



Town Council Meeting Minutes -

Monday, April 25, 2022 6:00 p.m. via Zoom

The public is invited to attend this meeting remotely only, via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town website will be updated on the day of the meeting with the phone and computer access instructions.

Call to Order – Roll Call – Pledge of Allegiance: President W. Alexopoulos called the meeting to order.

Roll Call - Members Present: Christos Alexopoulos, William Alexopoulos, James Burgess, Richard Brewer, Natacha Clerger, Ryan Egan, Jesse Gordon and Katrina Huff-Larmond

Pledge of Allegiance: Councillor Egan led the pledge of allegiance.

Announcements from the President: As many as many of you are aware, the town experienced tremendous loss on Thursday in town. Councillor Kenrick W Clifton passed away unexpectedly. Councillor Clifton was an integral member of this town council service, since its creation in 2010. He served as District One Councillor throughout his tenure, and was currently serving at the Town Council Vice President. Ken also was a former Randolph School Committee Member, a former Vice President of the Town Council, and a former President of the Town Council. He dedicated himself to his family and community. He was a beloved husband and father, he trusted public service their respective colleague and a friend to each of us. We are deeply shocked and saddened by his loss. We offer his friends and family our deepest sympathies at this very difficult time. Out of respect for Councillor Clifton's family, we are undertaking an abbreviated town council meeting tonight, discussing two agenda items that have short term deadlines and cannot be postponed. The other agenda items will be continued to a later meeting date. We will dedicate a portion of our next Town Council Meeting to any comments that members of the Council would like to make about the loss of Councillor Clifton. We will share any details that we receive about his services. We ask him to keep his family in your thoughts and prayers.

Moment of Silent Prayer: In honor of Town Council Vice President Kenrick W. Clifton

Presentations

1. Multi Family Zoning Requirements for MBTA Communities; presented by Michelle Tyler, Town Planner.

Ms. Tyler explained that a vote of the Town Council is not required tonight, but the presentation is required to be submitted to the State by May 2, 2022. A copy of the presentation is attached.

After the presentation, the President invited questions from the Town Council. Councillor Gordon asked if the existing complexes count toward the 2,580 housing units required. Ms. Tyler stated that she is awaiting final guidance with regard to existing complexes, and what the number of units per acre will be. Councillor Huff-Larmond asked Ms. Tyler for the connection between housing and transportation. Ms. Tyler stated that housing near or easily accessible to public transportation reduces vehicle dependence, increases density, and helps

address the 200,000 plus shortage of housing units in Massachusetts. Councillor Brewer asked Ms. Tyler if the number of units allowed is 15 per acre. Ms. Tyler stated that it will be a minimum of 15 per acre, but not less than 15. Mr. Burgess asked if there was a way for existing housing developments to increase their units per acre. Ms. Tyler stated that she is still waiting for guidance, as there are still questions with regard to whether the acreage is contiguous.

Public Hearings

1. Council Order 2022-17 Road Improvement Plan

President Alexopoulos opened the public hearing. Attorney Griffin read the published legal notice into the record. Town Manager Brian Howard introduced the Order. President Alexopoulos opened the hearing for public comments. Joe Burke, Hills Street. Mr. Burke asked if it was possible to use money from the Water/Sewer Enterprise Fund, and then use Covid Funds to build the Water Treatment Plant. Town Manager Howard explained that using money from the Water/Sewer Enterprise fund is not allowed. Decisions have not been made yet with regard to Covid Funds and how they will be used. President Alexopoulos closed the public comment portion of the hearing, and asked if any councillors wished to speak.

Councillor Gordon stated that he would like to dedicated another \$2M to having unaccepted roads accepted. Town Manager Howard said that the issue of unaccepted roads goes back many years. One of the options is a Home Rule Petition, which will also have a significant cost, but he believes everything is up for discussion with regard to this issue.

Councillor Huff-Larmond asked if Town Manager Howard could explain what an unaccepted road is. Town Manager Howard stated that when a subdivision is complete, the developer will then go to the legislative body of the town (previously Town Meeting, now the Town Council). Subdivisions going back 50 plus years never went through the formal acceptance process. When you do not formally accept them, you do not have the ability to get Chapter 90 Funds for those roads. Currently, the Town Planner and the Planning Board are making sure that once a subdivision is complete, those projects come forward to the Council for acceptance. Councillor Huff-Larmond asked if there was an update on infrastructure money. Town Manager Howard stated that he had a brief conversation with Congresswoman Pressley's Office, and they are still waiting for more information.

Councillor Burgess recommended looking into whether or not any bonds are still being held to use toward street acceptances.

Councillor Brewer made a motion to approve Council Order 2022-017. Seconded by Councillor Gordon. Roll Call Vote: 8-0-0

2. Council Order 2022-19 Amendments to Traffic Rules and Regulations

President Alexopoulos opened the public hearing. Attorney Griffin read the published legal notice. Councillor Burgess made a motion to continue the hearing to May 23 2022, seconded by Councillor C. Alexopoulos. Roll call vote: 8-0-0.

Adjournment

Councillor Egan made a motion to adjourn. Seconded by Councillor C. Alexopoulos. Roll Call Vote: 8-0-0



Multifamily Zoning Requirements

MBTA COMMUNITIES

An Act Enabling Partnerships for Growth

Chapter 358 of the Acts of 2020

Multi-family zoning requirement for MBTA communities signed into law January 2021.

Requires a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which *multi-family housing is permitted as of right*.

Multi-family housing shall be without age restrictions and shall be suitable for families with children.

A district of reasonable size shall:

(i) have a *minimum gross density of 15 units per acre*, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code and

(ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, *if applicable*.



WHY REFORM IS NECESSARY

Section E, Item 3.

- Massachusetts has among the highest, and fastest growing, home prices and rents of any state in the nation.
- Between 1960 and 1990, Massachusetts communities permitted almost 900,000 housing units.
- Since 1990, communities have permitted fewer than 470,000 new units.
- There is an estimated shortage of up to 200,000 housing units.



- Mass Housing Partnership (MHP) evaluated 261 station areas in Greater Boston and found the median housing density across all station areas is roughly 6.2 homes per acre.
- MHP concluded that a modest increase to just 10 homes per acre could yield approximately 253,000 additional housing units over time

THE COMMONWEALTH ADDRESSES HOUSING NEEDS

2018 Housing Bond Bill:

- Largest housing bond bill in state history, authorizing more than \$1.8 billion to the future of affordable housing production and preservation.

2021 Economic Development Bill:

- Housing Choice Zoning Reforms: Changes to M.G.L c. 40A reduce the threshold of votes needed to adopt certain zoning measures that promote housing production from 2/3 to simple majority.
- \$50M for Transit Oriented Housing Development to produce new, high density, mixed-income affordable housing developments located near major transit nodes and help mitigate environmental/traffic concerns.
- \$50M for Neighborhood Stabilization to return blighted or vacant units back to productive use, including in communities disproportionately affected by COVID-19.

- \$10M for Climate-Resilient Affordable Housing Production of affordable, multi-family housing developments, with the goals of equipping homes to better respond to climate changes and reducing greenhouse gas emissions.

ARPA Spending Package:

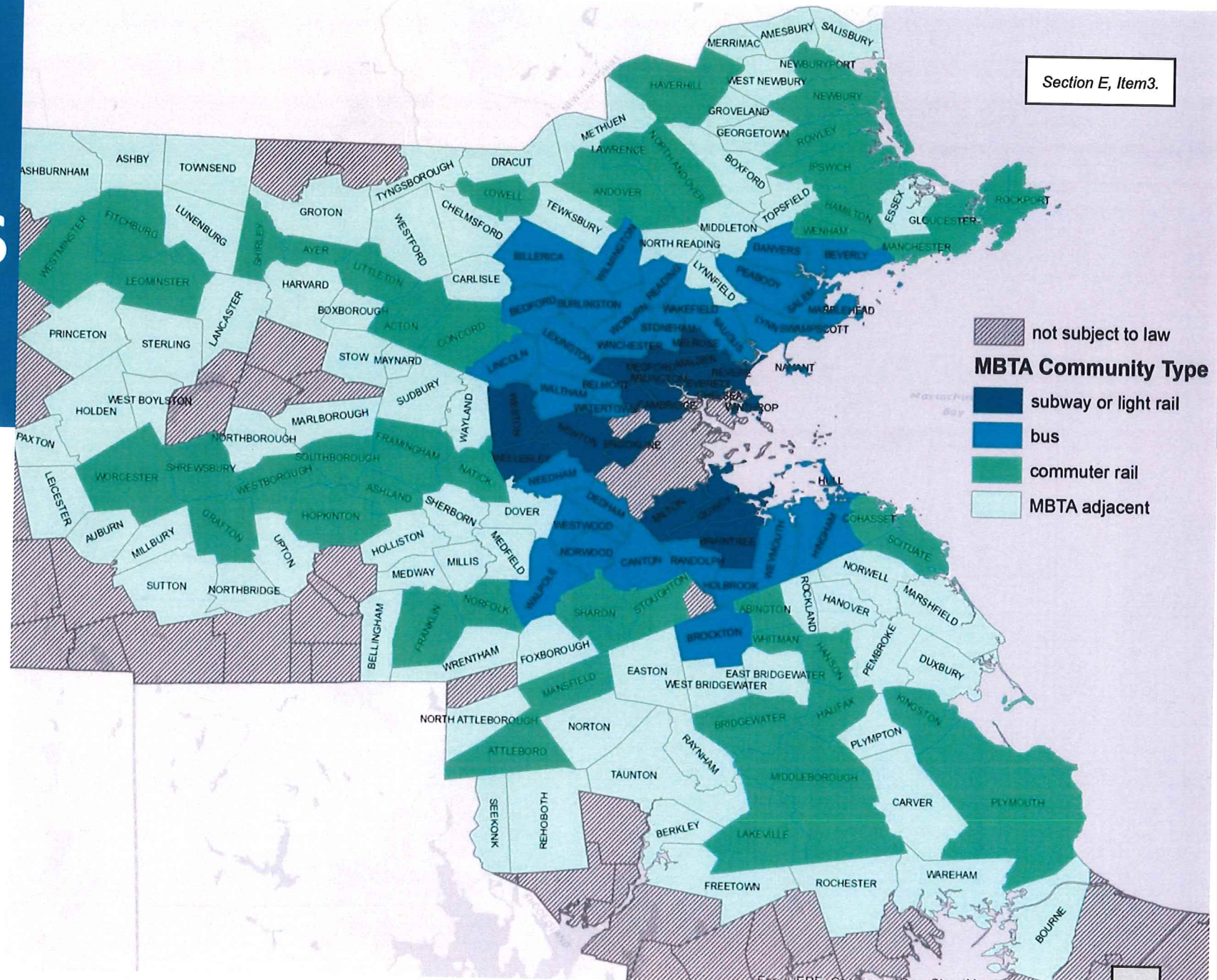
- *Homeownership*: \$115M for the **CommonWealth Builder Program** and \$65M for **First-Time Homebuyer Assistance**
- *Affordable Housing*: \$115M for **Affordable Rental Units** and \$150M for **Supportive Housing**

MBTA Communities

“MBTA community” is defined by reference to G.L. c. 161A, sec. 1.

175 municipalities* subject to the law.

If a community has multiple modes of MBTA access, the highest threshold is used to determine compliance.



THE BASIC REQUIREMENTS

1. **Minimum Land Area:** multi-family districts must comprise at least 50 acres of land— or approximately 1/10 of the land area within 0.5 mile of a transit station -- with a **minimum gross density of 15 units per acre**, subject to any further limitations imposed by relevant aspects of the state environmental code.
2. **Minimum Multi-Family Unit Capacity:** The multi-family unit capacity is a number of units based on a percentage of total housing units within the community.

Service Type/Category	Minimum MF % of Total Housing Stock	# of communities
Subway or light rail communities	25%	17
MBTA bus communities	20%	35
Commuter rail communities	15%	48
"Adjacent" communities (no MBTA transit service)	10%	75

WHAT DOES IT MEAN FOR RANDOLPH?

Section E, Item 3.



- MBTA communities categorized based on whether there is transit service within the municipality or within 0.5 miles of the municipal boundary.
- A community with access to more than one type of transit is classified with the higher unit capacity requirement.
- **Randolph is classified as a BUS COMMUNITY**

- Minimum unit capacity determined by the number of housing units existing in the community and the factor associated with the type of service.
- Randolph has 12,901 housing units as of 2020 census data.
- As a bus community, the factor is 20%
- Randolph's compliant district(s) must accommodate 2,580 housing units



STRUCTURE OF REGULATIONS

Section E, Item 3.

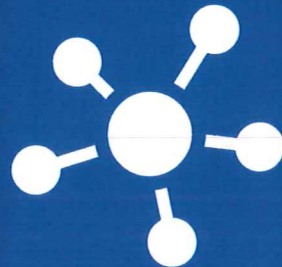


Focuses on zoning

The local rules that govern where housing can be built.

Provides local control

Municipalities have discretion where multi-family districts are located and the rules established in those districts.



Not a “one size” approach

Recognizes that a multi-family district that is reasonable in one city or town may not be reasonable in another city or town.

Actual production depends on factors including developer interest, infrastructure, market dynamics, etc.



Residential Multifamily Density Examples



Townhouses at 15 units per acre

Townhouses at 27 units per acre



Multiple housing styles at 15 units per acre

LOOKING AHEAD

TIMELINE

Section E, Item 3.

Submit the MBTA
Community
Information Form

May 2, 2022

Submit an Action
Plan or Request for
Compliance
Determination to
DHCD

December 31, 2022

Receive DHCD
approval on the
Town's Action Plan
Approval

March 31, 2023

Adopt zoning
amendments

December 31, 2023

Notes: **Public comment period ended on March 31, 2022**
Final guidelines in development.

NON-COMPLIANCE

Section E, Item 3.

- An MBTA community that fails to comply shall not be eligible for funds from:
 - (i) the **Housing Choice Initiative** as described by the governor in a message to the general court dated December 11, 2017;
 - (ii) the **Local Capital Projects Fund** established in section 2E of chapter 29; or
 - (iii) the **MassWorks** infrastructure program established in section 63 of chapter 23A.



TECHNICAL ASSISTANCE AVAILABLE

Section E, Item3.

- Online tools and a clearinghouse of information
 - Webinars and training modules, best practices, model ordinances and bylaws, and sample public outreach materials
- Grant monies for third-party assistance based on readiness and need for support
 - Drafting/amending bylaws and ordinances, conducting build-out analysis, drawing/mapping district boundaries, etc.
- FY23 Community One Stop: assistance through programs like the Housing Choice Grant Program, Community Planning Grants, and the Rural and Small Town Development Fund
- FY23 EOEEA Land Use Planning Grant program will prioritize MBTA municipalities
- Support from Regional Planning Agencies through prioritization District Local Technical Assistance (DLTA) funding



**COMMUNITY
ONE STOP
FOR GROWTH**
mass.gov/onestop



HOUSING TOOLBOX
for Massachusetts Communities 