

HOUSING AND REAL ESTATE

Housing Recommendation Spotlights

KEY ACRONYMS

- AFFH: Affirmatively Furthering Fair Housing
- BIFDC: Boston Interagency Fair Housing Development Committee

HOUSING PRODUCTION: WHAT IS AFFH AND HOW CAN IT WORK IN HYDE PARK?



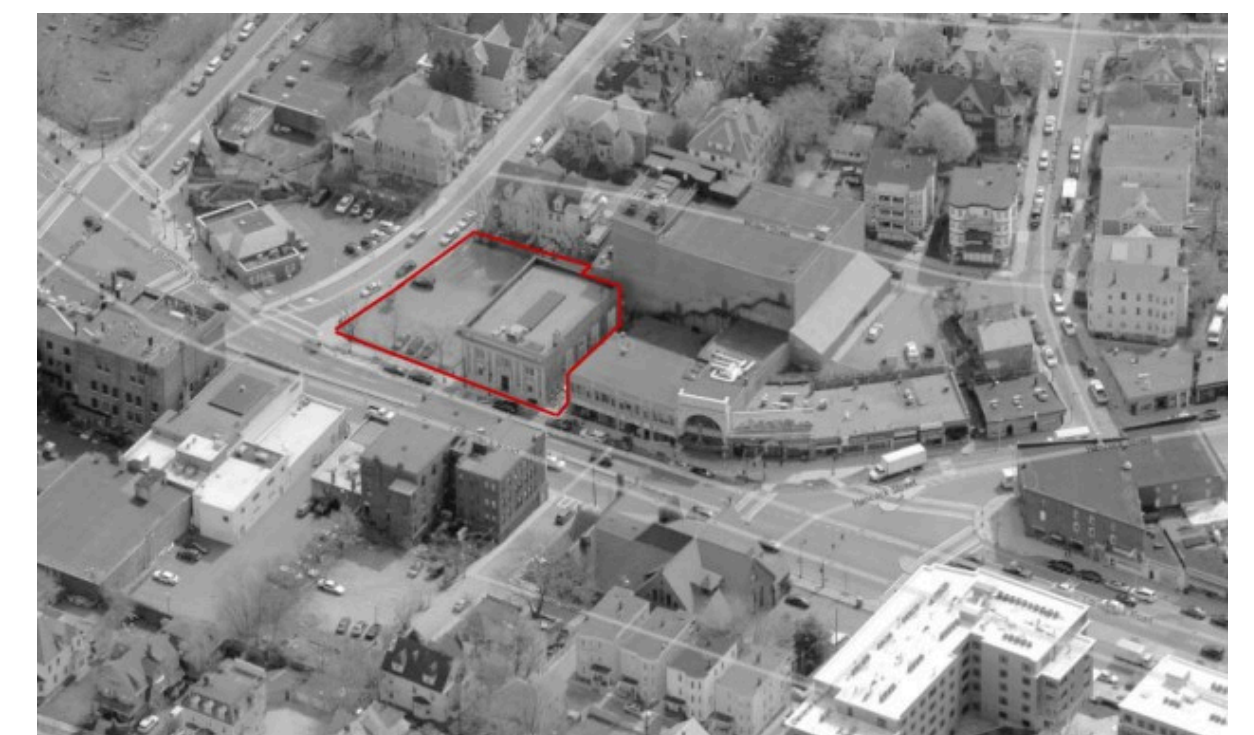
- AFFH went into effect as part of Article 80 of the Zoning Code in March 2021
- It applies to projects over 50,000 square feet and Planned Development Areas with a residential component
- All projects are reviewed by BIFDC, which makes recommendations based on area context and Plans to serve the fair housing needs of the community

- In Hyde Park, AFFH can be used to create **more housing opportunity for voucher holders** through targeted marketing interventions
- AFFH requirements can also produce **more larger units sizes (2+ bedrooms)** for income-restricted households with children

STABILIZATION: HOW DOES PARCEL ACQUISITION WORK AND WHERE ARE THERE OPPORTUNITIES IN CLEARY SQUARE?

- The City of Boston's Planning Department owns and can acquire parcels of land throughout Boston.
- When there are **vacant or underutilized parcels** the Real Estate division within the Planning Department can acquire and develop these parcels through disposition to create new affordable, equitable, and resilient uses.
- See the example to the right of a public parcel disposition in Dorchester

555-559 Columbia Road, existing

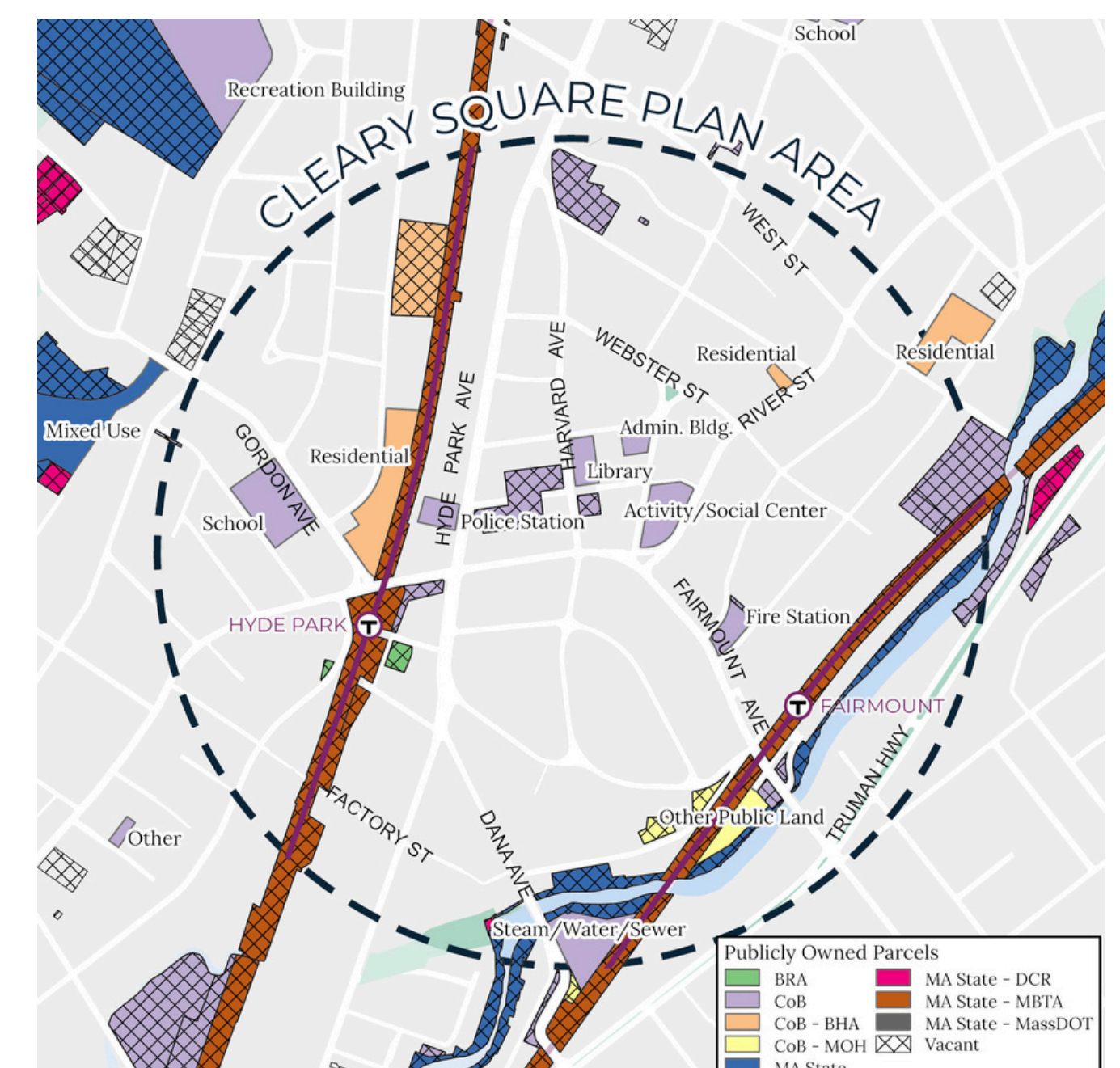


555-559 Columbia Road, proposed



HOUSING PRODUCTION: HOW DOES PUBLIC PARCEL DISPOSITION WORK AND WHERE CAN IT BE USED IN CLEARY SQUARE?

- The disposition process for publicly owned parcels starts with public meetings that help shape the **development and design guidelines** for Request for Proposals ("RFP") to redevelop the site.
- Proposals are evaluated based on how well the redevelopment strategy aligns with the goals of the RFP.



ANTI-DISPLACEMENT

What is the City doing to address displacement concerns?

In early 2025, the City will release an **Anti-Displacement Action Plan** that will include a series of strategies for addressing anti-displacement issues in the City of Boston across residential, commercial, and cultural sectors.

The following recommendations are supported by the Hyde Park community for mitigating displacement and ensuring long-term commercial and residential stability:



- Enforce protections for **displaced residential tenants** in cases of construction or demolition for new development



- Provide advance notice of direct displacement and support to secure stable, affordable housing for displaced tenants



- Develop a policy that limits store size and/or types of stores in certain locations to support local business districts like Hyde Park Square



- Track commercial vacancies and support existing or start-up businesses in tenanting vacant commercial spaces



LOJMAN AK IMOBILYE

Pwen Enpòtan Rekòmandasyon Lojman

AKRONIM KLE

- AFALE: Ankouraje yon Fason Afimatif Lojman Ekitab
- KEDLEB: Komite Enterinstitisyonel Developman Lojman Ekitab Boston

PWODIKSYON LOJMAN: KISA AFFH YE E KIJAN LI KA TRAVAY NAN HYDE PARK?



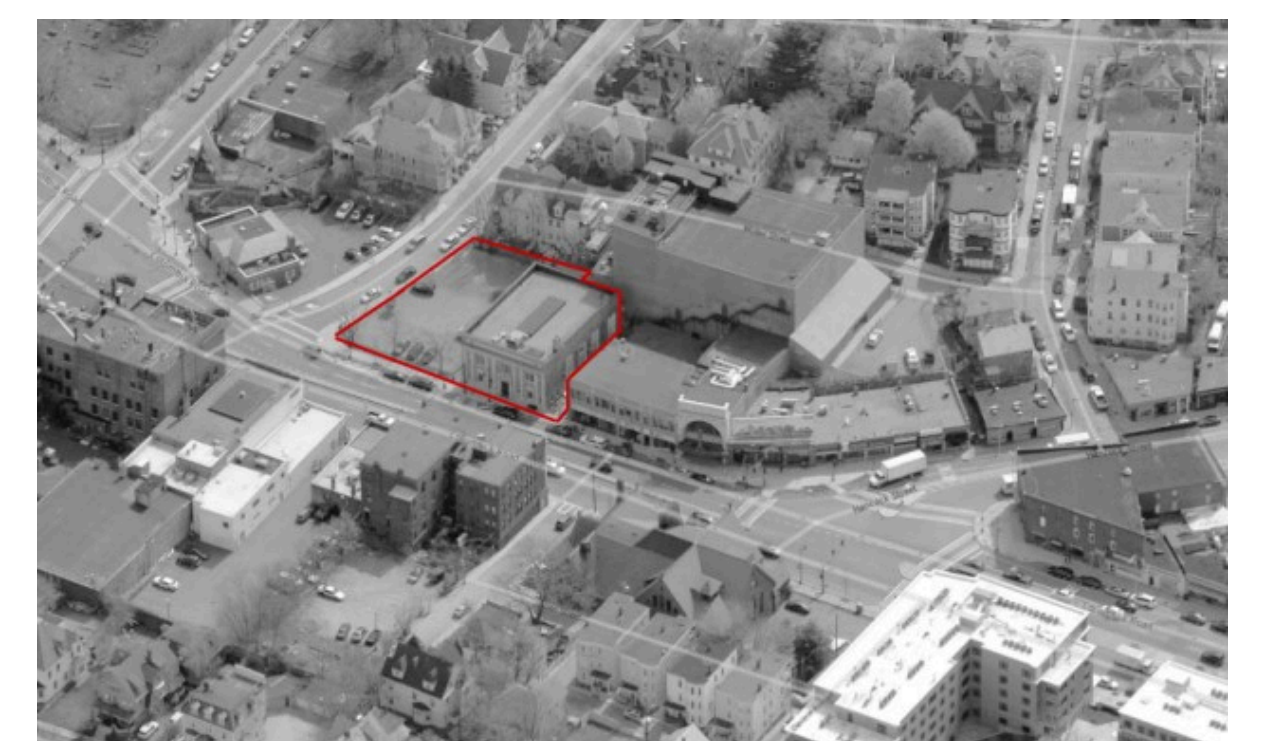
- AFFH te antre an aplikasyon kòm yon pati nan Atik 80 nan Kòd Zonifikasyon an nan mwa mas 2021
- Li aplike a pwojè plis pase 50,000 pye kare ak Zòn Developman Planifye ak yon eleman rezidansyèl.
- Tout pwojè yo revize pa BIFDC, ki fè rekòmandasyon ki baze sou kontèks zòn nan ak Plan pou sèvi bezwen lojman san patipri kominote a.

- Nan Hyde Park, AFFH ka itilize pou kreye plis **opòtinite lojman pou moun ki gen bon yo** atravè entèkansyon maketing vize.
- Egzijans AFFH yo ka pwodwi plis inite **ki pi gwo tou (2+ chanm)** pou fanmi ki gen timoun ki gen restriksyon sou revni.

ESTABILIZASYON: KIJAN PARCEL AKIZISYON TRAVAY AK KOTE GEN OPÒTINITE NAN CLEARY SQUARE?

- Depatman Planifikasyon Vil Boston an posede e kapab achte tè nan tout Boston.
- Lè gen pasèl ki **vid oswa ki pa sèvi ak divizyon** nan Imobilye nan Depatman Planifikasyon an ka pran ak devlope pasèl sa yo grasa dispozisyon pou kreye nouvo itilizasyon abòdab, ekitab ak fleksib.
- Gade egzanp adwat yon dipozisyon pasèl piblik nan Dorchester

555-559 Columbia Road, egzistan

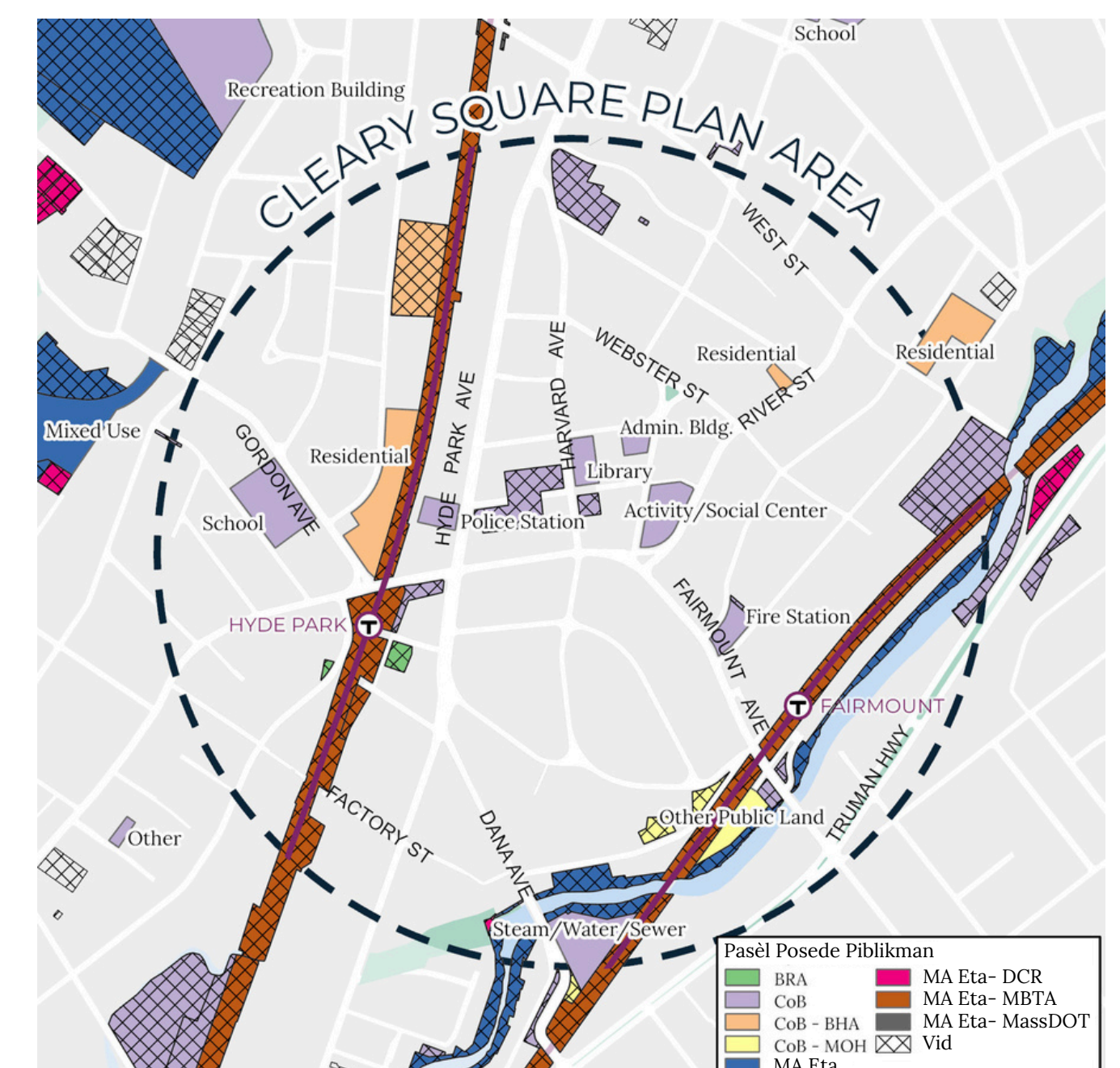


555-559 Columbia Road, pwopozè



PWODIKSYON LOJMAN: KIJAN DISPOZISYON PASEL PUBLIK TRAVAY AK KI KOTE LI KA ITILIZE NAN CLEARY SQUARE?

- Pwosesis dispozisyon pou pasèl ki posede piblik la kòmanse ak **reyinyon piblik ki ede fòme direktiv** developman ak konsepsyon pou Demann pou Pwopozisyon ("DPP") pou redevlope sit la.
- Yo evalye pwopozisyon yo selon fason estrateji redevlopman an byen aliye ak objektif DPP yo.



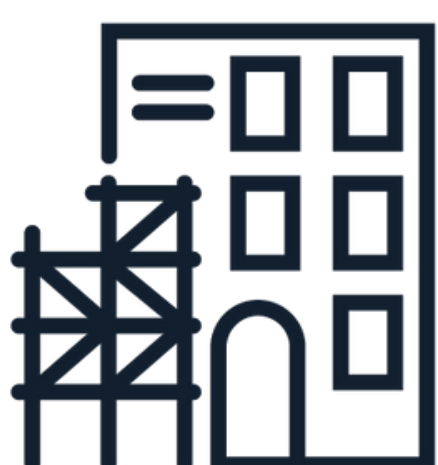
ANTI-DEPLASMAN

Kisa vil la ap fè pou adrese pwoblèm deplasman yo?

Nan kòmansman ane 2025, Vil la pral pibliye yon Plan Aksyon

Anti-Deplasman ki pral genyen yon seri estrateji pou adrese pwoblèm anti-deplasman nan Vil Boston atravè sektè rezidansyèl, komèsyal ak kiltirèl.

Kominote Hyde Park sipòte rekòmandasyon sa yo pou diminye deplasman yo epi asire establite komèsyal ak rezidansyèl alontèm:



- Ranfòse pwoteksyon pou lokatè rezidansyèl ki **deplase** yo nan ka konstriksyon oswa demolisyon pou nouvo devlopman



- Bay yon avi alavans sou deplasman dirèk ak sipò pou sekirize lojman ki estab, abòdab pou lokatè ki deplase yo.



- Devlope yon politik ki limite gwosè magazen ak/oswa kalite magazen nan sèten kote pou sipòte distri biznis lokal yo tankou Hyde Park Square.



- Swiv pòs komèsyal ki vid yo epi sipòte biznis ki deja egziste oswa ki kòmanse nan lokatè espas komèsyal vid