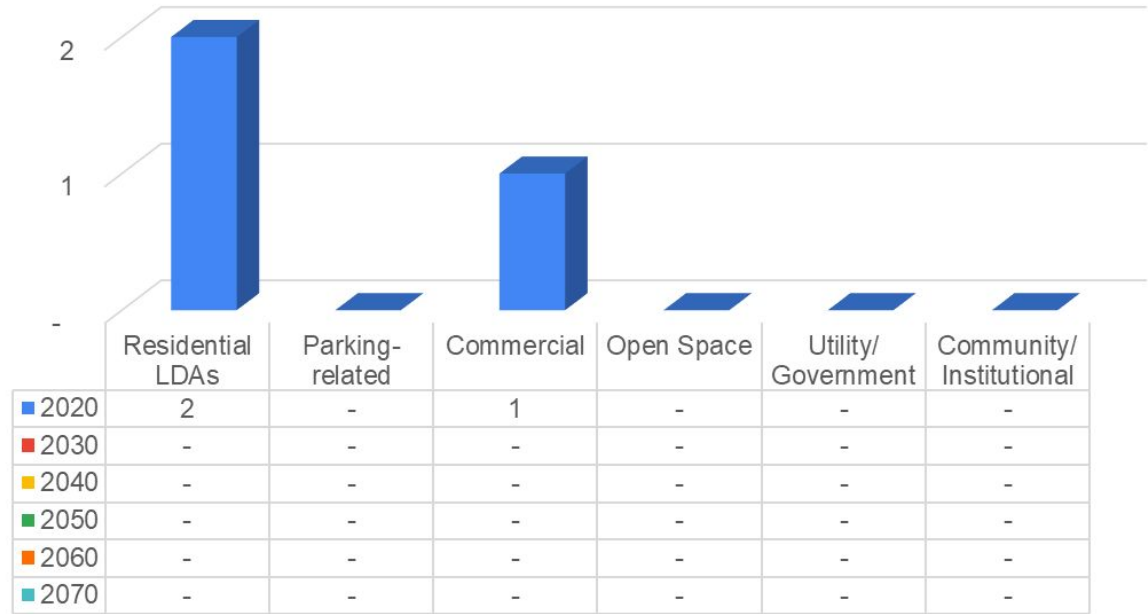
Type of LDA	LDA Totals*	Expires Before 2030	Expires 2030-2060
All Residential (total Units)	247	247	-
Income Restricted (total Units)+	247	-	-
All Residential LDAs	2	2	-
Parking-related	-	-	-
Commercial	1	1	-
Open Space	-	-	-
Utility/Government	-	-	-
Community/Institutional	-	-	-
LDA Square Feet	166K	166K	-
Open Space Square Feet	-	-	-
OS-Developable Square Feet	-	-	-

*Represents # of LDAs unless otherwise stated. +Income Restricted expirations include 3rd party protections.

Residential Units w/ Expiration Decade

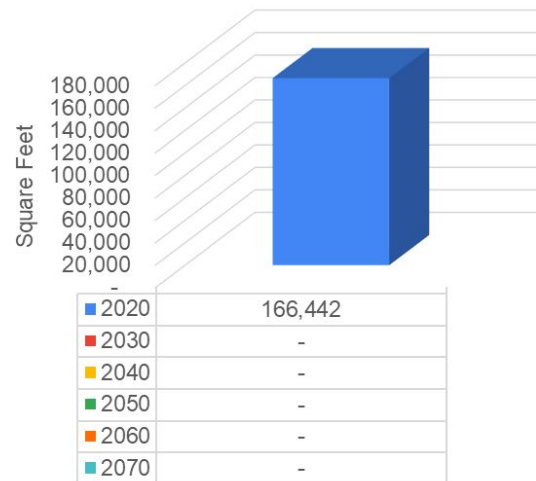


LDA Types w/ Expiration Decade



LDA Protections: District 6

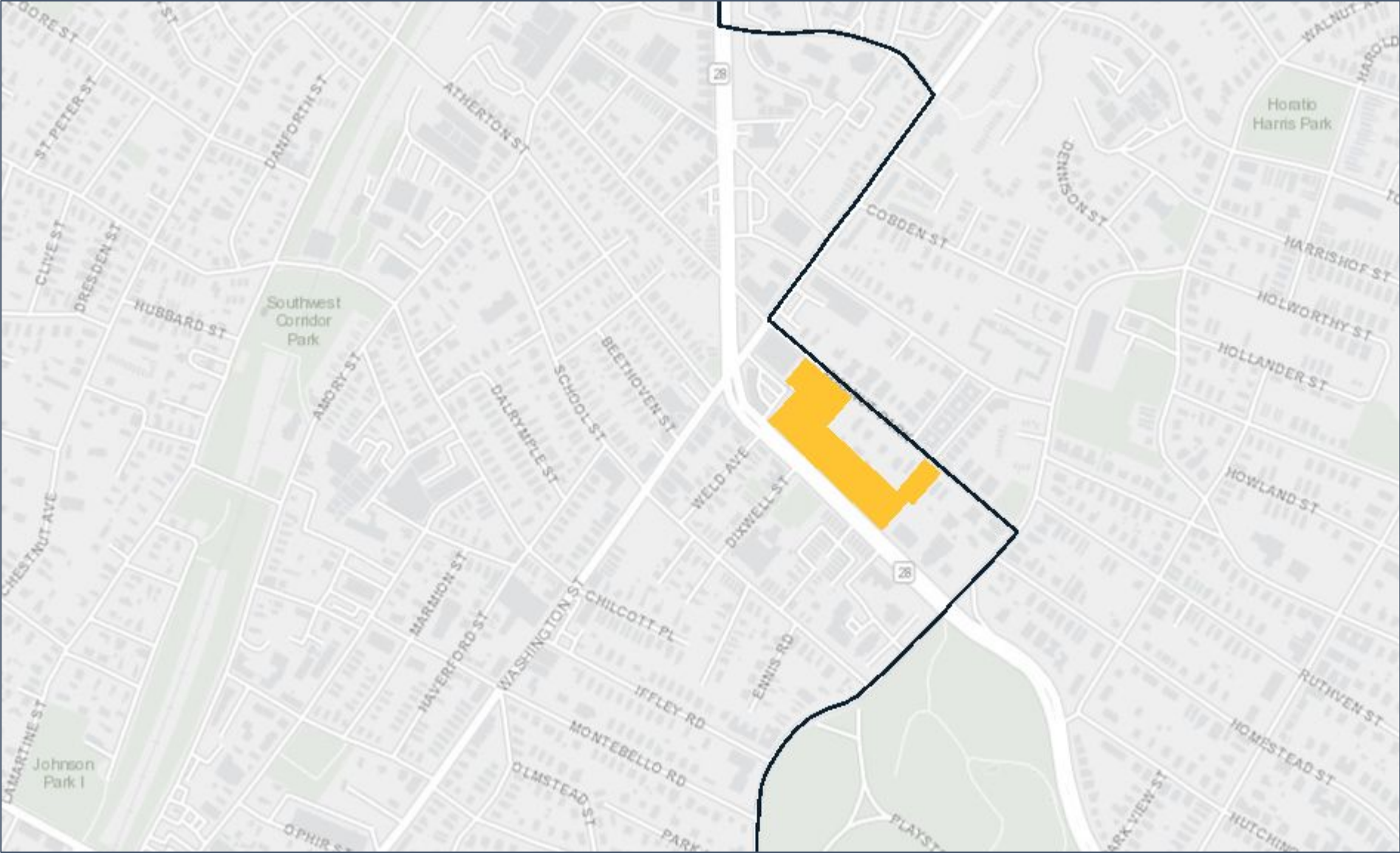
Total LDAs w/ Expiration Decade



LDA Open Space w/ Expiration Decade



District 6 LDAs



Land Disposition Agreements (LDAs)

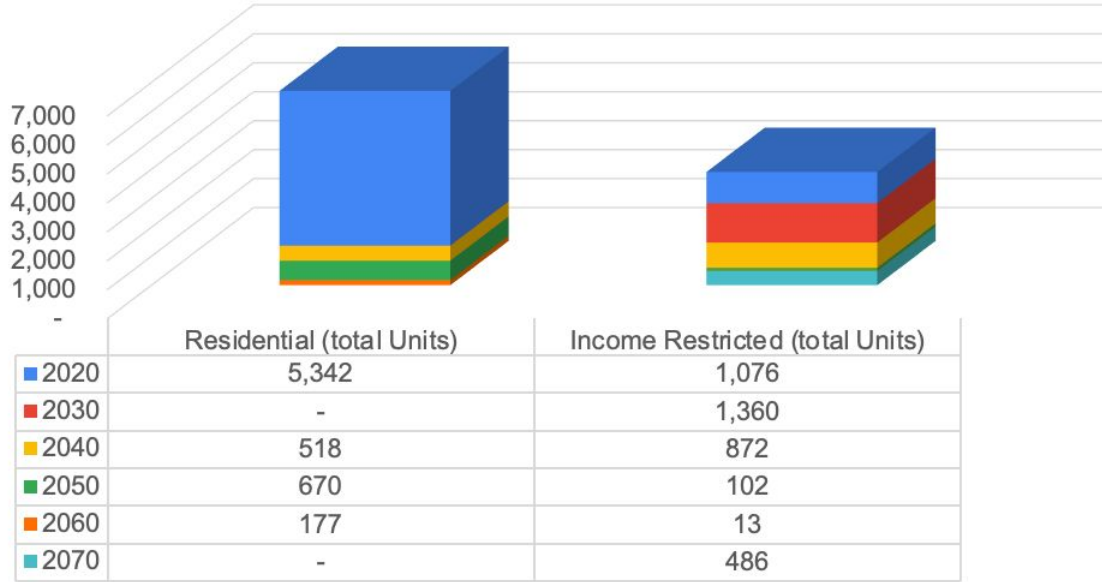
- Commercial
- Residential
- Residential/Commercial
- Institutional/Community
- Government/Utility
- Open Space
- Parking

LDA Protections By Councilor: District 7

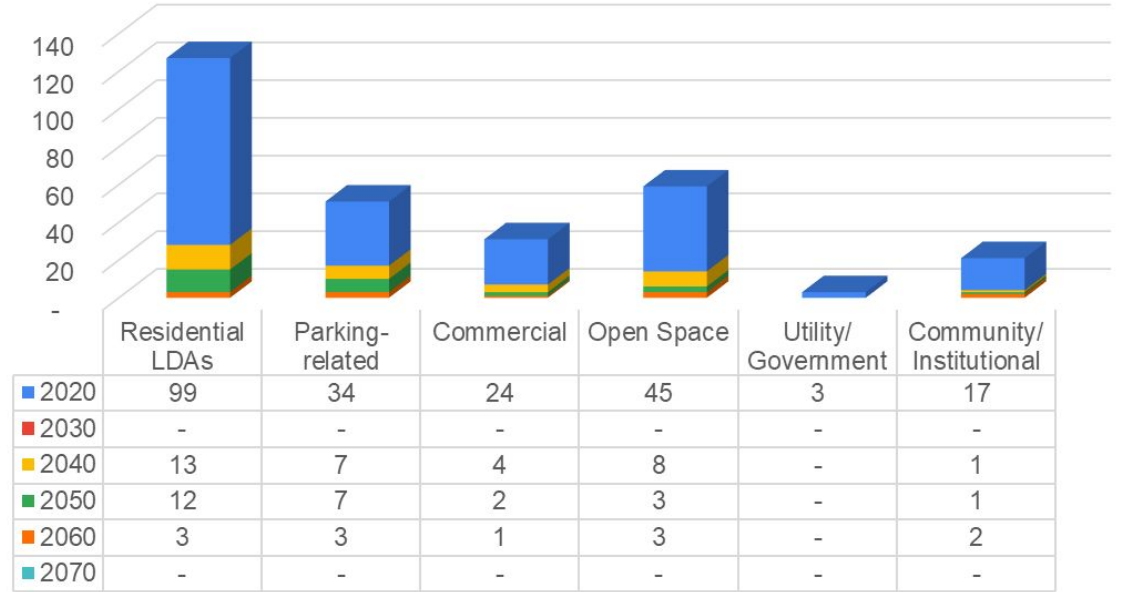
Type of LDA	LDA Totals*	Expires Before 2030	Expires 2030-2060
All Residential (total Units)	6,763	5,342	1,365
Income Restricted (total Units)+	5,599	1,076	2,347
All Residential LDAs	131	99	28
Parking-related	51	34	17
Commercial	31	24	7
Open Space	63	45	14
Utility/Government	3	3	-
Community/Institutional	23	17	4
LDA Square Feet	12.0M	9.5M	2.1M
Open Space Square Feet	1.1M	986K	22K
OS-Developable Square Feet	331K	241K	14K

*Represents # of LDAs unless otherwise stated. +Income Restricted expirations include 3rd party protections.

Residential Units w/ Expiration Decade

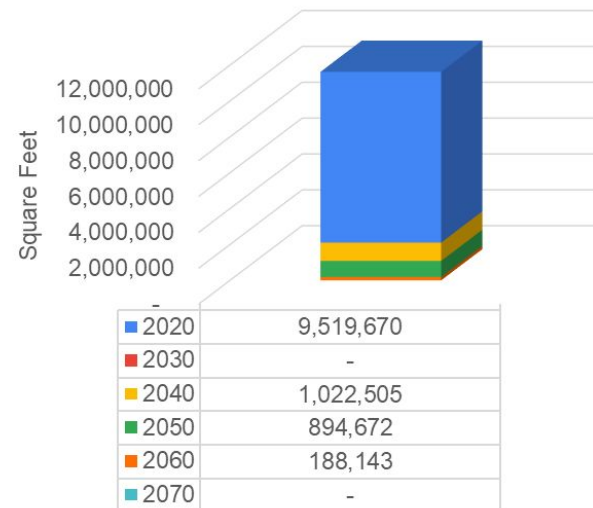


LDA Types w/ Expiration Decade

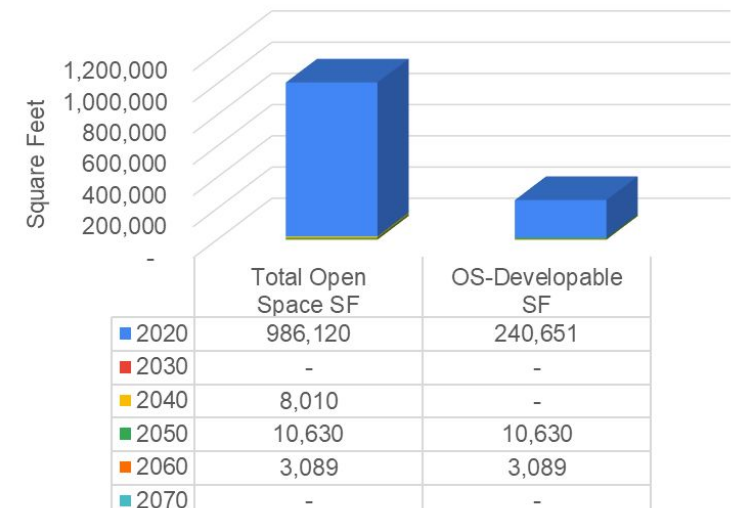


LDA Protections: District 7

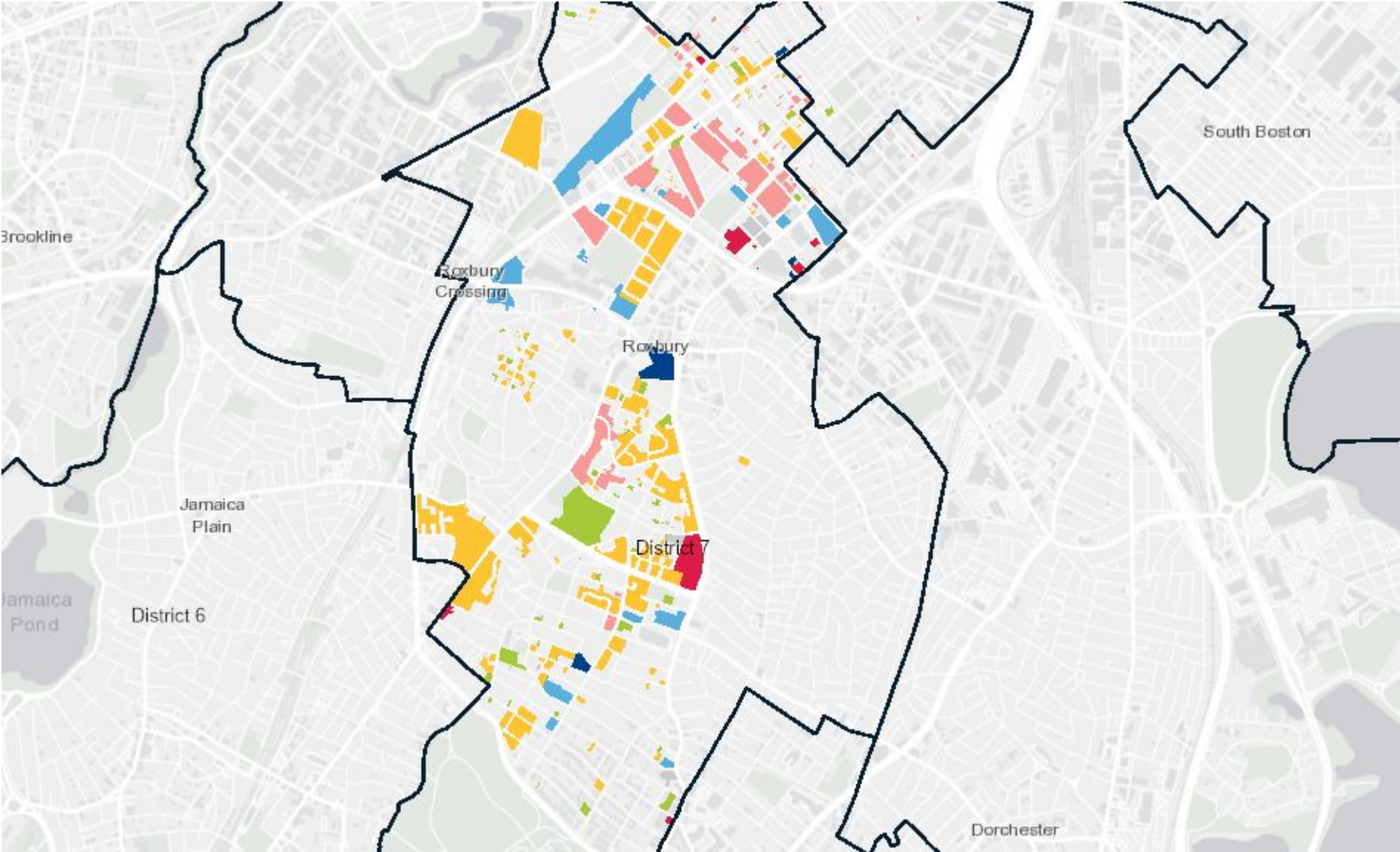
Total LDAs w/ Expiration Decade



LDA Open Space w/ Expiration Decade



District 7 LDAs



LDA Protections By Councilor: District 8

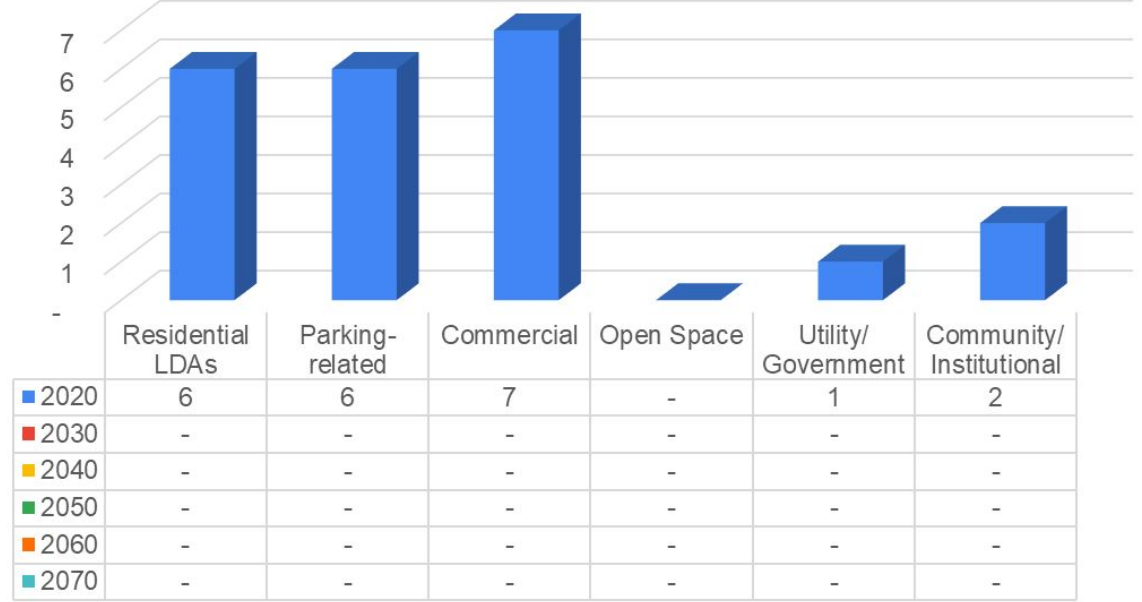
Type of LDA	LDA Totals*	Expires Before 2030	Expires 2030-2060
All Residential (total Units)	229	229	-
Income Restricted (total Units)+	200	-	2
All Residential LDAs	8	6	-
Parking-related	6	6	-
Commercial	7	7	-
Open Space	-	-	-
Utility/Government	1	1	-
Community/Institutional	2	2	-
LDA Square Feet	774K	774K	-
Open Space Square Feet	-	-	-
OS-Developable Square Feet	-	-	-

*Represents # of LDAs unless otherwise stated. +Income Restricted expirations include 3rd party protections.

Residential Units w/ Expiration Decade

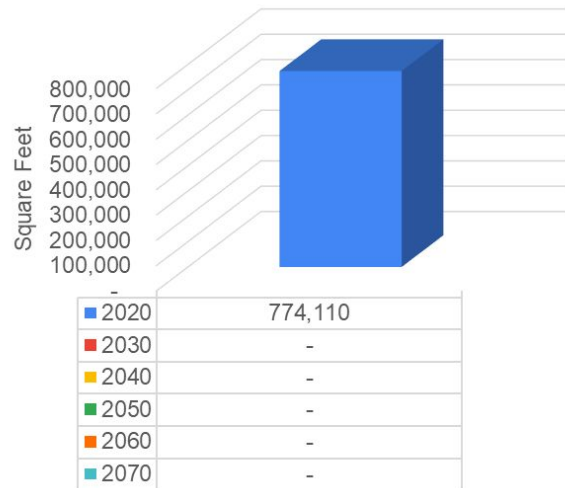


LDA Types w/ Expiration Decade



LDA Protections: District 8

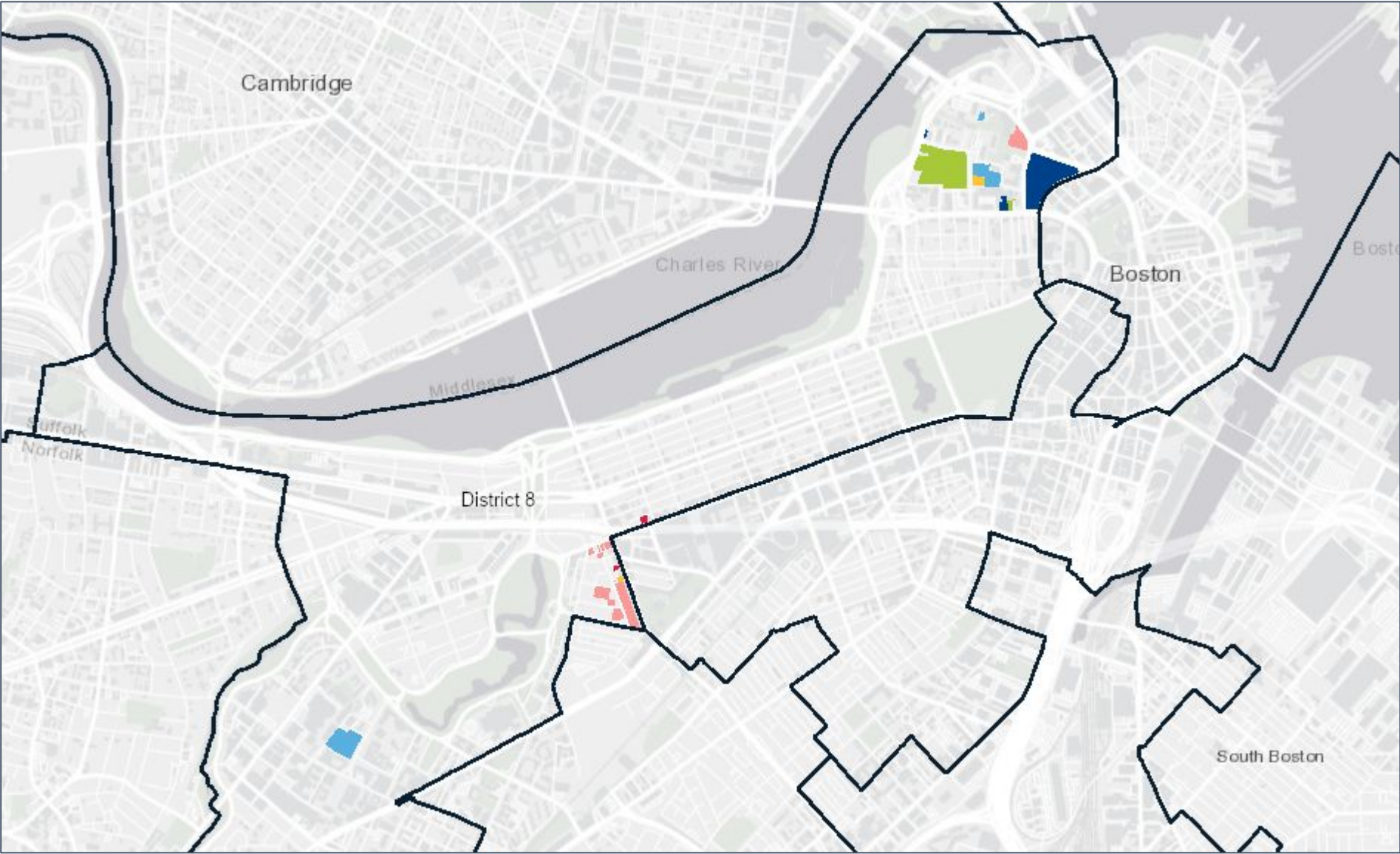
Total LDAs w/ Expiration Decade



LDA Open Space w/ Expiration Decade



District 8 LDAs



Land Disposition Agreements (LDAs)

- Commercial
- Residential
- Residential/Commercial
- Institutional/Community
- Government/Utility
- Open Space
- Parking