

An aerial photograph of a dense residential neighborhood with various colored houses and green trees. A large white circle with a pink border is centered over the image. Inside the circle, the word "PLAN" is written in large, bold, black letters. Below it, "JP/Rox" is written in a smaller, bold, black font. At the bottom of the circle, the text "Washington St." and "Columbus Ave." is written in a black font.

PLAN

JP/Rox

Washington St.
Columbus Ave.

PUBLIC MEETING - PLAN UPDATE

January 18, 2017

AGENDA

1. Welcome and Overview
PLAN: JP/ROX Planning Principles & Goals
PLAN: JP/ROX Planning Process
2. Final Recommendations
Staff / Stakeholder Perspectives
PLAN: JP/ROX Framework Sections
3. Neighbor Discussions
Thoughts for Public Comment
Discuss with Neighbors
4. Open Public Forum
Public Comments
Comment Cards
5. Next Steps



INTENT FOR TONIGHT'S MEETING

- Foster an environment that allows for **active and courteous listening** and **respectful discourse**
- Provide an overview of the **planning process to date and next steps** for PLAN: JP/ROX
- Provide an update on the **January recommendations** reflected in the planning document
- Hear perspectives from **individuals and groups** who have been providing feedback
- Allow time for you to **ask questions or provide comments**

GROUND RULES

There are many opinions and we want to make sure we **hear from everyone**, therefore:

- Please be **respectful** of others
- Please be **brief and focused** with your comments and questions
- Public Forum
 - Prepare comments and questions
 - Use **note cards** or line up to be a **speaker**

1

WELCOME & OVERVIEW



Egleston Square Office Hours in the Community July 2016

PROCESS TO DATE

ADVISORY GROUP



25 members

SMALL GROUP



More than 20 groups

OFFICE HOURS

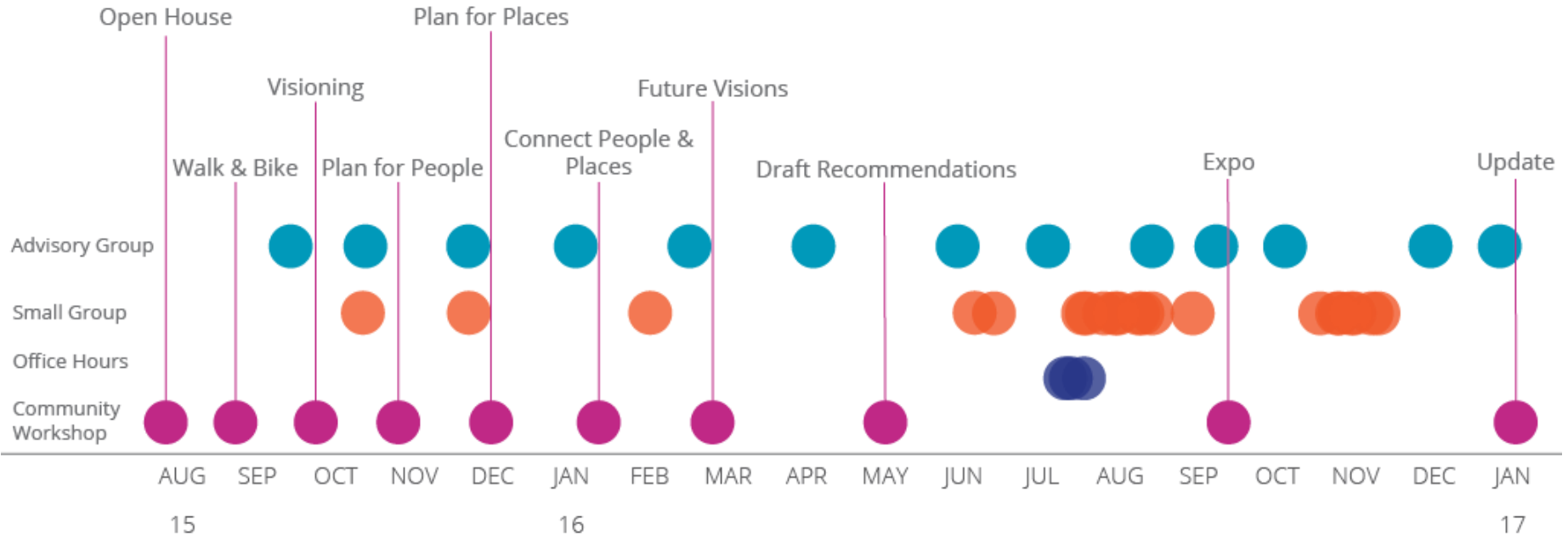


Hundreds engaged

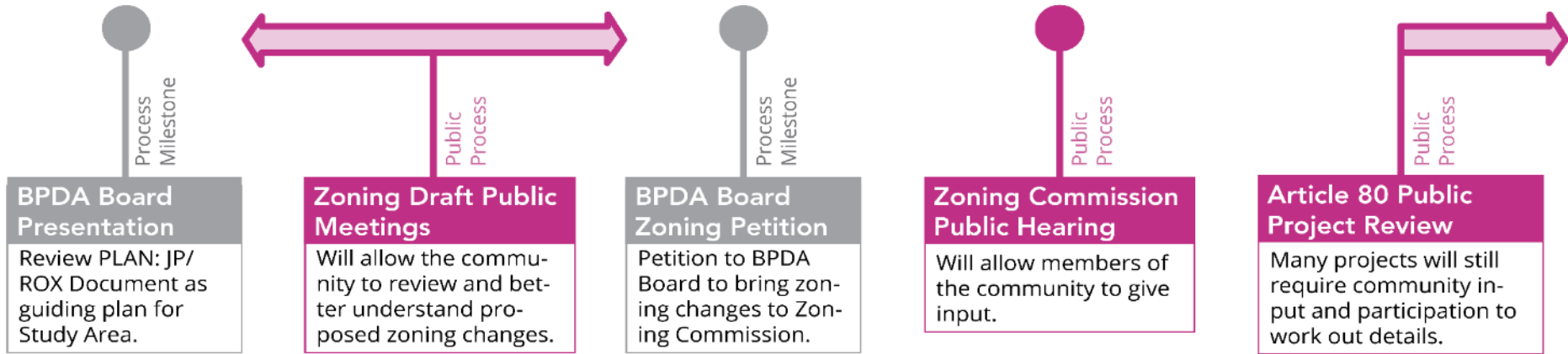
COMMUNITY WORKSHOP



Over 900 attended



NEXT STEPS



PLANNING PRINCIPLES & GOALS

- **PROVIDE** an **inclusive** community based planning process that is **responsive** to existing **challenges** and **opportunities**.
- **DEFINE** a **vision** with the **community** to guide future growth and improvements.
- **ESTABLISH** new **development guidelines** that ensure predictable community **benefits**.



Community Workshop #3 "Planning for Places" December 2015

PLAN: JP/ROX VISION: ENHANCE LIVABILITY

PROMOTE Affordable
Housing

PREVENT Displacement

STRENGTHEN Local
Small Businesses

SUPPORT Local Artists

PRESERVE Neighborhood
Character

GUIDE Growth

ENHANCE Connections

CREATE a Vibrant Public
Spaces

2

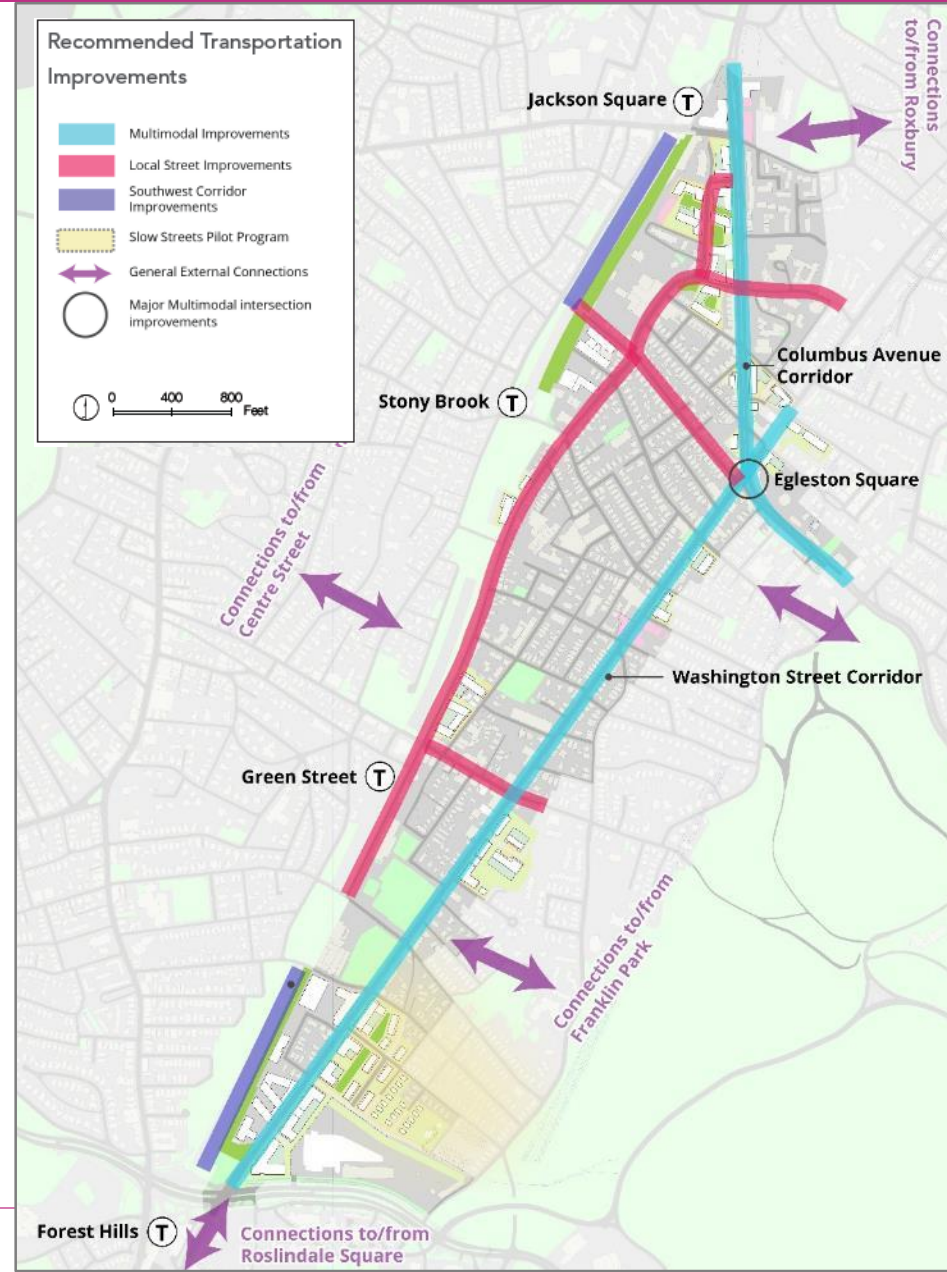
FINAL RECOMMENDATIONS STAFF and STAKEHOLDER PERSPECTIVES



TRANSPORTATION AND MOBILITY (Ongoing)

Modernize Mobility and Incremental Improvements

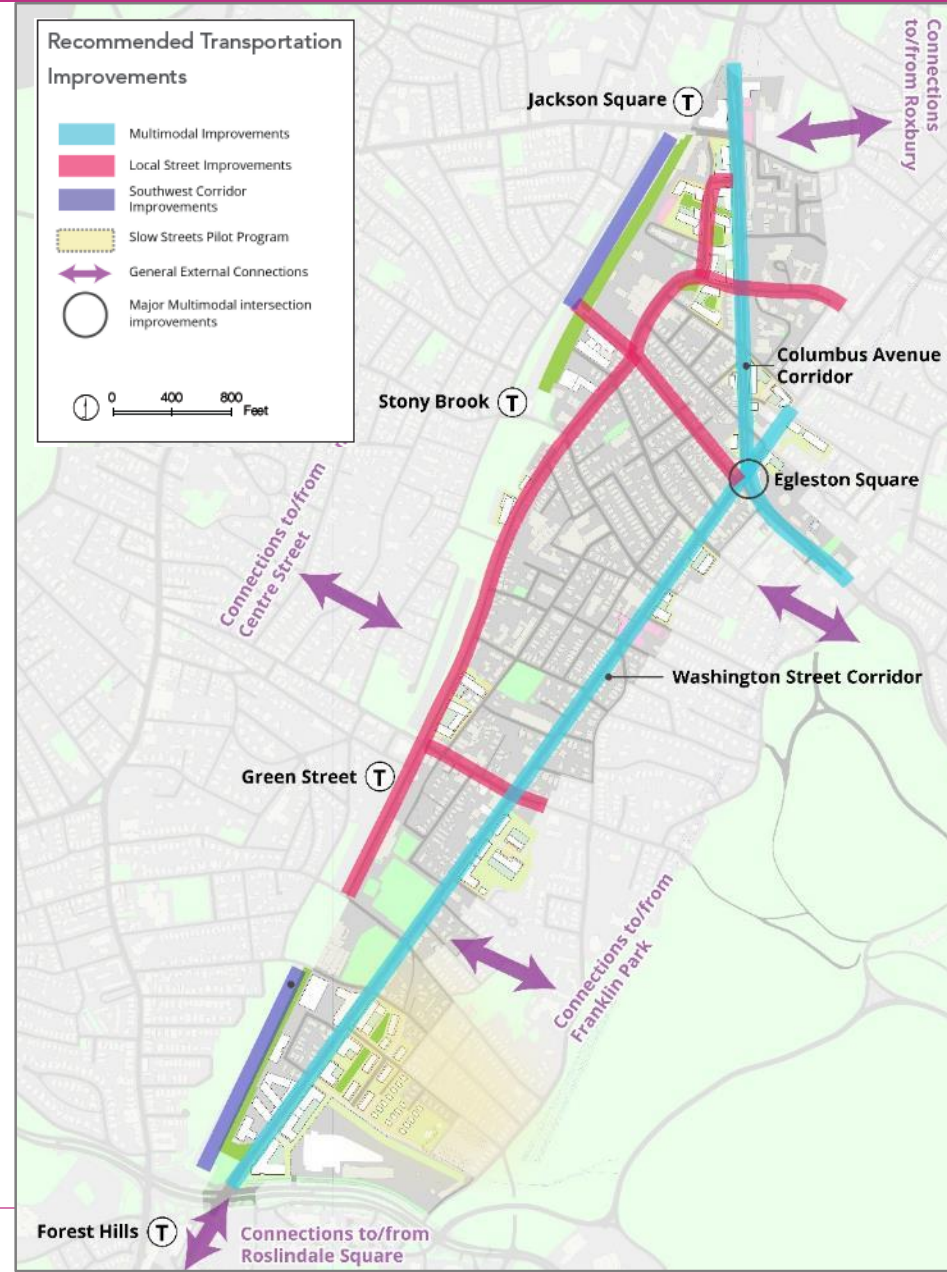
- Promote walking, biking and public transit uses
- Land Use strategies that reduce demand on transit and roadways (residents close to work, shop and play)
- Enhance Public Realm - livability, safety, mobility, green space
- Leverage new development to implement improvements



TRANSPORTATION AND MOBILITY (Ongoing)

Update:

- Mobility Action Plan (MAP) - Boston Transportation Department
- Emphasize shared parking advantages and potential
- Ongoing, responsive short term improvements:
 - New crosswalk - Beethoven / Washington Streets
 - Egleston Sq – Signal Timing
 - MBTA, DCR coordination



STAKEHOLDER PERSPECTIVE DAN THOMAS

STAKEHOLDER PERSPECTIVE

MARK EBUÑA

JOBS AND BUSINESSES (Ongoing)

Overview:

- Land Uses and Zoning: Support ground-floor commercial uses; retain industrial zoning
- Workforce Development: Boston Resident Jobs Policy and Office of Workforce Development
- Office of Small Business Development (Boston Main Streets, Egleston Square MS and Hyde / Jackson MS)

Update:

- Continued Engagement: Ongoing conversations with Office of Economic Development (OED), BPDA Development Review
- Small Business Stabilization: OED's Small Business Development (Boston Main Streets) working with existing merchants

STAKEHOLDER PERSPECTIVE

Weezy Waldstein

STAKEHOLDER PERSPECTIVE

Luis Cotto

HOUSING AFFORDABILITY, STABILITY & GROWTH

Community values that have guided this work:

- Ensure families that have made this neighborhood their home for generations can afford to stay here
- Prevent the displacement of residential, commercial, and artist live/work tenancies in this neighborhood
- Establish that existing residents should be the primary recipients of the benefits that come from new growth in this corridor
- Advance the community's commitment to social, racial and economic equity through this plan
- Prioritize affordable housing resources to those with the greatest need and greatest risk of displacement

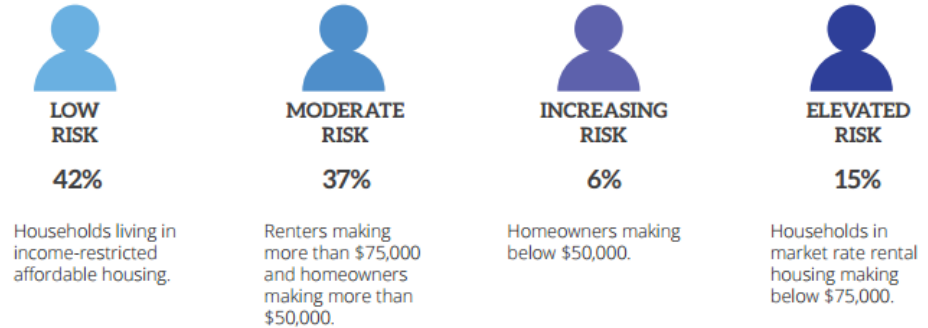
Summary of Work to Date

We conducted a risk analysis to determine community housing need. Together we created a goal statement: **“Preserve Housing Affordability and Prevent the Displacement of Low and Moderate Income Households”**

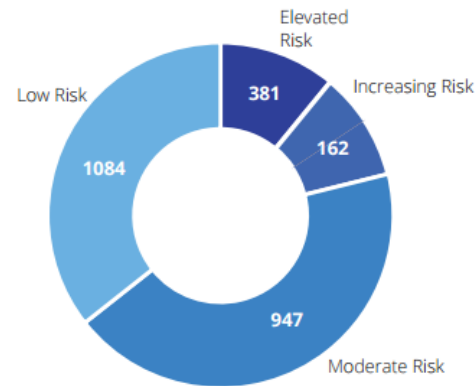
- We identified 4 major strategies to achieve our goals:
1. Double the number of affordable and income-restricted units in area
 2. Stabilize Rents by expanding the supply of market-rate housing to better meet growing demand
 3. Provide legal, financial and other types of assistance for individuals facing displacement
 4. Promote homeownership

Risk of Displacement

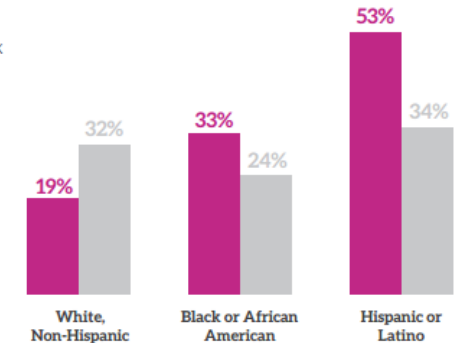
Of the 2,579 households in the JP/ROX Study Area, risk of displacement varies.



of Households



By Race/Ethnicity



■ Households with incomes less than \$50,000.
■ All households in the Study Area.
Given that Hispanics/Latinos may be of any race, the percentages add to over 100%.

HOUSING AFFORDABILITY, STABILITY & GROWTH

PLAN: JP/ROX January Update:

- Density Bonus Change: 30-35% of new density required to be affordable
- Increased public commitment to fund housing – including acquisitions

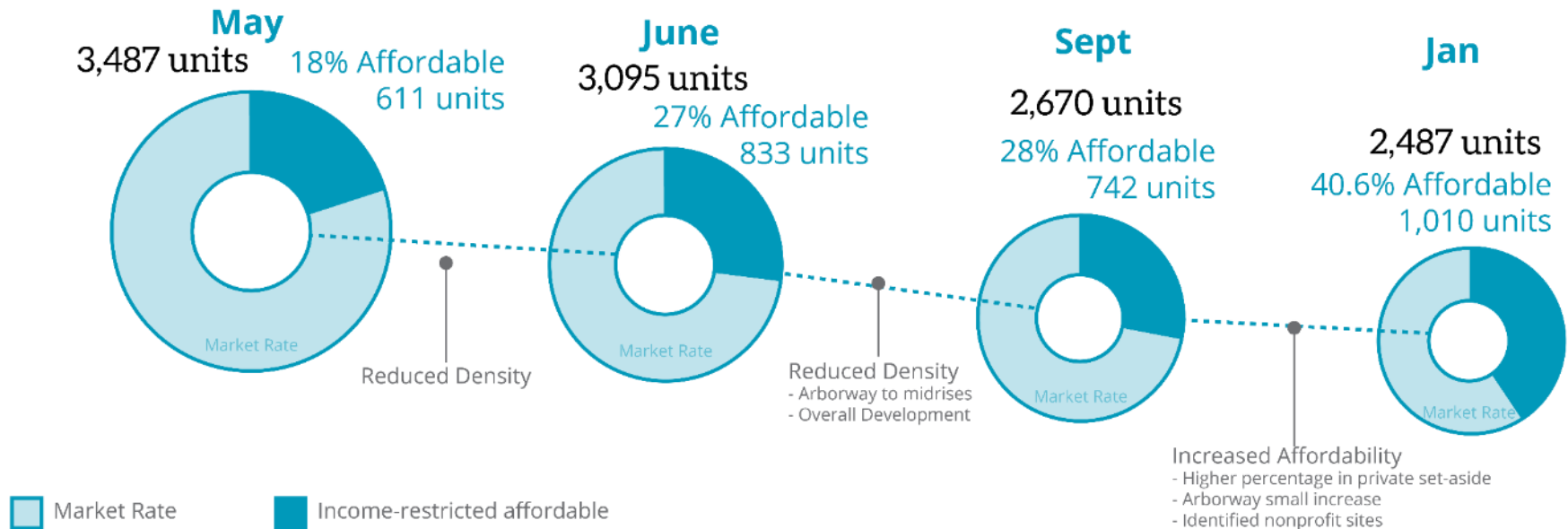
Result: 41% of new future development will be income-restricted affordable housing (36% of all new housing when you include projects currently in permitting)

- Largely rewritten Housing Stability Chapter
- Commitment to meet annually on everything in the plan and much more frequently on housing stability for existing renters
- Mayor Walsh's anti-displacement legislative agenda released:
 - 1) Right to Legal Representation in Eviction,
 - 2) Inclusionary Zoning,
 - 3) Community Stabilization Act,
 - 4) Tenants Right to Purchase in Foreclosure,
 - 5) Right to Buy Back

HOUSING AFFORDABILITY, STABILITY & GROWTH

Future Hypothetical Development - Changes between drafts

These figures include density bonus projects and unplanned, future projects on public or non-profit owned sites



Future + Permitting Development Totals - Changes between drafts

These figures include all future projects, projects in permitting, and projects under construction.

	May		June		Sept		Jan	
	Afford.	Total	Afford.	Total	Afford.	Total	Afford.	Total
In Permitting	340	1,202	340	1,202	340	1,202	368	1,296
Permitting + Future	951	4,689	1,173	4,297	1,082	3,872	1,378	3,783

HOUSING AFFORDABILITY, STABILITY & GROWTH

UNIT CLASSIFICATION AND INCOME CAP	RENT CAP FOR 2-BEDROOM UNIT	TOTAL NEW DEVELOPMENT
Very Low Income (<30% AMI)	\$608	157
Low/Moderate Income (<50% AMI) ⁽⁴⁾	\$1,013	115
Moderate Income (<60% AMI) ⁽⁵⁾	\$1,216	732
Moderate/Middle Income (<70% AMI)	\$1,419	355
Middle Income (<100% AMI)	\$2,027	19
Total Income-restricted Affordable Housing Units	-	1,378
Total Market-Rate Housing Units	Market Rate	2,405
Total Housing Units	-	3,783

4. Density Bonus units will be required to be built at an average of 50% AMI. For this table we assume that a third will be at 30% AMI, a third will be at 50% AMI, and a third will be at 70% AMI.

5. The majority of units receiving public subsidy are required to be at 60% AMI or less. However, as Plan JP/ROX moves into implementation, DND will work with developers prioritize funding to projects which use include 50% AMI units. This will move units out of the less than 60% AMI row and into the less than 50% AMI row.

STAKEHOLDER PERSPECTIVE

Danielle Sommer

STAKEHOLDER PERSPECTIVE

Tim Reardon

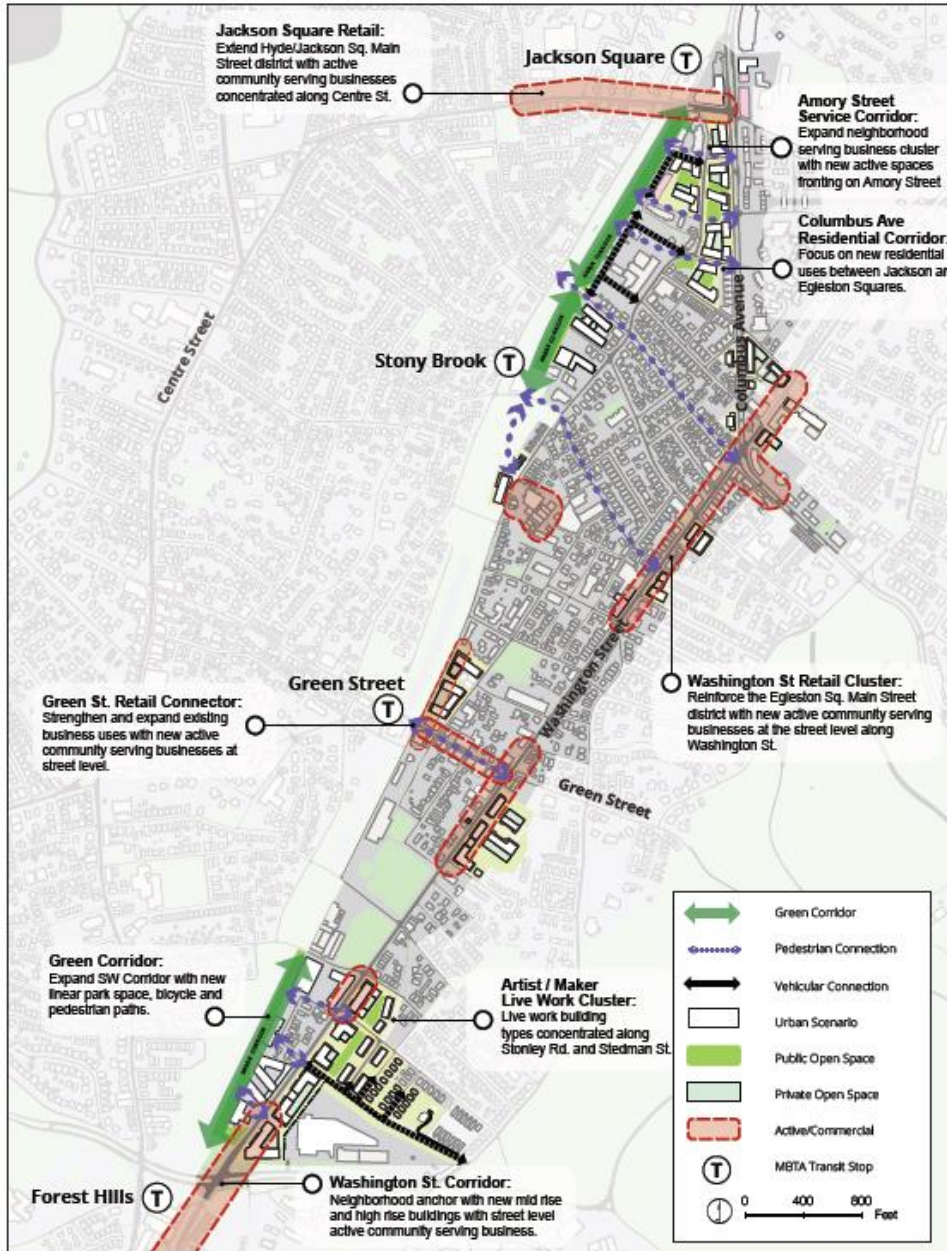
STAKEHOLDER PERSPECTIVE

Alvin Shiggs

URBAN DESIGN

Preserving Neighborhood Character and Guiding New Growth

The Community's and City's top priorities are to encourage enough new housing to preserve the social / economic character of the area and to set building and public space guidelines that enhance the livability of the area.

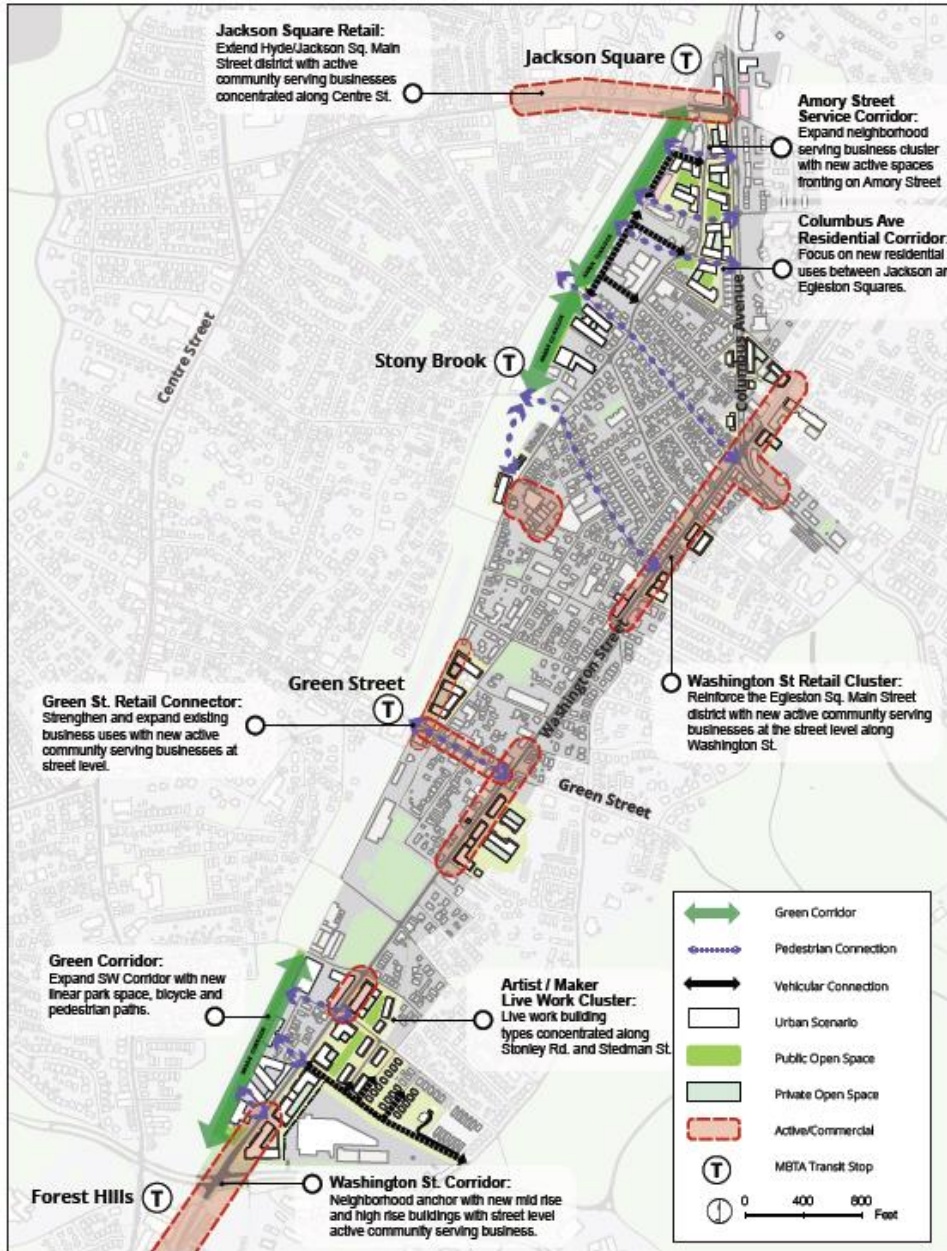


URBAN DESIGN

Preserving Neighborhood Character and Guiding New Growth

Key Strategies:

- Encourage New Housing
- Strengthen Main St Districts / Commercial Areas
- Preserve Residential Areas
- Expand SWC Park - 5 ½ Acres
- Improve Neighborhood Connections
- Enhance Public Space
- Sustainable Development / Green Buildings



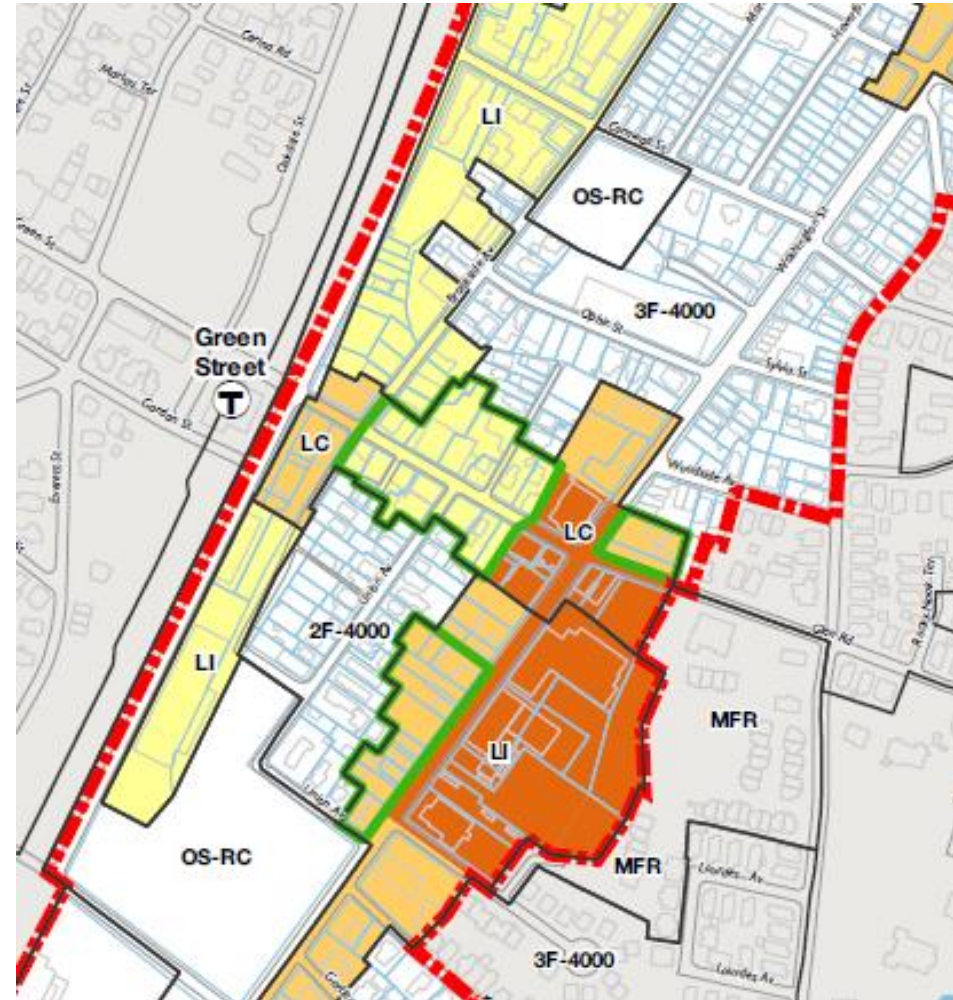
URBAN DESIGN

Updates:

Lower Heights at Transition Zones - DBA no more than 55' where the abutting 1F, 2F, 3F

Changes in Heights:

- Green St - Reduce 55' to 45'
- Stedman St - Reduce 45' to 35'
- Arborway Yard (northern 2/3rds) - Reduce 155' to 65'
- Egleston Sq / Columbus - Increase 55' to 65'
- Middle Washington St - Increase 45' to 55'



STAKEHOLDER PERSPECTIVE

Sue Cibulsky

STAKEHOLDER PERSPECTIVE

Jake Glickel

3

NEIGHBOR DISCUSSION

Discuss what you have heard
Prepare Comments and Questions

- Use note cards - Staff will read some aloud during the Forum
- Line up at microphones to speak



4

OPEN PUBLIC FORUM

WE EXPECT MANY SPEAKERS
TONIGHT; PLEASE LIMIT YOUR
COMMENTS TO TWO MINUTES



PLAN: JP/Rox

Preserve. Enhance. Grow.



FUTURE PLANNED DEVELOPMENT		
	Affordable Units	Total Units
Private Development	245	1,350
Arborway Yards	372	744
Non-Profit Owned Sites	193	193
Additional Affordable Housing Created Via Acquisition, Land Banking, or Other Tools	200	200
Total¹	1,010	2,487

¹ 41% of all future planned development is affordable

40% of newly planned development is affordable.

IDENTIFIED PROJECTS IN PERMITTING OR UNDER CONSTRUCTION		
	Affordable Units	Total Units
Private Development	114	757
Publicly Subsidized Projects	254	539
Total	368	1,296

28% of identified development in permitting or under construction is affordable.

BOTH FUTURE PLANNED DEVELOPMENT AND IDENTIFIED PROJECTS IN PERMITTING		
	Affordable Units	Total Units
Total New Development	1,378	3,783

36% of all new development is affordable