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Meeting ID: 165 489 2974

**Comprehensive Plan Steering Committee Agenda
Virtual Public Meeting
Monday, August 10, 2026 at 7:00 PM**

- 1. 7:00 Welcome & Public Comment**
- 2. 7:05 Review of Draft Meeting Minutes**
- 3. 7:10 Discussion of draft Fiscal Wellbeing goals**
 - 3a. Fiscal Wellbeing goals Revised
- 4. 8:00 Continued Discussion of Draft Expanded Housing Goals**
 - 4a. Draft Expanded Housing Options Goals 8.3 Revised
 - 4b. Expanded Housing Options Goals_Revised 8.3
- 5. 9:00 Adjournment**

Please Note: At the beginning of each meeting there is an opportunity for public comment related to any Comprehensive Planning topic. These comments should address a topic not included on the agenda or those items on the agenda that do not have public comment included as part of the agenda item. Speakers will have a maximum of three minutes to share your comments. Public comments can also be submitted in writing to Jacob Collins at jcollins@brooklinema.gov

As a meeting of a public body, open meeting law is applicable. Requests for materials, recordings, or minutes may be directed to Jake Collins, Community Planner, at jcollins@brooklinema.gov.

Items on the agenda may be discussed out of order with the chair's approval.

[Comprehensive Plan Steering Committee Webpage](#)

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Requests for language access may be sent to the Language Access Coordinator at ODEICR@brooklinema.gov.

Draft prepared by D. O'Connor & C. Gladstone to prompt discussion with the CPSC

Our intention is to focus on goals that are directly related to topics included in the Comprehensive Plan. The E&RSC references are provided to connect these goals to ones that have been articulated by Town leadership.

Fiscal Wellbeing

VISION: *Brookline addresses its fiscal challenges in ways that achieve a necessary and sustainable alignment between annual revenue and operating and capital expenses for public services and facilities*

FW-1: Sustainable Public Services: Brookline develops clear strategies to align its expenses for providing high-quality municipal services with projected municipal revenue. (E&RSC; II.2 & 3)

FW-2: Municipal Infrastructure: Brookline makes investments in public facilities, infrastructure and open space that fully account for the expenditures needed for their maintenance and operation and that recognize the potential operating cost savings from some capital investments (such as solar installations and demand reduction technologies). (E&RSC; III.3 & IV.1&2)

FW-3: Expanded Commercial Tax Revenue: To reduce reliance on residential taxes, Brookline increases its commercial tax revenue through the preservation of the existing commercial tax base, growth of new commercial uses and revitalization of underutilized commercial spaces. (E&RSC; IV.4.a, IV.5.b & c)

FW-4: Regulatory Environment: Brookline adopts zoning reforms that make the land-use regulatory process more predictable and less time-consuming for staff, property owners, developers, and other interested parties. (E&RSC; IV.6.b, c & d)

FW-5: Revenue Diversification: Brookline pursues alternative sources of revenue and funding of the public realm beyond property taxes, including use of CPA funding, public benefits contributions, PILOT payments, state and federal funding, and grants. (E&RSC; IV.6.b,f & j)

FW-6: Fiscal Metrics: Town and School bodies, both elected and appointed, adopt common and transparent projections of population growth and the fiscal impact of that growth and establish processes to periodically communicate these projections and the Town's fiscal status to stakeholders and the public. (E&RSC; II.11)

FW-7: Education Expenses: The Town/School Partnership Committee periodically recommends ways to reduce the cost of delivering high-quality education to its students. (E&RSC, IV.3)

H Draft Expanded Housing Options Goals (Revised by the Comprehensive Steering Committee 8/3/26)

Expanded Housing Options Vision: Brookline has a varied inventory of homes that allow people of different ages, incomes, household sizes, and abilities to live and remain in the community throughout their lives.

Language on HPP alignment to be developed.

H-1 Housing Production Brookline supports an increase of housing production above historical trends to between 6-9% over 10 years in all parts of town, in coordination with adequate infrastructure, facilities and services.

Brookline supports an increase of housing production between 6-9% over 10 years in all parts of town, in coordination with adequate infrastructure, facilities, and services.

H-2 Brookline encourages housing production in all parts of town, with development that enhances neighborhood cohesion. Including major transportation corridors. (See AI's comment), variety, etc.

Not approved by the Comprehensive Plan Steering Committee. Language to be discussed further at 8/10 meeting.

H-2 Attainable Housing Brookline homes are attainable across a range of incomes, and more Town of Brookline employees can live in Brookline.

H-3 Affordable Housing Brookline grows the number of deed-restricted Affordable housing units in alignment with the HPP.

H-4 Starter Homes Support the creation of entry-level homeownership opportunities, including for young professionals and families seeking to remain in or move to Brookline.

H-5 Housing Quality and Variety Brookline's housing options—including publicly-funded projects—are healthy, well-maintained, ADA-accessible, and stable, supporting residents at all life stages.

H-6 (previously H-7) Housing Conversion Brookline grows housing opportunities through context-sensitive reuse, adaptation, and modernization of existing buildings in ways that enhance neighborhood cohesion, the public realm, and tree canopy.

H	Draft Expanded Housing Options Goals (8/4/26)	
	Expanded Housing Options Vision: Brookline has a varied inventory of homes that allow people of different ages, incomes, household sizes, and abilities to live and remain in the community throughout their lives. Language on HPP alignment to be developed.	
H-1	Housing Production	Brookline supports <u>an increase of housing production above historical trends to between 6-9% over 10 years in all parts of town, in coordination with adequate infrastructure, facilities and services.</u> Brookline supports an increase of housing production between 6-9% over 10 years in all parts of town, in coordination with adequate infrastructure, facilities, and services. H-2 Brookline encourages housing production in all parts of town, with development that enhances neighborhood cohesion. Including major transportation corridors. (See Al’s comment), variety, etc. Language to be discussed further at 8/10 meeting.
H-2	Attainable Housing	Brookline homes are attainable across a range of incomes, and more Town of Brookline employees can live in Brookline.
H-3	Affordable Housing	Brookline grows the number of deed-restricted Affordable housing units in alignment with the HPP.
H-4	Starter Homes	Support the creation of entry-level homeownership opportunities, including for young professionals and families seeking to remain in or move to Brookline.
H-5	Housing Quality and Variety	Brookline's housing options—including publicly-funded projects—are healthy, well-maintained, ADA-accessible, and stable, supporting residents at all life stages.
H-6 (consolidated with H-1)	Housing distribution	Brookline encourages housing production in all parts of town, with development that enhances neighborhood cohesion, in coordination with adequate infrastructure, facilities and services.
H-7	Housing Conversion	Brookline grows housing opportunities through context-sensitive reuse, adaptation, and modernization of existing buildings in ways that enhance neighborhood cohesion, the public realm, and tree canopy.