STEMMING THE TIDE OF TRANSIT-ORIENTED DISPLACEMENT

MANAGING NEIGHBORHOOD CHANGE IN CHELSEA, MA

TOD ACTION PLAN

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MAPC, the regional planning agency serving Metropolitan Boston, promotes smart growth and regional collaboration.
A critical part of MAPC’s mission is to advance equity

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

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:

- 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
BRT extension through Chelsea will add 5 new stations and a shared-use path, linking Chelsea and Boston.
Project Overview

Plan to equitably distribute benefits of new investment

City of Chelsea

People of Chelsea

Neighborhood Change

Land Use

Public Health

Market Analysis

Transportation

Advisory Committee

MAPC

massDOT
<table>
<thead>
<tr>
<th>What We Heard</th>
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<tr>
<th>Concerns</th>
<th>Welcome Changes</th>
<th>Qualities to Preserve</th>
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<tbody>
<tr>
<td><strong>Housing</strong></td>
<td>Costs, turnover</td>
<td>More affordability, diverse types</td>
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<tr>
<td><strong>Economy</strong></td>
<td>Lack of local spending, rising store rents</td>
<td>Diversity, education/employment opportunities</td>
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<td><strong>Transit</strong></td>
<td>Overcrowded, insufficient</td>
<td>Increased service</td>
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<tr>
<td><strong>Health &amp; Safety</strong></td>
<td>Criminal/delinquent behavior, litter</td>
<td>Safer, cleaner</td>
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<tr>
<td><strong>Gov’t. &amp; Civic Engagement</strong></td>
<td>Apathy</td>
<td>Transparency, accountability</td>
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<tr>
<td><strong>Recreation</strong></td>
<td>Lack of green space</td>
<td>More venues, activities</td>
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<tr>
<td><strong>Community Character</strong></td>
<td>Rebranding of city, gentrification</td>
<td>Increased connection</td>
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Key Neighborhood Change
#1 Expiring Affordability Restrictions

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

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

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Select Strategies to Manage Neighborhood Change in Chelsea

- 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

- 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

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