

PLAN: Dudley Square Previous Workshops

Job Creation Dot Votes:

PLAN: Dudley Square

Preserve. Enhance. Grow.

Prioritizing Values - Stickers

Job Creation Category

Create more economic opportunities for the community.

<div><div></div><div>Future High-Skilled Jobs</div></div>	<div><div></div><div>19</div><div>17</div></div>
<div><div></div><div>Anchor Business or Institution</div></div>	<div><div></div><div>14</div></div>
<div><div></div><div>Jobs that Match Current Resident Skills</div></div>	<div><div></div><div>4</div><div>3</div></div>
<div><div></div><div>Livable Wages</div></div>	<div><div></div><div>4</div></div>

What are your priorities?

Use your six stickers and place them on the value statements across all boards that you think are the best direction for PLAN: Dudley Square.

Affordable Housing

Job Creation

Arts, Culture, History

Destination

Ownership

Housing Preference Table Example:

Homeownership Affordability Levels

More of a priority for community

Homeownership Middle (income-restricted)  
Up to \$245,800 for a family of 4  
Up to \$195,000 for a family of 3  
Up to \$150,000 for a single individual  
Up to \$100,000 for a single individual

Homeownership Moderate (income-restricted)  
Up to \$206,100 for a family of 4  
Up to \$150,000 for a family of 3  
Up to \$100,000 for a single individual  
Up to \$75,000 for a single individual

Homeownership Market Rate  
Around \$425,000\*  
Defined as affordable 100% owner-occupied for a household earning \$120,000  
Up to \$425,000 for a family of 4  
Up to \$325,000 for a family of 3  
Up to \$225,000 for a single individual  
Up to \$175,000 for a single individual

Less of a priority for community

Write the group's comments here

Homeownership for income levels already in the community; opportunities to move up to higher income levels; consider option to buy but the affordability restriction (after 20+ years) → bridge program

Rental Affordability Levels

More of a priority for community

Rental Low Income (income-restricted)  
Up to \$1,013 monthly rent  
Up to \$45,000 for a family of 4  
Up to \$35,000 for a family of 3  
Up to \$25,000 for a single individual  
Up to \$15,000 for a single individual

Rental Moderate Income (income-restricted)  
Up to \$1,825 monthly rent  
Up to \$70,000 for a family of 4  
Up to \$55,000 for a family of 3  
Up to \$40,000 for a single individual  
Up to \$30,000 for a single individual

Rental Market Rate  
Around \$1,000\* monthly rent  
Defined as affordable 100% owner-occupied for a household earning \$120,000  
Up to \$1,000 monthly rent  
Up to \$45,000 for a family of 4  
Up to \$35,000 for a family of 3  
Up to \$25,000 for a single individual  
Up to \$15,000 for a single individual

Less of a priority for community

Write the group's comments here

So People who are already here can rent + stay here

Homeownership & Rental

More of a priority for community

Home ownership  
Includes cooperatives and condominiums

Rental  
A single opportunity owns the property, and rents out units to individual tenants

Less of a priority for community

Write the group's comments here

Homeownership provides wealth creation and that is needed here  
Homeownership provides roots in the community + stability

Housing Type

More of a priority for community

Housing Type Medium-Sized Family 3-4 persons  
Three Bedrooms

Housing Type Single Individual or Couple  
Studio and One-Bedrooms  
A studio is a unit with a separate entrance and a separate bathroom

Housing Type Large-Sized Family 4+ persons  
Four Bedrooms and more

Housing Type Small-Sized Family 2-3 persons  
Two Bedrooms

Less of a priority for community

Write the group's comments here

3 bedrooms are hard to find in the city; Studio + 1 bedrooms because it is very difficult to find them at affordable levels

Economic Development Table Example:

Table Facilitator: David Phillip

How are the typologies different, based on the potential number and types of jobs each typology could create in Dudley?

What three typologies are the best fit for Dudley Square? And why?

More anchor - more  
Incubator - more  
Major Anchor - more  
Arts and Entertainment - more  
Service - Retail - more  
Food Support Services - more  
Administrative Support Center - more

Results:

PLAN: Dudley Square  
Economic Development Workshop 4.24.17

Average placement of industry cards across the 5 participant tables

How are the typologies different, based on the potential number and types of jobs each typology could create in Dudley?

Preferred Types of Jobs

Potential Number of Total Jobs

Results:

Top:

1. Job Creation
2. Affordable Housing

3. Ownership
4. Destination
5. Arts, Culture and History

Results:

**Homeownership Affordability Levels:** The majority of groups prioritized moderate, then middle income, then market rate homeownership.

**Rental Affordability levels:** The majority of groups prioritized low income, then moderate income, then market rate rental

**Homeownership vs. Rental:** A clear preference was shown for homeownership over rental housing.

**Housing Type:** Small and medium sized family units were prioritized the highest across groups.

RFP Drafting + Prioritization  
February 27, 2017

Five categories and corresponding value statements were created based on the ideas heard at the previous workshop. Participants then prioritized values through a dot exercise. Sample RFP language was reviewed and crafted.

Creating Housing  
March 20, 2017

Each group of participants were given a set of cards with housing details to place on a poster ranking preferences for affordability levels and housing types.

Economic Development + Resource Fair  
April 24, 2017

Seven industries were examined based on location preference, growth potential and the kinds of jobs within that industry. Participants then positioned the industry cards on an axis based on how preferred the type of jobs were to the community and the potential number of jobs.