



Artist-in-Residence, Shaw-Pong Lui, created this work of art on November 2nd at Boston Latin Academy using PLAN JP/ROX facilitation sheets

Photo Credit: Paul Marotta, Perfect Bokeh Photography



PLAN JP/ROX

Planning for People

Community Workshop #2
English High School Cafeteria
November 4th, 2015

AGENDA

1. Welcome and Update
Community Vision Summary
2. Community Resiliency & Sustainability Focus
Education and Information Exercise Instructions
3. Small Groups Exercise
4. Large Group Discussion
Group Reporting and Summary



PLAN: JP/Rox Washington Street

Preserve. Enhance. Grow.



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Welcome & Updates



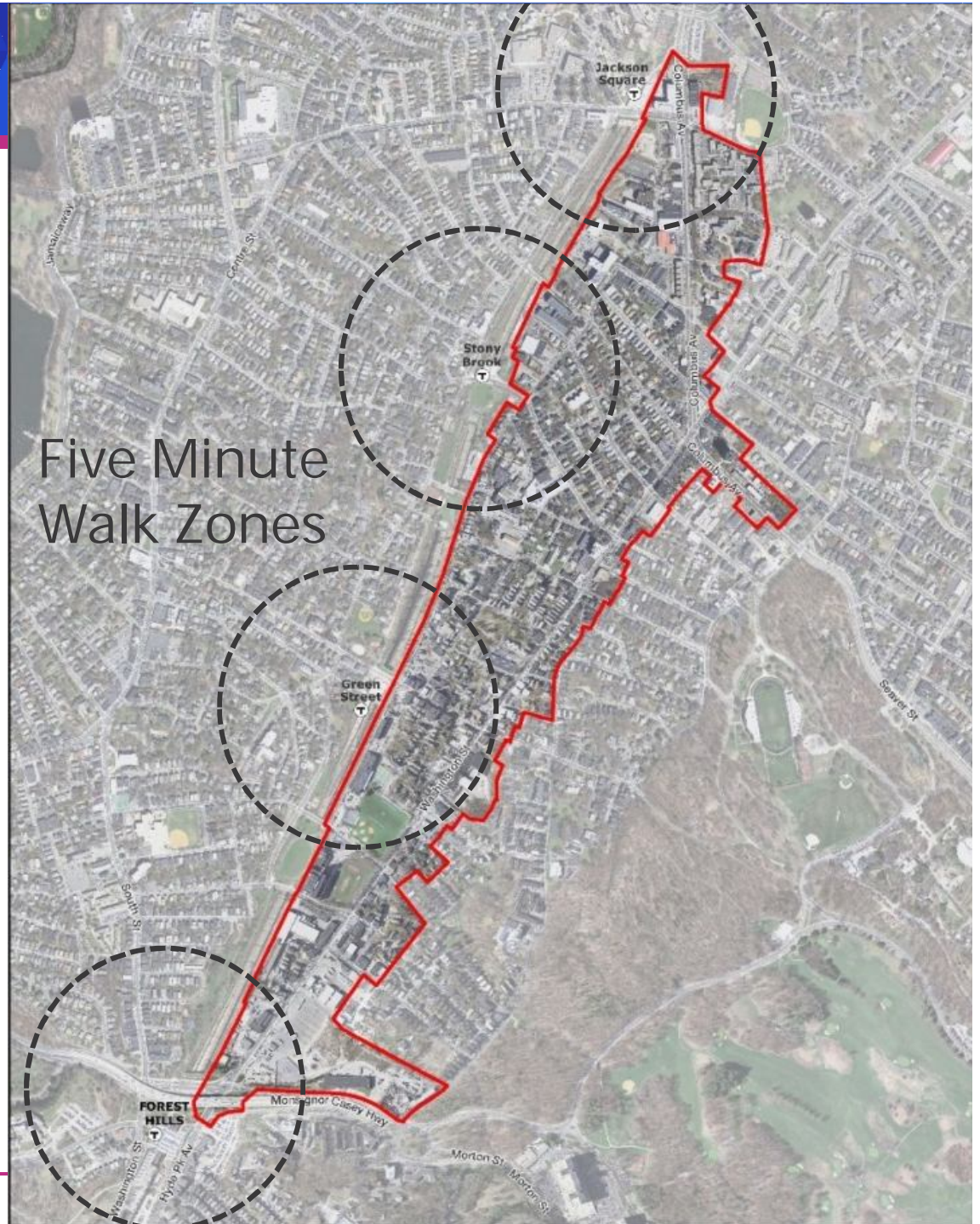
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BRA PLAN Initiatives



PLAN JP/ROX Study Area



PLAN JP/ROX - PRINCIPLES & OUTCOMES

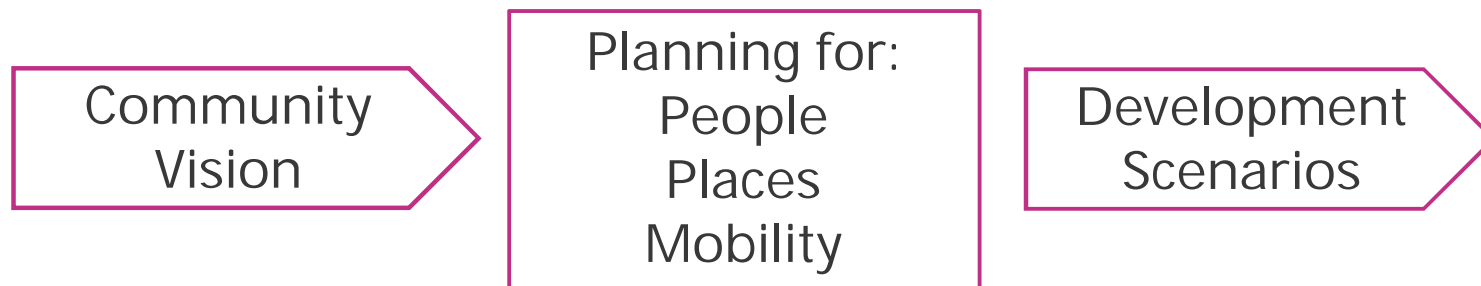
GUIDING PRINCIPLES

- Community Based
- Partnership
- Results Oriented

GOALS & OUTCOMES

- A Community Vision
- Urban Design Guidelines
- Urban Development Guidelines
- Implementation Strategy
- Zoning Amendments

PLAN JP/ROX - TIMELINE



Through an Exploration of Themes:

- Community Resiliency & Sustainability
- Land Use & Development
- Mobility & Connectivity and Public Realm & Placemaking

EVENTS RECAP

July 28 Open House



Sept 1 Bike/Walk Tours

111 RSVPs



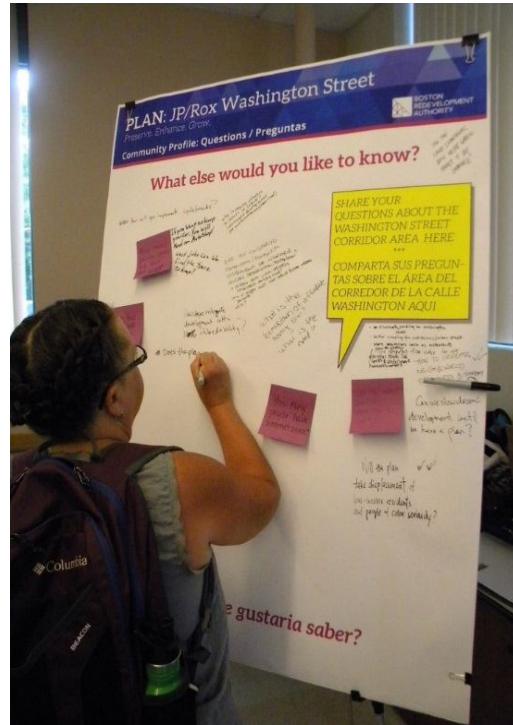
Sept 30 Visioning Workshop



FEEDBACK



THEMES



- Community Resiliency & Sustainability

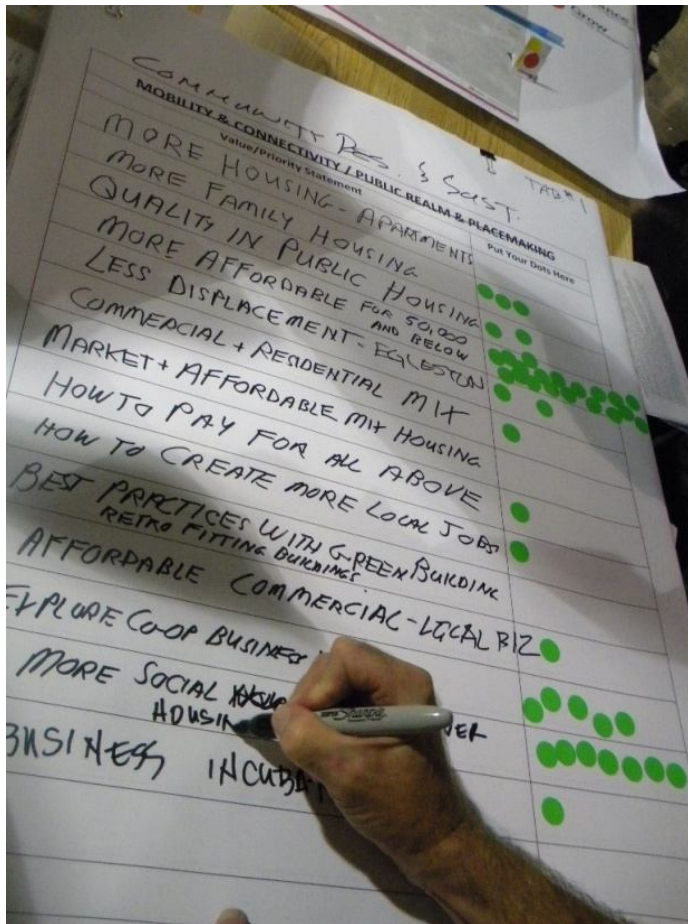
- Land Use & Development

- Mobility & Connectivity

- Public Realm & Placemaking

DRAFT VISION

Community Resiliency Vision Statement



- Expand affordable housing opportunities for low and middle income households through the use of regulations and incentives including added building height / FAR for more affordable housing, commercial space, and sustainability.
- Expand local and affordable business opportunities through the use of regulations and incentives and promotion of business incubator and shared innovation spaces.
- Improve the design of local buildings and the public realm by promoting and requiring high quality planning, design and construction practices.
- Preserve the rich diversity and eclectic character of the local community and ensure that new growth and development does not cause the displacement of existing residents.
- Expand sustainable buildings and districts through the use of regulations, incentives and programs including LEED for Neighborhood Development and Eco-Districts.

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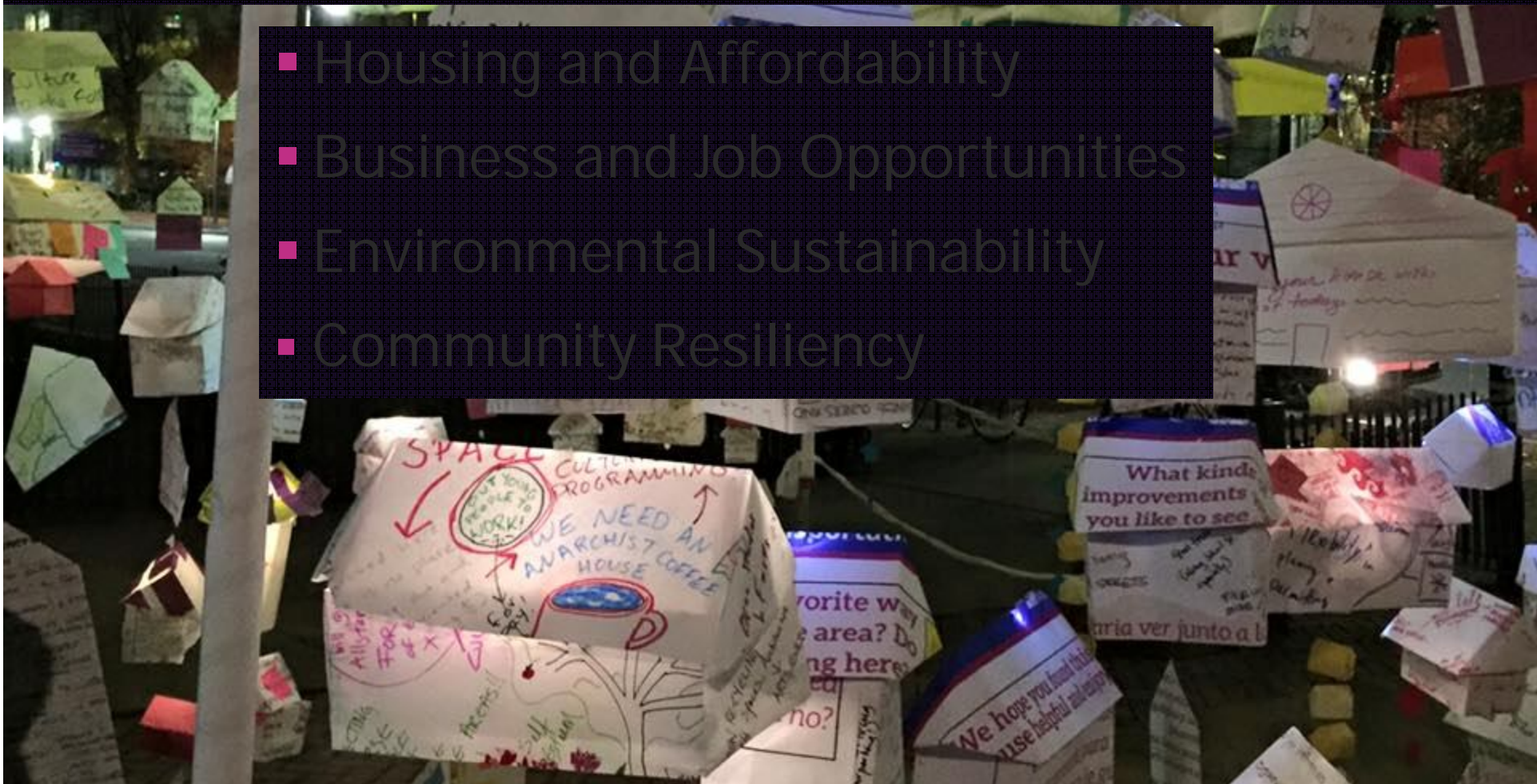
Community Resiliency & Sustainability





COMMUNITY RESILIENCY AND SUSTAINABILITY

- Housing and Affordability
- Business and Job Opportunities
- Environmental Sustainability
- Community Resiliency



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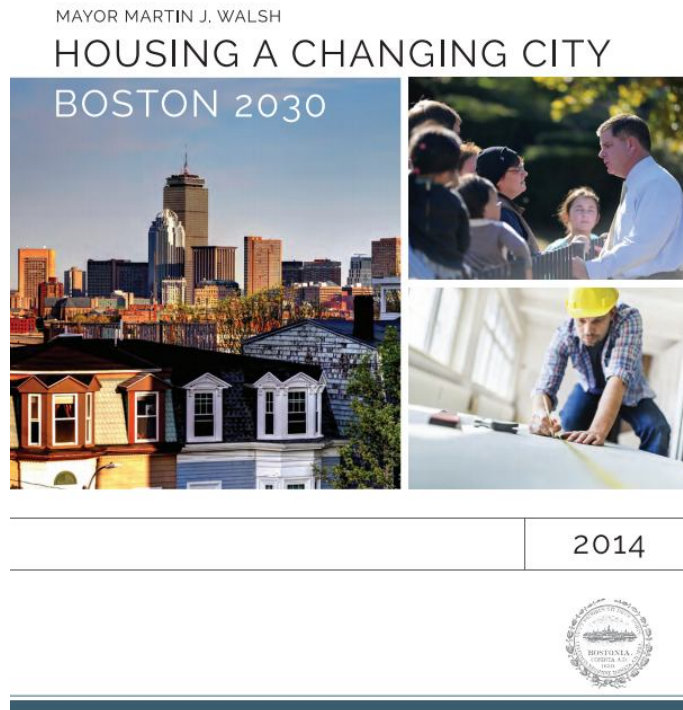
HOUSING AFFORDABILITY PRESENTATION

Devin Quirk, Director of Operations (DND)



MAYOR WALSH'S COMMITMENT:

"A BOSTON WHERE HOUSING IS ACCESSIBLE AND AFFORDABLE TO PEOPLE OF ALL INCOMES & BACKGROUNDS"



- To accommodate for growth we must build 53,000 new units of housing by 2030
- The Mayor's plan to get there is centered on 4 key themes:
 - Champion low-income affordability
 - Strengthen options for the middle class
 - Assist Boston's senior households
 - Manage Boston's student population

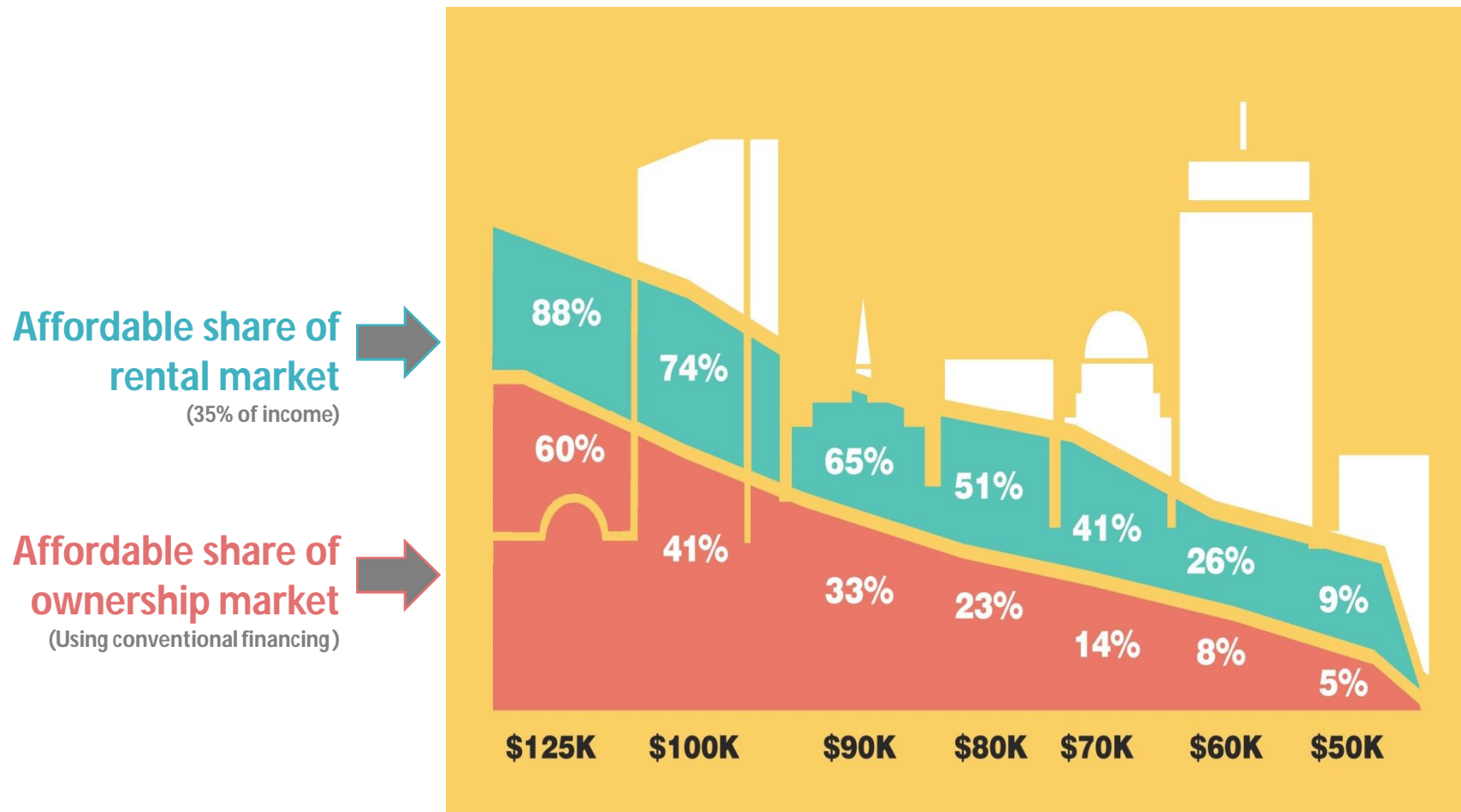
HOW DO WE MEASURE AFFORDABILITY

- Households are considered ***cost-burdened*** if they are spending more than **35%** of their pre-tax income on housing

| INCOME | Max Affordable Rent (at 35% of Income) | Max Affordable Purchase Price (using conventional financing)* |
|----------|---|--|
| \$125,00 | \$3,646 | \$550,000 |
| \$80,000 | \$2,333 | \$371,000 |
| \$60,000 | \$1,750 | \$268,000 |
| \$40,000 | \$1,167 | \$165,000 |
| \$20,000 | \$583 | n/a |

*Purchase prices are estimates, as varying, interest rates, insurance costs, condo fees, other debts, and the down payment amount can all change the amount affordable.

HOUSING IN BOSTON IS BECOMING UNAFFORDABLE FOR MANY HOUSEHOLDS



HOUSING IN JP/ROX

PLAN JP/ROX Study Area

City of Boston

Units and Affordability

- 2,579 occupied housing units
 - 748 deed-restricted, low- income units, 29.0% of total
- 269,428 occupied housing units
 - 49,324 deed restricted, low-income units, 18.3% of total

Housing Values

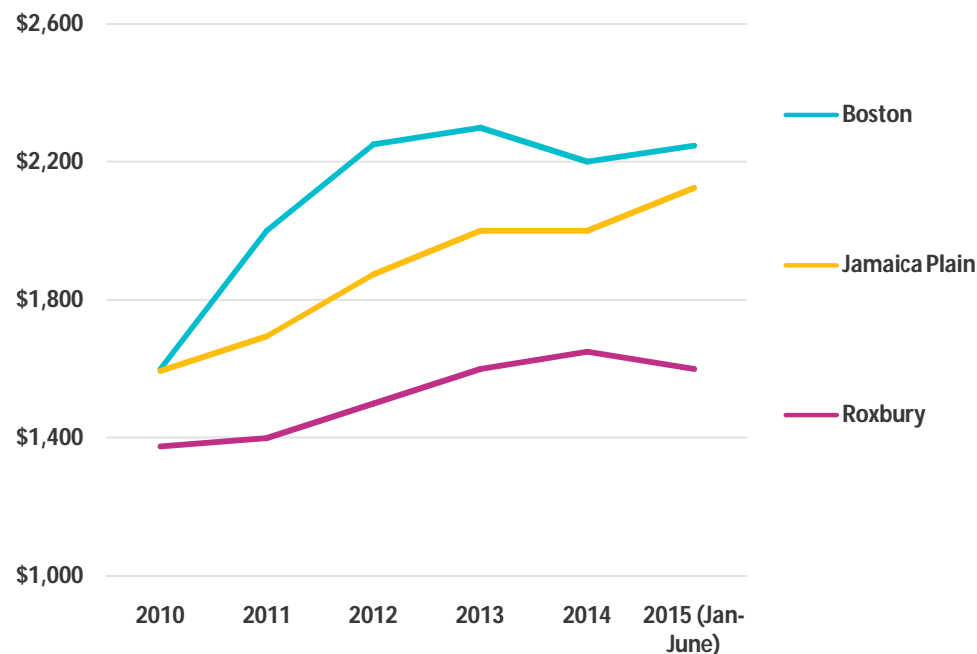
- Median Home Value: \$529,000 (2015)
 - Median Rent: \$2,150 (2014-2015)
- Median Home Value: \$505,000 (2015)
 - Median Rent: \$2,200 (2014-2015)

Tenure

- 70.3% renter Occupied (approximately 1,813 units)
 - 748 deed-restricted, approximately 1,065 market rate units
 - 29.7% owner Occupied (approximately 766 units)
- 65.9% renter occupied
 - 34.1% owner occupied

RENTS IN THE NEIGHBORHOOD ARE RISING:

Median Advertised Rents, 1 to 3 Bedroom Apartments



WHO IS MOST AT RISK OF DISPLACEMENT?

Of existing households, the following are most at risk of displacement:

- 4% of households (approximately 103 units) who are elderly homeowners
- 22% of households (approximately 567 units) who are renters paying more than 35% of income to housing costs

Sources: U.S. Census Bureau, 2010 Census and 2009-2013 American Community Survey estimates, for census tracts that include JP/ROX study area; MLS and Rental Beast rental listings, by BRA Planning District..

COMMUNITY COMMENTS AND VISION AROUND DISPLACEMENT

The following tools and strategies to prevent displacement have been suggested in community meetings:

1. PRESERVE EXISTING TENANCIES

- Tax Abatement for affordable market rentals
- Acquisition of properties by community develop groups
- Other advocacy efforts in support of tenants

2. SUPPORT EXISTING HOMEOWNERS

- Tax abatements for long-term owner occupants and seniors
- Home repair and assistance programs

3. CREATE LONG-TERM AFFORDABLE UNITS

- Encourage new development with strong affordability requirements
- Neighborhood preference for new affordable units

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POTENTIAL TOOLS FOR CREATING MORE AFFORDABLE HOUSING THROUGH THIS PLANNING PROCESS



Tools for Creating New Affordable Housing

INCLUSIONARY DEVELOPMENT POLICY (IDP)

CURRENT POLICY

- Policy applies to new construction of ten units or more and project requires zoning relief
- Requires that 13% of all units be deed-restricted, long term affordable housing
- With BRA approval, units can be built off-site or cash paid to affordable housing fund
- Policy is currently being updated to maximize inclusionary resources

GOALS FOR PLANNING PROCESS

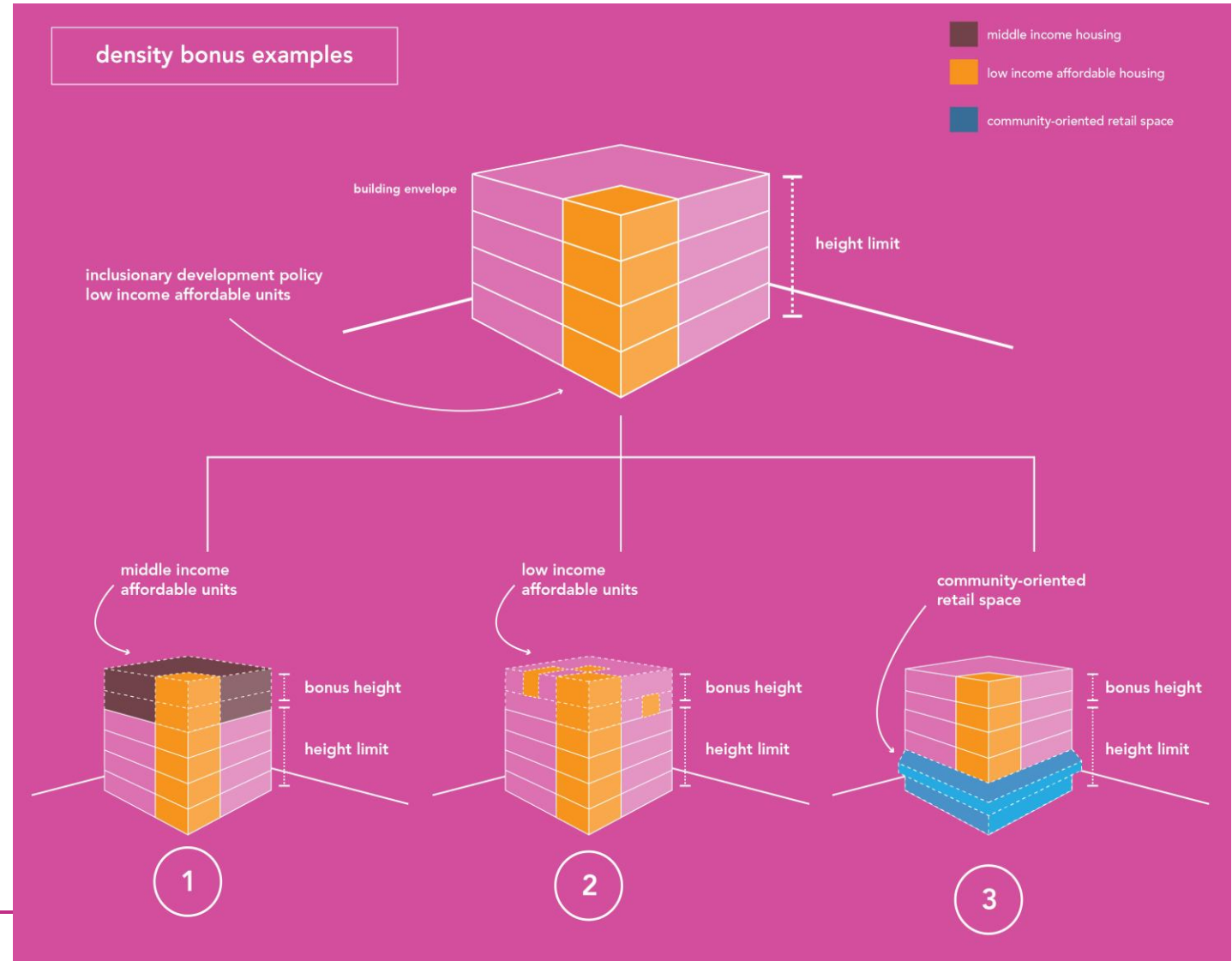
- Write inclusionary/affordability requirements into zoning for JP/ROX study area, ensuring that all projects are subject to IDP regardless of the need for zoning relief
- Consider options to expand beyond 13% requirement
- 80/20 financing incentives – more desirable financing if at least 20% of units are affordable

Tools for Creating New Affordable Housing

STRUCTURAL BONUSES FOR AFFORDABLE HOUSING

- Example: base zoning is 3 stories but allow up to 6 also long as 50%(?) of the "bonus" units are low income affordable

- Important point: needs to be financially feasible



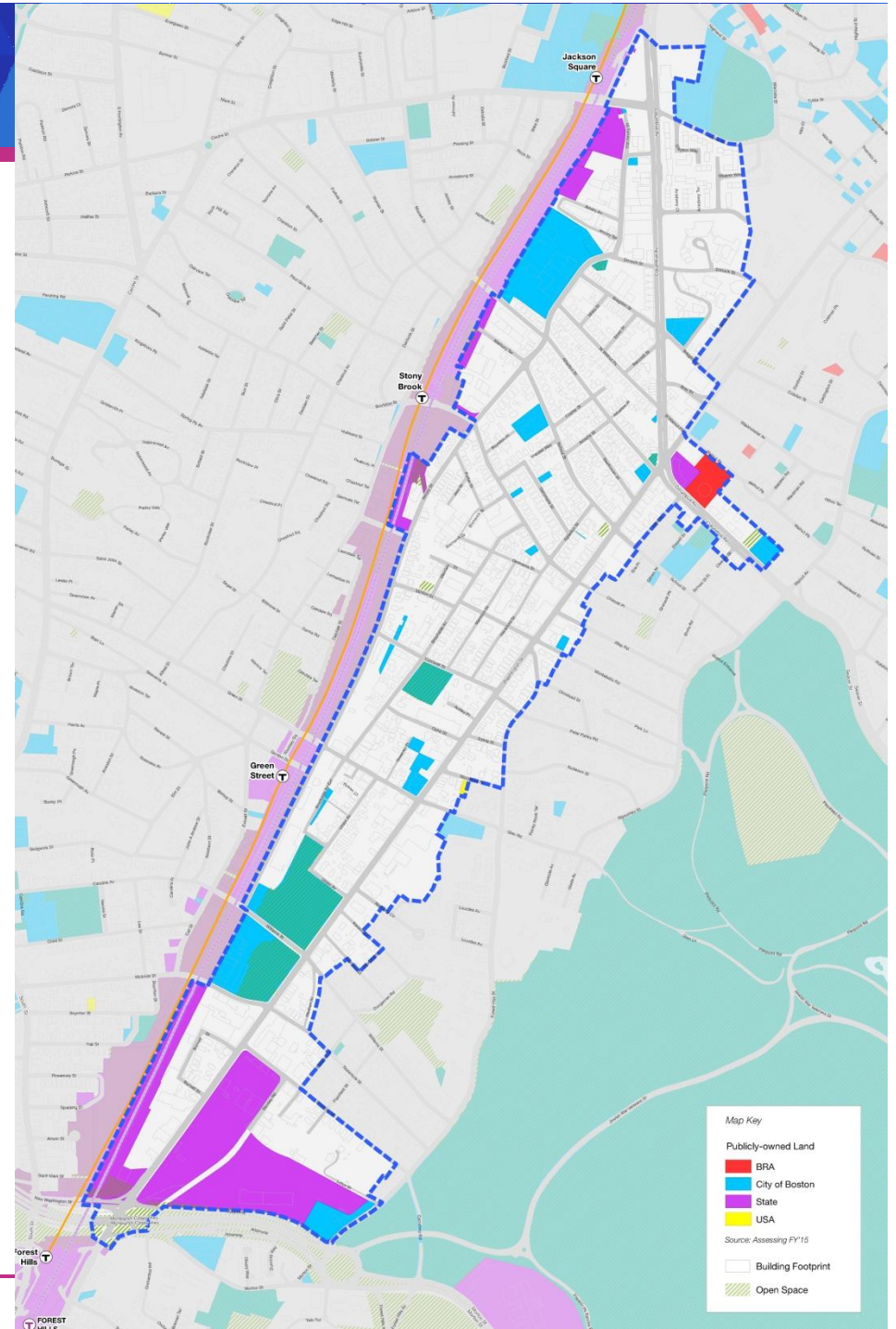
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Tools for Creating New Affordable Housing

PUBLIC LAND DISPOSITION REQUIREMENTS

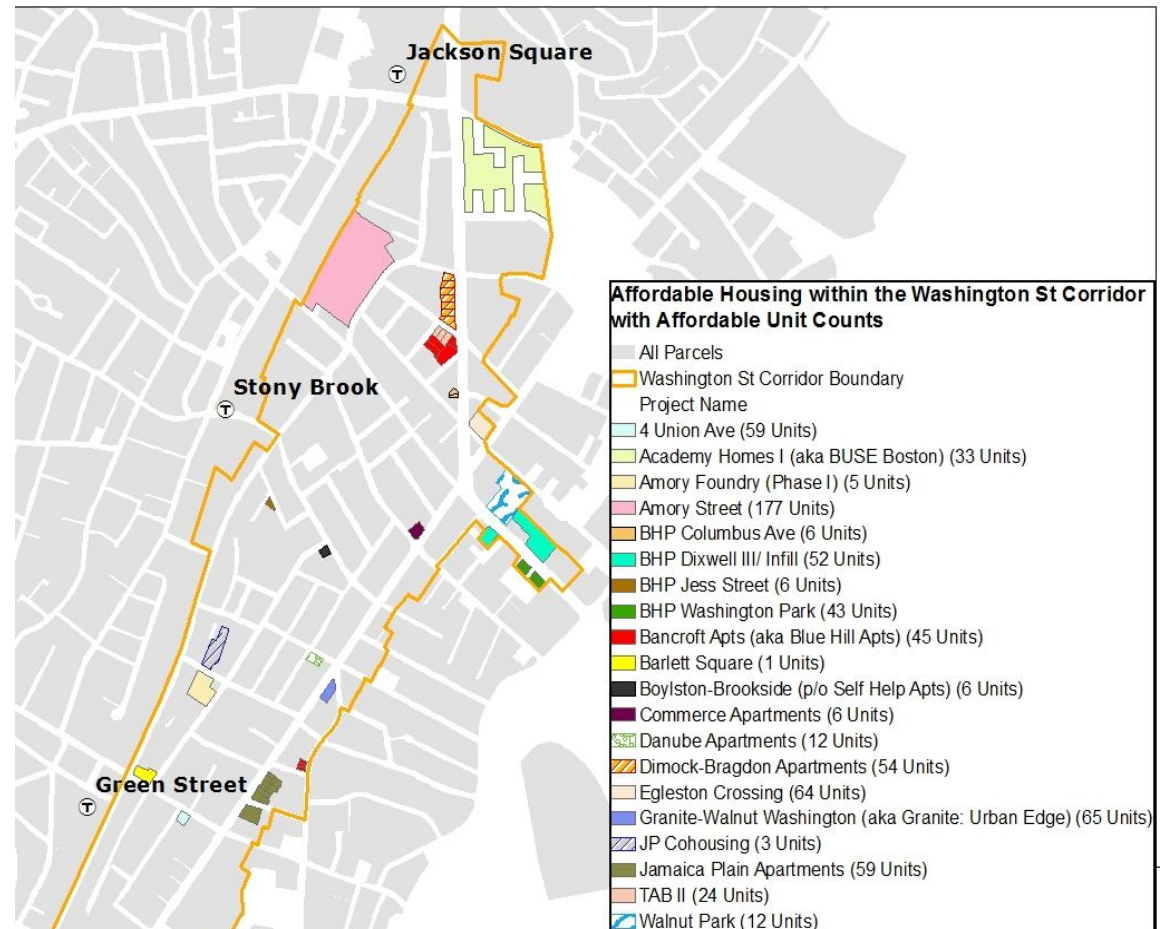
- In some cases, public entities may reduce the cost of land below market value in order to create a large number of affordable units
- Example: Commons at Forest Hills provided 25% affordable units



Tools for Creating New Affordable Housing

DIRECT FINANCIAL SUBSIDY

- 748 subsidized units today (29%)
- Sources:
 - Federal/State: Block Grants, Low Income Housing Tax Credits
 - Local sources are tied to new development:
 - Residential - Inclusionary development policy (IDP)
 - Commercial - Linkage fund payments to Affordable Housing Trust
 - Private acquisition for affordable housing



3

Group Exercise



1. Produce Questions
Refine and Prioritize
2. Respond to Questions
Discuss and Answer
1. Repeat!

GROUP EXERCISE OBJECTIVES

- 1. Identify important questions** for JP/Rox community and city staff to address
- 2. Revise community vision statements** for housing, jobs and environment to reflect JP/Rox community interests

RULES FOR PRODUCING QUESTIONS

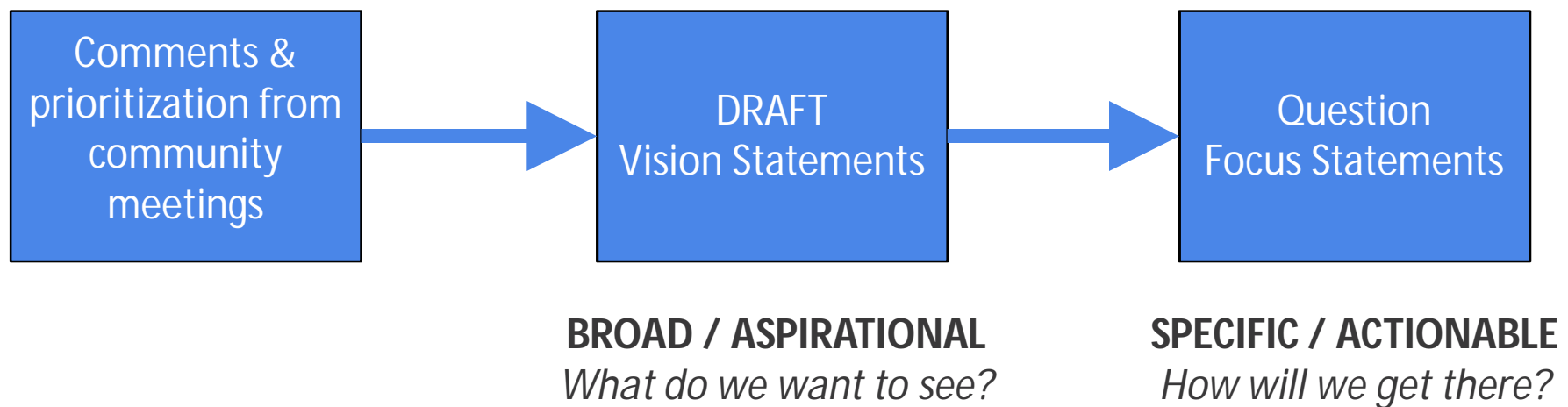
1. Ask as many questions as you can
2. Do not stop to answer, judge, or discuss
3. Write down every question exactly as it is stated

QUESTION FOCUS STATEMENTS

ROUND 1 - Statement assigned

ROUND 2 - Choose statement as a group

Where did the statements come from?



PRODUCING QUESTIONS

Focusing on your assigned statement

1. Follow the Rules

- Ask as many questions as you can
- Do not stop to answer, judge, or discuss
- Write down every question exactly as stated

2. Number the Questions



PRIORITIZING QUESTIONS

Review your list of questions

§ Choose the **three most important questions** (*Mark with a **yellow dot***).



5 minutes

NEXT STEPS: DISCUSS

As a group discuss the answers to the three priority questions you identified.

- *Be sure to record your answers!*



10 minutes

REFLECTION

1. What did you learn from the exercise and discussion?
2. Which questions would you like more clarification from city staff?
*(Mark with a **red dot**)*
3. How would you improve the community vision statement?
(Record on the handout)



5 minutes

REPEAT PROCESS

Choose a goal statement (from handout), and ***repeat*** the process:

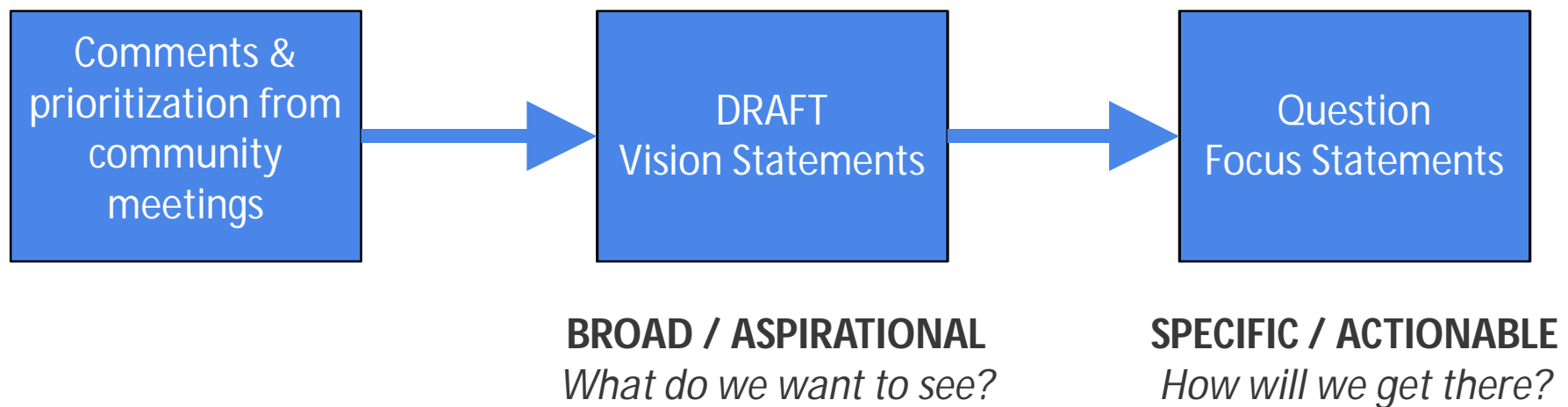
1. Choose a Question Focus (2 min)
2. Produce Questions (5 min)
3. Prioritize Questions (3 min)
4. Discuss Questions (5 min)
5. Reflect (5 min)

QUESTION FOCUS STATEMENTS

ROUND 1 - Statement assigned

ROUND 2 - Choose statement as a group

Where did the statements come from?



PRODUCING QUESTIONS

Focusing on your assigned statement

1. Follow the Rules

- Ask as many questions as you can
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Review your list of questions

§ Choose the **three most important questions** (*Mark with a **yellow dot***).



3 minutes

NEXT STEPS: DISCUSS

As a group discuss the answers to the three priority questions you identified.

- *Be sure to record your answers!*



5 minutes

REFLECTION

1. What did you learn from the exercise and discussion?
2. Which questions would you like more clarification from city staff?
*(Mark with a **red dot**)*
3. How would you improve the community vision statement?
(Record on the handout)



5 minutes

REPORT BACK

Choose a representative from your group to share:

- Revisions to community vision statement
- Summary of your answer for one question you discussed.
- One question you would like more clarity on from city and BRA staff.