



BROOKLINE HOUSING PRODUCTION PLAN: DECEMBER 2021 PROGRESS REPORT

December 8, 2021

The Brookline Housing Production Plan process is underway, and the consulting team of Barrett Planning Group LLC, Community Circle, and Dodson & Flinker is pleased to update the Town of Brookline on its progress to date. This progress memo is intended to supplement our first invoice to the Town (invoice #693).

Task Description	Budget	Invoice #1 12/2/2021	Total	Balance	% Invoiced
Task 1: Community Engagement	\$ 32,400.00	\$ 4,690.00	\$ 4,690.00	\$ 27,710.00	14.5%
Task 2: Housing Needs Assessment	\$ 20,250.00	\$ 1,180.00	\$ 1,180.00	\$ 19,070.00	5.8%
Task 3: Affordable Housing Goals	\$ 14,400.00	\$ -	\$ -	\$ 14,400.00	0.0%
Task 4: Housing Strategies	\$ 19,650.00	\$ -	\$ -	\$ 19,650.00	0.0%
Task 5: Location-Based Recommendations	\$ 42,330.00	\$ 2,400.00	\$ 2,400.00	\$ 39,930.00	5.7%
Task 6: Miscellaneous Project Coordination	\$ 24,960.00	\$ 4,500.00	\$ 4,500.00	\$ 20,460.00	18.0%
Subtotal - Professional Fees	\$153,990.00	\$12,770.00	\$12,770.00	\$141,220.00	8.3%

TASK 1: COMMUNITY ENGAGEMENT

1.1. Public Engagement Plan

The consulting team worked with Town staff to develop a Community Engagement Plan for this project. It is posted on the Town’s Housing Production plan website. To the extent possible, it closely follows the Town’s community engagement plan guidance document.

1.2. Outreach, Consultation, Involvement, Collaboration, Shared Leadership

Between October 20, 2021, and November 19, 2021, the consultants conducted the first phase of interviews. These “reconnaissance interviews” involved community advocates, housing and social service organizations, and various interest groups referred to us by the Town, as well as this project’s primary stakeholders: people who need affordable homes and people who currently occupy affordable homes and want options to improve their housing situation. Most of the actual stakeholders were identified and located by the consulting team through contacts with other interviewees. A total of 59 people were interviewed during this phase of the work.

All reconnaissance interviews were conducted via Zoom. They provided a broad look at the housing needs and concerns that confront Brookline residents. The interviews were conducted with small groups of up to five people, and sometimes individually. Organized advocacy and interest groups,

notably Brookline By Design, Brookline for Everyone, and Building a Better Brookline were interviewed in larger groups ranging up to 10 participants.

The input received in these early interviews has informed and supported the consulting team's further targeted outreach and research activities. We identified fourteen fields of industry professionals, service providers, advocates, and stakeholders for the second phase of outreach, which we are calling the "deeper dive interviews." This second phase focuses on gathering perspectives and experiences that we did not capture or that were otherwise underrepresented in the first round of conversations.

TASK 2: COMPREHENSIVE HOUSING NEEDS ASSESSMENT

2.1 Review of Previous Plans

The consulting team has reviewed Brookline's 2016 Housing Production Plan and other Town plans available on Brookline's website or that we have found through other means. We are currently updating data and mapping as necessary. The team has mapped Brookline's current affordable housing inventory to develop its understanding of the existing conditions of housing, in particular the geographic extent of affordable housing opportunities in Brookline and areas of concentration. These images illustrate for the consulting team, and later for the Brookline community, patterns of development prior to this plan's update.

2.2. Housing Needs Assessment Approach

In conjunction with these visualizations, initial interviews with Brookline residents nuance the team's understanding of the conversations that surround housing and housing production in Brookline. This exploratory step elicits new questions, directs our research efforts, and provides anecdotal accounts of barriers (regulatory or otherwise) to affordable housing.

TASK 5: LOCATION-BASED TESTING AND RECOMMENDATIONS

5.1 Place-Based Analysis

Location-based testing and recommendations depend on the suitability of sites, and the suitability of sites depends upon evaluation criteria. In partnership with the Working Group, Dodson & Flinker and the consulting team have reviewed the Town's past site identification process to update or develop criteria for establishing a site's suitability as a potential location for future affordable housing development. Consulting team members will be visiting a sample of previously identified sites and visiting recent residential and mixed-use developments in Brookline, in some cases permitted by the Board of Appeals under Chapter 40B and other cases by the Planning Board under Brookline's existing zoning. We are still gathering development trends data to map out the locations and areas we want to visit in a tour of Brookline, to be scheduled soon.

TASK 6: MISCELLANEOUS PROJECT COORDINATION

The consulting team and Working Group has met three times (October 12, November 9, and November 30, 2021) via Zoom.