

WELCOME HOME, BOSTON PHASE 3

NEIGHBORHOOD WORKSHOP (Group A - Dorchester)
May 13, 2025



Mayor's Office of Housing



Planning Department

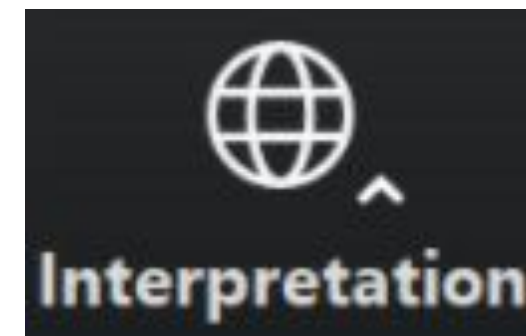


INTERPRETATION & TRANSLATION



AVAILABLE LANGUAGES

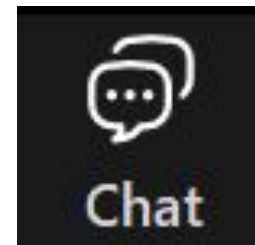
- English
- Spanish
- Vietnamese
- Cape Verdean Creole



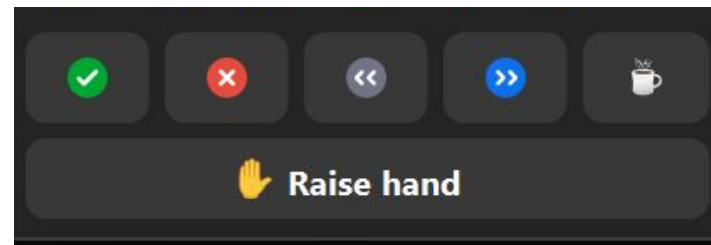
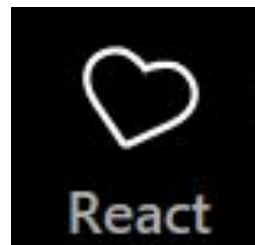
TRANSLATION

bosplans.org/WHB3Slides0513

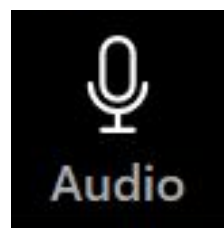
ZOOM TIPS



Use the chat to type a comment or ask a question at any time – city staff 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



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



Turns your video on/off

MEETING ETIQUETTE



**PLEASE HELP US ENSURE THAT THIS CONVERSATION IS
A PLEASANT AND PRODUCTIVE EXPERIENCE FOR ALL ATTENDEES.**

- Be respectful of everyone's time
- Use kind language
- Keep the discussion focused on the topic
- Remain muted until called on
(use the "Raise Hand" function on Zoom for comments or questions)
- Wait to raise additional questions until all others have had an opportunity
- If we are unable to get to your question tonight, please enter comments on the project website: (link) or email yoona.cha@boston.gov

TABLE OF CONTENTS

GOAL OF TODAY'S MEETING

- *Recap what we heard in 5/8 Visioning Session*
- *Discuss urban design recommendations for Dorchester sites*

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WHAT WE HEARD

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NEXT STEPS & IMPORTANT LINKS

An aerial photograph of a dense urban neighborhood in Boston, showing rows of multi-story brick and stone row houses. Many houses have flat roofs with various rooftop features like air conditioning units, skylights, and small patios. Green trees are interspersed among the buildings.

WELCOME HOME, BOSTON

PHASE 3 OVERVIEW

A blue square containing a white number '1'.

1

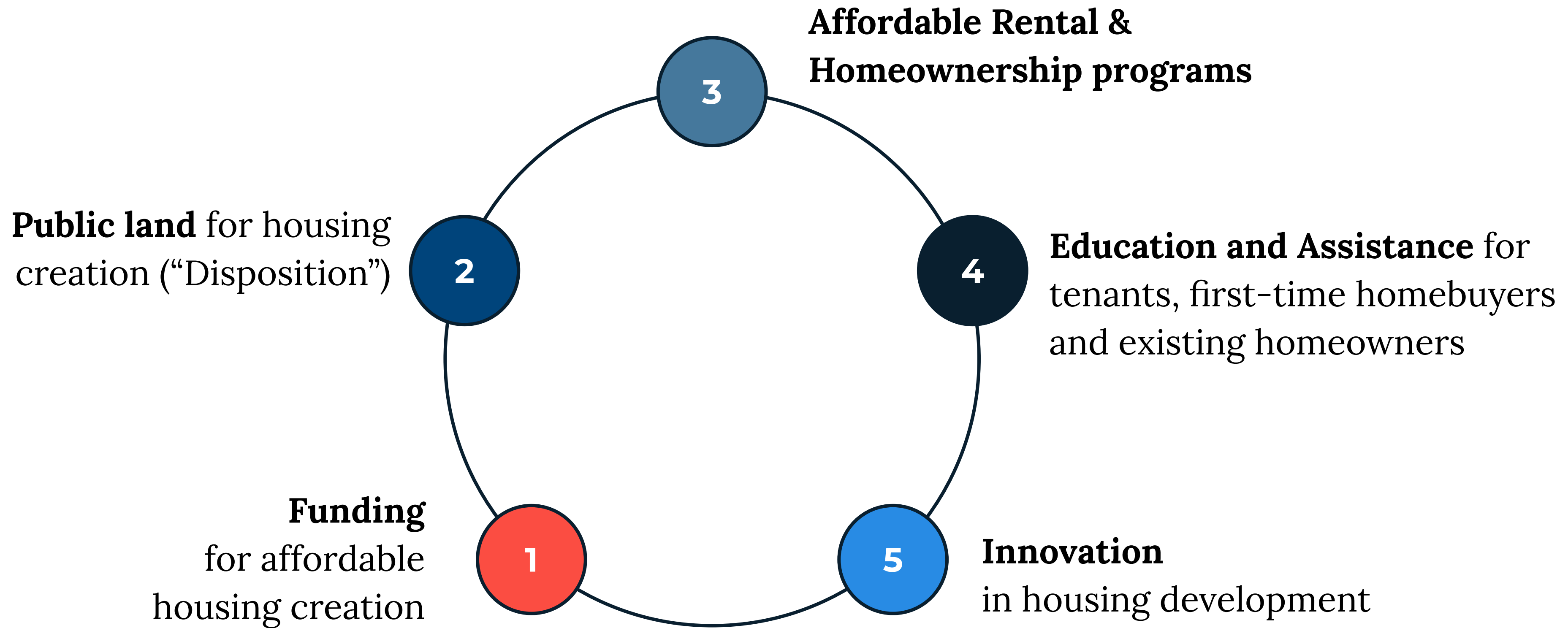
Boston Housing Strategy 2025



**VISION FOR A FAMILY-
FRIENDLY BOSTON**

Mayor Wu wants to make Boston
a great big city for *families*,
where they can *live*, learn, work,
and grow.

BOSTON'S HOUSING STRATEGY



WELCOME HOME, BOSTON

Initiative to help low- and moderate- income Bostonians become homeowners

- New family-sized condo units built on city-owned land
- Low-density, match the neighborhood context
- Support Boston-based M/WBE development teams

PHASE 1 (2022) & PHASE 2 (2023):

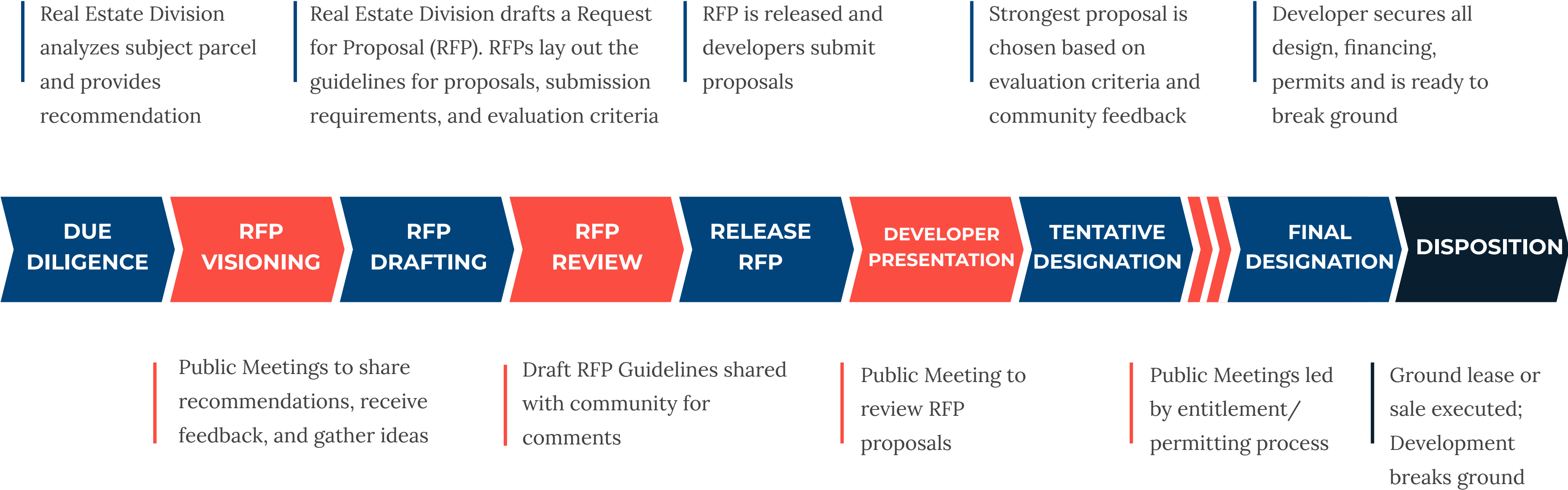
- 80-100% Area Median Income (AMI) households
- 144 Units in Dorchester & Roxbury



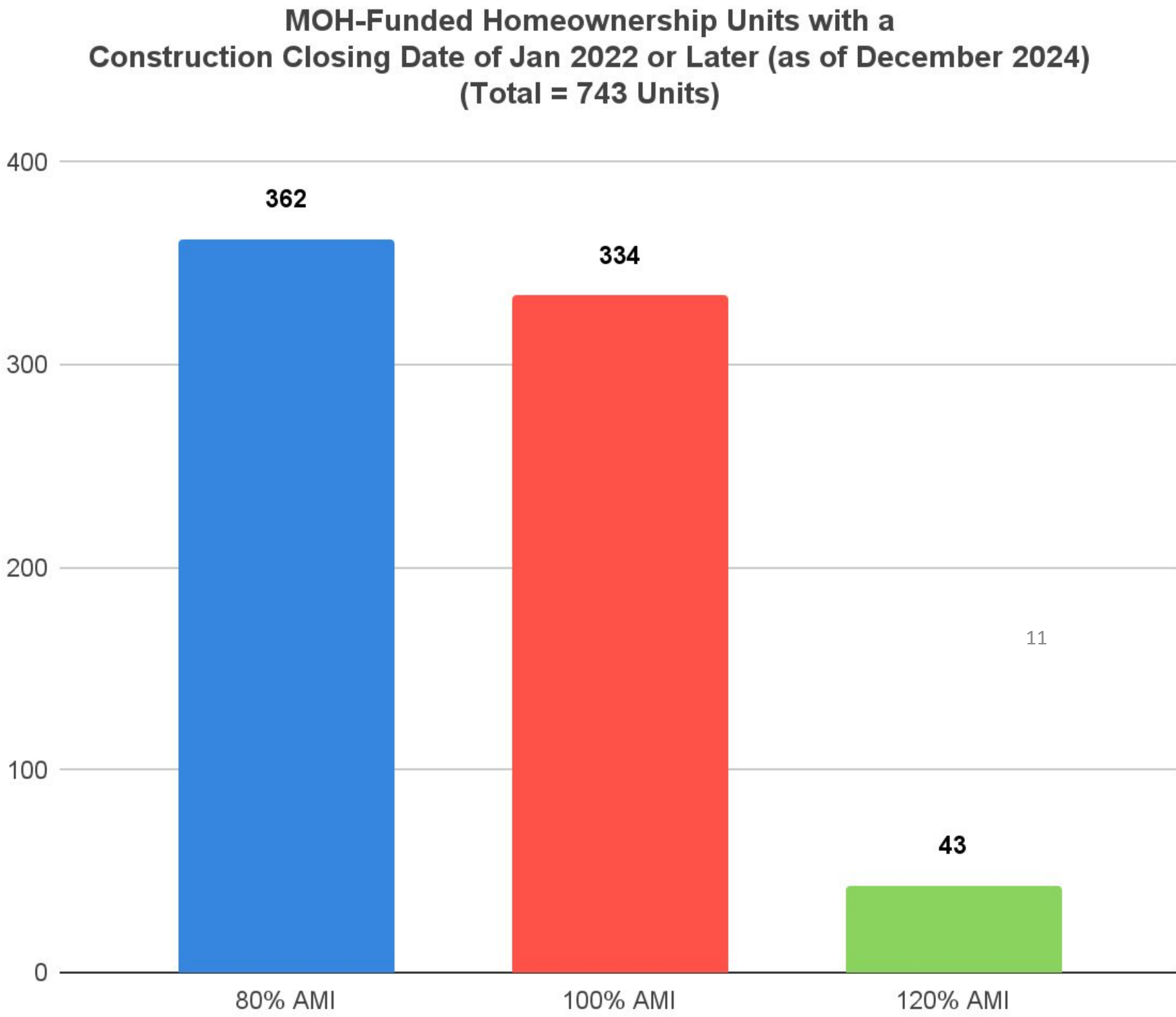
BUILDING ON CITY-OWNED LAND



Disposition is the way in which Boston develops vacant or underutilized city-owned land to create more affordable, equitable, and resilient uses



OUR HOMEOWNERSHIP PIPELINE



AREA MEDIAN INCOME (AMI)



- key metric used by the U.S. Department of Housing and Urban Development (HUD) to determine a household’s eligibility for various housing programs
- 100% AMI is the midpoint of a income distribution in the City of Boston
- Increases with the number of people in a household
- Updated annually

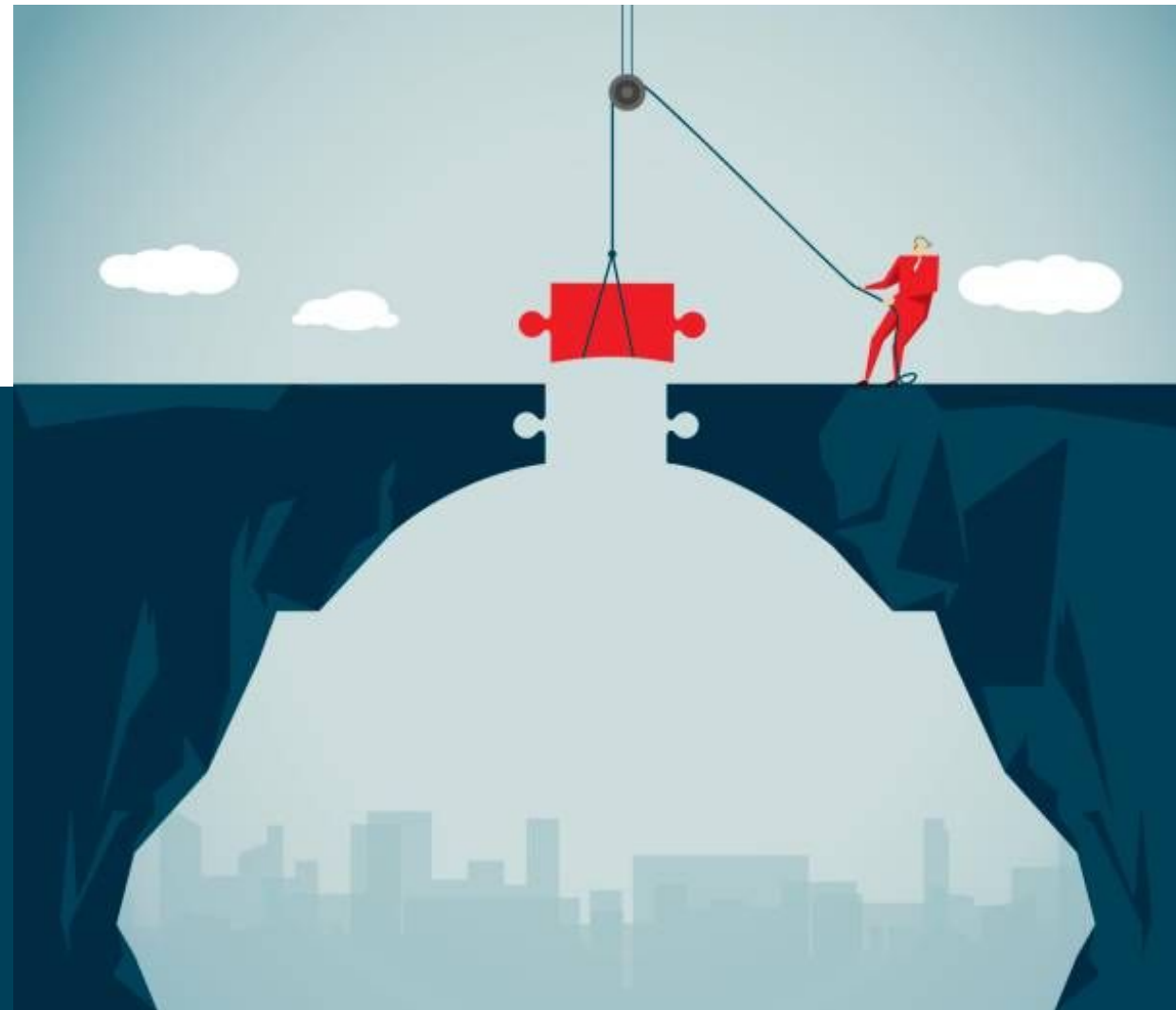
2024 CITY OF BOSTON INCOME LIMITS				
HH Size	80% AMI	100% AMI	120% AMI	135% AMI
1	\$91,200	\$114,200	\$137,040	\$154,170
2	\$104,200	\$130,600	\$156,720	\$176,310
3	\$117,250	\$146,900	\$176,280	\$198,315
4	\$130,250	\$163,200	\$195,840	\$220,320
5	\$140,700	\$176,300	\$211,560	\$238,005
6	\$151,100	\$189,400	\$227,280	\$255,690

THE “MISSING MIDDLE”

There is a growing “missing middle” of prospective homebuyers that don’t qualify for income-restricted housing, but cannot afford market-rate housing

Maximum Sale Price of a 100% AMI,
2-bd condominium in Boston (2024)

\$348,088



Median Sales Price of a Market Rate,
2-bd condominium in Boston (2024)

\$790,000

THE “MISSING MIDDLE”



16%, or fewer than 1-in-5 homes built in 2024 were affordable to Middle-Income (100-135% AMI) Families

\$500-600k

Maximum Purchasing Power for today's middle-income families (up to 135% AMI)*

*With first-time homebuyer assistance

67 units

Number of market-rate, 2-bd condo units built in 2024

11 units

Number of market-rate, 2-bd condo units built in 2024, where sales price is \$600,00 or below

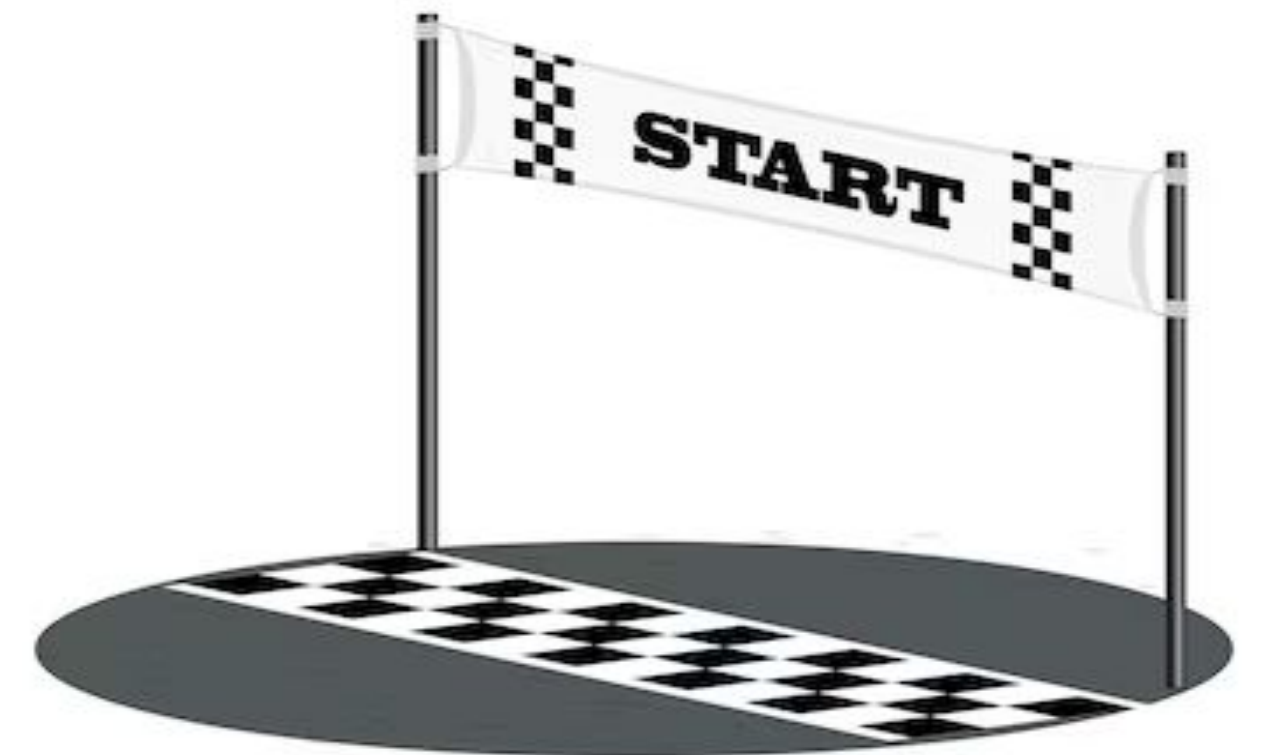
STARTER HOME

- A family's first purchase for a home
- Families typically stay ~5 years
- May involve sacrificing certain desirable qualities for affordability
ex) Elevator, proximity to public transit, size, finishes...
- Crucial step in a path towards financial and residential stability and wealth building



FIRST HOME SURVEY

Help us better understand the needs of first-time homebuyers!
(Approx. 15 mins to complete)



PHASE 3: WELCOME HOME, BOSTON

Proposed Program:

A pilot program for homeownership development on city land (without additional subsidy) to support a currently underserved segment of the market (120-135% AMI households)

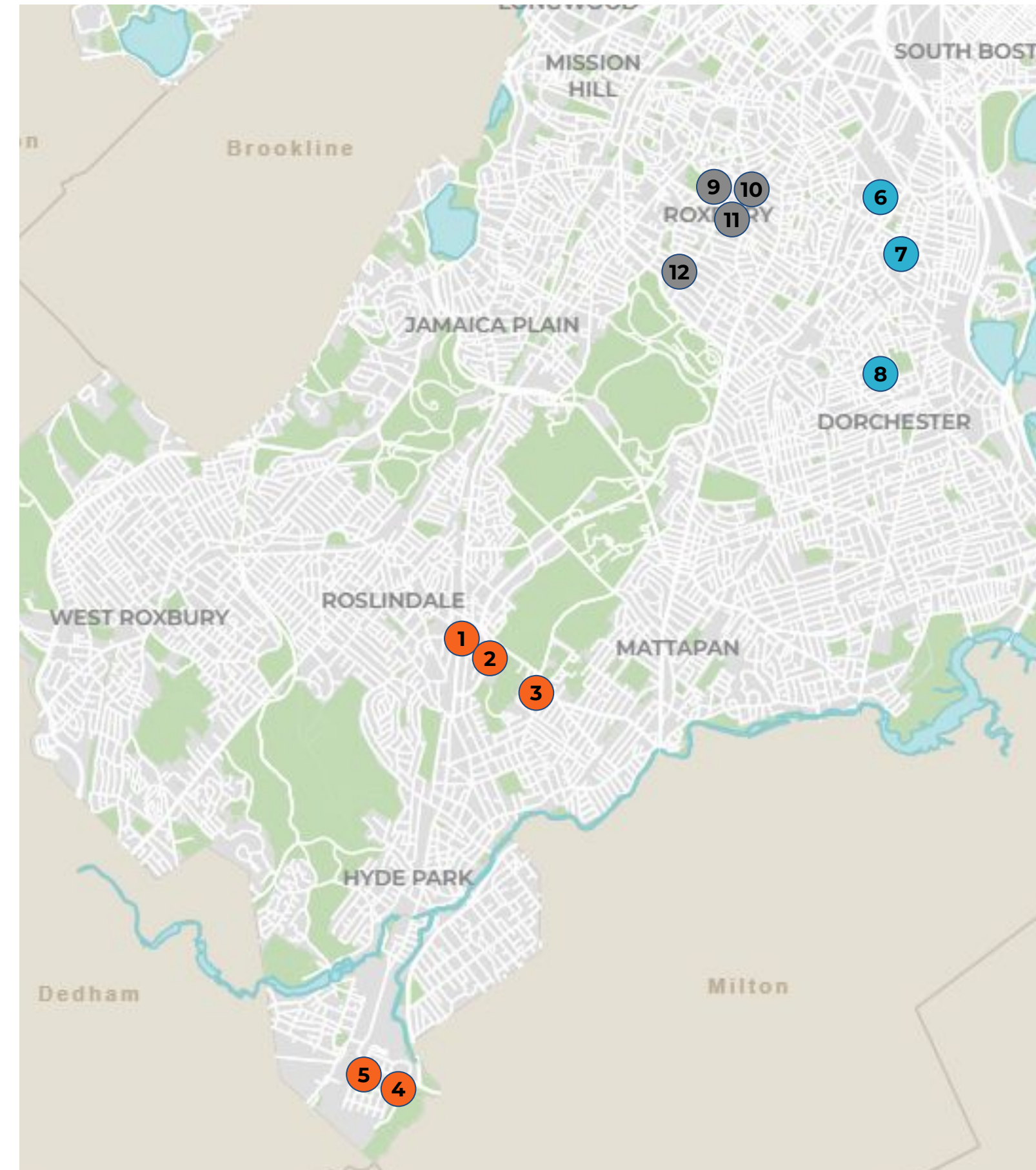
- Land acquisition for nominal fee
- Low-density, contextual (duplex/triple decker/townhome-style) homeownership units
- Massing/design principles developed by city through community feedback; expedited design review
- Emphasis on smaller, two-bedroom “starter homes”
- Units restricted to first-time homebuyers & owner-occupancy for first 10 years
- Encourage use of innovation (off-site or modular construction) to accelerate construction time, reduce total development costs, and minimize construction impact on neighborhood

WHB 3 PROPOSED SITES

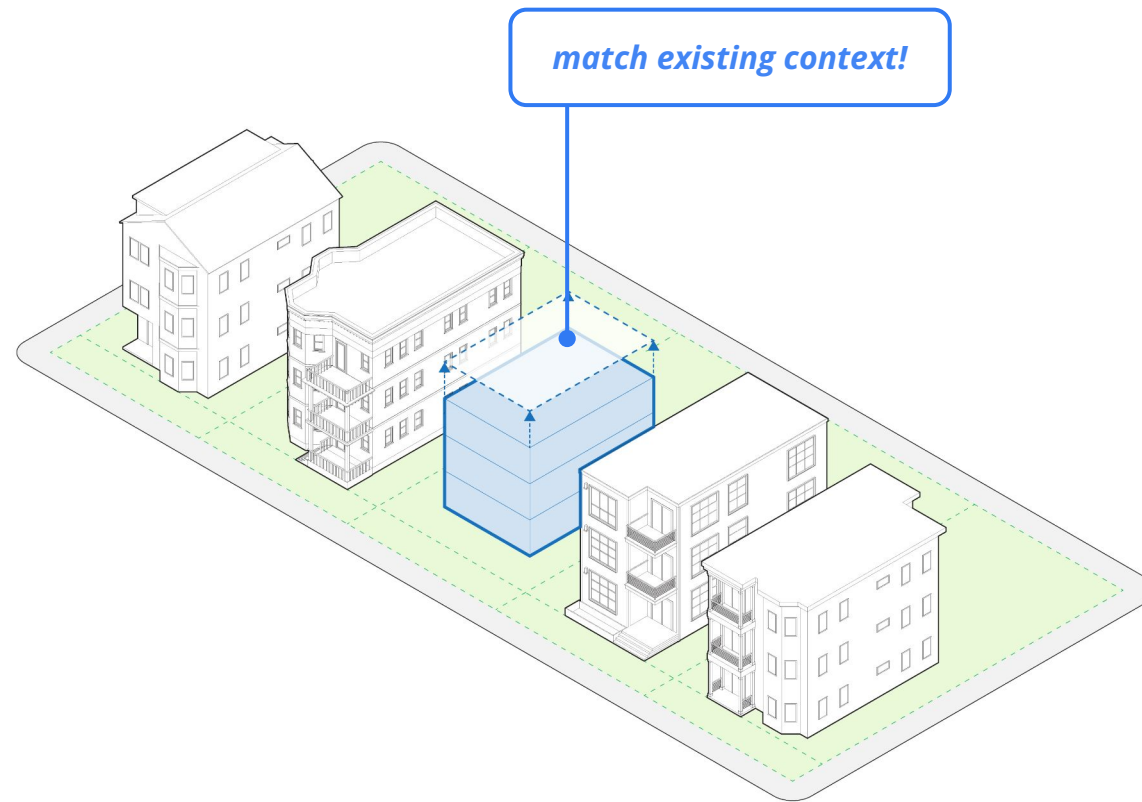


Site #	Street Address	Assessing ID	Area (sf)	Owner	Neighborhood	Group
1	8 Eastman St	0703788000	4,599	MOH	Dorchester	A
2	63 Stoughton St & 1 Everett Ave	1301368000, 1301369000	5,486	MOH		
3	151 Homes	1501451000	4,732	MOH		
4	917 American Legion Hwy	1806661000	4,180	MOH	Roslindale	B
5	Wilmot St	1806860000, 1806861000	6,994	MOH		
6	64-66 Tampa St	1803419000, 1803418000	6,563	MOH	Hyde Park	
7	Colchester St (A)	1809674000	5,976	MOH		
8	Colchester St (B)	1809676000	6,000	MOH		
9	19 Laurel St	1201590000	3,300	BPDA	Roxbury	C
10	11-13 Catawba St	1201146000	5,570	BPDA		
11	14 Catawba St	1201610000	4,950	BPDA		
12	100 Ruthven St	1203160000	5,394	BPDA		

- 12 sites in Dorchester, Roslindale, Hyde Park and Roxbury
- 3,000-7,000 sq. ft. vacant lots in residential neighborhoods
- Local, comparable sales of 2 BR condos meet program goals

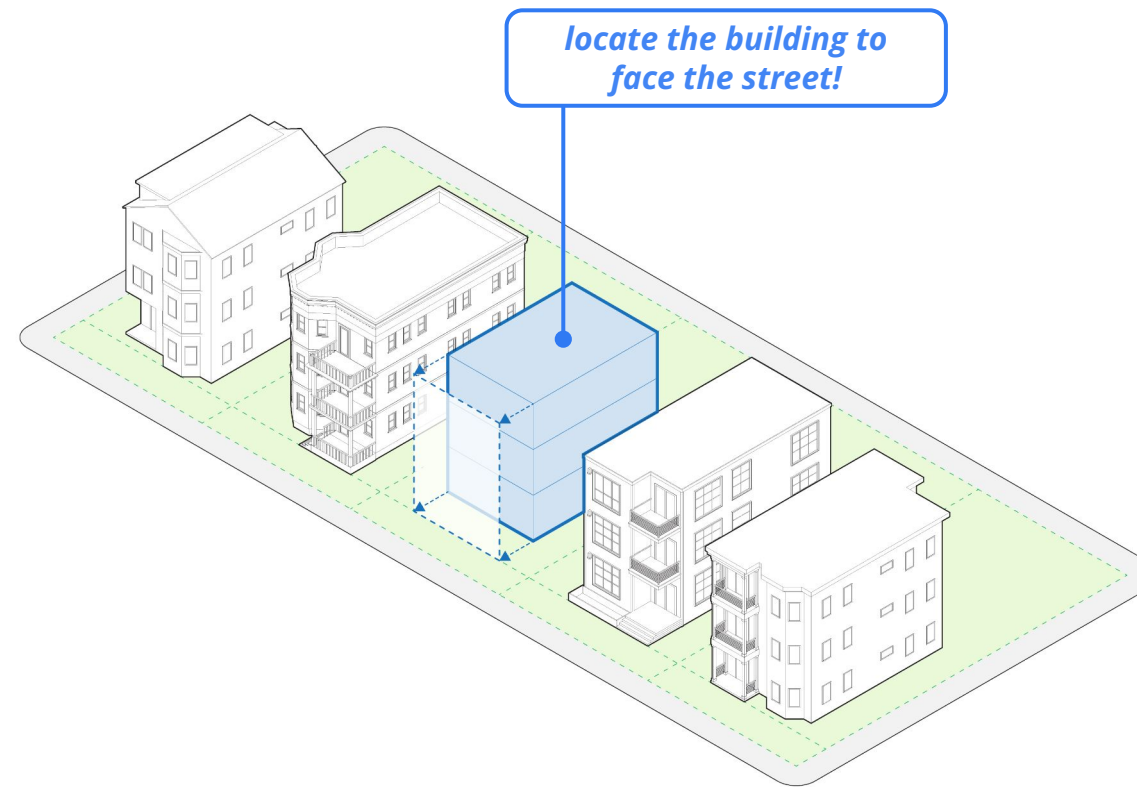


DESIGN GUIDELINES:



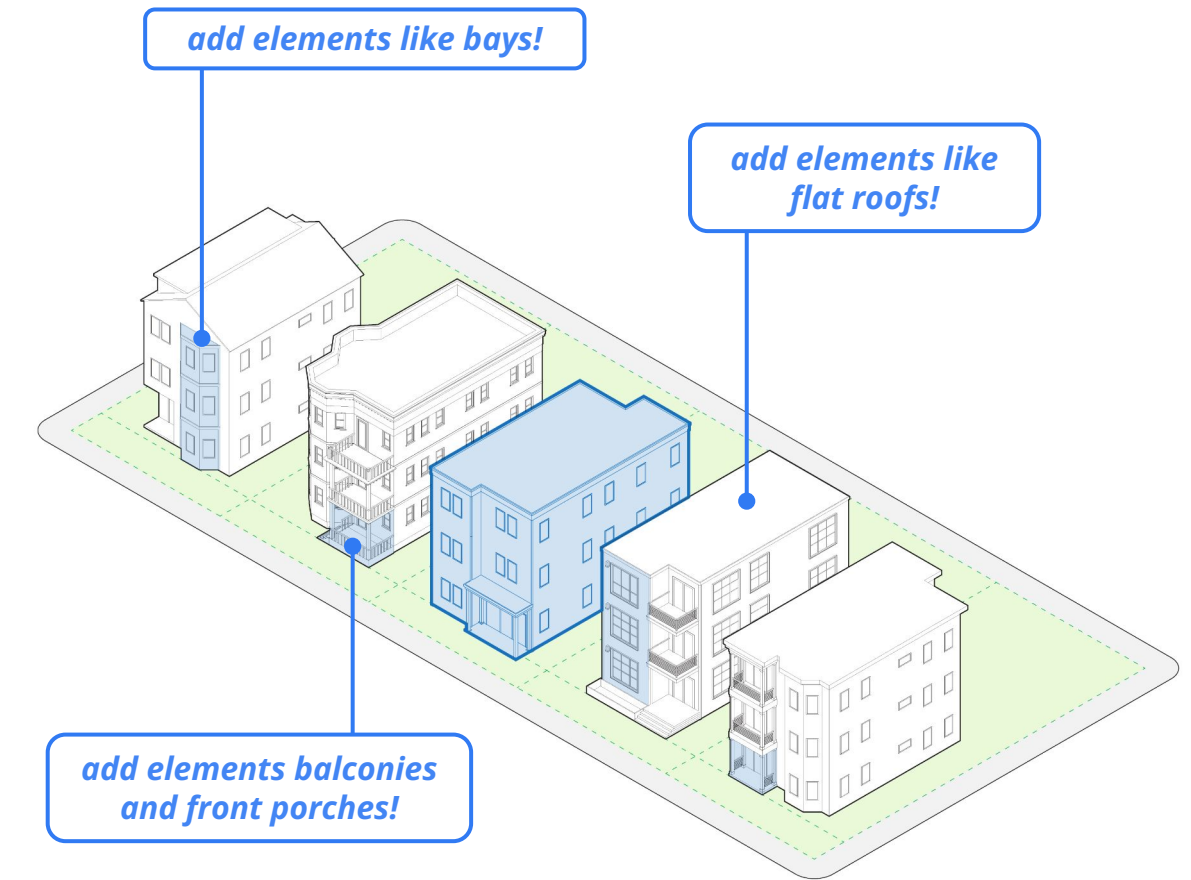
Massing & Height

- Match the existing height to the surrounding neighborhood to reinforce the scale of existing homes



Building Placement

- Orient building to the primary street
- Align to existing front facades
- Preserve healthy existing trees



Architectural Details

- Use elements like bays and roof profiles to fit within the neighborhood context
- Use elements like front porches and balconies to provide open space activate the street

WHAT WE HEARD

2

FIRST HOME SURVEY

Comment Period : 5/8/2025 – 6/30/2025

- 5/8 Visioning Session (100 Attendees)
- First Home Survey (64 Responses as of 5/12/2025)



“I’d be willing to **share things like common area, garden, lawn, and parking** if it meant I could buy a home.”

“We have family members who are disabled, so **accessibility is a huge consideration for us.**”

“**Walkability and access to public transit is very important**, as I try to avoid commuting by car.”

“As first time home buyers who want to stay in the city (we don’t have a car!), it felt like finding a rare gem when we found our single family house for under \$1.2m. **I’d love to support ways to generate more attainable housing for young families in the City.**”

“Please **consider families of many types** beyond just nuclear unit, **including chosen and multigenerational.**”

“We are looking to grow our family. **2 bedroom** would be the minimum, but possible if the living room is large enough to flex as a guest room.”

“**cost per square foot and high HOA fees have been barriers** to buying a house.

“We are looking to buy, but **we don’t income qualify for any of the city’s programs, but don’t have enough access to cash to be competitive in the market.**”

“**My income is too low to purchase a unit at market rate, but too high to qualify for income-restricted units.** Most offers are for less than 80% AMI.”

FIRST HOME SURVEY

FIRST HOME SURVEY (bosplans.org/FirstHomeSurvey)

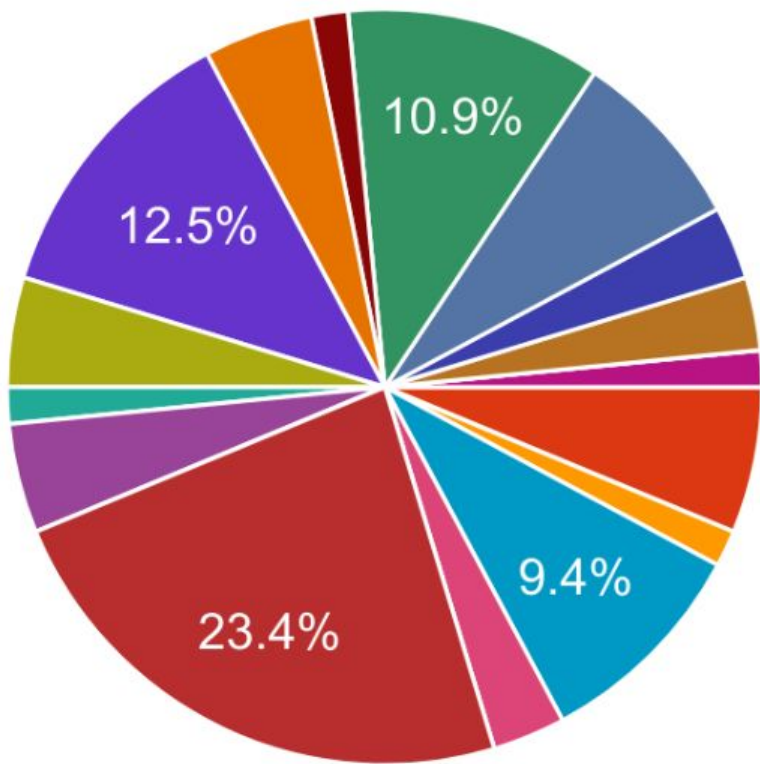
64 Responses (as of 5/12/2025)

Accepting Responses Until : 6/30/2025



Do you currently live in Boston? If so, which neighborhood do you live in?

64 responses



- I do not currently live in Boston
- Allston
- Back Bay
- Bay Village
- Beacon Hill
- Brighton
- Charlestown
- Chinatown
- Dorchester
- Downtown
- East Boston
- Fenway
- Hyde Park
- Jamaica Plain
- Mattapan
- Mission Hill
- North End
- Roslindale
- Roxbury
- South Boston
- South End
- West End
- West Roxbury

FIRST HOME SURVEY

FIRST HOME SURVEY (bosplans.org/FirstHomeSurvey)

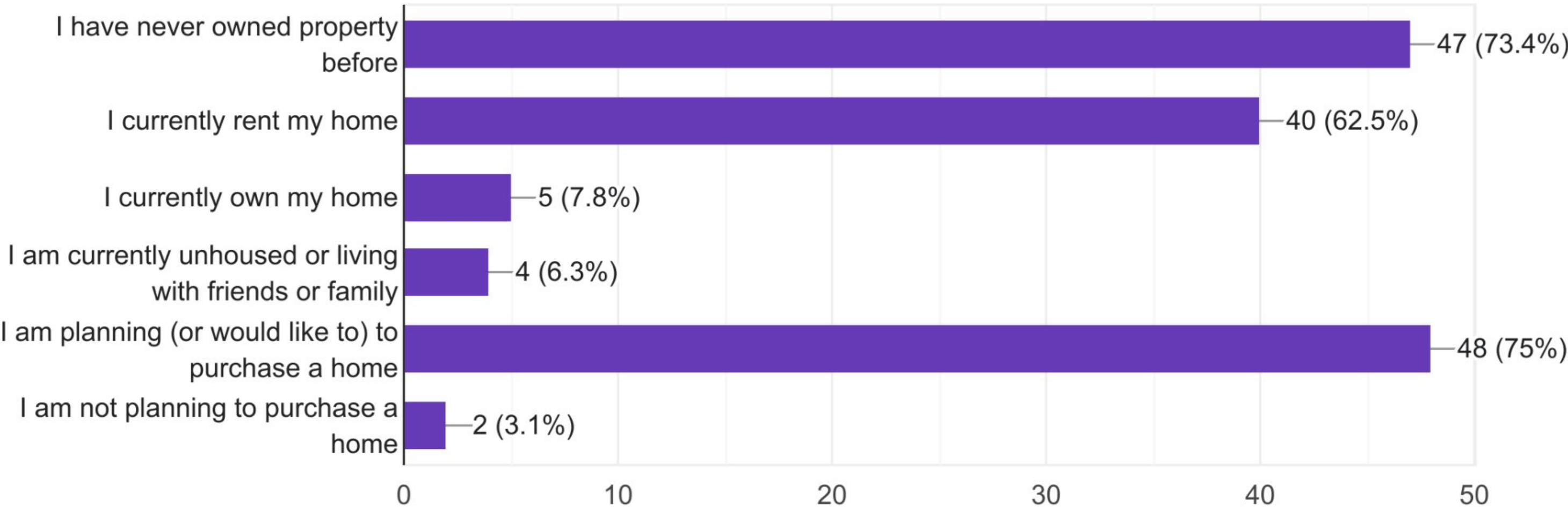
64 Responses (as of 5/12/2025)

Accepting Responses Until : 6/30/2025



Which of the following applies to you? Check all that apply.

64 responses



FIRST HOME SURVEY

FIRST HOME SURVEY (bosplans.org/FirstHomeSurvey)

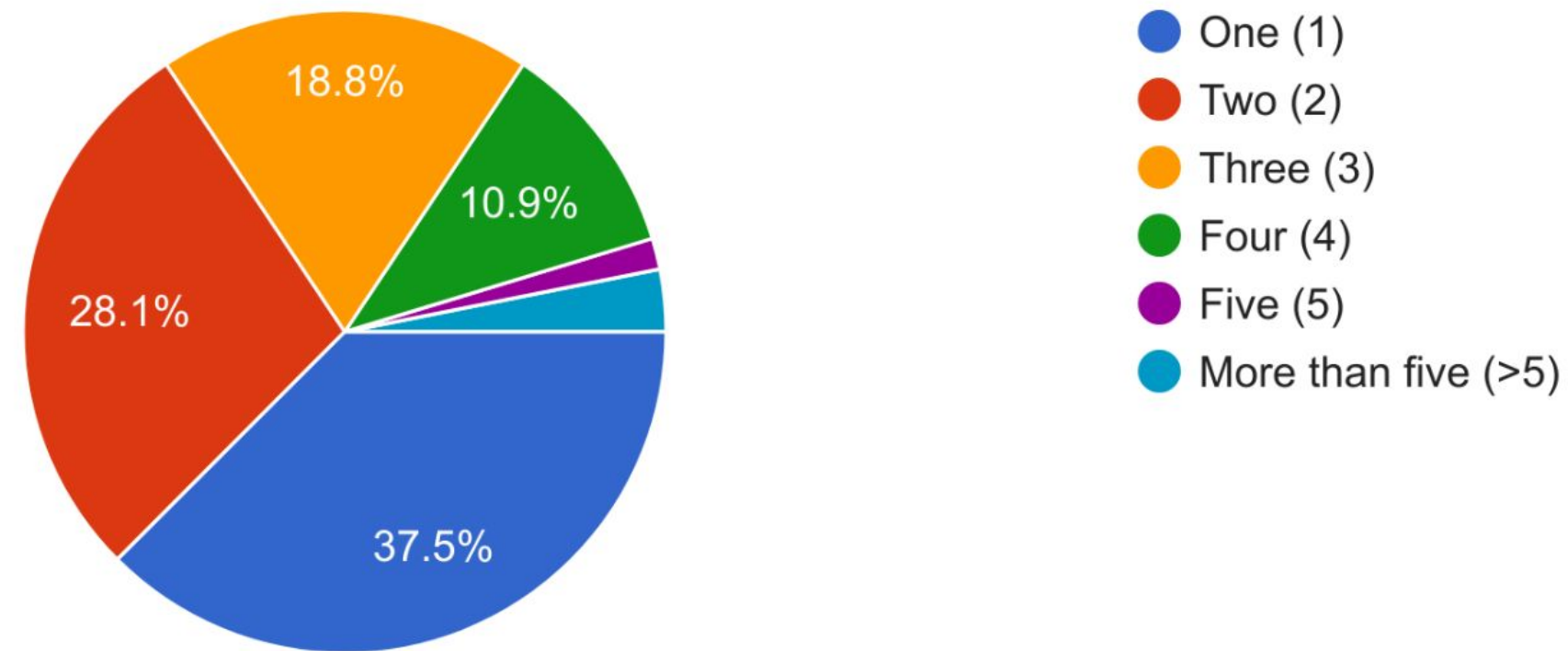
64 Responses (as of 5/12/2025)

Accepting Responses Until : 6/30/2025



Including you, how many people are you planning to live with in the first home you buy?

64 responses



FIRST HOME SURVEY

FIRST HOME SURVEY (bosplans.org/FirstHomeSurvey)

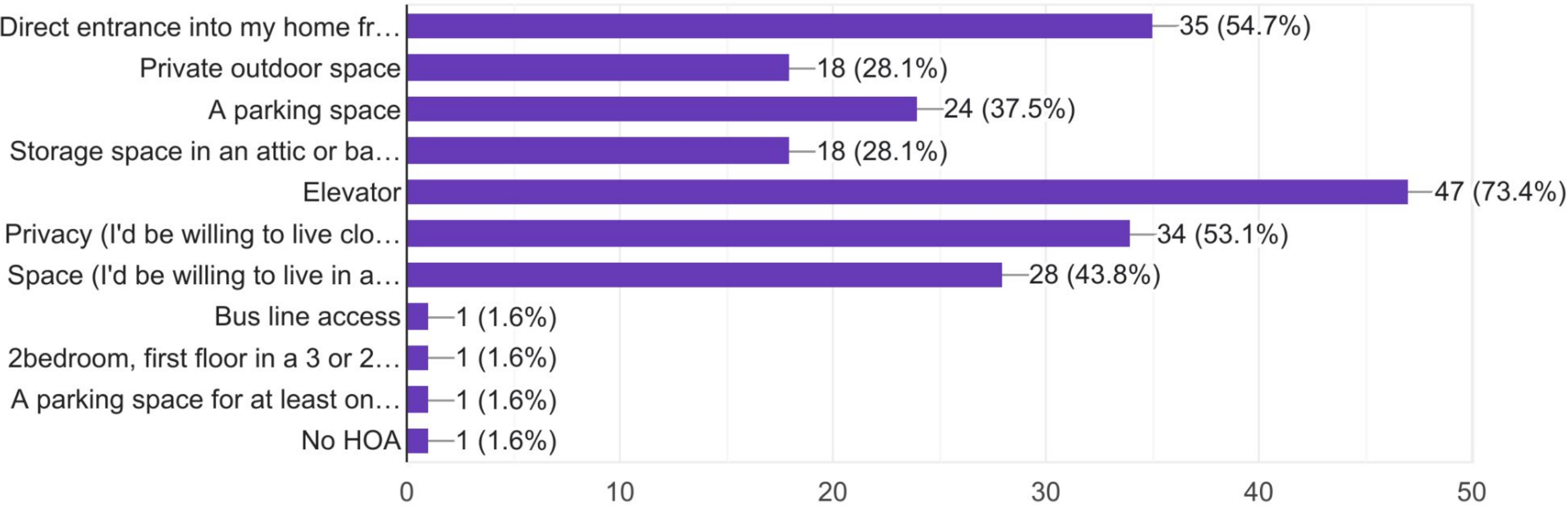
64 Responses (as of 5/12/2025)

Accepting Responses Until : 6/30/2025



What would you be willing to sacrifice (not have), if it meant you could purchase a home in Boston?
Check all that apply.

64 responses



FIRST HOME SURVEY

FIRST HOME SURVEY (bosplans.org/FirstHomeSurvey)

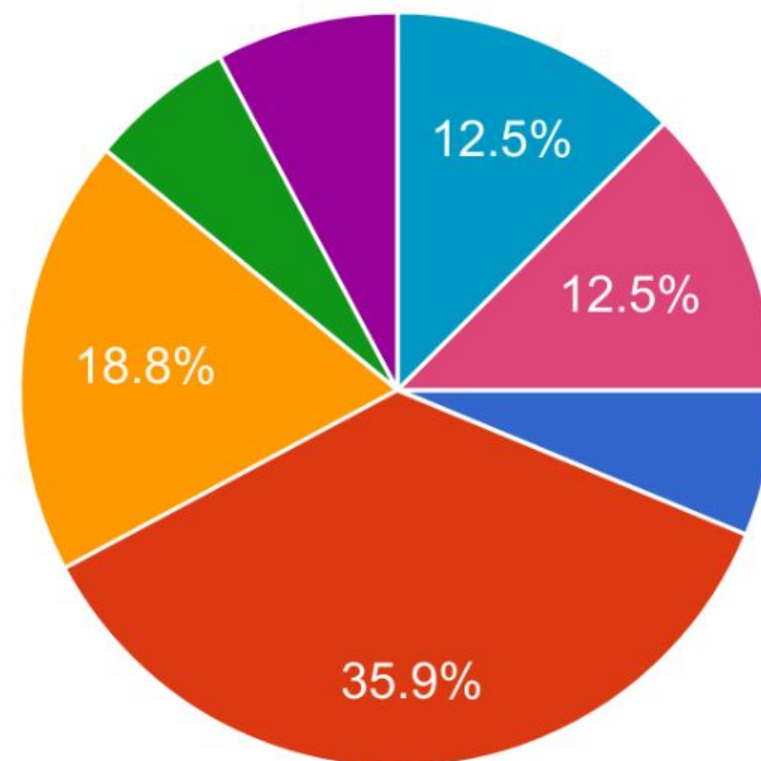
64 Responses (as of 5/12/2025)

Accepting Responses Until : 6/30/2025



Of the following "nice to have" features, which would you most like to have?

64 responses



- Direct entrance into my home from the street (no shared hallway)
- Private outdoor space
- A parking space
- Storage space in an attic or basement
- Elevator
- Privacy (not living close to my neighbors or in a multifamily property)
- Space (a bigger unit with more overall square footage)

WHB3 DESIGN GUIDELINES (DORCHESTER SITES)

3

Dorchester Sites:



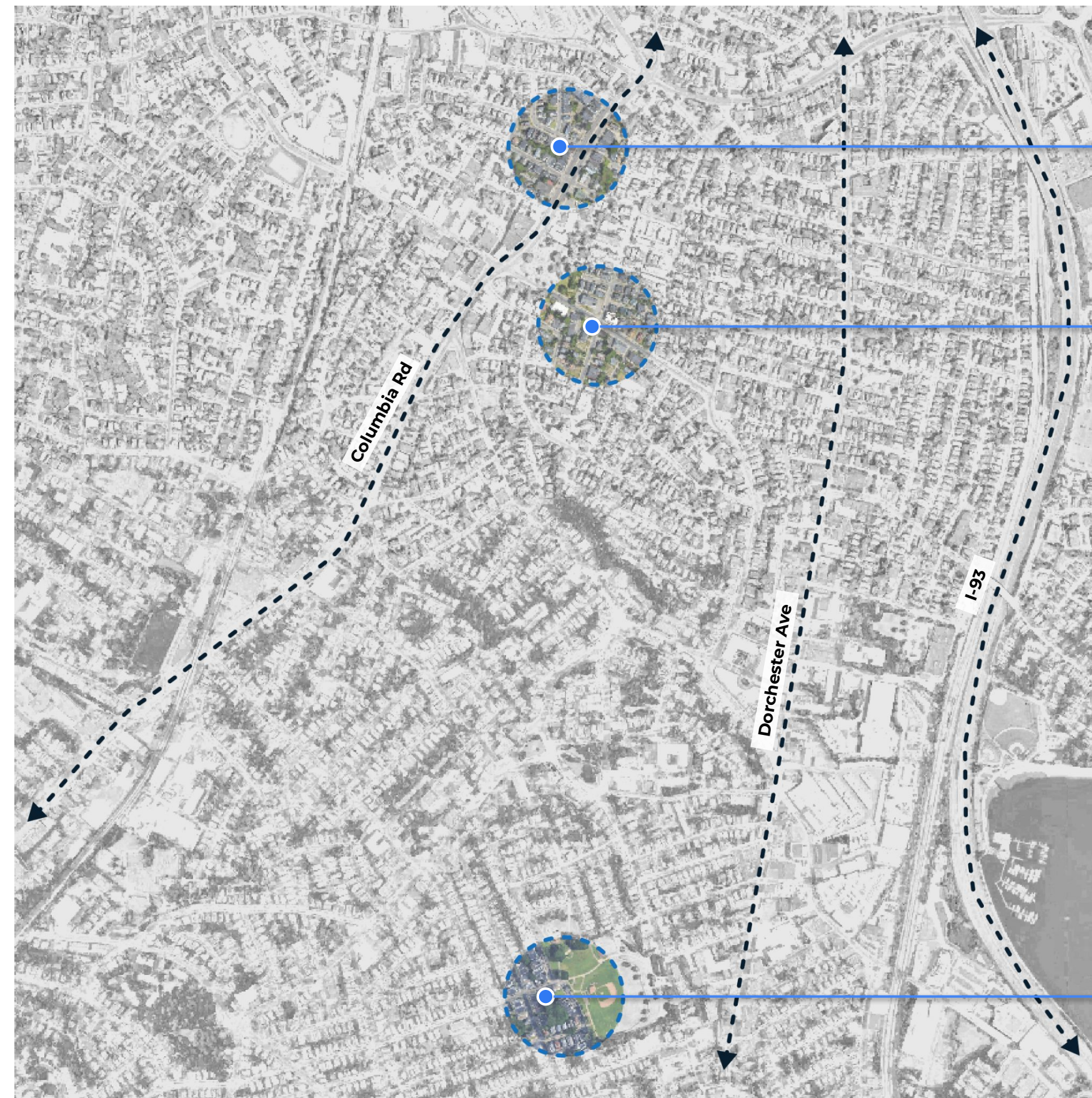
8 Eastman St



63 Stoughton St and 1 Everett Ave



151 Homes Ave



8 Eastman St

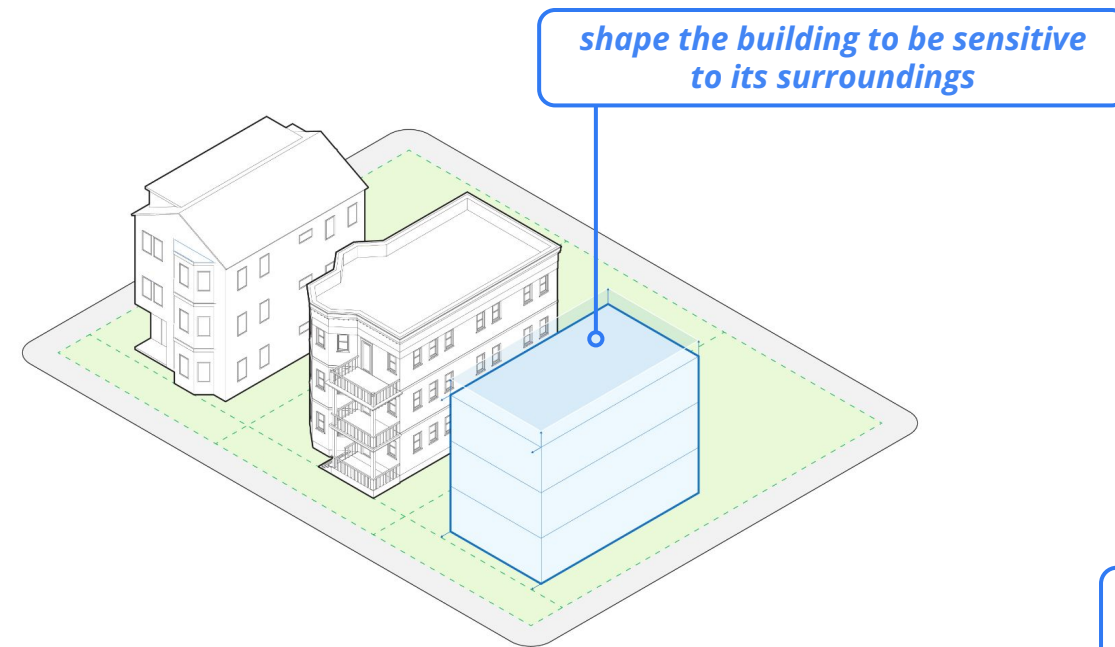
63 Stoughton St and
1 Everett Ave

151 Homes Ave

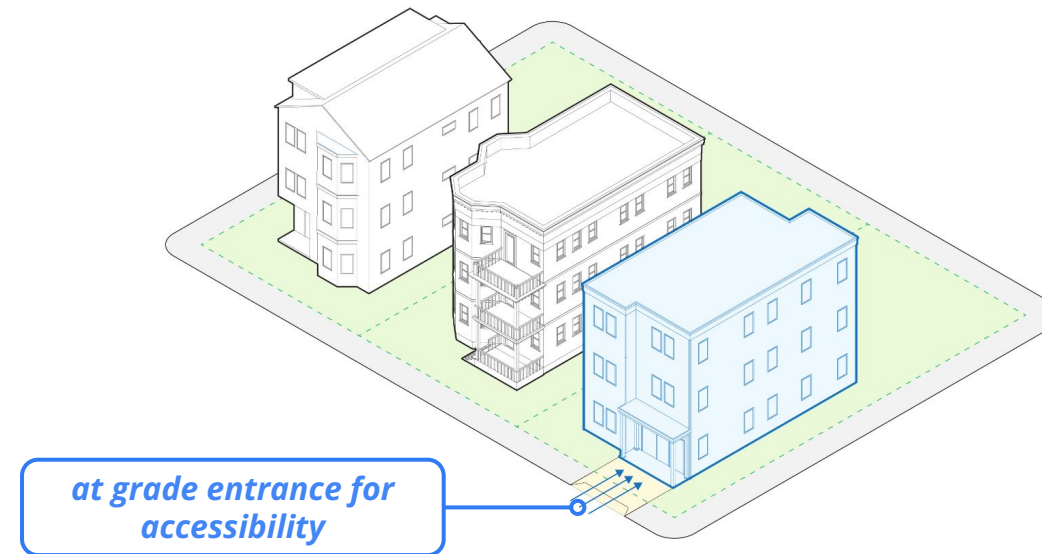
Aerial Map: Dorchester Sites

Design elements we are considering . . .

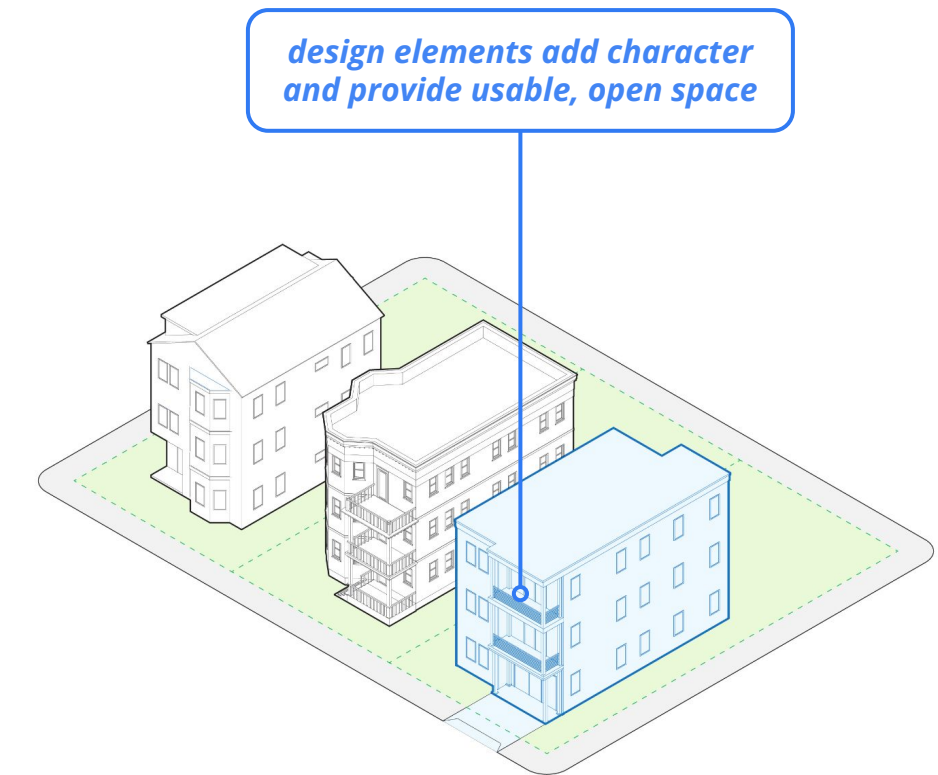
Building Design:



Massing and Height



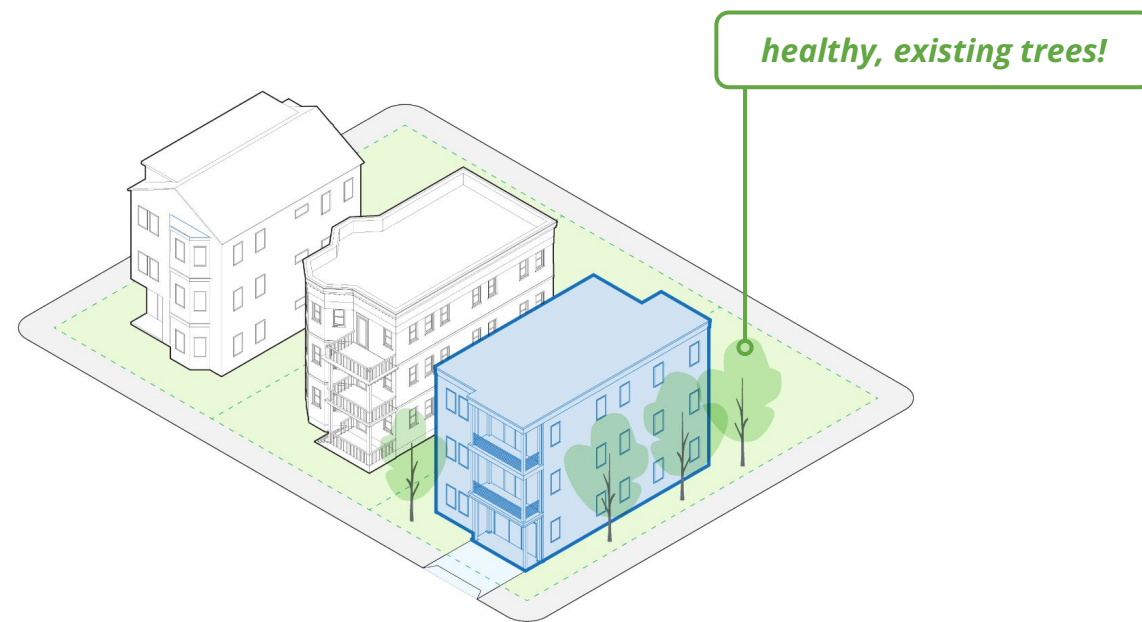
**Prioritize accessible
First Floor Units**



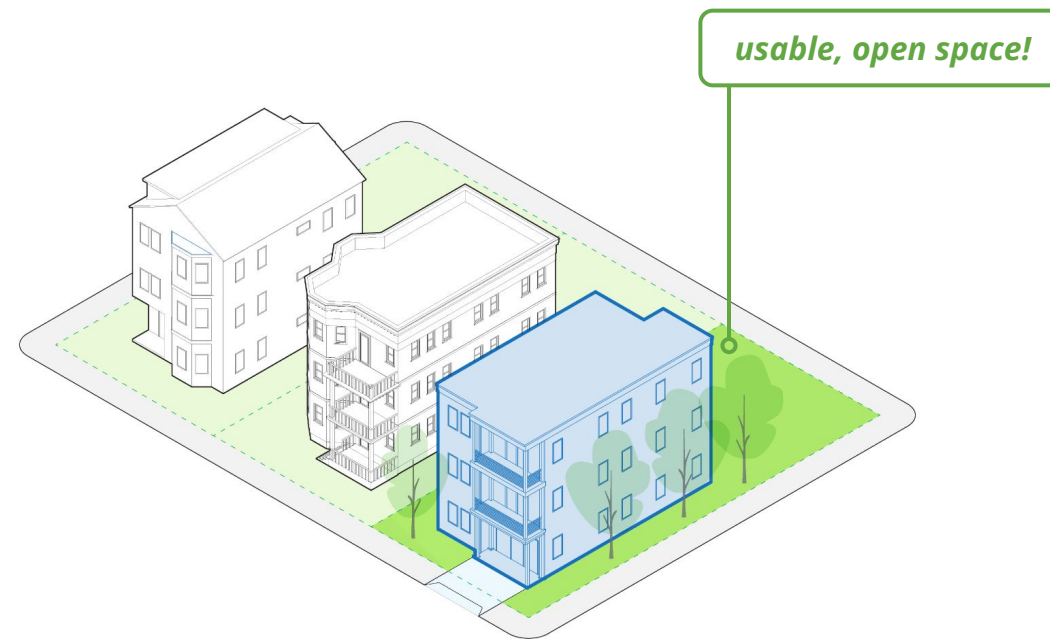
Add architectural details

Design elements we are considering . . .

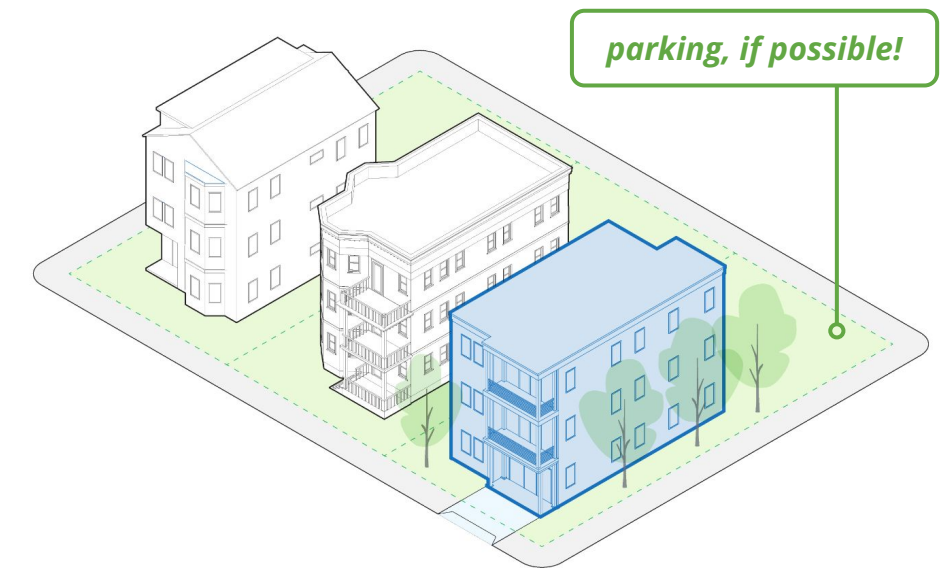
Site Design:



Maintain healthy, existing trees

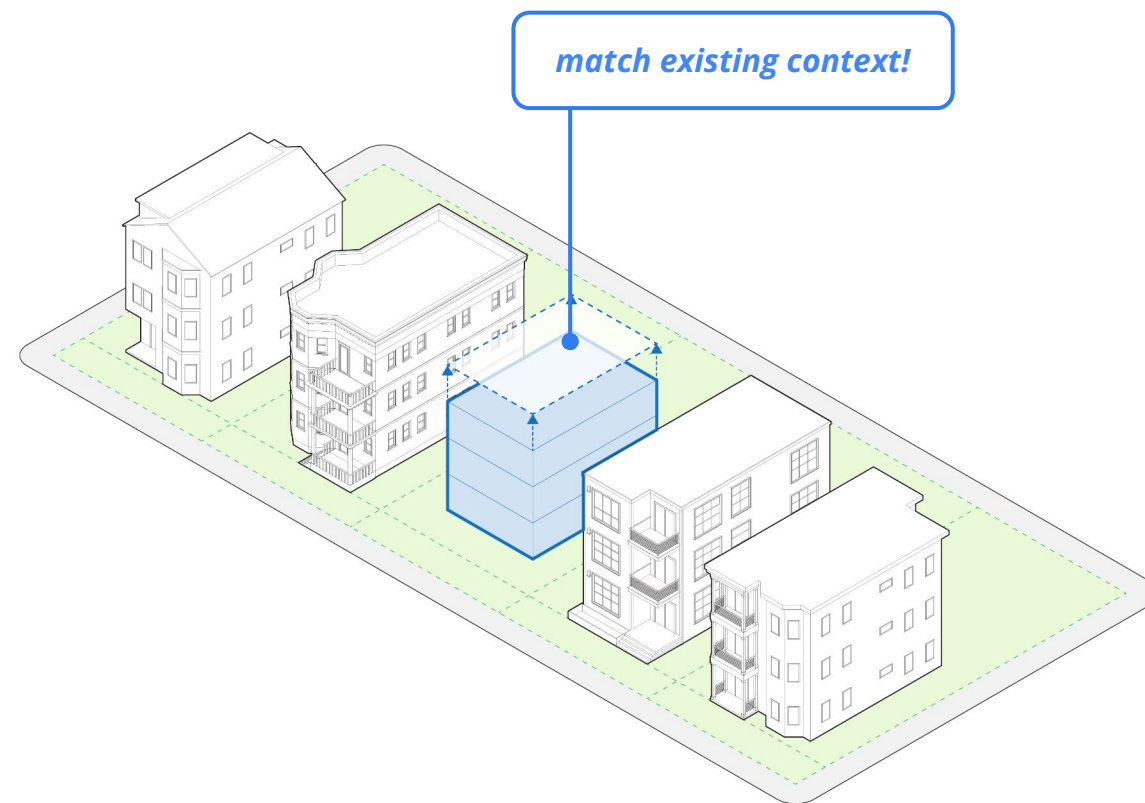


Provide usable, outdoor space



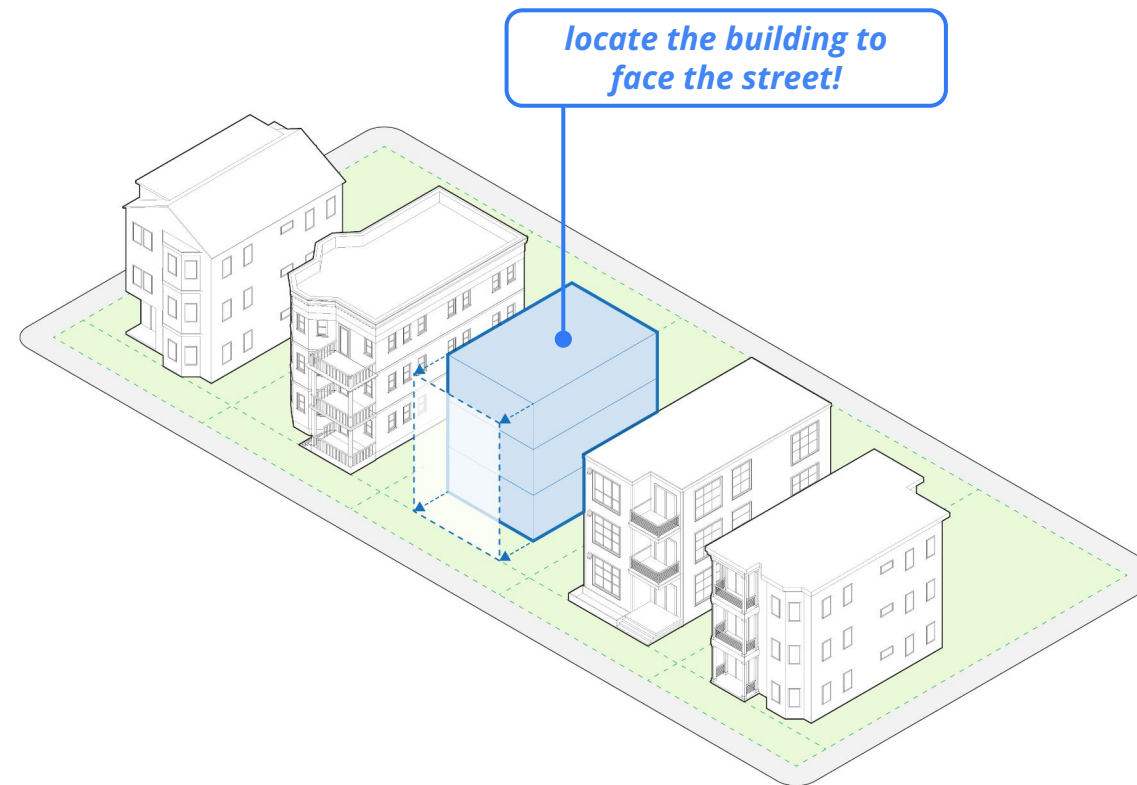
Provide on-site parking if possible

Design Guidelines:



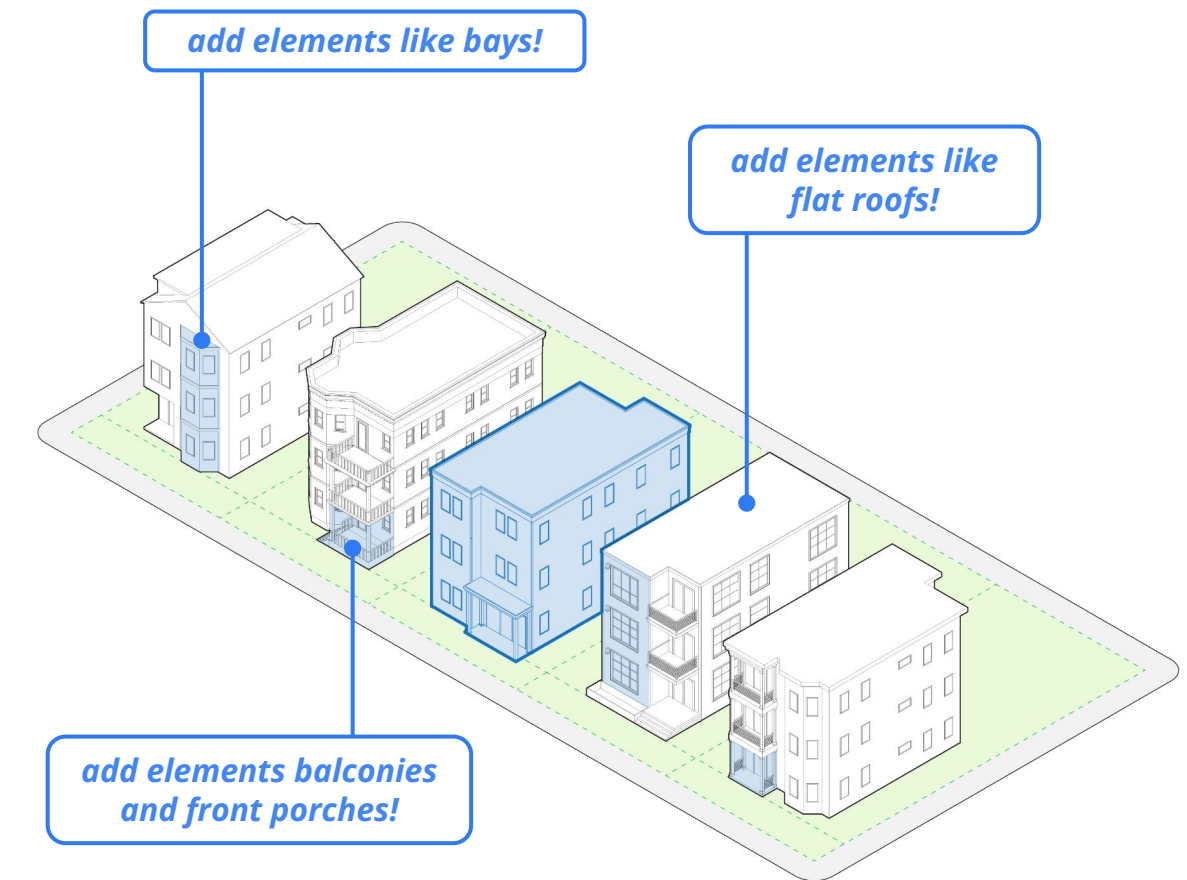
Massing & Height

- Match the existing height to the surrounding neighborhood to reinforce the scale of existing homes



Building Placement

- Orient building to the primary street
- Align to existing front facades
- Preserve healthy existing trees



Architectural Details

- Use elements like bays and roof profiles to fit within the neighborhood context
- Use elements like front porches and balconies to provide open space activate the street

8 Eastman St



8 Eastman St: Street View



Locator Map



Looking at 8 Eastman from the street



Looking across the street from inside the lot

8 Eastman St: Neighboring Buildings



The surrounding neighborhood consists of predominantly **triple deckers**.

Many of the **triple deckers** have architectural details such as **flat roofs, bays, and front porches**.

8 Eastman St: Design Guidelines



Design Guidelines:

- **Massing & Height:** follow the existing architectural style and height
- **Placement:** align the front of building with existing buildings along the street
- **Architectural details:** include front porches and bays to match neighboring buildings
- **Site Design:** keep existing trees when possible, if possible locate usable, outdoor space at the front of the building to engage the street

63 Stoughton St + 1 Everett Ave



63 Stoughton St + 1 Everett Ave: Street View



Locator Map



Looking at the lot from across the street



Looking east along Stoughton St

63 Stoughton St + 1 Everett Ave: Neighboring Buildings



The surrounding neighborhood consists of predominantly of **3-story buildings**.

Many have architectural details such as **flat roofs and pronounced entrances**.

63 Stoughton St + 1 Everett Ave: Design Guidelines



Design Guidelines:

- **Massing & Height:** follow the existing architectural style and height
- **Placement:** orient building to primary street frontage, activate the pedestrian experience at the corner
- **Architectural details:** include pronounced front entrances and flat roofs to match neighboring buildings
- **Site Design:** keep existing trees when possible, provide usable, outdoor space that engages the corner condition

151 Homes Ave



151 Homes Ave: Street View



Looking directly at the site from across the street



Locator Map

151 Homes Ave: Neighboring Buildings



The surrounding neighborhood consists of predominantly **triple deckers**.

Many of the **triple deckers** have architectural details such as **flat roofs, bays, and front porches**.

151 Homes Ave: Design Guidelines



Design Guidelines:

- **Massing & Height:** follow the existing architectural style and height
- **Placement:** align front of building with existing buildings along the street
- **Architectural details:** prioritize flat roofs, front porches, and bays to match neighboring buildings
- **Site Design:** keep existing trees when possible, provide usable, outdoor space that engages that lot's corner



B



Q&A

4

PLEASE BRIEFLY INTRODUCE YOURSELF:

- Your Name & Your Neighborhood

POSSIBLE TOPICS:

- More information about Welcome Home, Boston
- Questions/feedback about specific sites
- Questions about the Planning Department, Mayor's Office of Housing, or Boston Home Center
- Ways to get involved



NEXT STEPS & IMPORTANT LINKS

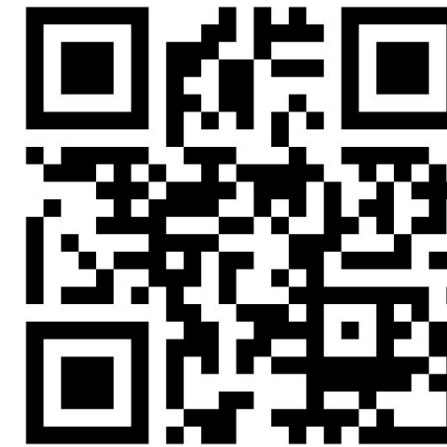
5

GET INVOLVED

Project Website: bosplans.org/WHB3



STARTER HOME SURVEY



PHASE 3 PROJECT WEBSITE

FIRST-TIME HOMEBUYERS

- Take the Starter Home Survey:
bosplans.org/StarterHomeSurvey
- Get connected with the
Boston Home Center & take the
Homebuyer 101 Class
bosplans.org/BostonHomeCenter

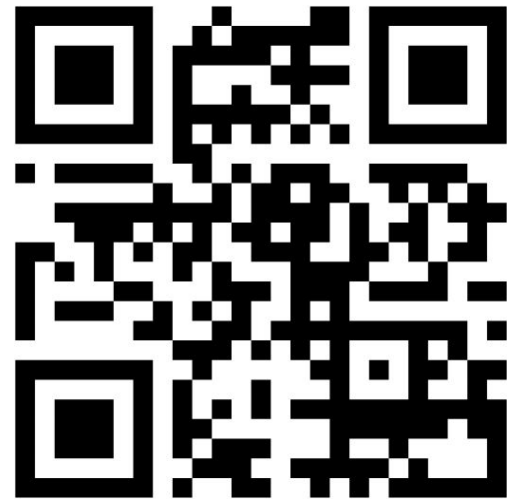
CURRENT RESIDENTS

- Spread the word & share survey
- Attend Neighborhood Workshops
Group A (Dorchester) 5/13 6pm
Group B (Rosi & Hyde Park) 5/20 6pm
Group C (Roxbury) 5/27 6pm
- Submit comments
bosplans.org/WHB3

BUILDERS & DEVELOPERS

- Connect to stay updated on RFP
yoona.cha@boston.gov
- Submit comments on Draft RFP
bosplans.org/WHB3
- Check the [Procurement Portal](#) in
June 2025
- Respond to RFP

NEIGHBORHOOD WORKSHOPS



GROUP A

Dorchester

5/13 (Tue) 6:00-7:30pm

Virtual, on Zoom

Registration:

bosplans.org/WHB3GroupA



GROUP B

Roslindale & Hyde Park

5/20 (Tue) 6:00-7:30pm

Virtual, on Zoom

Registration:

bosplans.org/WHB3GroupB



GROUP C

Roxbury

5/27 (Tue) 6:00-7:30pm

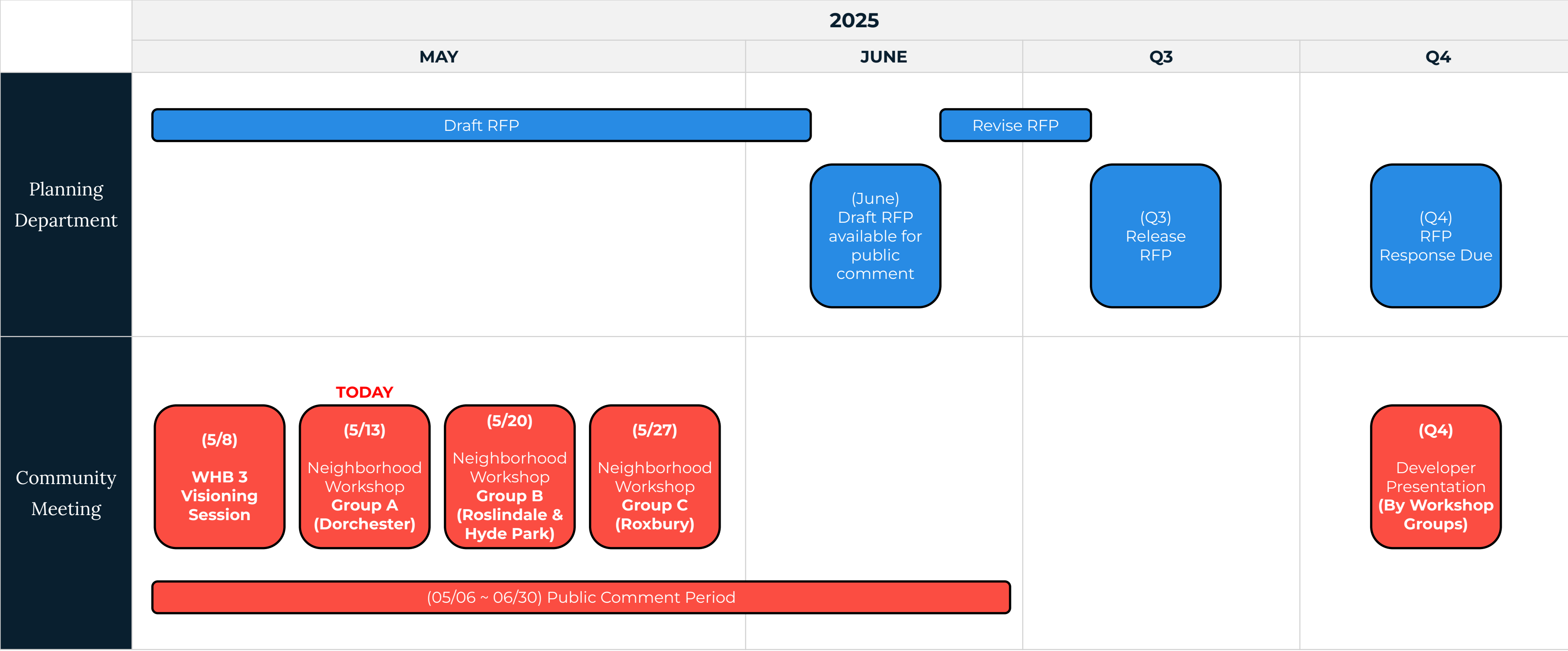
Virtual, on Zoom

Registration:

bosplans.org/WHB3GroupC

Learn more, access recordings, & submit comments on Project Website: bosplans.org/WHB3

TIMELINE / NEXT STEPS



*Timeline is tentative and subject to change

THANK YOU

HAVE QUESTIONS?

YOON CHA

Real Estate Development Officer,
Planning Department
yoon.cha@boston.gov

PROJECT WEBSITE



bosplans.org/WHB3

Public Comments close 06/30/2025

NEXT PUBLIC MEETING

[5/13, 5/20, 5/27](#)

Neighborhood Workshops

