



BROOKLINE HOUSING PRODUCTION PLAN: INVOICE 4 PROGRESS UPDATE

March 11, 2022

The Housing Plan consulting team of Barrett Planning Group, Dodson & Flinker, and Community Circle are pleased to provide the Town of Brookline with a progress update to accompany our fourth invoice to the Town, dated February 28, 2022.

Task Description	Budget	Invoice #4 2-28-2022	Cumulative	Balance	% Invoiced
Task 1: Community Engagement	\$32,400.00	\$ 1,980.00	\$20,305.00	\$ 12,095.00	62.7%
Task 2: Housing Needs Assessment	\$20,250.00	\$ 720.00	\$ 8,940.00	\$ 11,310.00	44.1%
Task 3: Affordable Housing Goals	\$14,400.00	\$ 1,000.00	\$ 1,000.00	\$ 13,400.00	6.9%
Task 4: Housing Strategies	\$19,650.00	\$ 3,750.00	\$ 4,110.00	\$ 15,540.00	20.9%
Task 5: Location-Based Recommendations	\$42,330.00	\$ 2,400.00	\$ 7,000.00	\$ 35,330.00	16.5%
Task 6: Miscellaneous Project Coordination	\$24,960.00	\$ 4,680.00	\$13,710.00	\$ 11,250.00	54.9%
Subtotal - Professional Fees	\$153,990.00	\$ 14,530.00	\$55,065.00	\$ 98,925.00	35.8%

TASK 1: COMMUNITY ENGAGEMENT

1.2 Outreach, Consultation, Involvement, Collaboration, Shared Leadership

The Community Survey for the Brookline Housing Plan received 831 responses between January 31 and February 18, 2022. The consulting team, Town staff, Town officials, and several community organizations promoted survey participation by distributing the online survey link on flyers, in newsletters, in Board and Committee meetings, on the Town website, and by direct email to all participants in the HPP's community engagement process as of January 31 (344 community members). Language Connections translated the survey and flyers into Spanish, Russian, and Chinese (Simplified) to further promote participation. The team reviewed every response individually and in aggregate to inform our continuing efforts in the HPP process.

Members of the consulting team interviewed several interested students from the Brookline High School Environmental Action and Food Justice Club regarding housing needs and strategies in mid-February, which brought the total number of interviewees in this process to 112.

1.3 Community Forum

The second Community Forum for the HPP took place on February 23, 2022 via Zoom. One hundred ninety people registered for the meeting, which was advertised on the Town website, through flyers, in Town Board and Committee meetings, and in community newsletters. The registration form asked

participants to indicate whether they would require live interpretation services in any of Brookline's top languages identified in the Town's Diversity and Inclusion Plan (Spanish, Russian, Cantonese, Mandarin). Based on these results, Language Connections provided interpretation in the meeting for speakers of Cantonese.

The consulting team provided a brief review and update on the work completed to date and a progress report regarding community participation, followed by a presentation of Dodson & Flinker's work so far on location-based testing and site scenarios on three initial "prototype" sites. These site-specific analyses aimed to help the consulting team assess Brookline residents' ideas on contextual neighborhood fit and appropriate scale and design features in a range of Brookline locations through visual preference polls (conducted on Zoom). Participants were encouraged to explain and discuss their thoughts and preferences in the chat. This process served to help illustrate the community's shared vision for Brookline's housing production in the next five years.

The meeting recording, presentation materials, and chat transcript are all available on the Town website's project page.

TASK 2: COMPREHENSIVE HOUSING NEEDS ASSESSMENT

2.2 Housing Needs Assessment Approach

The team continues its work assessing Brookline's housing needs. Survey results convey community input in this phase of the work, and the strong response allows for in-depth analysis of the vision, perceptions, and challenges that many Brookline residents share regarding housing needs. This analysis continues, in addition to analyses of other data, existing regulations, past planning, and market trends.

TASK 3: AFFORDABLE HOUSING GOALS

Based on the consulting team's work assessing housing needs in Brookline, the team is working to develop affordable housing goals that reflect the needs, priorities, and vision of Brookline residents. These goals will ultimately be both qualitative and quantitative, and they may draw from, build upon, supplement, or update the goals set forth in the 2016 HPP. Looking ahead, the team will continue this work in partnership with the working group in developing these goals, and future community engagement will also serve to inform these efforts.

TASK 4: UPDATE HOUSING PRODUCTION STRATEGIES

The consulting team is reviewing housing production strategies from the 2016 HPP and housing production since 2016 to identify what has worked, what has not, what is in the pipeline, and what may still be implemented among these strategies. Stakeholders and advocates have also proposed their own strategies and ideas, and as the team continues its work updating housing production strategies, this public participation is an invaluable resource.

TASK 5: LOCATION-BASED TESTING AND RECOMMENDATIONS

5.1 Place-Based Analysis

Dodson & Flinker presented three site scenarios at the second Community Forum, and the team continues its work to refine these "prototypes" and to analyze other sites and conditions. Brookline is

home to so many neighborhoods with their own character traits and contexts, so the team is working in partnership with the working group to develop these build-out models under current regulations as well as under different proposed scenarios.

TASK 6: MISCELLANEOUS PROJECT COORDINATION

The consulting team and Working Group have met seven times (October 12, November 9, November 30, December 14, January 11, February 8, and March 8) via Zoom.