



SOMERVISION2040

Sustainability • Diversity • Opportunity • Connectivity • Community

Proposed SomerVision Numbers

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City of Somerville
Mayor Joseph A. Curtatone

Why change the numbers?

- We promised we would look at SomerVision 2030 every 5 years, and it is now 7 years since it has been approved in 2012.
- Since we're nearly 10 years into SomerVision's 2010-2030 schedule, seems wise to extend the timeline proportionally.
- Our SomerVision 2030 Numbers will still hold, we'll just also be looking out ten more years.



Housing is a key theme

- **SomerSuppers:** Our most-discussed topic so far has been housing.
- **SVC Mixer:** “Affordable housing is a much higher priority than just more housing.”
- **SomerStories:** “Being able to own a home here [thanks to an affordable ownership opportunity] totally changed my life and my daughter’s. The stability it provides for her is what I’m most grateful for.”
- **Somerville Learning 2030:** Gentrification/financial stress was the most-cited challenge for children and teens living in Somerville (13% of 661 respondents).
- **Mayor’s Affordable Housing Agenda**



Minimizing displacement and making housing affordable are priorities

This requires a multi-prong approach:

1

Assist residents facing housing insecurity

- Office of Housing Stability
- Housing Department
- SomerViva

2

Making the most of current housing stock

- 100 Homes
- Real estate transfer charge
- Short-term rental policy

3

Create new affordable housing

- Purpose-built affordable housing
- Market-rate housing



NEAR-TERM SUSTAINABLE NEIGHBORHOODS WORKING GROUP RECOMMENDATIONS

Proposal	Progress update	Next Steps
Real Estate Transfer Charge	Council approved Home Rule Petition	Home Rule Petition pending approval by State Legislature. OSPCD working to support enabling legislation.
Update SomerVision Housing Production Goals	2,271 / 6,000 housing units 438 / 1,200 affordable housing units	SomerVision 2040
Right of First Refusal	Draft ordinance initially considered	TBD
Linkage Fees	COMPLETE	
Condominium Conversion Ordinance	Approved by Legislative Matters Committee	With City Council for action.
100 Homes Initiative	50 units acquired	Work continues
DIF Affordable Housing Set-Aside	Follow-up limited until we have a potential test case	
Zoning Overhaul		With City Council

SomerVision 2030: Housing

- **2030 Number:** 6,000 new housing units – 1,200 permanently affordable – as part of a sensitive plan to attract and retain Somerville’s best asset: its people.
- Generated with assumptions about ideal build out of transformational areas and anticipated zoning changes.
- The affordable unit number is 20% of the housing unit number.

38%

of housing goal complete

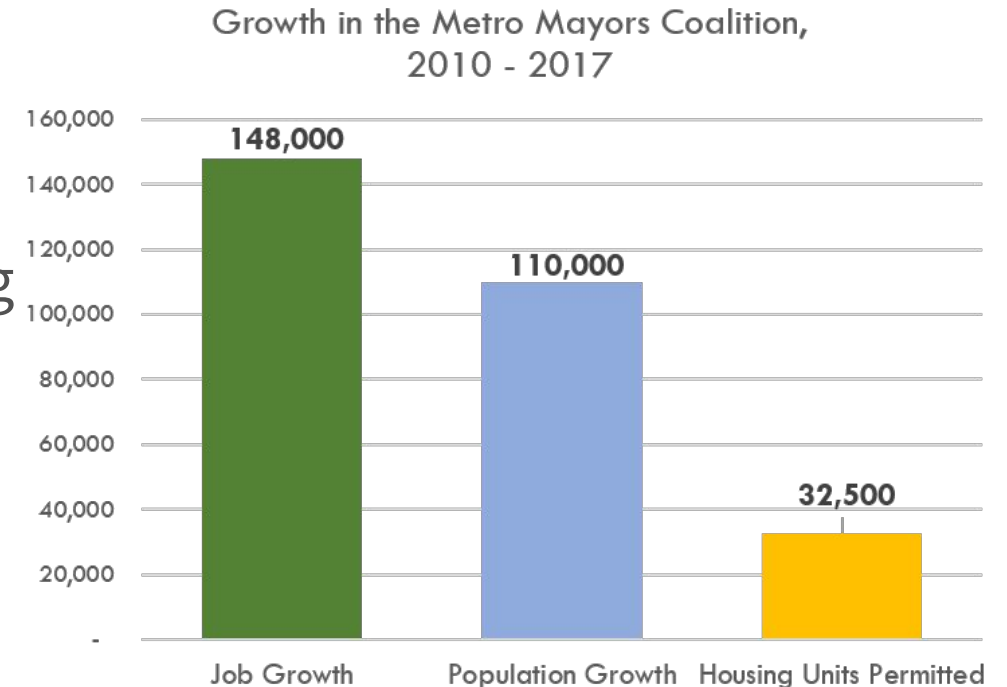
37%

of affordable housing goal complete



How much demand exists for housing?

- Job and population growth in the Boston region has outpaced housing production since 2010.
- The Metro Mayors Coalition Regional Housing Task Force, co-chaired by Mayor Curtatone, estimates we need **185,000** new housing units in the 15 cities and towns of Boston's inner core by 2030.
- More info: housingtaskforce.mapc.org



A demand-sensitive, regional approach

TOTAL REGIONAL DEMAND: 226,066 new housing units

2010 - 2020

2020 - 2030

2030 - 2040

Metro Mayors Task Force

- Net change in working and non- working households
- Amount of units needed for a healthy vacancy rate
- Estimates 235,000 net new jobs in the region
- Total: 185,000

Long-Range Transportation Plan

- Recent birth, death, and migration rates
- Estimates that the number of Somerville households will increase 10% between 2030 and 2040.
- Total: 41,066



Proposed SomerVision Numbers: HOUSING

LOW

Somerville takes on ~5% of the total regional demand, representing Somerville's share of regional households in 2010

11,000 new housing units by 2040

MEDIUM

Somerville takes on ~6% of the total regional demand, modestly increasing our share of households in the region

14,000 new housing units by 2040

HIGH

Somerville takes on ~8% of the total regional demand, boldly increasing our share of households in the region

18,000 new housing units by 2040

Proposed SomerVision Numbers: AFFORDABLE HOUSING

Proposed SomerVision Housing Number

% Affordable	Low (11,000)	Medium (14,000)	High (18,000)
Low (25%)	2,750	3,500	4,500
Medium (30%)	3,300	4,200	5,400
High (35%)	3,850	4,900	6,300



SomerVision 2030: Jobs

- **2030 Number:** 30,000 new jobs as part of a responsible plan to create opportunity for all Somerville workers and entrepreneurs.
- We calculated the current job gap and added 1.6 workers per new housing unit in the housing goal.
- Intent was a 1:1 job:worker ratio with new housing units accounted for.

25%
of jobs goal complete



Proposed SomerVision Numbers: JOBS

**1:1 ratio of
jobs:workers**

LOW
45,000

MEDIUM
50,000

HIGH
55,000



SomerVision 2030: Open Space

- **2030 Number:** 125 new acres of publicly-accessible open space as part of our realistic plan to provide high-quality and well-programmed community space.
- SomerVision Committee advocacy!
- City staff proposed 85 acres of open space, but you were loud and clear about wanting more.

12%

of open space goal
complete



Proposed SomerVision Numbers: OPEN SPACE

125

Keep the number the same, with added time (beyond 2040)
to produce **quality** open space strategically and
responsibly.



SomerVision 2030: Mobility

- **2030 Number:** 50% of new trips via transit, bike, or walking as part of an equitable plan for access and circulation to and through the City.
- This felt really ambitious at the time. Intention was to improve sustainability but also prevent traffic congestion resulting from new development.



Proposed SomerVision Numbers: **MOBILITY**

60%

Nudge this number upward, especially as our ability to track this number improves.



SomerVision 2030: Development

- **2030 Number:** 85% of new development in transformative areas as part of a predictable land use plan that protects neighborhood character.
- Emphasis is conserving most of our city, but finding opportunities to create pedestrian-oriented, mixed-use districts in post-industrial areas.

89%

of job development in
transformative areas,
2010-2019

51%

of housing development in
transformative areas,
2010-2019



Proposed SomerVision Numbers: **DEVELOPMENT**

75%

TRANSFORMATIVE
AREAS

20%

ENHANCE AREAS

5%

CONSERVE AREAS



Potential Housing Distribution Scenario

	Low	Medium	High
Conserve (5%)	550	700	900
Enhance (20%)	2,200	2,800	3,600
Transform (75%)	8,250	10,500	13,500
Total	11,000	14,000	18,000

Proposed SomerVision Numbers: **CARBON EMISSIONS**

80%

reduction in carbon emissions,
moving towards carbon neutrality by 2050



Next Steps

TODAY: **Early feedback**

Are we in the right ballpark?

What else do we need to know?

LATER: **More conversation**

How might different numbers affect our community?

What did we learn from our early feedback?

FINALLY: **Decisions**

Let's decide what numbers will give us the best Somerville in 2040.

SomerVision Numbers

Comments?

- What's the “right” number?
- What do you think about these numbers we've proposed?
- What other numbers would you want to explore?

Indicators?

- What other numbers would you want us to track?
- Housing example: Percentage of our housing stock affordable in perpetuity

Preferences?

- Of the Numbers proposed, do you have preferences? How strongly do you feel?



ACTION ITEMS?
POLICY IDEAS?
JUICY QUESTIONS?

We will discuss later today, or you can add it to a poster during this session.

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Proposed SomerVision Numbers: JOBS

**1:1 ratio of
jobs:workers**

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