



To: City of Revere
From: MAPC
On: January 5, 2021
Re: Next Stop Revere: Inclusionary Zoning Community Input to Date

Introduction

What follows is a summary of community input collected through the Next Stop Revere: Inclusionary Zoning (IZ) fall webinar and survey. This engagement was intended to a) inform residents about Affordable Housing, inclusionary zoning, and how inclusionary zoning can help advance Affordable Housing; and b) gather feedback from residents on inclusionary policy priorities. The campaign consisted of two platforms:

1. A live webinar held via Zoom on Tuesday, October 26, at 6:00 PM was attended by 72 members of the public joined (84 had registered). The webinar provided general information about the planning project, definitions of Affordable Housing and multiple programs to increase affordability, an overview of housing development finance, and the main components of inclusionary zoning policies. A key discussion point during the webinar was tradeoffs associated with creating a policy that is both impactful and implementable.
2. An online open house was also available from October 25 to December 1 for residents to participate at a time and pace that worked best for them. The open house presented the same information as in the webinar, with accompanying survey questions. The open house included a section of questions asking respondents how they felt about an inclusionary zoning policy that achieves deeper levels of affordability.

Webinar Polling Feedback

Webinar attendees responded to four poll questions during the live webinar. These questions focused on the tradeoffs community members would be willing to see in an inclusionary zoning policy, knowing that one policy cannot meet all housing goals. Poll responses indicate the following policy priorities:

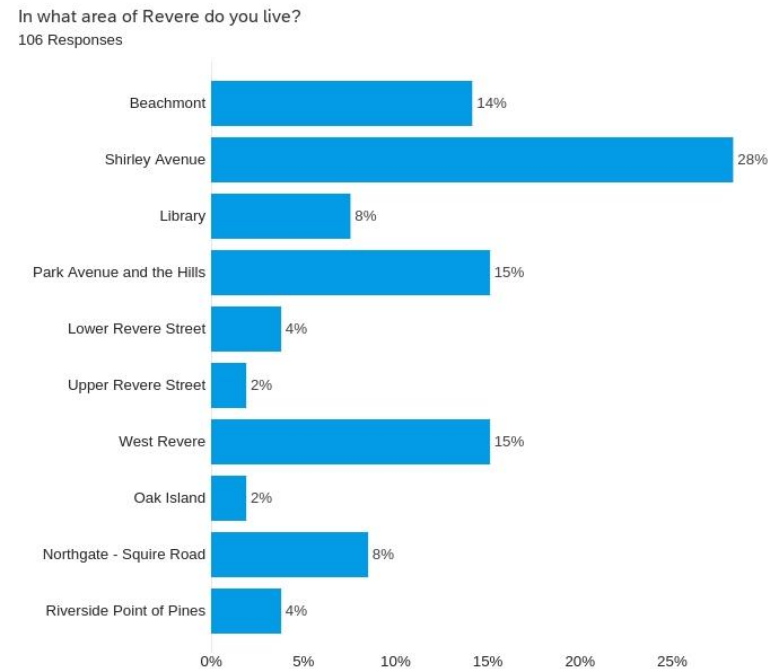
- Respondents favored a policy that prioritizes maximum production and family-size units.
 - 61% of respondents prioritize the creation of family-size homes (3 or more bedrooms), even if it yields fewer units overall.
 - 65% of respondents prioritize the creation of as many affordable homes as possible, even if it means not serving the lowest-income families.
- Moderate support for density bonuses to increase the number of affordable homes.
 - Just over half of respondents (57%) favored allowing density bonuses, such as dimensional adjustments, in exchange for more affordable homes.
- More support for parking reductions and tax relief to offset costs.

- 61% of respondents favored reduced parking requirements for buildings near public transit in exchange for more affordable homes.
- 83% of respondents approved of moderate tax relief, and 70% approved of substantial tax relief, in exchange for more affordable homes.
- Preference for requiring units to be built on-site and with no option for fee in lieu.
 - The vast majority (85-90%) of respondents favor a policy with no option to pay a fee to the City instead of constructing units, regardless of how that fee would be used.
 - 60% of respondents favored requiring units to be built on site instead of a different, off-site location.
 - 64% of respondents favored a policy that requires affordable homes to be built in the same building as market-rate homes.
- No clear consensus on a geographic approach.
 - Nearly half of respondents (55%) favored a policy with consistent requirements across the whole city, compared to one that is tailored to specific housing submarkets.

Survey Participation

178 participants completed more than 50% of the open house out of 298 survey starts, which is a 60% completion rate. Each question received around 125 responses with some variation between 100 and 140 responses.

This survey also collected demographic information from participants. 95% of respondents indicated they live in Revere, with the majority living in the city for more than 10 years. 6% of respondents indicated they have lived in Revere less than 2 years and 37% for between 2 and 10 years. Survey participants live all over the city, but the Shirley Avenue neighborhood had the largest number of respondents at 28%. Between 14% and 15% of participants live in West Revere, Park Avenue and the Hills, and Beachmont.

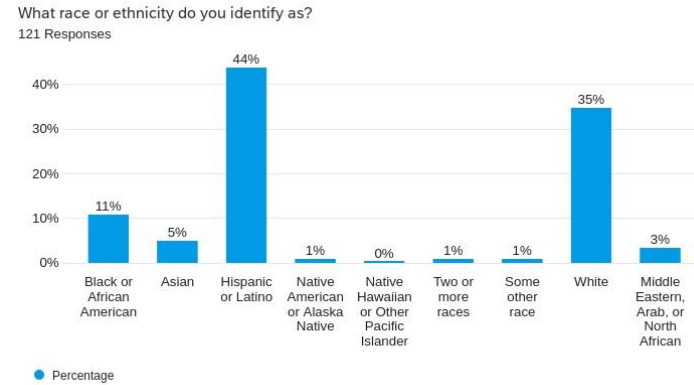


A significant amount of youth responded to the survey, with 34% of respondents indicating they are 18 years old or younger. 37% of participants indicated they are between the ages of 34 and 65 and 24% indicated they are between the ages of 19 and 34. 5% of participants are over the age of 65. 55% of participants indicated that their households consist of 4 or more people. 48% of participants indicated that they rent their home while 30% indicated that they own. 22% of participant selected “N/A,” which may be due to the high numbers of youth responding to the survey. The majority of participants make an income of \$74,999 or less per year.

44% of survey respondents indicated that they are Hispanic or Latino, followed by 35% who indicated they are White. 11% indicated they are Black or African American, followed by 5% who indicated they are Asian and 3% who indicated they are Middle Eastern, Arab, or North African.

Summary of Survey Policy Priorities

In general, participants supported the use of many of the policy components that the survey asked about. A noticeable trend throughout the survey results was less, but still some, support for producing homes for very-low-income families through IZ. The only policy component where there was no clear preference was allowing off-site units. The policy component that had the clearest preference was reduced tax rates. This following table consolidates the results of the survey by policy component. Bolded choices are clear preferences. When neither choice is bolded then there was no clear preference.



Production/Policy Component	Number/Affordability
As many homes as possible	Serve lower income families, fewer overall
As many homes as possible	Serve <i>very-low-income</i> (VLI) families, fewer overall
As many homes as possible	Family-sized homes, fewer overall
Larger buildings	Fewer homes
Larger buildings for VLI families	Fewer homes for VLI families
Less parking near T	Fewer homes
Less parking near T to get VLI units	Fewer homes for VLI families
Moderately lower tax rate	Fewer homes
Substantially lower tax rate	Fewer homes
Off-site homes	Fewer homes
Off-site homes to get VLI Units	Fewer homes for VLI families
Off-site homes for developer flexibility	No specification of affordability
Payments in lieu of units for generate income for housing program	On-site for faster production, less City burden
Payments in lieu option for non-profit, City development	On-site for faster production, less City burden
Different requirements in stronger markets	Same requirements across the city

The following is an explanation of participant support for different IZ elements.

- Very slight support for policies that produce as many homes as possible *except* when the policy could produce family-sized homes
 - 52% of respondents favored producing more Affordable Housing units instead of serving lower-income families and 56% favored more units instead of serving *very-low-income* families.
 - 56% of respondents favored producing more family-sized homes instead of maximizing the overall number of homes.
 - These results correspond to the webinar but are *less* conclusive as they have a higher spread between the options.
- Clear support for density bonuses, parking requirement reductions, and tax relief to produce more units and offset costs. Only slight support for using density bonuses to provide housing for very-low-income households.
 - Over 60% of respondents supported density bonuses and parking reductions for buildings near public transit and over 70% supported moderately *and* substantially lower tax rates (slightly more favored moderately lower tax rates than substantially).
 - Over 60% of respondents favored parking reductions to produce very-low-income units.
 - *Notably, only 52% of respondents supported density bonuses to produce very-low-income units, a significant reduction in support.*
 - These results correspond to the webinar input, however the survey indicated greater support for using density bonuses.
- Clear support for allowing off-site units to provide developers flexibility and feasibility, but no consensus for allowing off-site homes in exchange for a greater number of Affordable Housing units overall.
 - 60% of respondents supported allowing units to be produced off site to grant developers flexibility and increase feasibility. When framed around producing more Affordable Housing units, there was no consensus.
 - These results do not correspond to the results from the webinar, where there was much clearer consensus (both over 60%) against off-site homes under any circumstances.
- Clear preference for not allowing payments in lieu of units.

- Well over 60% of respondents preferred developers be required to produce units instead of paying a fee, even when that fee could be used to fund various housing programs.
- These results correspond to the webinar.
- No consensus on a geographic approach.
 - There was no consensus about whether to include different IZ requirements for different submarkets in the city.
 - This corresponds slightly to the webinar results, however they are less clear: 55% of webinar attendees supported this approach, while survey results were tied at 50%. Notably, this question at the webinar had the closest response rate.

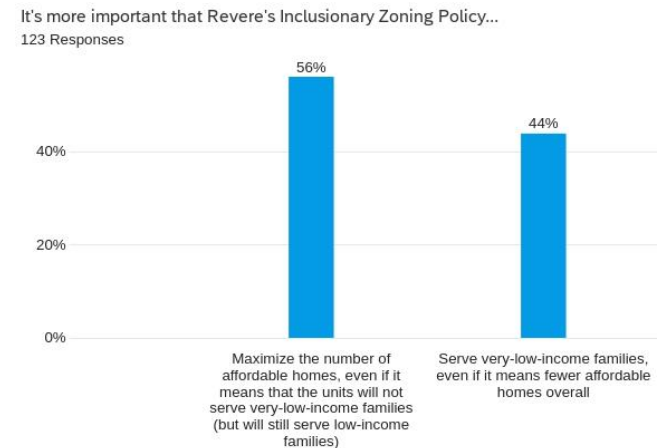
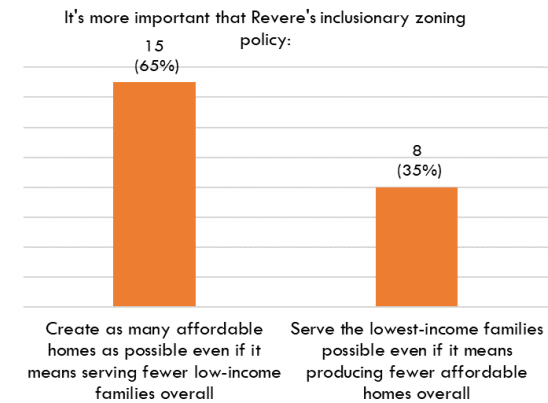
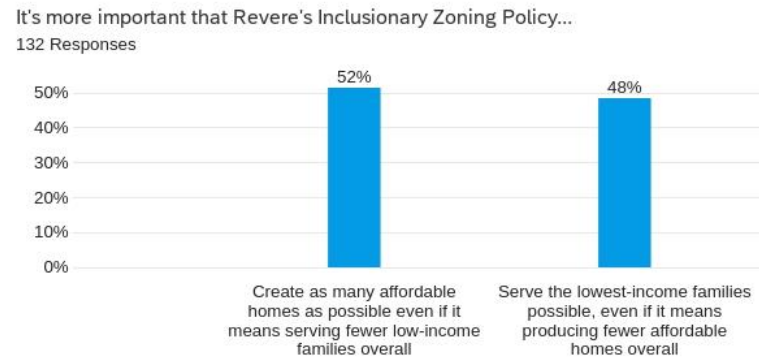
Survey and Webinar Results by Question

In this section, survey results are shared in blue graphs and webinar poll results are in orange.

More Affordable Housing vs. more deeply Affordable Housing

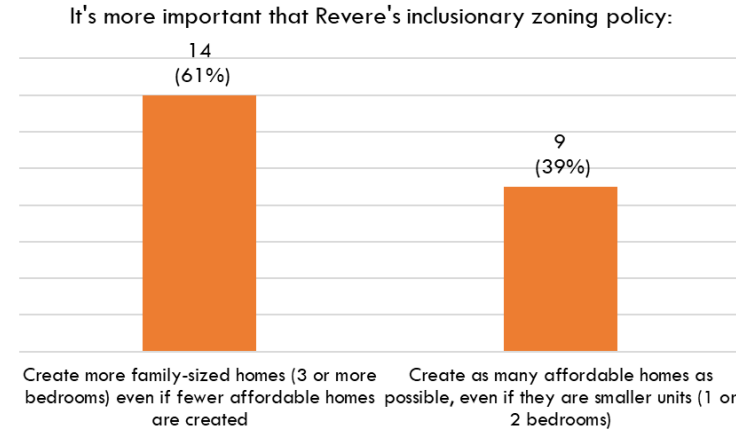
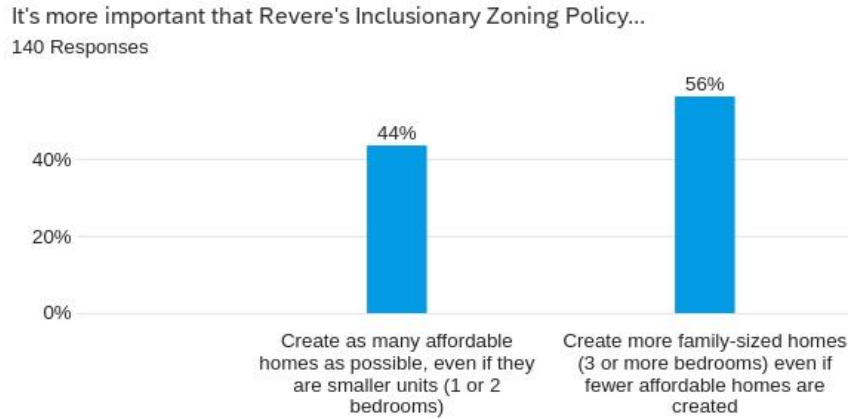
The survey included several questions that asked participants to decide between maximizing the number of Affordable Housing units produced and serving lower-income families even if it meant fewer units would be produced overall. In both instances, participants indicated a preference for maximizing the number of units.

The spread of the first question, which was framed around “lowest-income families,” was much closer than the second question, which was framed around “very-low-income families.” There were slightly fewer responses to the second question, but the results imply that participants were slightly less likely to support an IZ policy that produced fewer units when framed around serving very-low-income families. This question was not asked during the webinar.



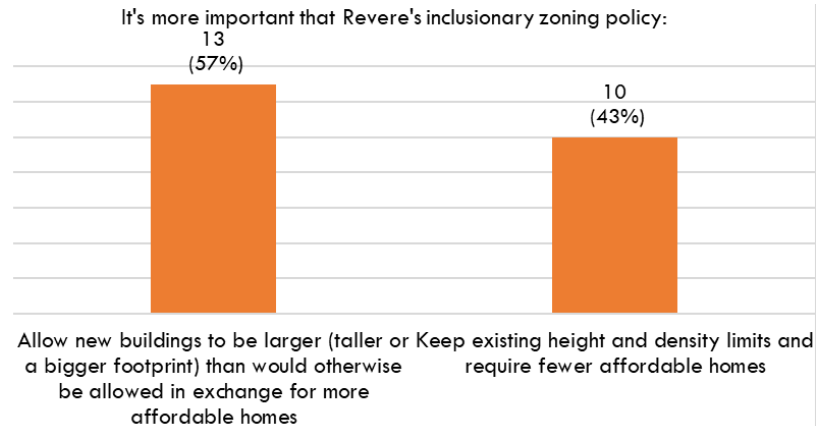
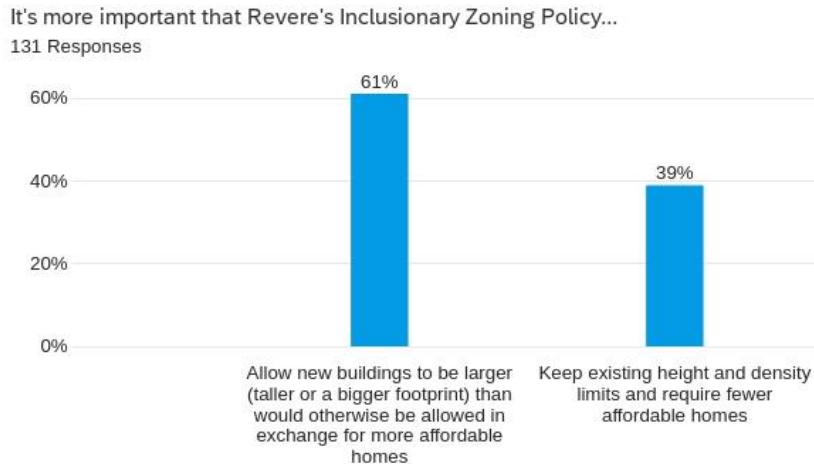
More Affordable Housing vs. more family-sized homes

A majority of participants indicated that they would rather an IZ policy produce more family-sized units (three or more bedrooms) even if it meant fewer total Affordable Housing units overall. This question did not have a corresponding question framed around very-low-income families.



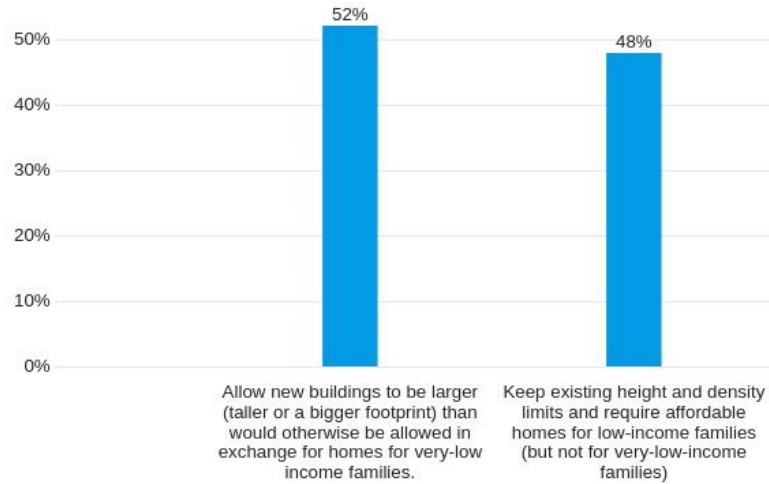
Using density to produce more homes

Almost two-thirds of participants, in the webinar and the open house, indicated support for using density/larger buildings to produce more Affordable Housing. Like previous questions, however, participants in the survey were significantly less supportive when the question was framed around homes for very-low-income families (this question was not asked during the webinar).



It's more important that Revere's Inclusionary Zoning Policy...

119 Responses

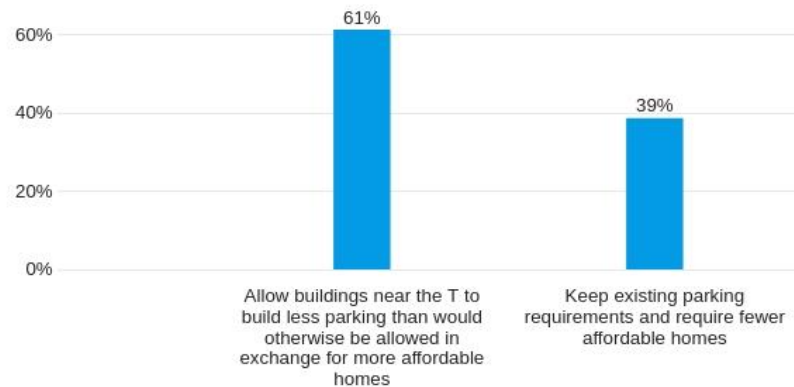


Reduced Parking near T to produce more homes

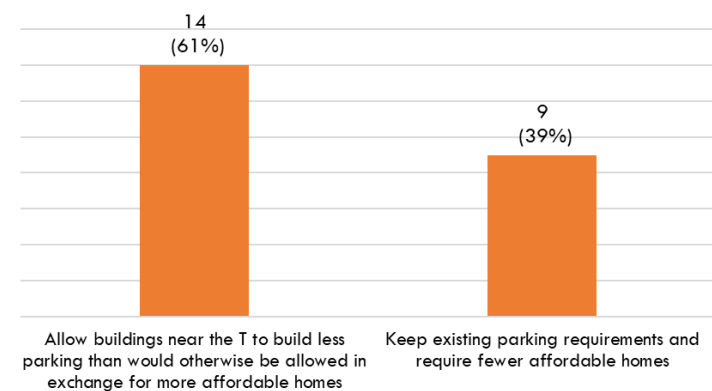
Nearly two thirds of participants in the webinar and the open house indicated that they were willing to accept reduced parking for buildings near the T in exchange for more Affordable Housing units, both generally and for very-low-income families. Both questions had an equal spread in responses, though the question framed around very-low-income families had fewer total responses and was not asked at the webinar.

It's more important that Revere's Inclusionary Zoning Policy...

137 Responses

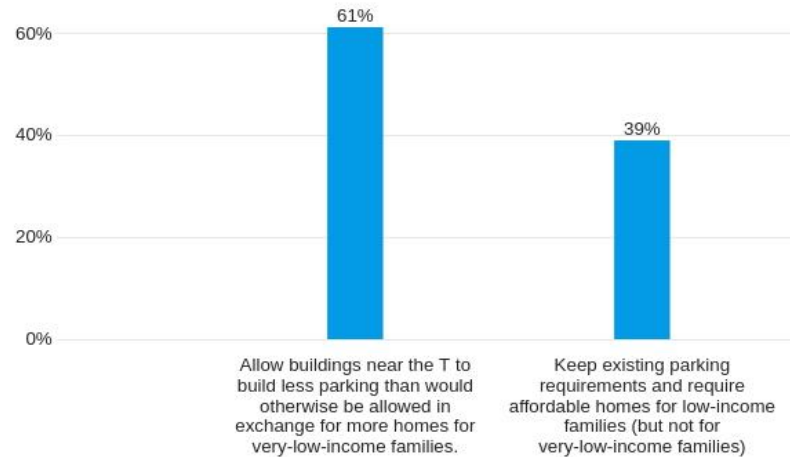


It's more important that Revere's inclusionary zoning policy:



It's more important that Revere's Inclusionary Zoning Policy...

121 Responses

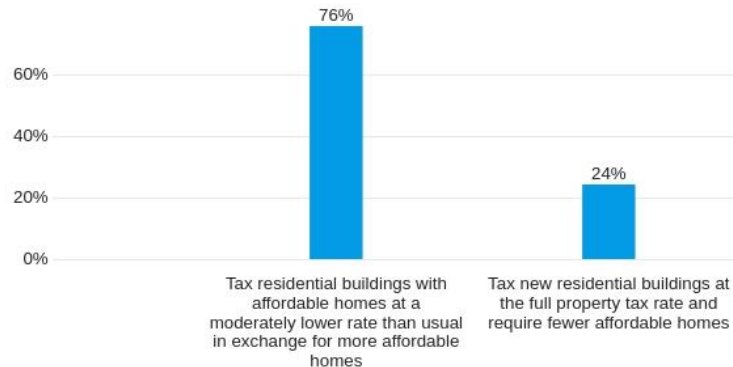


Adjusting tax rates to produce more homes

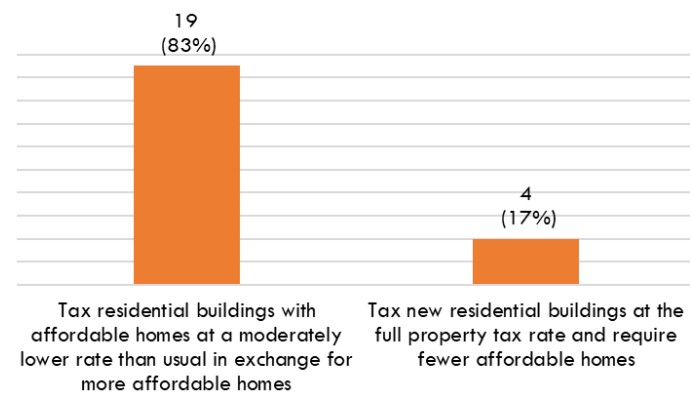
Around three quarters of participants in both the webinar and the open house indicated that they supported reducing tax rates on residential buildings as a tool to produce more Affordable Housing through IZ. Slightly more participants supported a moderately lower tax rate than supported a substantially lower tax rate. Even so, these questions produced the largest spreads of the survey, indicating significant support for this policy element. These questions did not have corresponding questions framed around very-low-income families in either the webinar or open house.

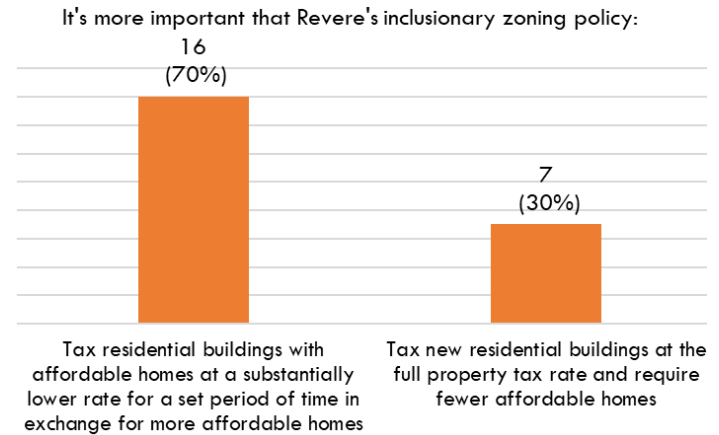
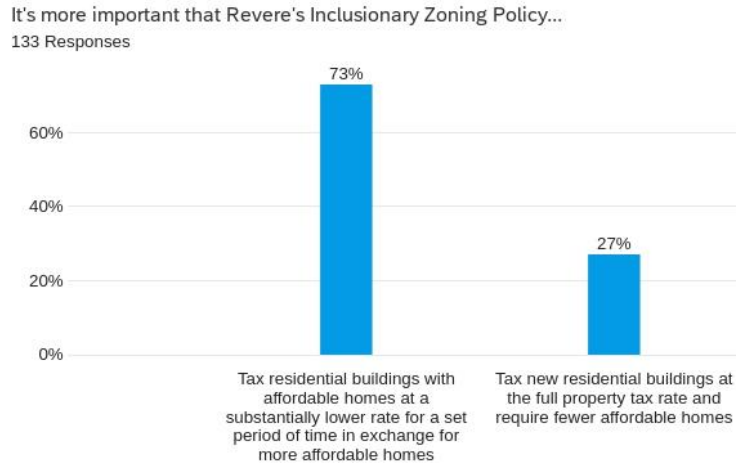
It's more important that Revere's Inclusionary Zoning Policy...

128 Responses



It's more important that Revere's inclusionary zoning policy:

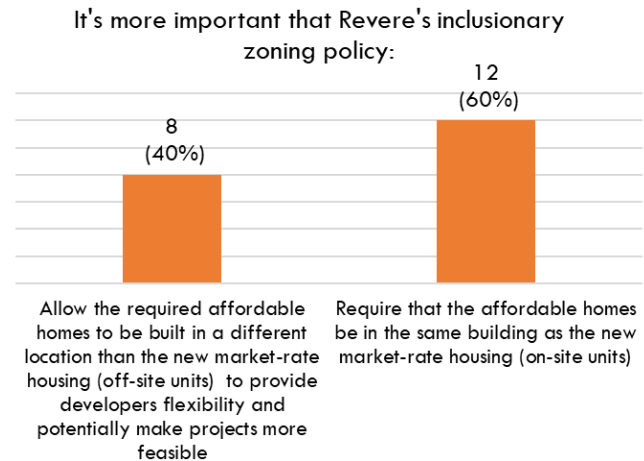
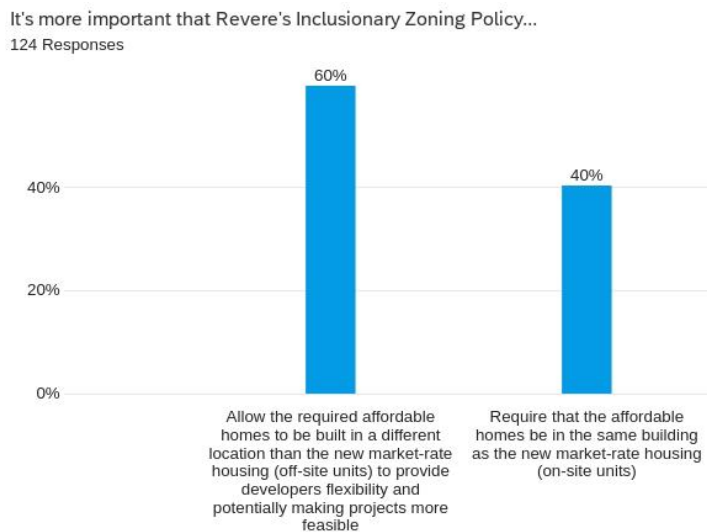




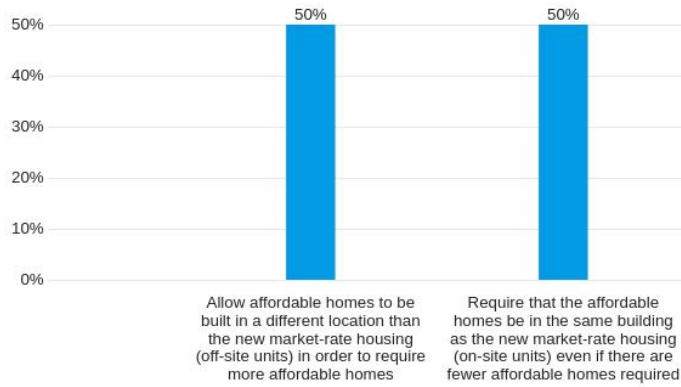
Off-site units to produce more homes

When this question was framed around providing flexibility for developers and improving development feasibility, the majority of respondents (60%) supported off-site units. At the webinar, however, this response was flipped, with 60% not supporting off-site units in this case.

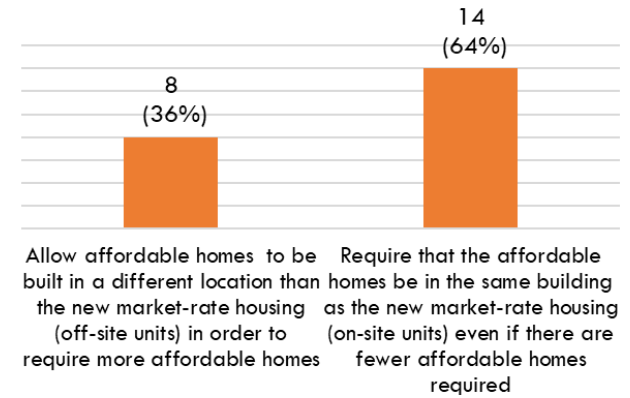
Participants in the open house were equally split about whether to allow off-site units, both when framed as producing homes for very-low-income families (which did not have a corresponding webinar question) and in exchange for more homes overall. This was not the case for the webinar, where the majority of participants did not support off-site units.



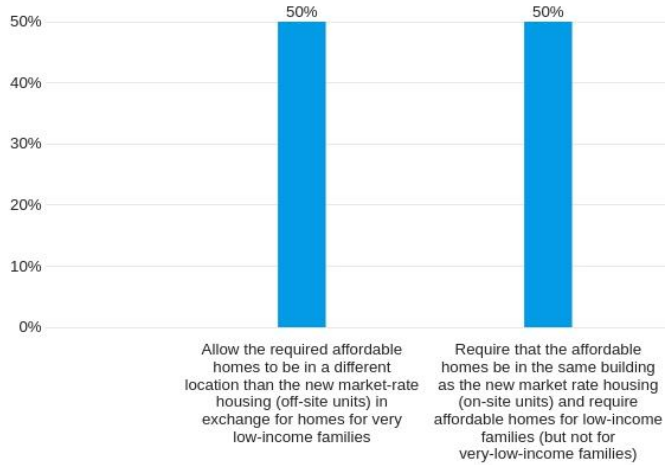
It's more important that Revere's Inclusionary Zoning Policy...
124 Responses



It's more important that Revere's inclusionary zoning policy:



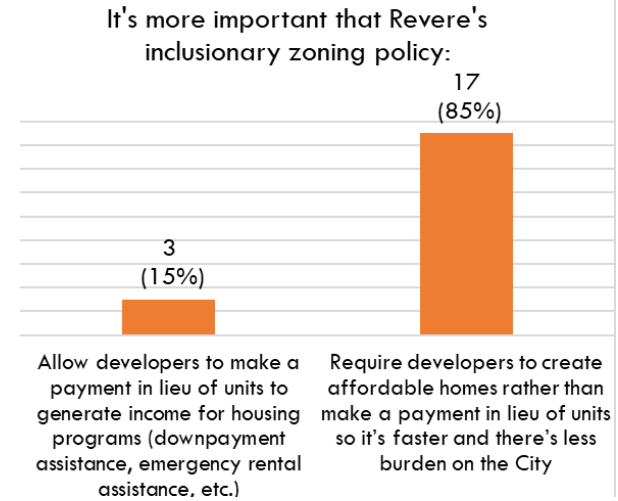
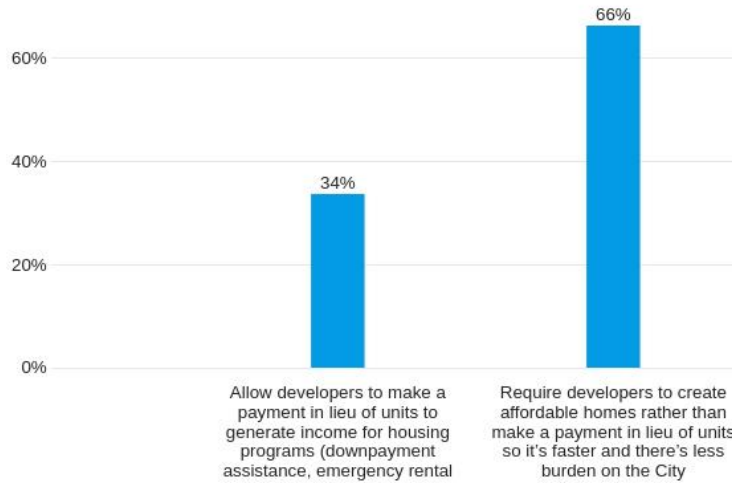
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120 Responses



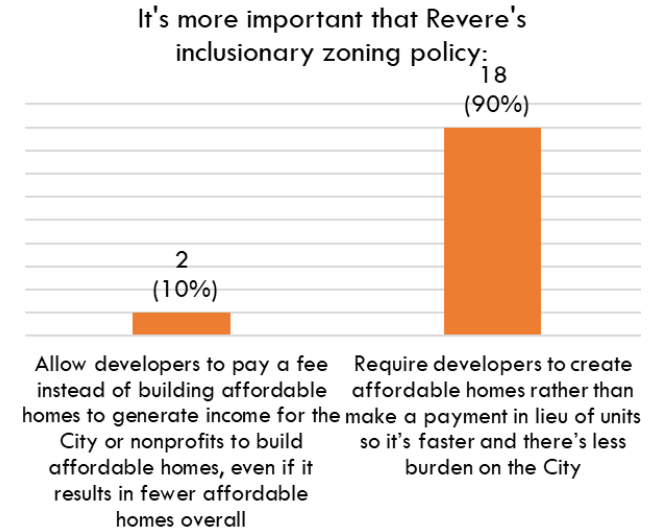
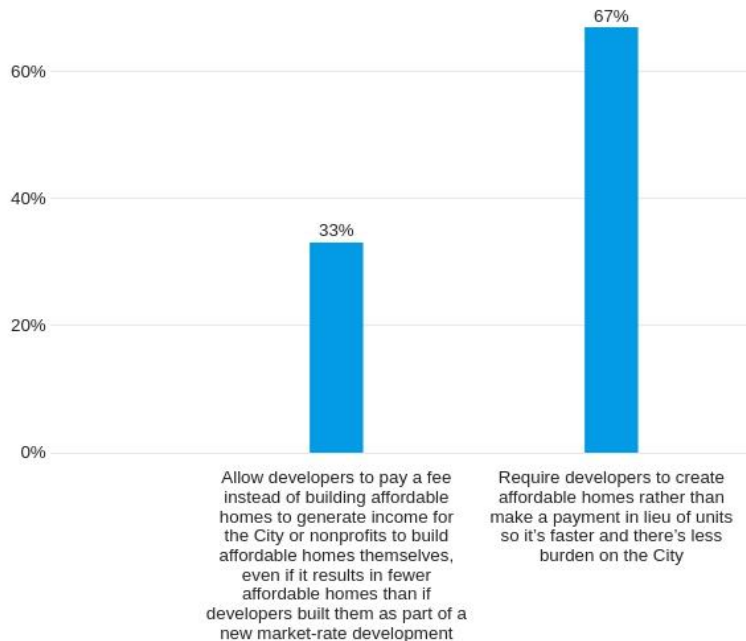
Payments in Lieu

Over two thirds of survey participants (and the vast majority of webinar participants) felt that developers should be required to produce units rather than make a payment, regardless of whether that payment went towards housing programs, non-profit development, or City development.

It's more important that Revere's Inclusionary Zoning Policy...
122 Responses



It's more important that Revere's Inclusionary Zoning Policy...
124 Responses



Different requirements for different areas of the city

Participants in both the webinar and survey did not have a very clear preference regarding how geographically consistent IZ requirements should be, though there is a slight preference from the webinar participants.

