

Who's in the room?

Please tell us about yourself using the QR Code:



Squares + Streets Educational Workshop Series:

Building a Community Development Mindset
around Housing and Business

March, 25th, 2024

Engagement Events in Cleary Square

**Planning Kick-Off
and Open House**
2/25/24
YMCA

**Zoning
Workshop**
3/18/24
YMCA

**Community
Walking Tour**
3/24/24
Hyde Park Ave
and River St

**Housing +
Small
Business
Workshop**
3/25/24
YMCA

**Visioning
Workshops**
Happening in April.
Please check the
website for more
information



A series of **conversational and educational workshops** to engage residents in discussions about what they hope to uplift and support in the area. Discussions will also cover the range of existing tools that inform how the City works to support community goals as an entry point to discussing creative or new approaches towards meeting those goals.

Office Hours - Ongoing



Drop-in sessions to ask questions, share ideas and feedback, and hear updates on the planning process. This is a great opportunity to catch up on information if you missed a previous event or help us understand more of the conversation. To book a session please email catherine.neill@boston.gov

Workshops meant to begin formulating community visions that will inform policy and programmatic recommendations in the planning process.

Agenda

1. Community Meeting Guidelines
2. Squares + Streets Values + Goals
3. What We've Heard So Far!
4. Existing Conditions (Housing)
5. Existing Conditions (Business)
6. Existing City of Boston Tools (Housing)
7. Existing City of Boston Tools (Business)
8. Applying Existing Tools to Your Community Goals (**Scenario Hackathon Activity**)
9. **BONUS:** Shaping Future City Policies?



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Community Meeting Guidelines



Quick Show of Hands

Raise your hand if...

...you're a resident in the neighborhood

...you're a business owner in Cleary Square

...you rent your home

...you live with family or friends

...you're between the ages of 30 and 50

...you have a child/children living with you

...you're an employee in Cleary Square

...you visit Cleary Square from another neighborhood

...you own your home

...you're over the age of 50

...you're under the age of 30

...you mainly speak a language other than English

Community Meeting Guidelines

1) What's Said Here Stays Here, What's Learned Here Leaves Here

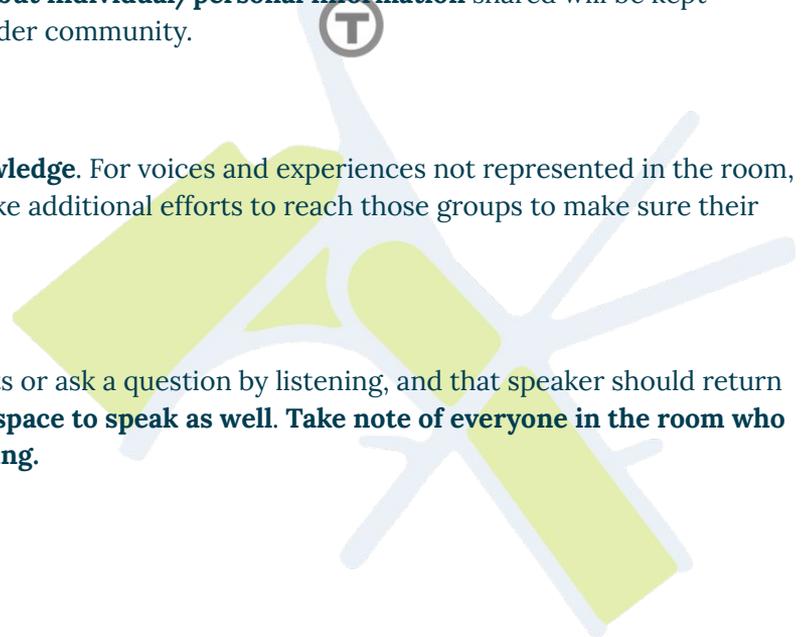
- **Collective insights, ideas, and information** shared today will be taken note of and will inform the planning and policy recommendations and further engagement for Cleary Square... **but individual/personal information** shared will be kept anonymized unless offered with consent to share with the broader community.

2) Speak Only for Yourself, Using "I" Statements

- Focus on sharing **your own perspective, experiences, and knowledge**. For voices and experiences not represented in the room, **please name those not present** and know that our staff will make additional efforts to reach those groups to make sure their insights and ideas inform this work.

3) Step-up, Step Back

- Give respect to each person who speaks up to say their thoughts or ask a question by listening, and that speaker should return that respect by **not overtaking the time and giving others the space to speak as well**. **Take note of everyone in the room who would like to engage and how much time or space you are taking.**



Community Meeting Guidelines

4) Ask for Help along the Way

- **If there are terms or concepts presented that are unclear, please raise your hand to ask for clarification.** If you have a larger question or want to make a comment that goes beyond clarification, please wait until we reach the end of the presentation so that all the information can be shared and enough time is allotted for this material and your question. We can always go back to slides if we need to!

5) Honor Who is In the Room and Who is Not

- There are a variety of experiences, backgrounds, and viewpoints in the room. **While disagreement is understandable, rude or offensive statements towards others is not.** We ask that all participants and presenters show grace to each other and respect the diversity of ways that people interact with and show appreciation for this area.

6) Raise Your Hand to Speak and Do Not Speak Over Others

- **Please wait for one of the staff members to call on you before speaking.** Be sure to wait your turn, and not to cut people off.

Do you have any additional community guidelines that you'd like to bring into the space for today's workshop?

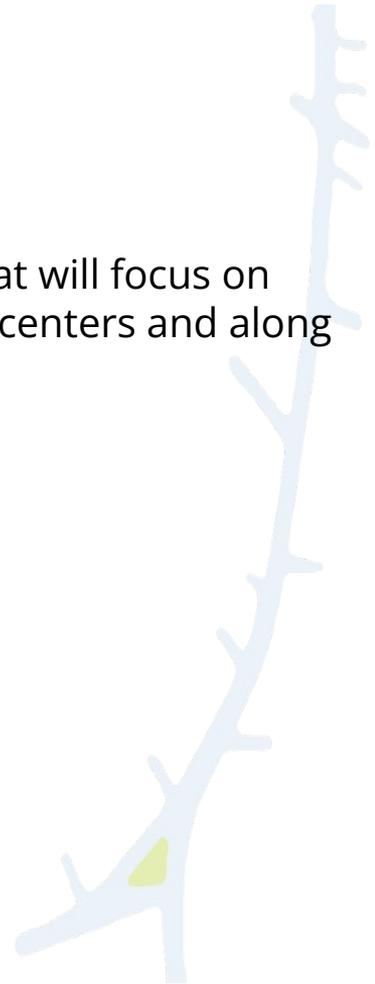
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Squares + Streets Values + Goals



What is Squares + Streets?

Squares + Streets is a new city wide planning and zoning initiative that will focus on housing, public space, arts and culture, and transit in neighborhood centers and along main streets.

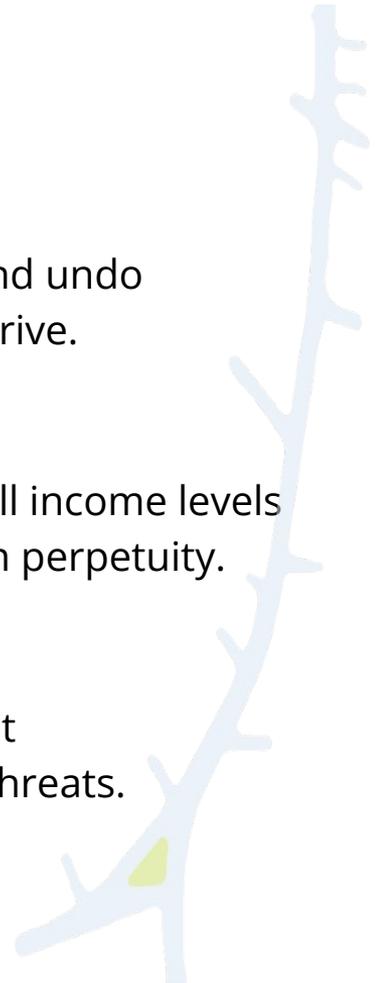


Squares + Streets Guiding Values

EQUITY: The use of resources, tools, and processes to avoid and undo unfair outcomes and create an equal ability for all people to thrive.

AFFORDABILITY: The ability for people and organizations of all income levels and backgrounds to comfortably pay for a high quality-of-life in perpetuity.

RESILIENCE: The ability for people, organizations, and the built environment to withstand and adapt to known and unknown threats.



Squares + Streets Goals for Housing + Business

As the City grows, Squares + Streets seeks to updating the zoning to better **allow for a diverse range of business and housing opportunities**:

- We need to **build more housing** to accommodate residents who already live here as well as future residents who cannot afford to live here yet
- We need to **strengthen small businesses ecosystems** through aligning supports and resources and open investment pathways for a wider range of property owners

These six graphs show how bad the Greater Boston housing market is right now

Inventory is plummeting, renters are getting squeezed, and many communities simply aren't building enough to keep pace

By Dana Gerber Globe Staff, Updated November 15, 2023, 7:37 a.m.



According to a new report, Greater Boston's housing crisis is only getting more dire. DAVID L. RYAN/GLOBE STAFF

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What We've Heard So Far!



**boston planning &
development agency**

CITY of BOSTON

Where Have We Been?

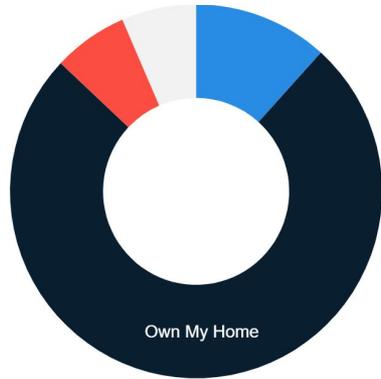
1. 15 Community Organizations and Leaders
 - o Menino Arts Center, Rosebery Ruskindale Road Neighborhood Association, Hyde Park Board of Trade, Boston Renaissance Charter School, Keep Hyde Park Beautiful, Hyde Park Main Streets, Hyde Park Board of Trade
2. The Cleary Square Kick-Off Event at the Local YMCA on 2/25 with about 100 Attendees
3. 3 On-Site Coffee Hours in Partnership with the Office of Neighborhood Services (ONS)
4. Planner Pop-up Events and the Muni Building and YMCA
5. Over 100 Survey Responses



Who Did We Talk to at the Cleary Square Kick-Off Event?

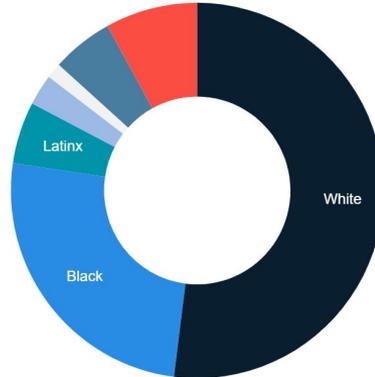
- Rent My Home
- Own My Home
- Living with Friends or Family
- Prefer Not to Say

Housing Situation



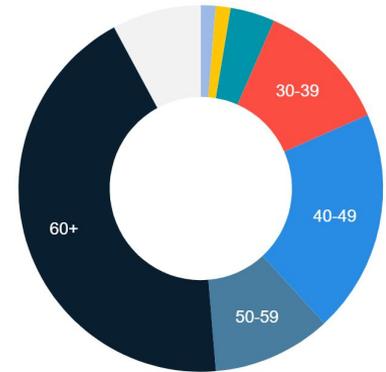
- White
- Black
- Latinx
- Asain Pacific/Islander
- Native American
- Two or More
- Prefer Not to Say

Race/Ethnicity



- Under 18
- 18-24
- 25-29
- 30-39
- 40-49
- 50-59
- 60+
- Prefer Not to Say

Age

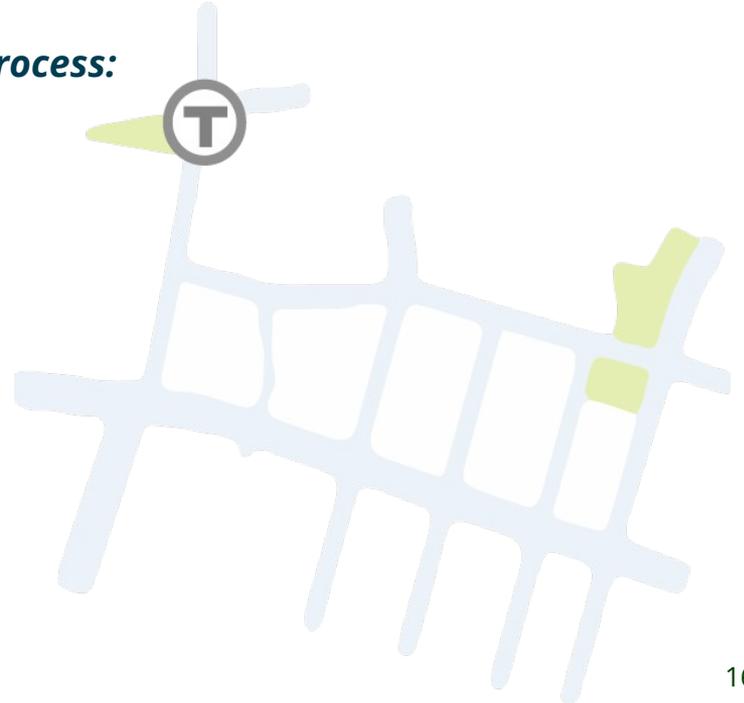


Future Outreach + Engagement Goals...

As this process continues, we aim to engage with the diversity of residents and people who visit Cleary Square, including those who may not be able to always attend events like this.

Some groups that we aim to engage more directly in this process:

- Youth
- Public Housing Residents
- Renters
- Small Business Owners
- Spanish Speakers
- The Black/Haitian Creole Community
- Environmental Groups
- ***Who else???***



What Have We heard so Far about Housing and Small Business?

- Need to produce diverse housing types that are **affordable to a variety of household incomes** and household sizes
- Need to also **produce homeownership investment pathways** so people feel incentivised to invest in their neighborhood
- More family sit down restaurants, cafes, book stores, music venues, bars and lounges
- **More reliable transit** (namely the Commuter rail)
- **Coffee Shops where you can hang out!**

Zoning around
ADUs and other
multi generational
housing options

Please Please
create more
invested Residents
provide affordable
home sales
NOT Rentals!

Price! ✖
There needs to be
more family housing
Start with studios

Cafes,
Child care centers

More Retail
- Family Restaurants
- Book stores
NO Dollar
Stores!!

More bar/lounges
& restaurants
A. GOOD. BAGEL

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Existing Conditions in Cleary Square (Housing)



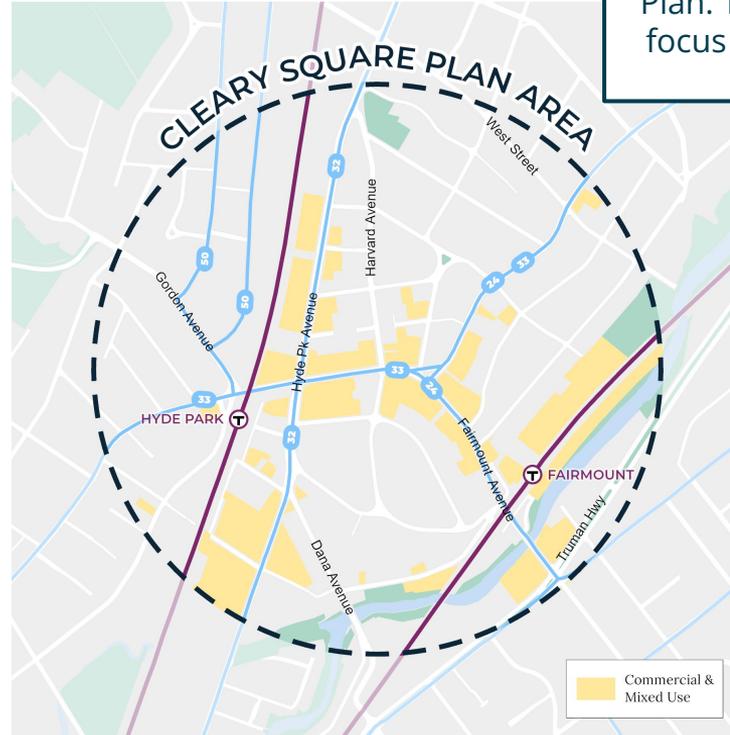
**boston planning &
development agency**

CITY of BOSTON

Cleary Square Plan Area

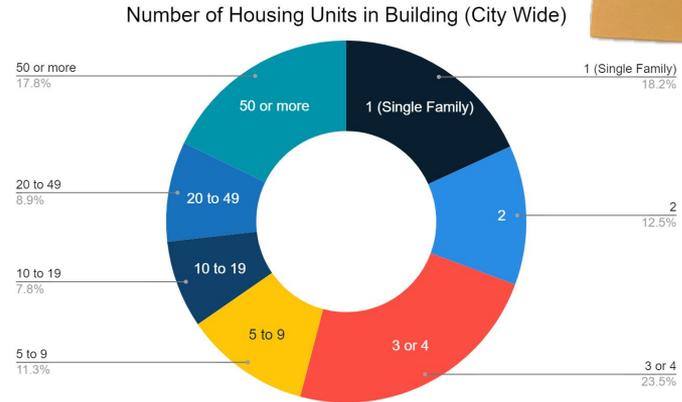
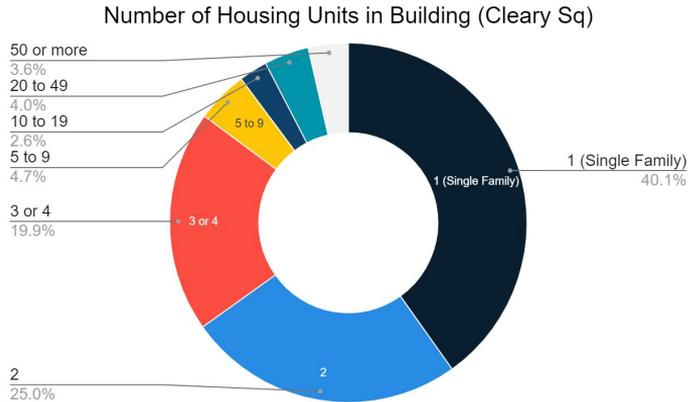
The Cleary Square plan area is $\frac{1}{3}$ of a mile around the main intersecting streets of River Street, Hyde Park Avenue, and Maple Street.

This is not the boundary of future zoning changes. They will be determined through each Small Area Plan. This is the general focus area of the Small Area Plan.



Types of Housing in Cleary Square

Zoning around ADUs and other multi-generational housing options



Cleary Square has significantly more single- and 2- family homes and less multi-family housing than other Boston neighborhoods. **This represents a lack of diverse housing options for Cleary Square residents.**

However, compared to Hyde Park, some moderate density already exists in Cleary Square. There are more existing structures with 3-4 units in the Cleary Square Planning area (19.9%) than the neighborhood as a whole (12.3%)

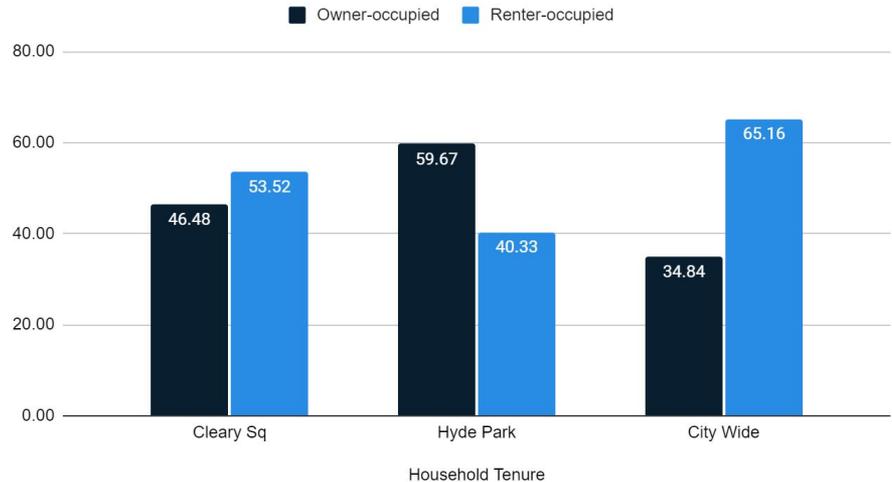
Source: 2018-2023 American Community Survey

Household Ownership Hyde Park

Please create more invested Residents
Provide affordable Home singles
Not Rentals!

Hyde Park housing is majority **owner-occupied**, but the majority of units citywide are renter-occupied. Cleary Square skews slightly more towards renter-occupied.

Household Ownership Comparison

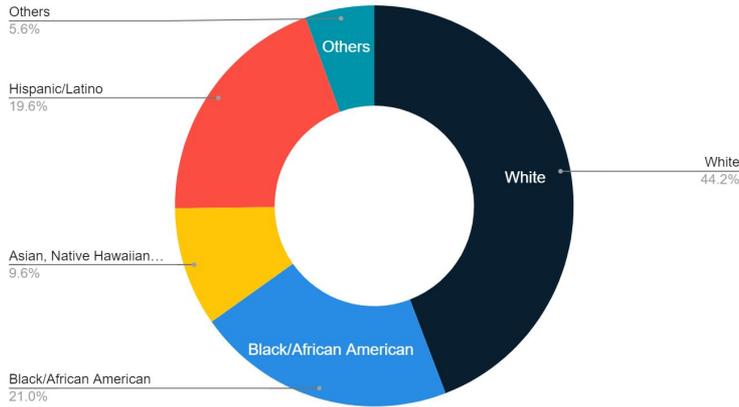


Source: 2018-2023 American Community Survey

Household Occupancy by Race in Boston

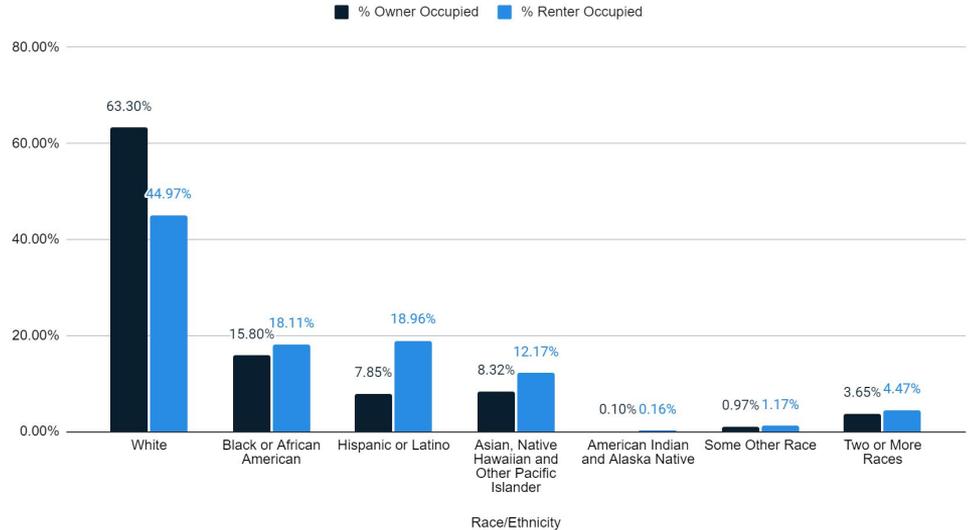
White households represent the majority (63.3%) of owner occupied units in the City of Boston.

Population by Race in Boston



Source: 2018-2023 American Community Survey

Home Ownership by Race in Boston

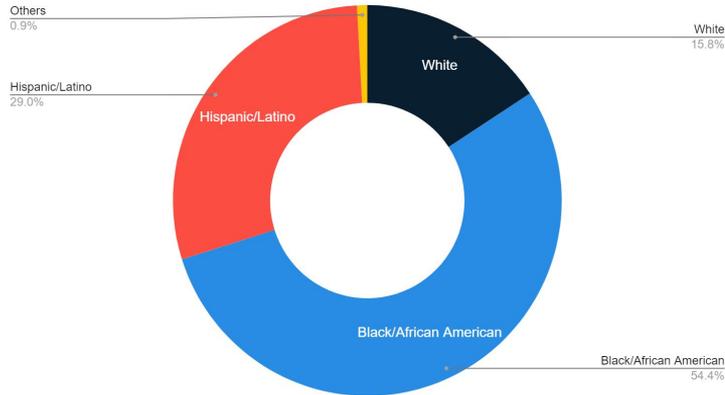


Source: 2020 Decennial Census

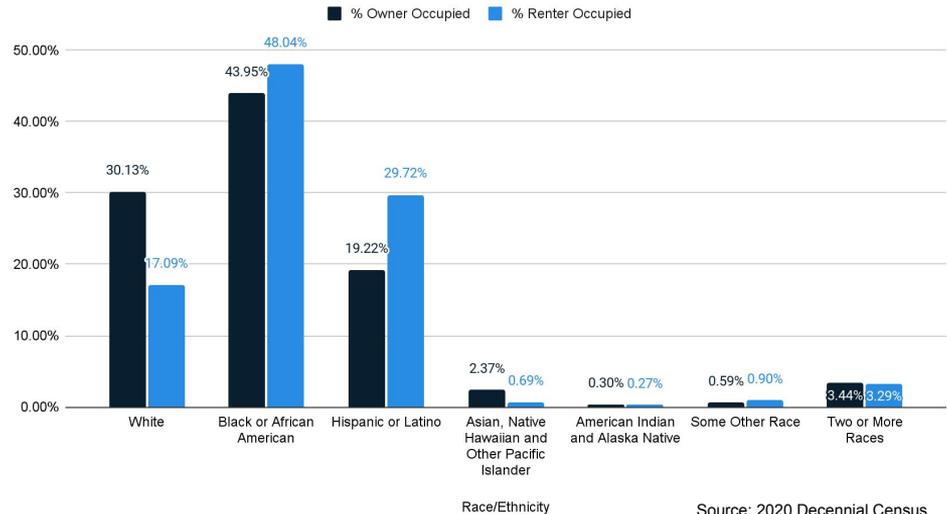
Household Occupancy by Race in Hyde Park

Black households (48%) represent the majority of owner occupied units in Cleary Square (and in Hyde Park).

Population by Race in Cleary Square



Home Ownership by Race in Cleary Square



Source: 2018-2023 American Community Survey

Source: 2020 Decennial Census

Housing Units by No. of Bedrooms in Cleary Square

Price
There needs to be more family housing
Stop with studios

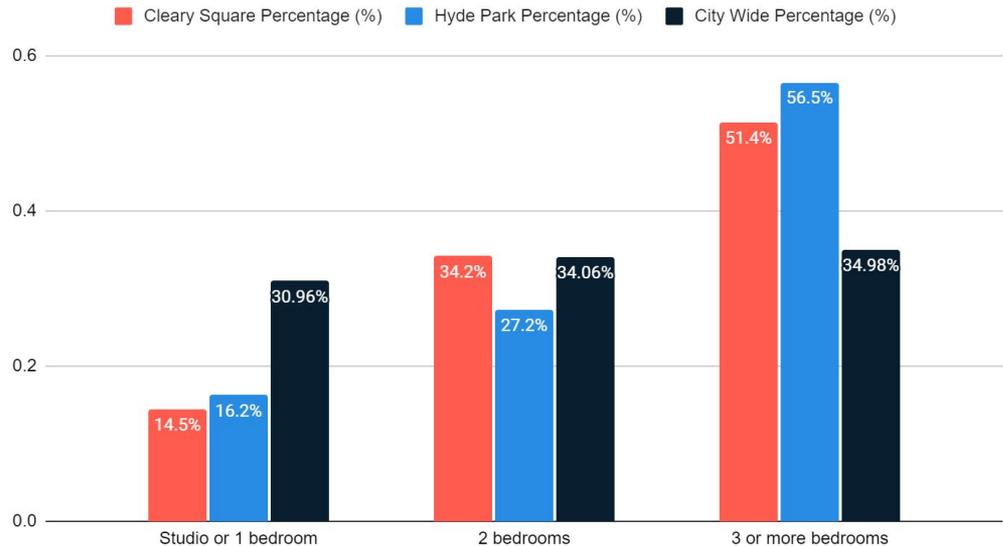
Hyde Park and Cleary Sq utilize larger units more in comparison to the citywide ratio

Hyde Park and Cleary Sq households are generally larger than households citywide

- **Cleary Square and Hyde Park:** Average 2.8 persons/household
- **Citywide:** Average 2.3 persons/household

Source: 2018-2023 American Community Survey

Household Occupancy by Number of Bedrooms

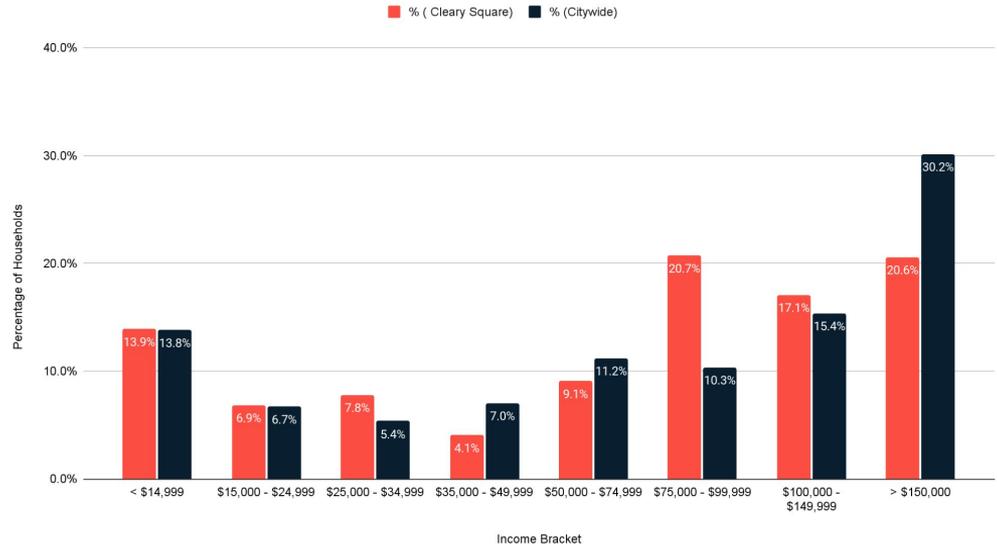


Household Income in Cleary Square

Median household income in Cleary Square is \$82,988, **relatively close to citywide median household income** of \$89,212

Compared to other Boston neighborhoods Cleary Square has a similar distribution of income levels, highlighting the need for diverse levels of affordability

Household Income in Cleary Square Compared to Boston



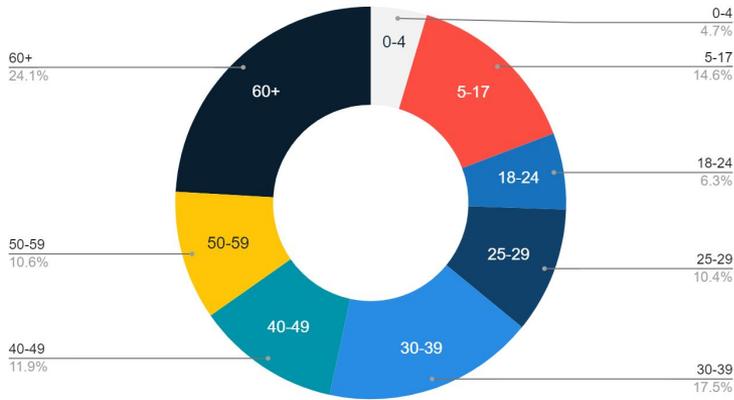
Source: 2018-2023 American Community Survey

Population by Age in Cleary Square

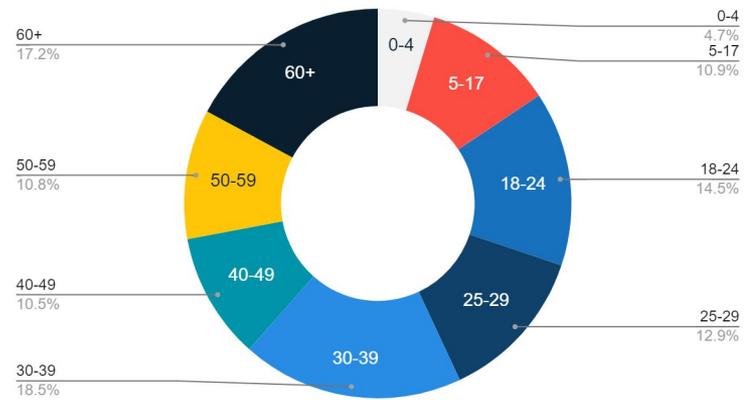
Cater, Child care center

*Help Hyde Parkers age in place
More Senior Houses Please*

Population by Age in Cleary Square



Population by Age in Boston



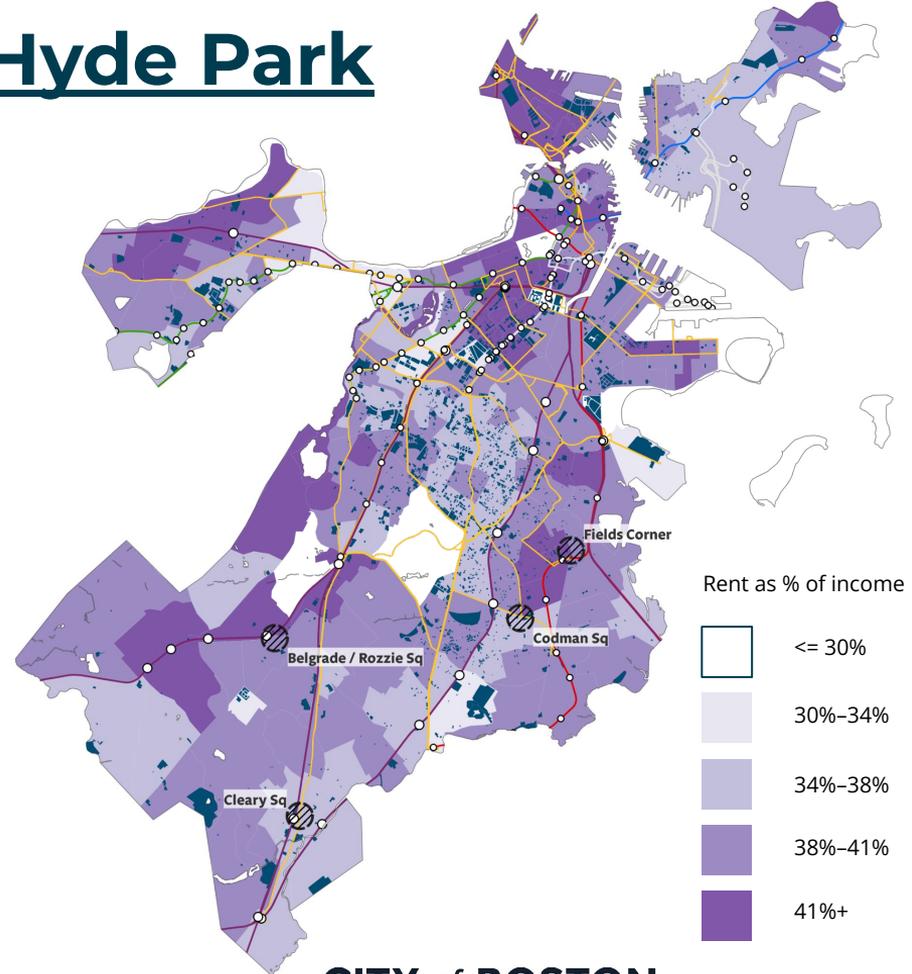
- The **youngest and oldest residents of the city are more prominent in Cleary Square** than citywide:
 - Cleary Square's share of children ages 5-17 (14.6%) is higher than citywide (10.9%)
 - Cleary Square's share of older adults ages 60 and over (24.1%) is higher than citywide (17.2%)
- The citywide share of young, working-age adults ages 18-29 (27.4%) is much higher than Cleary Sq (16.7%)

Source: 2018-2023 American Community Survey

The Cost of Housing in Hyde Park

- **37% of Hyde Park residents are housing cost-burdened** (> 35% of monthly household income on housing costs)
- **As of 2023, the average price of a residential unit in Hyde Park is \$462,500** compared to \$725,000 citywide (Source: Mayor's Office of Housing, the Warren Group, & BPDA research Division)
- **Hyde Park's weighted average rent* is \$2,253** as of early 2023 (Q1-Q2 2023), less than the citywide median of \$3,053 (Source: Mayor's Office of Housing, the Warren Group, & BPDA research Division)

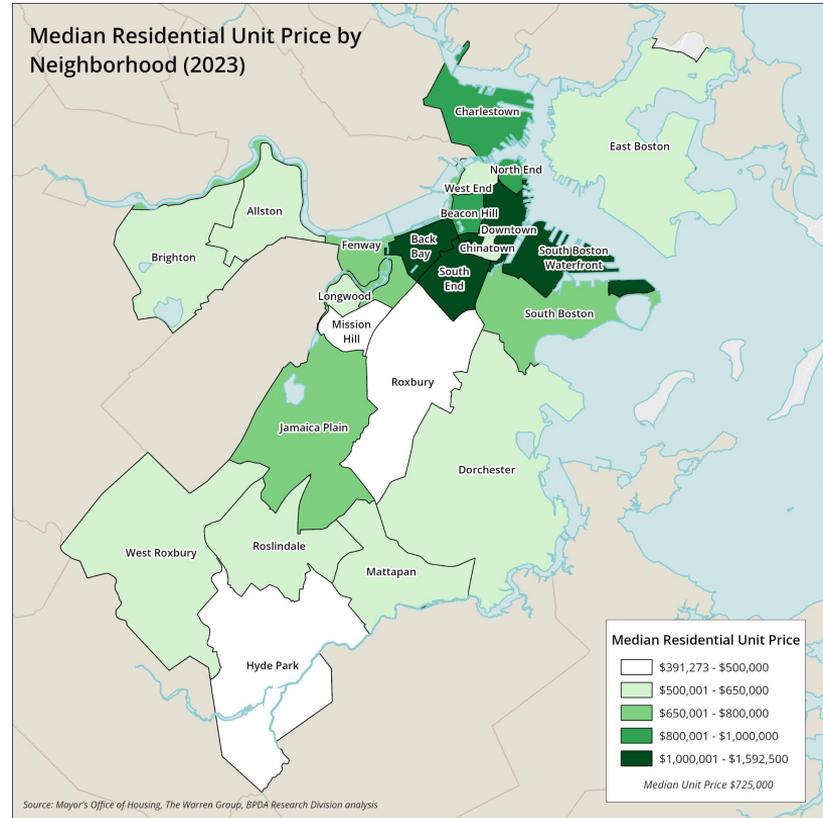
**weighted average rent matches bedroom composition of units by neighborhood using ACS 2017-2021 5-year estimates*



Housing Prices in Hyde Park: Units for Sale

Hyde Park's **median residential unit price is \$462,500** as of 2023, less than the citywide median of **\$725,000**

**This data comes from the BPDA Research Division*

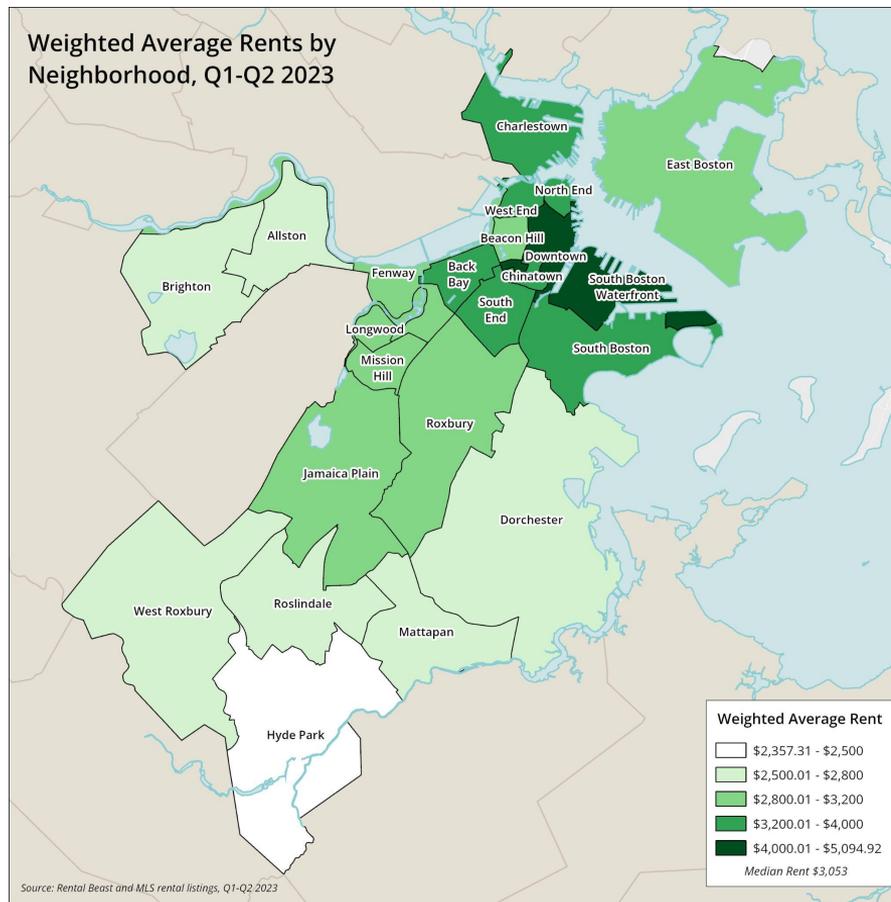


Housing Prices in Hyde Park: Rents

Hyde Park's weighted average rent is **\$2,253** as of Q1-Q2 2023, less than the citywide median of \$3,053

This follows the trend of decreasing rents the further the neighborhood is from the downtown core

**This data comes from the BPDA Research Division*



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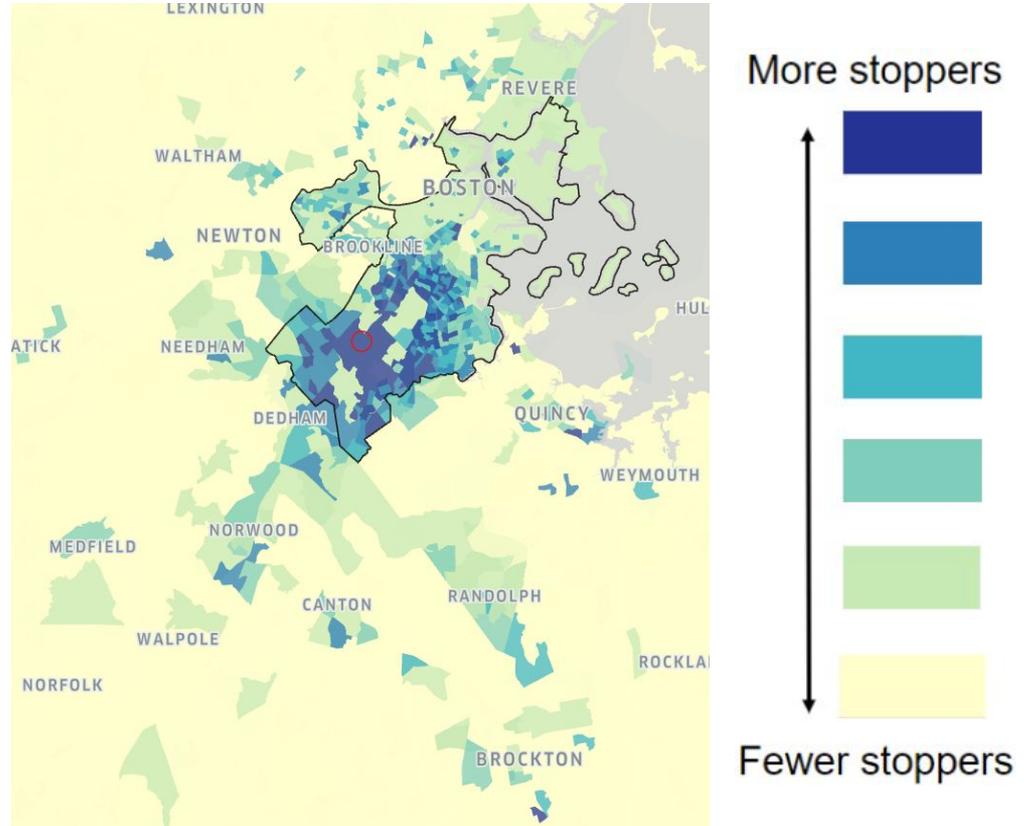
Existing Conditions in Cleary Square (Business)



Who Spends Time in Cleary Square?

- More than half (52%) of people spending time in Cleary Square **live within half a mile or a 10 minute walk**
- Of people who spend time in Cleary Square, **18.3% speak a language other than English**
- There is a **diversity of household incomes** represented in those who spend time in Cleary Square, low income households (18% earn less than \$25,000) and more affluent households (32% earn more than \$125,000)

**All data comes from the BPDA Research Division*



Types of Businesses in Cleary Square

- There are a lot of service based businesses in Cleary Square (about 45%)
- **The retail vacancy rate in Cleary Square is very low** (0.3 percent in Q3 2023) indicating a possible demand for additional retail space.
- The **largest industry for employment is information, finance, and professional and business services** with 84 businesses employing 401 people.

Types of Businesses in Cleary Square



Please Bring
A Small Retail
Chain - WalMart
has a "Market
Brand" or
even a Target

More Retail
- Family Restaurants
- Book Stores
NO Dollar
Stores!!

Commercial Rents in Hyde Park

- **Retail market rents in Hyde Park are \$24/square foot** and office market rents are \$37.56/square foot in Q3 2023
- Retail rents in the area including Hyde Park, Mattapan, Roslindale, and West Roxbury are the **lowest across the city**



Includes Hyde Park

Household Income of Those Who Spend Time in Cleary Square

Household Income

	People who spend time in Cleary Square	Residents of Cleary Square
Less than \$24,999	18.0%	20.7%
\$25,000 to \$49,999	13.6%	11.8%
\$50,000 to \$74,999	10.6%	9.1%
\$75,000 to \$99,999	14.3%	20.7%
\$100,000 to \$124,999	11.3%	13.4%
More than \$125,000	32.1%	24.2%
Median Household Income	\$86,108	\$82,988

Source: US Census Bureau, 2018-2022 American Community Survey, BPDA Research Division Analysis.
“People spending time” is a weighted average of tracts identified by Cuebiq cell phone data.

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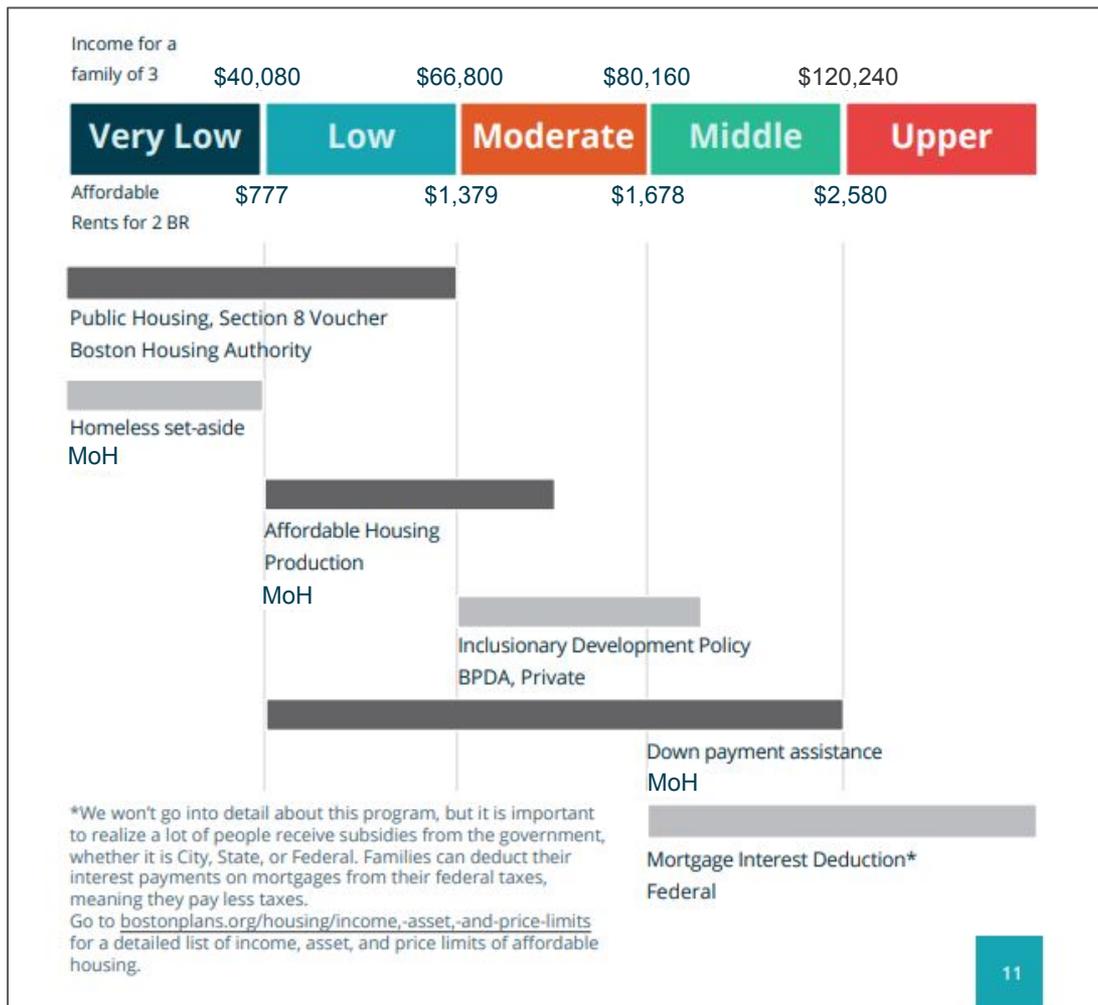
Existing Housing Tools



Affordable for Who?

Different housing programs are targeted to different household income levels

What is 'affordable' to one household may not be affordable to another household, so it is important to collaborate across city, state, federal, and private sectors to serve all income levels.



City Support for Current Neighborhood Residents

Renters

- The [Office of Housing Stability](#) offers a number of services including legal support, landlord counseling, dispute resolution and provides referrals for financial support to **prevent evictions**.
- **Streamline access to income-restricted housing**, by improving awareness of and simplifying housing search engines such as [Metrolist](#), [MyMassHome](#), [Housing Navigator](#), [HUD Low Rent Apartment Search](#), and [MassAccess Housing Registry](#).
- Provide **renter protections** through [Notification Requirements](#) for non-renewal of leases and [Condominium Conversion Requirements](#)
- The [Uniform Relocation Assistance](#) is a federal law that establishes **meaningful relocation support** for federally funded programs and projects that require the acquisition of real estate or **displaced persons from their homes, businesses, or farms**.

Homeowners

- Promote the [Hardship Personal Tax Exemption](#) and homeowner counseling and consultation with lenders on loan modifications offered by [Boston Home Center Foreclosure Prevention](#) to **prevent foreclosures**
- Provide financial support to homeowners for repairs through the [Boston Home Center Home Equity Loan](#) and [Seniors Save program](#) to **alleviate and fund maintenance costs**

City Support for Current Neighborhood Residents



HOUSING TOOLS

Support for Current Residents
(Renters and Owners)



Provide renter protections through providing tenants with notice of the intent to convert

SQUARES + STREETS

HOUSING TOOLS

Support for Current Residents
(Renters and Owners)



Streamlines access to income-restricted housing, by improving awareness and simplifying housing search engines such as [Metrolist](#) and [MyMassHome](#)

SQUARES + STREETS

HOUSING TOOLS

Support for Current Residents
(Renters and Owners)



Provide financial support to homeowners for repairs to alleviate and fund maintenance costs

SQUARES + STREETS

Tools to Preserve Naturally Occurring Affordable & Income-Restricted Housing

- [The Rental Assistance Demonstration Conversion \(RAD\)](#) was designed to help address deferred maintenance in the public housing portfolio and **bridge the loss of affordable housing that could no longer be kept to decent standards**.
 - Recently the Boston Housing Authority (BHA) received \$66 million to rehabilitate Mission Main. The City will continue to apply for RAD funding to update BHA properties across Boston.
- The Mayor's Office of Housing (MOH) maintains an **inventory of existing subsidized housing** and **proactively monitor and intervene to preserve it**, including instances where Section 8 contracts are ending, deed restrictions are expiring or capital needs are unaddressed
- Using the [Acquisition Opportunity Program \(AOP\)](#) the City can provide financial assistance to socially responsible developers for the acquisition and conversion of “naturally occurring affordable housing”, including market-rate, multi-family rental properties, to long-term income-restricted housing
 - The AOP has preserved 850 units to date!

Tools to Preserve Naturally Occurring Affordable & Income-Restricted Housing



HOUSING TOOLS

Preserving Naturally Occurring
Affordable & Income-Restricted Housing



Designed to address deferred maintenance in public housing and bridge the loss of affordable housing

SQUARES + STREETS

HOUSING TOOLS

Preserving Naturally Occurring
Affordable & Income-Restricted Housing



An inventory of existing subsidized housing and proactively monitoring and intervening to preserve it

SQUARES + STREETS

HOUSING TOOLS

Preserving Naturally Occurring
Affordable & Income-Restricted Housing



Provides financial assistance to socially responsible developers for the acquisition and conversion of "naturally occurring affordable housing"

SQUARES + STREETS

How Does the City Produce New Housing of All Types?

All Types

- [Squares + Streets](#) will rezone transit-oriented areas to **equitably spread density across Boston's neighborhoods** by allowing as-of-right multi-unit housing.
- In 2015, Boston became the **first municipality in the nation** to require certain development projects, with a residential component, to complete an [Affirmatively Furthering Fair Housing Assessment](#) and take meaningful actions to **address identified housing disparities** as a condition of BPDA Board approval.

Public Housing

- **Create new public housing** units by adding units permissible under federal “faircloth” laws

Income Restricted Housing

- Requiring that 17-20% of units in new developments larger than 7 units comply with [Inclusionary Zoning](#) (effective October 2024)
- **Annual funding round for affordable housing** through the **Mayor's Office of Housing**: [Neighborhood Housing Trust Fund](#), Community Preservation Act, Federal Funds (i.e home funds)
- In June 2022 Mayor Wu announced the release of the [Public Land for Public Good: City-wide Land Audit](#) which identified City-owned land that was vacant or underutilized and presented a high opportunity for redevelopment to advance citywide goals (affordability, equity, and resilience)
- With \$58 million in American Rescue Plan (ARPA) funding, Mayor Wu launched [Welcome Home, Boston](#) to **fast track the production of new affordable homes and homeownership opportunities**

How Does the City Produce New Housing of All Types?



HOUSING TOOLS

Producing New Housing



Tool

**SQUARES +
STREETS
ZONING**

Rezone transit oriented areas to equitably spread density across Boston's neighborhoods by increasing the opportunity for mixed-use development and multi-family housing

SQUARES + STREETS

HOUSING TOOLS

Producing New Housing



Tool

**INCLUSIONARY
ZONING**

Requires that 17-20% of units in new developments larger than 7 units comply with Inclusionary Zoning (effective October 2024)

SQUARES + STREETS

HOUSING TOOLS

Producing New Housing



Tool

**PUBLIC LAND
FOR PUBLIC
GOOD**

Identified City-owned land that was vacant or underutilized and presented a high opportunity for redevelopment to advance citywide goals.

SQUARES + STREETS

How Does the City Create Opportunities for Residents to Access Affordable Homeownership Opportunities?

Homeownership Programs

- [Boston Home Center](#) provides financial and technical assistance to first-time buyers
 - Home-buying classes: [Homebuyer 101](#)
 - Down-payment & closing cost assistance for first-time, low to moderate-income homebuyers: [First-Time Homebuyer Program](#)
 - Interest rate “buy down” for eligible first-time homebuyers: [ONE+ Boston](#)
 - Credit score ‘boot camps’ for prospective buyers: [Credit Booster Program](#)
 - Matched savings, plus education & counseling for first-generation buyers in Boston: [STASH](#)
- Create **rent-to-own programs**, including for public housing residents: [BHA First Home Program](#):
- Rezone to **allow expanded ADUs** (accessory/additional dwelling units) creation
- Provide **technical and financial assistance** to support construction of ADUs: [ADU Program & ADU Loans](#)

How Does the City Create Opportunities for Residents to Access Affordable Homeownership Opportunities?



HOUSING TOOLS

Affordable Homeownership Opportunities



Provide financial and technical assistance to first-time buyers such as home-buying classes and down-payment cost assistance for first-time, low income homebuyers

SQUARES + STREETS

HOUSING TOOLS

Affordable Homeownership Opportunities



Create rent to own programs, including for public housing residents

SQUARES + STREETS

HOUSING TOOLS

Affordable Homeownership Opportunities



Provide technical and financial assistance to support construction of ADUs

SQUARES + STREETS

7

Existing Small Businesses Tools



How Do We Protect 'Anchor' Small Businesses and Cultural Enterprises?

- [Boston Main Streets](#) is a network 20 independent nonprofit Main Streets organizations exists across Boston. Main Streets use a comprehensive revitalization approach and connects local businesses to services and resources
- The [Affordable Commercial Assistance Fund](#) helps subsidize commercial rents in affordable housing developments to sustain small businesses and nonprofits in Boston impacted by the pandemic
- The Office of Economic Opportunity & Inclusion provide technical assistance to support and help **stabilize businesses of historical, cultural or societal significance** through the [Legacy Business Program](#)
- Subsidize operating costs and connect small business owners to additional or new storefront spaces that are currently vacant with the [S.P.A.C.E Grant Program](#)

Non-City Supports

- **The [Uniform Relocation Assistance](#)** is a federal law that establishes minimum standards of care for federally funded programs and projects that require the acquisition of real estate or displaces persons from their homes, businesses, or farms to help **secure meaningful relocation support for tenants**

How Do We Protect 'Anchor' Small Businesses and Cultural Enterprises?



BUSINESS TOOLS

Support for Current Businesses and Cultural Enterprises



A network 20 independent nonprofit organizations that use a comprehensive revitalization approach and connects local businesses to services and resources

SQUARES + STREETS

BUSINESS TOOLS

Support for Current Businesses and Cultural Enterprises



Provide technical assistance to support and help stabilize businesses of historical, cultural, or societal significance

SQUARES + STREETS

BUSINESS TOOLS

Support for Current Businesses and Cultural Enterprises



Subsidize operating costs and connect small business owners to additional or new storefront spaces that are currently vacant

SQUARES + STREETS

How do we Preserve and Protect Physical Spaces & Places That are Significant to Community?

- **Preserve existing commercial uses** through zoning in areas experiencing commercial displacement
- **Preserve and improve historic facades and storefronts** to increase the vitality of commercial districts and local businesses through [ReStore](#)*
- Support **acquisition, preservation and rehabilitation of historic properties** through funding from the [Community Preservation Fund](#) & [Acquisition Opportunity Program](#)
- Provide grants to cultural organizations to **improve and preserve cultural production, practice and performance space**, or support emergency relocation costs through the [Cultural Space Fund](#)
- Provide financial and technical assistance to **support historically disadvantaged businesses pursuing City of Boston contracts** like [Contracting Opportunity Fund](#) & [Cultural Space-Readiness Pilot](#)

*Funds for the Restore program in Roslindale and Hyde Park are sourced from the Neighborhood Development Fund (NDF)

How do we Preserve and Protect Physical Spaces & Places That are Significant to Community?



BUSINESS TOOLS

Preserving and Protecting Physical Spaces and Places



Preserve and improve historic facades and storefronts to increase the vitality of commercial districts and local businesses

SQUARES + STREETS

BUSINESS TOOLS

Preserving and Protecting Physical Spaces and Places



Provide grants to cultural organizations to improve and preserve cultural production, practice and performance space, or support emergency relocation costs

SQUARES + STREETS

BUSINESS TOOLS

Preserving and Protecting Physical Spaces and Places



Support acquisition, preservation and rehabilitation of historic properties

SQUARES + STREETS

How Do We Produce New Commercial + Cultural Space at Different Levels of Affordability?

- Strategic Zoning Code reforms like [Squares + Streets](#) and [Citywide Child Care Zoning](#) to make **more commercial/cultural uses as-of-right**
- In June 2022 Mayor Wu announced the release of the [Public Land for Public Good: City-wide Land Audit](#) which identified **City-owned land that was vacant or underutilized and presented a high opportunity for redevelopment** to advance citywide goals (affordability, equity, and resilience)
- **Work with private developers to create new affordable, accessible commercial/cultural spaces** by supporting build-out costs, designated uses, or below market rents through cooperation agreements (i.e. 250 Western Avenue has a local business preference and support for build-out costs; 3743 North Beacon has designated ground floor gallery space with a long-term lease)

How Do We Produce New Commercial + Cultural Space at Different Levels of Affordability?



BUSINESS TOOLS

Producing New Commercial and Cultural Space



Tool

**SQUARES +
STREETS
ZONING**

Makes widely used cultural and business uses as-of-right

SQUARES + STREETS

BUSINESS TOOLS

Producing New Commercial and Cultural Space



Tool

**CITYWIDE
CHILD CARE
ZONING**

Makes child care centers and home-based childcare as of right citywide

SQUARES + STREETS

BUSINESS TOOLS

Producing New Commercial and Cultural Space



Tool

**PRIVATE DEVELOPMENT
SUBSIDY FOR
AFFORDABLE
COMMERCIAL/CULTURAL
SPACES**

Work with developers to create new spaces by supporting build-out costs, designated uses, or below market rents through cooperation agreements

SQUARES + STREETS

8

Applying Existing Tools to Community Goals



**boston planning &
development agency**

CITY *of* BOSTON

Examples of Community Housing and Small Business Goals from Cleary Sq Kick-Off Event

Price.
There needs to be more family housing. Stop with studios.

Help Hyde Parkers age in place
More Senior Houses Please

Please Please create more Invested Residents
Provide affordable home sites
Not Rentals!

Zoning around ADUs and other multi generational housing options

More bar/lounges + restaurants
A. GOOD. BAGEL

More Retail
- Family Restaurants
- Book stores
NO Dollar Stores!!

Cafes,
Child care centers

Cafes, bagels, Restaurants, music venues,

Coffee Shop
We miss Coffee Break!
Bakery
More Spots to eat

Group Hack-A-Thon Tool Cards

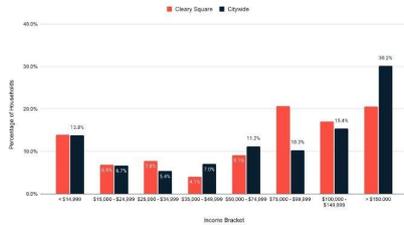
<p>HOUSING TOOLS Support for Current Residents (Renters and Owners)</p> <p>Tool OFFICE OF HOUSING STABILITY</p> <p>Collection of services including legal support, landlord counseling, dispute resolution and provides referrals for financial support to prevent evictions</p> <p>SQUARES + STREETS</p>	<p>HOUSING TOOLS Support for Current Residents (Renters and Owners)</p> <p>Tool UNIFORM RELOCATION ASSISTANCE</p> <p>Federal law that establishes relocation support for federally funded programs that require the acquisition of real estate or displace persons from their homes</p> <p>SQUARES + STREETS</p>	<p>HOUSING TOOLS Support for Current Residents (Renters and Owners)</p> <p>Tool STREAMLINING ACCESS TO AFFORDABLE HOUSING SEARCH ENGINES</p> <p>Streamlines access to income-restricted housing, by improving awareness and simplifying housing search engines such as <i>Metrolist</i> and <i>MyMassHome</i></p> <p>SQUARES + STREETS</p>	<p>BUSINESS TOOLS Support for Current Businesses and Cultural Enterprises</p> <p>Tool BOSTON MAIN STREETS</p> <p>A network 20 independent nonprofit organizations that use a comprehensive revitalization approach and connects local businesses to services and resources</p> <p>SQUARES + STREETS</p>	<p>BUSINESS TOOLS Support for Current Businesses and Cultural Enterprises</p> <p>Tool AFFORDABLE COMMERCIAL ASSISTANCE FUND</p> <p>Helps subsidize commercial rents in affordable housing developments to sustain small businesses and nonprofits in Boston impacted by the pandemic</p> <p>SQUARES + STREETS</p>	<p>BUSINESS TOOLS Support for Current Businesses and Cultural Enterprises</p> <p>Tool LEGACY BUSINESS PROGRAM</p> <p>Provide technical assistance to support and help stabilize businesses of historical, cultural or societal significance</p> <p>SQUARES + STREETS</p>
<p>HOUSING TOOLS Support for Current Residents (Renters and Owners)</p> <p>Tool NOTIFICATION REQUIREMENTS</p> <p>Provide renter protections through notification requirements for non-renewal of leases</p> <p>SQUARES + STREETS</p>	<p>HOUSING TOOLS Support for Current Residents (Renters and Owners)</p> <p>Tool CONDO CONVERSION REQUIREMENTS</p> <p>Provide renter protections through providing tenants with notice of the intent to convert</p> <p>SQUARES + STREETS</p>	<p>HOUSING TOOLS Support for Current Residents (Renters and Owners)</p> <p>Tool HARDSHIP PERSONAL TAX EXEMPTION</p> <p>Prevent foreclosure by releasing eligible residents from paying all or a portion of their real estate taxes</p> <p>SQUARES + STREETS</p>	<p>BUSINESS TOOLS Support for Current Businesses and Cultural Enterprises</p> <p>Tool S.P.A.C.E GRANT PROGRAM</p> <p>Subsidize operating costs and connect small business owners to additional or new storefront spaces that are currently vacant</p> <p>SQUARES + STREETS</p>	<p>BUSINESS TOOLS Preserving and Protecting Physical Spaces and Places</p> <p>Tool ZONING TO PRESERVE EXISTING COMMERCIAL USES</p> <p>Preserve existing commercial uses through zoning in areas experiencing commercial displacement</p> <p>SQUARES + STREETS</p>	<p>BUSINESS TOOLS Preserving and Protecting Physical Spaces and Places</p> <p>Tool ReSTORE</p> <p>Preserve and improve historic facades and storefronts to increase the vitality of commercial districts and local businesses</p> <p>SQUARES + STREETS</p>

Group Hack-A-Thon Worksheet #1

WHAT TYPES OF HOUSING ARE AVAILABLE & FOR WHO?

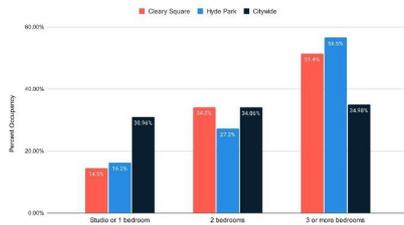
1 OF 5

Household Income in Cleary Square Compared to Boston



Tenure	Average Household Size (Cleary Square)	Average Household Size (Citywide)
Owner-occupied	3.1	2.4
Renter-occupied	2.5	2.2
Average	2.8	2.3

Household Occupancy by Number of Bedrooms



Data Source:

STEP 1: WHAT ARE YOUR COMMUNITY DEVELOPMENT GOALS?

Based on the housing and demographic data provided about Cleary Square on the left, come up with your own community development goals using sticky notes, OR you can use the example provided below.



"Price? There needs to be more family housing! Stop with studios."

STEP 2: WHAT CITY OF BOSTON TOOLS WOULD HELP ADVANCE YOUR GOALS?

Select the City of Boston housing tools that would best achieve your goals.

Housing Tool #1



Housing Tool #2



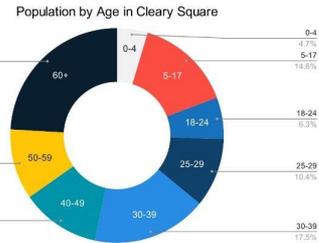
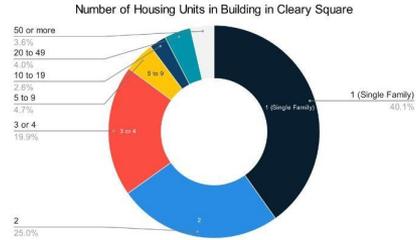
Housing Tool #3



Group Hack-A-Thon Worksheet #2

WHAT TYPES OF HOUSING ARE AVAILABLE & FOR WHO?

2 OF 5



Data Source:

STEP 1: WHAT ARE YOUR COMMUNITY DEVELOPMENT GOALS?

Based on the housing and demographic data provided about Cleary Square on the left, come up with your own community development goals using sticky notes, OR you can use the example provided below.

Help Hyde Parkers age in place. More senior houses please.

Zoning around ADUs and other multi-generational housing options.

Help Hyde Parkers age in place. More senior houses please.

Zoning around ADUs and other multi-generational housing options.

STEP 2: WHAT CITY OF BOSTON TOOLS WOULD HELP ADVANCE YOUR GOALS?

Select the City of Boston housing tools that would best achieve your goals.

Housing Tool #1

Housing Tool #2

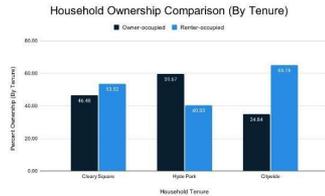
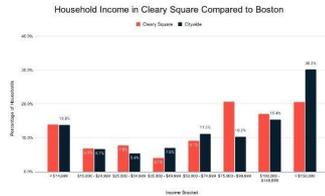
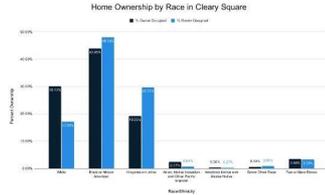
Housing Tool #3

Group Hack-A-Thon Worksheet #3

WHO OWNS HOMES IN CLEARY SQUARE?

3 OF 5

SQUARES + STREETS



Data Source:

STEP 1: WHAT ARE YOUR COMMUNITY DEVELOPMENT GOALS?

Based on the housing and demographic data provided about Cleary Square on the left, come up with your own community development goals using sticky notes, OR you can use the example provided below.

"Please please create more invested residents. Provide affordable home sales, not rentals"

STEP 2: WHAT CITY OF BOSTON TOOLS WOULD HELP ADVANCE YOUR GOALS?

Select the City of Boston housing tools that would best achieve your goals.

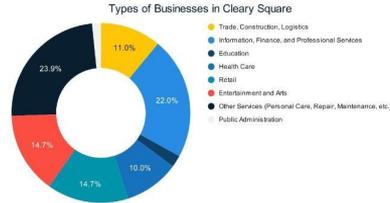
Housing Tool #1

Housing Tool #2

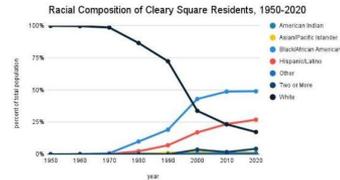
Housing Tool #3

Group Hack-A-Thon Worksheet #4

WHAT TYPES OF BUSINESSES ARE NEEDED IN CLEARY SQUARE? 4 OF 5



Of people who spend time in Cleary Square, 18.3% speak a language other than English



Data Source:

STEP 1: WHAT ARE YOUR COMMUNITY DEVELOPMENT GOALS?

Based on the housing and demographic data provided about Cleary Square on the left, come up with your own community development goals using sticky notes, OR you can use the example provided below.

"Cafes and child care centers!"

"More retail, family restaurants, book stores, NO dollar stores!"

"Cafes, targets, restaurants, music venue!"

STEP 2: WHAT CITY OF BOSTON TOOLS WOULD HELP ADVANCE YOUR GOALS?

Select the City of Boston housing tools that would best achieve your goals.

Business Tool #1

Business Tool #2

Business Tool #3