



## CITY OF BOSTON IN CITY COUNCIL

### RESOLUTION TO SUPPORT COMMITMENTS OF HARVARD UNIVERSITY SOUGHT BY THE COALITION FOR A JUST ALLSTON-BRIGHTON

- WHEREAS,** The President and Fellows of Harvard College d/b/a Harvard University and its various subsidiaries, including the Harvard Allston Land Company and Harvard University Beacon Yards LLC (collectively, “Harvard”), own approximately 360 acres of land in the Allston and Brighton neighborhoods of the City of Boston, making Harvard the single largest landholder in Allston-Brighton, with its landholdings representing one-third of all land in Allston; *and*
- WHEREAS,** Harvard is the wealthiest university in the world with a fiscal year 2021 endowment of \$53.2 billion, a \$11.3 billion (27 percent) increase from the prior year, and the Harvard Management Company recorded a 33.6 percent investment return on endowment assets; *and*
- WHEREAS,** With approximately 170 acres of its land available for development in Allston and Brighton, Harvard has expressed its intent to develop its landholdings on a scale equivalent to that of the Seaport or Suffolk Downs districts, with hundreds of acres available for the construction of mixed-use life science, commercial, and residential development; *and*
- WHEREAS,** Three projects on Harvard-owned land in Allston-Brighton are currently undergoing the City’s development review process, namely the Harvard Enterprise Research Campus, 176 Lincoln Street, and 180 Western Avenue, representing only a fraction of Harvard's landholdings; *and*
- WHEREAS,** The Coalition for a Just Allston + Brighton (CJAB) formed in August 2021 to unite residents, neighborhood-based organizations, community members, and elected officials with an interest in the future of Allston-Brighton, while engaging citywide Boston-based organizations; *and*
- WHEREAS,** As Harvard pursues development of its land in Allston and Brighton, CJAB delivered a letter to the Mayor outlining commitments sought of Harvard in community outreach, comprehensive planning, housing, sustainability, transit and mobility, open and green space, retail and commercial space, education, arts and culture, and labor and workforce development; *and*
- WHEREAS,** In community outreach, CJAB seeks Harvard’s commitment to a robust system for outreach to engage Allston-Brighton’s diverse population, which is implemented by an independent firm, incorporates community feedback, and involves participation of Harvard’s senior officials; *and*
- WHEREAS,** In comprehensive planning, CJAB seeks Harvard’s commitment to creating a framework plan encompassing all Harvard-owned land intended for development (rather than fragmented, project-by-project proposals), taking accountability for all projects on Harvard-owned land rather than through ground lease agreements, and selecting a new Harvard Allston Land Company leader committed to housing affordability, sustainability, and transit equity; *and*
- WHEREAS,** In housing, CJAB seeks Harvard’s commitment to including significant housing units across all development on Harvard-owned land in Allston and Brighton, ensuring one-third (33%) of all on-site housing units are income-restricted from 30 to 80 percent Area Median Income, fully complying with Affirmatively Furthering Fair Housing rules across all projects, and contributing to the establishment and operation of an Allston-Brighton Community Land Trust; *and*

**WHEREAS,** In sustainability, CJAB seeks Harvard’s commitment to outlining strategies to meet the City’s Building Energy Reporting and Disclosure Ordinance (BERDO 2.0) for all projects on Harvard-owned land, supporting green infrastructure projects in Lower Allston and North Brighton, and conducting needs assessments focused on environmental justice communities; *and*

**WHEREAS,** In transit and mobility, CJAB seeks Harvard’s partnership with the City, the Commonwealth, and the MBTA to significantly reducing reliance on cars as a means of transportation to and from Harvard-owned developments in Allston and Brighton; *and*

**WHEREAS,** In green and open space, CJAB seeks Harvard’s commitment to creating a comprehensive plan for Harvard-owned land in Allston-Brighton, envisioning a robust network of green space connecting the neighborhood to the Charles River, and achieving a tree canopy coverage above and beyond the City mean of 27 percent across Harvard-owned property; *and*

**WHEREAS,** In retail and commercial space, CJAB seeks Harvard’s commitment to designating at least 33 percent of retail and commercial space within each development constructed on Harvard-owned land as affordable and reserved for small-scale, Boston-based businesses; *and*

**WHEREAS,** In education, CJAB seeks Harvard’s commitment to working cooperatively with the City, the Boston Public Schools, the Boston Teachers Union, and school communities to expanding existing partnerships with the Gardner Pilot Academy and the Gardner Adult Education Program, and establishing an extensive partnership with Brighton High School; *and*

**WHEREAS,** In arts and culture, CJAB seeks Harvard’s commitment to including significant income-restricted artist live/work units across all residential developments and dedicated creative industry workspace within projects constructed on Harvard-owned land; *and*

**WHEREAS,** In labor and workforce development, CJAB seeks Harvard’s commitment to training programs for jobs in the life sciences industry for Boston residents, particularly Black, Indigenous, People of Color (BIPOC) historically excluded from such opportunities, stringently complying with the Boston Resident Jobs Policy through Access and Opportunity Committees for construction on Harvard-owned land, and using unionized labor during and after construction; *and*

**WHEREAS,** The Coalition for a Just Allston + Brighton, residents, neighborhood organizations, community members, and elected representatives seek a cooperative and mutually beneficial relationship with Harvard amid an unprecedented and decisive moment in the history of Allston-Brighton, with much at stake to plan for a future which realizes a more equitable, affordable, and inclusive Allston, Brighton, City of Boston, and region as a whole; *NOW, THEREFORE BE IT*

**RESOLVED:** That the Boston City Council, in meeting assembled, goes on record to support the commitments of Harvard University sought by the Coalition for a Just Allston-Brighton, as outlined in the Coalition’s March 12, 2022 letter to the Mayor; *AND BE IT FURTHER*

**RESOLVED:** That the Boston City Council, in meeting assembled, hereby urges the President and Fellows of Harvard College and its affiliates, including the Harvard Allston Land Company, to diligently meet commitments sought by the Coalition for a Just Allston + Brighton; *AND BE IT FURTHER*

**RESOLVED:** That the Clerk of the City of Boston be, and hereby is, respectfully requested to transmit a suitably attested copy of this Resolution to the Mayor of the City of Boston, the Allston-Brighton delegation to the General Court, the President and Fellows of Harvard College, the Harvard Allston Land Company, and members of the Harvard Allston Task Force.