



Commonwealth of Massachusetts EXECUTIVE OFFICE OF HOUSING & LIVABLE COMMUNITIES

M.G.L. CHAPTER 121B URBAN RENEWAL PLAN PREPARATION GUIDE

The Massachusetts Legislature established the Urban Renewal Program under Massachusetts General Laws Chapter 121B (M.G.L. c. 121B) to assist communities to revitalize disinvested and underutilized neighborhoods and redevelop substandard, decadent, and blighted open areas for residential, commercial, industrial, business, governmental, recreational, educational, hospital or other uses. Under M.G.L. c. 121B, urban renewal agencies are authorized to undertake a range of public actions to address these conditions in order to create the environment needed to promote sound growth and attract and support private investment in designated urban renewal areas.

An Urban Renewal Plan (Plan) is a blueprint for decision-making and dictates the allocation of resources and public actions in support of actual redevelopment (e.g., new development, redevelopment of existing sites, expansion of existing uses, reconfiguration of land use, etc.). The Plan spells out the manner and means of renewing a defined area, detailing what will happen and why changes are being proposed for parcels in the project area, and stating what is expected of its partners in the project, e.g., private development interests. Once a Plan is approved, there can be use restrictions on some of the properties within the project boundaries.

The regulations at 760 CMR 12.00 govern planning and program activities for the Urban Renewal Program. The Executive Office of Housing and Livable Communities (EOHLC) provides technical assistance to prepare and implement Urban Renewal Plans. This application guide is designed to help you prepare your Plan submission. Attention to these recommendations will ensure that the Plan submission is complete, thereby expediting review and approval.

An urban renewal agency which is considering developing or amending an Urban Renewal Plan is encouraged to reach out to EOHLC early in the process for input and feedback.

CRITERIA FOR PLAN APPROVAL

An Urban Renewal Plan is an application submitted by an urban renewal agency/redevelopment authority. EOHLC requests the electronic submission of an Urban Renewal Plan for review by email. An Urban Renewal Plan must meet the following six findings identified in MGL c. 121B, Section 48:

1. The project area would not, by private enterprise alone and without either government subsidy or the exercise of governmental powers, be made available for urban renewal -- i.e., without public involvement, the project/site would not be (re)developed.
2. The proposed land uses and requirements will promote the desired private investment consistent with the needs of the locality as a whole.

3. The plan for financing the project is sound.
4. The project area is a substandard, decadent, and/or blighted open area.
5. The Urban Renewal Plan is complete.
6. The Relocation Plan is approved under M.G.L. c. 79A.

An application for approval of a new Urban Renewal Plan is evaluated to ensure compliance with the statute and regulations. If it is approved and MEPA review is not completed, approval will be issued conditional upon completion of the MEPA review of the Urban Renewal Plan and any known redevelopment project. The Plan cannot move forward until the required MEPA approvals are issued. If the Urban Renewal Plan is not approved, it may be resubmitted with such modifications, supporting data or documents as are necessary to address written objections or comments.

In order to be considered sufficiently “complete” (see finding #5 above), the Urban Renewal Plan shall contain the documentation specified under Massachusetts implementation regulations in 760 CMR 12.02, “Urban Renewal Plans.” Among the items to include are:

- Identification of the proposed boundaries of the project area.
- Description of the conditions that qualify the project area as an urban renewal area for redevelopment and the kinds of redevelopment activities, including public actions that are proposed to address these conditions.
- Objectives and anticipated impacts of the proposed redevelopment activities on the urban renewal area and on the larger community such as job creation and/or retention, business expansion, housing development, traffic and infrastructure improvements and a description of the resulting public benefits.
- Identification of relocation expected from the proposed actions and the resources available for displaced persons/businesses.
- Description of public improvements proposed to accomplish project objectives and any impediments to proposed redevelopment such as wetlands, flood plains, hazardous waste, soil conditions, etc.
- Identification of current owners of land parcels within the project area, current zoning and land use, and proposed changes in land use and zoning.
- Identification of funding sources and their uses for project implementation and an accompanying implementation timeline.

PLAN FORMAT

The Urban Renewal Plan submission should be divided into sections and labeled according to the regulatory headings and their respective subsections as specified in 760 CMR 12.02, as appropriate. Submitting the Plan in this format will expedite the review and approval. The headings are:

- 12.02(1) Executive Summary
- 12.02(2) Characteristics
- 12.02(3) Eligibility
- 12.02(4) Objectives
- 12.02(5) Acquisitions
- 12.02(6) Relocation
- 12.02(7) Site Preparation
- 12.02(8) Public Improvements
- 12.02(9) Disposition
- 12.02(10) Redeveloper's Obligation
- 12.02(11) Time Frame
- 12.02(12) Financial Plan
- 12.02(13) Citizen Participation
- 12.02(14) Requisite Municipal Approvals
- 12.02(15) Massachusetts Environmental Policy Act (MEPA)

PLAN SUBMISSION - OVERVIEW

The Urban Renewal Plan should include both quantitative and qualitative information, as applicable. The Plan should also be structured to (a) identify significant problems or site characteristics that qualify the area as an urban renewal site, (b) identify specific objectives as well as the larger goals/vision that will be achieved by Plan implementation; (c) explain WHY public action is necessary as a catalyst for private investment in the area in order for redevelopment to occur, and (d) describe WHAT the specific public actions are that will be undertaken and the anticipated redevelopment that will result from both future public and private investments.

The Plan submission will be supported by the inclusion of answers to the following questions.

- What general and specific problems exist in the area – and what is the nature and scope of these problems?
- What is the history of the area – what was it like before the onset of these problems?
- What are the overall goals/visions/objectives the Plan is designed to achieve?
- How will the Plan achieve these goals/visions/objectives?
- What is the timeframe for achieving these goals/visions/objectives?
- How will the Plan be supported financially?
- Why are these outcomes important to the urban renewal area and to the community?
- What is the larger context – i.e., what is happening elsewhere in the community, region and state that might affect or be affected by Plan implementation?
- What previous efforts have been employed to remedy identified problems?
- Why have previous efforts to remedy identified problems failed?
- Why is an urban renewal strategy being proposed?

- What does an urban renewal strategy offer that other strategies lack?
- What specific public actions are proposed by the Plan to address these problems and why?
- What projected general and specific outcomes will result from the implementation of these proposed actions – in both the short- and long-terms?
- What anticipated private investment and redevelopment will result from these public actions?

Answers to these questions should be included in the appropriate regulatory sections of the Plan (see below). The Plan may also include additional information not specifically required by the regulations. Such information may be useful in telling the community’s “story” and explaining why an urban renewal strategy is being proposed. Please note, however, that additional information should not be submitted as a substitute for documentation required under the regulations.

PLAN SUBMISSION – REGULATORY REQUIREMENTS

12.02(1) Executive Summary. An executive summary outlining the urban renewal agency’s reasons for developing the Plan, what it hopes to accomplish and how it will accomplish it.

The Plan submission should include an Executive Summary or overview that clearly and succinctly describes the Urban Renewal Plan including: a description of the urban renewal area, an explanation of the need/problem(s) necessitating the Plan, the public actions (e.g., land acquisition, infrastructure improvements, financial incentives, zoning changes) proposed to address these problem(s), the anticipated redevelopment that will result from these actions (e.g., affordable/market-rate housing development, housing rehabilitation, mixed-use development, industrial and/or commercial development), the end-product and/or vision that the Plan is designed to achieve (e.g., establish area as a neighborhood retail center; change area from heavy industrial and automobile-related businesses to business park and light industry; create open space; improve access to and throughout the area), and how the urban renewal agency will implement its vision.

The Executive Summary should also include a brief statement describing how the Urban Renewal Plan conforms to and promotes the Commonwealth’s Sustainable Development Principles.

12.02(2) Characteristics. Plans or maps of the project area and the immediate surrounding area.

The Urban Renewal Plan must include maps of the project area and the adjacent or surrounding area. Assessor’s maps or other similar types of maps will be accepted. Ten (10) separate maps are required: (a) through (j) below. Please take care to accurately label each map to correspond to regulatory requirements under this section and include both a north arrow and scale on required maps. Failure to comply with this requirement or submission of incomplete or illegible maps will delay Plan approval. A concise narrative explaining and/or expanding on the information in these maps should be included, as appropriate. When the narrative is provided in other sections of the Plan, please make reference to that section. A listing of all parcels (property ID, address, ownership, etc.) within the boundaries of the urban renewal area is recommended in the body of the document or an appendix. The submission of additional maps not specifically required is permitted. However, they should be clearly labeled as to content and purpose (e.g., map of open spaces to show density of area and need for additional green spaces), along with a narrative description.

- (a) Boundaries of the project area,**
- (b) Existing property lines and the footprint of buildings, existing and proposed,**
- (c) Existing uses, and the current zoning,**

- (d) **Proposed land uses, public improvements and other activities,**
- (e) **All thoroughfares, public rights of way and easements, existing and proposed,**
- (f) **Parcels to be acquired,**
- (g) **Lots to be created for disposition,**
- (h) **Buildings to be demolished,**
- (i) **Buildings to be rehabilitated,**
- (j) **Buildings to be constructed.**

12.02(3) Eligibility. Data and other descriptive material which demonstrates that the project area is a blighted open area, a decadent area, and/or a substandard area within the definitions set out in M.G.L. c. 121B, section 1.

The section requests documentation and descriptive material that the proposed urban renewal area is a substandard, decadent, and/or blighted open area. In order to demonstrate that the proposed project area is eligible to be designated as an urban renewal area, the blighted open area, decadent and/or substandard conditions or deficiencies should be present to a reasonable degree in all portions of the Project area.

This section should function as the Plan's **needs assessment** and include appropriate background information such as location, history, relevant municipal statistics/census data, rationale for the selection of the project area as drawn, etc. to meet the Plan objectives. This section should explain and document the severity of the need in the project area and the minimum public action necessary to address this need and to promote private investment in the area. It is also important that the Plan discuss why public action – e.g., land acquisition and clearance, public improvements, financial incentives, rehabilitation of existing buildings -- is necessary for the area's redevelopment. The Plan should explain why the project area would not be revitalized without this public action. This section will help in the determination of how the Plan satisfies the required statutory findings. This section should also provide a rationale for the redevelopment objectives articulated later under 760 CMR 12.02(4), Objectives.

The information should accurately correspond to any maps submitted in the Plan. Additional plans or figures included in the Plan as part of the eligibility discussion should be appropriately labeled.

Finally, it is in this section that quantitative and qualitative documentation, as appropriate, is presented justifying proposed clearance and rehabilitation activities (e.g., identifying the proposed public actions in the project area for clearance, spot clearance, and rehabilitation). Exterior and/or interior building conditions surveys, windshield surveys, vacancy rates, tax delinquency, and other assessments to document the need for public actions can be summarized in this portion of the Plan.

- (a) Where clearance is proposed, a showing that buildings are functionally obsolete, structurally substandard or not reasonably capable of being rehabilitated for productive use, and a showing that the extent of clearance proposed is justified and necessary, with particular attention paid to justifying the acquisition of individual parcels of basically sound property,**

In order to warrant clearance within a designated "clearance area," the Plan should include documentation, and the specific criteria used, to demonstrate that eligibility requirements are met – e.g., individual buildings with defects in structural elements or a combination of deficiencies in structural elements and/or essential utilities and facilities, light and ventilation, fire protection (including adequate egress), layout and condition of interior partitions or similar factors. An optional map may be provided showing the area(s) proposed for clearance.

(b) Where spot clearance is proposed, a showing that the clearance is necessary in order to achieve the objectives of the plan,

If conditions warranting clearance do not exist, the appropriate strategy may be spot clearance to remove blighting influences or substandard buildings infeasible of rehabilitation, or spot clearance to provide land for public improvements or supporting facilities that are necessary to achieve the objectives of the Plan. Spot clearance may involve buildings that are in good condition but whose demolition is necessary to achieve Plan objectives (e.g., reduce density, infrastructure improvements to improve access to and within the area). An optional map may be provided showing the area(s) proposed for spot clearance.

(c) Where rehabilitation is proposed, a showing that (1) it is economically feasible to rehabilitate the properties in the project area, (2) the existing street and land use pattern can be adapted to the objectives of the plan, and (3) the area has desirable qualities and other evidence of vitality establishing a likelihood that rehabilitation activities will restore the area over the long-term.

The buildings identified for rehabilitation should correspond to the required map in 760 CMR 12.02(2)(i), in Characteristics.

Where rehabilitation of existing property is proposed, the Plan should include documentation, and the specific criteria used, to demonstrate that eligibility requirements are met – e.g., to show that rehabilitation is a viable strategy for the revitalization of the area as part of achieving the Plan objectives and to establish the basis for the determination of the economic feasibility to upgrade properties in the project area. The Plan should document and state that the area has desirable qualities and other evidence of vitality to establish the likelihood that rehabilitation activities will restore the area over the long-term, and that the street and land use pattern can be adapted to present-day needs or objectives. Data from exterior and/or interior inspections of building, feasibility analysis of rehabilitation, or other assessments can be presented to support proposed building rehabilitation.

(d) The Urban Renewal Plan is based upon a local survey and conforms to any existing planning documents covering the urban renewal area as a whole, including, but not limited to, a comprehensive plan for the locality.

This section is particularly important. It is not sufficient to simply reference the community's Master Plan, relevant market studies or other surveys/studies/plans. The Plan should summarize and describe specific findings and recommendations that support the Plan objectives. The Plan may also include additional statistical data, focus group data, results of public hearings, etc., as well as relevant historical and anecdotal information.

12.02(4) Objectives. A statement of the objectives of the plan including:

(a) Specification and explanation of all proposed redevelopment (In any project area the reuse of which will be predominately residential, an objective shall be the provision of housing units for low- or moderate-income persons),

Plan objectives, as appropriate, may include removal of structurally substandard buildings, elimination of blighting influences, provision of low- and moderate-income housing, provision of land for needed public facilities and infrastructure, removal of impediments to land disposition and development and changes in land use. Please note that the Plan objectives may not only include bricks and mortar objectives but also objectives concerned with quality-of-life issues.

This section should also include a description of the Plan's **overall redevelopment strategy**. The strategy should be placed within the larger context of 760 CMR 12.02(3), Eligibility – i.e., it should be justified by the articulated project need and condition of the project area. What is the Plan's overall vision for the area? What will the area look like and what will be the nature and scope of the redevelopment that results from Plan implementation? For example: (a) what types of retail development will occur in the area? (b) What types of housing will be developed in the area? (c) What types of industrial development will occur in the area? Although the Plan does not need to identify specific end users, it should be as specific as possible in describing desired outcomes.

Although it is preferred that the Plan be as specific as possible in identifying objectives and future types of redevelopment, it is understood that as a “plan,” specific items and projections may change over time.

(b) A detailed estimate of how many jobs will be retained, how many created, and how many eliminated as a result of the proposed renewal and redevelopment,

These estimates of jobs should be reported as full-time equivalent (FTE) permanent jobs and include their respective labor sectors, to the extent possible, and may also provide an estimate of construction or temporary jobs.

(c) The specific provisions which exist or which will be established to control densities, land coverage, land uses, setbacks, off-street parking and loading and building height and bulk, and design guidelines, if appropriate.

This section should also include a description of the Plan's design review procedures as they relate to specific design guidelines and a description of existing and/or proposed zoning as well as other provisions to control use, off-street parking, and dimensions of proposed development, as appropriate.

12.02(5) Acquisitions. The Plan must specify which parcels are to be acquired and justify why these parcels need to be acquired to achieve the objectives of the Plan, and which parcels need not be acquired.

This information should supplement the required map in 760 CMR 12.02(2)(f) and provide information why the acquisitions achieve the objectives of the Plan. A listing of all properties identified for acquisition should be included with their property addresses, parcel numbers, property owner names and parcel sizes. In addition, the Plan should also include in this listing, or a separate one, information that compares each individual parcel's current use (e.g., bakery, clothing store/retail, sheet metal plant, junk yard) to the proposed use that will result from its redevelopment (e.g., pocket park, sidewalk, parking structure, light industry, housing, office building). This “before” and “after” comparison is requested in order to show how redevelopment will affect the targeted area. In addition, and to the extent possible, this list of “before” and “after” uses should be specific (e.g., automobile junk yard to light industry/furniture manufacturing).

One of the most significant tools under Urban Renewal is the ability of a redevelopment authority/urban renewal agency to acquire and assemble property, including takings by eminent domain, and then to convey this property to private developers. In addition, urban renewal agencies are exempt from the requirements of the Uniform Procurement Act when acquiring or disposing of real property in accordance with an approved Urban Renewal Plan. *See, M.G.L. c.30B §1(b)(25).*

12.02(6) Relocation. A relocation plan conforming to all applicable requirements appearing in federal law, M.G.L. c. 79A, and the regulations and guidelines thereunder.

Property acquisition or other covered activity may trigger state (M.G.L. Chapter 79A) and/or federal relocation requirements, such as the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“URA”).

An urban renewal agency that undertakes projects which displace residents or businesses is obligated to permanently relocate those residents or businesses. Prior to the commencement of any property acquisition or activity resulting in displaced person(s) as defined by M.G.L. c. 79A, an urban renewal agency must request that the Bureau of Relocation at EOHLC qualify a Relocation Advisory Agency to give relocation assistance to the displaced occupant(s). In addition, when an agency’s activity involves the displacement of more than five dwelling units or business units, a relocation plan must be submitted to the Bureau of Relocation at least 45 days before the anticipated date of property acquisition or project commencement.

Because property acquisition or other covered activity described in an Urban Renewal Plan may occur several years after its approval, the owners and tenants of properties may change. In consideration of this and the desire for the information in a relocation plan to be timely and relevant, EOHLC will accept a preliminary relocation plan or general relocation information in an Urban Renewal Plan which includes the contents of a relocation plan as specified in 760 CMR 27.03(6) to the greatest extent possible. The preliminary relocation information can be provided in the body of the document or in an appendix.

This section of the Urban Renewal Plan should identify a date on which displacement is expected to begin. It should also indicate whether the urban renewal agency expects to submit the relocation plan in phases, and the approximate dates associated with each phase. This section must include an estimate of the number of displaced persons (e.g. residents, businesses, etc.) that may occur as a result of acquisitions/demolition/clearance or other covered activity. Providing this information in a table or chart is helpful and must adhere to confidentiality requirements. Cost estimates for relocation expenses based on the estimated number of displaced persons must be included in the Financial Plan as required under 760 CMR 12.02(12)(c). Please note that both state and/or federal relocation requirements may apply depending on the source of funding for the project.

It is further suggested that the Plan include a general statement of assurance that (1) the urban renewal agency acknowledges that a displaced person, as defined by M.G.L. c. 79A, Section 1, is entitled to relocation assistance and payments established under M.G.L. c. 79A and the regulations at 760 CMR 27.00, and, (2) if displacement occurs, the urban renewal agency will provide relocation assistance and payments in compliance with M.G.L. c. 79A, 760 CMR 27.00, and applicable laws. Please note that relocation regulations require adequate notification to displaced persons of the types of payments and advisory assistance they are entitled to under M.G.L. c. 79A, including notification that they will not be required to move without at least four months advance notice.

12.02(7) Site Preparation. Specification of all proposed site preparation, including land protection and measures to address environmental, topographical, subsoil or flood problems. Any special site preparation or land protection problems shall be identified.

The Plan must describe proposed site preparation and include potential problems or obstacles that need to be addressed and how they will be addressed. Cost estimates for site preparation should be included in the Financial Plan as required under 760 CMR 12.02(12)(a).

12.02(8) Public Improvements. Specification of any public improvements, a description of their general design and an explanation of how the improvements will help achieve the objectives of the plan.

The Plan must describe proposed public improvements in connection with the Urban Renewal Plan (e.g. parks and open space improvements, playgrounds, water, sewer or drainage facilities, street and sidewalk improvements, or any other public improvements); include potential problems or obstacles that need to be addressed; and relate the public improvements to the Plan objectives. The location of public improvements should be shown on the required map, requested under 760 CMR 12.02(2)(d), in Characteristics. Cost estimates for public improvements should be included in the Financial Plan as required under 760 CMR 12.02(12)(b).

12.02(9) Disposition. The plan must specify the disposition for each parcel and identify any known redeveloper.

Disposition information, including the proposed use of the disposition parcel, size, any known redeveloper, etc., must be provided. The disposition information should supplement information on the required map, Lots to be Created for Disposition, requested under 760 CMR 12.02(2)(g), in Characteristics.

12.02(10) Redeveloper's Obligation. Specification of the obligations that have been imposed or will be imposed upon redevelopers for construction of improvements within a reasonable time and in conformity with the plan. If specific or general commitments for redevelopment exist, specification of the commitments in all pertinent detail, including copies of any contracts, plans, or proposals.

The Plan should identify all redevelopers, and the redevelopment activities they will undertake, to the extent that they are known at the time of Plan submission. The Plan submission may include a draft land disposition agreement for review. Land Disposition Agreements between redevelopment authorities/urban renewal agencies and redevelopers should be as short and to the point as possible, and must set out the redeveloper's obligations. In addition, the Land Disposition Agreement must contain a time frame for completion of the redevelopment, a statement that redevelopment will comply with the Urban Renewal Plan and M.G.L. c. 121B and 760 CMR 12.00, and a clause stating that the redeveloper, in accordance with M.G.L. c. 151B, will not discriminate.

12.02(11) Time Frame. Describe proposed timelines for completing redevelopment. All Urban Renewal plans must have a specified end date.

Implementation steps/phases should be presented with their associated timelines. In general, a Plan duration that does not exceed 20 years is recommended. A Plan may be extended later as a Plan Change if additional time is needed to undertake redevelopment.

12.02(12) Financial Plan. A project pro forma/budget which shall include cost estimates.

This section requests a financial plan/budget including cost estimates for: (a) site preparation; (b) proposed public improvements; (c) relocation expenses; (d) planning, legal, financing and administrative costs, (e) acquisitions (which can be based on assessor's data) and (f) the amount and source(s) of project revenues. If financing is not committed at the time of Plan submission, estimated revenues and potential sources of funding (actual or anticipated) to carry out Plan activities and pay for projected costs, by phase, should be provided to the greatest extent possible. Will actual or anticipated revenue sources be sufficient

to cover anticipated project costs in a reasonable time period? In particular, in the early years (first five years) of a long-term plan, how will the urban renewal agency fund its initial Plan activities, including any first phase acquisitions?

12.02(13) Citizen Participation. A report on citizen participation describing citizen participation in the planning process and a plan for continuing citizen participation during the project execution. A showing of meaningful citizen participation is necessary for approval of the plan.

This section must include a description of citizen participation that (a) occurred during the planning and preparation of the Plan and (b) is proposed for Plan implementation. If the community established a Citizen's Advisory Committee (CAC) as part of its citizen participation process, then the names and affiliations of all members, as well as a description of how members were recruited/selected, should be included in the Plan. The Plan may also include copies of the CAC's meeting minutes or minutes from public meetings, public hearings, or other public forums in an appendix.

12.02(14) Requisite Municipal Approvals. Evidence of a public hearing and the requisite municipal approvals specified in M.G.L. c. 121B, Section 48, and an opinion of counsel to the operating agency certifying that the proposed Urban Renewal Plan was adopted in accordance with M.G.L. c. 121B Section 48 and is in compliance with applicable laws.

The urban renewal agency is advised to consult with its legal counsel as well as municipal legal counsel on the specific procedures for local approvals. Under M.G.L. c.121B, Section 48, the Plan must include evidence that:

- (a) The urban renewal agency (e.g., redevelopment authority, community development board) determined that an urban renewal project should be undertaken (i.e., M.G.L. c. 121B, Section 45, Declaration of Necessity).
- (b) The Planning Board, if a municipality has one, has determined that the Plan is based (1) on a local survey and (2) conforms to any existing planning documents covering the urban renewal area as a whole, including, but not limited to, a comprehensive plan for the locality.
- (c) A public hearing was held after due notice by the City Council of a city or Board of Selectmen of a town (e.g., copy of publication of hearing notice(s), hearing minutes, sign-in sheet of hearing attendees, newspaper report of the hearing, etc. can be included in an appendix).
- (d) The Massachusetts Historical Commission was notified of the public hearing.
- (e) The Plan was approved by local officials in accordance with M.G.L. c. 121B, Sections 1 and 48.
- (f) The urban renewal agency's legal counsel has certified that the proposed Plan is in compliance with M.G.L. c. 121B, Section 48 and is in compliance with applicable laws.

12.02(15) MEPA. The plan must indicate: (a) if review of the Plan under MEPA and implementing regulations is complete, and (b) if review of any known redevelopment project under MEPA and implementing regulations is complete and/or MEPA has issued a Phase 1 waiver with respect to such project(s). If so, include copies of the MEPA approvals in the Urban Renewal Plan. If not, approval will be issued conditional upon completion of MEPA review.

This section requests a short narrative to explain the status of MEPA review at the time the Urban Renewal Plan is submitted for its final review and approval. If MEPA review has concluded, please include the MEPA approval(s) and/or Phase 1 waiver(s) in an appendix.

If MEPA review of a new Urban Renewal Plan is not complete at the time of final submission of the Urban Renewal Plan, please so note and indicate the anticipated time frame for the MEPA process to conclude. Under these circumstances, the Urban Renewal Plan will be reviewed to ensure compliance with the urban renewal statute and regulations and issue an approval. However, the Plan cannot move forward until the required MEPA approvals are issued.

Any redevelopment project within an urban renewal area may also be subject to individual MEPA review and must comply with all other local, state, and federal laws and regulations.

For additional information, contact (617) 573-1408.

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