

# SHAPING THE FUTURE: FIELDS CORNER AGAINST DISPLACEMENT

A workshop hosted by a coalition of community organizations, with support from the City of Boston

August 13th, 2025 6:00-8:00 PM

Fields Corner  
Community  
Development  
Corporation



CITY *of* **BOSTON**

# ACCESSIBILITY

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Facilities

Interpretation & Translation Resources:

Ha Trihn

**Vietnamese**

# WHAT WE'LL DO TONIGHT

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**6:00-6:20 PM**

## **WELCOME**

Start together with community agreements, facilitator introductions, and why we're here

**6:20-7:00 PM**

## **STORY SHARING: "DISPLACEMENT IS..."**

Fields Corner experiences or reflections on how displacement has affected our community

**7:00-7:15 PM**

## **BOSTON'S APPROACH TO CONFRONTING DISPLACEMENT**

Brief presentation on the City of Boston's anti-displacement strategy and recently released citywide Anti-Displacement Action Plan

**7:15-7:50 PM**

## **SCENARIO ACTIVITY: LEARN ABOUT THE TOOLS**

Learn about the City of Boston's existing and proposed tools that help keep people and businesses in place  
+ group share out

**7:50-8:00 PM**

## **CLOSING & WHAT'S NEXT**

Share how feedback will be used, announce the follow up meeting, and fill out a brief survey to improve future workshops!

# COMMUNITY FACILITATORS

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**Shamia Hicks**  
**Fields Corner Civic**  
**Association,**  
*President*



**Allison Anderson**  
**Madison Park Development**  
**Corporation,**  
*Civic Engagement*  
*Coordinator*



**Amyas Mcknight**  
**Dorchester Art Project,**  
*Co-Owner*



# CITY OF BOSTON TEAM MEMBERS

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Taylor Mayes  
Comprehensive  
Planner



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Ben Zunkeler  
Comprehensive  
Planner



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Joy  
Armstrong  
Policy Advisor

...and more! City staff, please stand and introduce yourselves to the room

# WORKSHOP GOALS

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## SHARE YOUR EXPERIENCE

Share and listen to stories to deepen our shared understanding of how displacement affects this community

## LEARN ABOUT THE TOOLS

Learn about the City of Boston's existing and proposed tools to stabilize communities

## GET CONNECTED

Get access to the resources you need and be resource sharers in your community

# WHAT IS DISPLACEMENT?

In general, it means when people are forced to leave their homes and neighborhoods due to external pressures.

*What does it mean to you?*

# STORY SHARING:

Hear about real experience and/or reflections on how displacement has affected our community

- Warm-Up
- a. How long have you or your family lived in this neighborhood?
  - b. What is one memory that makes this place feel like home to you?
  - c. What's something you love about your neighborhood that you wish more people knew about?

- Personal
- a. When you hear the word displacement, what comes to mind?
  - b. Have you or someone you know ever felt pressure to move or leave the neighborhood? What was that like?
  - c. Have you noticed changes in your neighborhood over the years? What stands out the most?
  - d. What helps you stay rooted in your home and community, even as things change around you?

- Reflections
- a. What do you think causes displacement in your neighborhood?
  - b. Have you ever tried to stop someone from being displaced; maybe a neighbor, a friend, or even yourself?
  - c. What support or tools would have made a difference during that time?
  - d. What do you wish the City or others in power understood about your experience?



# **BOSTON'S APPROACH TO CONFRONTING DISPLACEMENT**

**The City of Boston's anti-displacement strategy and recently  
released citywide Anti-Displacement Action Plan**

# An Anti-Displacement Action Plan for Boston



In response to community, a cross-departmental team spanning more than 20 departments worked over the past year to develop Boston's first citywide plan to confront displacement.

Through this effort, the City of Boston is working to:

- Mitigate **residential, commercial (ie small business), and cultural** displacement
- **Raise awareness** of the many tools the City deploys already
- **Address gaps** in our existing “toolkit”
- **Anchor our efforts** to stabilize Boston's people and neighborhoods **alongside our work to foster good growth, address climate**
- Prioritize **actions in our control**

# Boston's Approach: Defining Displacement

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To be most effective, we started with a common understanding of what we mean when we say displacement. In general, it means *when people are forced to leave their homes and neighborhoods due to external pressures*. But there are different kinds of displacement.

**Direct Displacement:** When a household is forced to move. E.g. due to an eviction, foreclosure, demolition.

**Economic Displacement:** When people are priced out of their chosen community, due to rising costs/expenses or lack of supply relative to demand.

**Commercial/Cultural Displacement:** Closure or relocation of a business, which may be due to direct or economic displacement.

**Gentrification:** Pattern of neighborhood change where a neighborhood experiences new public or private investment and demographic change. Historically, referred to instances where low income residents are replaced by higher income earning residents.

# Developing the Plan

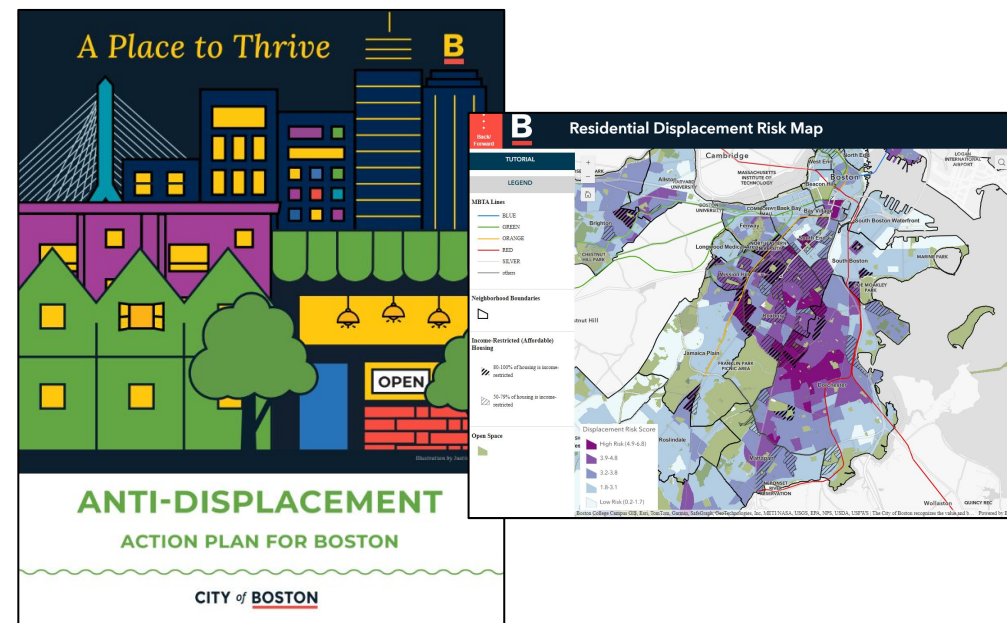


The draft Anti-Displacement Action Plan, and a new Residential Displacement Risk Map, were **released for public comment in March, 2025 and finalized in July**. Two Discovery Phase reports were released in December, 2024.

Discovery Phase



Action Plan



Two Year  
Rollout

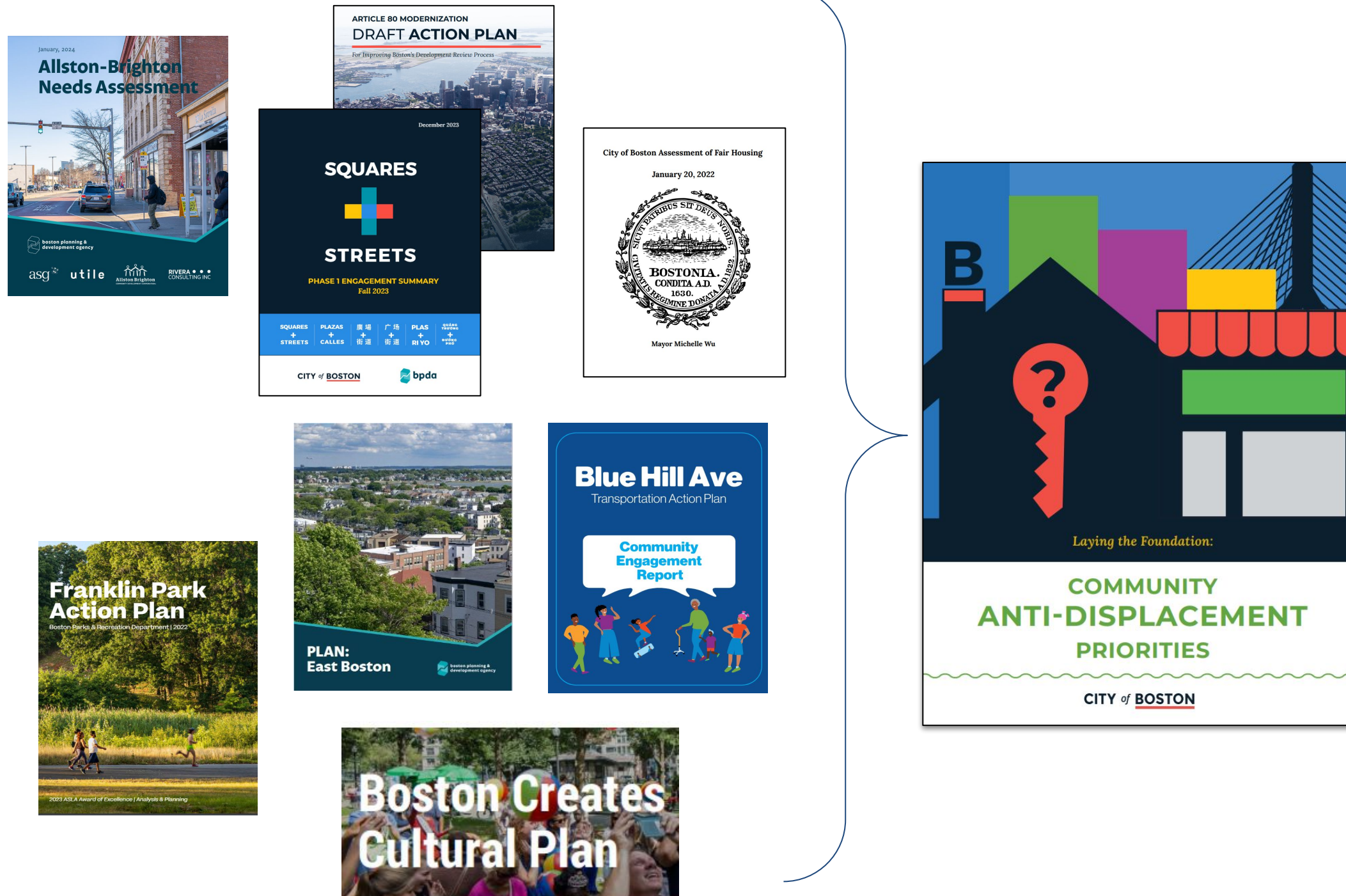
Engagement (*stakeholder workshops, surveys, Planning initiatives, public input and comment*)



# What We Heard: Community Anti-Displacement Priorities



We gathered constituent feedback shared across many initiatives over the last three years. We read and analyzed all of it, and sought additional input through community meetings, workshops and surveys.



**Economic + direct displacement fears**

**Anxiety everywhere, across income levels, neighborhoods**

**Residential + small business/cultural displacement fears**

**Demand for more housing, but growth also creates anxiety**

**Limited awareness of how the City helps already**

**Desire for more protections + to “stay in my neighborhood”**



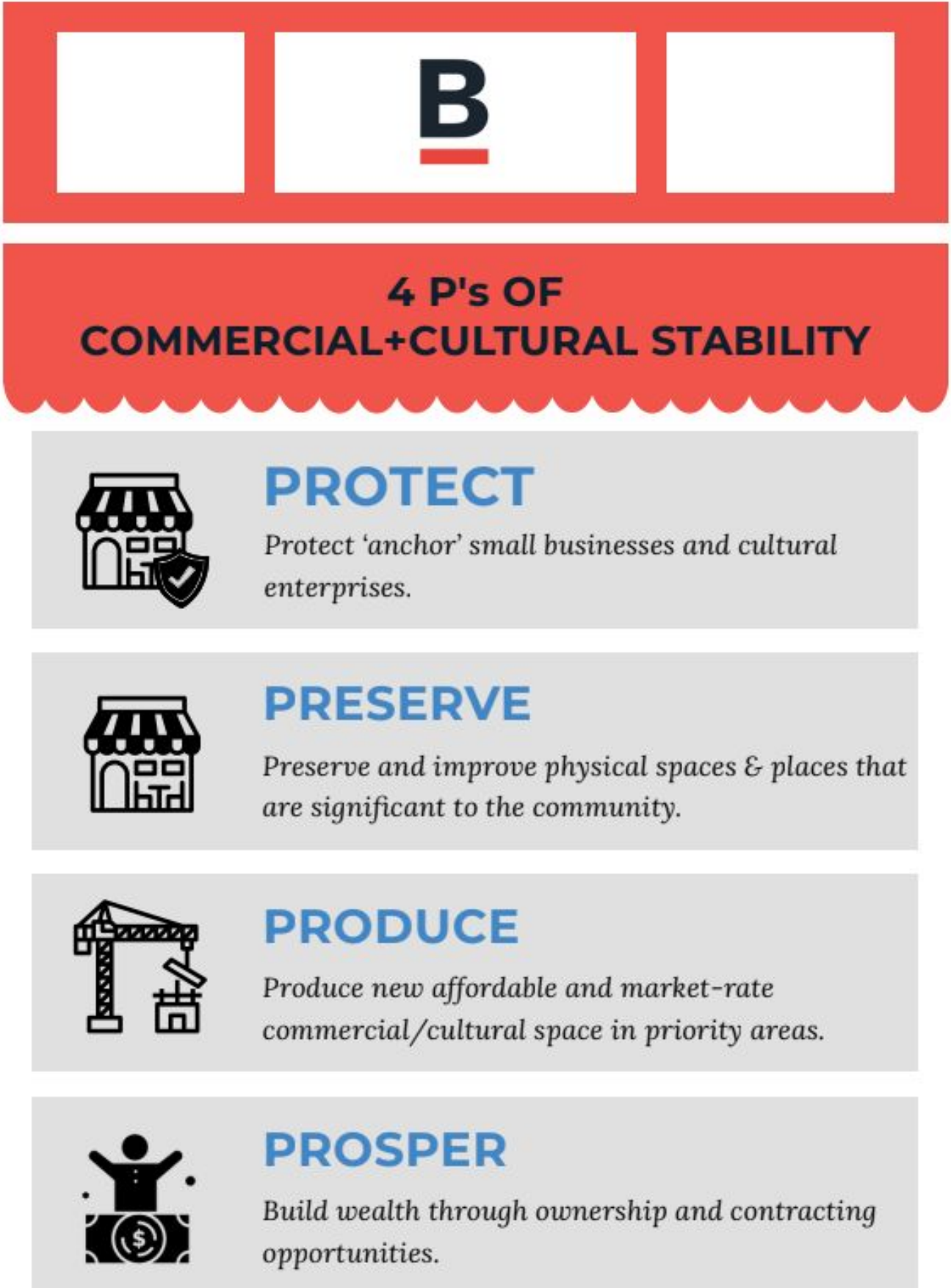
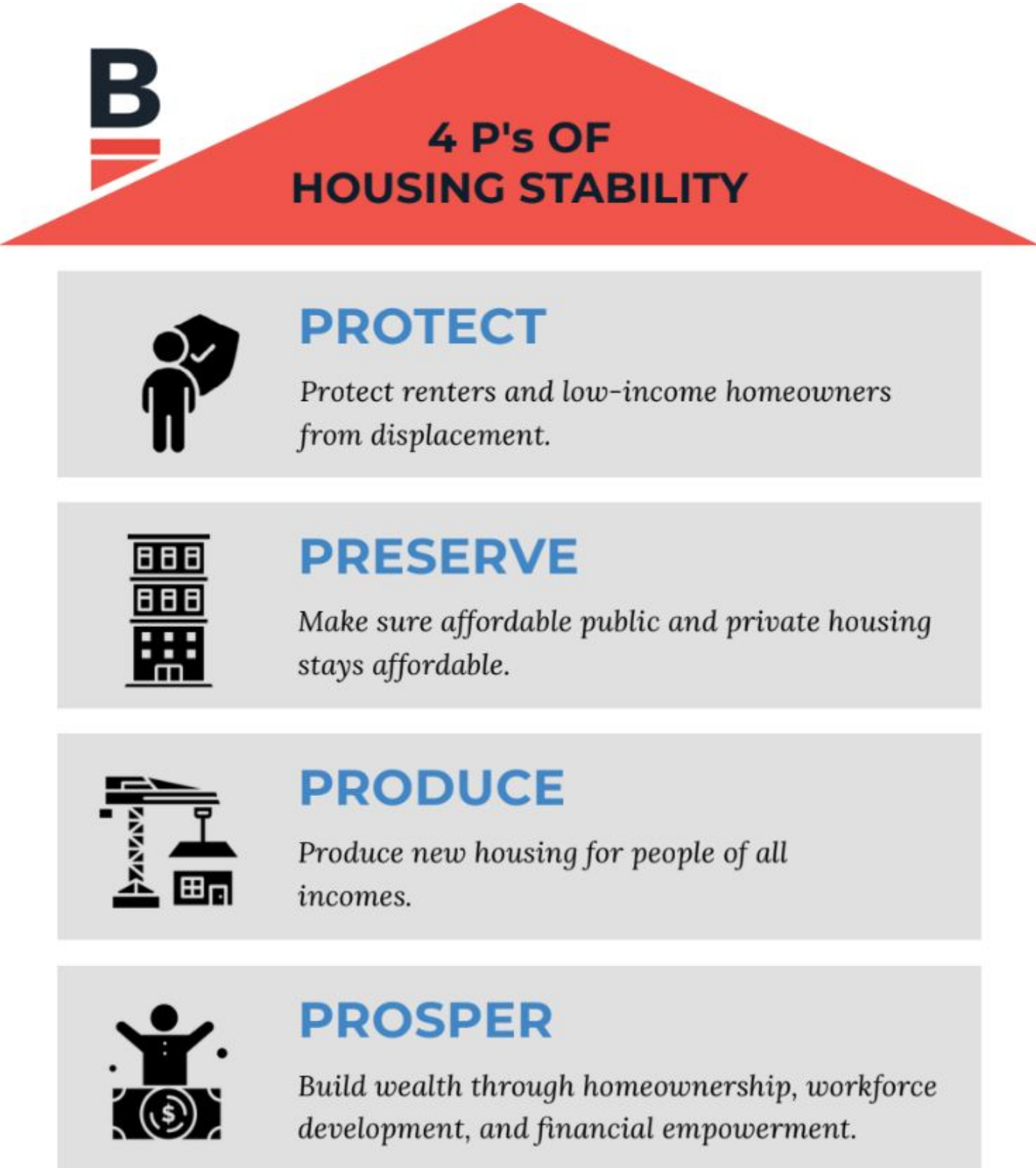
# What's in the Plan?

The Action Plan is a detailed, two year work plan for the City. It includes:



1. City's framework for confronting displacement: **Protect, Preserve, Produce, Prosper**
2. More than **forty concrete initiatives**, including new or improved policies, programs and resources that **address specific gaps** in the City's anti-displacement toolbox
3. **Clear implementation actions**, including new resources to improve access to services and programs, and a new approach to community listening
4. **Plan for accountability.** It's a two year roadmap, with a public update due at end of year one.

# Boston's Approach: Framework for Addressing Displacement



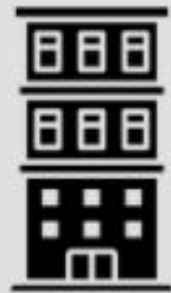


## 4 P's OF HOUSING STABILITY



### PROTECT

*Protect renters and low-income homeowners from displacement.*



### PRESERVE

*Make sure affordable public and private housing stays affordable.*



### PRODUCE

*Produce new housing for people of all incomes.*



### PROSPER

*Build wealth through homeownership, workforce development, and financial empowerment.*

What are examples of things we do already?

- **Renters:** Office of Housing Stability
- **Homeowners:** Foreclosure Prevention

What are some priorities in the Plan?

- Expanding **Elderly Exemption\***
- **Property Tax Relief\***
- Expanding **Condominium Conversion** protections
- **HomeWorks Green Loan Program**

\*Require legislation to pass

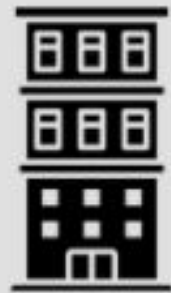


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### PROSPER

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What are examples of things we do already?

- Take property off the speculative market via **Acquisition Opportunity Program**
- **Invest City \$ in public housing**

What are some priorities in the Plan?

- Support for **Tenant Opportunity to Purchase** legislation\*
- New **Boston Acquisition Fund**
- Explore **Good Landlord Tax Relief**

\*Require legislation to pass





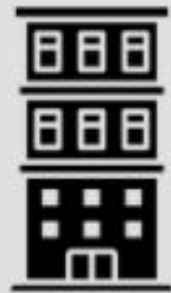


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### What are examples of things we do already?

- **Invest** in new income-restricted housing
- Require income-restricted housing in new development (**Inclusionary Zoning**)
- Use **public land for new housing**
- **Rezone** for more density

### What are some priorities in the Plan?

- Invest even more - **Housing Accelerator Fund**
- Expand the **Office to Residential Conversion** program

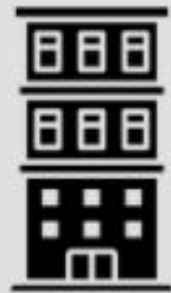


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What are examples of things we do already?

- **First-time homebuyer** loans and programs
- **ADUs** - loans, guidebook

What are some priorities in the Plan?

- **Co-purchasing** homebuyer program
- **Financial planning workshops** for older adults

## 4 P's OF COMMERCIAL+CULTURAL STABILITY



### PROTECT

Protect 'anchor' small businesses and cultural enterprises.



### PRESERVE

Preserve and improve physical spaces & places that are significant to the community.



### PRODUCE

Produce new affordable and market-rate commercial/cultural space in priority areas.



### PROSPER

Build wealth through ownership and contracting opportunities.

What are examples of things we do already?

- Support small businesses **with technical assistance** and **promotion** through City channels
- Help artists find live/work spaces

What are some priorities in the Plan?

- Help small businesses **relocate**
- Activate **vacant spaces**
- **Create protections** for displaced commercial tenants



## 4 P's OF COMMERCIAL+CULTURAL STABILITY



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### PROSPER

Build wealth through ownership and contracting opportunities.

What are examples of things we do already?

- **Restore signage and storefront facades** for small businesses
- Support **acquisition and preservation of spaces with high public value**

What are some priorities in the Plan?

- Recognize areas of **cultural significance**
- **Promote priority small business and cultural uses** in neighborhood main streets through zoning

## 4 P's OF COMMERCIAL+CULTURAL STABILITY



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Protect 'anchor' small businesses and cultural enterprises.



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### PRODUCE

Produce new affordable and market-rate commercial/cultural space in priority areas.



### PROSPER

Build wealth through ownership and contracting opportunities.

What are examples of things we do already?

- **Provide public land** for mixed use development
- Zone to create **more mixed use districts**

What are some priorities in the Plan?

- Zone to **allow “backyard businesses”** in more areas of Boston
- **Understand infrastructure and space needs** for arts, civic and cultural uses



## 4 P's OF COMMERCIAL+CULTURAL STABILITY



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Produce new affordable and market-rate commercial/cultural space in priority areas.



### PROSPER

Build wealth through ownership and contracting opportunities.

What are examples of things we do already?

- Support **community ownership** through technical assistance
- **Invest** in Boston-based businesses
- **Help** underrepresented business owners pursue City contracts

What are some priorities in the Plan?

- **Support small business owners in owning**, rather than renting, the spaces they operate from
- Explore **sustainable funding model for community wealth-building**



## Next Steps

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- All materials are publicly available on [boston.gov/anti-displacement](https://boston.gov/anti-displacement)
- We have published the final plan, revised based on feedback received during our comment period.
- Two year roll out of the plan, though many items are in motion already.
- Public progress report will be shared at end of the first year (Summer 2026.)

# SCENARIO-BASED ACTIVITY: LEARN ABOUT THE TOOLS

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## WHAT YOU'LL DO

- Review scenarios based on real-life challenges people face in Boston
- Learn how City tools apply
- Share your own ideas and solutions

## HOW TO START

1. Find a table with a City staff person and a community facilitator and join a small group (try to keep group sizes even!)
2. Jump into the conversation—there are no wrong answers

# SHARE BACK

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**One person from each table, please share *briefly* with the larger group:**

- What is one thing you learned today?
- Did you notice a gap in services/support your group discussed?

# CLOSING & NEXT STEPS

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Thank you!  
Next Steps

## FEEDBACK FORM:



[bosplans.org/AntiDisplacementWorkshopFeedback](https://bosplans.org/AntiDisplacementWorkshopFeedback)

Fields Corner  
Community  
Development  
Corporation



CITY *of* **BOSTON**

# STAYING INVOLVED: FIELDS CORNER SQUARES+STREETS

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You can learn more about Fields Corner Squares + Streets and upcoming engagement opportunities on the project webpage: [bostonplans.org/fields-corner](https://bostonplans.org/fields-corner)

*You can also help shape the zoning vision for Fields Corner by taking this character area survey!*



*Send a comment to us or the Mayor's Office, through your neighborhood rep, about why you think there should be change!*  
[anthony.nguyen@boston.gov](mailto:anthony.nguyen@boston.gov)