

# Live Notetaking

20 October BPDA-Hosted Meeting

## Live Q + A

*The following sections are brief recaps of questions asked and answered during the PLAN: Mattapan presentation hosted by the BPDA. To hear the questions and their corresponding answers, please watch the meeting recording, which can be found [here](#).*

### **Nodes & 10 Minute Neighborhood:**

- **Amber Mercer: What is the rationale behind looking to add more housing units over commercial buildings? Who would envision occupying these units?**
  - Focused on preserving character of Mattapan residential areas, key corridors can take on more density
  - Boston is in a housing crisis, need to build more housing to ensure affordability/stability
  - Targeting current Mattapan residents and returning Mattapan residents in housing
  - New housing paired with community benefits including open space, transit options, and affordable housing
- **Amber Mercer: What is the impact of implementing local convenience zoning? What kinds of establishments will occupy those spaces? Will current establishments be renovated?**
  - Local convenience zoning includes a host of necessary goods and services, such as laundromats, bodegas, and a variety of other small businesses
  - Looking to attract and introducing new businesses and new types of businesses into the neighborhood fabric
  - Community Commercial zoning provides a larger scale of business (ex. Grocery stores, companies, banks, etc.), introduction of local convenience to disperse a diverse array of smaller businesses throughout the neighborhood
- **Amber Mercer: With the proposed rezoning of Mattapan Square, what happens to existing businesses?**
  - We are not looking to displace current businesses - funding, technical assistance, and other programs from the city to ensure these businesses remain successful
  - Want to welcome things like sit-down restaurants and other retail opportunities into the area
- **Amber Mercer: How do we see this PLAN affecting the local real estate market?**
  - Influx of housing in nodes and corridors - could increase home values over time, but we are aiming to ensure folks are able to stay in or come back to Mattapan
  - We do not anticipate immediate market changes - this plan will be implemented slowly across 10-20 years
  - In recent years, the cost of real estate has increased across Boston, including in Mattapan

**Corridors:**

- **Amber Mercer: How will the BPDA ensure new housing will be affordable? Will there be a mix of housing typologies and affordability levels?**
  - Most developments will have affordable units, but will be mixed-income (current inclusionary policy requires 13% of units in any development over 10 dwelling units by deemed affordable based on 70-100% AMI, potential to increase that affordable percentage based on development size/scale)

**Residential Fabric & ADU 3.0:**

- Amber Mercer: Is there anything being done to remedy confusing zoning regulations regarding renovation?
  - PLAN: Mattapan's goal is to amend and simplify Article 60, the neighborhood zoning article for the Mattapan neighborhood