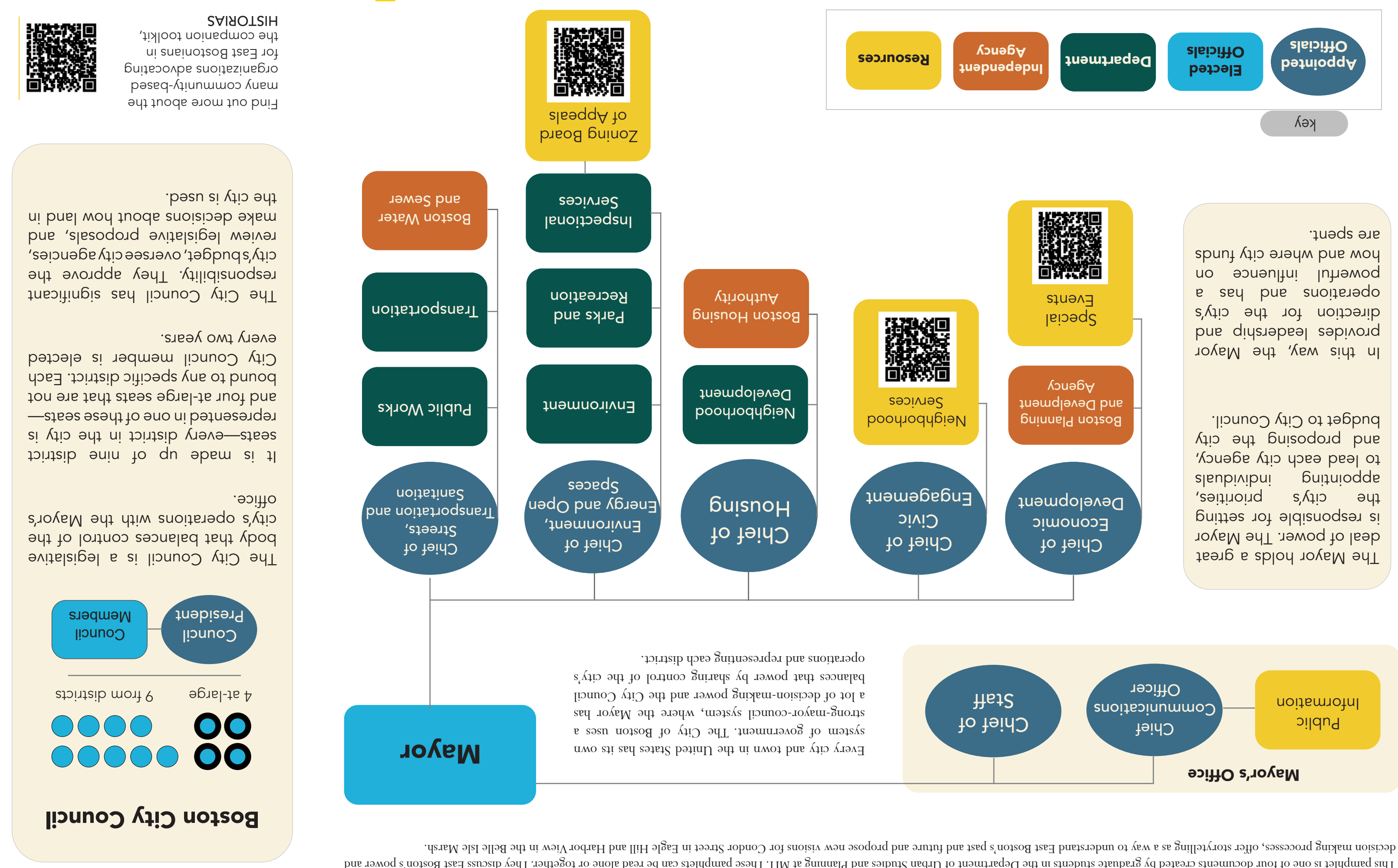


POLITICAL AUTHORITY IN BOSTON



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

Welcome! Come along with us as we explore the power and funding behind 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.

LOCAL AUTHORITY AND POWER IN EAST BOSTON

We acknowledge Indigenous Peoples as the traditional stewards of the land, and the enduring relationship that exists between them and their traditional territories. The land of East Boston and the land on which this project was produced is the traditional unceded territory of the Wampanag Nation and Massachusetts Peoples. We acknowledge the painful history of genocide and forced occupation of these territories, as well as the ongoing processes of colonialism and dispossession in which we and our institution are implicated.

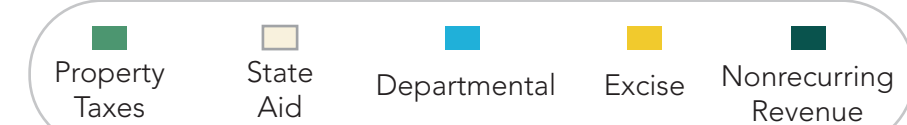
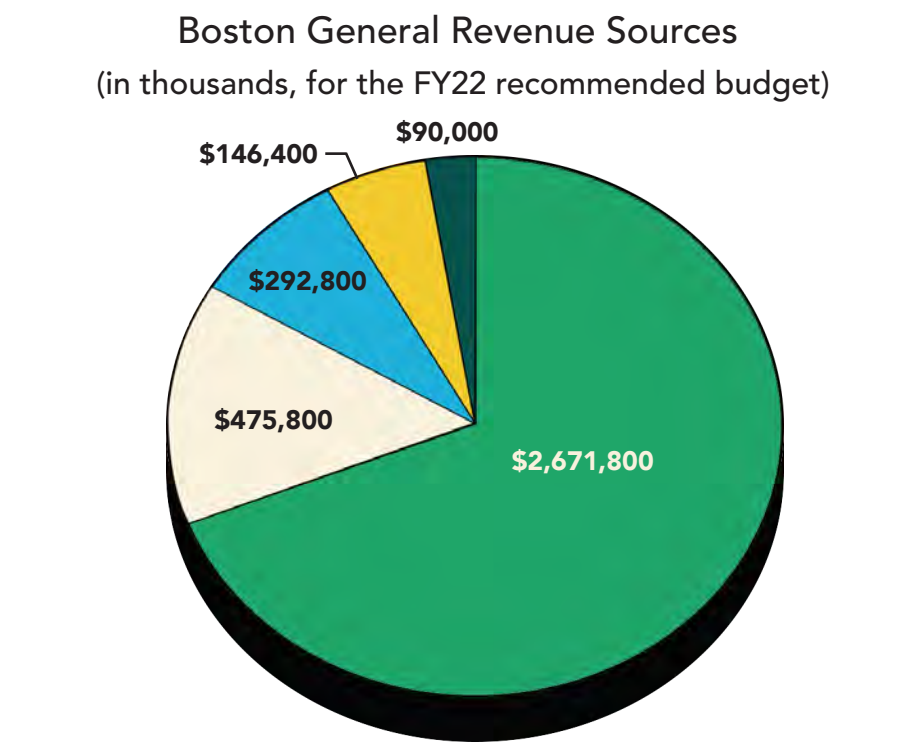
Beyond the stolen territory which we physically occupy, MIT has long profited from the sale of federal lands granted by the Morrill Act, territories stolen from 82 Tribes including the Greater and Little Osage, Chippewa, and Omaha Peoples. As we honor and respect the many diverse Indigenous peoples connected to this land from time immemorial, we attempt to deconstruct Western knowledge and ways of doing urban planning by drawing from Indigenous and Black planners.

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

WHERE DOES BOSTON'S MONEY COME FROM?

Boston provides essential services to its residents, and is responsible for planning, constructing and maintaining the physical resources within the city.

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.

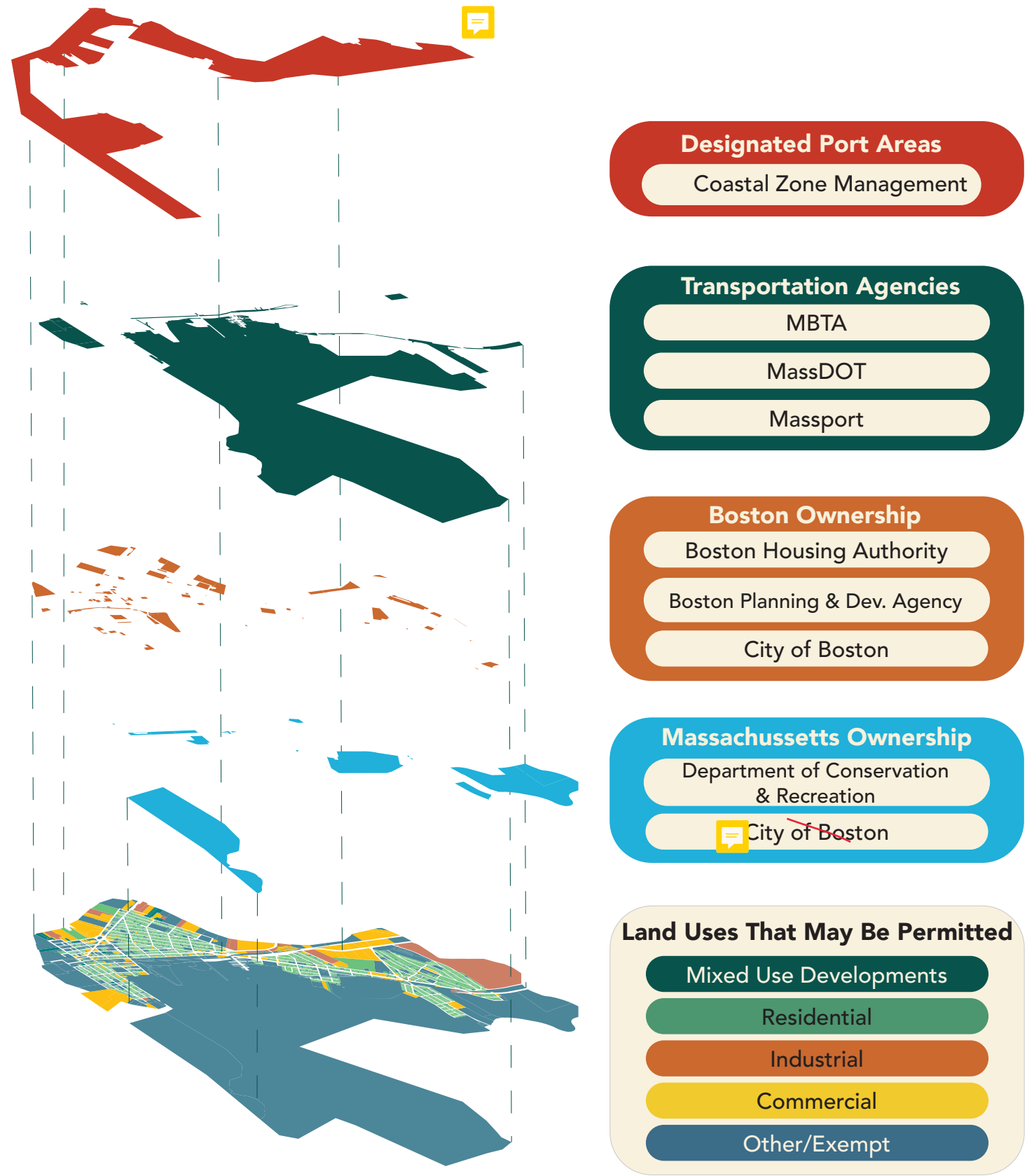


However, there are many ways to fund projects that do not require the city to use its existing revenue sources. State or federal agencies often provide funding and financing for a project if certain groups, such as community groups, non-profits, and city governments, apply for it. Sometimes the private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

IN EAST BOSTON, SEVERAL AGENCIES HAVE OVERLAPPING JURISDICTION

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



FUNDING SOURCES FOR EASTIE DEVELOPMENT LOCAL, STATE AND FEDERAL

Name	Organization	Type	\$\$\$\$	Description
Urban and Community Forestry Program	Dept. of Ag	Federal	50% Total Cost	urban green space
Community Action for a Renewed Environment Grant	EPA	Federal	\$90,000-\$250,000	environmental health, public health, community organizing
Brownfields Assessment and Cleanup Cooperative Agreements	EPA	Federal	Up to \$300,000	environmental remediation
Building Blocks for Sustainable Communities Program	EPA	Federal	Varies	urban green space, stormwater, green infrastructure
Greening America's Communities Program	EPA	Federal	Technical Assistance Only	green infrastructure, environmental health, public health
Building Resilient Infrastructure and Communities Grant	FEMA	Federal	Up to \$50,000,000	hazard mitigation
Community Based Restoration Program	NOAA	Federal	\$75,000 to \$3,000,000	environmental remediation
National Estuary Program Coastal Watersheds Grant	EPA	Federal	Up to \$250,000	hazard mitigation
Kresge Environment Program	Kresge Foundation	Private	\$130,000,000	stormwater, hazard mitigation
Cornell Douglas Foundation Grants	Cornell Douglass Foundation	Private	\$10,000	environmental remediation
Wells Fargo Clean Technology and Innovation Grants Program	Wells Fargo	Private	\$50,000-\$200,000	water quality, stormwater management, beach fronts
Surdna Foundation	-	Private	\$50,000-\$1,000,000	stormwater, hazard mitigation
James E Dutton Foundation	-	Private	\$25,000	environmental remediation, green infrastructure
Resilient Communities Grant Program	Wells Fargo	Private	up to \$1,200,000	green infrastructure, outreach, education, community organizing
Community Preservation Act	Mass	State	Varies	urban design, urban green spaces
Massachusetts Storm-Smart Coasts	Mass	State	75% Total Costs	stormwater, hazard mitigation, environmental remediation
Coastal Resilience Grant Program	EEA	State	\$3,000,000	stormwater, 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
Conservation Partnership Grant Program	Land and Rec	State	up to \$10,000,000	environmental remediation
Parkland Acquisitions and Renovations for Communities	Land and Rec	State	Varies	urban green space
Municipal Vulnerability Preparedness Action Program	EEA	State	Varies	urban green space
Massachusetts Statewide Water Management Act Grant	DEP	State	\$150,000	water management infrastructure

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



Find out more about how the development process and funding streams may support or pose challenges to community-based planning on East Boston's Belle Isle Marsh in the companion toolkit, CRITTERS AND MAPS ALONG THE EDGE



Find out more about how the development process and funding streams may support or pose challenges to community-based planning on Condor Street in the Eagle Hill neighborhood in the companion toolkit, LATINO FUTURES FOR CONDOR STREET

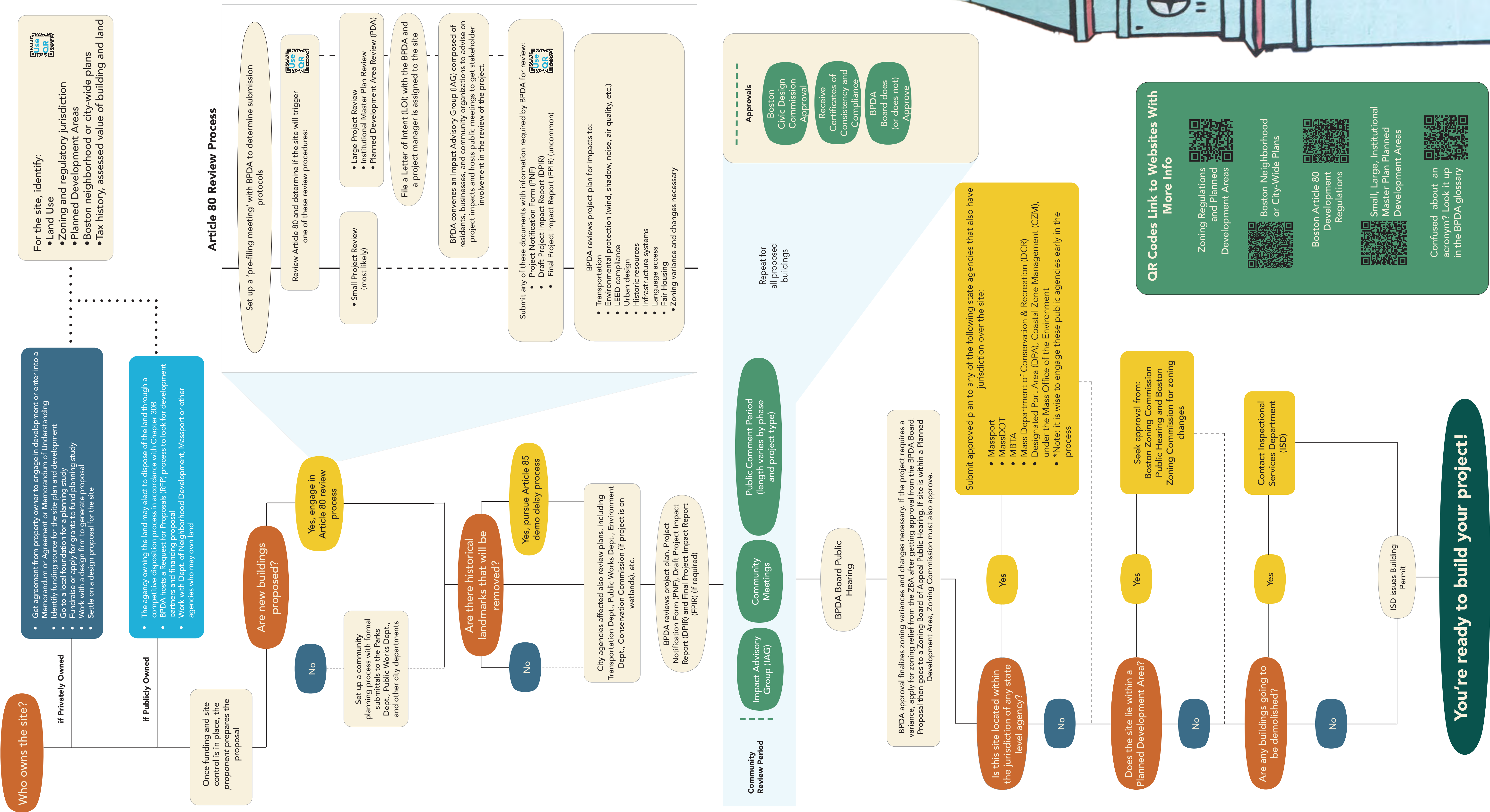
Check out these funding strategies for projects that involve flood mitigation



This Toolkit was created by Alex Gant, Rubén Morgan, and Christian Turner, Masters Students in the Department of Urban Studies and Planning at MIT.

We'd like to thank our wonderful teaching team: Eran Ben-Joseph, Mary Anne Ocampo and Tanvi Sharma and many EB community partners who helped advise on this project, including: Kannan Thiruvengadam, Latifa Ziyad, Frank O'Brien, Chris Marchi, Heather O'Brien, John Walkey, Kairos Shen, Ted Schwartzberg, Meera Deean, Kristina Ricco and Brittany Thomas.

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.

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

You're ready to build your project!