



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

July 2, 2018

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RSMPOC Overview and Updates

AGENDA

- 1. RSMPOC Overview**
- 2. Planning Update**
- 3. DND Update**
- 4. RSMPOC Comments**
- 5. Community Input**
- 6. RSMPOC Voting**

2018 RSMPOC MEETING CALENDAR

First Monday of the month:

Boston Water & Sewer Commission Building, 980 Harrison Ave, 2nd Floor Training Room

JANUARY 8, 2018

JULY 2, 2018

FEBRUARY 5, 2018

****NO AUGUST MEETING****

MARCH 5, 2018

SEPTEMBER 10, 2018

APRIL 2, 2018 (Cancelled)

OCTOBER 1, 2018

MAY 7, 2018

NOVEMBER 5, 2018

JUNE 11, 2018 (Memorial)

****NO DECEMBER MEETING****

RSMPOC'S RESPONSIBILITIES

The RSMPOC is charged with a set of responsibilities including promoting the Plan, creating sub-committees, identifying and pursuing funding options, evaluating the Plan, increasing public awareness, and guiding the disposition of public parcels.

The committee will actively continue to participate in the disposition of BPDA parcels.

As part of the promotion of the Plan, the RSMPOC will review:

- publicly-owned parcels within Roxbury; and
- privately-owned projects \geq 50,000 sq ft of development in Dudley Square.

ORIGINAL 2004 MASTER PLAN GOALS

- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable growth** with jobs for local residents
- Ensure **safe & convenient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **comfortable, lively, and safe public realm** that reflects the diversity of local residents
- Enhance **community participation** and empowerment through increased accountability of government, and institutions and businesses

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PLAN: Dudley Square Update

OBJECTIVES FOR PLAN: DUDLEY SQUARE

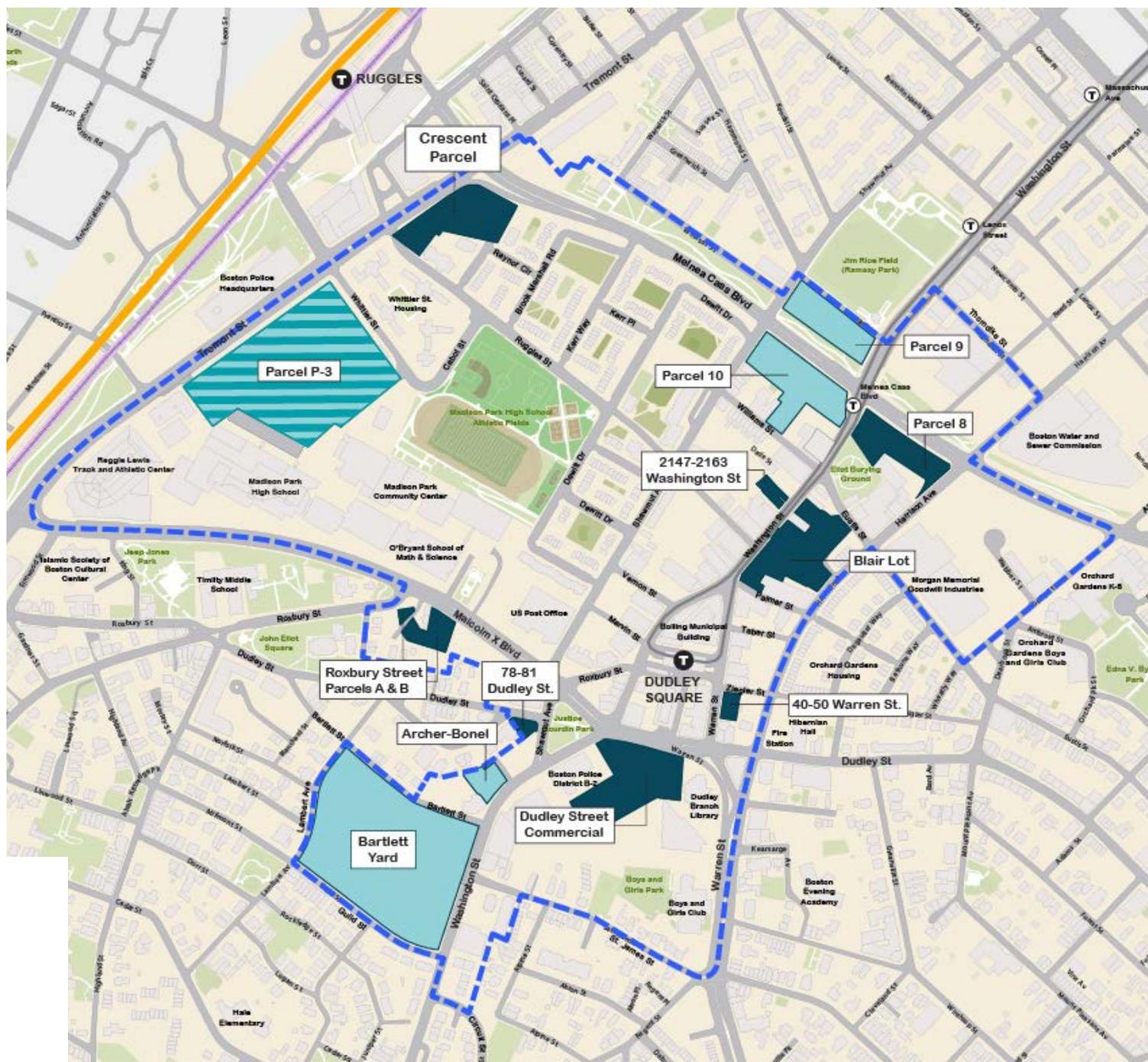
Implementation of Roxbury Strategic Master Plan

Keeping Roxbury Residents in the Community

- “The community has not voiced disagreement about the critical importance of the existence and maintenance of high quality subsidized housing; the goal is to achieve more balance of housing types.”

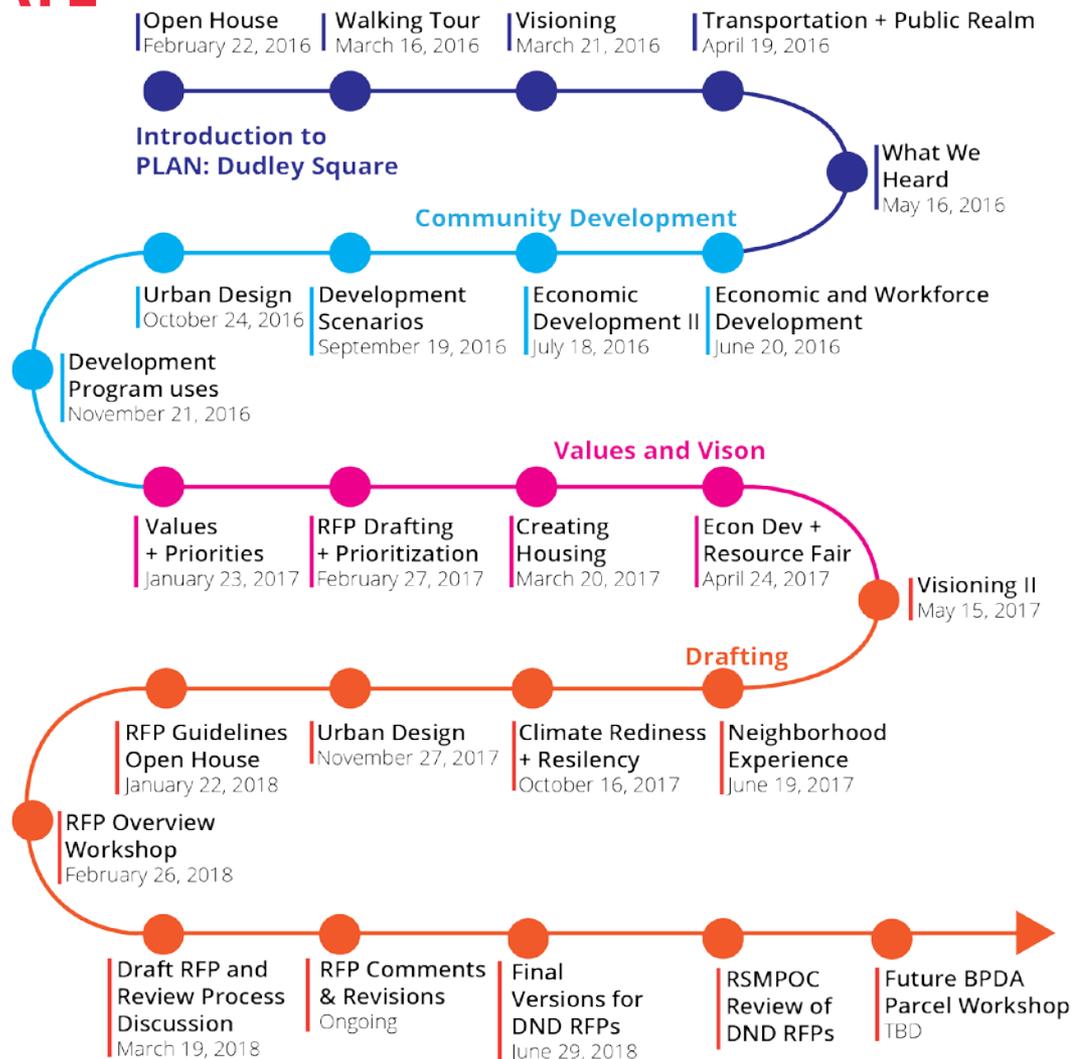
Overall Goals

- Maintain and expand affordable housing
- Increase individual and cooperative homeownership
- Design and plan innovative housing and its integration with the neighborhood’s social and economic structure
- Maintain and enhance the quality of public and subsidized housing



-  PLAN: Dudley Square Roxbury Boundary
-  Development Parcel
-  Designated Parcel
-  Tentatively Designated Parcel

PROCESS TO DATE



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**Department of Neighborhood Development
(DND) Update**

Dudley Square DND Owned Land RFP Summary



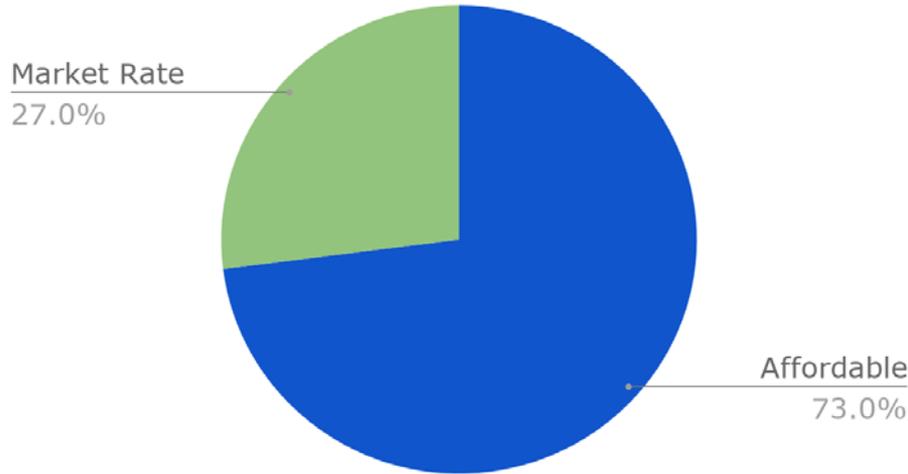
*RSMPOC Meeting
July 2, 2018*

Agenda

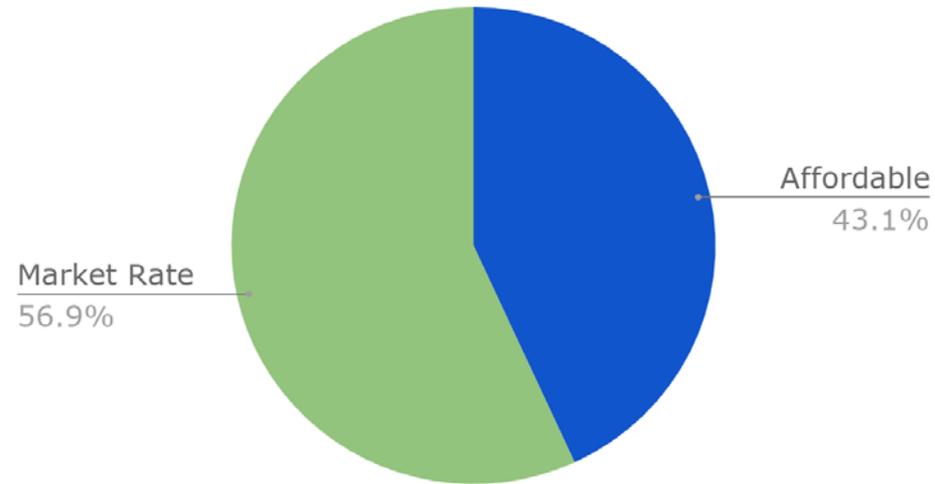
- 1. Overall Context**
- 2. Review of DND affordable housing goals and selection criteria**
- 3. Good Job Standards**

In Dudley and in Roxbury there exists a significant commitment to income restricted affordable housing

Housing Units in Dudley Square Area (1,370)



Housing Units in Roxbury (26,780)



- The City of Boston's priority is to use public land for public good, emphasizing the creation affordable housing
- We heard very clearly throughout this process that the community would like to prioritize development without displacement and ensure that the existing residents of Roxbury benefit from development

Affordable Housing Context in Roxbury

Risk of Displacement

Of the estimated **1,370 households** in the PLAN: Dudley Square SPA, risk of displacement varies.



**Low
Risk
73%**

1,000 Households living in income-restricted housing



**Moderate
Risk
14%**

190 Renters making more than \$75,000



**Increasing
Risk
< 1%***

Homeowners making below \$50,000



**Elevated
Risk
13%**

175 Households in market rate rental housing making below \$75,000.

Section Criteria in PLAN: Dudley Square RFPs



Affordable Housing Requirement

- **Two Thirds of Housing Units Created must be Income Restricted Affordable Housing**
 - **Rentals:** $\frac{1}{3}$ low income (both 30% and 50% AMI) and $\frac{1}{3}$ Moderate Income (up to 80% AMI)
 - **Homeownership:** $\frac{2}{3}$ must include a range from moderate and middle income (from 60% AMI to 100%AMI) with the average not to exceed 80% AMI
- Preference will be given to projects that include uses that support neighborhood control and/or household wealth creation, whether it be through homeownership, the creation of a cooperative, and/or control by a community land trust.
- Short term rentals and subleasing will be prohibited and owner-occupancy is required
- Firm Requirements - responses that do not meet these requirements will not be reviewed.
 - **However, proposals that go above and beyond these requirement by delivering more deeply affordable housing will be given greater preference**

Affordable to whom?

Rental Units			
Income Category	Income Range (3 Person Household)	Expected Rents (2 Bedroom Example)	Equivalent AMI
Very Low Income	Below \$27,000	Less than \$600	Below 30% AMI
Low Income	Up to about \$45,000	\$600 to \$1,000	30 to 50% AMI
Moderate Income	\$45,000 to \$75,000	\$1,200 to \$1,650	50 to 80% AMI

Anti-Displacement Requirement

- We require developers to submit an anti-displacement plan and disclose their practices for preventing displacement and eviction
- Evaluates Developers planned approach to assisting the current residents of Roxbury to remain in their community in the future, afford housing, and find pathways to economic opportunity.
- This section also further encourages innovative practices such as cooperative ownership, land trust participation, and rent-to-own strategies

Diversity and Inclusion Requirement

- Developers must include a plan for establishing and overseeing a minority outreach program aimed at creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property.
- Proposals should reflect the extent to which the proponent plans to include meaningful participation in:
 - Construction
 - Design
 - Development
 - Financing
 - Operations
 - Ownership

Community Benefits Requirements

- Requires the developer to submit a community benefits narrative.
- We leave room for creativity and partnerships, but provide the following suggestions:
 - Incorporation of specific uses into the proposal such as Cultural, Arts, Entertainment and Performance uses
 - Initiatives that for example foster the incubation of new entrepreneurs, educational opportunities that prepare local residents and young adults for future career opportunities
 - Seed funding and organizational support to existing local and/or non-profit organizations including organizations that support business improvement or cultural district within Dudley Square
- **Important Note:** Requiring $\frac{2}{3}$ of all housing to be income restricted will capture most of the value available for community benefits. Many projects many need direct financial assistance from the City and State leaving little to nothing left for any other expensive benefits.

12 Common Selection Criteria across RFP's

Areas for Community Input

- Overall Development Concept
- Design
- Sustainable Development
- Diversity and Inclusion
- Development without Displacement
- Good Jobs Standards
- Additional Community Benefits

Professional Evaluation

- Development Team Experience
- Financial Capacity
- Financial Feasibility
- Cost to City
- Development Timetable

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33% of evaluation based on progressive community benefits, inclusion, diversity, and protection of people living in Dudley today

Incorporation of Community Feedback

- Since February 2016, the City and the BPDA have held 21 public planning meetings for the Dudley Square Parcels
- Draft RFP language was first discussed in January 2018, and 3 workshops have been held on the language and details of the DND Parcels
 - We've received hundreds of comments and the majority of the RFP text has been re-written based on community feedback
 - Working drafts that show every edit based on community feedback have been posted online for transparency
- Community feedback will continue to be an emphasis after RFPs are released and development proposals are being reviewed at public meetings, in Project Review Committees, and by the Oversight Committee.

Good Jobs Standards



Good Jobs Standards

Developers must present a narrative explaining how their proposal supports the community's expressed priorities around supporting good permanent jobs at site and engaging in fair hiring practices which will support the participation of people of Roxbury and the immediate neighborhood.

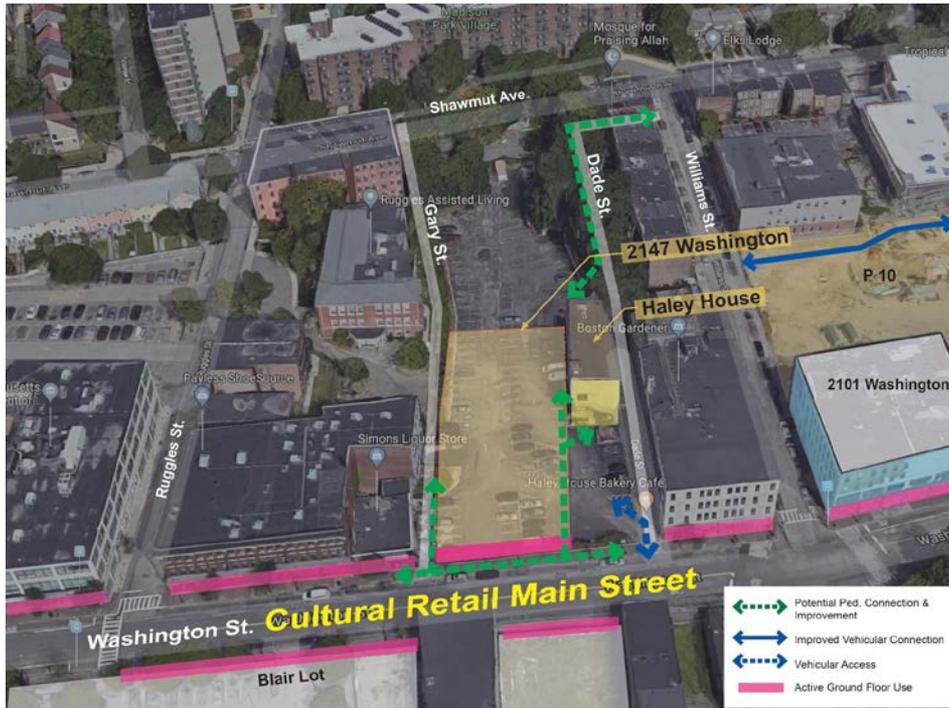
- At least 51% of the total employee work-hours performed on the Parcel, and for each employer occupying the Parcel, shall be by bona fide Boston Residents
- At least 51% of the total employee work-hours performed on the Parcel, and for each employer occupying the Parcel, shall be by people of color
- At least 51% of the total employee work-hours performed on the Parcel, and for each employer occupying the Parcel, shall be by women.
- Good Wages: All employees shall be paid a salary or hourly wage equal to or greater than the Boston Living Wage - which shall be defined as \$16.89 on January 1, 2017 thereafter increasing annually by the rate of inflation
- Full-time employees: At least 75% of all employees working on the Parcel, and at least 75% of all employees of each lessee, sublessee, or tenant working on the Parcel, shall be full-time employees. "Full time" shall mean at least 30 hours per week.
- Stable shifts: All employees shall have a stable schedule appropriate for the field of work, defined as a work schedule that allows the employee to reasonably schedule other family care, educational, and work obligations; and a schedule that does not include "on-call" time and has a set weekly pattern that does not change more than two times per year shall be presumed to be stable.
- Benefits: All full-time employees shall be offered the opportunity to opt into a company sponsored health insurance plan and coverage that meets Massachusetts (MCC).
- NOTE: small businesses are exempted from submitting a plan

**Additional
details if needed
for discussion**



2147 Washington Street

Development & Design Objectives:



- A building with retail, cultural, or entertainment uses on the ground floor and housing above
- Heights of 6 to 12 stories with setbacks at upper floors that relate the building to its context
- Ongoing successful operation of Haley House
- Safe, engaging streetscape
- Green space and sustainable strategies

75-81 Dudley Street

Development & Design Objectives:



- A building with retail, cultural, or entertainment uses on a portion of the ground floor and housing above
- Preference for senior or intergenerational housing
- Heights consistent with the immediate context
- Safe, engaging streetscape
- Green space and sustainable strategies

Dudley Street Commercial (135 Dudley Street)

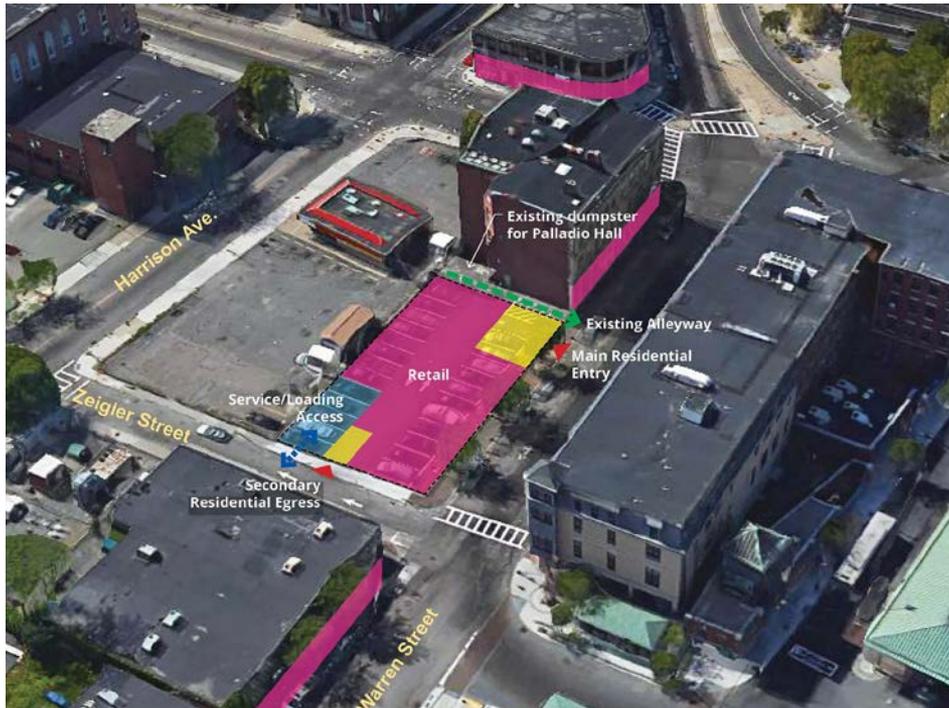
Development & Design Objectives:



- A building with retail, cultural, or entertainment uses on the ground floor that create meeting spaces, job opportunities, and small business growth
- A combination of housing and commercial uses above the ground floor
- Heights of 6 to 12 stories
- A significant public open space
- Parking
- Safe, engaging streetscape
- Green space and sustainable strategies

40-50 Warren Street

Development & Design Objectives:

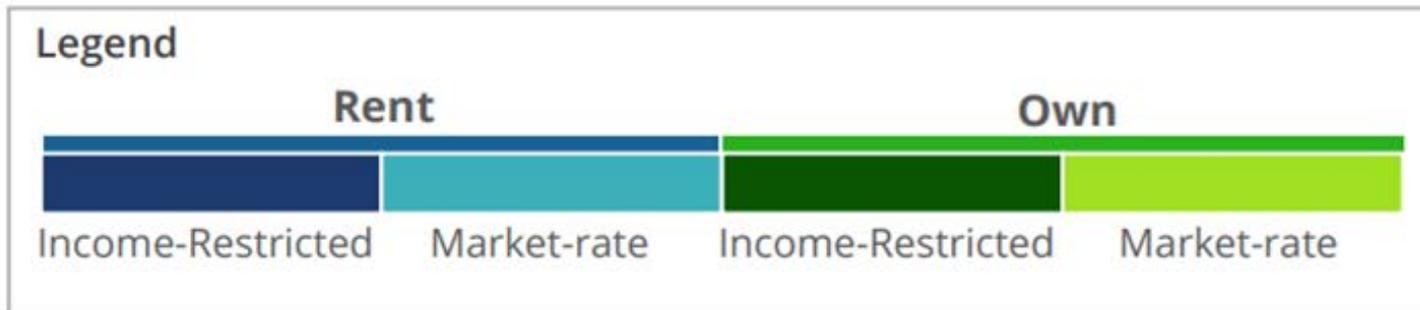
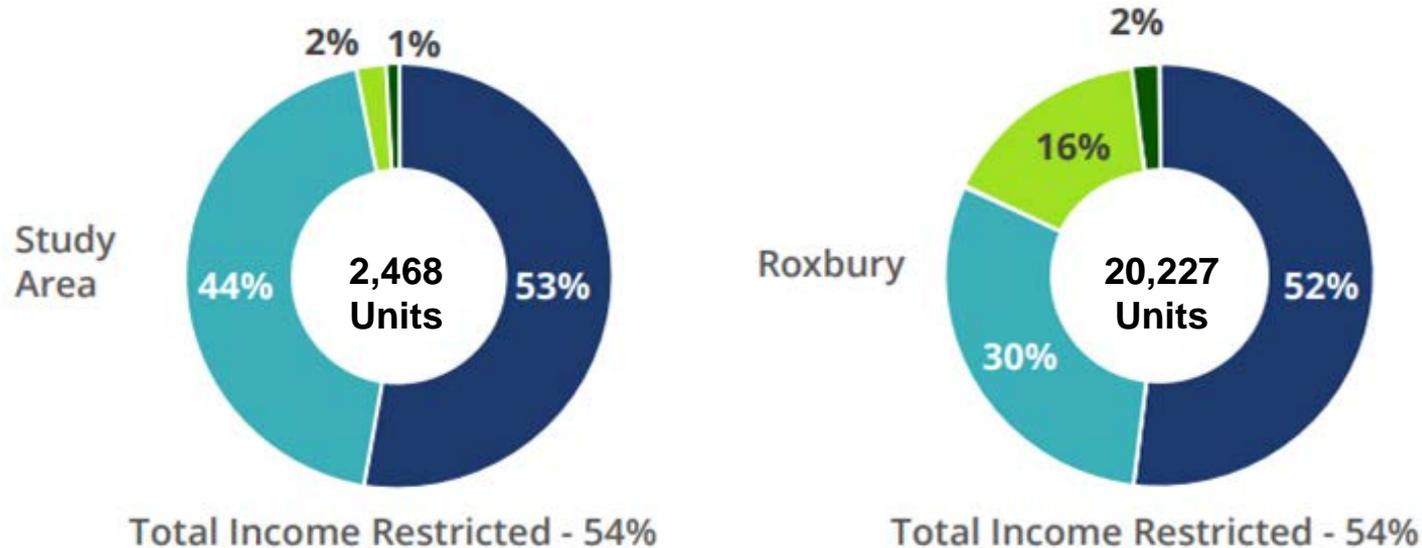


- A building with retail, cultural, or entertainment uses on the lower floor(s) and housing above
- Heights of 4 to 8 stories with setbacks at upper floors that relate the building to its context
- Safe, engaging streetscape
- Green space and sustainable strategies

Affordable Housing Context in Roxbury

Income Restriction in Rental & Homeownership

Including existing and approved



Boston is a leader in income restricted housing and these units are protected from the pressures of the housing market

- With nearly 54,000 units of income restricted affordable housing, Boston is a national leader
- Nearly 1 out of every 5 units in Boston is income restricted
- Among rental housing, nearly 1 out of every 3 units is rent restricted
- We need to keep up production to maintain this leadership

Deed-Restricted Units by Tenure

Planning District	Total Restricted Units	Restricted Rental	Restricted Owner
Allston/Brighton	4,285	4,201	84
Back Bay/Beacon Hill	1,023	962	61
Central	3,085	2,925	160
Charlestown	2,357	2,262	95
Dorchester	4,045	3,812	233
East Boston	2,598	2,464	134
Fenway/Kenmore	2,029	2,015	14
Hyde Park	1,831	1,804	27
Jamaica Plain	5,049	4,813	236
Mattapan	2,946	2,784	162
Roslindale	1,296	1,265	31
Roxbury	11,481	10,889	592
South Boston	3,574	3,340	234
South End	7,703	7,312	391
West Roxbury	479	466	13
CITYWIDE	53,781	51,314	2,467

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RSMPOC Comments

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Community Input

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RSMPOC Voting