

# STEMMING THE TIDE OF TRANSIT-ORIENTED DISPLACEMENT

## MANAGING NEIGHBORHOOD CHANGE IN CHELSEA, MA TOD ACTION PLAN

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Metropolitan Area Planning Council

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# ABOUT MAPC

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# MAPC, the regional planning agency serving Metropolitan Boston, promotes smart growth and regional collaboration



Data Source: MAPC, MassGIS  
January, 2016



# A critical part of MAPC's mission is to advance equity

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- Regional & local housing plans, fair housing
- MetroFuture
- State of Equity Policy Agenda
- Internal Equity Team
- Strategic Plan
- Managing Neighborhood Change Toolkit



# MANAGING NEIGHBORHOOD CHANGE TOOLKIT

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# Managing Neighborhood Change: Anti-Displacement Strategies Toolkit

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[mapc.org/neighborhood-change](http://mapc.org/neighborhood-change)

- Anti-displacement literature review
- Suggested methodology to measure neighborhood change
- Long-term affordability strategies
- MAPC's local project work in this area

# MAPC helps communities manage neighborhood change by:

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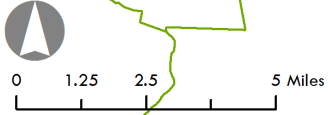
- Establishing community context
- Defining mechanisms of change
- Identifying strategies for preserving affordability and housing choice
- Establishing indicators for tracking neighborhood change over time

# CHELSEA TOD ACTION PLAN

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# **BRT extension through Chelsea will add 5 new stations and a shared-use path, linking Chelsea and Boston**



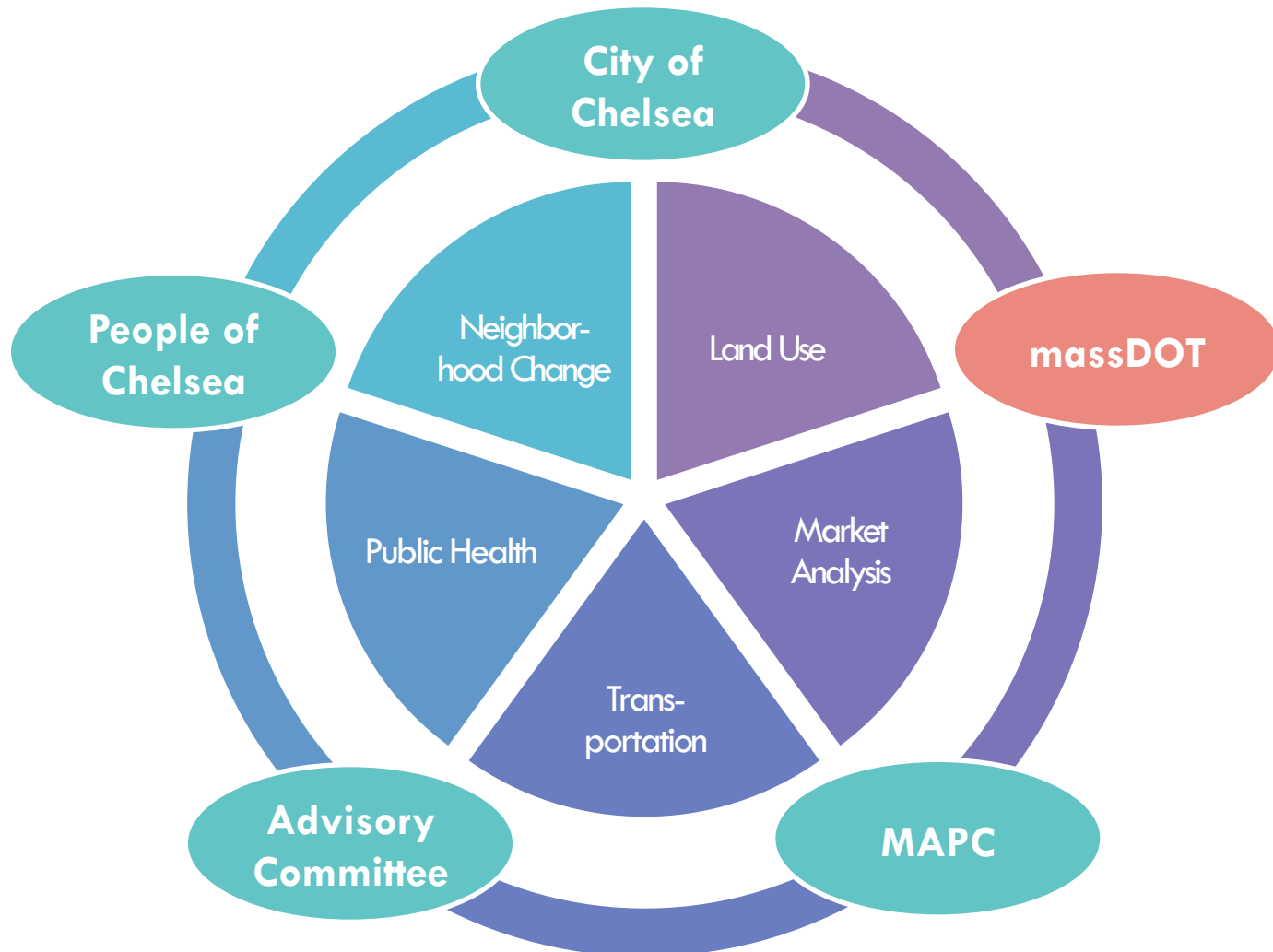
Data Source: MAPC, MassGIS  
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# Project Overview

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Plan to equitably distribute benefits of new investment



# What We Heard

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	Concerns	Welcome Changes	Qualities to Preserve
<b>Housing</b>	Costs, turnover	More affordability, diverse types	Affordability
<b>Economy</b>	Lack of local spending, rising store rents	Diversity, education/employment opportunities	Small businesses, jobs near housing
<b>Transit</b>	Overcrowded, insufficient	Increased service	Access, reliability
<b>Health &amp; Safety</b>	Criminal/delinquent behavior, litter	Safer, cleaner	Friendly police force
<b>Gov't. &amp; Civic Engagement</b>	Apathy	Transparency, accountability	City manager form of gov't.
<b>Recreation</b>	Lack of green space	More venues, activities	Artists' community
<b>Community Character</b>	Rebranding of city, gentrification	Increased connection	Diversity, community organizations

# Key Neighborhood Change #1 Expiring Affordability Restrictions

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Eligible Households = 7,588



Subsidized Housing Inventory



**2,125 Affordable Units**

**1,024 Expiring Units**

**807 Expiring by 2032**

# Key Neighborhood Change

## #2 Rising Rents

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73% of units are renter-occupied



54% of renters are cost burdened



71% of low-income renters are cost burdened



median rent rose 63%, 2000-2013



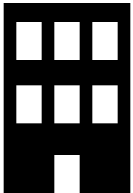
# Key Neighborhood Change #3 Condominium Conversions



73% of units are renter-occupied



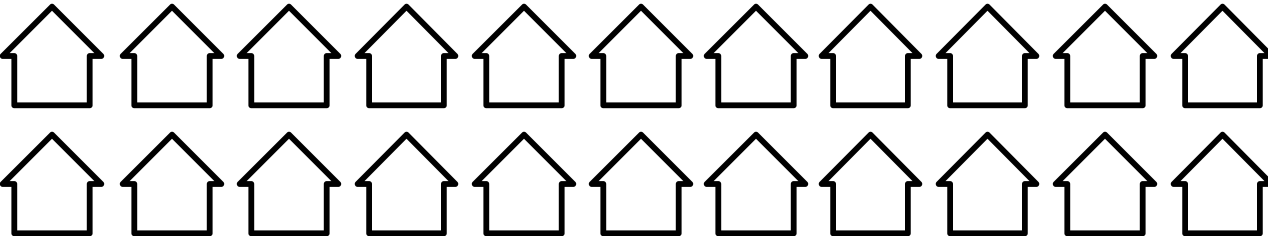
67% of units were built prior to 1940



49% of units are in smaller multifamily buildings



condos created via conversion, 2012-2016



# Select Strategies to Manage Neighborhood Change in Chelsea

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- Extend affordability restrictions
- Adopt Inclusionary Zoning
- Adopt commercial linkage fee program
- Use Community Benefits Agreements
- Promote fair access to housing opportunity
- Track indicators of neighborhood change



# Lessons Learned

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- Community attitude towards change varies
- Robust public process is vitally important
- Unanticipated concerns will arise
- Need to consider the benefits of change
- A combination of strategies is needed

# THANK YOU



[mapc.org/neighborhood-change](http://mapc.org/neighborhood-change)

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