



**PLAN**

**Dorchester  
Glover's Corner**

# EXPLORING HOUSING IDEAS

May 16, 2018

## City Planning Team

### **Boston Planning and Development Agency**

**Real Estate Market Analysis/Economic Feasibility** – Landwise and Next Street (Consultants)

**Housing** – Department of Neighborhood Development, Boston Housing Authority, Fair Housing

**Imagine Boston 2030** – Mayor's Office

**Economic Development** – Mayor's Office of Economic Development, Office of Business Development

**Public Financing** – Treasury, Assessing, Economic Development & Industrial Corporation (EDIC)

**Public Facilities** – Boston Public Schools, Boston Public Library, Boston Police Department, Boston Fire Department, Property & Construction Management

**Open Space** - Parks and Recreation

**Arts & Culture** – Arts Commission

**Public Transportation** – MBTA

**Transportation** – Kittelson & Associates, Inc (Transportation Consultants) Boston Transportation Department, Boston Bikes, MassDOT

**Public Works** – Public Works Department, Public Improvement Commission

**Water** – Boston Water & Sewer Commission

**Environment/Sustainability/Climate Change** – Environment Department, Boston Landmarks Commission, Boston Public Health

**Boston Centers for Youth & Families**

**Elderly Commission**

**Commission for Persons with Disabilities**

## AGENDA

- 1 Timeline and Process
- 2 Five Questions
- 3 Exploring Housing Ideas  
Small Group Discussions



# PLAN: Glover's Corner Dorchester

Preserve. Enhance. Grow.



## Timeline and Process



*Glover's Corner Visioning Workshop May 2017*

## Planning Process Overview

FEBRUARY 2017 - Question Campaign

MARCH 8, 2017 - Open House

MAY 4, 2017 - Walk Bike Tour

MAY 18, 2017 - Visioning Workshop

JUNE 15, 2017 - Transportation Consultant

JUNE 28, 2017 - Planning Workshop

JULY 2017 - Advisory Group Finalized

OCTOBER 25, 2017 Land Use Workshop

NOVEMBER 29, 2017 Transportation Workshop

JANUARY 10, 2018 Community Conversations Workshop

MARCH 29, 2018, Housing Toolkit Workshop

**MAY 16, 2018 Exploring Housing Ideas Workshop**

LATE JUNE 2018 Jobs and Small Business (*Tentative*)



*Housing Toolkit Workshop, March 29, 2018*



*Planning Workshop, June 28, 2017*

## What is the goal of the planning initiative?

We want to collectively create a **proactive plan** that

- establishes a **vision and set of goals**
- is the foundation for **updated zoning** with use, density, and design guidelines for future changes in the area
- makes recommendations for future City-supported **strategies and programs**
- ensures change is **equitable and inclusive**

## What is your role as members of the community in planning? What is the role of planners?

### Community Stakeholder's Role (residents, small business owners, etc.)

You are here to:

- **share** your own perspective and **listen** to your neighbors' perspectives
- **learn** about and **share** your own ideas for potential strategies
- **help prioritize** potential strategies
- **provide** feedback on draft planning recommendations

### Planners' Role

Planning staff are here to:

- **create** a forum to **facilitate** conversations between different voices in the community
- **provide** data about and **listen** to your ideas and perspective about current conditions
- **prepare** and **test** the feasibility of potential strategies that you have prioritized
- **create** draft recommendations
- **respond** to your feedback on our draft recommendations

## What Decisions Have Already Been Made?

### Decisions that have not been made:

- We have not made any recommendations yet about changes to zoning for the Study Area and future programs and policies. We want to learn more about your ideas and priorities

### Decisions that have been made:

- We established a Study Area boundary where new development and change may happen, so we want to create a set of guidelines that shape that change
- We know that, with new development, there are public benefits (such as inclusionary housing, open space, etc.) and we want to ensure that this community gets its fair share of the value

## What Do We Want to Learn From You Through This Planning Initiative.

**Share your ideas and preferences** on these topics:

- Neighborhood Character and Land Use
  - Development scale (heights), land use, and design guidelines of new development
- Mobility and Connectivity
  - Multi-modal Transportation Improvements
- New and Existing Housing
  - Income Targets for future Income-Restricted, Affordable Housing
  - Housing Stabilization Strategies to intervene in displacement
- Jobs and Businesses
  - Job Retention, Training, and Creation Strategies
  - Local Business Retention and Improvement Strategies
- Open Space and Climate Resilience
  - Guidelines for open space network and placemaking
  - Requirements for sustainability and resiliency practices of new development

**Prioritize** different combinations of strategies and options between planning topics and create a balance of competing interests

## Overview of Conceptual Timeline

### Three Main Stages

We are here.



### I. Planning Process

- Co-Create Planning Report with Recommendations and Guidelines

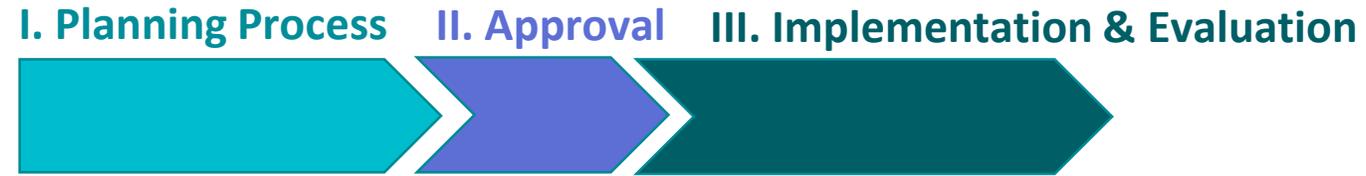
### II. Approval of Final Planning Report

- General consensus that the plan will guide a future that reflects community vision.
- Plan is approved by the BPDA board.

### III. Implementation & Evaluation

- Write new zoning
- Developments follow guidelines
- Implement and evaluate new policies and programs
- Physical improvements are made based on funding cycles

## Where we are in “ I. Planning Process”

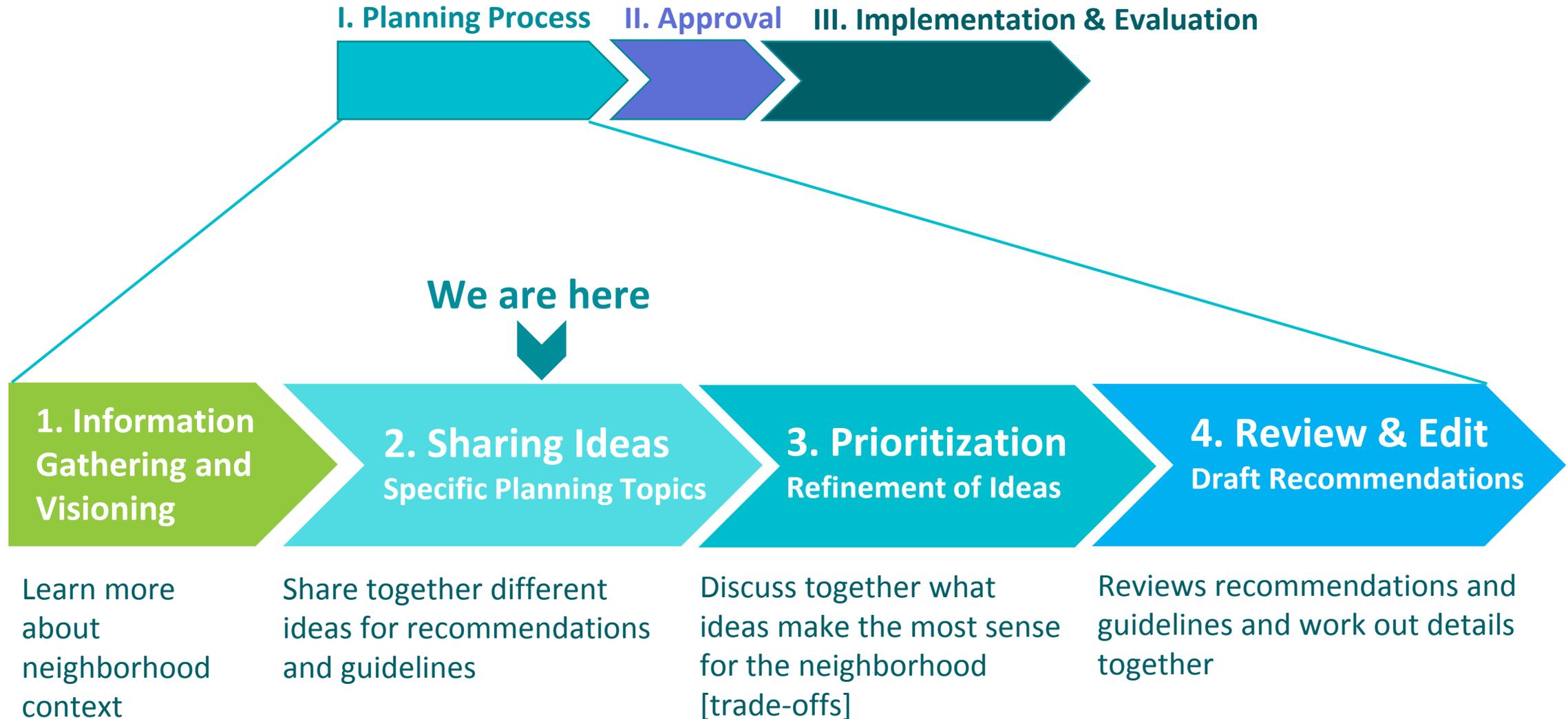


## Where we are in "I. Planning Process"

I. Planning Process    II. Approval    III. Implementation & Evaluation



## Where we are in "I. Planning Process"

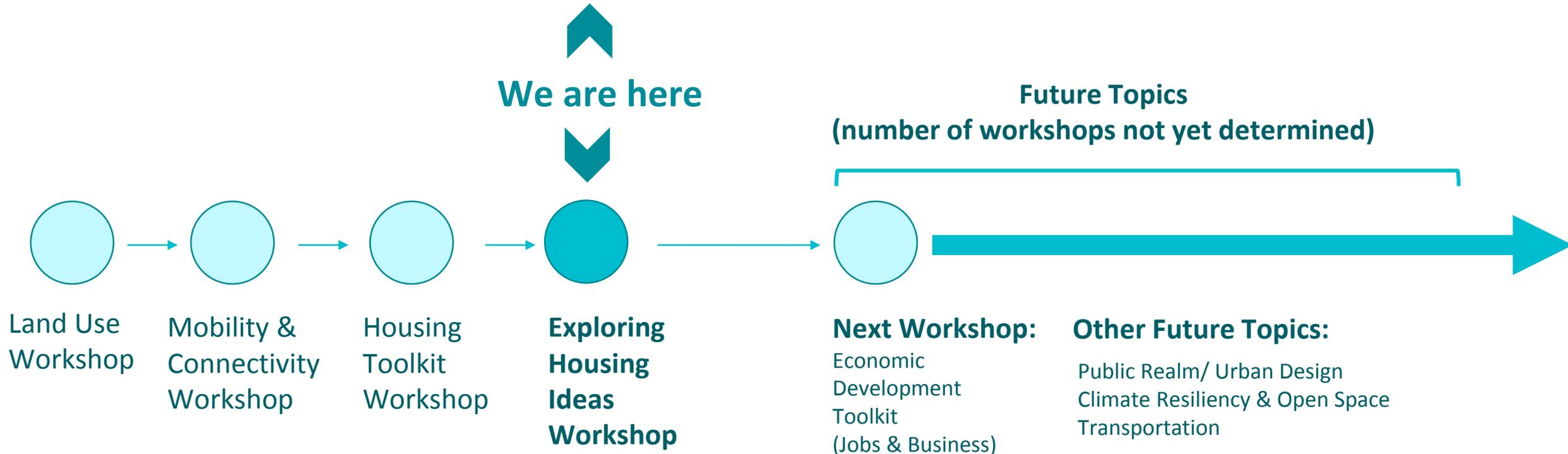


## WHERE WE ARE IN "2. SHARING IDEAS"

We are here



## WHERE WE ARE IN "2. SHARING IDEAS"



# 2

## Five Questions



*Glover's Corner Land Use Workshop October 2017*

## What is Displacement?

### Question 1

- **Direct Displacement** is when a person, household, or business is forced to move from a specific location where a new development is going to occur.
- **Economic Displacement** is used to describe what happens to persons, households, or businesses when housing costs rise to a point where someone can no longer to stay in a property or neighborhood.

### Displacement Stages



**Housing Instability**

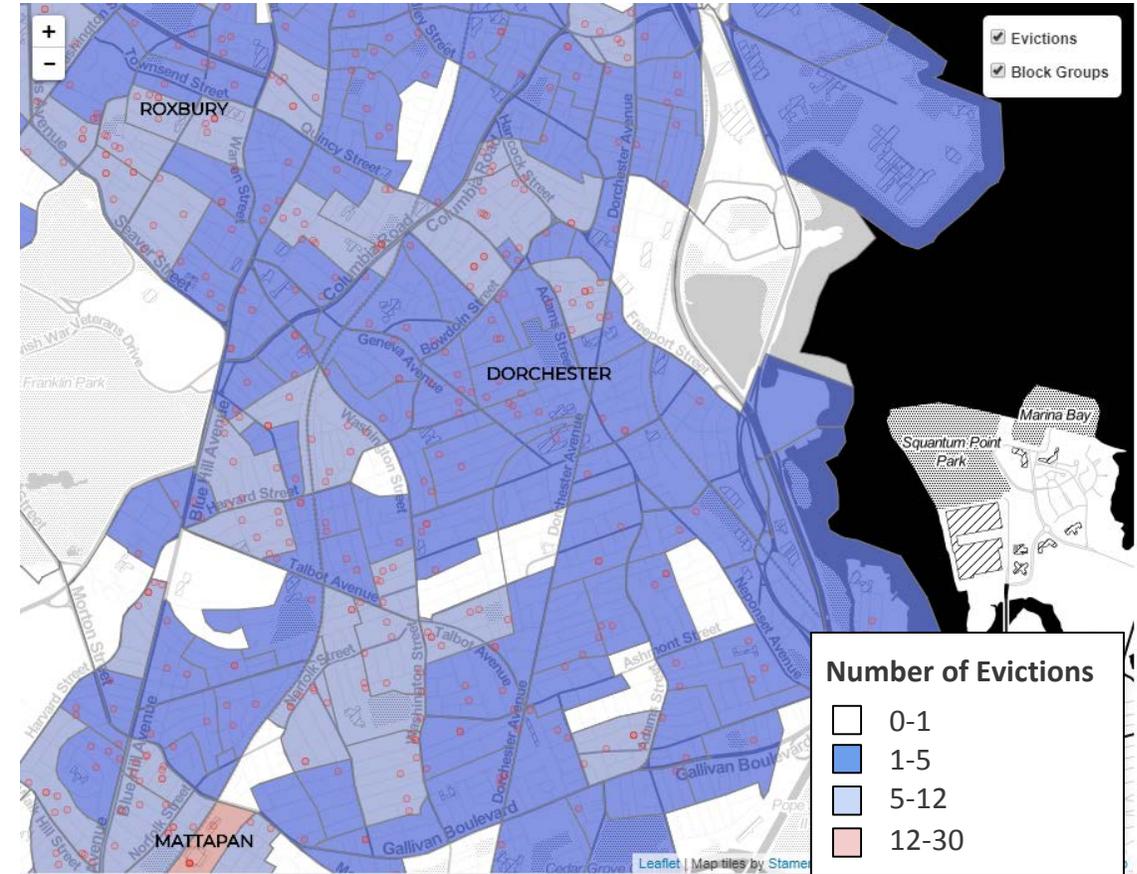
**Immediate  
Displacement Risk**

**Homeless: Displaced  
Household**

## How can we measure displacement?

### Question 2

- Difficult to determine how much displacement has or will occur, especially for any specific development.
- We do not have quantitative data that tell us why people leave a neighborhood.
- One potential measure is eviction data, but it does not capture all who might leave a neighborhood.
- Families living in Income-restricted affordable housing are protected from market rent increases.



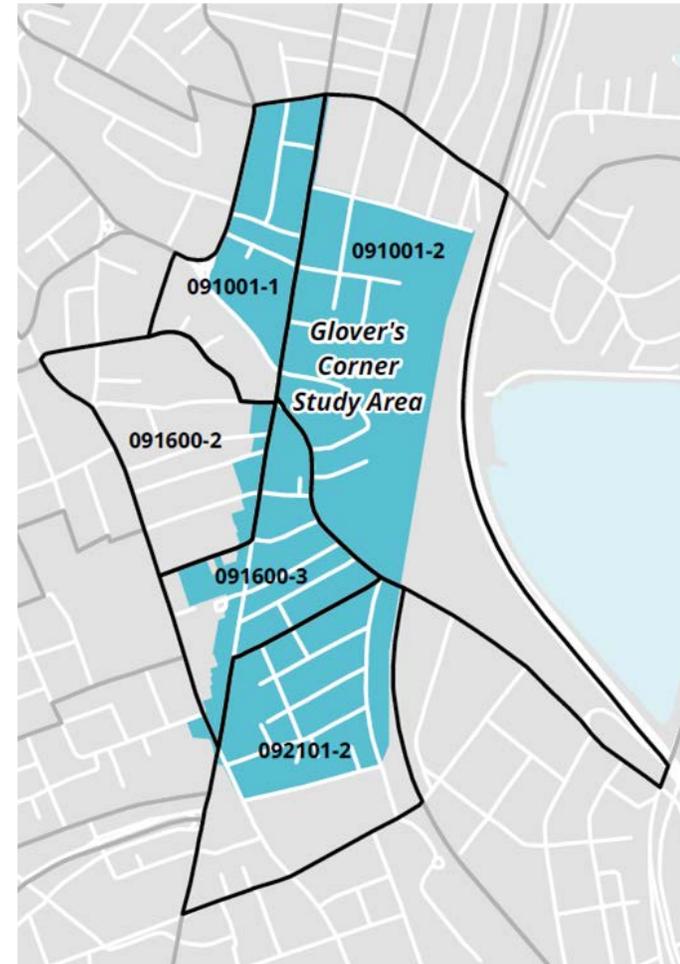
Map of Census Block Groups by number of evictions in 2016 for tenants in market rate properties.

Source: Housing Court Data and City of Boston Analytics Team

## Can we identify and study a larger “impact area” than the Study Area?

### Question 3

- For Study Area data, we rely on US Census Block Groups.
- The Study Area is drawn not as a way of limiting who we think will be affected by development but to create a boundary for where any potential zoning changes could occur.
- Future recommended policies and programs from this planning study such as stabilization programs will likely extend beyond the Study Area.
- Instead of setting a boundary, these programs and policies will target categories of Dorchester families based on need.



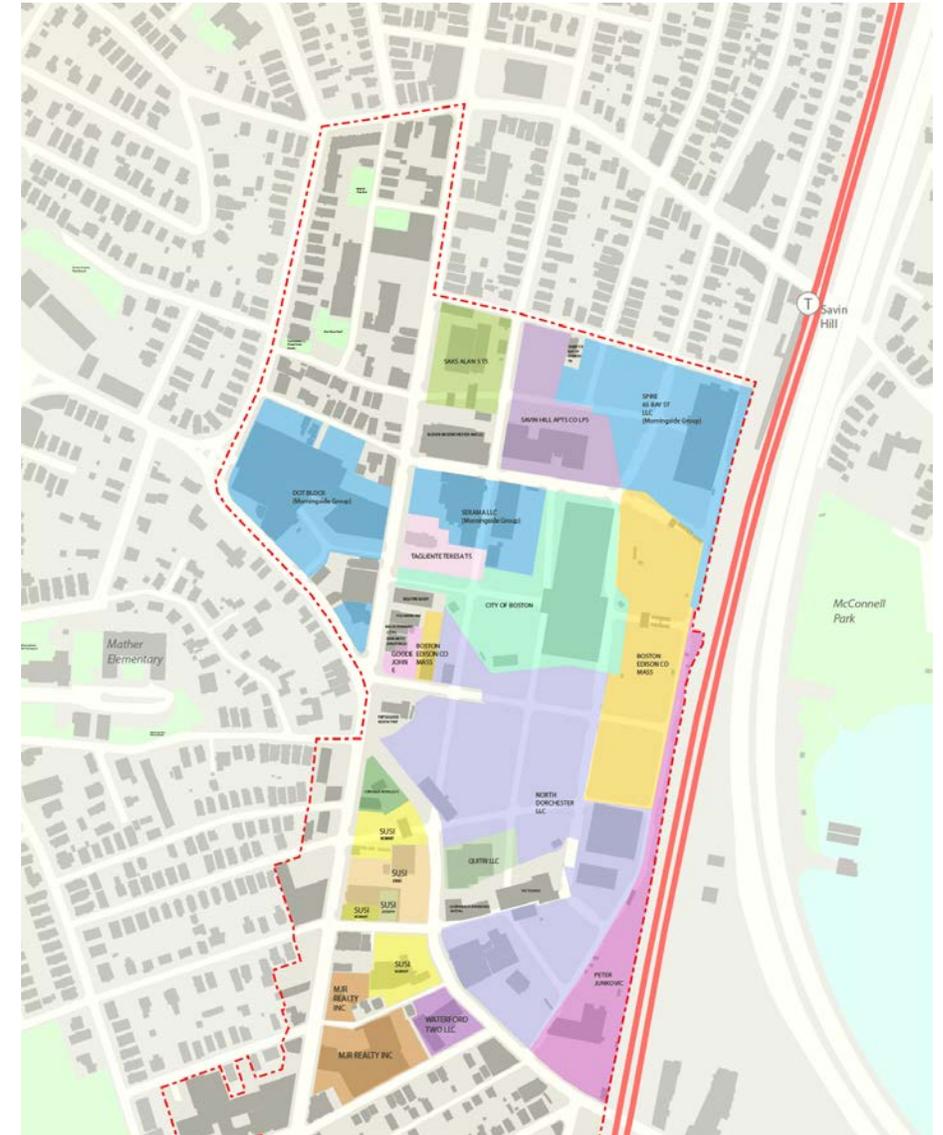
Map of Census Block Groups (outlined in black) used to collect data for the PLAN: Glover's Corner Study Area (shaded in blue)

## Who owns land in the area and how do land owners affect planning?

### Question 4

- Assessing data are publicly available and updated annually. The Suffolk Registry of Deeds has more recent information about property sales
- Land ownership summary of colored areas in map to the right, identified as more likely to change\*:
  - 5.3 Acres = City of Boston
  - 4.6 Acres = NStar (Boston Edison)
  - 2.5 Acres = Savin Hill Apartments
  - 31.3 Acres = 7 Other Large Landowners

*\*Areas likely to change were identified in the Oct. 2017 Land Use Workshop by participants*



## Who owns land in the area and how do land owners affect planning?

### Question 4

- **Proactive Planning** can be the **community's tool** to prepare guidelines that all owners and developers need to follow in the Study Area.
- Land owners are welcome to participate in the process to provide comments. Their feedback will be considered with feedback from existing residents, business owners, and other stakeholders.

### Plan Approval and New Zoning



**Proactive Planning**  
Community  
co-creates plan with  
planners' guidance

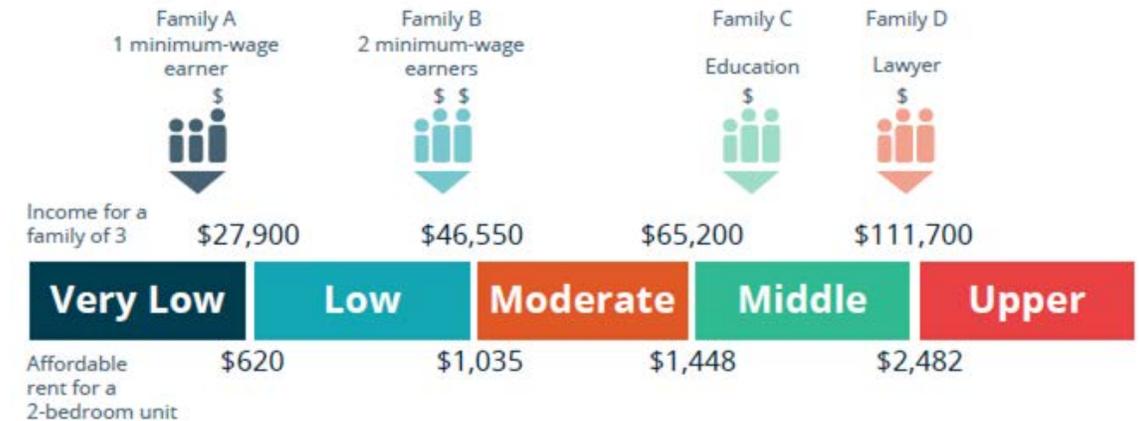
Afterwards, plan is  
adopted

**Future Development Review:**  
Developer proposes a project  
that follows the guidelines  
Community and developer work  
together to solve minor details

## Why do we use Area Median Family Income (AMI), instead of Boston Median Family Income (BMI)?

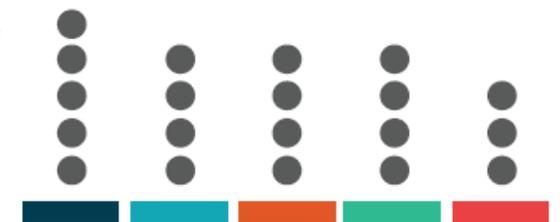
### Question 5

- Federal and State program require use of AMI.
- Income-Restricted housing programs are based on the needs of our City's population.
- Instead of AMI %'s, what is more important is understanding income and rent as shown on chart at right.
- We will be transparent about what the **distribution of incomes** are in the neighborhood relative to this scale. Then you can give us informed feedback on your preferred income targets for new Affordable Housing.



## Dorchester

Each dot represents 6,243 households in Dorchester.



## Why do we use Area Median Family Income (AMI), instead of Boston Median Family Income (BMI)?

### Approximate Conversion Chart

	Very Low	Low	Moderate	Middle	Upper
Income for a family of 3	\$29,150	\$48,550	\$67,950	\$116,450	
Affordable rent for 1-bedroom unit	\$547	\$912	\$1,277	\$2,188	
2-bedroom unit	\$625	\$1,042	\$1,459	\$2,501	
3-bedroom unit	\$704	\$1,173	\$1,642	\$2,814	
Boston Metro Area Median Income (AMI)	30%	50%	70%	120%	
Approximate* Boston City Median Income	40%	70%	100%	170%	

\*The Median Family Income of Boston is \$65,238. The Median Household Income (includes single people and households with roommates) is \$58,516. The average household size is approximately 2.5. For simplicity, percentages were rounded to the nearest tens.

Source: 2012-2016 American Community Survey estimates

# 3

## Tonight's Small Group Discussions



*Glover's Corner Housing Toolkit Workshop March 2018*

## Exploring Housing Ideas

- Last time we learned together about the Boston Housing Toolkit.  
**Today, we want to hear from you.**
- Have a conversation with your table about **your thoughts on what you learned from the Boston Housing Toolkit** and how different tools/policies/programs could apply to Glover's Corner
- **Contribute your own ideas** around Affordable Housing and Displacement Intervention
- **No decisions are being made today** and this is not the last time we will discuss housing ideas.

### Affordable Housing Creation 1

#### Exploring Housing Ideas Workshop

1. What combination of income targets for Affordable Housing strategies do you prefer?  
(Income-Restricted)



Note: Lower income targets means less number of income-restricted units possible.  
Higher income targets mean more number of income-restricted units possible.

2. What Affordable Housing strategy do you prefer?

Or what kind of combination?

Create new Affordable Units

PRO: New development will be more income-diverse

CON: New affordable units may not reach families most at risk due to timing (competition and eligibility screening)

Acquire Existing Units and Make them Affordable

PRO: Can stabilize and prevent the displacement of existing families

CON: New development will be less income-diverse than surrounding, existing neighborhood

## City Resources

If you or someone you know is currently facing displacement as a resident or business, please ask staff about the following contacts and resources:

### **Office of Housing Stability and Emergency Assistance (OHS)**

[617-635-4200](tel:617-635-4200) | [rentalhousing@boston.gov](mailto:rentalhousing@boston.gov) | [Boston.gov/housing/office-housing-stability](https://boston.gov/housing/office-housing-stability)

### **Boston Home Center**

[617-635-4663](tel:617-635-4663) | [bostonhomecenter.com](https://bostonhomecenter.com)

### **Office of Workforce Development (OWD)**

[617-635-5283](tel:617-635-5283) | [owd.boston.gov](https://owd.boston.gov)

### **Office of Small Business Development**

[617-635-0355](tel:617-635-0355) | [boston.gov/departments/small-business-development](https://boston.gov/departments/small-business-development)

## CONNECT WITH THE PLANNING TEAM

### Website

bit.ly/PlanGlovers

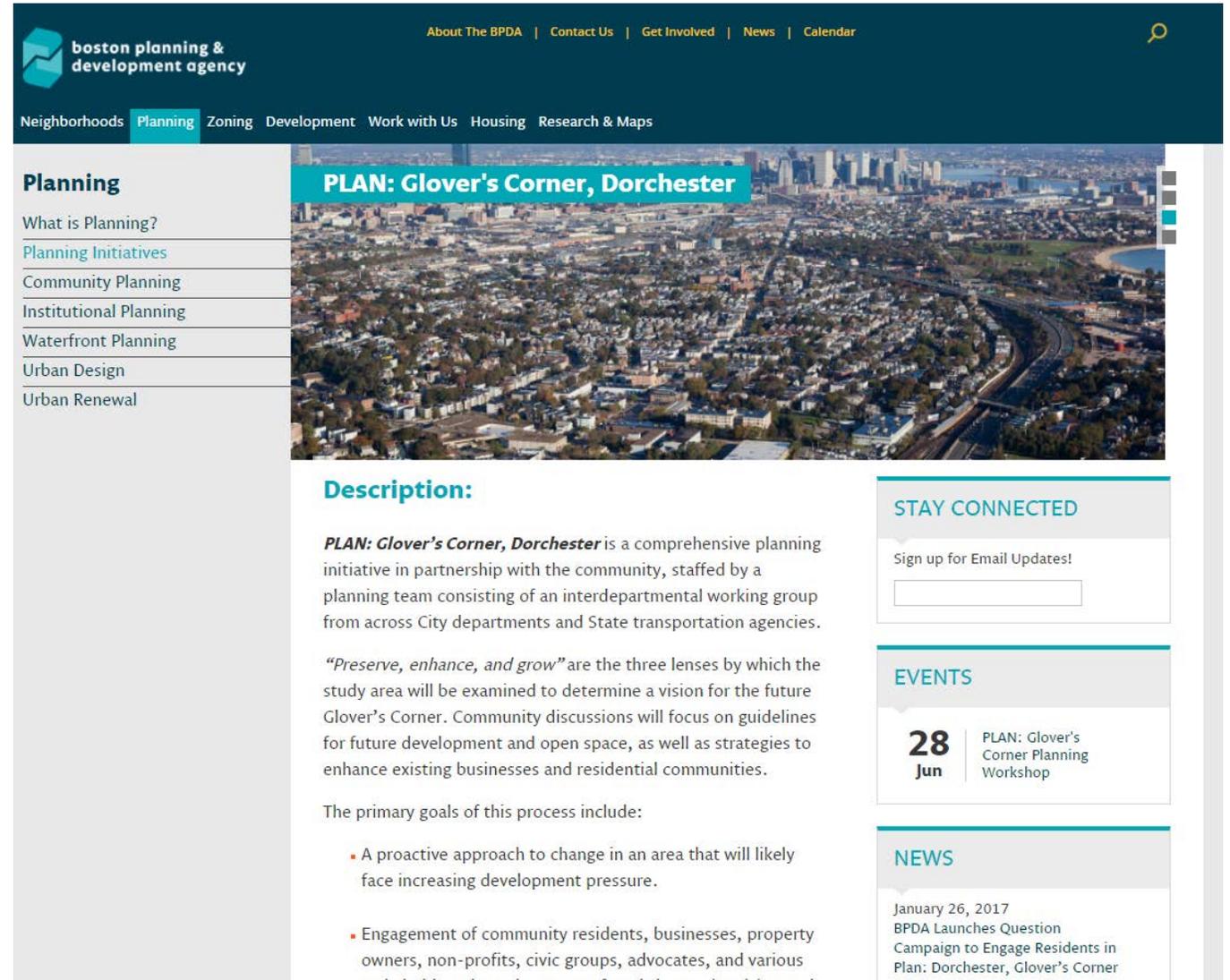
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Share #PlanGlovers @BostonPlans



The screenshot shows the website for the PLAN: Glover's Corner, Dorchester initiative. The header includes the BPDA logo and navigation links: About The BPDA, Contact Us, Get Involved, News, and Calendar. A secondary navigation bar lists: Neighborhoods, Planning (highlighted), Zoning, Development, Work with Us, Housing, and Research & Maps. A left sidebar menu under 'Planning' includes: What is Planning?, Planning Initiatives (highlighted), Community Planning, Institutional Planning, Waterfront Planning, Urban Design, and Urban Renewal. The main content area features a large aerial photograph of the Glover's Corner area with a teal banner reading 'PLAN: Glover's Corner, Dorchester'. Below the photo is a 'Description:' section with the following text: 'PLAN: Glover's Corner, Dorchester is a comprehensive planning initiative in partnership with the community, staffed by a planning team consisting of an interdepartmental working group from across City departments and State transportation agencies. "Preserve, enhance, and grow" are the three lenses by which the study area will be examined to determine a vision for the future Glover's Corner. Community discussions will focus on guidelines for future development and open space, as well as strategies to enhance existing businesses and residential communities. The primary goals of this process include:'. Below this is a bulleted list: 'A proactive approach to change in an area that will likely face increasing development pressure.' and 'Engagement of community residents, businesses, property owners, non-profits, civic groups, advocates, and various stakeholders through a range of workshops, site visits, and...'. On the right side of the page, there are three sections: 'STAY CONNECTED' with a sign-up form for email updates; 'EVENTS' featuring a calendar entry for '28 Jun PLAN: Glover's Corner Planning Workshop'; and 'NEWS' with a recent article from January 26, 2017, titled 'BPDA Launches Question Campaign to Engage Residents in Plan: Dorchester, Glover's Corner'.