

PLAN Mattapan



Refleksyon Apwofondi sou Lojman



22 Janvy 2020

Pwogram Aswè a

6:00 - 6:30

Prezantasyon

6:30 - 7:20

Aktivite Tab

7:20 - 7:30

Kesyon ak Gwoup Diskisyon



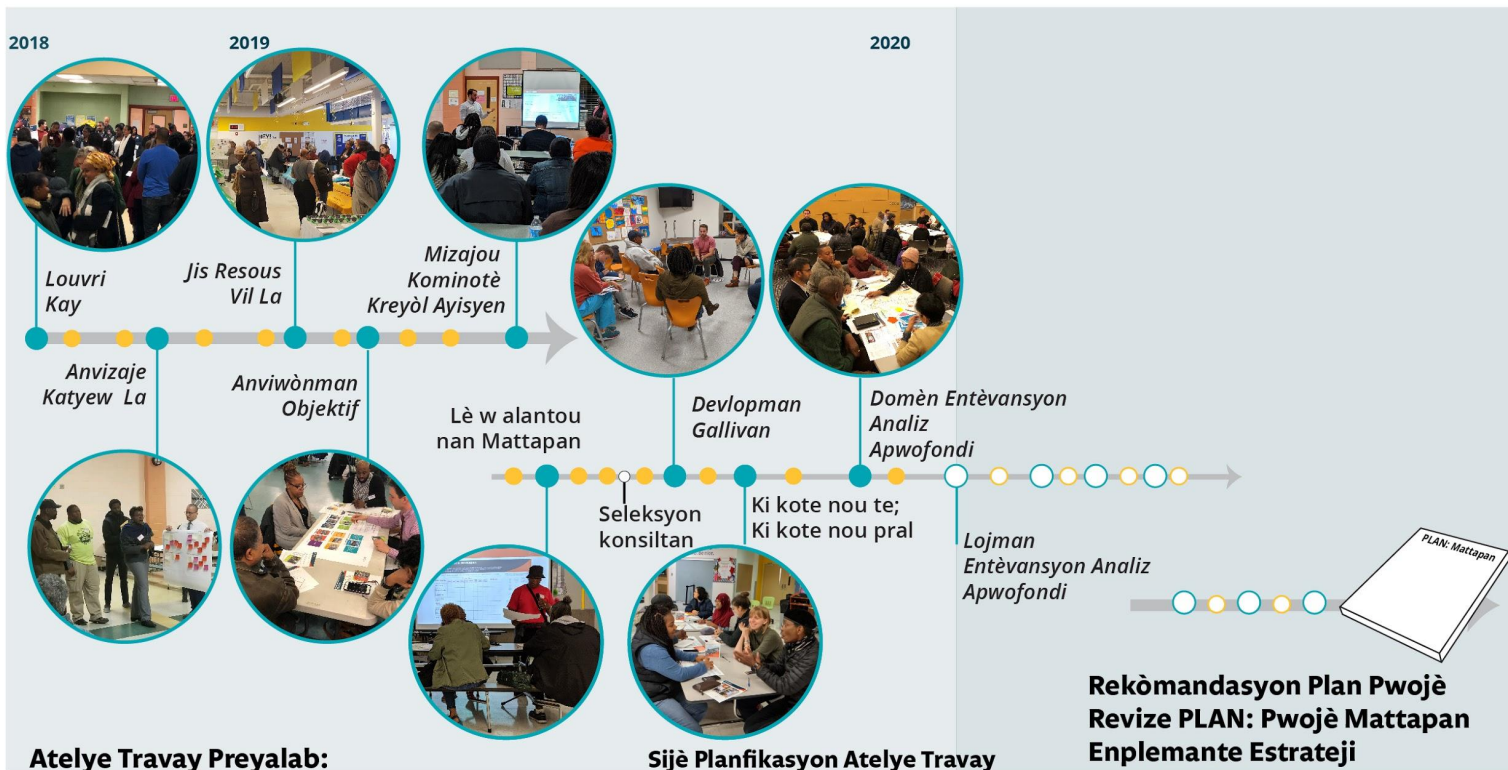
1

Kote nou ye kounye a?



KISA NOU TE FE

PWOCHEN PWOSESIS



● **ATELYE TRAVAY**

● **AKTIVITE ANGAJMAN KOMINOT**
Pale avèk yon planifikatè
Piblisite ak/oswa Aktivite Kominotè

○ **PWOCHEN ATELYE TRAVAY**

○ **PWOCHEN AKTIVITE ANGAJMAN KOMINOT**

PLAN: Mattapan pral...

Ranfòse kilti ak estabilite kominote a ki egziste deja nan sipòte lojman a bon mache, kreye opòtinite pou biznis yo pwospere, ak amelyore koneksyon yo pou amelyore eksperyans katye a pou gen aksè nan espas kote moun yo rasanble.

PLAN: Mattapan pral...

Ranfòse kilti ak estabilite kominote a ki egziste deja nan sipòte **lojman a bon mache, kreye opòtinite pou biznis yo pwospere, ak amelyore koneksyon yo pou amelyore eksperyans katye a pou gen aksè nan espas kote moun yo rasanble.**

Boston Planning & Development Agency

Lojman – Katye Developman (Biwo Lojman Estabilite, Boston Home Center), Bèl Kay ak Jis

Devlopman Ekonomik – Devlopman Ekonomik Majistra (Ti Biznis / Lari Pwensipal Boston), Office Of Workforce Development, Office Of Financial Empowerment

Espas Lib& Pak - Pak Ak Lwazi, Depatman Konsèvasyon & Rekreyasyon (DCR)

Transpòtasyon – Depatman Transpò A, Travo Piblik, MBTA, MassDOT

Anviwònman/Pote/Klima - Depatman Anviwònma

Divinò Ak Kilti

Sant Boston Pou Jenn & Separe Bay Chak Fanmi

Komisyon An Gwo Laj

Kominote Pwezèvasyon Lwa (CPA)

Imigran Avansman

Katye Sèvis (ONS)

Jenès Konsèy Majistra A / Jenès Angajman Ak Travay

Komisyon Majistra A Pou Moun Ki Enfim

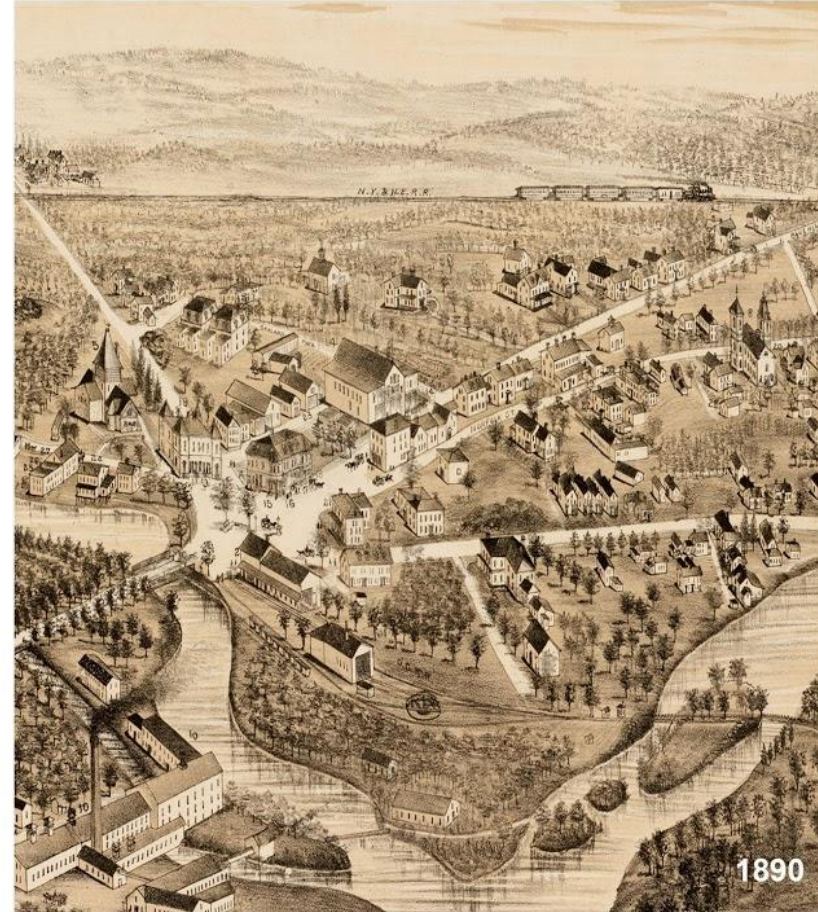
Depatman Lapolis Boston

Nou espere ke ou kite reyinyon sa a avèk:

1. Yon konpreyansyon sou objektif Lojman Vil la
2. Kijan nou pral adrese lojman w nan tout PLAN: Mattapan
3. Yon konpreyansyon sou kontèks lojman aktyèl ak kalite lojman ki konpoze Mattapan
4. Santi l prepare pou kontinye konvèsasyon an otou devlopman lojman nan Mattapan

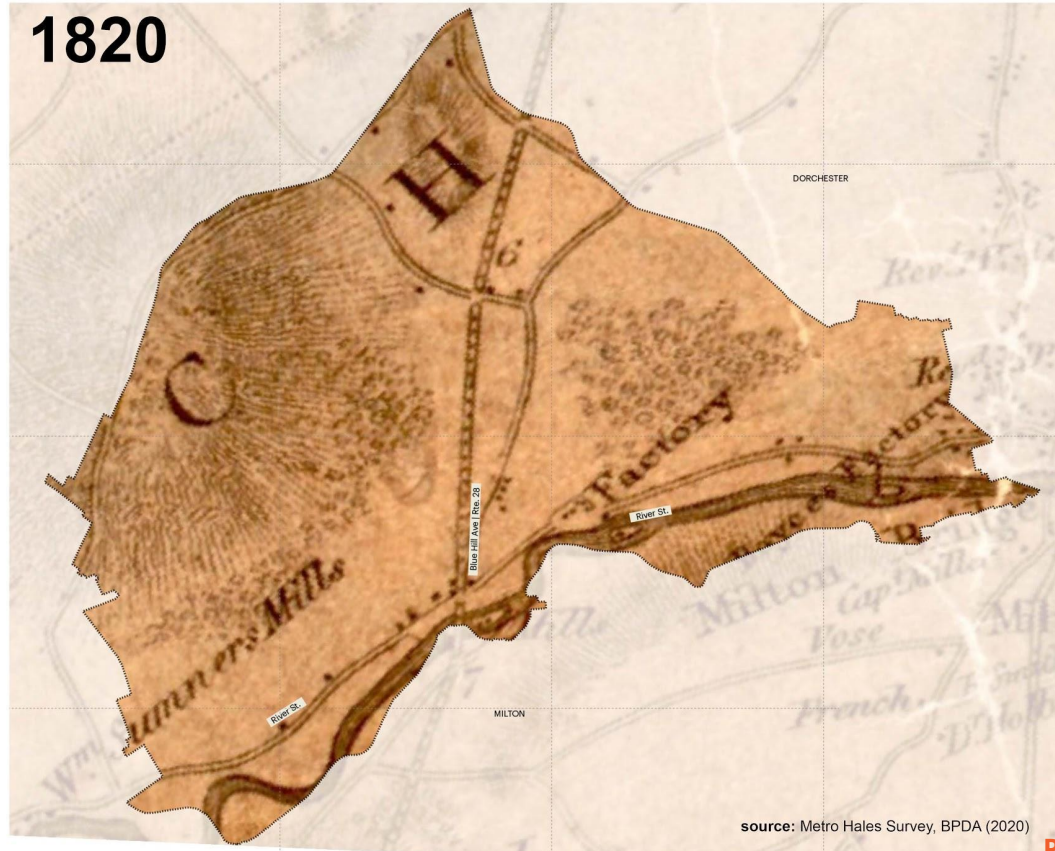
2

Devlopman Lojman nan Mattapan

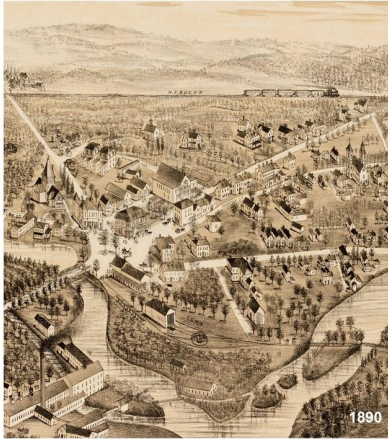




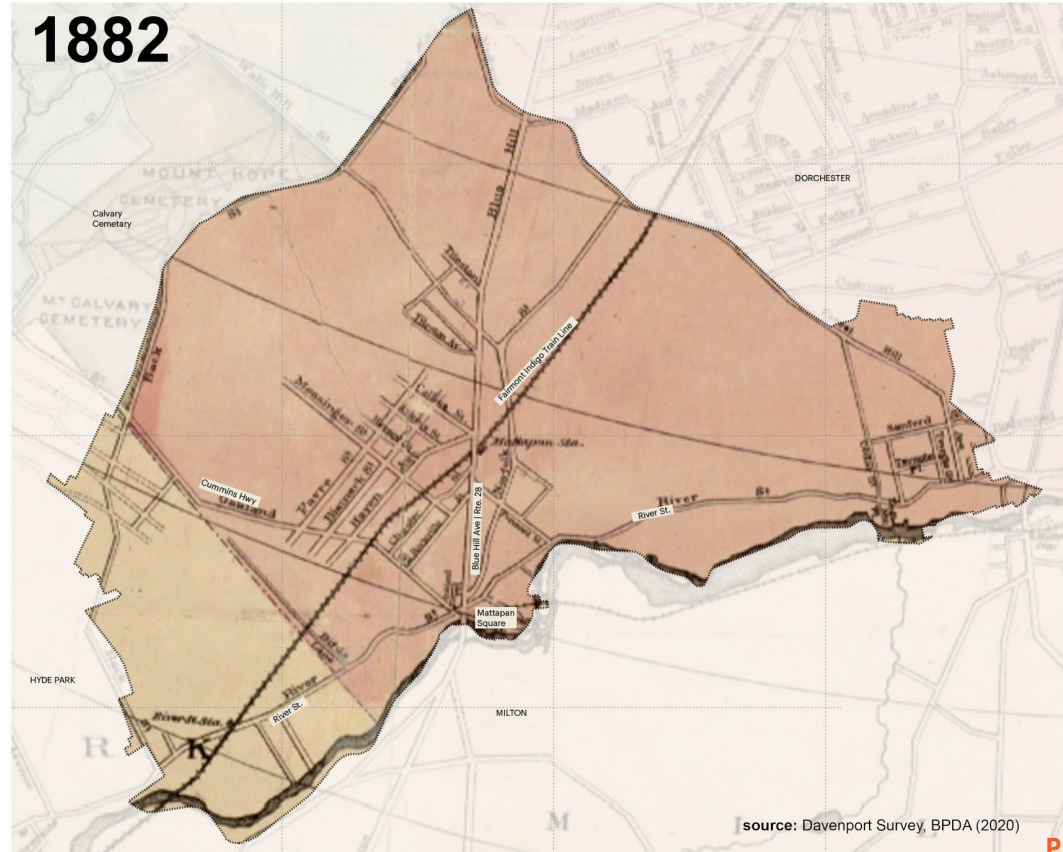
Premye wout



source: Metro Hales Survey, BPDA (2020)



Chemendefè

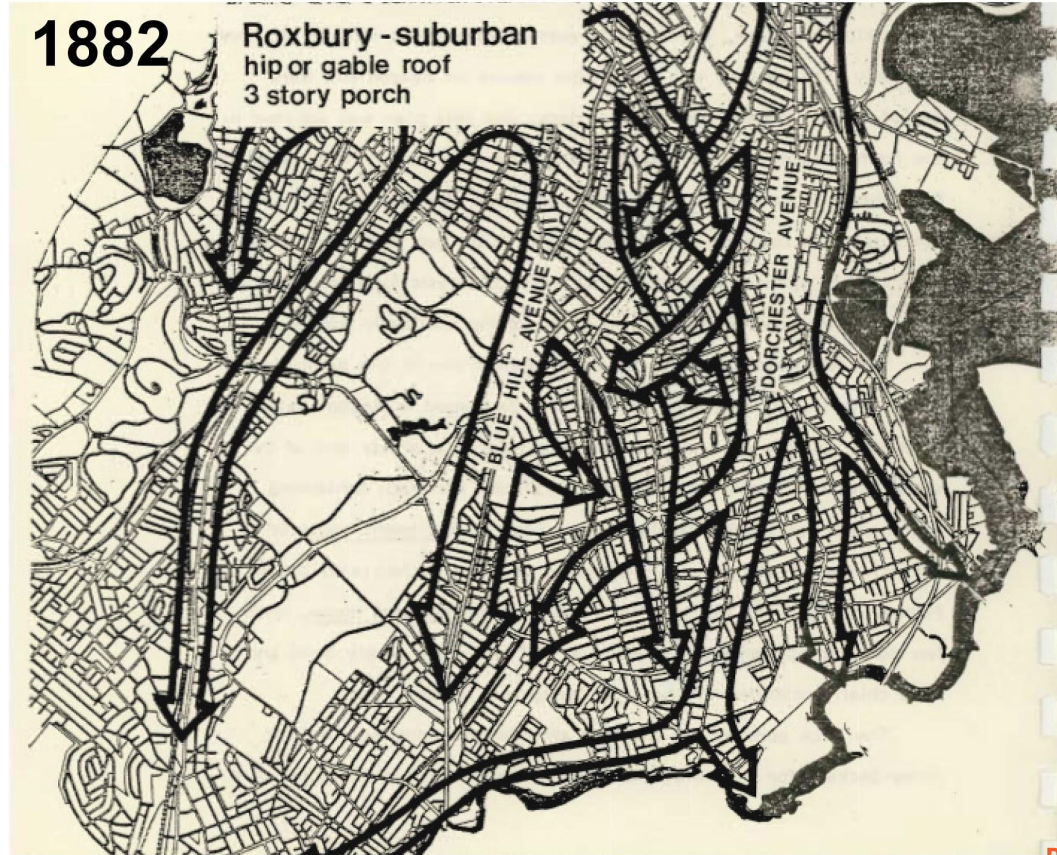


source: Davenport Survey, BPDA (2020)

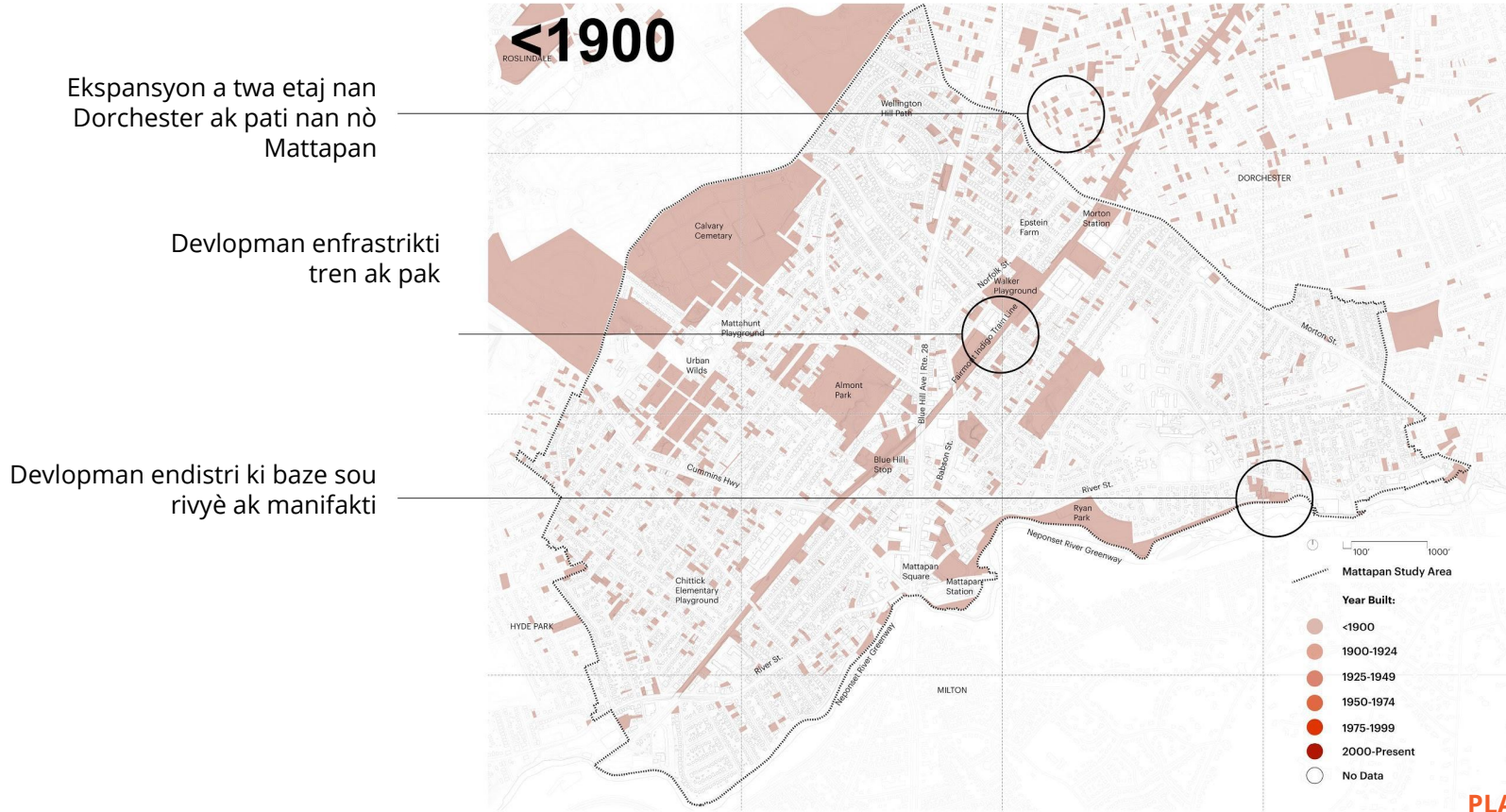
Devlopman Lojman - Twa Etaj



Twa Etaj



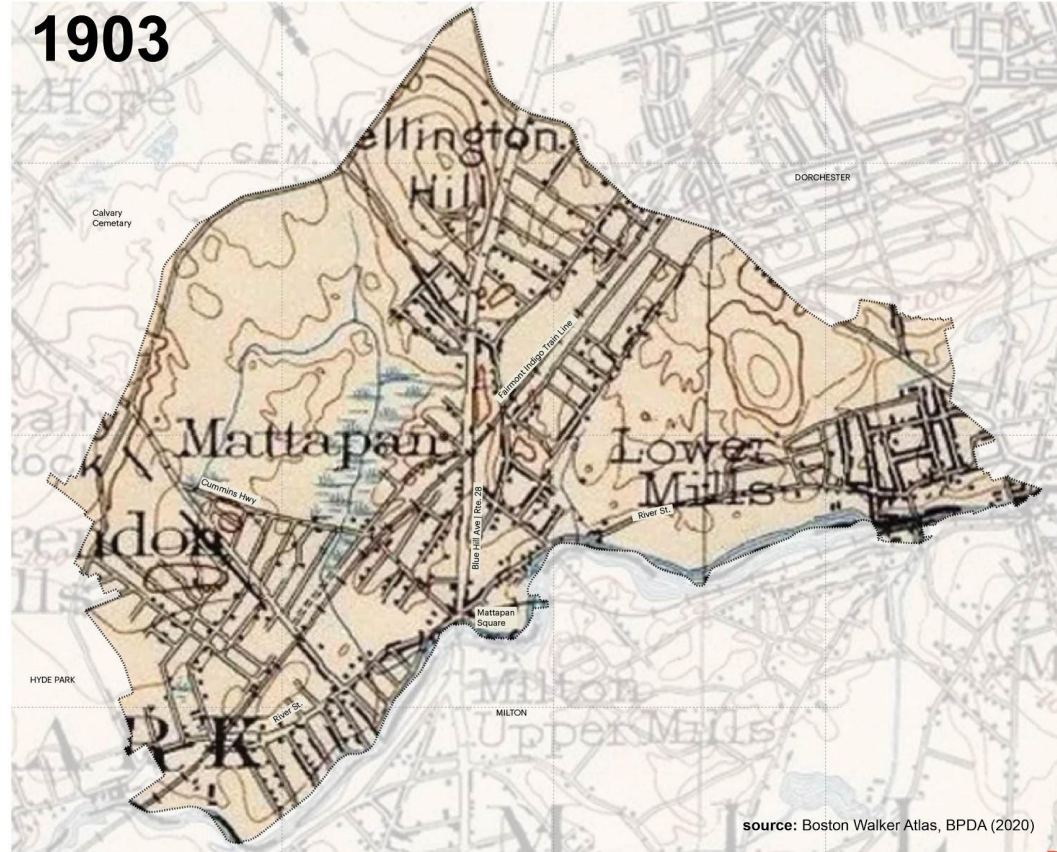
Devlopman Lojman anvan ane 1900



Tramway Banlye



Tramway Banlye

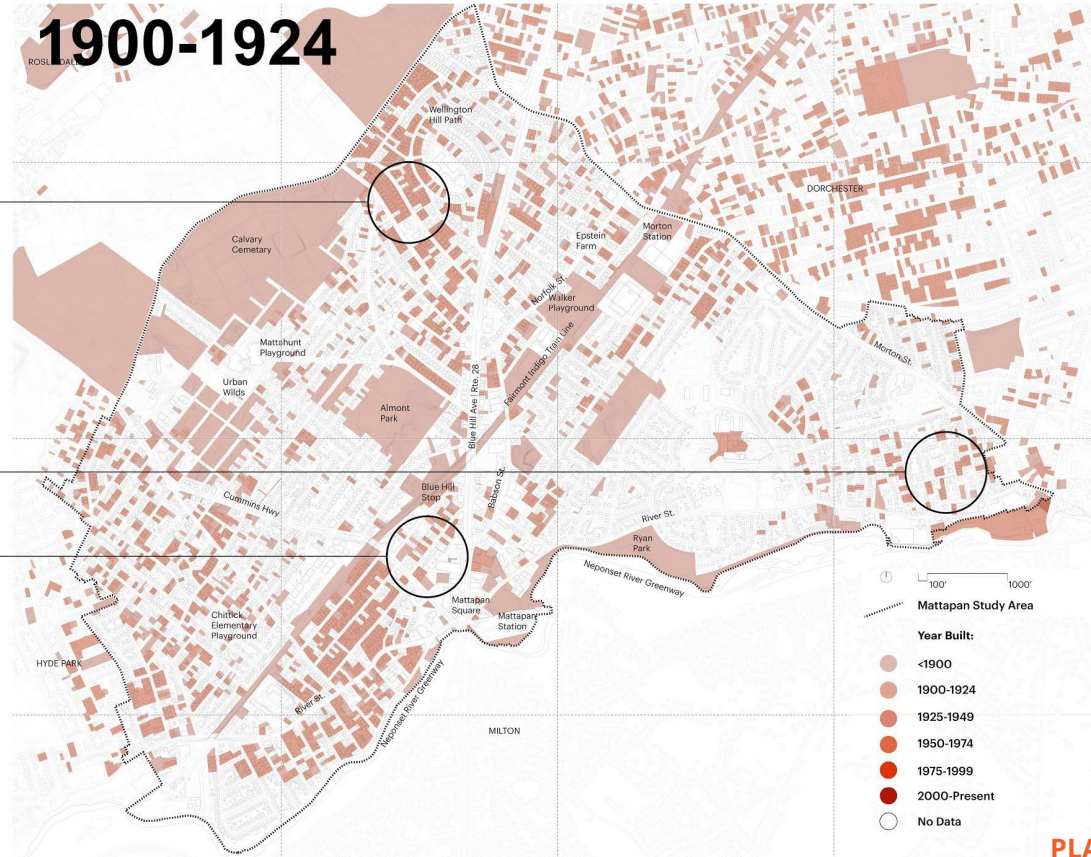


Devlopman Lojman ant ane 1900-1924

Lojman a Twa Etaj nan Wellington Hill ap devlope avèk kwasans ewokeyèn ak kominote jwif

Ekspansyon Lojman a twa etaj nan bò Dorchester toupre charyo a

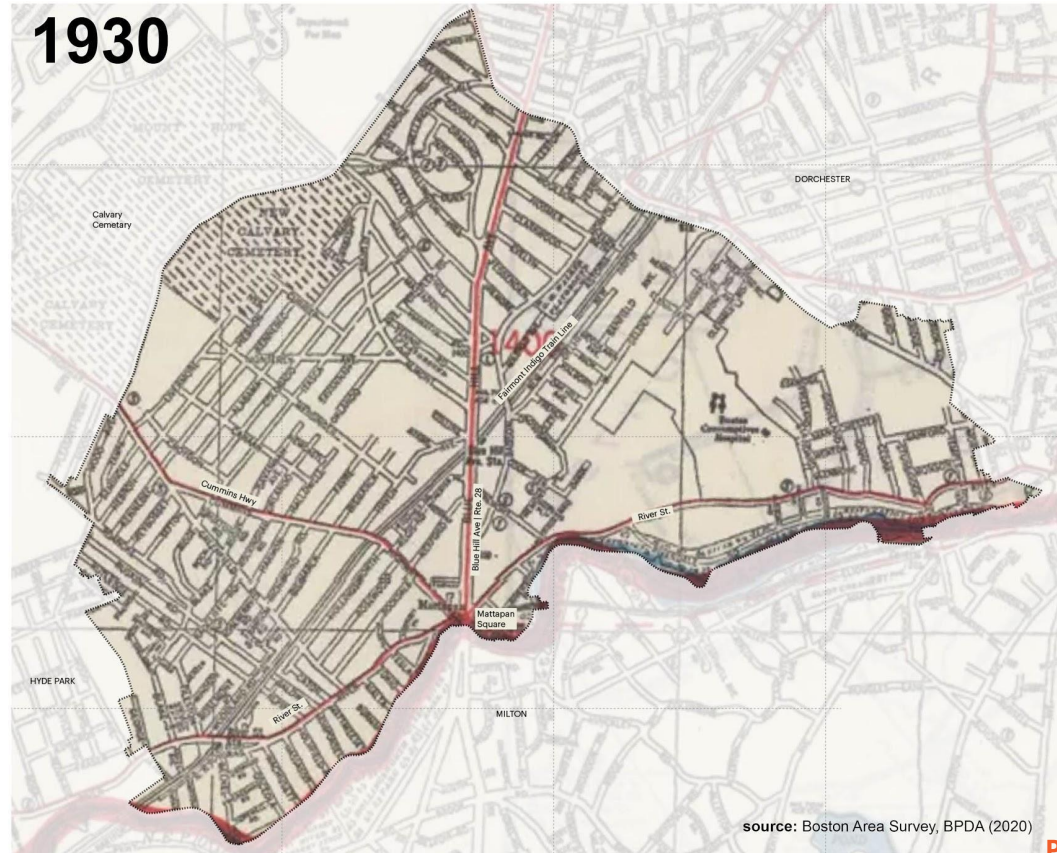
Lojman a Twa Etaj devlope toupre plas piblik Mattapan yo



Kominote Jwif

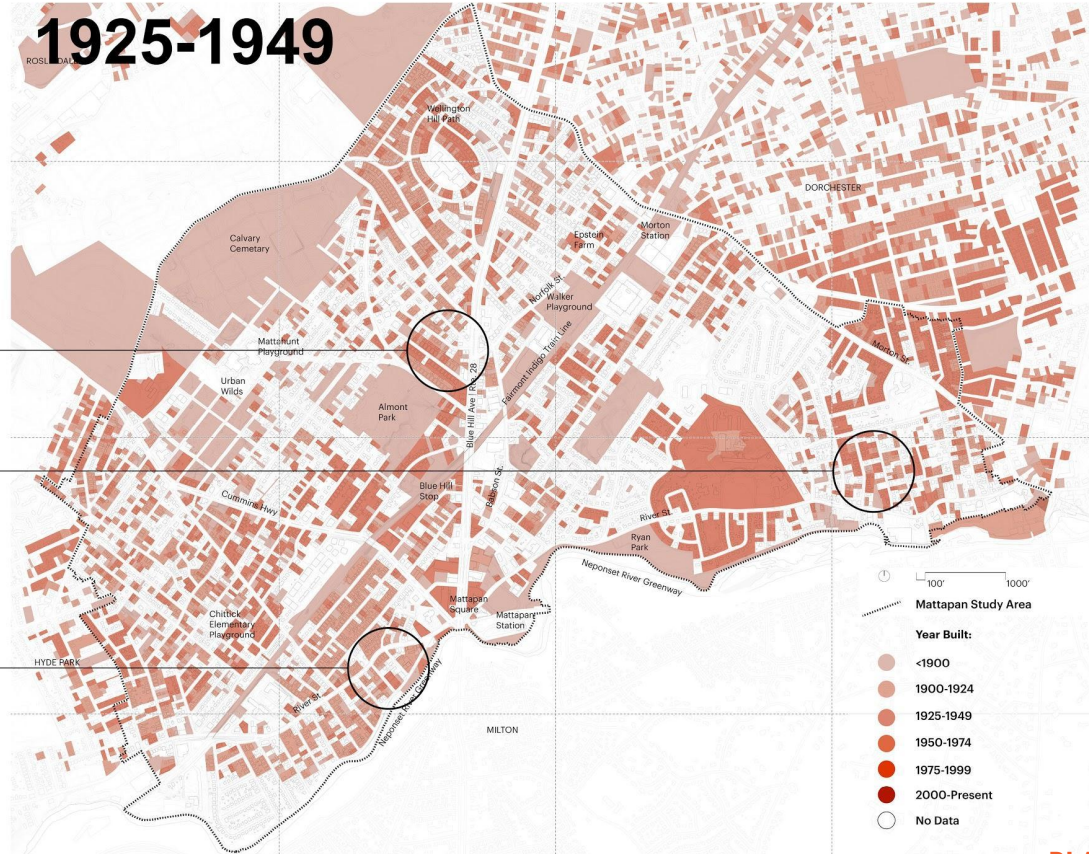


Kominote Jwif



source: Boston Area Survey, BPDA (2020)

Devlopman Lojman ant ane 1925-1949



Konstriksyon lojman sou avenue blue hill a mezi ke popilasyon an ap devlope

Katye yo te eksperimente dezanfikasyon otou rezèv lojman ki egziste deja

Zòn rue River ap grandi

Renouvèlman Iben ak Pratik diskriminatwa

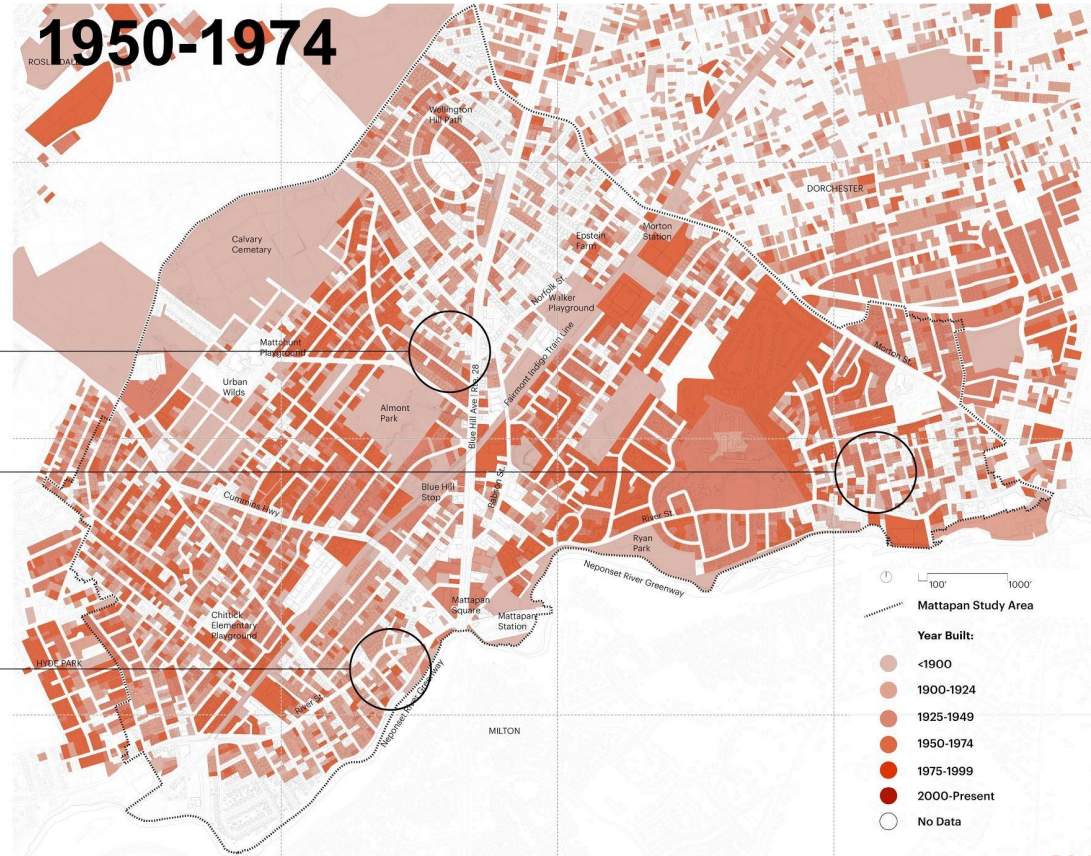


1955

Renouvèlman



Devlopman Lojman ant ane 1950-1974



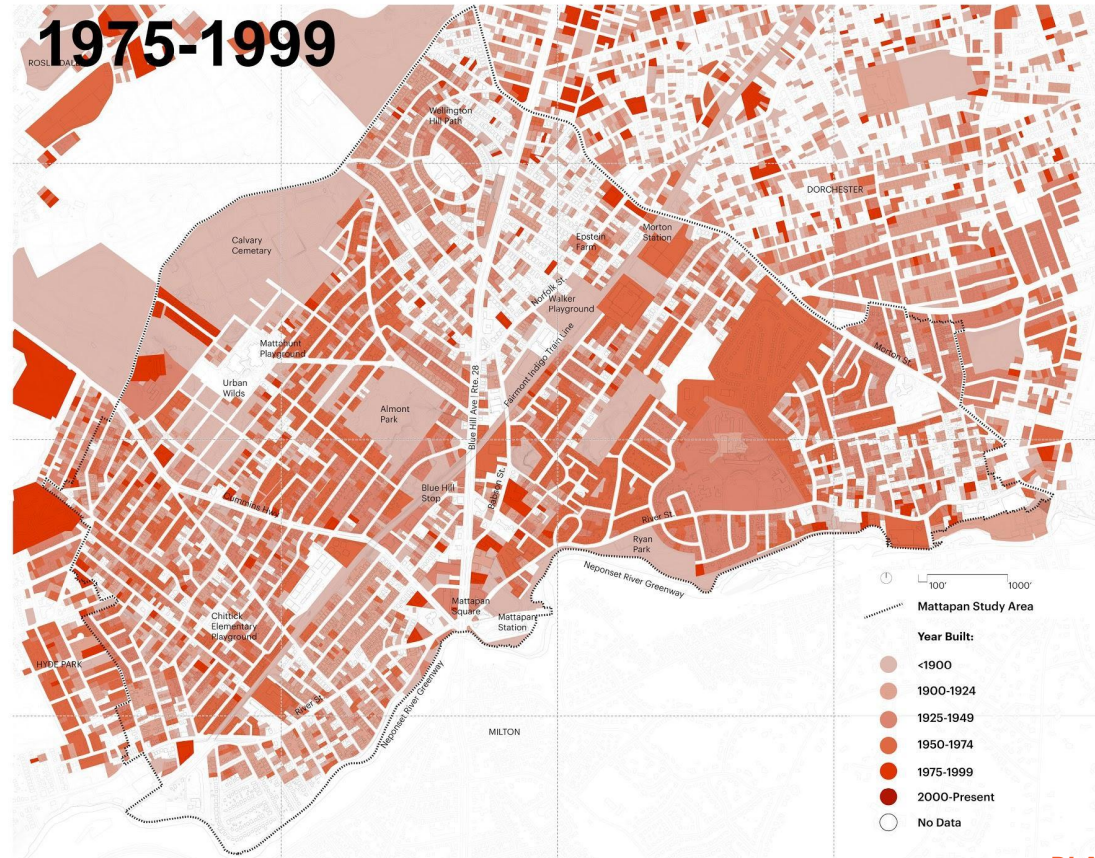
Konstriksyon lojman sou Blue Hill Avenue amezi ke popilasyon an ap grandi

Katye yo te eksperimente dezanfikasyon otou rezèv lojman ki egziste deja

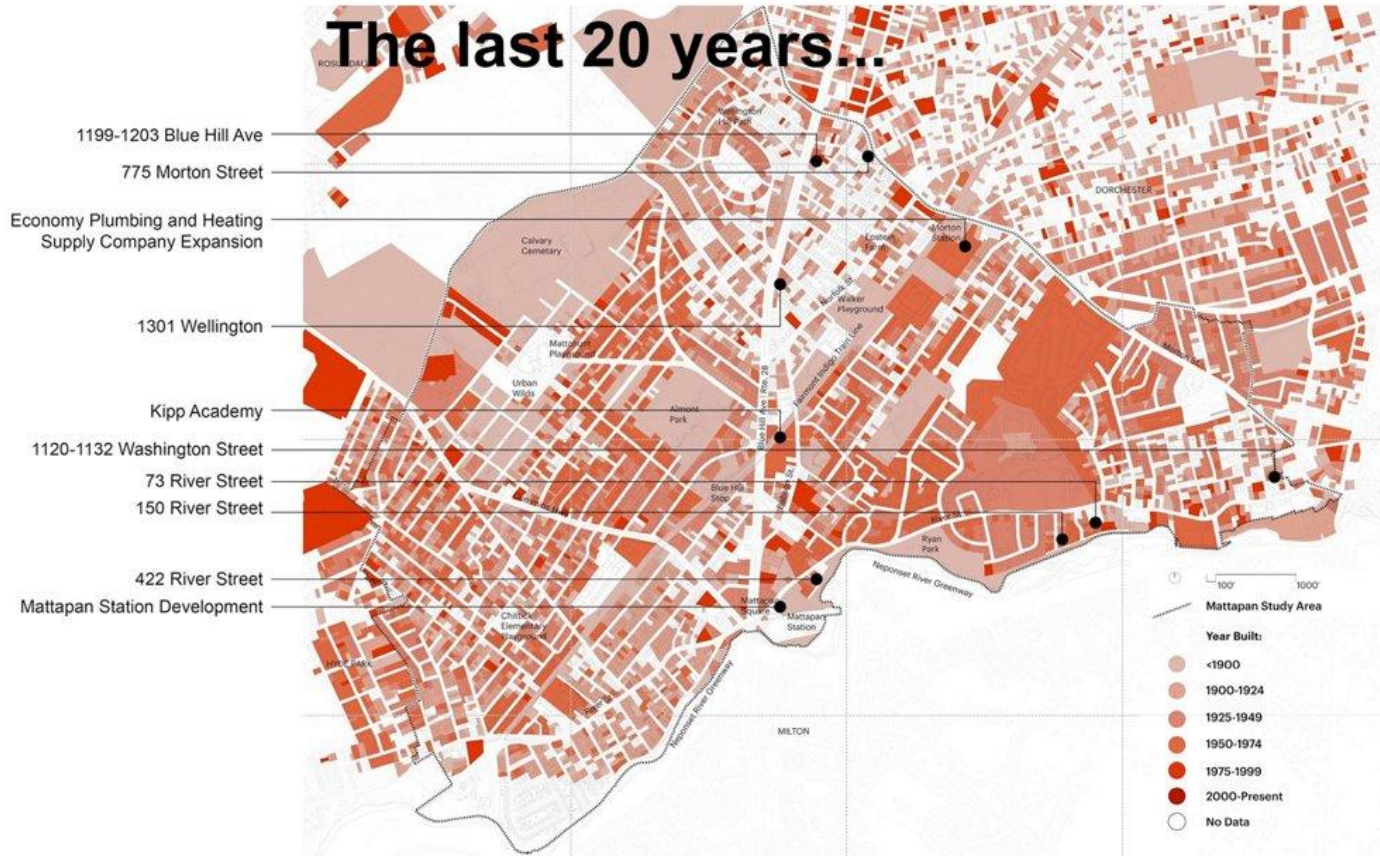
Zòn rue River ap grandi

Devlopman Lojman ant ane 1975-1999

Devlopman nan katye a deklina akòz yon kantite fòs politik, sosyal ak ekonomik, sa ki gen ladan teren limite toupri transpòtasyon, dezinvestisman, ak blockbusting.



Devlopman lojman pandan dènye 20 ane yo



3 Objektif Lojman; Vil la ak Mattapan



PWODUI nouvo lojman, **KONSÈVE** lojman a bon mache ki egziste deja, ak **PWOTEJE** kay fanmi ki a risk yo.

1. Pwodui 69,000 nouvo inite lojman, avèk 15,920 inite a revni limite
2. Kenbe lojman a bon mache/revni limite nan Boston
3. Re-devlope ak renove jiska 4,500 inite BHA
4. Konbat depasman lè nou sipòte 1,000 inite lojman lwaye nan mache a epi fè yo vini revni limite
5. Anpeche degèpisman ak ankouraje estabilite lojman

Sa nou te tande: Pòt Louvri, SWOT, ak plis ankò

Rising rents
are effecting
housing
stability

More Micro
UNIT Housing
For Single
Adults to
save and get
back on their
feet

Need
Senior
Housing

Live/Work
Space for
Mattapan
artists

More low
income
single family
houses

People living on
fixed incomes have
greater risk of
displacement

Help for
Would like to
see more Black
Hispanic others
own homes

The word "market
rate" does not
reflect the prices
available to real
working people - market
is above real people's markets

POTENTIAL FOR
SIGNIFICANT
DENSITY INCREASES
@
TRAIN STATIONS
(MATTAPAN SQ.
+
MORTON ST)

Increasing
homeownership.

Housing [↑] risk
Single young
Professionals

Lack of
Ownership
Opportunities
for Mattapan
residents

Sa nou te tande: Plas ak koridò a plizyè itilizasyon



TPopilasyon Mattapan te ogmante 14% ant 2010 ak 2017

Population Trends 1970-2017



Sources: U.S. Census Bureau, 1950-2010 Decennial Census, 2017 5-year American Community Survey, US Census Bureau, 2010 Census, 2013-2017 American Community Survey, BPDA Research Division Analysis

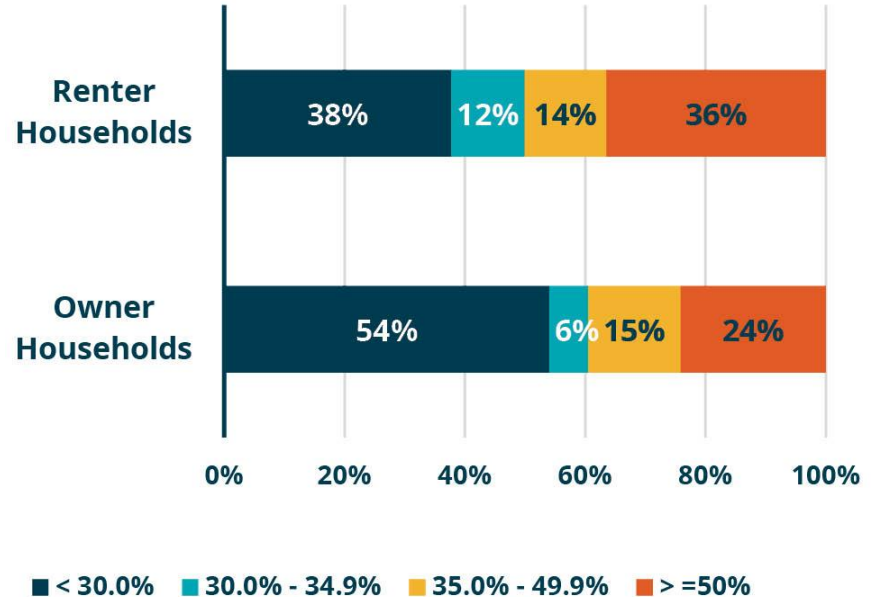
Devlopman Lojman Kounye a

Pandan ke popilasyon an nan Mattapan gen ogmante, kantite lajan an nan lojman ki disponib pou lwaye oswa achte pa te ogmante.



All of this impacts housing costs and affordability. 36% of rental households in Mattapan are severely cost burdened, meaning they pay more than 30% of their income towards rent.

Percent of Income Going Towards Housing Costs 2017



Source: US Census Bureau, 2013-2017 American Community Survey, BPDA Research Division Analysis
Some households categorized as "Not Computed" and are not included in this chart.



Fanmi yonsèl paran

Married couples are any two persons that are married and members of the same household. The married couple **may or may not have children** living with them.



Granmoun

citizens **65 years or older that live alone**



Kay ki gen plizyè jenerasyon

Multigenerational families are those consisting of more than two adult generations living under the same roof. Many researchers also include **households** with a grandparent and at least one other generation.



Selibatè

The **single-person household** is a **household** that contains **one person** who lives alone.



Yonsèl paran

A **single parent** is a person who lives with a child or children and who does not have a spouse .

4 Aktivite Aswè a

1. Ki kalite kay ki egziste nan Mattapan
2. Ki bezwen yo an matyè lojman
3. Ki difikilte yo genyen osijè lojman yo
4. Kisa ki a bon mache pou kalite fanmi sa a ak kijan nou ka detèmine abòdabilite sa a?

Aktivite a pral

1. Prepare nou pou diskisyon nan lavni sou jan yo grandi diferan kalite lojman, ki sa ki sanble, ak ki jan nou ka reyalize diferan nivo aksesibilite.
2. Ede gide ki jan nou reyalize objektif lojman ansanm ak lòt objektif ki tabli nan plan: Mattapan.



Mattapan's Kay

Fè



8,870 kay total nan tout kalite nan Mattapan.



Revni medyàn nan kay la nan Mattapan se \$ 48,000 pou chak ane.



68% nan kay Mattapan yo se fanmi yo, konpare ak 48% nan kay Boston.

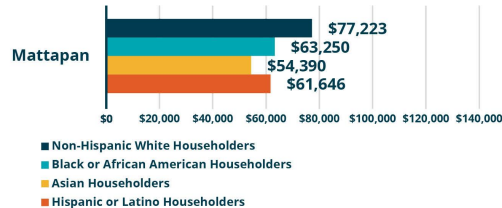


Yon tyè nan kay Mattapan yo se fanmi ki gen nan tèt li yon sèl fanm.



To lokatè pwopriyetè a nan Mattapan se 38%, pi wo pase nan tou vil la.

Mwayèn revni nan kay pa ras nan Mattapan:



Source: US Census Bureau, 2013- 2017 American Community Survey, BPDA Research Division Analysis

For information about resources please refer to page 26 of the Boston Housing Toolkit or contact the Boston Home Center (617-635-4663)



Kay Koup Marye

Kòmantè

Koup marye yo se nenpòt ki de moun ki marye ak manm nan menm kay la. Koup marye a ka oswa gen dwa pa gen timoun k ap viv avèk yo.

Sa nou konnen:

Kay ki gen koup marye yo nan Mattapan gen revni ki pi elve pase lòt kalite kay yo nan katye a, e yo gen mwens chans pou yo nan povrete.

Ki lòt bagay ou panse ki esansyèl pou kay sa a?

Konsidere lokasyon, espas kominotè, lavi prive, aksè nan transpòtasyon, elatriye.

Ki difikilte lojman ou panse kay sa a ap konfwonte?



Kalite kay ak abòdabilite

Revni medyan nan kay la nan Mattapan: **\$48,000** pou chak ane.



Kay Fanmi Granmoun
Gwosè kay an mwayen: 2



Kay yonsèl Paran
Gwosè kay an mwayen: 3



Kay ki gen plizyè jenerasyon
Gwosè kay an mwayen: 5



Kay Koup Marye
Gwosè kay an mwayen: 4



Kay ki gen yonsèl moun
Gwosè kay an mwayen: 1

Data source: American Community Survey (ACS) 2017

Avèk ki kalite kay ou abitye oswa ou gen plis konensans sou li?

Kisa ou ta konsidere a bon mache pou kay sa a an tèm lwaye chak mwa oswa pri pou lojman?

Itilize tablo Revni Mwayen zòn nan (AMI) nan do a, idantifye kisa ki a bon mache pou kay sa a.



Kalite kay ak abòdabilite

1) Itilize gwosè ak revni kay la, ou ka jwenn egzanp nivo revni mwayen zòn nan (AMI):

HH Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
1	\$23,800	\$39,700	\$47,600	\$55,550	\$63,500	\$79,350	\$95,200
2	\$27,200	\$45,350	\$54,400	\$63,450	\$72,550	\$90,650	\$108,800
3	\$30,600	\$51,000	\$61,200	\$71,400	\$81,600	\$102,000	\$122,400
4	\$34,400	\$56,650	\$68,000	\$79,300	\$90,650	\$113,300	\$135,950
5	\$36,750	\$61,200	\$73,450	\$85,650	\$97,950	\$122,400	\$146,850
6	\$39,450	\$65,750	\$78,900	\$92,000	\$105,200	\$131,450	\$157,750

2) Baze sou sa % AMI, jwenn lwaye inite limite yo:

Lwaye a bon mache maksimòm:

Unit Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
SRO	\$334	\$589	\$716	\$844	\$971	\$1,226	\$1,481
Stu.	\$445	\$785	\$955	\$1,125	\$1,295	\$1,635	\$1,975
1 bed	\$525	\$922	\$1,120	\$1,318	\$1,517	\$1,913	\$2,310
2 bed	\$586	\$1,039	\$1,266	\$1,492	\$1,719	\$2,172	\$2,626
3 bed	\$652	\$1,162	\$1,417	\$1,672	\$1,927	\$2,437	\$2,947
4 bed	\$718	\$1,284	\$1,568	\$1,850	\$2,134	\$2,700	\$3,266

Pri lavant a bon mache maksimòm:

Unit Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
Stu.	-	-	-	\$124,000	\$150,700	\$204,100	\$257,500
1 bed	-	-	-	\$155,200	\$186,400	\$248,600	\$304,400
2 bed	-	-	-	\$186,200	\$221,900	\$288,700	\$351,400
3 bed	-	-	-	\$217,400	\$257,500	\$327,900	\$398,300
4 bed	-	-	-	\$248,400	\$288,700	\$366,900	\$445,000