

WELCOME TO THE ULI COASTAL FORUM

Toronto | May 17, 2023



SPRING MEETING



Chris De Sousa
Professor, Toronto
Metropolitan University



Moderator:
Patrick Marchman, AICP
Principal
KM Sustainability



Joe Backer
Senior Development
Officer
City of Boston

Climate Gentrification and Social Aspects of Planning





Transformation without Displacement: Decarbonizing Boston's Housing



B

Mayor Michelle Wu



Climate change is causing sea level rise, extreme heat, and stormwater flooding in Boston.

Communities of color and other socially vulnerable populations are disproportionately bearing the burden of the effects of climate change.

Buildings account for 70% of Boston's greenhouse gas emissions.

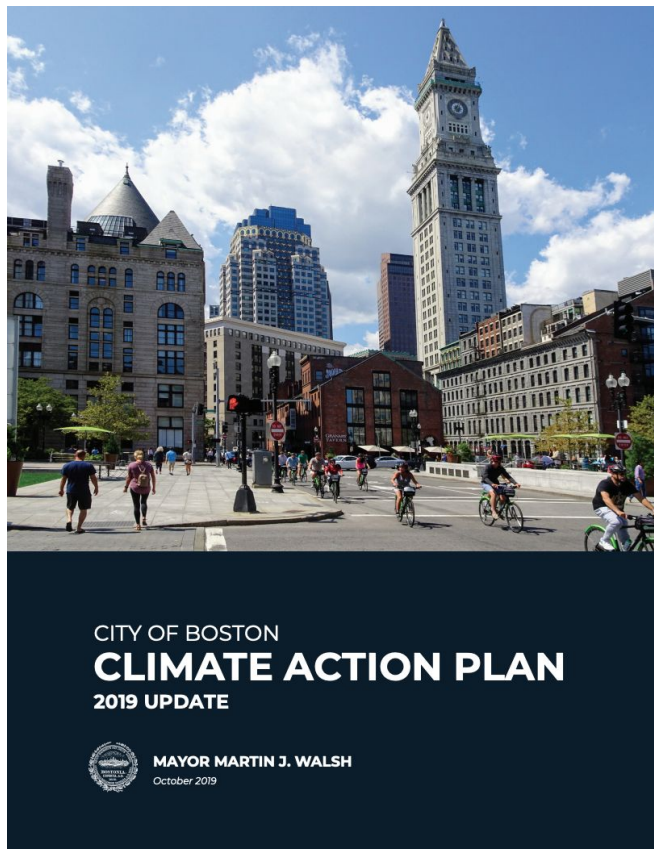
Our emissions are not decreasing fast enough.

We need to accelerate carbon reductions.

A history of climate planning and action



A history of climate planning and action



DESIGNING FOR EQUITY

› *Develop mechanisms to mitigate issues related to affordability, gentrification and displacement of low-income renters.*

A Boston Green New Deal



“In this moment of tremendous urgency and opportunity, Boston must lead on a city Green New Deal. From the health and safety of our residents, to jobs and economic opportunity, to the vibrancy and livability of our neighborhoods, climate action is the foundation for our brightest future.”

- Mayor Michelle Wu

“Our focus is taking decisive action now to support our climate, advance justice and bolster livability throughout the City of Boston for all of our residents.”

- GND Director Oliver Sellers-Garcia

Boston's new low-carbon affordable housing is coming online



City of **Boston** - Department of
Neighborhood
Development

2020

guidebook for **Zero Emission Buildings (ZEBs)**

 City of Boston - DND

 PLACEstudio

 allin+company
architects

 Thornton Tomasetti

 Bensonwood



*The Kenzi – Passive House certified;
construction completion in 2023*

Varied existing affordable housing requires varied approaches



Two family



Triple Decker



12 packs



Row houses



Larger apartment buildings

Naturally occurring affordable housing

- No guarantee of long-term affordability
- Wider range of building typologies
- More varied ownership arrangements

vs.

Deed-restricted affordable housing

- Existing protections for affordability
- Displacement risk is minimized
- Complex financing scenarios

Acquisition Opportunity Program

The stick: Building Energy Reporting & Disclosure Ordinance

- 20,000+ sq ft or 15+ units
- Many pathways to achieve targets
- Flexibility is built in
- Community-based Review Board
- Equitable Emissions Investment Fund



The carrot: Funding Deep Energy Retrofits in affordable housing

- Aligns with BERDO: 15+ units
- Funds up to \$50,000 per unit
- Prioritizes buildings in disproportionately impacted communities
- Preserves affordability and minimizes disruptions
- Supports equitable procurement



Piloting retrofits in smaller, owner-occupied affordable housing

- Focus on owner-occupied 2-4 unit buildings in disproportionately impacted communities
- Anti-displacement and affordability requirements
- Electrification can't be the only step taken
- Building energy assessment → decarbonization roadmap
- Minimize disruptions to building residents at all stages





DOWNTOWN

CONSTITUTION BEACH

ORIENT HEIGHTS

SUFFOLK DOWNS

BELLE ISLE MARSH

BENNINGTON STREET

- = FLOOD ADAPTED BUILDINGS
- = ELEVATED LANDSCAPES
- = CONNECTIONS AND ACCESS





PIERS PARK II + III
MASSPORT



**EAST BOSTON GREENWAY
ENTRANCE**



EAST BOSTON GREENWAY



**BORDER STREET
PRIORITY AREA**



BELLE ISLE MARSH



**SUFFOLK DOWNS
DEVELOPMENT PROJECT**
THE MCCLELLAN HIGHWAY DEVELOPMENT COMPANY LLC
THE HYM INVESTMENT GROUP LLC



In East Boston, a big move to keep renters in their homes

In one of the biggest deals of its kind, a nonprofit and the city team up to buy \$47 million portfolio of rental properties in bid to combat displacement.

By [Andrew Brinker](#) Globe Staff, Updated October 16, 2022, 4:08 p.m.



An aerial photograph of a building with a dark grey metal roof. A large array of solar panels is installed on the roof, arranged in several rows. The building is surrounded by lush green trees. In the background, a city skyline is visible under a clear blue sky. The text "Thank you" is overlaid in the center of the image in a large, white, sans-serif font.

Thank you