

Proposed Zoning Amendment

Affordable Housing Waiver

Meeting Recording

The BPDA will be recording this meeting and made available for those who are unable to attend the Zoom meeting live. It is possible that participants may also be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.



Agenda

6:00-6:10 PM

- Meeting Introduction

6:10 PM - 6:30 PM

- Zoning Amendment Presentation

6:30 PM - 7:30 PM

- Questions and Comments from members of the public

Meeting Format

- BPDA staff and members of the public are all attendees
- During the presentation, attendees microphones will be muted
- Once the presentation is over, questions/comments from attendees will be accepted in two ways:
 - 1) through the chat tab at the bottom of your screen; or,
 - 2) you can raise your hand and we will take your questions orally in the order which hands were raised



Virtual Meeting Etiquette

- We want to ensure that this conversation is a pleasant experience for all, and that all community members/stakeholders are comfortable sharing their comments, questions, and feedback.
- Please be respectful and mindful of each other's time when asking questions/providing comments, so that all attendees are able to participate in the meeting.
- Please wait until all attendees have had the opportunity to ask a question/provide a comment before providing additional questions/comments.
- You can always set up a conversation with Caitlin Coppinger (caitlin.coppinger@boston.gov) to further discuss the project and/or process

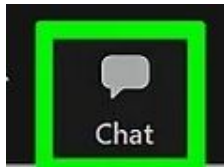


Zoom Tips

Zoom controls should be available at the bottom of your screen. Clicking on these symbols activates different features:



Mute/unmute



Chat to ask questions throughout the presentation



Raise hand to ask for audio/video permission at the end of presentation

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Affordable Housing Waiver



**boston planning &
development agency**

An Executive Order relative to Streamlining Affordable Housing

- October 6, 2023 Mayor Wu issued an Executive Order to streamline the approval Process of Affordable Housing Projects
- Affordable Housing is defined as 60% or more of units are restricted at 100% AMI or less

1

Prioritize Affordable Housing in the Development Review Process

Relevant City Agencies will adopt procedures that will prioritize the review of Affordable Housing Projects

2

Create a critical path for Article 80 Review and Approval

BPDA will review and recommend changes to the A.80 process to ensure a thorough review process and reduce duplicative review

3

Study and Address Zoning Challenges to Affordable Housing Development

Explore potential changes to the Zoning Code that will minimize the need for variances or other permitting burdens

4

Create a System to track Affordable Housing Project Review and Approvals

Create an interagency information system that tracks and manages review and approvals.

5

Establish A governance structure for implementation of the order

Create an advisory committee to propose and evaluate city actions being taken in response to this executive order.



Why the Executive Order

- Boston is facing a crisis in the wake of increasing market rate housing prices and rents
- Half of all renters and 28% of homeowners are considered cost burdened in which they are pay more than 30% of their income on housing costs
- Increased cost of construction, land and financing a project are making it increasingly difficult to build affordable housing.
- The average time from filing to zoning approval takes on average 337 days



Existing Affordable + Public Housing Projects

- During the information gathering stage of the executive order, a recurring concern emerged regarding existing affordable housing projects of scale and their planned capital improvement projects which typically involve the following:
 - Kitchen, Bathroom & Flooring Upgrades
 - HVAC System Improvements
 - Exterior & Accessibility Upgrades
- These projects are generally planned far in advance given their capital budget needs and because of the size of the renovation, often trigger Article 80 Large Project Review through the “substantial rehabilitation” clause. As a result, they are required to go through multiple rounds of review by various City agencies for changes that are largely internal to the project and do not create a material change to its impacts. **This inadvertently prolongs project timelines and increases costs for initiatives that directly benefit existing affordable housing residents.**



Current Zoning Text

Waiver of Large Project Review Requirements for Certain Projects to Preserve or Create Affordable Housing.

The purpose of this subsection 80B-2.5 is to allow the Boston Redevelopment Authority to waive the requirements of Large Project Review for certain Proposed Projects to rehabilitate or construct Affordable Housing units if the Authority has determined that such waiver will increase the availability or quality of Affordable Housing in the City and that such Proposed Project will not generate significant adverse impacts outside the Lot. The criteria for waiver of such review requirements pursuant to this Section 80B-2.5 are as follows:

- (a) such Proposed Project is for the rehabilitation, replacement, extension, or creation of Affordable Housing units that are or will be subject to review by the Authority pursuant to Section 3-1A.a (Planned Development Areas), Section 3-1A.b (Urban Renewal Areas), or M.G.L. Chapter 121A; and
- (b) the Authority determines that, with respect to those impacts that may be addressed pursuant to [Section 80B-3](#) (Scope of Large Project Review), the Proposed Project will not have significant adverse impacts outside the Lot; and
- (c) the Authority determines that the Proposed Project will increase the availability or quality of Affordable Housing in the City.

Proposed Zoning Text

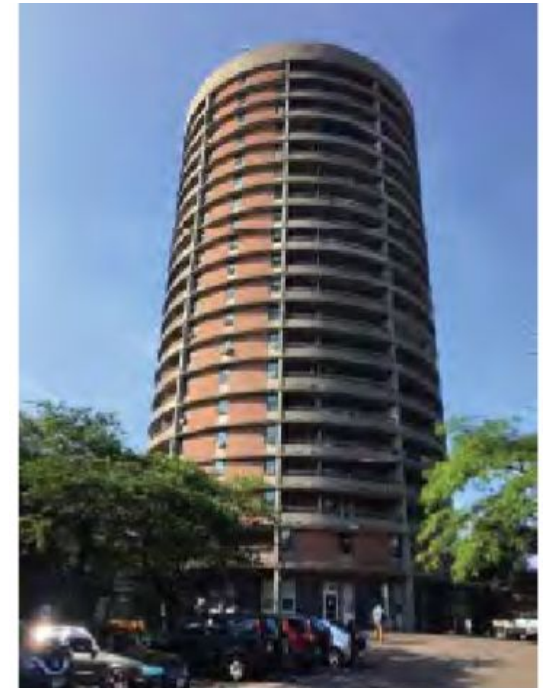
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- (c) the Authority determines that the Proposed Project will increase the availability or quality of Affordable Housing in the City.

What Projects Qualify

- Projects that are 60% or more affordable at or below 100% AMI
- Projects that do not have adverse impacts outside of the lot
 - Transportation. Environmental protection; Urban design; historic resources; infrastructure systems; site plan; tidelands; Development Impact Project, AFFH Assessment Component, Accessibility Component, Smart Utilities Component, Resilience.
- The Project will increase the availability of affordable housing and/or improve the existing quality of affordable housing stock.
- Example: Doris Bunte Apartments



Application for Waiver Process

Application for Waiver Submitted

Proponent will submit an application for waiver to the BPDA outlining how the project meets the criteria as listed in the zoning code.

Community Notification

The BPDA will notify the community through its mailing list that an application for waiver has been submitted.

BPDA Review & Determination

BPDA Reviews the application.
If the BPDA staff determines that this is a project eligible for a waiver, it will appear in front of the BPDA board

Post Board Approvals

Projects will go through standard design review with BPDA design staff.
All other city processes beyond Article 80 that a project may trigger will still apply.

Next Steps

**1. BPDA Board
for Zoning
Amendment
Consideration**



**2. Boston Zoning
Commission**

Public Hearing open to Public
Testimony



Questions?

Contact Information:

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development agency