

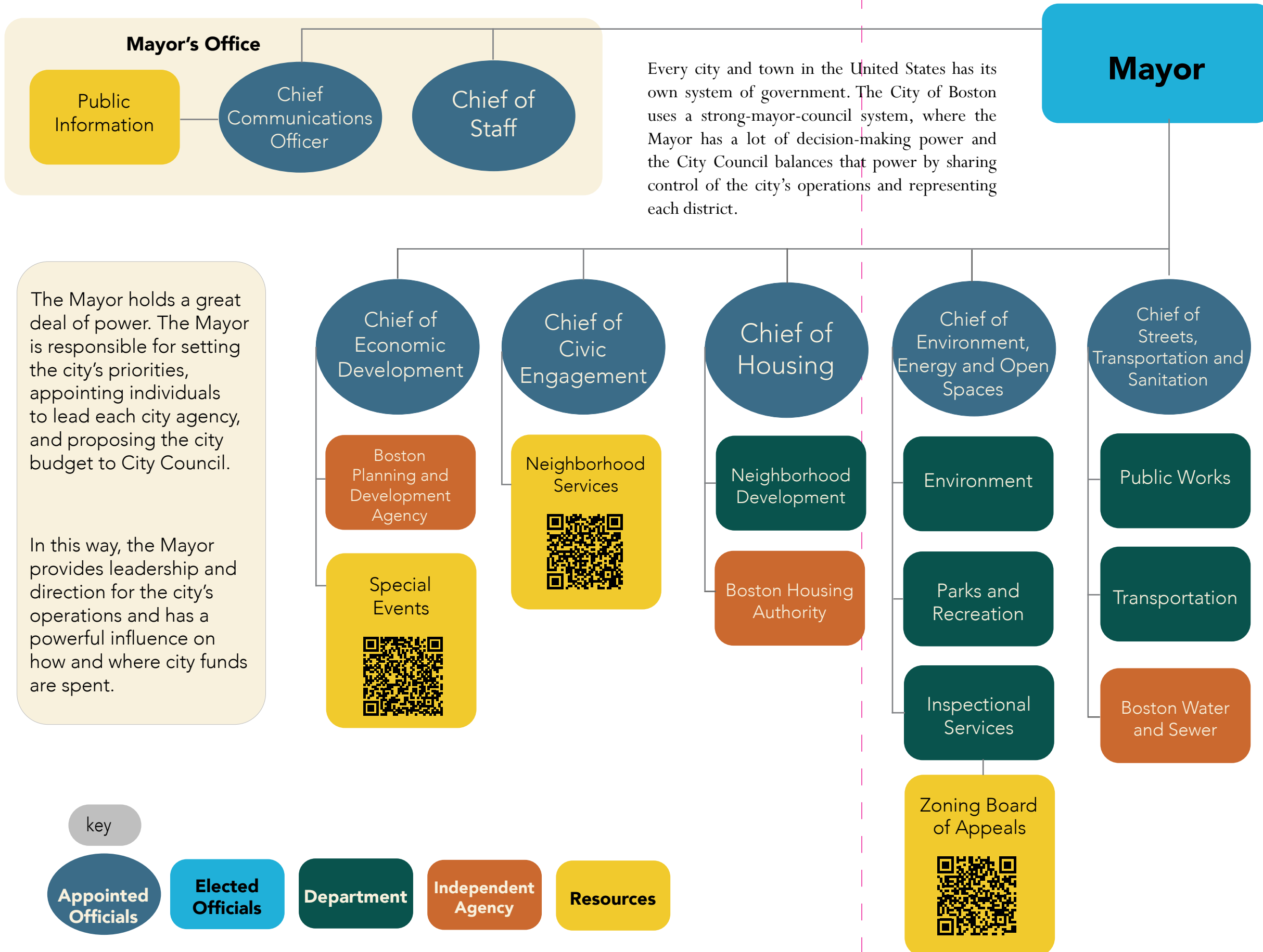


PODER: POWER, PEOPLE AND THE DEVELOPMENT PROCESS FOR EAST BOSTON

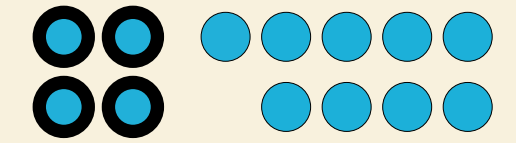
Welcome! Come along with us as we explore how power and funding for building projects is distributed in Boston. This look into the development process might reveal opportunities for East Boston neighbors to advocate for the types of projects they'd like to see in their communities.

POLITICAL AUTHORITY IN BOSTON

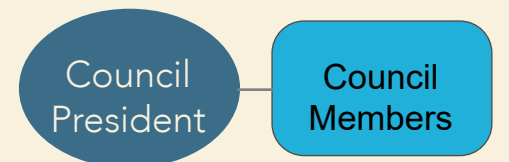
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Boston City Council



4 at-large 9 from districts



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It is made up of nine district seats—every district in the city is represented in one of these seats—and four at-large seats that are not bound to any specific district. Each City Council member is elected every two years.

The City Council has significant responsibility. They approve the city's budget, oversee city agencies, review legislative proposals, and make decisions about how land in the city is used.

Find out more about the many community-based organizations advocating for East Bostonians in the companion toolkit, HISTORIAS



LOCAL AUTHORITY AND POWER IN EAST BOSTON

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- Adapted from MIT 11.S938 Indigenous Environmental Planning course.

WHERE DOES BOSTON'S MONEY COME FROM?

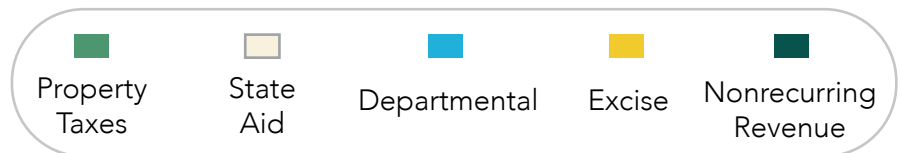
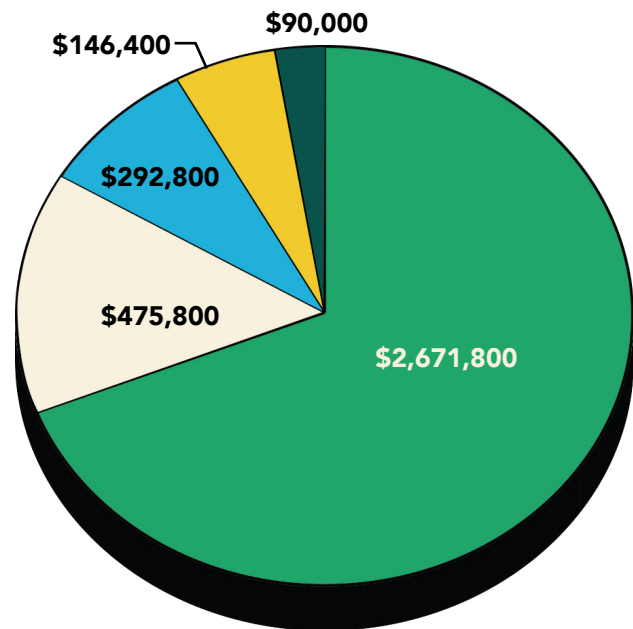
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Boston relies on multiple sources of revenue to fund the services it provides as well as infrastructure within its city. The majority of revenue comes from property taxes (72.7%), and the rest comes from other revenue streams, such as grants from the Commonwealth of Massachusetts, or taxes, such as excise taxes.

WHEN THE CITY WANTS TO CREATE A LARGE INFRASTRUCTURE OR CAPITAL PROJECT, LIKE A NEW BRIDGE OR PARK, IT NEEDS TO FIND WAYS TO FUND THAT PROJECT.

Revenue from taxes each year isn't enough to fund entire projects. The City seeks financing for projects through the leveraging of bonds. This means the city takes out a loan to build a project it cannot pay for on its own and pays the loan back with tax revenue or revenue generated by the project. Bonds account for around 68% of all funding for large projects or developments. The rest of the funds typically come from federal and state grants.

Boston General Revenue Sources
(in thousands, for the FY22 recommended budget)

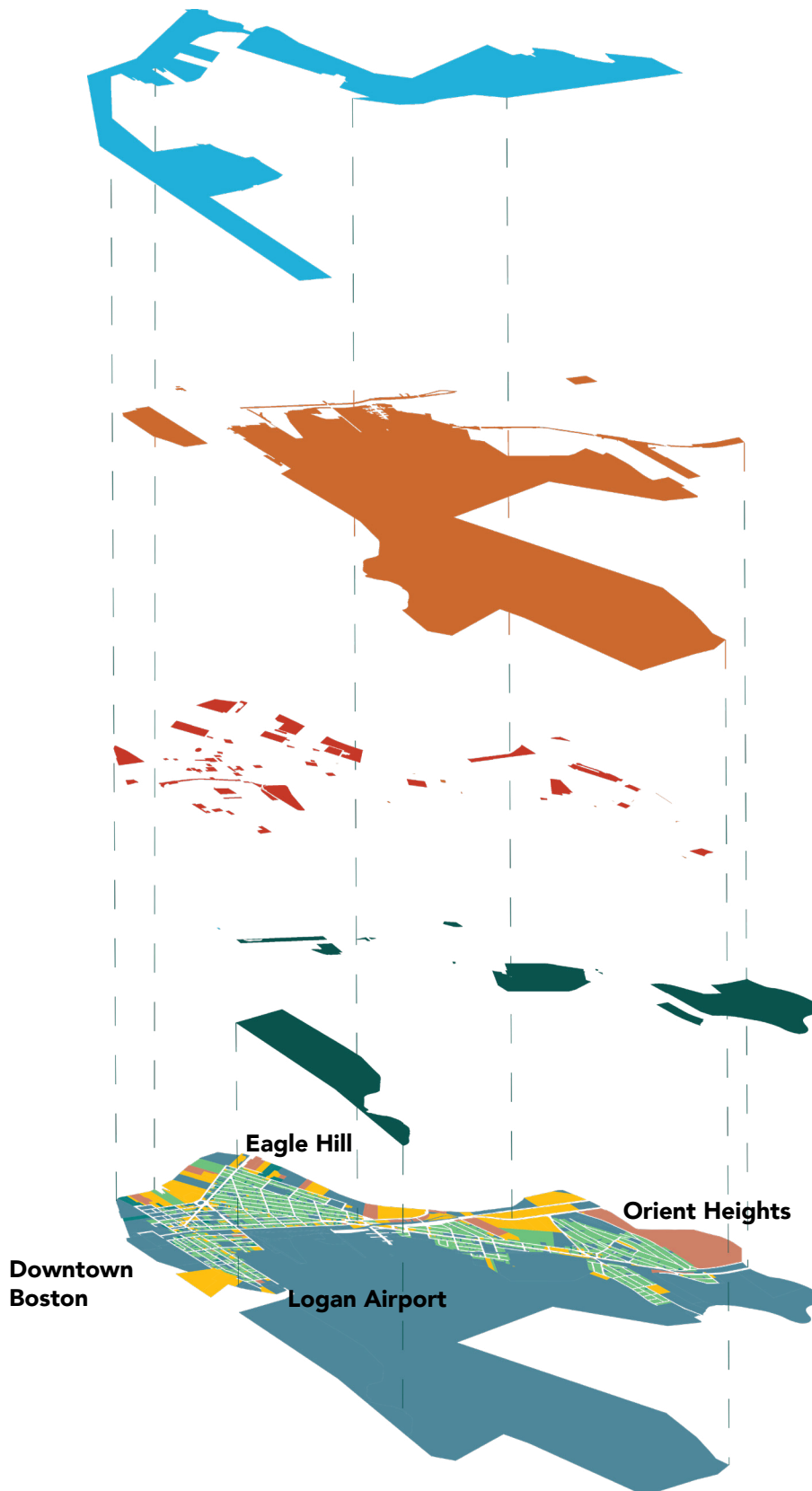


However, there are many ways to fund projects that do not require the city to use its existing revenue sources. State or federal agencies often provide funding and financing for a project if certain groups, such as community groups, non-profits, and city governments, apply for it. Sometimes the private sector, which includes nonprofits and private companies, helps finance projects.

THERE ARE MANY ORGANIZATIONS AND INSTITUTIONS WHO CAN LEND OR GIVE MONEY TO FUND A PROJECT IN EAST BOSTON!

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Many agencies at the local and state level have particular regulations for different parts of East Boston.



Designated Port Areas

Coastal Zone Management

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MBTA

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Massport

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Boston Housing Authority

Boston Planning & Dev. Agency

City of Boston

Massachusetts Ownership

Department of Conservation
& Recreation

Department of Public Utilities

Allowable Land Uses

Mixed Use Developments

Residential

Industrial

Commercial

Other/Exempt

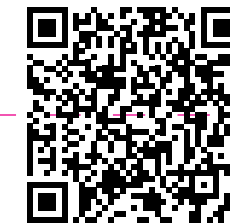
FUNDING SOURCES FOR EASTIE DEVELOPMENT LOCAL, STATE AND FEDERAL

Name	Organization	Type	\$\$\$\$	Description
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Community Preservation Act	Mass	State	Varies	urban design, urban green spaces
Massachusetts Storm-Smart Coasts	Mass	State	75% Total Costs	storm water, hazard mitigation, environmental remediation
Coastal Resilience Grant Program	EEA	State	\$3,000,000	storm water, hazard mitigation
Coastal Pollutant Remediation	EEA	State	\$175,000	environmental remediation
Mass Land and Water Conservation Fund Grant Program	Land and Rec	State	\$1,750,000	green infrastructure, environmental health, public health
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Massachusetts Statewide Water Management Act Grant	DEP	State	\$150,000	water management infrastructure

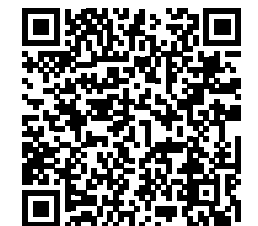
Find out about funding **green** infrastructure here:



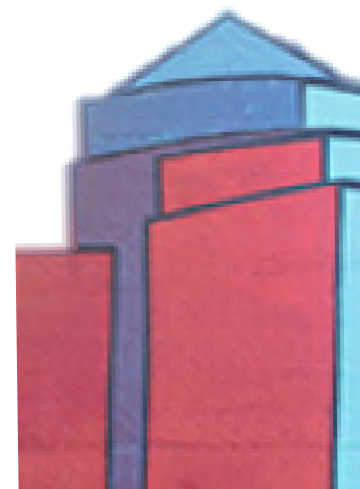
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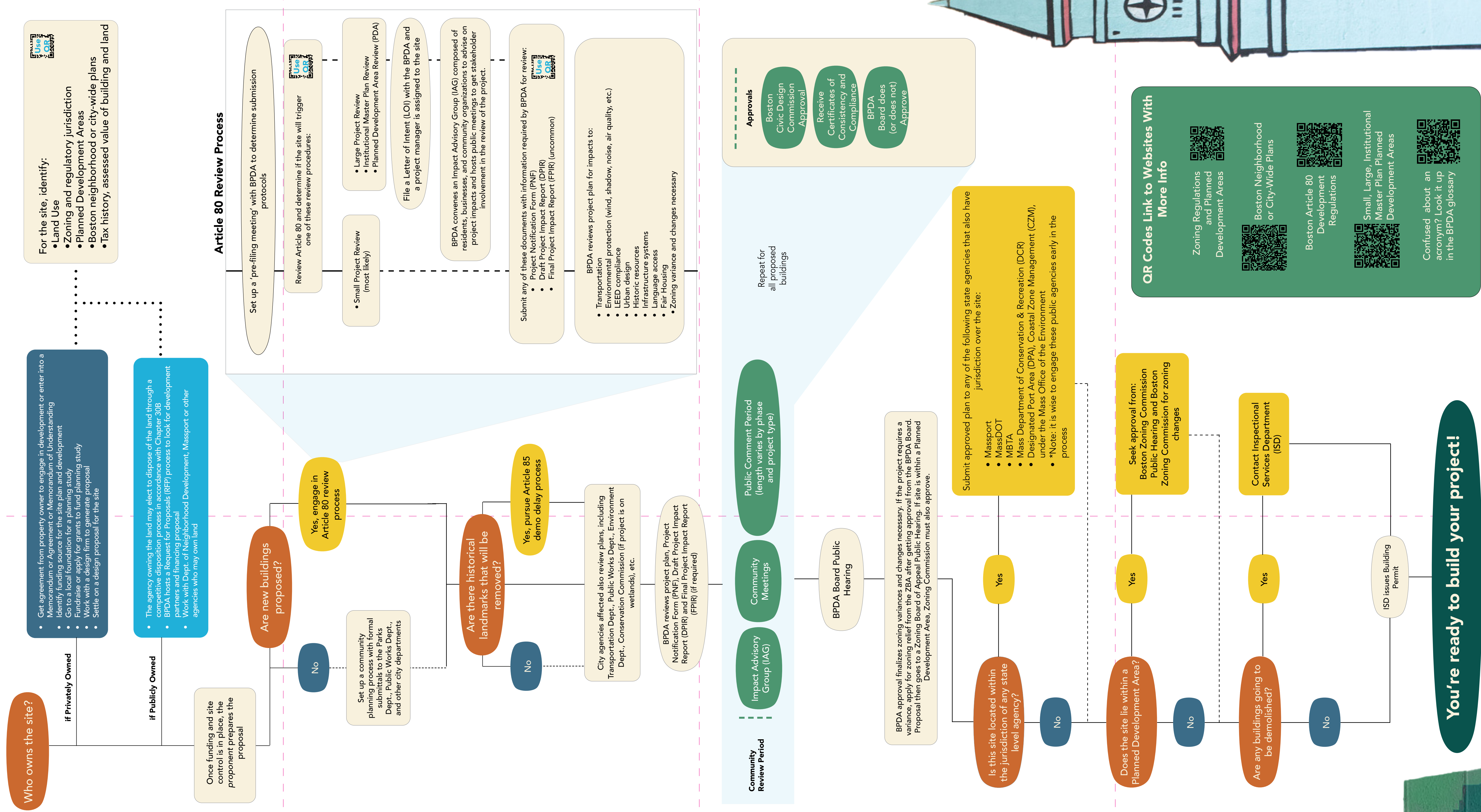
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CITY OF BOSTON DEVELOPMENT REVIEW PROCESS: FOR EAST BOSTON PROJECTS



BETWEEN ONE AND TWO YEARS

HOW LONG WILL THIS TAKE?

For a development plan under 5 acres, the public process takes roughly one year to get to the BPDA Board. After the BPDA Board, the final review at the Zoning Commission usually happens within a month or two. After the Zoning Commission's review, the subsequent steps take another few months. If the site also needs approval from any state level agencies, add another month.

For a development master plan (over 5 acres), there will typically be one and a half or two years of public process before it gets to the BPDA Board. The rest of the approvals are the same as above.

The Players

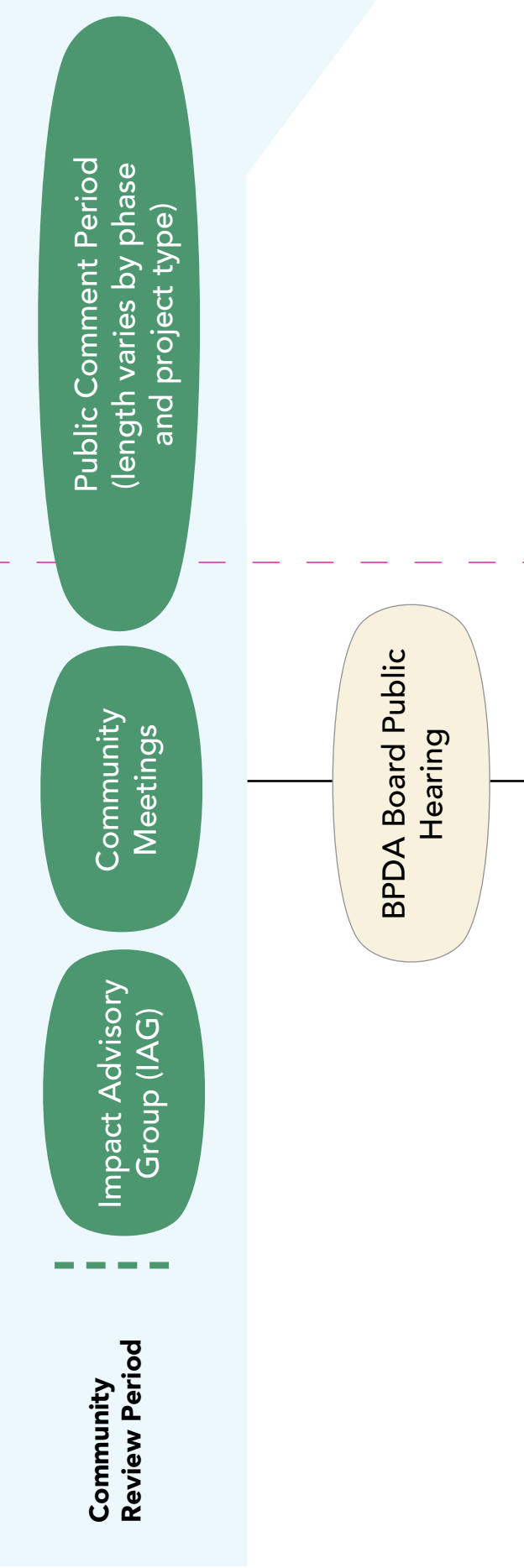
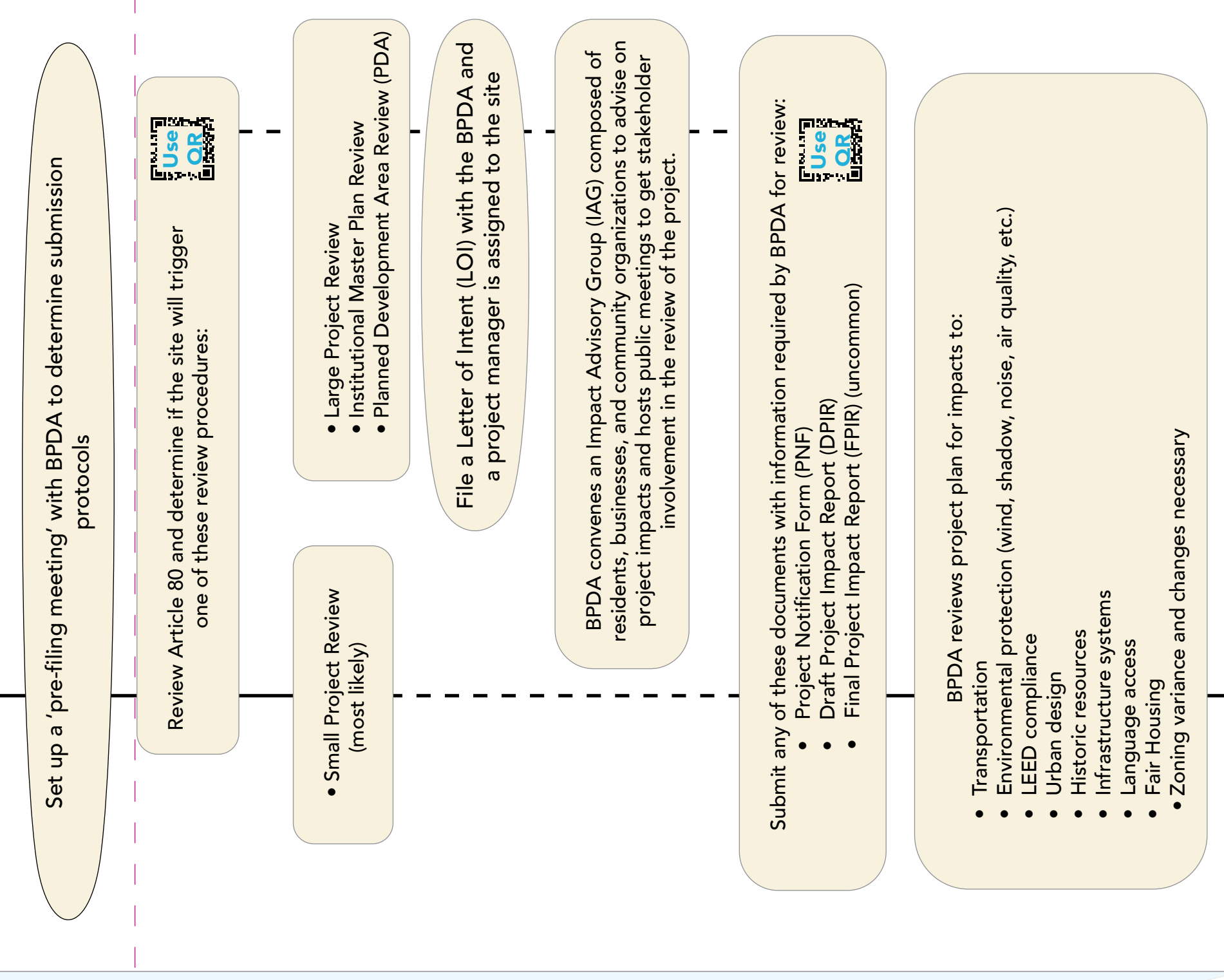
- BPDA**
The Boston Planning and Development Agency engages in community-based neighborhood planning. The BPDA Board is the official agency body with five members who vote on all final determinations and agreements at the agency.
- ZBA**
The Zoning Board of Appeal, under the BPDA, reviews appeal applications. They help builders plan projects and stay within zoning codes. When reviewing an appeal application, they'll make recommendations to the Zoning Board on what to do.
- BZC**
The Boston Zoning Commission maintains and updates Boston's zoning code, meeting regularly to adopt map and text changes to the Code.
- ISD**
The Inspectional Services Department administers and enforces building and zoning code mandated by the City and State governments, issuing building permits.
- Massport**
An independent public authority which owns, controls, operates, and manages Boston Logan International Airport, and various industrial, commercial, and residential properties located mainly in East Boston.
- MassDOT**
Massachusetts Department of Transportation oversees roads, public transit, aeronautics, and transportation licensing and registration in the Commonwealth of Massachusetts.
- MBTA**
Massachusetts Bay Transportation Authority is the public agency responsible for operating most public transportation services in Greater Boston and is a division of MassDOT.
- CZM**
The Massachusetts Office of Coastal Zone Management aims to balance the impacts of human activity with the protection of coastal and marine resources. CZM works with other federal, state and local agencies and organizations to promote sound coastal management.
- DPA Zones**
East Boston Designated Port Area is a geographic boundary designated by the CZM that promotes and protects marine industrial activities.
- DCR**
The Department of Conservation & Recreation (DCR) manages over 450,000 acres of state parks throughout Massachusetts. The DCR Parks include Constitution Beach and the Belle Isle Marsh Reservation.

You're ready to build your project!

For the site, identify:

- Land Use
- Zoning and regulatory jurisdiction
- Planned Development Areas
- Boston neighborhood or city-wide plans
- Tax history, assessed value of building and land

Article 80 Review Process

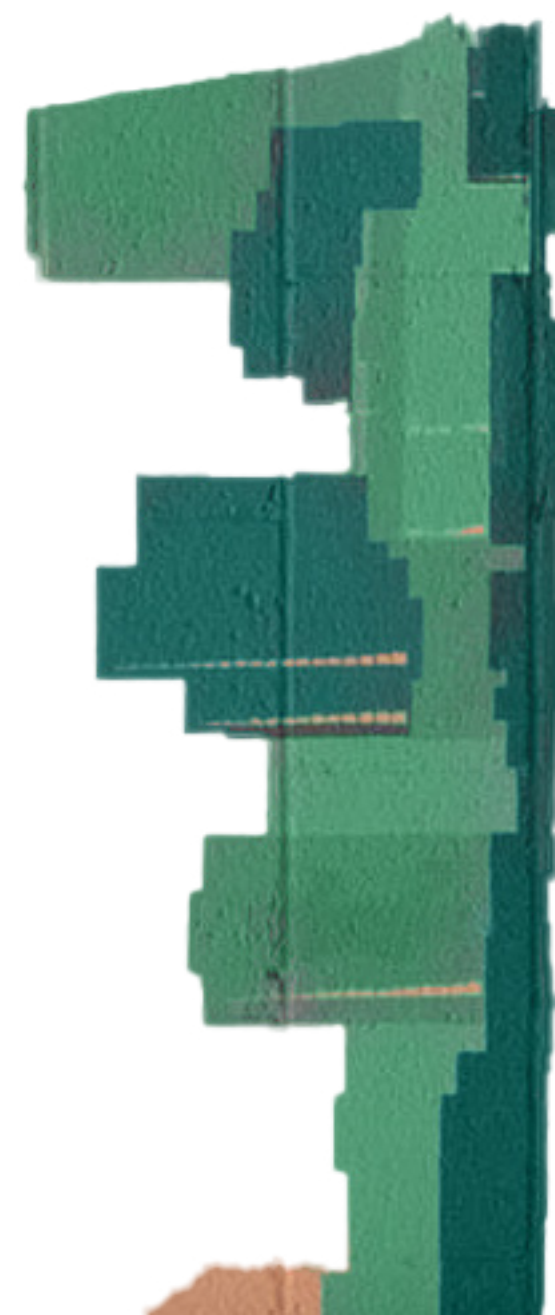


Submit approved plan to any of the following state agencies that also have jurisdiction over the site:

- Massport
- MassDOT
- MBTA
- Mass Department of Conservation & Recreation (DCR)
- Designated Port Area (DPA), Coastal Zone Management (CZM), under the Mass Office of the Environment
- *Note: it is wise to engage these public agencies early in the process

QR Codes Link to Websites With More Info

- Zoning Regulations and Planned Development Areas
- Boston Neighborhood or City-Wide Plans
- Boston Article 80 Development Regulations
- Small, Large, Institutional Master Plan Planned Development Areas
- Confused about an acronym? Look it up in the BPDA glossary





**To access this PDF online or download and print,
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<https://eastbostonpracticum.mit.edu/poder-toolkit>**

This Toolkit was created by Alex Gant,
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We'd like to thank our wonderful teaching
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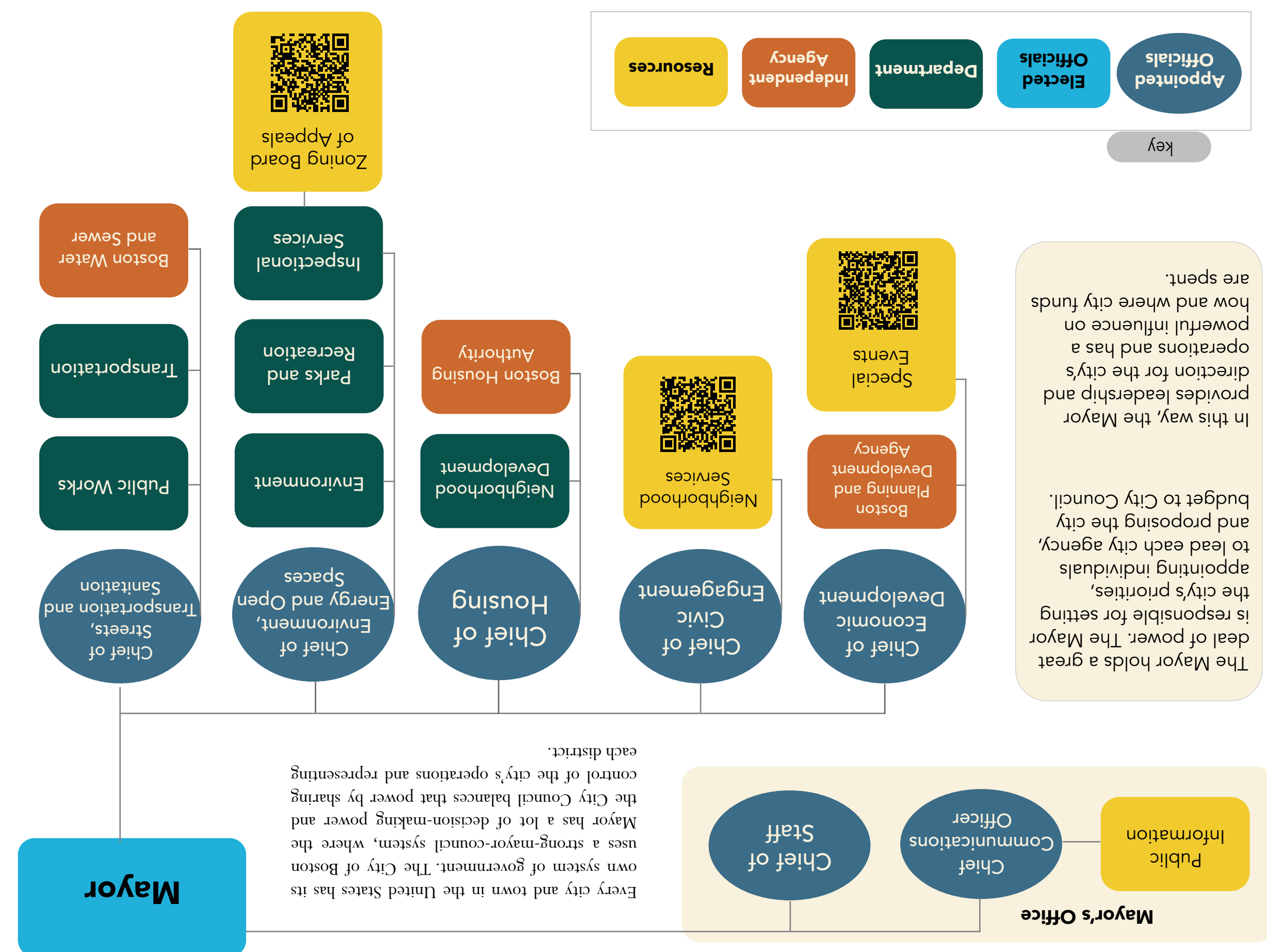
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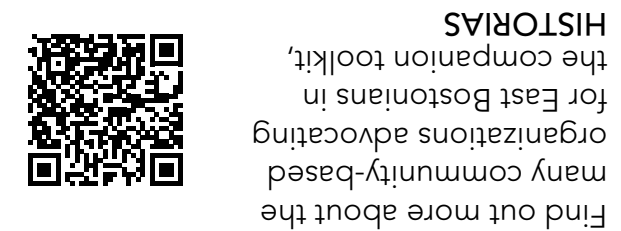


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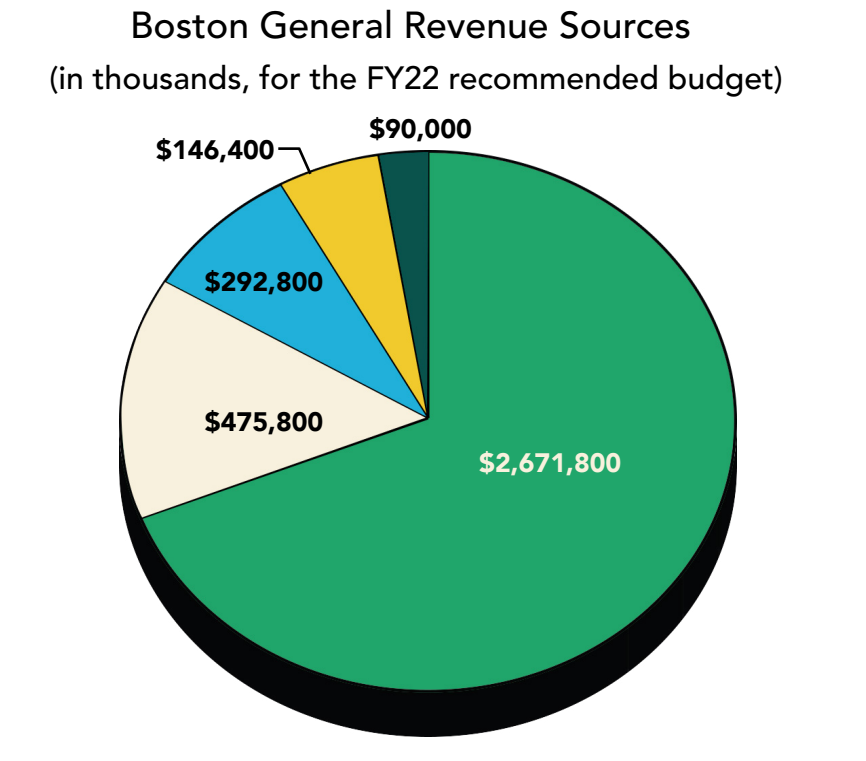
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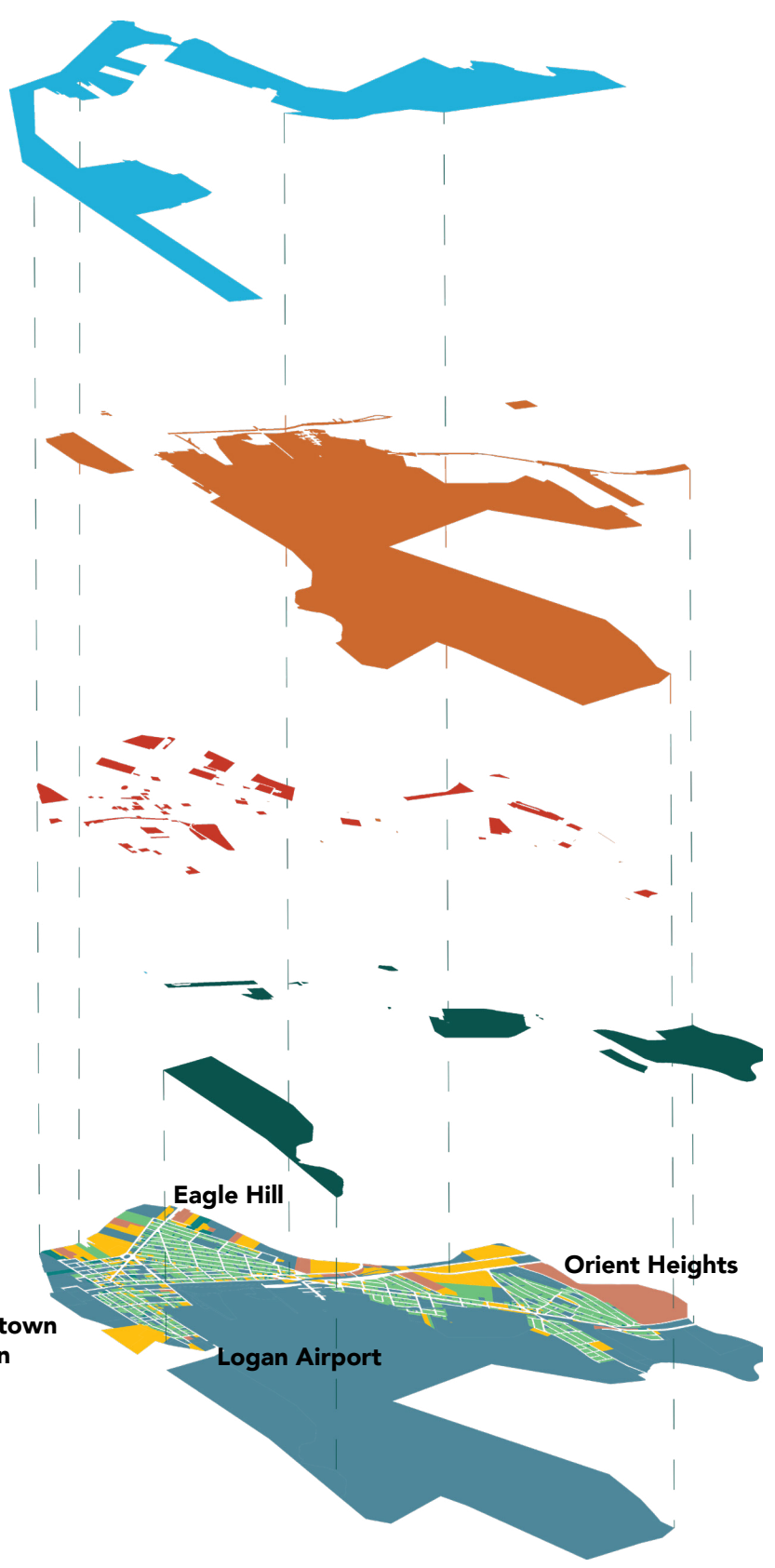
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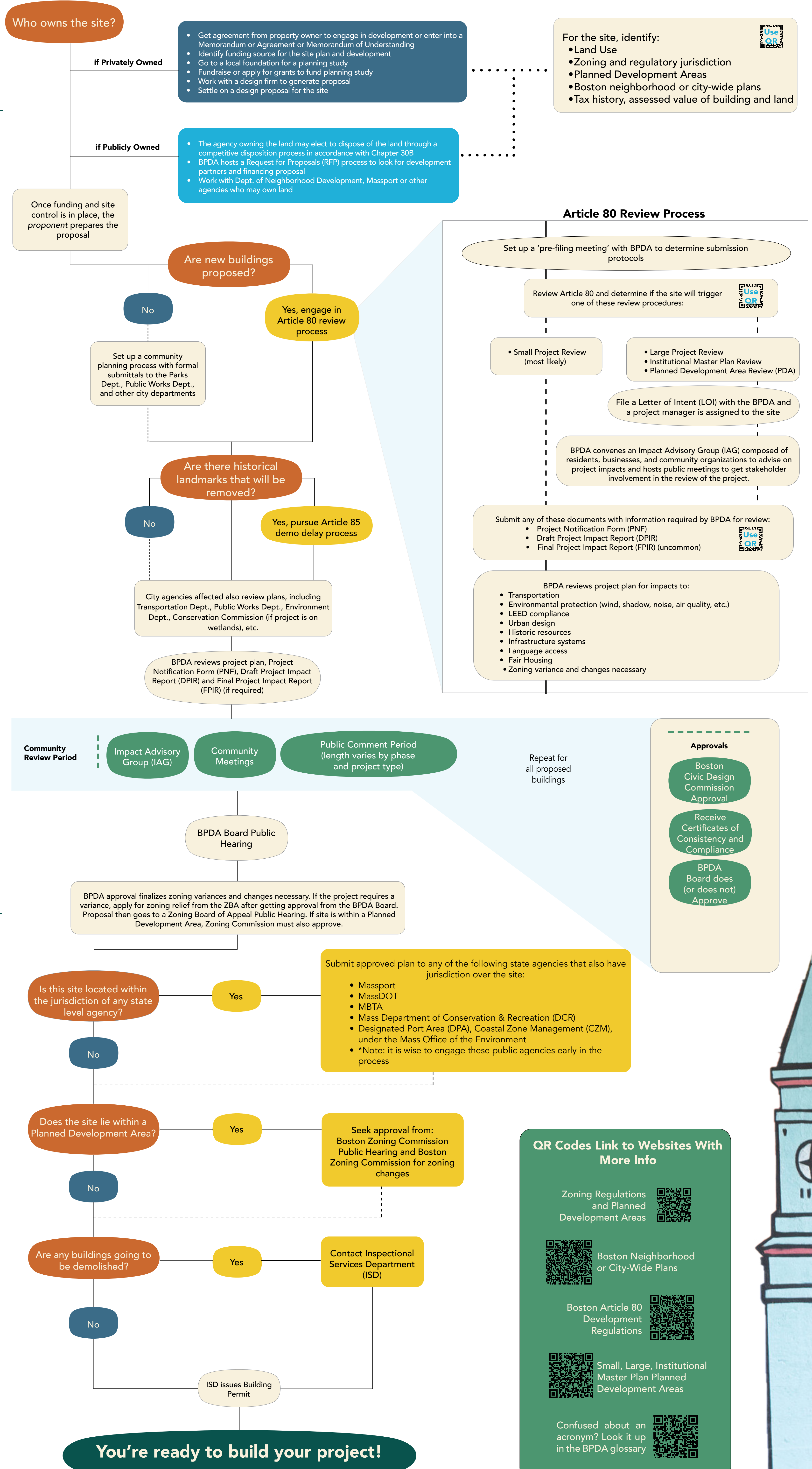
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