



Commonwealth of Massachusetts
Executive Office of Housing and
Livable Communities



MBTA Communities Updates and Next Steps



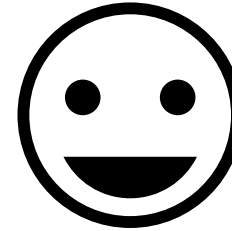
Welcome



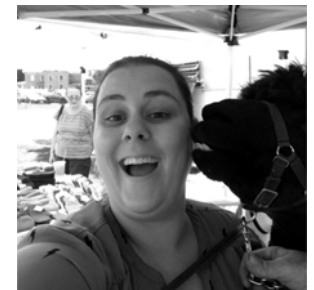
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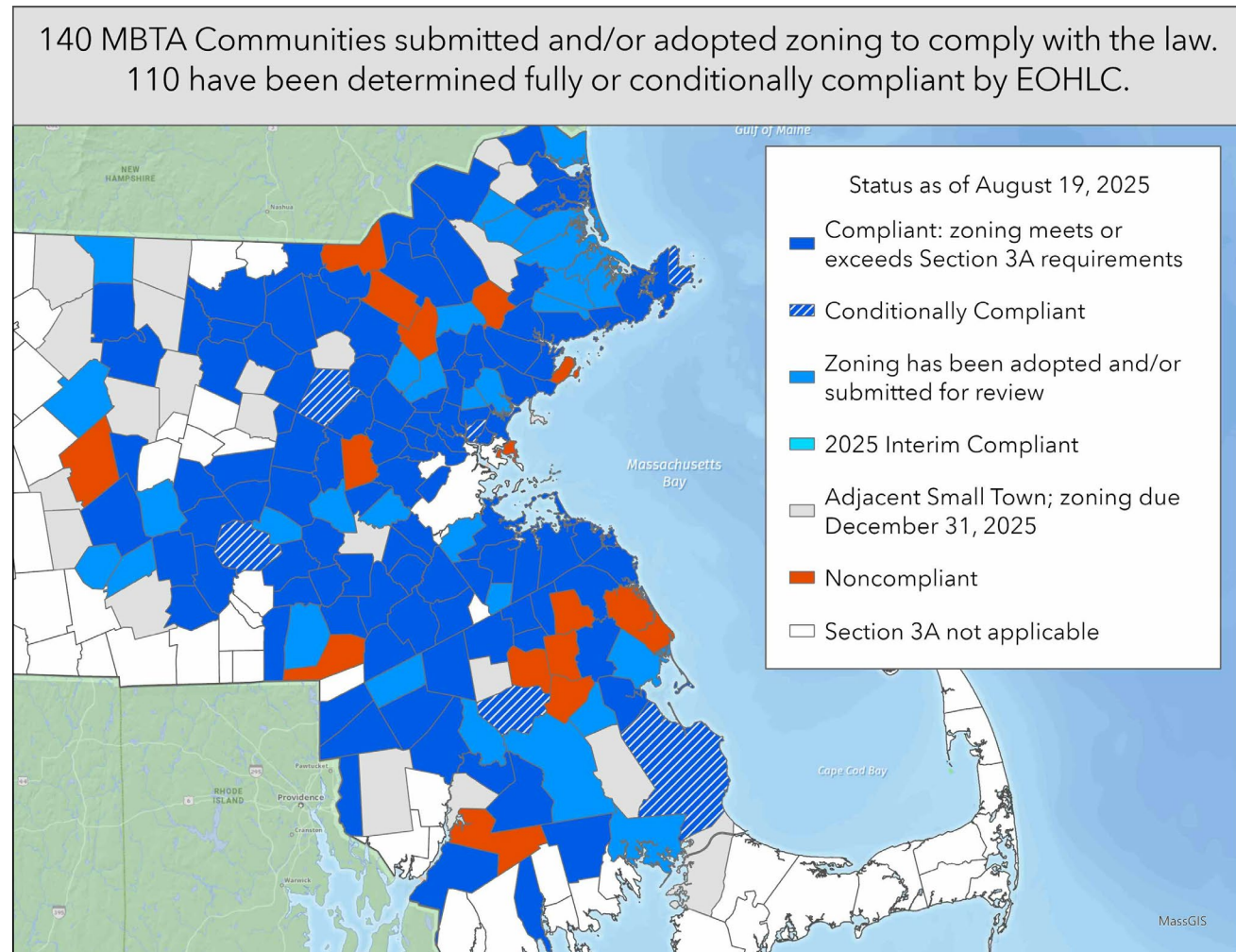


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MBTA Communities Updates

- **110 MBTA Communities have achieved compliance!**
- 135 district compliance applications received
- 97 pre-adoption review applications received
- **Adjacent small town deadline is December 31, 2025**





So you've achieved compliance...what now?

Congratulations!

Ongoing compliance:

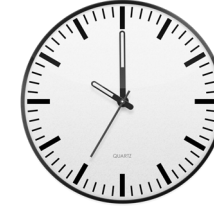
Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to EOHLC3A@mass.gov prior to any planning board public hearing on the proposed zoning amendment.
- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.
- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

Zoning Amendments

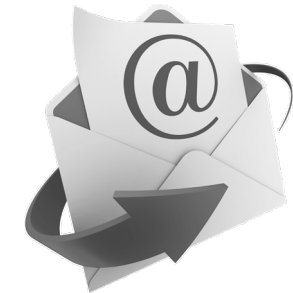


When to tell EOHLC of zoning changes



? **What** to tell EOHLC about your zoning changes

How to tell EOHLC about your zoning changes



EOHLC will respond – email or letter



This ain't an amendment, it's a RECODIFICATION

Step 1. Identify Zoning Districts for Evaluation

In this first step, you are gathering information about the zoning districts and regulations that may exist or be used in your municipality.

Table 1: Existing Zoning Districts

Does your municipality have one or more zoning districts within a 0.5-mile radius of a...

Transit Center Type	Y/N	If yes, list name of district(s)
Community rail station?		
Subway station?		
Rail station?		
Not applicable - no community rail or adjacent community or adjacent Small Town and/or part of our community is within a 0.5-mile radius of an existing transit center type in another community.		

Table 2: Existing Overlay Districts

Does your municipality have one or more overlay districts applicable to the 0.5-mile radius from a...

Transit Center	Y/N	If yes, list name of district(s)
Community rail station?		
Subway station?		
Rail station?		
Not applicable - no community rail or adjacent community or adjacent Small Town and/or part of our community is within a 0.5-mile radius of an existing transit center type in another community.		

Table 3: Other Overlay Districts that Govern Development

...

Compliance Model

GIS Shapefiles



District Compliance Application?



Reach out with questions!

The 3A staff person who emailed the determination of compliance is most likely the person who led the review for your community.

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