

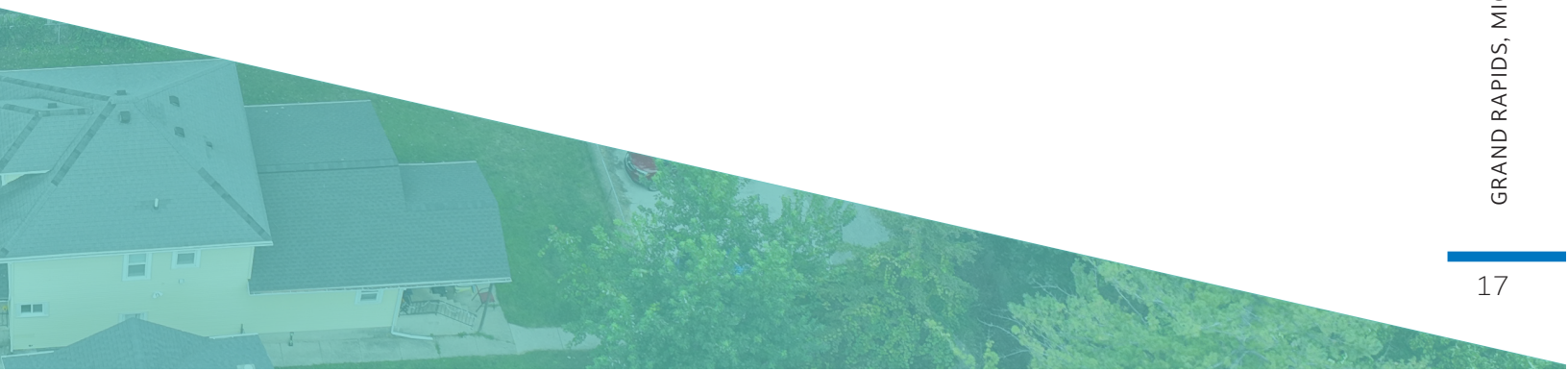
1. GREAT NEIGHBORHOODS



Great neighborhoods are the foundation of the city. Historically, Grand Rapids was considered a highly affordable city for housing compared to other cities in Michigan and the United States. Grand Rapids has a long history of innovation in industrial manufacturing that helped build a broad middle class, create vibrant neighborhoods, and provide residents with opportunities for homeownership and economic prosperity.

However, changing market conditions, along with other factors, have resulted in housing stock lacking in availability and diversity to serve current residents. Grand Rapids experienced a surge in housing prices starting in 2016 due to an increase in demand and a lack of available housing. Existing housing, which has been historically accessible for middle- and low-income families, is now insufficient to meet the needs of changing households and a growing city.

The recommendations in this chapter aim to remove barriers that prevent a neighborhood from appropriately evolving over time in response to local needs.



GREAT NEIGHBORHOODS

GOAL

Connected and diverse neighborhoods where residents can thrive.

Grand Rapids' neighborhoods will have access to housing, retail, open space, and more that meet the needs of residents in all phases of life.

KEY TAKEAWAYS

PUBLIC INPUT

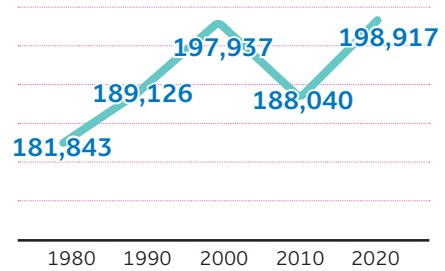
- **Grand Rapids needs more housing.** Housing scarcity and overall affordability were common themes throughout the Community Master Plan (CMP) process. During Round 1, 88% of participants identified housing as a key concern and specifically highlighted the need for more affordable housing and different types of housing. The 2022 Grand Rapids and Kent County Housing Needs Assessment cites a need for 4,078 additional rental units priced for households at or below 80% AMI and 1,934 owner-occupied homes priced for households at or below 80% AMI. There is also needed housing at market rate price points to ensure that older housing can remain affordable. Without enough new market-rate options, market-rate renters and homebuyers will buy the older, more affordable housing, which can drive displacement and gentrification.
- **There is a desire for more housing options.** Residents want a vibrant and inclusive community with easy access to amenities and safe spaces for people of all backgrounds to spend time in. Participants noted the need for more missing middle housing and general support for more density, particularly along larger corridors and near jobs. They encouraged the creation of diverse and affordable housing options including apartments, townhomes, and accessory dwelling units.
- **Housing quality and maintenance vary between neighborhoods.** Large disparities in housing quality and maintenance were highlighted in comments from the community. Participants noted the need to upgrade older buildings, the lack of resources to maintain aging homes, and a desire to better reuse vacant or underused industrial sites. Participants also highlighted the need for landlord education and ongoing rental regulation. While these topics generally fall outside the land use scope of the CMP, they are linked to the availability of safe and stable housing.

COMMUNITY PROFILE

- Grand Rapids sits within a county experiencing high population growth.** Grand Rapids is the largest city in Kent County and accounts for 30% of its population. After a short period of decline (5% between 2000 and 2010), the population of Grand Rapids has recovered and is increasing, with new residents partly fueling the city’s growth. Additionally, the population of Kent County is expected to grow by about 27% (+169,000 people) by 2045. If Grand Rapids maintains its 30% share of county population, the city will grow to approximately 251,000 residents in that time. In the long term, Michigan is likely to be an attractive destination for climate migrants. In the shorter term, it is expected that Grand Rapids will need at least 14,000 housing units by 2027 to satisfy demand.
- Households are changing.** The number of non-family households is increasing at a faster rate than the decline of family households. A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom they are not related. This means that it takes more houses to house the same number of people as in the past, and the housing needs of these populations vary greatly.
- Grand Rapids is growing more diverse, but there is a low rate of homeownership within historically marginalized communities.** Homeownership is one factor in social and economic stability in a changing economy. Those priced out of homeownership often end up renting. As rents fluctuate with the market, renters have less opportunity to build wealth, pay down debt, and save for retirement. While Grand Rapids is more diverse than the county and state, the homeownership rate for the Black, Hispanic, and Asian populations sit at approximately 35-40%, compared to a rate of over 60% within the white population.

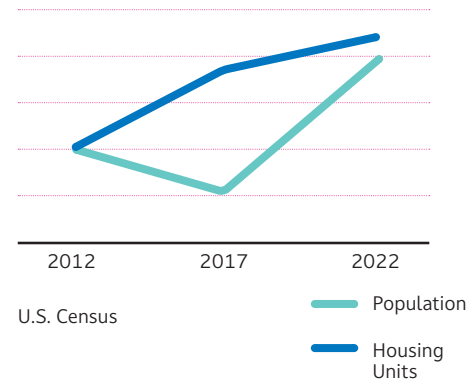


Population 1980-2020



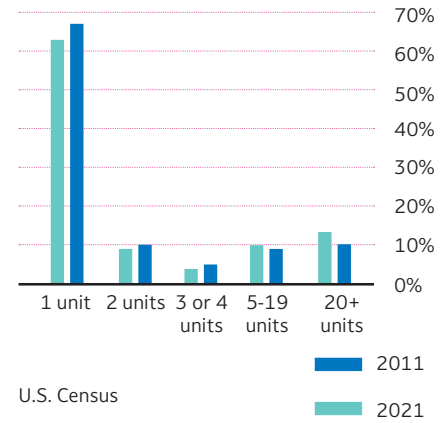
U.S. Census

Population v. Housing 2012-2022

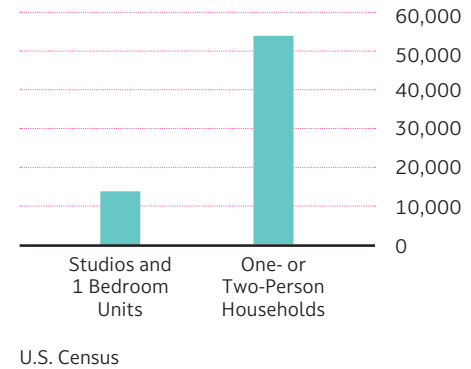


- Single-family homes are the most common type of housing in Grand Rapids.** Almost half of the land area in Grand Rapids is residential, the majority of which is single-family. In areas with a tight housing supply, like Grand Rapids, there may be opportunities to improve affordability by developing new studio or one-bedroom units. In addition to being less expensive to develop than larger units, the development of smaller units could free up other units by encouraging more one- and two-person households to move out or downsize to the smaller units. In 2022, there were 12,680 studio or 1-bedroom units and 52,001 one- and two-person households in Grand Rapids (66% of all households).
- There is a need for housing at all income levels.** New construction at all price points is necessary to address overall rising housing prices and provide safe and stable housing. While more dedicated affordable housing is important, high housing cost and low availability of housing can be addressed, in part, by land use policies that increase housing production and expand the types of housing that are available in more places.

New Housing by Type



Small Unit Comparison to One- and Two-Person Households



THE NEED FOR HOUSING AT ALL INCOME LEVELS

Many cities around the country have developed local housing strategies to address their growing affordability challenges. While expanding the supply of dedicated affordable housing is a critical component for many, research shows that allowing the broader housing market to respond to increased demand with new construction at other price points is also essential to address rising housing prices.

A study by the NYU Furman Center titled, "Supply Skepticism: Housing Supply and Affordability" concluded that adding new homes moderates price increases and therefore makes housing more affordable to low- and moderate-income families.

Housing submarkets (smaller parts of the housing market with similar characteristics, including price) are interrelated. Additions to the housing stock in one submarket can quickly affect prices and rents in other submarkets. For example, as demand increases and prices rise for high-end housing, homeowners who would have otherwise searched for housing within that submarket may be priced out. While some may choose to stay in their current home longer or leave the city altogether, others will turn to somewhat less expensive housing, increasing demand for housing in the next submarket. Without new supply, the people who want to move to a neighborhood will bid up prices and rents of existing homes.

Building more market-rate housing will not solve the deep affordability challenges faced by low-income households, but by moderating overall housing prices, efforts to reduce barriers to new market-rate construction can help reduce the gap between the price of available homes and what low-income households can afford to pay.



*Housing in
Grand Rapids*

OBJECTIVES

1.A CREATE COMPLETE AND STABLE NEIGHBORHOODS.

Complete neighborhoods provide a mix of housing types in close proximity to centers and corridors and give residents convenient access to daily needs, employment, recreation, and transportation options. Policies that support complete neighborhoods will assist residents in meeting their basic needs and improve access to amenities within their neighborhoods. The City of Grand Rapids has diverse neighborhoods with distinct identities. The sense of community in these neighborhoods is deeply tied to their location, and individuals should have the opportunity to stay in the neighborhoods they're connected to regardless of changes in their age, income, neighborhood, or other life circumstances. Mixed-income neighborhoods, that support a range of incomes and housing types, ensure that a balance is maintained between market-rate and affordable housing units. This helps to promote healthy, successful, and vibrant neighborhoods while ensuring stability. Infill development and redevelopment in line with the community vision in this plan offers opportunities to expand housing options, ensures sensitivity to the existing context or desired future built character of the neighborhood, and improves the quantity, quality, and access to amenities, transportation service, and open space.

1.B EXPAND THE VARIETY OF HOUSING TYPES AND PRICE POINTS.

According to the 2022 Grand Rapids and Kent County Housing Needs Assessment, significant rental and for-sale housing gaps exist at nearly all price points. Meeting the needs of both current and future households will most likely include building multifamily, duplex, and other missing middle housing alternatives such as cottage courts, pocket neighborhoods, and small homes on small lots. Additional types of housing, especially accessory dwelling units (ADUs) and duplexes, can also create wealth-generating opportunities for residents. These additional units may be used as long-term rentals, multigenerational living spaces, and generally increase property value. These housing types can be compatible in scale with detached single-family homes and provide diverse housing options to meet the needs of different lifestyles and incomes.

1.C INTEGRATE SUSTAINABLE PRACTICES INTO DEVELOPMENT PROJECTS.

The future of great neighborhoods is dependent on their ability to respond to climate change. The City of Grand Rapids should adopt policies and regulations that incentivize practices such as energy reduction, renewable energy installations, rain gardens, green roofs, and protection of trees and vegetation to strengthen neighborhood resilience.

DEFINED

COMPLETE NEIGHBORHOODS

A mix of housing types in close proximity to centers and corridors that give residents convenient access to daily needs, employment, recreation, and transportation options. Complete neighborhoods are desired outcome of a 15-Minute City approach, which makes travel across the city a choice, not a necessity for meeting everyday needs.

VALUE THREADS

CULTURE



EQUITY



SAFETY



SUSTAINABILITY



VIBRANCY



RECOMMENDATIONS

1.A CREATE COMPLETE AND STABLE NEIGHBORHOODS.

- 1.A.1 Regularly update the Grand Rapids and Kent County Housing Needs Assessment to guide creation and preservation of affordable housing.** Use the Housing Needs Assessment to set a subsequent target number of units for development and preservation. Connect existing organizations, programs, and tools that create and preserve quality affordable housing to residents and developers who would benefit from services already available.
- 1.A.2 Implement design guidelines that build upon existing neighborhood development.** Encourage development that responds to and enhances the general scale, character, and natural features of neighborhoods through regulation of design in new development. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, landscaping, and architectural styles.
- 1.A.3 Improve the relationship between higher-intensity and lower-intensity uses.** Adopt zoning requirements that support transitions in building scale in locations where higher-density and higher-intensity development is adjacent to smaller-scale single-dwellings. This includes allowing missing middle housing types by-right as a transition between high-density mixed-use areas and low-density residential neighborhoods. Ensure new high-density and large-scale infill development incorporates design elements that soften transitions in scale and limit light and privacy impacts on adjacent residents. Landscaping, setbacks, step-backs, and other design elements should be considered in addition to the placement of zoning district lines between residential and non-residential districts to ease the transition.
- 1.A.4 Ensure public information about residential infill development is easy to access.** Ensure residents can access information on all infill development proposals over a certain size, including those approved administratively. Continue to use Building Eye or similar platforms as a central source of public information on planning applications. Evaluate the Development with Us (DwUs) pilot program and permanently implement successes.

DEFINED

AFFORDABLE HOUSING

There are two main kinds of affordable housing: 1.) dedicated affordable housing that comes with binding rent and/or income restrictions to ensure it is occupied by low-income households and 2.) market affordable housing – units that rent or sell at an affordable price but have no binding restrictions. Market affordable housing is generally affordable to households earning between 80-120% of the Area Median Income. This chapter includes recommendations for both.

- 1.A.5 Develop an anti-displacement strategy.** Explore tools and strategies for protecting residents at risk of displacement. Support and coordinate holding land in reserve for affordable housing as an anti-displacement tool, and for other community development purposes. This may be accomplished with community land trusts or land banks.
- 1.A.6 Advocate for removal of state-level barriers to housing affordability and stability.** Advocate for and support legislation to amend state restrictions on inclusionary housing policies. Support policies that work to create permanently affordable housing and/or mitigate the impacts of market pressures that cause involuntary displacement.
- 1.A.7 Provide adequate resources to meet community needs.** Ensure departments are adequately staffed to support the growing Grand Rapids community. Support the ongoing work of Code Compliance and other departments to assist historically marginalized property owners. Consider changing density and development patterns in response metrics for public services and evaluate the need for additional infrastructure, including new fire stations.

DEVELOPING AN ANTI-DISPLACEMENT STRATEGY

Rising rents or property taxes can make it difficult or impossible for residents to afford to remain in their homes. In many instances, displaced residents and businesses struggle to find comparably affordable locations that meet their needs and desires. The resulting housing instability and insecurity can adversely impact their overall well-being. To combat this displacement, localities can develop an anti-displacement strategy in neighborhoods experiencing rising rents and home prices. A key goal of an anti-displacement strategy is to maximize existing residents' choices about when or if they move, preserving their ability to stay in their homes and neighborhoods if they wish to do so.

Local Housing Solutions, managed and updated by the NYU Furman Center's Housing Solutions Lab, provides a four-pronged approach to creating this type of strategy:

- **Plan** ahead to identify the neighborhoods (or other areas) where action may be needed to preserve affordable housing opportunities for low- and moderate-income households.
- **Protect** long-term residents from the adverse effects of rising rents and home prices.
- **Preserve** existing affordable housing.
- **Produce** additional dedicated affordable housing for low- and moderate-income households.

Learn more about the steps to prepare a strategy and see what other communities have done to combat displacement: localhousingsolutions.org/plan/developing-an-anti-displacement-strategy/

1.A.8 Support efforts to provide small-scale developer training to residents. Support and help staff opportunities for Grand Rapids residents to learn the skills to become small developers, with a focus on how to build great places incrementally, to diversify who benefits from neighborhood development.

1.A.9 Work with the larger metropolitan community to provide safe, stable, and affordable housing options. Meeting the challenge of providing safe, stable, affordable housing options for all income levels requires coordinated action and public-private partnerships. Coordinate plans and investments with programs that prevent avoidable, involuntary evictions and foreclosures. Participate in regional housing plans with neighboring cities and townships and Kent County.

1.B EXPAND THE VARIETY OF HOUSING TYPES AND PRICE POINTS.

1.B.1 Support policies that encourage housing diversity based on income and housing types. Where there are opportunities, coordinate programs to make mixed-income projects more achievable. Educate the community about the benefits of balanced, mixed-income neighborhoods with a variety of housing choices on projects where tools to promote income-diverse developments are employed.

1.B.2 Allow a greater variety of housing types in low-density residential zone districts. Ensure continued viability and regulatory compliance of naturally occurring affordable housing, preserve the existing supply of middle-density housing, and encourage development of new housing types. Allow duplexes, triplexes, quadplexes, and ADUs by-right in zoning districts where single-family housing is allowed.

- Create explicit definitions of cooperative and co-housing in the Zoning Ordinance and incorporate as permitted multi-family uses. Make cooperative housing a Special Land Use requiring Planning Commission approval.
- Partner with the development community to identify the most impactful tools and current barriers related to delivery of middle-density housing.

1.B.3 Allow higher density residential in the Mid-Century and Modern Era neighborhoods. In line with the Vital Streets Plan, increase density in neighborhoods where adequate transportation

THE BENEFITS OF MISSING MIDDLE HOUSING

“Missing middle housing” refers to housing types that fall somewhere in between a single-family home and mid-rise apartment buildings – such as townhomes, duplexes, and triplexes. Missing middle housing can help localities increase the availability of less expensive housing types and support vibrant, walkable neighborhoods, while gently increasing density. These housing types are an important component of a diverse housing stock, which contribute to more inclusive neighborhoods.

Missing middle housing has a range of benefits for municipalities. Among other benefits, they can be used to expand the diversity and affordability of housing in neighborhoods dominated by single-family homes. In doing so, allowing middle housing can help increase the housing supply, create more affordable housing options, and create more diverse housing options for residents.

Increasing the stock of missing middle housing requires a comprehensive approach to facilitate its development. While land use regulations are an important component, there may be other barriers to constructing these housing types related to zoning regulations, approval processes, and developer capacity. A complete strategy is one that makes missing middle development both allowable and feasible.

Missing middle housing types are compatible in scale with detached single-family homes and could provide diverse housing options to meet the needs of different lifestyle and affordability needs. The next page shows some common missing middle housing types with a brief description of their design.

Learn more about the different missing middle housing types, template designs, and profiles of successful initiatives in the US and internationally: missingmiddlehousing.com

Recommendation 1.B.2

DUPLEX

A small- to medium-sized structure consisting of two dwelling units, either side-by-side or stacked one on top of the other, which face the street and have separate entrances.



FOURPLEX

A medium-sized structure which consists of four dwelling units, typically stacked with two on the ground floor and two above, that face a street and are accessed through a shared entrance.



COTTAGE CLUSTER

A series of small, detached structures providing multiple units arranged around a shared court that is perpendicular to the street. The shared court replaces private backyards.



TOWNHOUSE

A small- to medium-sized structure consisting of usually three to eight attached single-family homes placed side-by-side. Each townhome would face the street and be accessed by a private entrance.



Photos: Sightline Institute

infrastructure is provided. Consider allowing up to six units on lots fronting Link Residential and Network Residential streets in all zones where single-family detached dwellings are permitted. New housing should align with the future character map. For example, cottage clusters may be an appropriate solution for neighborhoods west of Covell Avenue, where large parcels are available for development.

1.B.4 Assess and reduce barriers to innovative housing solutions (such as modular construction, prefabricated materials, and new building methods). Evaluate opportunities to facilitate development of tiny homes, modular housing, and co-housing, as well as innovative construction and delivery methods such as prefabrication, 3D printing, and other emerging technologies. Ensure innovative housing products meet basic development standards (e.g., setbacks, form) to ensure consistent development character within neighborhoods. Consider establishing a residential pattern book for innovative housing products, working with local architects and residents (e.g., create a building permit template consistent with the pattern book that facilitates code review and approvals).

1.B.5 Continue to increase homeownership opportunities. Current efforts to increase and maintain affordability should be continued.

- Increase efforts to make homeowners aware of programs that mitigate the impacts of rising property values on lower-income households, particularly in neighborhoods where housing costs are rapidly appreciating.
- Educate residents on home purchase down payment programs available to low- and moderate-income buyers and first-time homebuyers from the city and state.
- Support efforts to leverage publicly owned land for affordable housing development. Coordinate across City departments to evaluate public lands for suitability for affordable housing development. Explore partnerships with other City departments to prioritize and set standards for use of publicly owned land for affordable housing.
- Streamline the process to create condominium forms of ownership. This could include partnerships to provide construction financing and implement strategies that support sales. Consider working with local/regional banks to address Federal Housing Administration (FHA) requirements for condo ownership.

THE USE OF PUBLICLY OWNED LAND FOR AFFORDABLE HOUSING

Even in strong markets with little undeveloped land, local governments may own underutilized properties with vacant buildings or buildings that are no longer useful for their original purpose. These properties often present an opportunity to expand the supply of affordable housing. Through development partnerships or sale of development rights, these sites may be redeveloped to better serve the community. Properties may be made available at no cost or a reduced cost to developers that commit to specific requirements or that agree to redevelop in a way that combines the original use (e.g., a school or a community center) with other community benefits like affordable housing.

High land costs can make it difficult to create new affordable housing for low- or moderate-income households, particularly in high-value, amenity-rich locations. In addition to redevelopment, local jurisdictions can also build considerations for affordable housing and other community-serving uses into the disposition process for surplus land and buildings. With this approach, sites are considered on a case-by-case basis when determining whether to prioritize affordable housing or another purpose. These decisions should be based on clear criteria—for example, proximity to schools, jobs, public transit, and other services—as well as characteristics that might make development for a specific purpose undesirable or difficult.

This approach may include sites that will continue to be used for their current purpose but could be developed more intensively, such as low-density buildings where additional floors could be added, or surface parking lots could be redeveloped.

Where a site has been determined to be inappropriate for residential use, or where the City places a priority on receiving fair market value for a parcel of land, there are still opportunities to support affordable housing. City policy can require that a share of the proceeds from the sale of any publicly owned land be used to support affordable housing activities.

As a starting point, cities can create and maintain a surplus land inventory with key attributes of desirable parcels, making it easier to quickly identify sites that might be good candidates for affordable housing.

1.B.6 Support Community Development efforts described in the City of Grand Rapids and Kent County 2021 Regional Analysis of Impediments to Fair Housing Choice. Support and advocate for initiatives that provide access to housing for persons with disabilities, including those with mobility impairments, mental health challenges, and developmental and intellectual disabilities.

1.C INTEGRATE SUSTAINABLE PRACTICES INTO DEVELOPMENT PROJECTS.

1.C.1 Encourage modifications for new or substantially remodeled housing units that improve access for people with limited mobility. A house is visitable when it meets three basic requirements: one zero-step entrance, doors with 32 inches of clear passage space, and one wheelchair-accessible bathroom on the main floor. Connect residents and developers to organizations and programs experienced with home modification options and those that understand the needs of older people.

1.C.2 Continue to enhance community assets through additional investments, including but not limited to green spaces. This includes free, equitable, and accessible community gathering spaces and public parks, especially in disadvantaged communities. Enhance LGBTQ+ community assets through additional investments and partnerships.

AGE-FRIENDLY COMMUNITIES

According to the 2020 Census, 1 in 6 people in the United States were 65 and older. Michigan is one of the most rapidly aging states in the country. AARP estimates that the number of Michiganders 60 years and older is growing by 50,000 each year.

The City of Grand Rapids and Kent County 2021 Regional Analysis of Impediments to Fair Housing Choice reports that 2019 data shows 13.3% of Grand Rapids residents as being 65 or older and 14.4% of Kent County residents 65 or older. Of the Grand Rapids population, 12.8% have a disability compared with 10.6% of the residents of Kent County. Ambulatory and independent living difficulties are the leading disabilities in Grand Rapids, which have a significant impact on transportation and housing options.

In January 2024, the Grand Rapids Age-Friendly Action Plan was formally approved by AARP, and Grand Rapids was renewed as a member of the AARP Network of Age-Friendly States and Communities. Features that make the city livable for people of all ages are in the Community Master Plan recommendations.

Recommendation 1.C.1

- 1.C.3 Ensure an equitable distribution of public parks and recreational facilities.** Support the Neighborhoods of Focus priorities of the Parks and Recreation Strategic Master Plan. As noted in the 2022 Parks and Recreation Strategic Master Plan, Ward 3 is historically deficient in municipal parks facilities and should be approached intentionally. This should include acquisition of parkland in these park-deficient areas and efforts to activate these spaces in culturally relevant ways to help improve a sense of security for adjacent residents.
- 1.C.4 Support the Parks and Recreation Strategic Master Plan.** Work to create a connected network of parks, natural areas, and waterways that is accessible to all residents, with a specific focus on Black, Indigenous, and People of Color (BIPOC) communities. This includes creating programs and projects that ensure the physical, mental, and emotional well-being of all residents.
- 1.C.5 Improve accessibility to fresh foods throughout the community, with a focus on food deserts and economically challenged neighborhoods.** This includes facilitating full-service grocery stores that will increase access to fresh and affordable food in neighborhoods with less access. The zoning code should be reviewed, and amendments considered, that reduce upfront development costs (e.g., by-right permitting and other streamlined approvals, off-street parking reductions) and encourage local neighborhood-based businesses that can address food desert needs. Economic incentive options should be considered based on locational factors as opportunities arise. Support the priorities of the Kent County Food Systems Assessment & Plan related to the City of Grand Rapids, which includes priorities outlined by the Urban Agriculture Committee related to food accessibility.
- 1.C.6 Continue to support community gardens and promote an edible landscape.** Community gardens are an appropriate land use in neighborhoods and the City should promote an edible landscape on appropriate public properties, including parks. The Urban Agriculture Committee recommendations should be implemented regarding greenhouses/hoophouses, permit fees, composting, farm stands, and edible plants. Consider code amendments that permit urban agriculture as a primary, accessory, or special/conditional use in all zoning districts to support urban agricultural practices on properties across the city.
- 1.C.7 Expand City programs to improve housing conditions.** Gaps in funding and eligibility for funding for retrofit projects can create barriers to regular housing maintenance. Support the pursuit of funding for weatherization, energy efficiency, and water conservation measures for all, especially lower-income residents, and small business owners, both in new construction and retrofits to existing buildings.

- 1.C.8 Continue to promote the use of green infrastructure on individual home sites.** Support programs and funding sources that promote the use of green infrastructure. Public education on the benefits of rain gardens, native plants, and vegetation for stormwater management should be expanded. Increase awareness among the general public and development community about the difference between turf lawns and native plants in terms of stormwater management and reduction of fertilizer and herbicides. Consider the creation of educational materials available on the City website and/or included with standard forms required for certain types of application submittals.
- 1.C.9 Promote native plant use in home landscapes.** Consider adoption of a Landscape Manual, referenced within the Zoning Ordinance, to capture evolving best practices and provide guidance for all projects subject to landscaping standards. Evaluate recommended plantings and include plants that are suited for warmer climates, to account for the changing climate. Identify opportunities to promote technical assistance (e.g., Kent Conservation District, Michigan State University Extension, Wild Ones, etc.).
- 1.C.10 Continue to work towards the City’s tree canopy goal.** Trees help to offset the impact of greenhouse gases, provide shade, minimize the urban heat island effect, and contribute to a more comfortable walking environment. Implementation of this strategy will occur over time as the existing tree canopy is maintained and new development and infill provide additions through on-site landscaping. Tree replacement in publicly owned spaces and management of the urban forest are critical ongoing tree canopy priorities.
- 1.C.11 Support facilities that locally generate energy.** Support a distributed model for renewable energy production and distribution. Address the needs for and inclusion of on-site solar and wind production, micro-grid and neighborhood-based storage and distribution, electric vehicle charging stations (public and privately located), and similar measures as the renewable energy landscape continues to evolve.

1.C.12 Continue to encourage voluntary community benefits agreements.

Encourage the use of voluntary community benefits agreements, particularly those receiving funding from public sources, as part of economic development projects (e.g., Boston Square) to ensure that impacted communities benefit from associated amenities, recreational facilities, and employment opportunities. Identify resources to support this strategy and establish a structure to enforce and implement agreements. Consider partnerships with organizations that can support communities with resources, time, and/or expertise.

