

MBTA Communities Compliance

Milton Adjacent Community Calculations
June 27, 2024

Overview of MBTA Communities Law

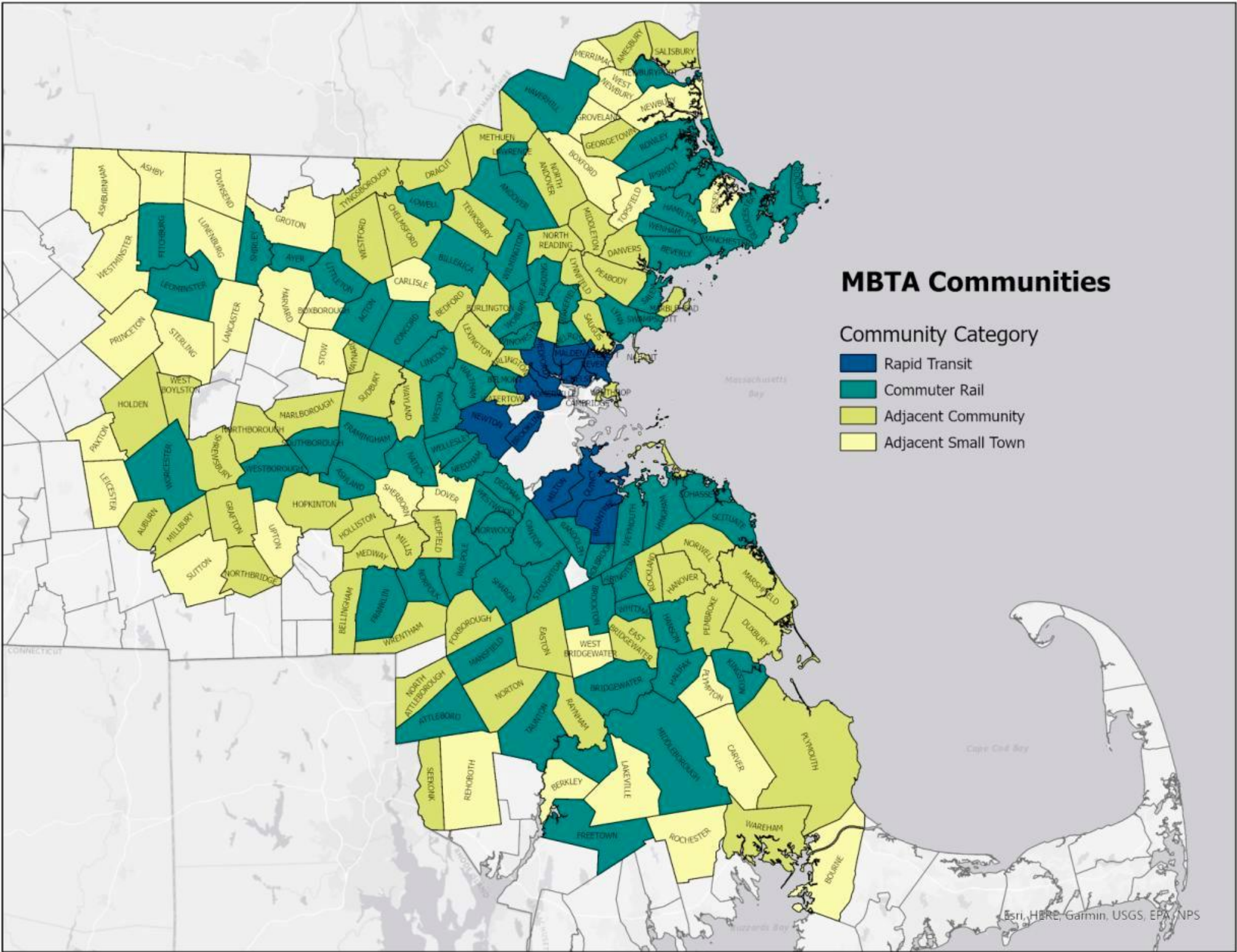
What the law requires

The policy requires all communities with MBTA public transit access to have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- **Dense:** Minimum gross density of 15 units per acre
Note: individual subdistricts can have a gross density under 15 units per acre as long as the all subdistricts together achieve the 15 units per acre minimum.
- **Transit-Oriented:** Located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
Note: the percentage of land area and unit capacity that has to be within the station area varies by community according to the acres of developable land within the station area.
- **Flexible:** No age restrictions and suitable for families with children

How is “reasonable size” defined?

Community Type	Min. Multifamily Unit Capacity as % of Total Housing Units	Minimum Land Area	Deadline
Rapid Transit	25%*	Whichever is less: 50 acres, or 1.5% of the developable land	End of 2023
Commuter Rail	15%*		End of 2024
Adjacent Community	10%*		End of 2024
Adjacent Small Town	5%*	n/a	End of 2025



MBTA Community Categories

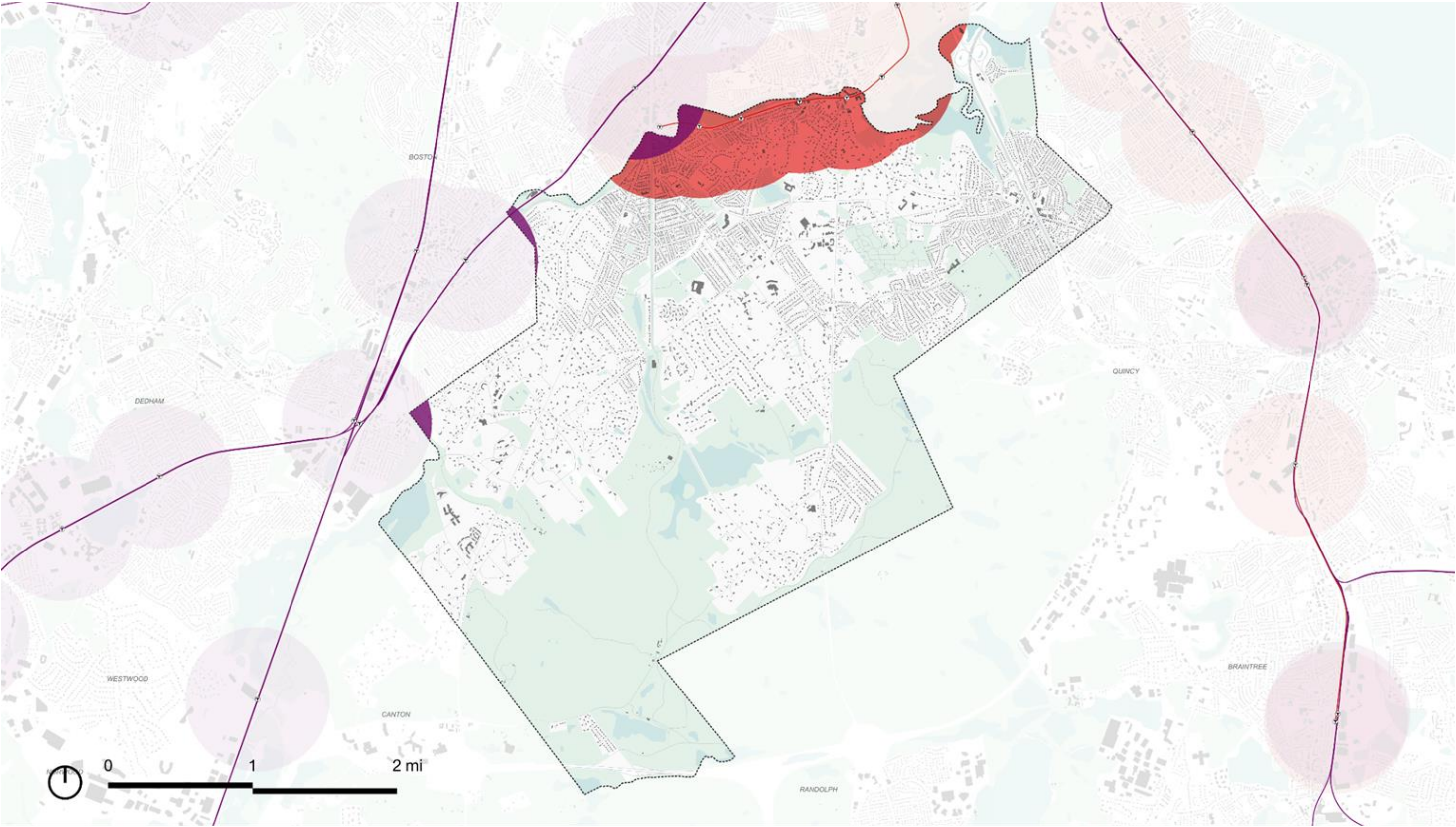
Conceptualizing a Hypothetical Adjacent Community Scenario

What is the logic of categorizing Milton as an Adjacent Community?

Assumption #1: This presumes that the Mattapan Trolley service is equivalent to standard bus service and therefore does not constitute “Rapid Transit” - this is not consistent with how rapid transit is currently defined for the purpose of this law and classification of MBTA service types.

Assumption #2: If we take the next step based on assumption #1, we then have to determine if Milton would be categorized as a Commuter Rail, Adjacent Community, or Adjacent Small Town. We will walk you through this process.

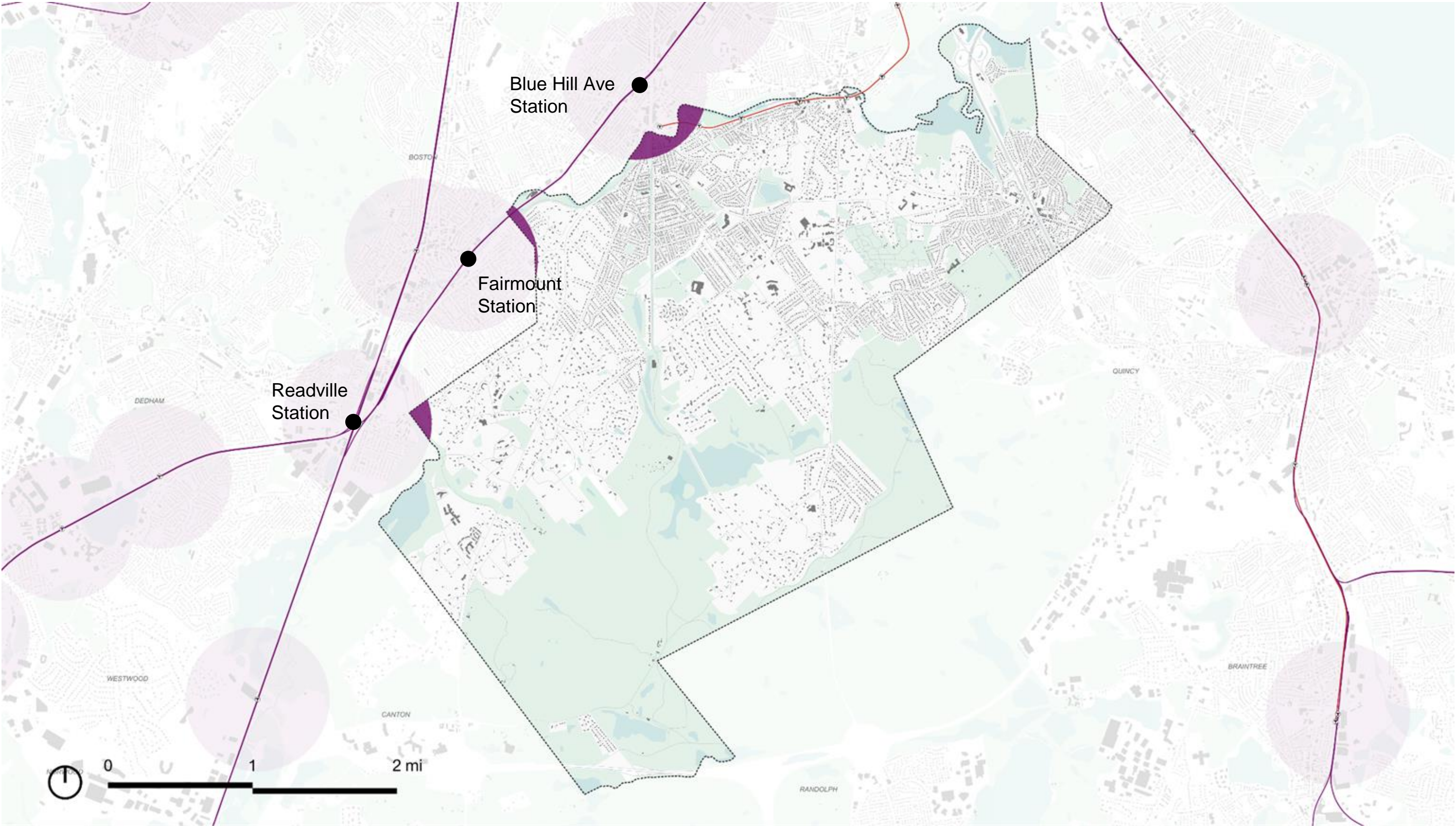
Station Area under Current Designation



Developable Station Area:
404 Acres

The map shows Rapid Transit station areas in red and Commuter Rail station area in purple.

Station Area if Mattapan Trolley is not considered “Rapid Transit”



Station Area:
74 acres

*Includes only
Commuter Rail station area,
shown in purple.*

So what does this mean?
The threshold for being
considered a **Commuter Rail
Community** is a minimum of
100 acres of developable
station area.

To get the developable station
area, you would need to
subtract station area that is not
developable (e.g. public ROW,
DCR land, etc.) from the 74
acres of station area.

Milton’s current designation: **Rapid Transit**

Does the community have within its borders at least 100 acres of developable land within ½ mile of **MBTA rapid transit station**?

YES

Rapid Transit Community:

Capacity Requirement (% of 2020 housing stock)	25%
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 25% of housing stock

NO

Does the community have within its borders at least 100 acres of developable land within ½ mile of **MBTA commuter rail station**?

YES

Commuter Rail Community

Capacity Requirement (% of 2020 housing stock)	15%
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 15% of housing stock

NO

Does community have less than 100 acres of developable station area AND one of the following (based on 2020 Census):

(1) Pop. density less than 500 persons / sq mile
(2) Pop. not more than 7,000 year-round residents

NO

Adjacent Community

Capacity Req. (% 2020 housing stock)	10%*
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 10% of housing stock

YES

Adjacent Small Town

Capacity Req. (% 2020 housing stock)	10%
Min. Land Area	5none

Milton’s alt. scenario: **Adjacent Community**

Does the community have within its borders at least 100 acres of developable land within ½ mile of **MBTA rapid transit station**?

YES

Rapid Transit Community:

Capacity Requirement (% of 2020 housing stock)	25%
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 25% of housing stock

NO

Assumption #1:
The Mattapan Trolley is equivalent to standard bus service, and is no longer considered “Rapid Transit” - in this case, the only “Station Area” in Milton is around Commuter Rail stops.

Does the community have within its borders at least 100 acres of developable land within ½ mile of **MBTA commuter rail station**?

YES

Commuter Rail Community

Capacity Requirement (% of 2020 housing stock)	15%
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 15% of housing stock

NO

Acres of Commuter Rail Station Area	74 acres
Pop. density	2,200.4 / sq mi
Pop.	28,630

Does community have less than 100 acres of developable station area AND one of the following (based on 2020 Census):

(1) Pop. density less than 500 persons / sq mile
(2) Pop. not more than 7,000 year-round residents

NO

Adjacent Community

Capacity Req. (% 2020 housing stock)	10%*
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 10% of housing stock

YES

Adjacent Small Town

Capacity Req. (% 2020 housing stock)	10%
Min. Land Area	none

Milton’s alt. scenario: Adjacent Community

	Rapid Transit	Adjacent Community
Min. Land Area	50 acres	50 acres
Min. Multifamily Unit Capacity	2461	985
Min. % Land Area & Unit Capacity within Station Area	50%	n/a
Min. % Contiguous	50%	50%

Determining the minimum multifamily unit capacity requirement:

Whichever is the higher number (capped at 25% of housing stock regardless):

- 1) Designated % of housing stock based on community categorization (25%, 15%, 10%, 5%)
- 2) Minimum gross density (15 units / acre) multiplied by minimum land area requirement

If we calculate Milton’s targets as if it was in the Adjacent Community category, we get:

0.10 * 9,844 units = 985 units

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50 acres * 15 units/acre

= 785 units

Community Type	Min. Multifamily Unit Capacity as % of Total Housing Units
Rapid Transit	25%*
Commuter Rail	15%*
Adjacent Community	10%*
Adjacent Small Town	5%*

Thank You!