

---

# Roxbury Strategic Master Plan Oversight Committee Meeting

April 03, 2023

# **1. RSMPOC**

## **Welcome and Orientation**

# Meeting Recording

---

At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

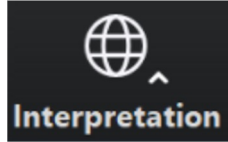
[bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

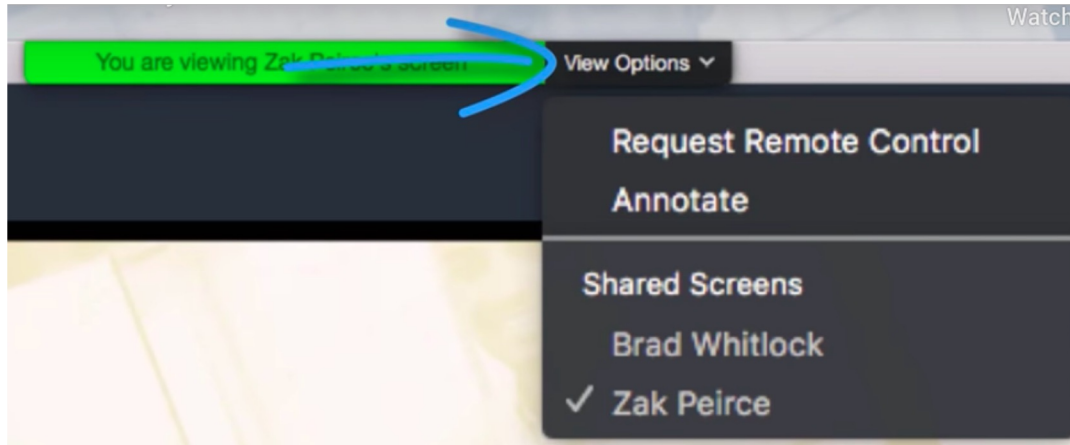
If your camera and microphone are off, you can still participate through the text chat feature.

# Interpretation and Translation

---



- “Spanish” –for Spanish
- “Haitian Creole” –for Haitian Creole
- “English” – for English
- “Cape Verdean Creole” - Cape Verdean Creole

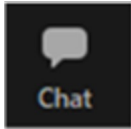


# Zoom Tips

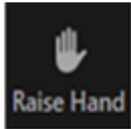
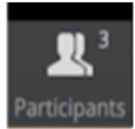
---

Welcome! Here are some tips on using Zoom for first-time users.

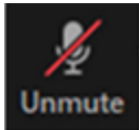
Your controls are at the bottom of the screen



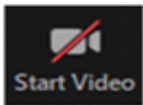
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box, or press \*9 on your phone



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press \*6.



Turns your video on/off

# Zoom Etiquette

---

We want to ensure that this conversation is a pleasant experience for all attendees.

- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email [yarisamar.cortez@boston.gov](mailto:yarisamar.cortez@boston.gov)

# Agenda

---

- 1. RSMPOC Welcome**
- 2. Sheila Dillon, Chief of Housing for the City of Boston**

# RSMPOC Overview and Updates

---

## *First Monday of the month*

January 9, 2023

February 6, 2023

March 6, 2023

**April 3, 2023**

May 1, 2023

June 5, 2023

July 10, 2023

**\*\*No Meeting in August\*\***

September 11, 2023

October 2, 2023

November 6, 2023

**\*\*No Meeting in December\*\***



# RSMPOC Responsibilities

---

- The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the Roxbury Strategic Master Plan (RSMP).
- The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations.
- The RSMPOC oversees the implementation of the Roxbury Strategic Master Plan and PLAN: Nubian Square.

# Join. Engage. Take Action.

---

- **Join:** Join the Roxbury Strategic Master Plan Oversight Committee, and/or a Project Review Committee (PRC).
- **Engage:** Attend public meetings. Ask questions. Invite neighbors, Roxbury civic groups and organizations, businesses, abutters or other community affiliates to public meetings.
- **Take Action:** Review and comment on projects, developments, and the planning initiative.

For more information about upcoming meetings, development projects and how to get involved, visit [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)

# 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



In Remembrance of  
**Mel King**



# Roxbury Strategic Master Plan Oversight Committee Public Meeting

*Sheila Dillon, Chief of Housing for the City of Boston*

**B**

# The Divisions of the Mayor's Office of Housing

## **Boston Home Center**

*helps residents buy, improve, and keep their homes*

## **Office of Housing Stability**

*helps residents find & maintain safe, stable, & affordable housing*

## **Neighborhood Housing Development**

*builds, preserves, and acquires income-restricted and affordable housing*

## **Supportive Housing**

*works to end homelessness in the City of Boston*

## **GrowBoston**

*supports gardeners, farmers and more, to increase local food production*

## **Real Estate Management & Sales**

*Manages and disposes of Boston's tax-foreclosed real estate*

## **Policy Development & Research**

*Researches and analyzes data about Boston's housing needs to create policy and address inequities*

## **Neighborhood Housing Trust Fund**

## **Support Staff to CPA (Community Preservation Act)**

# Mayor's Office of Housing Employee Demographics

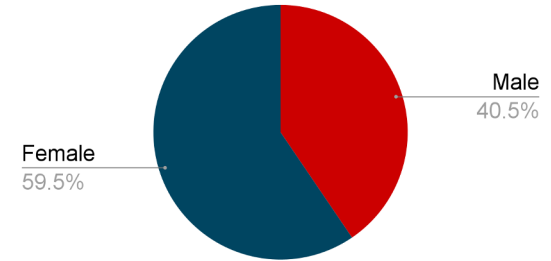
- MOH's deems it essential that the employee demographic reflects the city that is being served
- MOH has implemented action items and identified goals for the department through our Racial Equity Efforts to increase diversity and inclusivity. **Some of those goals include:**

MOH's hiring process explicitly focuses on equity in order to hire a diverse workforce, including at leadership levels.

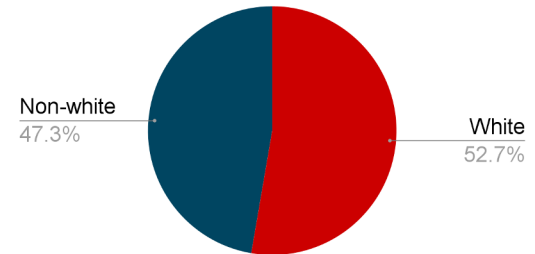
MOH is an organization where staff can grow professionally. Pathways to promotions are clear, equitable, and supported through professional development opportunities and guidance.

MOH is an organization where all identities and intersections of identity belong and staff feel that they can bring their authentic selves to work. All employees hold responsibility for creating an inclusive environment.

## Gender



## Ethnicity



# Goals of Citywide Land Audit

---



Generate a **comprehensive database** of City-owned property



Create a **visualization tool** to be utilized for this citywide land audit and future departmental projects



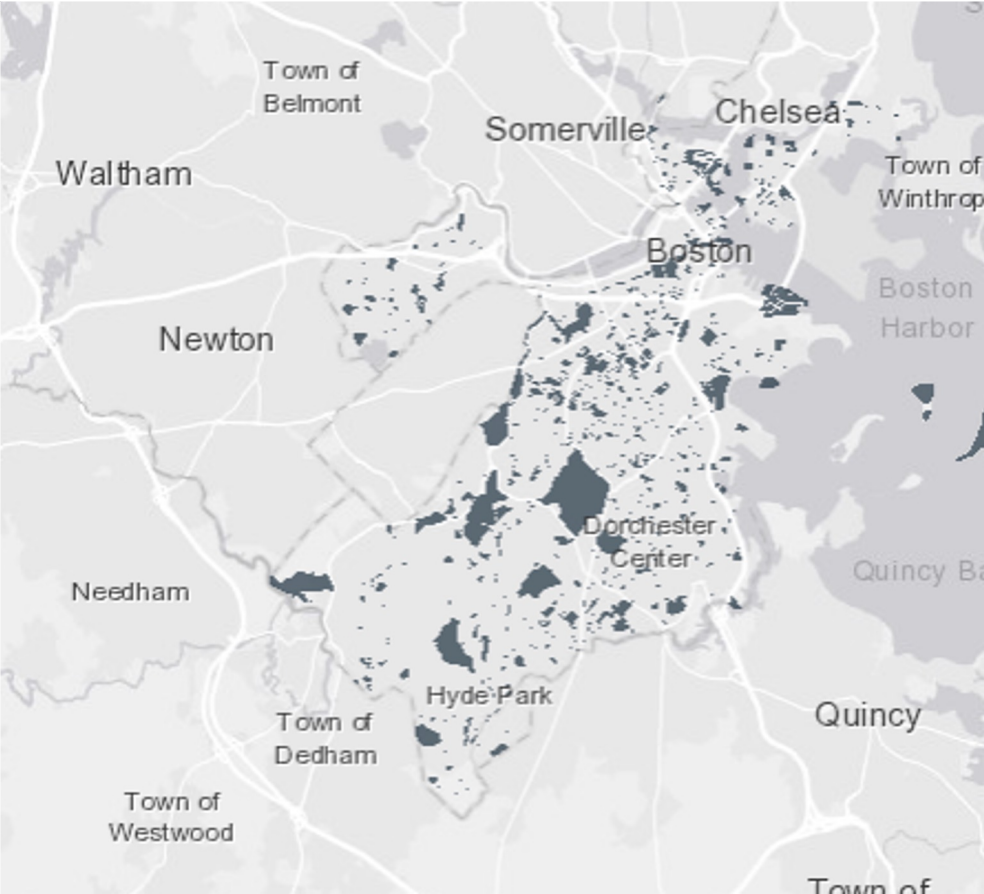
**Identify properties** that can aid in the following outcomes:

1. Creation of **affordable housing**
2. Provision of space for **recovery services and transitional housing**
3. Transformation through exceptional **community development opportunities**

<https://www.boston.gov/housing/citywide-land-audit>



# Summary of Land Audit Findings



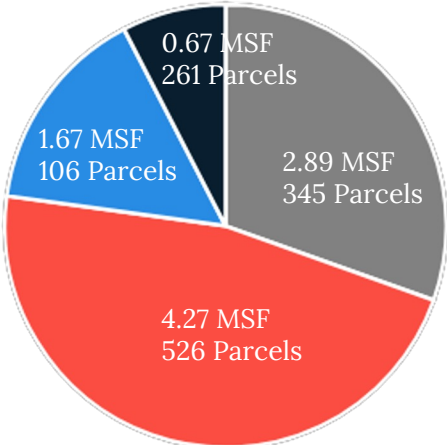
2,976 city-owned parcels identified totaling ~177.3 MSF



1,238 parcels or ~9.5 MSF (5.4%) land identified as vacant or underutilized



- Ongoing Active Project
- Potential Future Project
- No Plan - High Opportunity
- No Plan - Low Opportunity



# MOH Land Disposition Process

## MOH RFP Land Disposition:

1. Identify sites.
2. Evaluate development feasibility.
3. Meet with the community and stakeholders to determine/refine guidelines for Request for Proposal (RFP).
4. Issue RFP including community feedback.
5. Advertise RFP and outreach to development community.
6. Hold RFP pre-applicant conference/networking opportunities.
7. Review proposals received by RFP deadline.
8. Meet with the community and present proposals that meet *Minimum Eligibility Criteria*.
9. RFP Evaluation Review Committee will make developer recommendation(s) to MOH's Project Review Committee (PRC), and the Public Facilities Commission (PFC).

## MOH Procurement Process:

- [M.G.L. c. 30B \(Chapter 30B\)](#) establishes an advertised proposal process that COB must follow in acquiring and disposing real estate property by purchase, sale or rental with a cost greater than \$35,000.
- **Under Chapter 30B** we are required to conduct an **open and fair competitive process** that places all proposers on common footing, solicit information that will allow **manageable and meaningful comparisons of offers** and base decisions solely on the information solicited.

# Welcome Home, Boston

The City of Boston is **launching a new initiative** to help low to moderate income Bostonians become **homeowners**

- The Mayor's Office of Housing has identified approximately 150 parcels of City-owned land suitable for homeownership development

Mayor Wu has allocated **\$58M in time-limited Federal ARPA Funds** to support the Initiative

- First-time homebuyer assistance
- Funding to develop on the ~150 parcels



# Timeline – Welcome Home, Boston

- **2022 thru Early 2023:** District 4 community engagement about the 70 parcels.
- **Early Spring 2023:** MOH plans to begin releasing Requests For Proposals for District 4 sites.
- **Through mid-2024:** RFPs will continue to be released in batches
- **December 31st, 2024:** All ARPA funds are committed to developments teams
- **December 31st, 2026:** All committed ARPA funds are spent

# Increasing Opportunity

- **Increase economic opportunity for BIPOC-led developers:** Through the engagement process, we also found a strong interest in making these development opportunities more accessible to local developers of color
  - **Steps to achieve this goal:**
    - ✓ Conducted targeted outreach to BIPOC-led emerging developers to raise awareness of Welcome Home, Boston & learn more about what MOH can do to make opportunities more accessible
    - ✓ RFP and bidding process will be expanded to support successful responses from new-to-MOH-process developers
    - ✓ MOH is engaging a lending entity to provide enhanced technical assistance and predevelopment loans to help underrepresented developers create affordable housing.

# Development Guidelines

**Based on community feedback, MOH plans to ask proposers to do the following:**

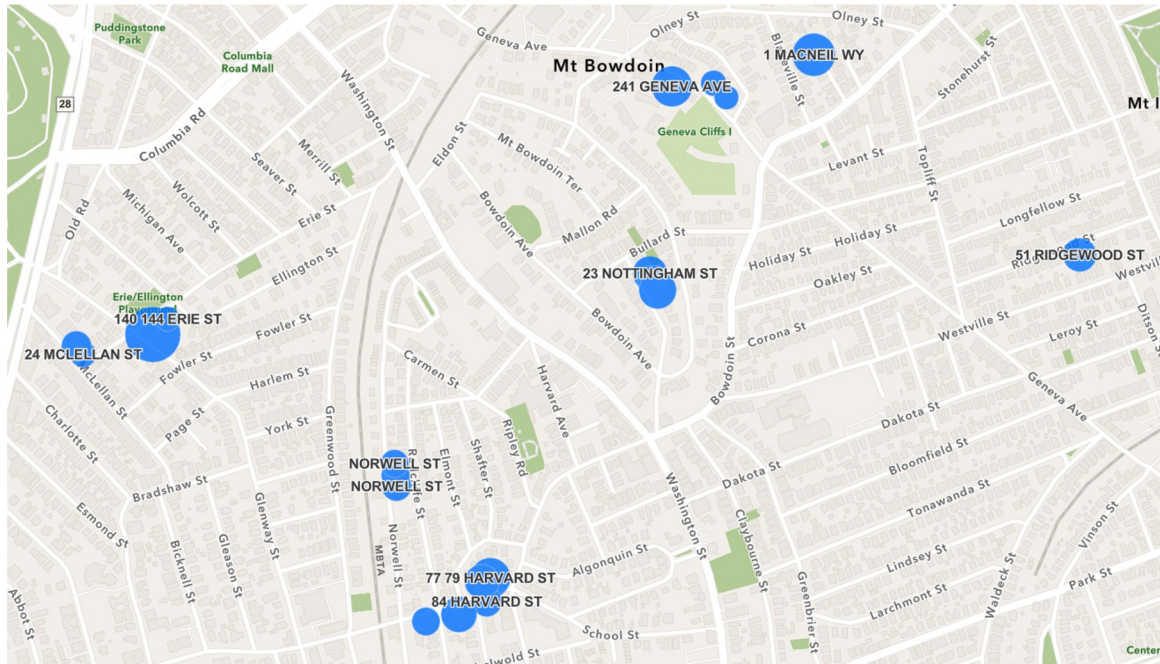
1. Maximize use of public land available to create affordable homeownership opportunities for low to moderate income homebuyers
2. Focus on providing family-sized units (2BR+)
3. Provide complimentary open space where feasible
4. Provide parking appropriate to the site context and access to transit

**Potential Sales Prices:**

Unit Size	Minimum Sales Price	Maximum Sales Price
2BR	\$252,000	\$326,000
3BR	\$290,300	\$368,500

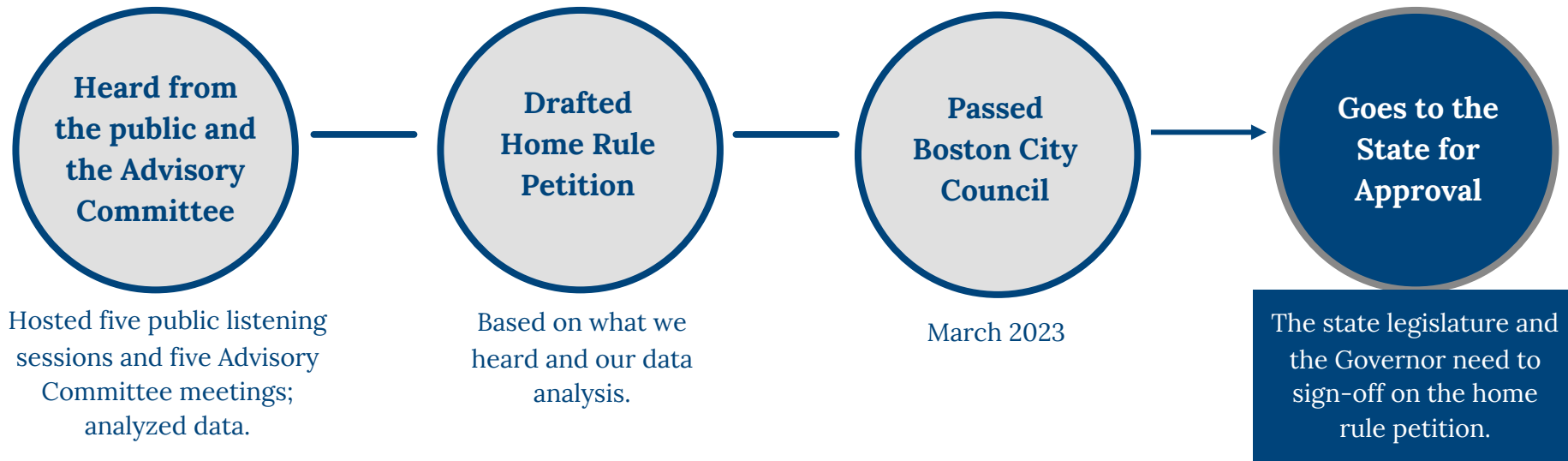
# Next Steps - 20 Parcels

MOH has selected 20 parcels in Roxbury and Dorchester (Council District 4) to include in the first Request for Proposals:



# Update on Rent Stabilization

## PROCESS:



## HOME RULE PETITION:

- Limits rent increases to CPI + 6% annually, not to exceed 10%.
- Exempts new construction and owner-occupied buildings with 6 or fewer units.
- Includes companion policies like just cause eviction, additional tenant protections in condo conversion developments



# Housing Strategy- Increase Tenant Protections & Resources

- *Rent Stabilization*- A draft policy is under review, will need state approval
- TOPA - Anticipate that this Bill will be re-filed in the 2023 legislative session
- *Right to Counsel* - anticipate that this Bill will be re-filed in the 2023 legislative session
- *Eviction Prevention*- continue to fund rent relief, legal resources, mediation activities



Mayor Michelle Wu