



RFP OVERVIEW WORKSHOP

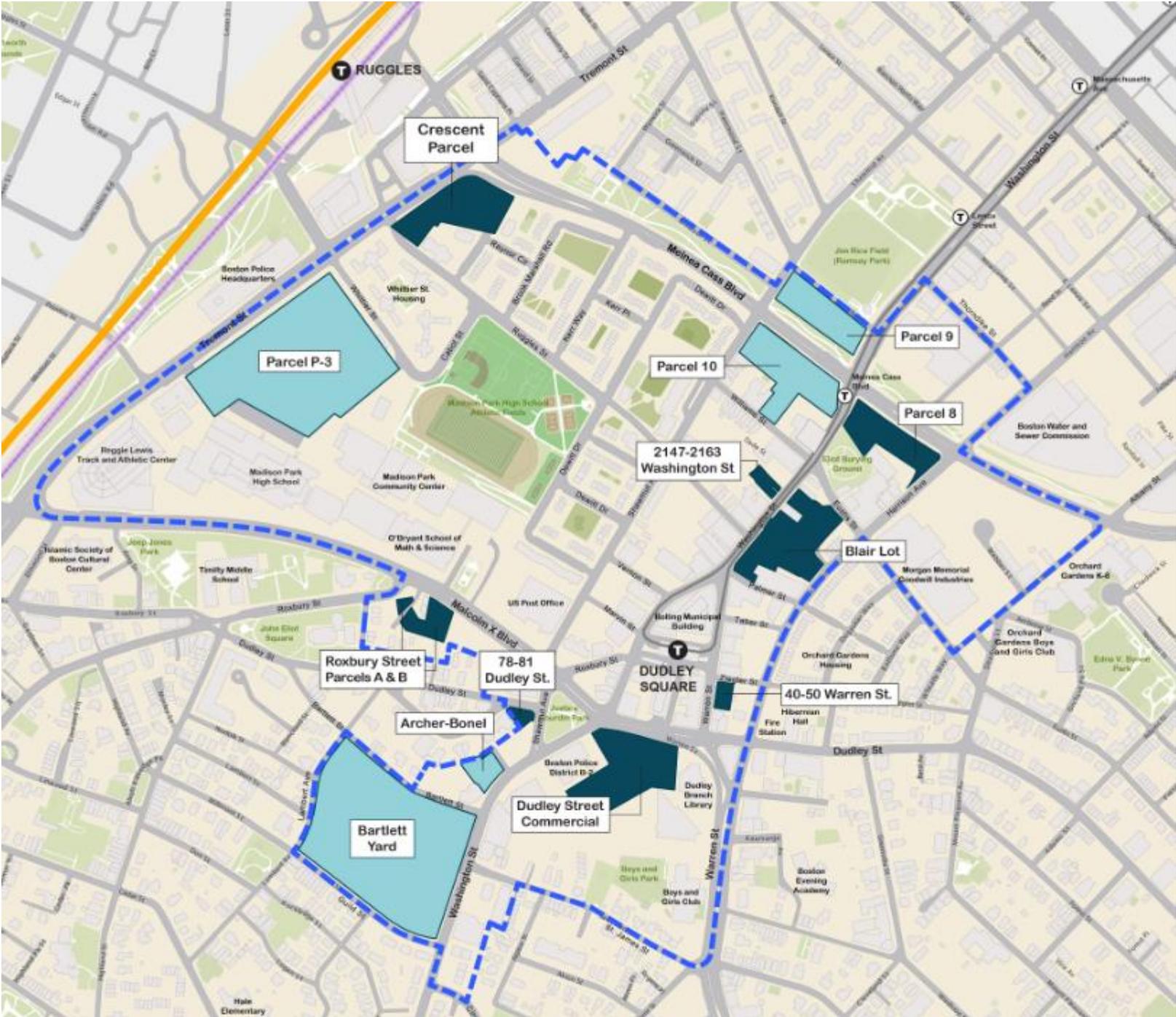
February 26, 2018

Agenda

- 5:30pm - **Open House**
- 6:10pm - **Presentation**
- 6:20pm - **Working Groups**
- 7:20 pm - **Report back**
- 7:40pm - **RSMPOC Comments**
- 7:45pm - **Next Steps**

Plan Dudley Square Study Area

-  PLAN: Dudley Square Roxbury Boundary
-  Development Parcels
-  Designated and Tentatively Designated Parcels



Who is the Department of Neighborhood Development?

Mission:

We are the City's Housing and Community Development agency.

We work to build strong, inclusive communities with access to stable and affordable housing for all.

Examples of the work we do:

- We **build and preserve affordable housing** - In the past 4 years, we've awarded more than **\$115 million** to affordable housing developers to build new income-restricted housing in Boston
- Our **Office of Housing Stability** provides case management and advocacy for renters in crisis, while our **Boston Home Center** helps Bostonians build and maintain wealth as with pathways to stable homeownership
- We are also working to **End Homelessness in Boston** - 10% of all of the units we fund must be for homeless households and in the past 3 years we've housed over 1,000 homeless individuals

What is Our Approach to Public Real Estate Sales?

We turn surplus city properties into community developments

- Public land for public good - we prioritize uses that serve community identified needs
- On the financials - we always work to ensure the community gets the best deal possible

We emphasize using land to support a variety of affordable housing uses:

- **Neighborhood Homes Initiative** - we're turning 250 city-owned vacant infill lots into new homeownership opportunities for 300+ moderate and middle income families
- **Equitable Transit Oriented Development** - At 65 East Cottage Street and on Cote Village on Cummings Highway we are building over 150 new affordable rental units next to new stops on the Fairmount Line
- **Elderly Housing** - At 16 Ronald street we're working with Hearth to build 52 units of low income senior housing, more than half for seniors at extremely low incomes
- **Artist Housing** - At Condor Street in East Boston we're building 49 units of affordable artist live-work housing

What Affordability Requirements are in the RFPs?

- **Two Thirds of Housing Units Created must be Income Restricted Affordable Housing**
 - Rentals: $\frac{1}{3}$ low income (30%-50% AMI) and $\frac{1}{3}$ Moderate Income (up to 80% AMI)
 - Homeownership: 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**

Are These Preferences or Requirements?

Firm Requirement: A minimum of two thirds of housing units must be income-restricted affordable housing

Proposals that exceed minimum expectations will be evaluated more favorably. Examples of higher performing proposals include:

- A larger percentage of affordable housing (e.g., 100% affordable housing)
- More deeply affordable rents/prices than required
- Homeownership opportunities
- Cooperative Housing Model
- Involvement of Community Land Trust

Affordable to Whom?

Rental Units

Income Category	Income Range	Expected Rents
Low Income	Up to about \$45,000	\$600 to \$1,000
Moderate Income	\$45,000 to \$75,000	\$1,200 to \$1,650

Homeownership Units

Income Category	Income Range	Expected Sales Prices
Low Income	\$55,000 to \$75,000	\$145,000 to \$215,000
Moderate Income	\$70,000 to \$93,000	\$215,000 to \$275,000

How Does Your Feedback Drive This Process?

Tonight we want you to help shape the text of the RFPs

- Continue to provide specific edits during the two week comment period
 - The best way to provide feedback is to go to the BPDA's website bit.ly/PlanDudley, or email Donald.Wright@boston.gov
- We will incorporate your feedback to produce updated RFP drafts
- And even after RFP's are released, we will continue to need your feedback
 - All qualifying proposals will be posted on our website
 - Community meetings will be held to collect community input on how well proposals are performing against evaluation criteria



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Future Workshops

March 19, 2018

April 2018 - TBD