

MEMORANDUM

BOARD APPROVED

JULY 11, 2019

TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
TIM CZERWIENSKI, PROJECT MANAGER
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
ALEXA PINARD, URBAN DESIGNER
TED SCHWARTZBERG SENIOR, PLANNER

SUBJECT: 141 WESTVILLE STREET, DORCHESTER

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 141 Westville Street in Dorchester, in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the "Code"); (2) enter into an Affordable Rental Housing Restriction and Agreement ("ARHAR") in connection with the Proposed Project; and (3) recommend approval to the City of Boston Zoning Board of Appeal on Petition ERT949626 for necessary zoning relief to construct the Proposed Project, with the proviso that the plans be submitted to the BPDA and subject to ongoing design review.

PROJECT SITE

The Proposed Project is located at 141 Westville Street in Dorchester (the "Project Site"). The Project Site is a vacant lot of approximately 3,000 square feet. It is

* Effective October 20, 2016, the BRA commenced doing business as BPDA.

bounded on the north by Westville Street, on the east by three-decker at 149 Westville Street, on the south by a community garden, and on the west by a one-story building at 416-422 Geneva Avenue.

DEVELOPMENT TEAM

Proponent: Vivian and Elisa Girard

Architect: Boehm Architector
Jennifer West

Code
Consultant: Hastings Consulting, Inc.
Kevin S. Hastings

DESCRIPTION AND PROGRAM

Dorchester residents Vivian and Elisa Girard (the “Proponent”) propose to construct a four (4)-story, approximately 36 foot tall, residential building totaling approximately 5,820 square feet. The building will contain 14 rental units, including two (2) Inclusionary Development Policy Units (“IDP Units”). The units are proposed to be compact, and were designed following the intent of the City’s Compact Living Policy Pilot (the “Proposed Project”). The Proposed Project will include approximately 500 square feet of shared space on the first floor for use by residents, as well as an approximately 250 square foot outdoor patio. The Proposed Project will also have unfenced access to the adjacent community garden.

As currently proposed, the 14 rental units will consist of all studio apartments. The Proposed Project includes no parking.

ARTICLE 80 REVIEW PROCESS

Under the Compact Living Pilot adopted by the BPDA Board in October 2018, projects seeking to take advantage of the Compact Living Policy with 10 to 14 units are expected to go through Article 80 Small Project Review. On April 8, 2019, the Proponent filed a Small Project Review Application with the BPDA for the Proposed Project, pursuant to Article 80E of the Code. A BPDA-sponsored public meeting was

held on May 2, 2019 at the Vietnamese American Community Center at 42 Charles Street. The meeting was advertised in the Dorchester Reporter and Thang Long newspapers on April 18, and sent to the BPDA Dorchester neighborhood newsletter. The BPDA comment period concluded on May 8, 2019.

ZONING

The Project Site is situated within the Dorchester Neighborhood District and is governed by Article 65 of the Code. The Proposed Project will require zoning relief from the following: insufficient off-street parking; forbidden use (multifamily); insufficient lot area for additional dwelling units; insufficient minimum lot width; insufficient minimum lot frontage; excessive floor area ratio; excessive height (stories and feet); insufficient usable open space; insufficient front yard setback; insufficient rear yard setback. The Proposed Project’s Board of Appeals case number is ERT949626.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 (“IDP”), and is located within Zone C, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. In this case, two (2) units within the Proposed Project will be created as IDP rental units (the “IDP Units”), made affordable to households earning not more than 50% of the Area Median Income (“AMI”), as published by the BPDA and based upon data from the United States Department of Housing and Urban Development (“HUD”).

The proposed locations, sizes, income restrictions, and rents for the IDP Units are as follows:

Unit Number	Number of Bedrooms	Square Footage	Percent of Area Median Income	Rent*
One	Studio (Compact)	275 SF	50%	\$706
Ten	Studio (Compact)	280 SF	50%	\$706

*Rents are as published by the BPDA for 2019. Unit sizes trigger the compact unit policy and are therefore the rents are 90% of the rent usually allowed for larger sized units of the same bedroom type.

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Rental Housing Agreement and Restriction ("ARHAR"), and rents and income limits will be adjusted according to BPDA published maximum rents and income limits, as based on HUD AMIs, available at the time of the initial rental of the IDP Units. The IDP Units are compact units. As such, the rents for the IDP Units are in accordance with the Compact Unit Policy. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The ARHAR must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also register the Proposed Project with the Boston Fair Housing Commission at the time of the building permit, so as to expedite the creation of the Affirmative Marketing Plan (the "Plan"). Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom).

Where a unit is built out for a specific disability (e.g., mobility or sensory), a preference will also be available to households with a person whose need matches the build out of the unit. The City of Boston Disabilities Commission may assist the BPDA in determining eligibility for such a preference.

The IDP Units will not be marketed prior to the submission and approval of the Plan by Fair Housing and the BPDA. An affordability covenant will be placed on the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the renter and rent of any subsequent rental of the IDP Units during this fifty (50) year period must fall within the applicable income and rent limits for each IDP Unit. IDP Units may not be rented out by the developer prior to rental to an income eligible household, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

There is no partial unit payment required as the two (2) designated IDP Units satisfies fully the IDP requirements.

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, BPDA staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project; (2) enter into an ARHAR in connection with the Proposed Project; and (3) recommend approval to the City of Boston Zoning Board of Appeal on Petition ERT949626 for necessary zoning relief to construct the Proposed Project, with the proviso that the plans be submitted to the BPDA and subject to ongoing design review.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a four-story residential building containing 14 rental units at 141 Westville Street in Dorchester (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of two (2) on-site Inclusionary Development Policy Units, and to execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to recommend approval to the City of Boston Zoning Board of Appeal on Petition ERT949626 for necessary zoning relief to construct the Proposed Project, with the proviso that the plans be submitted to the BPDA and subject to ongoing design review.

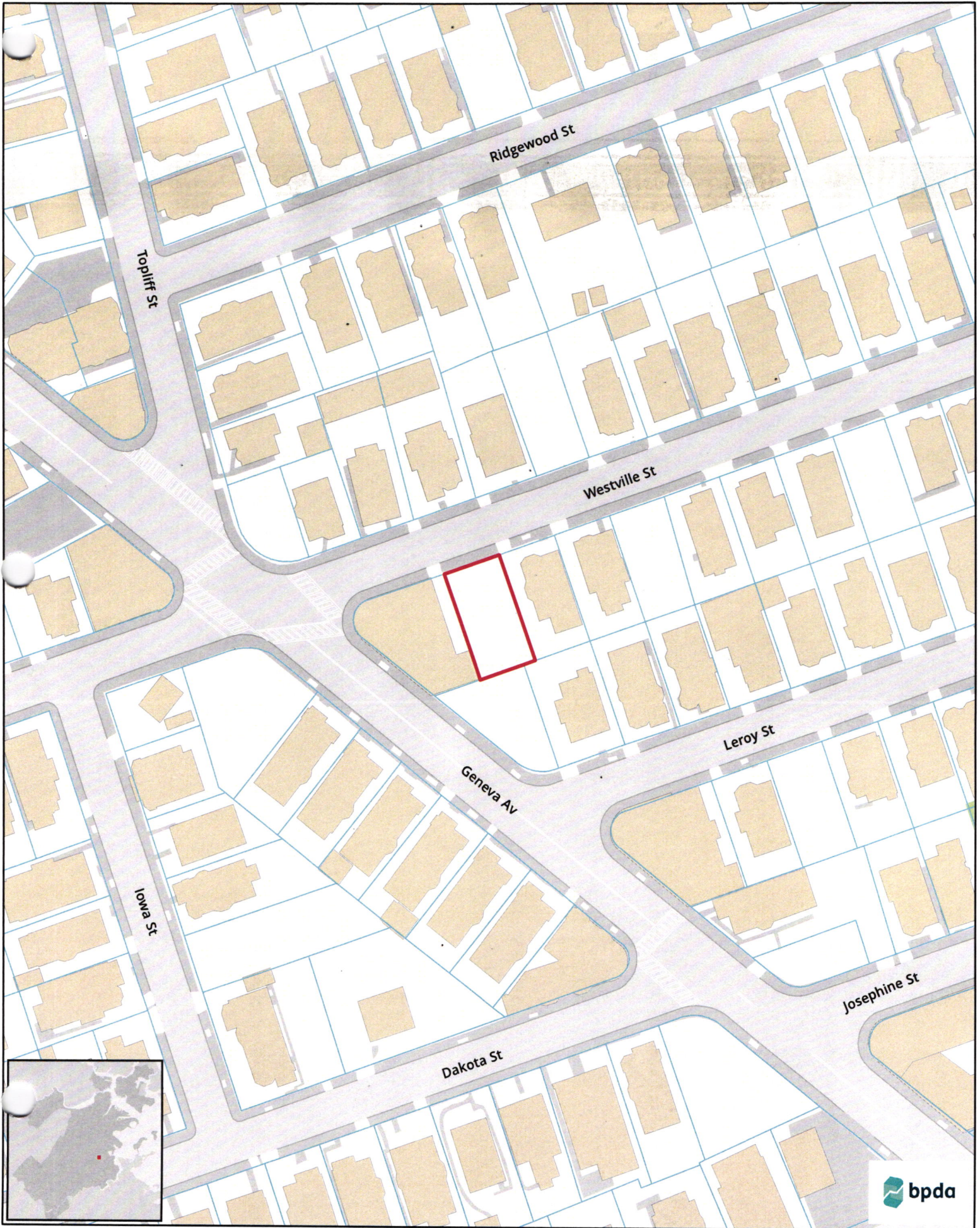
141 Westville Street, Dorchester

1:1,000



141 Westville Street, Dorchester

1:1,000





Tim Czerwienski <tim.czerwienski@boston.gov>

Fwd: Contact Us Submission: # 4001 // Other

Catherine Sullivan <catherine.sullivan@boston.gov>
To: Tim Czerwienski <tim.czerwienski@boston.gov>
Cc: Emily Wieja <emily.wieja@boston.gov>

Tue, Apr 30, 2019 at 11:40 AM

Tim please see below. Thank you.



Catherine Sullivan
Receptionist
617 918 4208

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

----- Forwarded message -----

From: <tpnoonan67@gmail.com>
Date: Tue, Apr 30, 2019 at 10:58 AM
Subject: Contact Us Submission: # 4001 // Other
To: <BRAWebContent@boston.gov>, <catherine.sullivan@boston.gov>, <BPDAwebcontent@boston.gov>

CommentsSubmissionFormID: 4001

Form inserted: 4/30/2019 10:57:37 AM

Form updated: 4/30/2019 10:57:37 AM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

Origin Page Url: /about-us/contact-us

First Name: terence

Last Name: noonan

Organization:

Email:

Street Address: [32 Ditson Street](#)

Address Line 2:

City: Dorchester

Subject: catherine.sullivan@boston.gov,BPDWebcontent@boston.gov:Other

State: MA

Phone:

Zip: 02122

Comments: Good morning! I am writing to support the affordable, very affordable, proposed development at 141 Westville in Fields Corner. We live around the corner on Ditson and welcome this specific development. This proposed development is: 1. actually based on real affordability, not pretend affordability- it is calibrated to the costs and earning capacity of our specific neighborhood; 2. removing a fallow piece of land which for years has mostly gathered trash and broken bottles; 3. is aesthetically pleasing- the design sort of mimics the older three story buildings but is obviously more modern; 4. simultaneously creates density and reduces carbon footprint by not allowing cars, and 5. are small. All told, increased density, lower square footage, true affordability, no cars, attractive design- this is why we and the neighborhood support this project. - You have my contact if you wish to discuss this further. Thank you! -terence noonan

Security Code:



Tim Czerwienski <tim.czerwienski@boston.gov>

comment for 141 Westville Street, Dorchester

Jennifer Uhrhane

Tue, Apr 30, 2019 at 5:22 PM

To: tim.czerwienski@boston.gov

Cc: Michael Cannizzo <Michael.Cannizzo@boston.gov>

I think this is an overdue and extremely innovative, socially conscious project but unfortunately its design is far from innovative and diminishes the whole concept. just because something is affordable doesn't mean it can't have a good or interesting design. in fact it should be inspiring in concept AND design. living in an affordable unit shouldn't feel depressing. please spice up the visuals!

BPDA, please ask developers of this and all your other projects under review to actually do some design work. make these buildings more attractive - i dont care if they are more traditional or more contemporary, just stop approving neutral grey boxes with no visual interest or architectural detail. otherwise the city is continuing to kill the character of all our neighborhoods by making way for yet more poorly designed storage units for people. new projects should complement the creative and artistic historic housing left here in the city while adding to the canon of contemporary design. this design does neither.

regarding the exterior, why a grey box? why not use color? why not use a bigger variety of textures or vary siding widths for each floor or utilize any other design elements that could make the physical building itself as bright and positive as the concept? move the windows around for each floor so it doesn't look so regimented. don't use vinyl siding as called out on the plans (doesn't the city forbid this??) - it will make the building look really cheap. right now it looks like the worst of the developer-designed condo housing being built all over Boston. no character, no innovation, points of interest, no design detail, NO COLOR.

regarding the interior, the model unit has a split design personality. it has traditional crown moulding but flat panel doors, for example. it look like it was thrown together with found on-sale items rather than being carefully designed with one vision. be consistent and innovative with your aesthetic outside and inside. try adding color inside too.

consider adding windows on the stair walls - they seem like the staircases would be very dark without windows.

the upper units only have one egress stair b/c there is no hallway - isn't this a problem?

re affordability, the project description says " While we intend to remain the owner and manager of the project for years to come, we want these rental units to remain affordable in perpetuity. We will look for the best mechanism to assure that this is the case with all subsequent property owners and caretakers." this needs to be called out in the deed of the property or in some other legal paperwork that will govern future ownership as well. there must be a way to permanently keep these as affordable rentals, or condos if they are ever converted. there needs to be a mechanism to prevent these from turning into market-rate condos.

re parking: how will this statement be enforced? "Only residents who do not own a car will be allowed to reside at this address. It will be an explicit and non-negotiable lease requirement."

thanks,

—
Jennifer Uhrhane
47 Rossmore Road
Jamaica Plain, MA 02130



Tim Czerwienski <tim.czerwienski@boston.gov>

141 Westville Comment

Joshua Wilson

Thu, May 2, 2019 at 7:09 PM

To: tim.czerwienski@boston.gov

Hi Tim,

I'd like to weigh in in favor of Vivan's proposal for 141 Westville Comment.

Creative, efficient projects like this one are incredibly important for our neighborhood.

As we face a displacement and environmental crisis, it's critical that the city throws it's full support behind eliminating the red tape for small, affordable, efficient spaces like this that meet the need for the many young people and singles who are looking for units just like this and currently creating upward financial pressure on the multi-room units that otherwise might be available to families. Affordable, transit-oriented, micro-units are a great solution for helping meet the affordability crisis and meet the changing needs of our neighborhood.

The community is enthusiastic about this project and I want to voice my unequivocal support.

Regards,
Josh Wilson
[34 Vinson St. Dorchester](#)

Hiep Chu
15 Neponset Avenue
Dorchester, MA 02122
Phone
Email:

May 10, 2019

Tim Czerwienski, AICP
Project Manager
BPDA
City of Boston, City Hall
Boston, MA

RE: 141 Westville Street, (project) Dorchester

Dear Tim,

I am writing this letter to strongly support of the development project of 141 Westville Street, Dorchester, the proposed project calls for a 4 stories small residential building, consists of 14 compact living studio apartments. This type of housing is much needed for the City of Boston and especially for the Fields Corner, Dorchester area serving the working individuals. Again, this type of housing is much needed for the active working City's population.

Vivian Girard, the developer is the most responsible developer that I have experienced with for the last 20 years. Therefore, I would be comfortable supporting of what Vivian is trying to achieve.

Feel free to contact me for any questions.

Sincerely,

Hiep Chu

Hiep Chu
General Manager
Lucky Strike Development and
BT Group

Cc: Viet-AID
Fields Corner Civic Association
Greater Bowdoin/Geneva Neighborhood Association
Khoa Pham, Mayor's Office

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/10/2019	Sam	Burgess		Support	This type of project is exactly what Boston needs more of. Affordable, unsubsidized, compact, green, TOD, car-free. Boston cannot solve its housing crisis by relying on large-scale, high-end apartment/condo complexes - we need small, cheap, incremental infill projects like this as well. I urge to BPDA to approve this project and make it easier for projects similar to this to go forward across the city.
4/19/2019	Lydia	Hausle		Support	To whom it may concern: I'm writing in support of the 141 Westville Street project. This proposal shows strong commitment to smart growth values and the overarching City goals of providing affordable, sustainable, and equitable housing options. I urge the City to pave the way for forward-thinking projects and developers like this to become the norm instead of the exception. As-of-right zoning, parking requirements, and permitting procedures must support the type of development our City needs to combat rising housing costs, transportation-related environmental impacts, and systemic inequities in access to opportunity. Developments like 141 Westville Street that demonstrate progress toward all of these objectives should not be subjected to expensive and time-consuming variance requirements. I encourage the City of Boston and Boston Planning & Development Agency to codify the Compact Living Pilot into the Article 80 Review Process and to holistically consider the impacts current zoning and relaxed TDM requirements have on the vibrancy of our neighborhoods. Thank you for your time and consideration, Lydia Hausle Dorchester Resident

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/19/2019	Edward	Cook		Support	I am a resident of the neighborhood where Mr. Girard proposes to build on Westville Street. I have toured the model unit and was impressed with its design and the craftsmanship that Mr. Girard used. I am also familiar with his work in the building he renovated on neighboring Ditson Street, as well as in the Home.Stead Cafe in Fields Corner. Mr. Girard is a long time activist in our part of Dorchester. He has demonstrated his devotion to the neighborhood by cleaning vacant and abandoned lots, planting flowers and flowering bushes in those lot, at the Fields Corner T station entrance and at the former Cleveland Middle School. His many years of activity for the benefit of the neighborhood attest to his sincere interest in providing affordable housing with access to public transit, obviating the need for automobiles that polute and crowd our streets for parking. The plan for this building includes space for storage of bicycles, also discouraging the addition of cars for transportation. I enthusiastically support this project.
4/19/2019	Benjamin	Losordo		Support	I have toured the demonstration unit and I strongly support this proposal.
4/19/2019	Katy	Weinberg		Support	This is a great idea and exactly what Boston needs. The apartment is beautiful, well thought out and fills a need for affordable housing in a way that will keep this neighborhood diverse, vibrant and livable. I fully support this project and hope to see more developments like this across Boston.
4/19/2019	Chris	Stuck-Girard	Neighborhood resident	Support	I strongly support this innovative and much-needed housing for working- and middle-class residents. The Girards contribute a lot to the neighborhood and they have submitted a very good proposal that would be an asset to the city.
4/19/2019	Chris	Stuck-Girard	Neighborhood resident	Support	I strongly support this innovative and much-needed housing for working- and middle-class residents. The Girards contribute a lot to the neighborhood and they have submitted a very good proposal that would be an asset to the city.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/19/2019	Rose	Kanj		Support	Vivian's vision for 141 Westville Street is inspiring. As a former tenant of one of Vivian's apartments in Fields Corner, I was able to experience his vision for affordable and sustainable housing first hand. This Westville project will only help the community of Feilds Corner as well as the citizens of Boston, a city in which the cost of living is unbelievably high. I fully support Vivian Girard's 141 Westville Street apartment project.
4/20/2019	Bryan	Bryson	Dr.	Support	I want to commend the developer for being creative and providing a unique solution for the local housing challenges. I think lots of different types of housing are needed for the diverse neighborhood we live in meeting the needs of different lifestyles and different personal finances, and this is one piece of the puzzle. I strongly support this proposal.
4/21/2019	Joye	Williams	College Bound Dorchester and JoyefullyNatural	Support	I had the opportunity to experience the model of this space. So beneficial to the community as it rapidly changes, and becomes financially inhabitable for the working class (low-middle income individuals). This space is bringing, opportunity, comfort, and integrating the classes therefore strengthening and enriching our beloved community for all to benefit and succeed. Which proves to be essential intention. I support this space, as I work full time at a local nonprofit and run a small local business in Dorchester. It allows me the space, and financial stability and opportunity to stay in the community that I was not only raised in but also do so much work in and with on a regular basis. Thank you for this opportunity for share my thoughts and thank you for the work you do in support of our communities in this great city. -Joye Williams
4/21/2019	Eric	Herot		Support	Please approve this project. It's exactly the kind of development that Boston needs more of. Less parking, more small, affordable units!
4/22/2019	Abigail	Wanamaker-Ordorica	Ms.	Support	I am excited about this project. It will fill a much a real community need.
4/23/2019	Rachel	Spekman		Support	This is a fantastic proposal that would bring affordable housing to Dorchester! I support with great confidence!!
4/23/2019	Olumide	Adebo	Dolume LLC	Support	Hello I run a business in Boston and I am a Dorchester resident and I think providing affordable housing should be an important part of our city housing strategy. This plan uses an innovative approach and feedback form it could be used on similar projects that can help provide affordable housing.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/23/2019	Louis	Apollon		Support	I used to be a tenant of Vivian and Elisa living in their building on 35 Leroy St in Dorchester before moving to New York. They are amazing landlords who really take care of their property and tenants. They are asking very strong advocates for the community and consistently show their support of local happenings and businesses. I believe this is something that would have a great effect on the community and the quality of living of individuals who don't have a lot to spend on rent. I have also seen the model unit and have witnessed the building process from start to finish. It really is a smart and sensible unit and I was really amazed with it after seeing it completed. This gets my highest recommendation.
4/24/2019	Renessa	Ciampa		Support	Boston needs this, and more developments like this.
4/24/2019	Andy	Morgan		Support	Vivian was my landlord and one of the most ethical people I know. This is a guy who fixes the neighborhood kids bikes and puts people over profit. A neighborhood leader and a perfect example of ethical development in the city.
4/25/2019	William	Schmitt		Support	This project sounds amazing from it's affordability to the tenants and the tax payers, to it's positive impact on the environment compare to other type of buildings. Fields Corner and Dorchester needs more of these projects in order to allow young talents of this neighborhood to thrive in a great city like Boston. I sincerely hope this gets approved for the sake of the people that can't afford \$1,800/month for a one bedroom apt in Dorchester. William
4/25/2019	Joel	Wool		Support	I am pleased to support the proposal. As a former resident of the adjacent Leroy Street I was able to tour a model property and felt like it would be a valuable use of smaller parcels that have previously been thought of as unbuildable. I now live about 5 minute walk from the site. The proponent has planned for affordable rents and transit-oriented housing in an area that is gentrifying and located just minutes from the Red Line.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/25/2019	Phi	Tran	Greater Boston Legal Services	Support	Vivian has been the great community activist and supporter I know him to be ever since I've met him over ten years ago. Vivian, along with many Dorchester residents, are fully aware of the drastic rise in cost of living in Boston and is actually doing something about it for the local residents. I grew up in Dorchester, but I was unfortunately priced out of the community that I had called home. I write this in support of Vivian's mission to keep housing truly affordable to the local Dorchester area median income, not the city AMI.
4/25/2019	Sam	Potrykus	Dorchester Art Project	Support	I see a lot of artists in the area coming through and they not only need affordable space to practice this art but an affordable space to live in the area. I support this project because I think it fills a void in the housing market that is often overlooked - small affordable space for single people, students and artists. Love to see this happen
4/25/2019	Dana	Busch		Support	This is a wonderful project and we need many more like this! I am a 37 year old woman and I have lived in the Boston area without a personal vehicle since 2005. You'll probably hear from a lot of folks in the neighborhood who are worried that the tenants of this building will bring cars with them and park them on the street. That's because there are people who don't believe it's possible to give up the car, they don't know that there are thousands of us who live without cars in the city. They don't understand that by not having cars, we make life easier for people who do. The kind of density we have here in the city (and the climate crisis) demands it. It is so inspiring to see our neighbors take on the problem of affordable housing and create such a common sense solution to provide homes for their workers and eco-friendly neighbors. THIS is innovation! Let's encourage this type of development!
4/25/2019	Raphael	Sofer	Mr	Support	Sounds like a solid plan.
4/26/2019	Sarah	Winnicki	Resident	Support	Boston really needs more affordable units for singles. This is wonderful!
4/26/2019	Robert	Orthman		Support	141 Westerville Street is exactly the type of housing of which Boston needs to permit a lot more. We need a diverse housing stock including smaller units that will be much more affordable to workers. Although I do not live close to the site, I think it is important for residents to show support for this kind of housing in the hope it will be permitted and replicated elsewhere in the city. Thank you for the opportunity to comment.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/26/2019	Julie	Baker	Person	Support	I would love to live in Dorchester, but I can't afford it. This project would make that possible.
4/26/2019	Stephen	Ronan	na	Support	I wholeheartedly support the proposed project at 141 Westville Street, Dorchester. The project notification form states: "Over a third of the housing units in Boston have just one resident, with two-thirds reporting two or less residents. These statistics clearly demonstrate that the City's current housing stock is 17 percent of which is a studio or a one-bedroom is ill-matched to meet demand." I know far too many people disadvantaged by that problem. What the Girards are proposing is just what many of them need. A decent place to live that they can afford while working as a security guard, waiter, waitress, supermarket grocery stocker, bakery assistant or whatever. Please, BPDA, approve this project! We have a severe housing crisis. And this project would not only be valuable in its own right but could serve, I hope, as an excellent model for similar projects elsewhere. While my previous residence was in Fields Corner, I now live off Dudley street and we could certainly use some SROs or projects like 141 Westville for many of those in this neighborhood who are temporarily crashing in living rooms or on a kitchen floor. Best wishes, Stephen Ronan 17 Albion Street Boston, MA 02119
4/26/2019	Ryan	Simmons		Support	We need more affordable single occupancy units. There are too many multi-bedroom homes occupied by students and single folks home sharing because it is their only financially available option. They deserve the option of the dignity of their own space.
4/28/2019	Jahfree	Duncan		Support	I believe projects like 14 Westville are important and should be approved because they can fairly address the unmet housing needs of a significant number of Bostonians.
4/28/2019	Nancy	Yang		Support	As our city grows, we have to find more innovative and accessible solutions to housing. 141 Westville, with its proximity to the Fields Corner T Station, provides a great opportunity to verify the promise of housing built for those living the car-free lifestyle. Reducing congestion, pollution, and building costs, then passing those savings on to renters, seems like a true win-win that could make our city truly more equitable.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/28/2019	Alys	Myers		Support	Vivian and Elisa Girard have the neighborhood of Fields Corner, and Dorchester at large, in their hearts. They have provided jobs and a great, central community spot for people to gather with their cafe and now want to help Boston's housing crisis with a project that will address the problem head on instead of what feels like hundreds of greedy projects going on around Dorchester that barely offer discounted, not affordable options, if at all. People are being no fault evicted left and right and it's an epidemic. Vivian and Elisa should be encouraged and more projects like this should be supported in Dorchester.
4/29/2019	Alex	Mansfield	Mass Hole Donuts LLC	Support	I have been a manager at several coffee shops in Boston over the past decade, including homestead bakery & cafe in Fields Corner for it's first two years of operation. A huge challenge today when managing a retail or restaurant operation is to retain workers because of the lack of affordable housing- people will often pack up and move to the other side of the city (or country) if they find a living situation that is more affordable. Most retail/restaurants will never be able to support wage levels that will allow their employees to live independently when rent for a modest studio-apartment starts at \$1800 or \$2000 a month. Today's rents in Boston are not even affordable to most coffee shop managers. A project like 141 Westville looks like a very promising solution to address this issue. People want their own space when they are adults, and they want it to be affordable.
4/29/2019	Jacob	Oppenheim	Abundant Housing MA	Support	Legalize these everywhere with a modicum of process. Key to solving the housing crisis.
4/29/2019	Erica	Mattison		Support	As a property owner and former longtime resident of Dorchester, I am pleased to comment in support of this project. Boston is an expensive city and providing small, efficient, modestly priced housing options for people to live with a small carbon footprint and be able to walk to work or walk to the MBTA is a smart step for addressing so many needs simultaneously. I have visited the model unit and know many people who would be interested in living there. I hope to see this idea implemented and expanded.
4/30/2019	Rima	Jolivet		Support	This is a well-designed, energy-efficient, cost-effective plan to offer a dignified affordable housing option to people in Dorchester. I strongly support it and ask the City of Boston to do the same.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/30/2019	Fiona	Coughlan	N/A	Support	Although I am not a resident of Boston, I wholeheartedly support his project. It is innovative, low-impact, and an overall great addition to the community. 141 Westville Street will provide affordable options for local residents while favoring TOD and smart-growth principles. As Boston works to create more affordable and workforce housing, we should be looking toward micro-units such as these to blaze the way. These are great for couples, singles, young professionals, etc. I support 100%!
4/30/2019	Jason	Pina		Support	In an increasingly unaffordable city, this project is exactly what the city needs - in fact, I think we need hundreds of similar projects all over the city. What a great opportunity this would be for future residents to stay in the city, rather than being priced out. I know that at a certain time in my life, this is absolutely what I would have been interested in.
4/30/2019	Gabriela	Boscio		Support	Seems like a great and affordable option for 1-2 people. It's near public transportation, in a walkable neighborhood, and has biking amenities. It's efficient in it's design. Projects like these will actually help Boston get closer to it's carbon neutrality by 2050 goals.
4/30/2019	Linda	Loska		Support	TRULY AFFORDABLE. Oriented to single occupants, unlike many projects in the area.
4/30/2019	Kirill	Shklovsky		Support	Love this idea: we need a lot of this units to alleviate the housing crunch in Boston in general and our Dorchester in particular. This project looks fantastic and developments like these should be supported throughout the Boston area.
5/1/2019	Preston	Buehrer		Support	Hello, I am writing to you in support of the 141 Westville Project. The need for housing in Boston is well documented, as is the desire to live near transit. The proposed project maximizes the number of units built to meet those goals while minimizing environmental and transportation impacts. As has been demonstrated by the model unit, the living space provided in these units is well-appointed and provides ample natural sunlight and circulation. The City should be seeking to promote and streamline this type of development throughout Boston. In addition to approving this project, I strongly support this type of development being permitted as of right in neighborhoods all around Boston. Individuals who prefer to rent smaller units deserve housing choice just as much as those who choose to live in single family homes. Thank you for your time and consideration

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/1/2019	Victor	Medina		Support	This would be a great project for this neighborhood. It would provide affordable housing for students and artists close to the city and to UMASS.
5/1/2019	Solmon	Chowdhury	Shanti/Dudley Cafe	Support	As a owner of 4 restaurant's in the city of Boston for 20 years and resident of Dorchester/Roxbury for over 20 years we are in desperate need of housing like this it really difficult for us to retain employees that can live close to there work. We strongly support this project and hope that city can build more units like this in the city.
5/1/2019	Ian	Thistle	n/a	Support	I have lived in Boston for 15 years and am excited to be moving to Fields Corner next month. I strongly support this project. We need more housing, especially affordable housing, and this provides a fantastic model for car-free, relatively affordable units near transit that can hopefully be replicated throughout the city. A major issue in Boston is that most of the "affordable" housing is three-deckers, which are fine for families but too much space for single people. There is a distinct lack of small units for single people; indeed, I spent much of my twenties living uncomfortably with roommates when I would have preferred my own unit (even if very small). If we want to build a city for everyone we need to have all kinds of housing types.
5/1/2019	Marlea	Mesh	Ms.	Support	This is a great project! We need more affordable housing like this. How else can we keep our blue collar, middle class population living nearby? Vivian Girard has a wonderful vision and it's my hope this will get good support and approval and we will see more projects like this in the future.
5/2/2019	Jason	La Force		Support	Hello Mr Czerwienski, I have been a long time resident of the Dorchester/Mattapan area for close to 20 years. I have witnessed the development and revitalization of various neighborhoods in my community. I take pride in welcoming change while retaining the essence of the neighborhood, the people. I am in support of this project because it is for the people who are in jeopardy of being displaced and removed from their own neighborhood. This project will bring affordable units in an area and city in desperate need. Regards, Jason La Force

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5/2/2019	Darlin	Frometa		Support	I?m all about this project. As rents go up in the neighborhood it?s becoming increasingly difficult for certain demographic to live here. These would be great spaces for low income individuals such as artists and students!!!!
5/2/2019	Sierra	Rothberg	Clean Up Boston	Support	As a long time neighbor of Vivian Girard's, I have every faith in this project to be a true asset to the neighborhood and those that would live there. The commitment Vivian has demonstrated to create an equitable opportunity, while greatly improving the quality of life for all, is truly remarkable. I wholeheartedly support this project and hope it demonstrates what can be done when people and community are considered first.
5/2/2019	Debbie	Sousa		Support	As a resident of Dorchester and working in the mortgage industry, I am so pleased about this initiative. The city (and state) has a serious lack of affordable housing. The development of this project, carefully budgeted so it can truly offer affordable housing units, is inspirational. I think the city should seriously look at this project as an innovative way to help address affordable housing needs and if successful, use this as a model for future projects. I encourage the BPDA to work with the developer of this project and provide any support they can to ensure the success of this innovative development.
5/2/2019	Joshua	Wilson		Support	Creative, efficient projects like this one are incredibly important for our neighborhood. As we face a displacement and environmental crisis, it's critical that the city throws it's full support behind eliminating the red tape for small, affordable, efficient spaces like this that meet the need for the many young people and singles who are looking for units just like this. Affordable, transit-oriented, micro-units are a great solution for helping meet the affordability crisis and meet the changing needs of our neighborhood. The community is enthusiastic about this project and I want to voice my unequivocal support.
5/2/2019	David	Meshoulam	Speak for the Trees	Support	This is a wonderful project that blends nicely with the adjoining garden and other modest homes in the area.
5/3/2019	Martin	Owens		Support	These small units will be a great way of creating affordable units. The designs are attractive and for the small form factor the design part is critical to me in deciding if the project is making the best use of the small amounts of space. This project meets all the concerns I would have with space, layout and commitment to making it affordable.

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5/3/2019	Lynn	Sanders		Support	I strongly support this project, bringing small affordable units, that provide a unique solution to the housing crisis. As a longtime Dorchester resident, I would like to see more affordable units in our neighborhood, and more units that real, working people can afford. Increasing density and providing more variety in housing options, including smaller units, are a part of the solution.
5/4/2019	Jenn	Cartee		Support	I enthusiastically support this project at this density on this site and believe the model, including the elimination of parking so close to transit, should be duplicated as much as possible, to the extent we can get developers interested in it, citywide.
5/5/2019	cheryl	Robinson	BPS, DotArt	Support	my daughter and I lived in a 400 square foot apt ?grandfathered in? from the dot days of lighting properties on fire and moving to the suburbs -as business plan. the city looked the other way when families created immigrant housing of sorts, 12 units in a traditional tripple decker- each with plumbing and gas extended from the original. Without this mouse visited, broken window haven stepping stone- we would never have been safe, happy and ?stable? enough to stay independent, in our community and afford to prepare and develop into a professional wage position. #tinyhouse #Franceis ouroldestally #luxuryweakness #internetsharing #conservation
5/6/2019	Lisa	Conner		Support	This would be a great option for the community! Thank you to Elisa and Vivian for their commitment and vision!
5/6/2019	Tanim	Islam		Support	This project is an important data point towards finding a more sustainable and long term solution to the housing CRISIS happening in Boston. Please do not let huge developers take the only hand at attempting realistic solutions, but let small community developers who know and understand the area thrive and uphold the community they live in.
5/6/2019	Yooree	Losordo		Support	Boston desperately needs development like this. Strong support!
5/6/2019	Michelle	Tan		Support	I fully support the 141 Westville Project. This project is a much needed addition to the community and the city as a whole. I had the chance of viewing the model unit and it is a bright, well thought out use of space that I would have loved to live in when I was single. This project is the type of affordable housing initiative we need more of in the city.

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5/6/2019	Nicholas	Skames		Support	Implementation of this housing concept is long overdue. It has been successful in other countries for years. As a former long-time resident of Fields Corner, it is recognized that the project is in an ideal location and will serve the needs of its occupants.
5/6/2019	Gary	Mendoza	Gary Mrendoza	Support	I support this project for it will be a solution to affordable living within the city, as it will also help reduce displacement and preserve the rich cultures that exist in our community. Boston and the surrounding areas are too quickly becoming overbuilt with high priced "Luxury" housing that only high income earners and those with family trusts can afford. There is little to no housing available for our lower middle class or career service industry as in the restaurant manager, the professional baker, the career bartender, the auto mechanic, or the single father/mother or even the widowed grandmother who would like to remain in the neighborhood that she grew up in. We are quickly losing what is the fabric of city and the essence of community by creating homogeneous high economic class neighborhoods. This is a project will be a great model for more needed projects of the like to come. I vote Yes.
5/7/2019	Mary	Greene	Ashmont Nursery School -Director and Teacher for 26 yrs-Retired now	Support	I am writing to offer my complete and enthusiastic support for the small apartments development which is proposed for 141 Westville Street. I have visited a model unit and believe that it is a beautiful and thoughtfully designed living space. I am impressed with the unit and it's affordability. The building of small apartments is needed and in addition to being affordable, it is located within walking distance of the Red Line, buses, and many stores and restaurants. I have lived in Fields Corner since 1985 and the chance for people to find affordable housing has become difficult or impossible. The project at 141 Westville Street is going to meet the needs for good quality housing and hopefully there will be more housing like it to come. People need it now. Mary Greene

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5/7/2019	Jarred	Johnson	Dorchester Growing Together	Support	I would like to offer my enthusiastic support for this project. With grave concerns about climate change and housing affordability in our city, projects like these are so needed. The compact living units with no parking and in a transit-accessible area will provide affordable, green housing with no government subsidy. This is a huge step forward in coming up with bold solutions that allow for sensible density in our outer neighborhoods and frees up space in much-needed family housing. Vivian is also the kind of developer the city needs. He is a community leader and truly cares about the neighborhood. This project is an investment in the community and in young people, not just a way to make a quick buck. I'm confident that this project will be a success and I hope to see more CLUs around Boston.
5/7/2019	David	Duncan	Dotbike	Support	I totally support this project. It will provide much-needed affordable housing, and unlike any other recent new construction in Dorchester, it is entirely affordable units. We need projects like this in Noston and I hope this project is a model for more to come.
5/8/2019	Elizabeth	Chadis		Support	Great proposal
5/8/2019	Michael	Prokosch		Support	This project will provide new affordable housing without public subsidy (!). It will meet a need for small one- or two-person households with, we hope, minimal impact on parking and traffic. The developer is clearly trying to benefit the neighborhood, which he knows well, rather than make quick money and get out.
5/8/2019	Deborah	Sousa	Fields Corner Civic Association	Support	I am writing on behalf of the Fields Corner Civic Association. Many of our members attended the community meeting this past week. At our monthly meeting on May 7th, the membership unanimously agreed upon the following motion from the floor: ? The Fields Corner Civic Association members agreed TO SUPPORT the efforts of Vivian Girard in the development project at 141 Westville Street with the creation of 14 affordable rental units. We are proud of this effort to address the affordable housing needs in our community. We encourage the BPDA to support this project and have hope that it may encourage similar projects within Boston. Sincerely, Debbie Sousa Secretary Fields Corner Civic Association
5/8/2019	Wesley	Drew		Support	I lived in the Field's Corner area for five years. This city desperately needs all types of housing and Vivian Girard is a responsible and valued member of the community!

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5/8/2019	Roxi	Harvey		Oppose	Although the concept of smaller affordable units is great. I can not support huddling 14 people into such a tiny space. It is basically a rooming house that will further increase the density and congestion in the city. The rooms have a bathroom and a sink so they call it an apartment. Each developer describes how easily public transportation is to access but that doesn't change the fact that most of the people will still probably have cars. The density of the neighborhood can't withstand this strain.
5/8/2019	Eliza	Parad	Boston Cyclists Union	Support	As a Boston-based bike advocacy organization we are also very concerned about housing affordability in our City and the intersection of affordable housing and affordable transportation. We believe that the 141 Westville proposal which offers 14 affordable studio-apartments along with some great bike amenities (i.e. affordable transportation) is a great idea. The ability to safely store a bike in people's homes is a big barrier to more people owning and riding bikes and having this in the building will open up this healthy and affordable means of transportation for more people. We want to fully support the concept, and hope to see a lot more of it in the near future.
5/8/2019	Dard	Miller	Dorchester resident	Support	I toured the model and was very impressed. We need affordable housing in Dorchester and these units fit the bill; there practical and attractive as well. Westville units