

# Roslindale Square: Draft Zoning Updates

Public Meeting

**February 27, 2025 – 6:00 PM to 8:00 PM**



Planning Department

**CITY of BOSTON**



## Zoom Controls to Listen to Interpreters

**(EN)** Look for the interpretation icon (**globe**) at the bottom of your screen and select the language you want to hear.

**(Español)** Busque el ícono de la interpretación (**globo**) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.





## Zoom Meeting Info + Tips

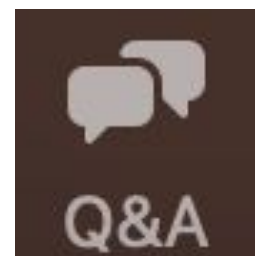
- This meeting will be recorded and the recording will be posted on the Planning Department's webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If you're joining by phone, **dial \*9 to raise your hand** and wait to be called upon and **dial \*6 to unmute and mute**.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.



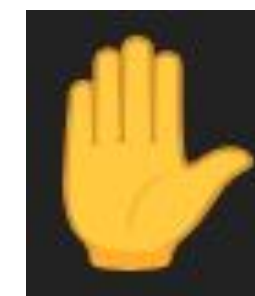
Mute/unmute



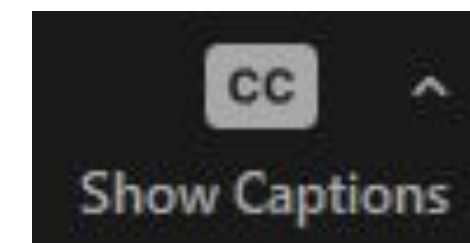
Turn video on/off



Use the Q&A feature for written questions and comments (instead of the chat)



Raise hand to get in line to ask a question or provide comment



Turn on captions



# Getting Situated



## Some notes on this evening:



### LANGUAGE ACCESS

Spanish interpretation services are available



### PART OF THE PROCESS

This is one of several touchpoints during this process



### STAFF SUPPORT

Staff are around to answer questions



### MATERIALS

Presentation slides will be available online by tomorrow afternoon



# Engaging with Each Other

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**ASK FOR CLARIFICATION IF NEEDED.**



**SAVE LONGER QUESTIONS OR  
COMMENTS FOR THE RESOURCE  
FAIR PERIOD.**



**RAISE YOUR HAND TO SPEAK AND  
AVOID INTERRUPTING OTHERS.**



**SPEAK FROM THE “I” AND BE  
MINDFUL OF THE DIVERSITY OF  
EXPERIENCES BOTH IN THE ROOM  
AND NOT.**



# **Purpose of Tonight's Meeting**

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**1**

**Explain the Draft  
Zoning Updates and  
Zoning Adoption  
Process**

**2**

**Q&A Period  
Following  
Presentation**



# Staff for Tonight's Meeting



## Roslindale Square: Squares + Streets Team

- **Abdul-Razak Zachariah**, Zoning Reform (Project Lead)
  - **Presenter**
- **Eileen Michaud**, Comprehensive Planning
- **Talia Matarazzo**, Comprehensive Planning
- **Kenya Beaman**, Community Engagement Manager
- **Kathleen Onufer**, Deputy Director of Zoning Reform

## Planning Department Teams Represented

- Urban Design
- Planning Review
- Article 80 Modernization
- Community Engagement



## Office of Economic Opportunity and Inclusion

**Andrew Grace**, Director of Economic & Strategic Planning  
**Donald Wright**, Deputy Chief



## Inspectional Services Department

**Paul Williams**  
 Assistant Commissioner, Plans and Zoning



## Licensing Board

**Rebecca Phu**, Director Of Operations



## Planning Advisory Council

**Katharine Lusk**, Executive Director

## **What We Hope to Learn Through this Public Process**

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### **District Locations**

**What are your thoughts on where specific districts are mapped?**

### **Land Uses / Activities**

**What preferences do you have for specific land uses in these areas that zoning should reflect?**



## What We've Heard So Far about the Draft Zoning Updates

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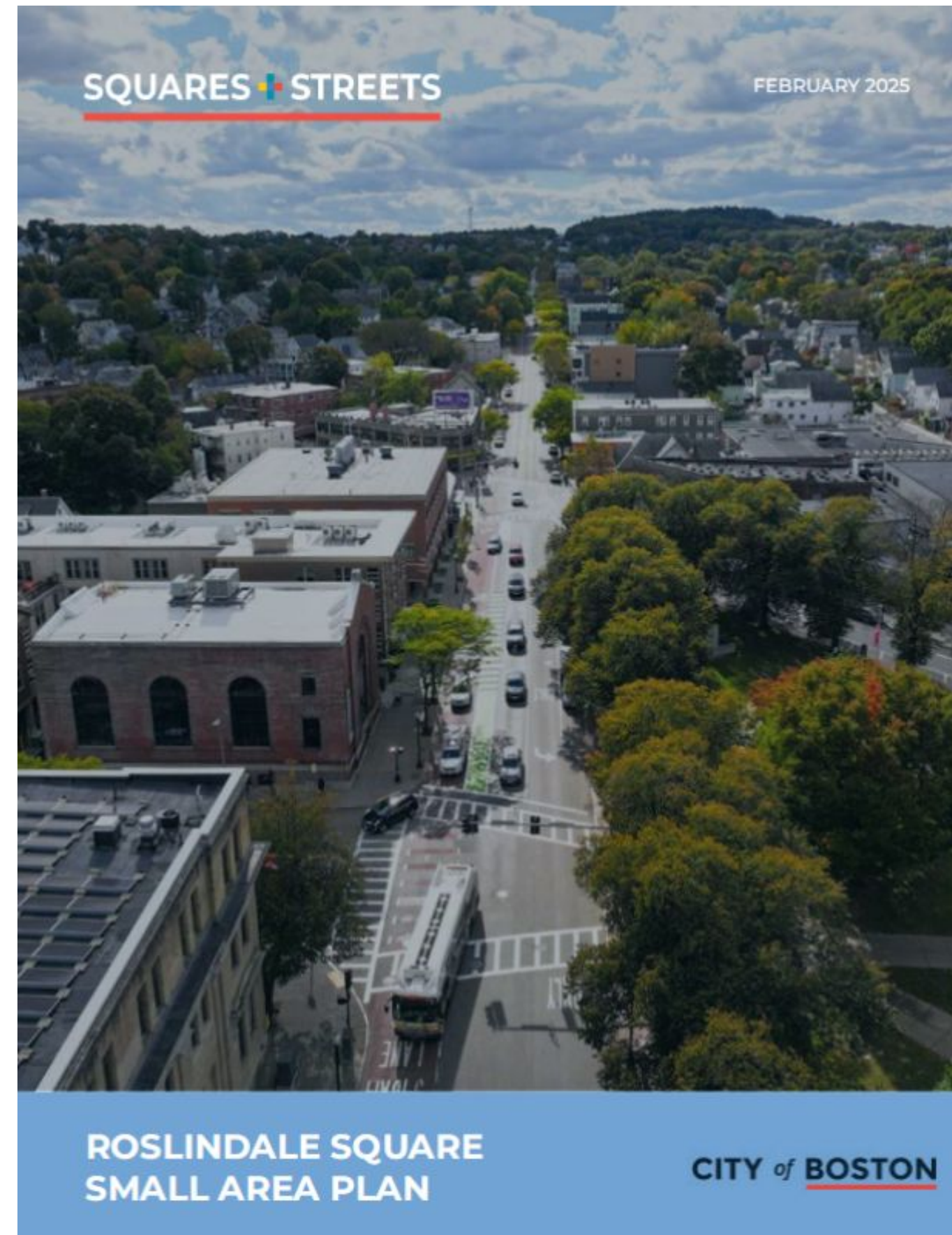
*...through submitted public comments and conversations from office hours and local flyering.*

- Support for affirming and allowing **multifamily housing** throughout the area
- Support for affirming and promoting **commercial spaces** in more areas
- Interest in mapping certain districts more throughout the area, specifically:
  - Rezoning more areas currently proposed for **S1 into S2 districts**
  - Updating more low-density residential areas with the **S0 district**
  - Consider extending the **S5 district**
- Clarity on the array of **possible land use, scale, and redevelopment futures**
- Concerns about the potential impact of housing growth on **parking availability**
- Questions about how **historic preservation and climate protections** are balanced with housing growth



The Small Area Plan sets a vision for future building development and land uses, public investments from city departments, strengthening of the local business areas and housing growth opportunities.

The City of Boston will use the plan as a guide to provide resources and coordinate projects to meet the goals of that vision.





# Background: Land Use and Design Framework



The Small Area Plan includes a chapter called the **Land Use and Design Framework**.

The Framework sets a vision for **more multifamily housing and mixed-use development** in and around Roslindale Square to expand housing opportunities near major public transit resources and local small business areas.

It includes a recommendation to **update the zoning rules** in and around Roslindale Square to encode the Plan’s goals for multifamily housing and mixed-use development.



SQUARES + STREETS

CITY OF BOSTON

CHAPTER 03

LAND USE AND DESIGN FRAMEWORK

This Plan supports mixed-use growth in the existing commercial core of Roslindale Square and surrounding gateway streets while reserving zoning reform for the majority of lower scale residential fabric for future initiatives.

The Land Use and Design Framework recommends where future development should occur in key local areas, and what that development should look like. The framework can identify where to allow land uses, what the scale of new buildings should be, and what kinds of infrastructure and community improvements should accompany that growth.

This chapter 1) summarizes present-day land use patterns and opportunities; 2) presents the proposed Land Use and Design Framework; and 3) identifies how new development should shape the public realm and built environment.

ROSLINDALE SQUARE | LAND USE AND DESIGN FRAMEWORK

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LAND USE AND ZONING

RECOMMENDATION:

LD-1. BASED ON THE LAND USE AND DESIGN FRAMEWORK, UPDATE THE ZONING MAP TO ENCODE THE GOALS FOR MIXED-USE AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN AND AROUND ROSLINDALE SQUARE.

1. Map Squares + Streets districts, through a Zoning Map Amendment, throughout mixed-use areas of the Square, at key gateways to the Square, and to provide transitions to smaller-scale residential areas.

2. Where this Plan envisions continued small-scale residential uses and incremental growth, update residential zoning to reflect existing built patterns, support safe walking routes to Roslindale Square, and enable the development of Accessory Dwelling Units (ADUs) and small multi-unit residential buildings.

Squares + Streets Districts (adopted on April 17, 2024) are six mixed-use zoning districts that support a diversity of land uses, significant transit service, and high levels of pedestrian activity.

The purpose of these districts is to complement and increase the mix of uses, encourage walkability and adaptive reuse, and designate areas as appropriate for infill development and housing growth.

ROSLINDALE SQUARE | IMPLEMENTATION

SQUARES + STREETS

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IMPLEMENTATION

| #                  | GOAL | LAND USE AND DESIGN FRAMEWORK STRATEGY   | FUNDING CATEGORY                   | TIMELINE                                 |
|--------------------|------|--|------------------------------------|--|
| LD-1, LD-1A, LD-1B |      | Based on the Land Use and Design Framework, update the zoning map to encode the goals for mixed-use and multi-family development in Roslindale Square. | No additional budget needed        | Winter 2025 adoption of ordinance (2025) |
| LD-2               |      | Incorporate the Land Use and Design Framework into the ongoing review of proposed projects.  | No additional budget needed        | Ongoing (of this Plan updated 2025)      |
| LD-3               |      | Complete an Area Form update - including historic structures - for the Roslindale Square Historic Commission (MHC).                                    | Operating/Annual Budget and Grants | 2-3 years                                |

ROSLINDALE SQUARE | LAND USE AND DESIGN FRAMEWORK

SQUARES + STREETS

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COMMUNITY AND COMMERCIAL CORE

THROUGH BLOCK ON TAFT CT, BETWEEN SOUTH ST AND CORINTH ST

NEW PUBLIC AMENITY SPACES

In the central block bounded by Poplar Street, South Street, and Corinth Street, development should consider meeting their Outdoor Amenity Space and Lot Coverage requirements by dedicating space to the creation of publicly accessible through-block connections, especially between Corinth Street and South Street and between Poplar Street and Taft Hill Court.



# Background: What is Zoning?



“Zoning” – a set of rules that dictates **what and where you can (or can’t) build in a city.**

Zoning uses geographic “**districts**” to organize and apply these rules throughout the City of Boston. Three main features that zoning sets rules for are **use, scale, and space.**

## “District”

The geographic area where a specific set of rules around uses, scale, and space apply

## “Use”

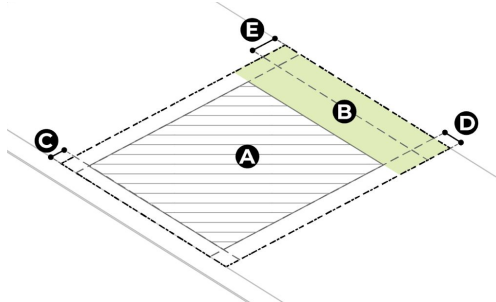
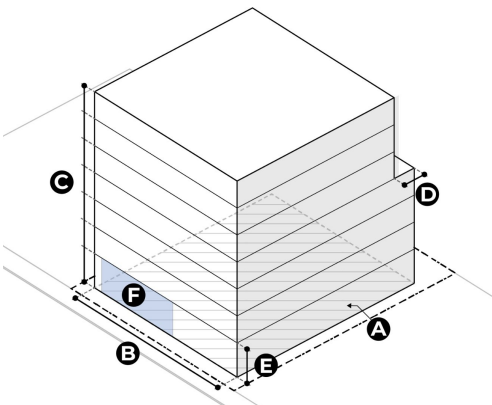
The activities that can take place in buildings or on a lot, like retail, housing, and open space

## “Scale”

The factors that impact the size of buildings like the height, the width, and how much of the lot a building covers

## “Space”

The factors that impact the lot area that surrounds a building, like the amount of yard space or if that yard space is permeable





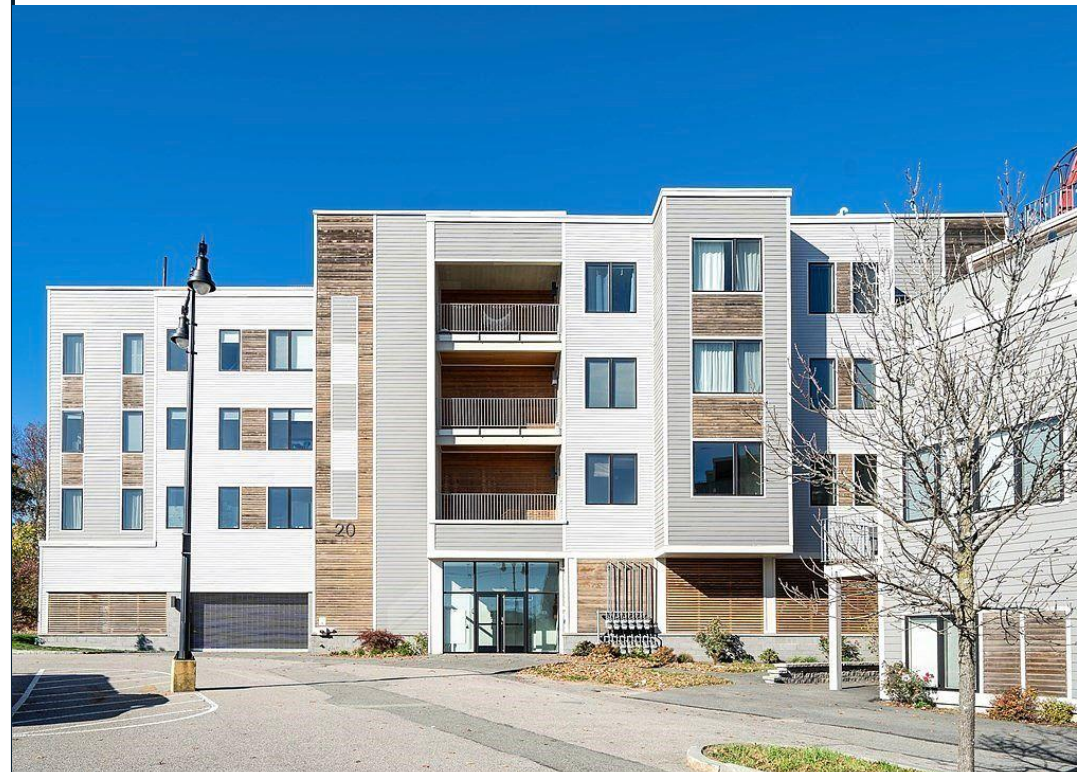
# Background: What Does Zoning Apply To?

## Sub-Article 80 Projects and Property Changes

- Changing the use of a property
- Constructing an addition on your building
- Adding take-out or event space to your restaurant
- Adding office space to your business
- Construction under 20,000 sq ft
- Other building changes...

## Article 80 Small Projects

- Projects between 20,000 sq ft and 50,000 sq ft
- Projects with 15 or more units of housing



*Example: 20 Taft Hill Park, Roslindale*

## Article 80 Large Projects

- Projects over 50,000 sq ft



*Example: 289 Walk Hill Street, Roslindale*



## Background: Key Terms – Multifamily, Mixed-Use, and Gateways

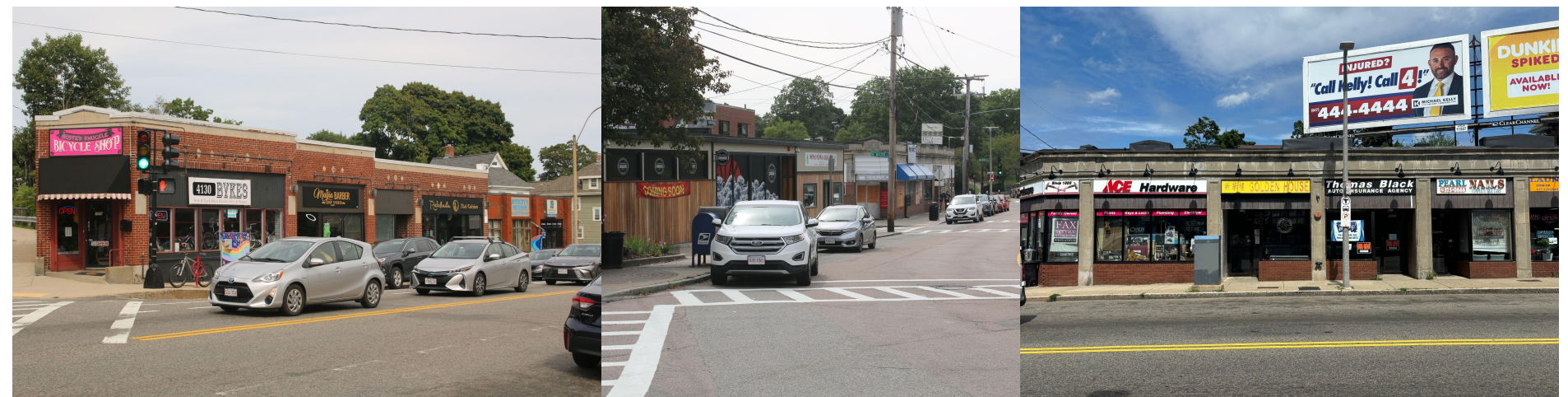
**“Multifamily housing”** – a type of property where there are four or more residential units.



**“Mixed-Use Development”** – a type of building development in which housing, businesses, and/or community services all exist within the same building or the same lot.



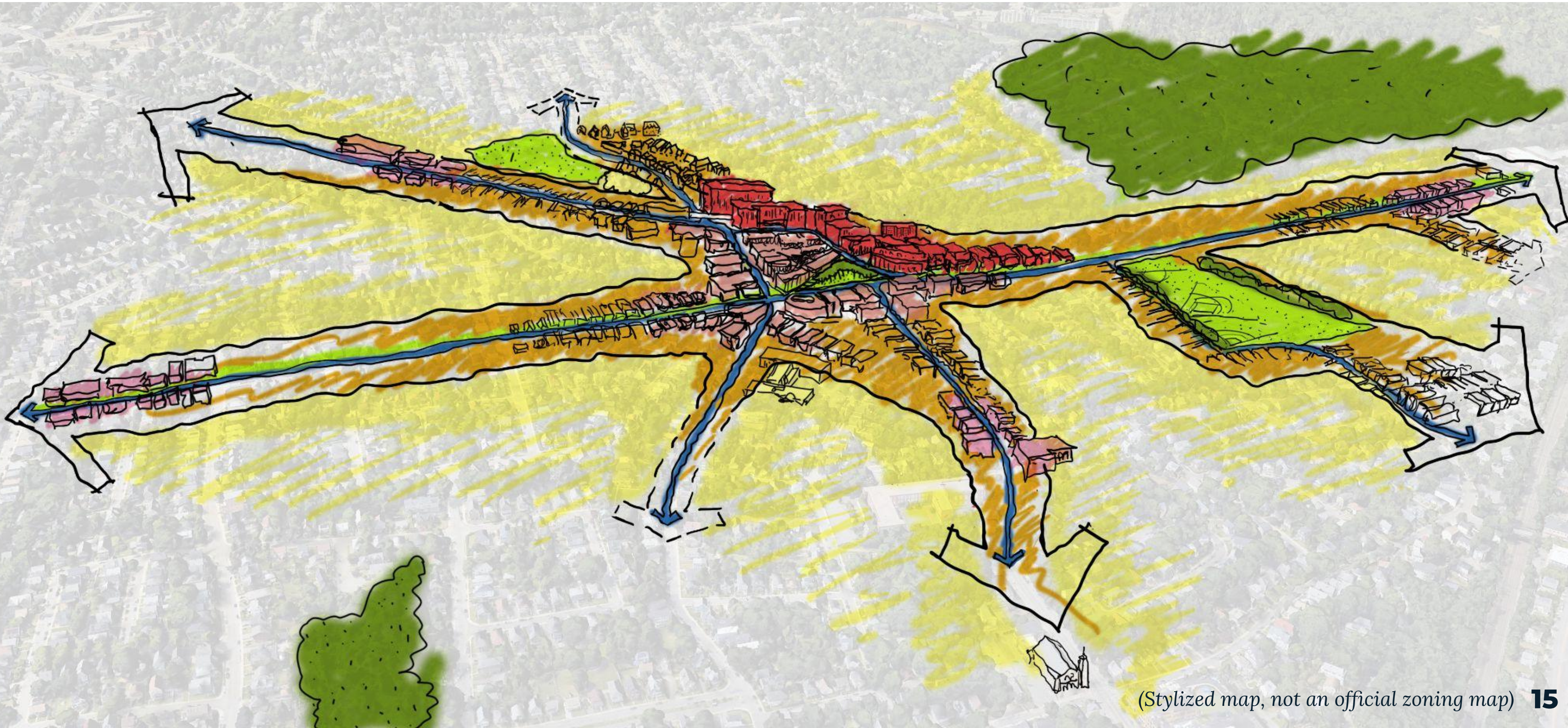
**“Gateways”** – areas that have small clusters of business spaces and/or a mix of uses that are located slightly further away from the center of neighborhood activity.





# Land Use and Design Framework – a guide for zoning updates

The **Land Use and Design Framework** specifies different types of areas in and around Roslindale Square and makes recommendations for guiding future development.

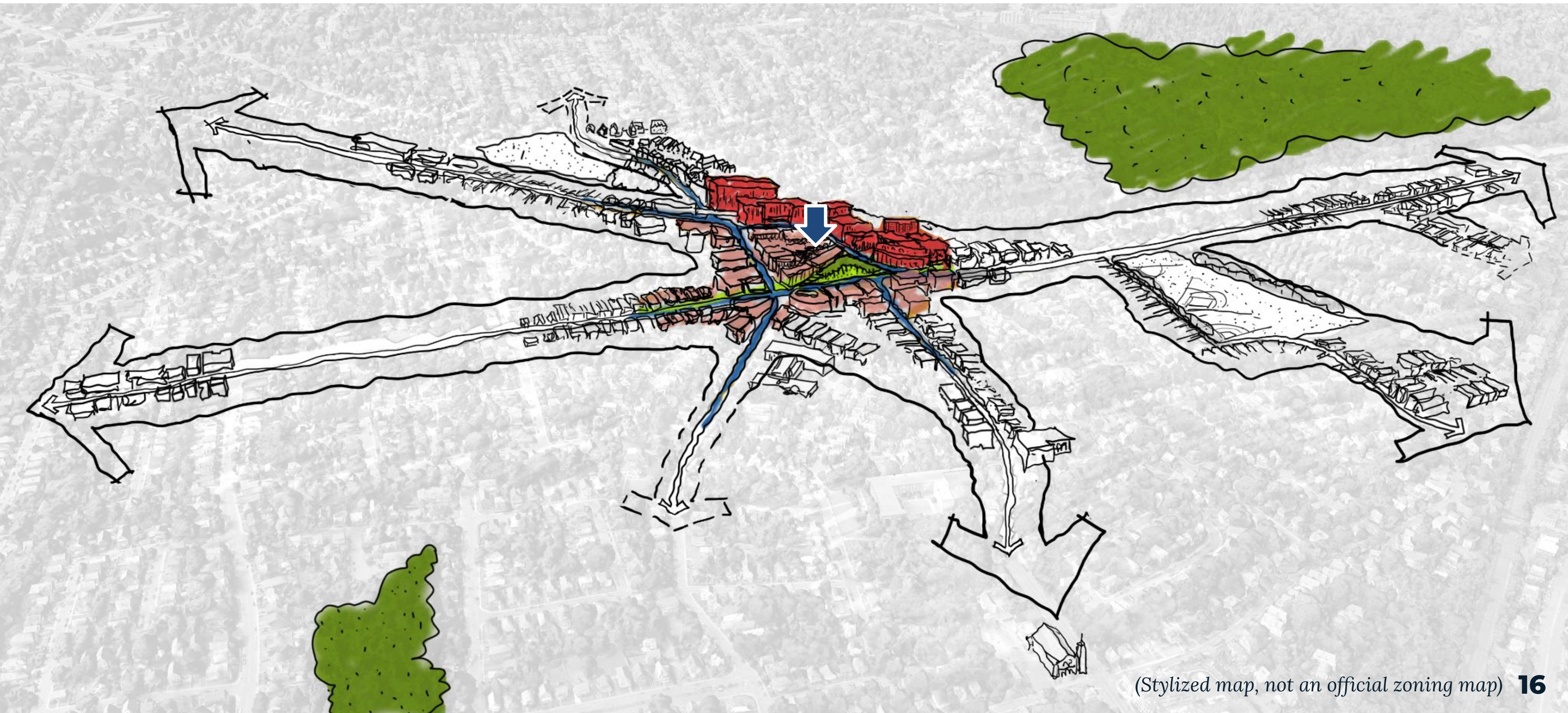




# Land Use and Design Framework – a guide for zoning updates



Area 1: A **community and commercial core** centered around Adams Park that serves as the Square's center of activity





# Land Use and Design Framework – a guide for zoning updates



Area 2: An **active main street** from Adams Park to Healy Field

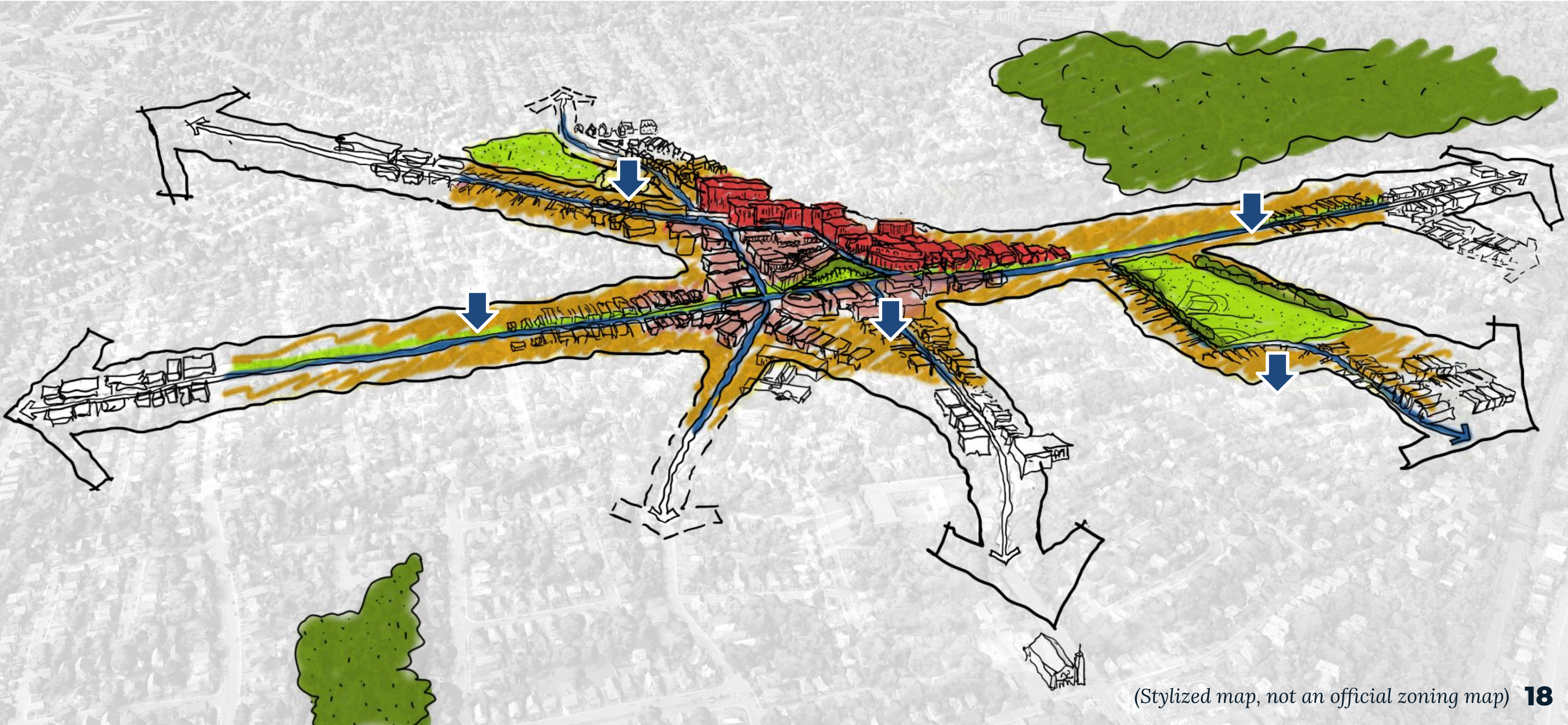




# Land Use and Design Framework – a guide for zoning updates



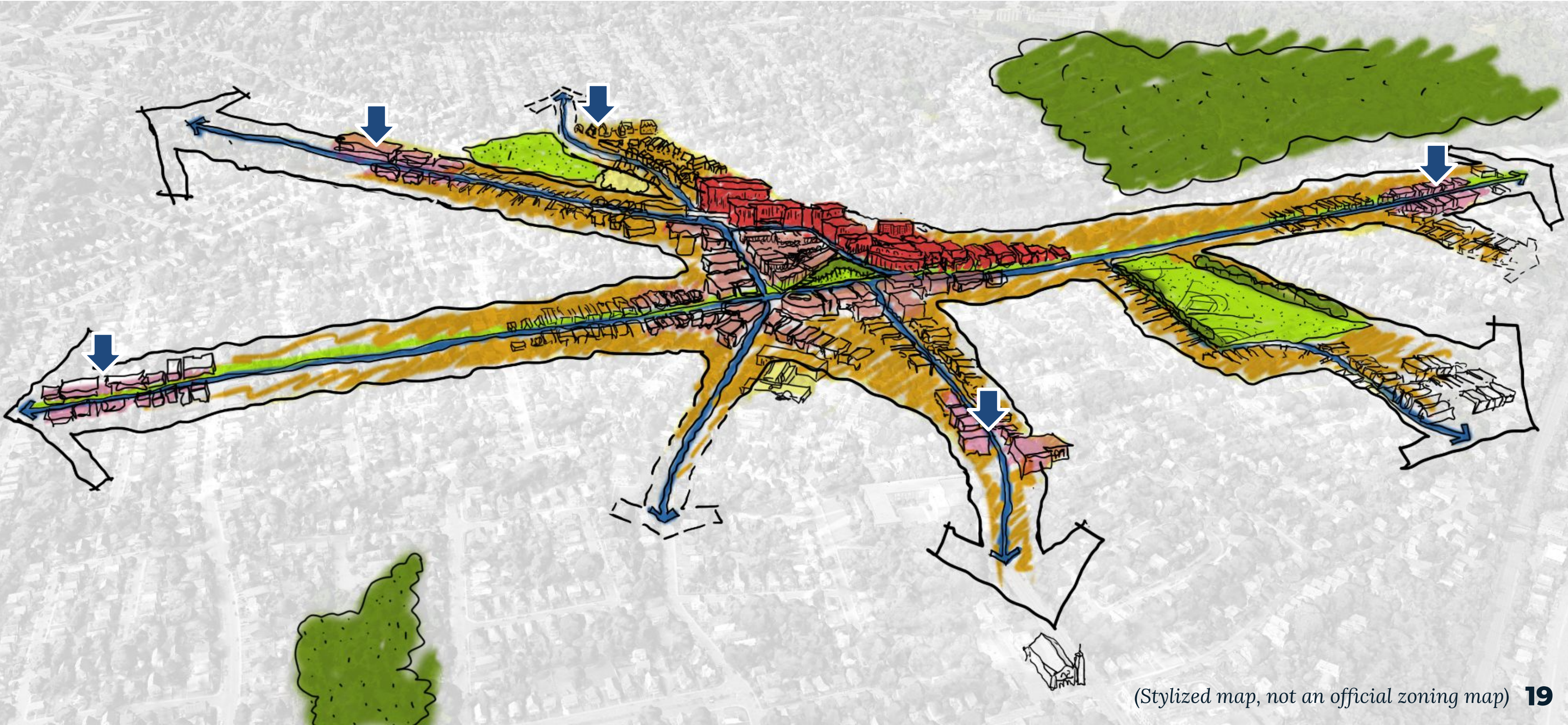
Area 3: **Connecting, transitional streets** between the core area and local gateways





# Land Use and Design Framework – a guide for zoning updates

Area 4: **Mixed-use gateways** located at existing commercial clusters around the Square





# Background: Land Use and Design Framework – Design Guidelines



**Design Guidelines** are a tool to help the land uses and density recommend by the the Land Use Framework relate to the unique context of Roslindale Square. **The following is an example.**



architectural datum line

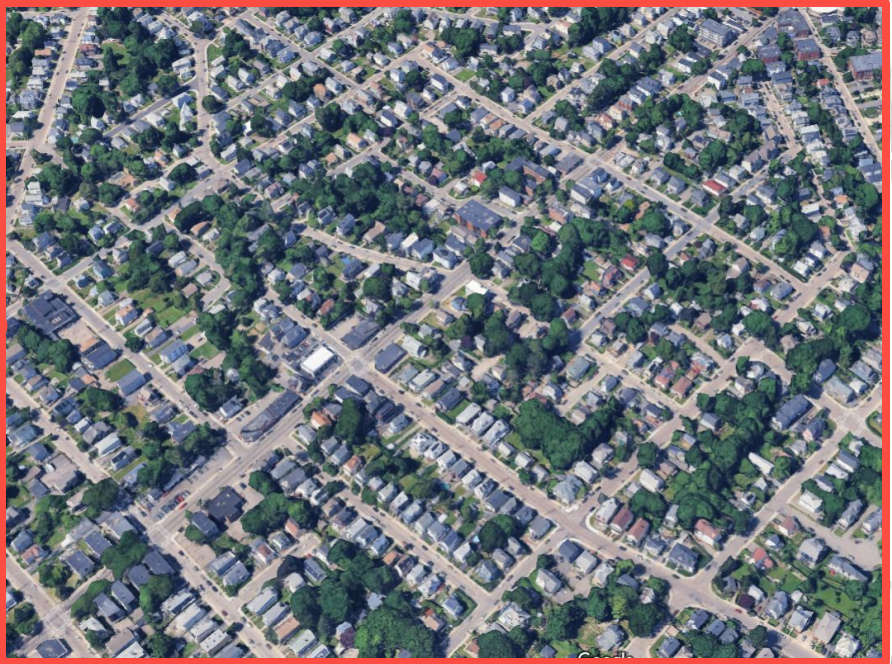
architectural element:  
awning, canopy

## MULTISTORY BUILDINGS

Create a visual sense of pedestrian scale the ground level through building elements such as awnings, canopies, architectural datum lines and other details.



# Overall Rezoning Boundary





# Existing Zoning in Roslindale Square

This map shows the **existing zoning subdistricts** in the Roslindale Square area.

The specific rules for land uses and dimensional scale in these subdistricts are written in Article 67 (Roslindale Neighborhood District) of the Boston Zoning Code.

**You can check out those rules at:**

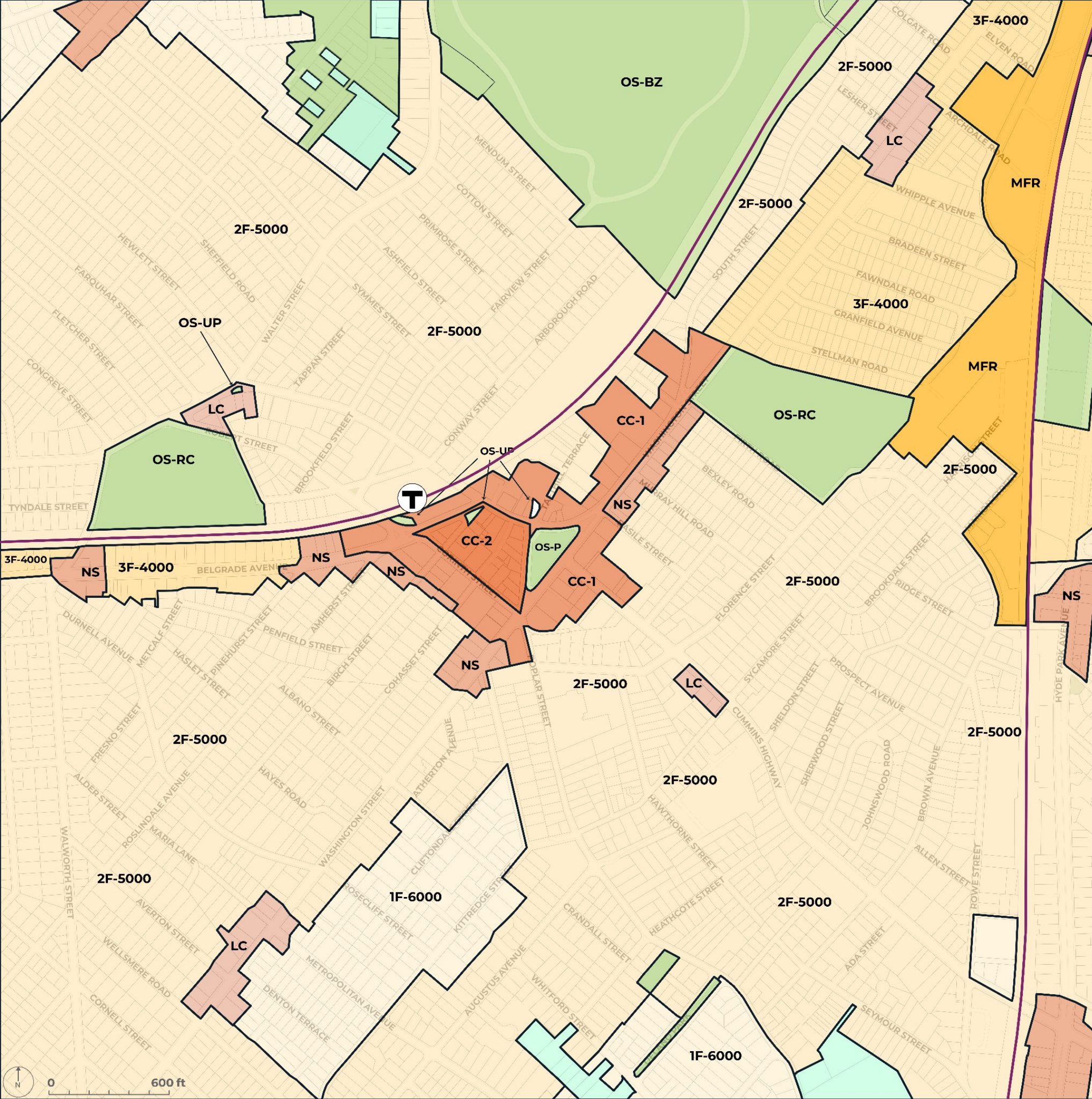
[bosplans.org/ZoningCodeArticle67Roslindale](https://bosplans.org/ZoningCodeArticle67Roslindale)

## Neighborhood Business Subdistricts

- CC-1 and CC-2 = Community Commercial
- NS = Neighborhood Shopping
- LC = Local Convenience

## Residential Subdistricts

- 1F-6000 = One Family Residential
- 2F-5000 = Two Family Residential
- 3F-4000 = Three Family Residential
- MFR = Multifamily Residential





## Proposed Zoning: Squares and Streets Districts

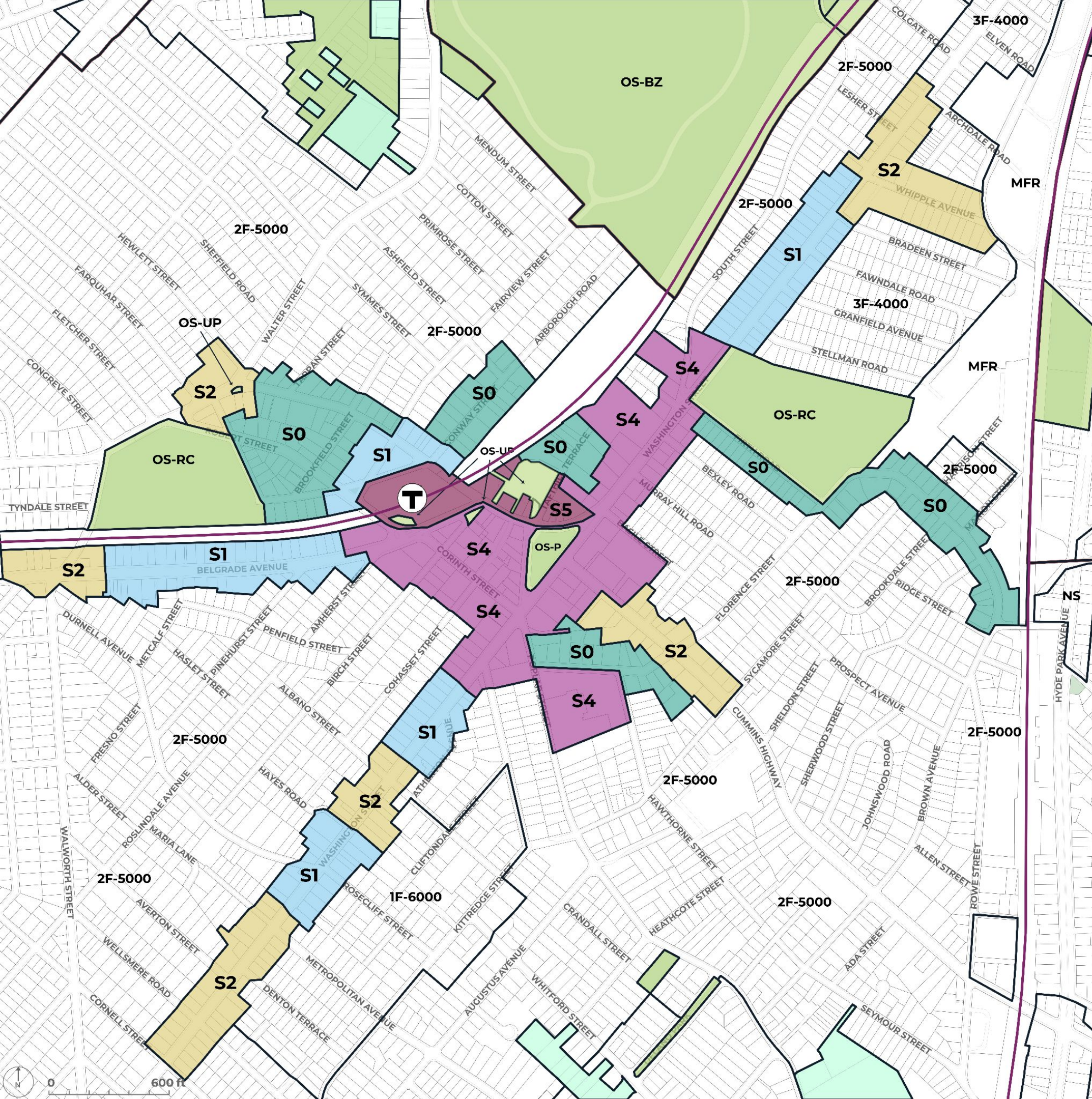
This map shows the **proposed zoning updates** for the Roslindale Square area. These updates will map Squares and Streets Districts, indicated **in color**.

The specific rules for land uses and dimensional scale in these districts are written in Article 8 (Regulation of Uses) and Article 26 (Squares and Streets Districts) of the Boston Zoning Code.

You can check out those rules at:

[bosplans.org/Article8Uses](https://bosplans.org/Article8Uses)

[bosplans.org/Article26SquaresStreets](https://bosplans.org/Article26SquaresStreets)


















# Summary: What are Squares and Streets Zoning Districts?

**Squares and Streets Districts** are a set of zoning rules that allow for mixed-use development of multifamily housing, commercial spaces, and cultural spaces in neighborhood squares around Boston. They **each have different rules** around the maximum scale of buildings, the yard space surrounding buildings, and land uses.

 = has an Outdoor Amenity Space Requirement

 = has a Ground Floor Active Use Requirement

|   |   |
|---|---|
|    | <p><b>S0 – Transition Residential</b></p> <ul style="list-style-type: none"> <li>Up to 4 stories maximum</li> <li><b>Up to 14 residential units maximum</b></li> <li>Primarily residential uses</li> <li>Transition from high activity mixed-use areas to low activity residential areas</li> </ul>   |
|  | <p><b>S1 – Main Street Living</b></p> <ul style="list-style-type: none"> <li>Up to 4 stories maximum</li> <li>For parts of a main street that are largely residential but have occasional non-residential uses</li> <li>Allows more flexibility for small-scale commercial uses</li> </ul>  |
|  | <p><b>S2 – Main Street Mixed Use</b> </p> <ul style="list-style-type: none"> <li>Up to 5 stories maximum</li> <li>Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street</li> <li>Outdoor amenity spaces required</li> </ul> |

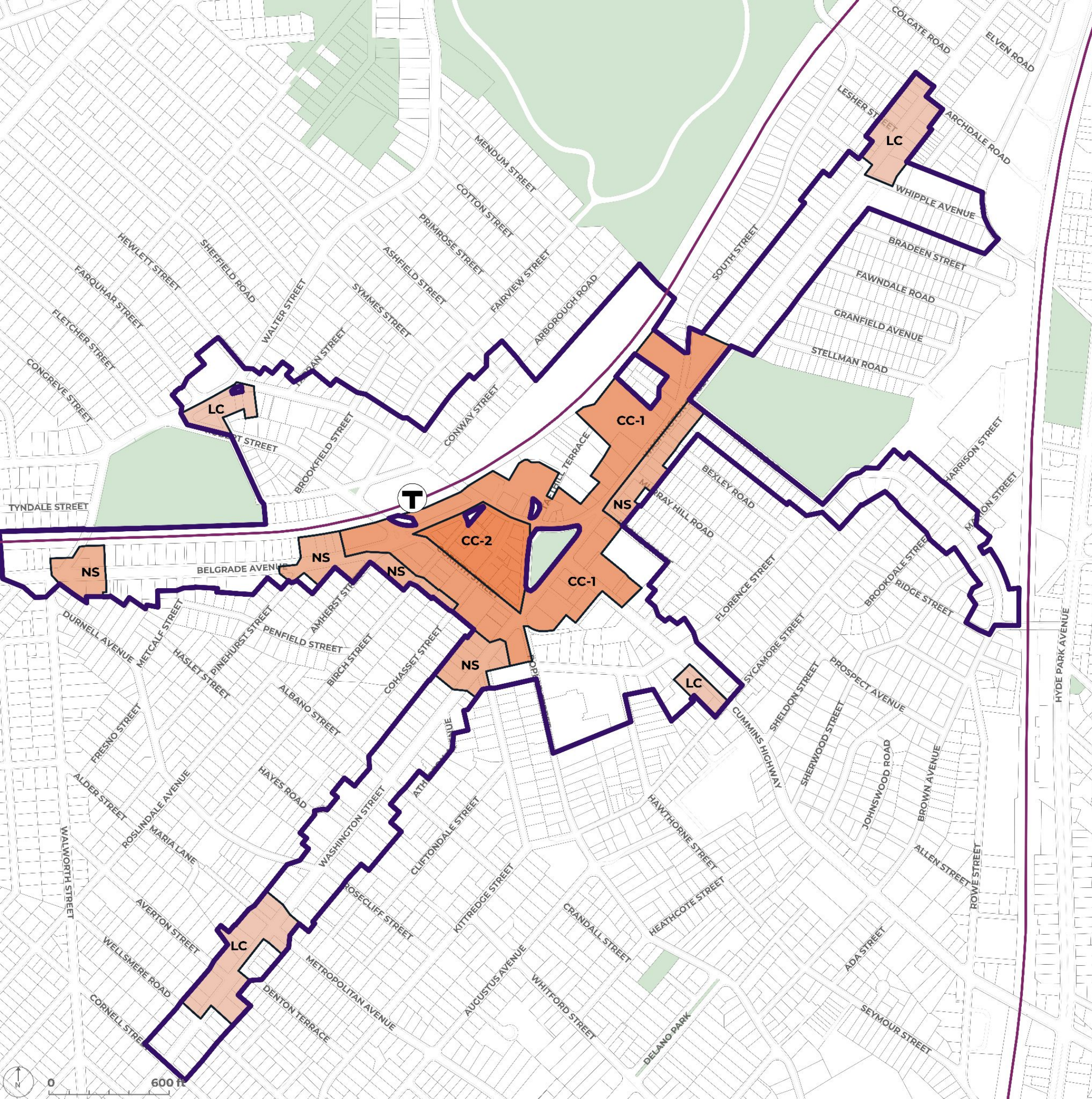
|   |  |
|---|--|
|    | <p><b>S3 – Active Main Street</b> </p> <ul style="list-style-type: none"> <li>Up to 7 stories maximum</li> <li>Allows a larger mix of small and medium-scale commercial uses that promote activity</li> <li>Outdoor amenity spaces required</li> <li>Ground floor active uses required</li> </ul> <p><b>not proposed in this map</b></p>                   |
|  | <p><b>S4 – Active Squares</b> </p> <ul style="list-style-type: none"> <li>Up to 7 stories maximum</li> <li>Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses</li> <li>Outdoor amenity spaces required – higher percentage than S3</li> <li>Ground floor active uses required</li> </ul>                         |
|  | <p><b>S5 – Placemaker Squares</b> </p> <ul style="list-style-type: none"> <li>Up to 145 feet maximum</li> <li>Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses</li> <li>Outdoor amenity spaces required – highest percentage of the districts</li> <li>Ground floor active uses required</li> </ul> |



## Updated Zoning in Existing Neighborhood Business Areas

All of the existing neighborhood business zoning subdistricts that are within the boundary area for the proposed zoning will be re-mapped with these Squares + Streets zoning districts.

These existing neighborhood business subdistricts are shown on this map **in color** and the proposed Squares + Streets zoning is shown using the **thick boundary lines**.



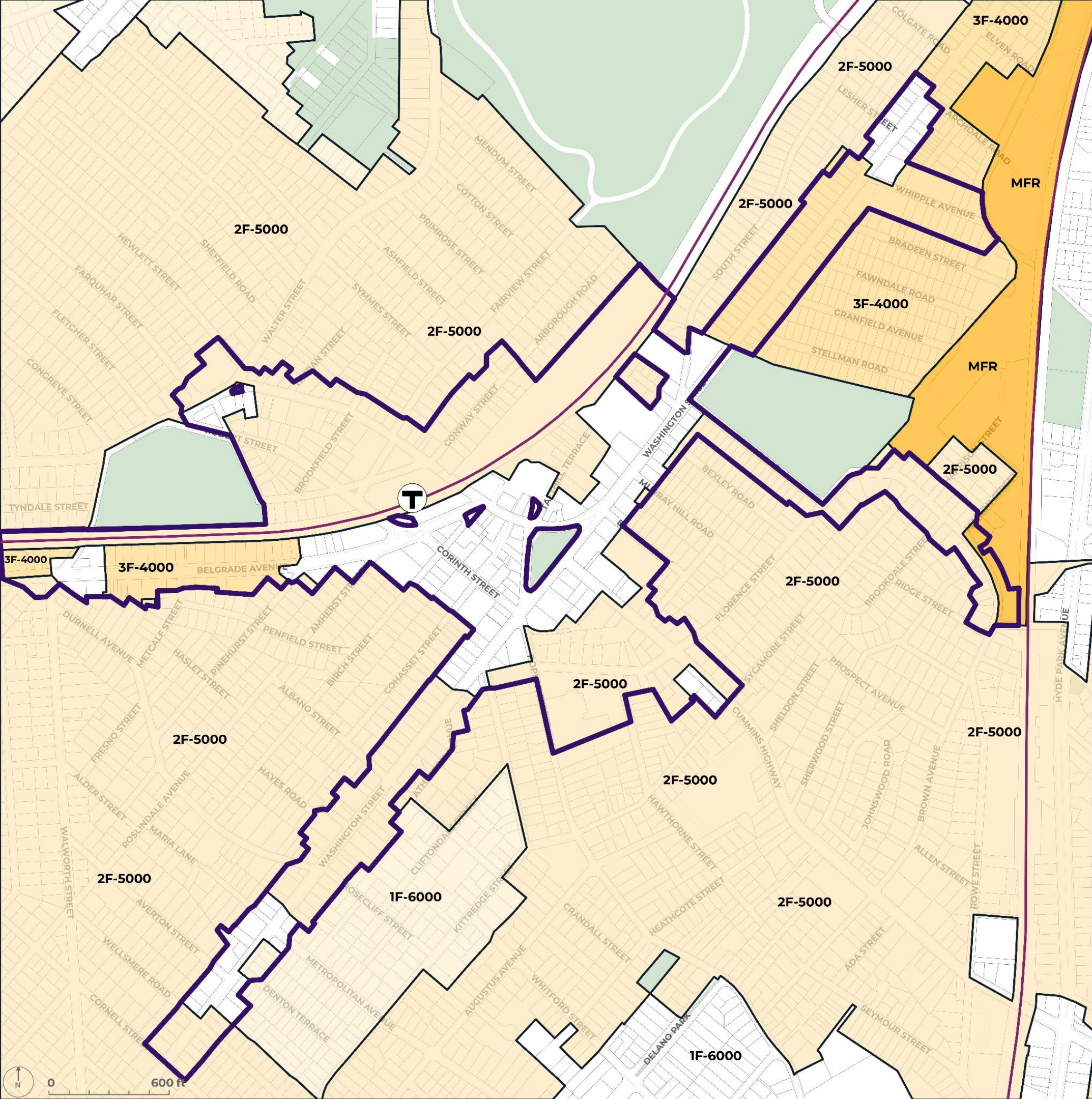


## Updated Zoning in Existing Residential Areas on Major Streets

There are some existing residential zoning subdistricts that are within the boundary area for the proposed zoning updates.

These residential areas are typically very close to existing commercial areas, have existing commercial land uses, have existing mixed-use or multifamily buildings, or are on a major street that connects multiple commercial areas to each other.

These existing residential subdistricts are shown on this map **in color** and the proposed Squares + Streets zoning is shown using the **thick boundary lines**.





## S0 Districts

### Transition Residential

- Mapped in specific residential areas
- Most are adjacent to the commercial core of Roslindale Square or along connecting streets
- Encourages small-scale multifamily housing near local businesses and public transit options
- The S0 district has the smallest building footprint and lot coverage requirements, keeping a residential-feeling scale
- Has the largest yard space and Permeable Area of Lot requirements





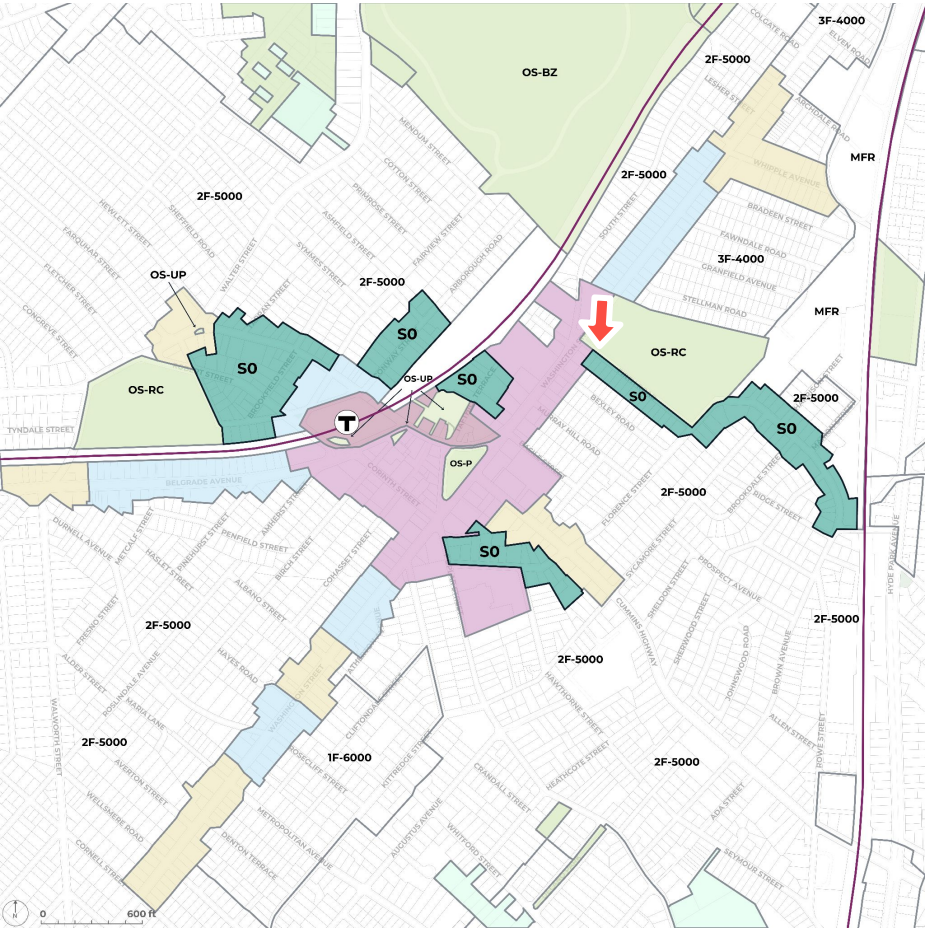
existing residential fabric

local business at the corner



# S0 Districts

## Transition Residential



**View:** looking southeast at Roslindale Market & Deli

Corner of Washington St and Firth Rd



# Squares and Streets Zoning Districts: What can S0 be?

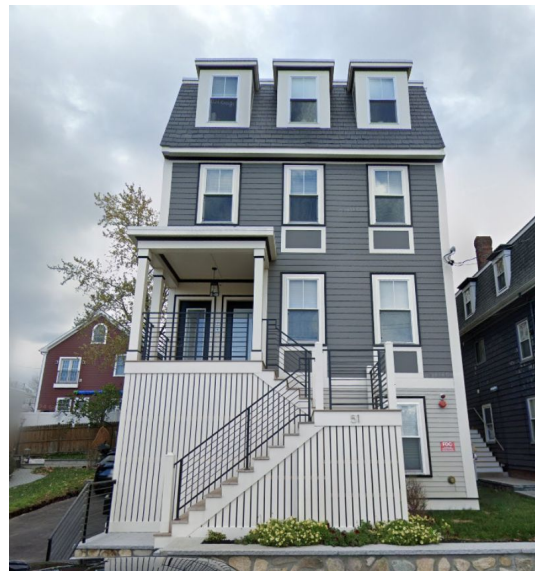


existing residential fabric

existing 3-story  
mixed-use building

small-scale, local business  
on the ground floor

4406-08 Washington St, Roslindale



## S0 – Transition Residential

- Up to 4 stories maximum
- Up to 14 residential units maximum
- Primarily residential uses
- Transition from high activity mixed-use areas to low activity residential areas



## S1 Districts

### Main Street Living

- Mapped along stretches of main streets that are mostly residential
- These areas also have a few mixed-use buildings and non-residential uses
- Also mapped north of the MBTA Commuter Rail Station to affirm existing multifamily and large non-residential buildings
- The S1 district requires small side yards, small front yards, and a minimum Permeable Area of Lot – encouraging a mostly residential feeling

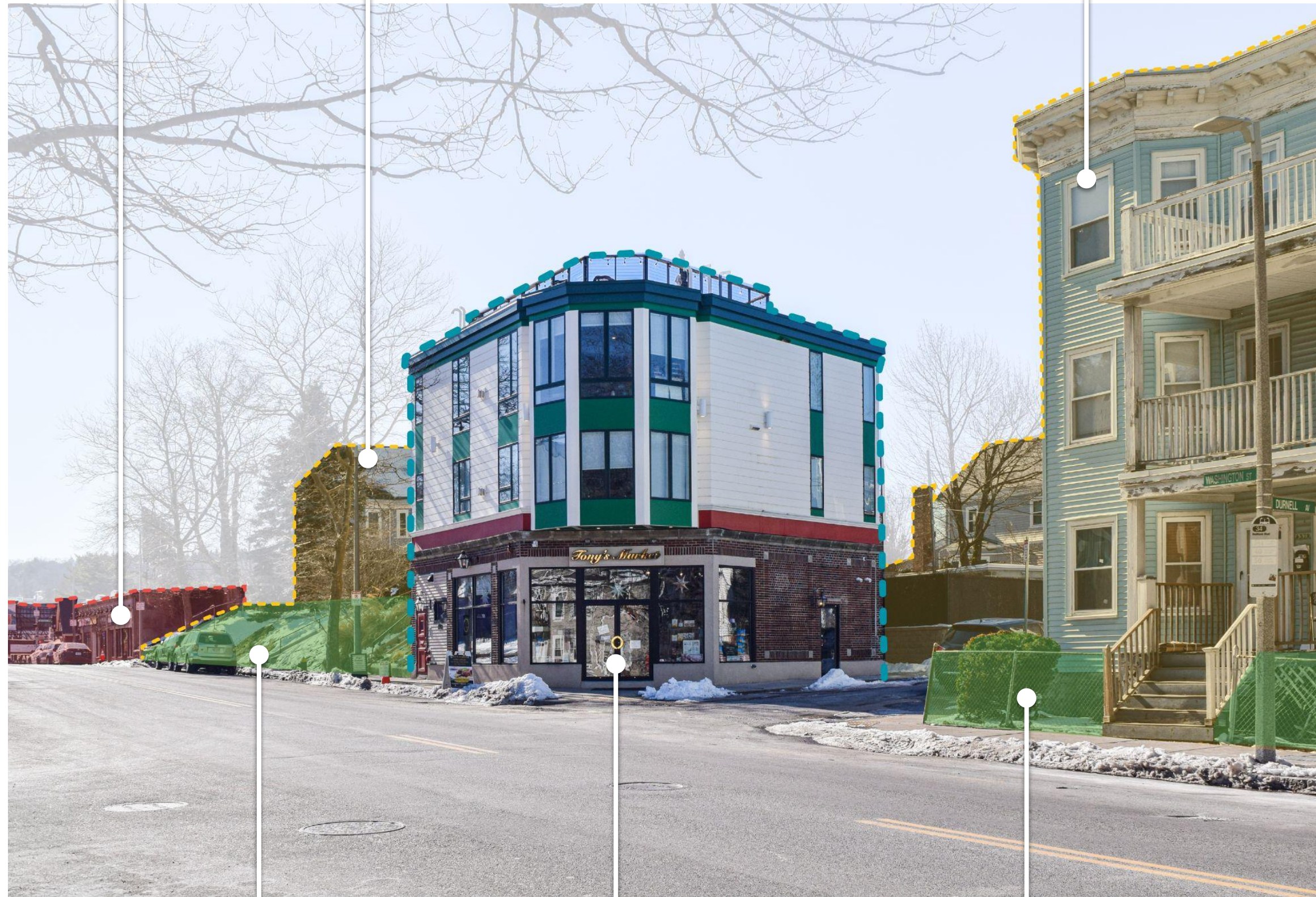




existing businesses

existing residential fabric

existing residential fabric



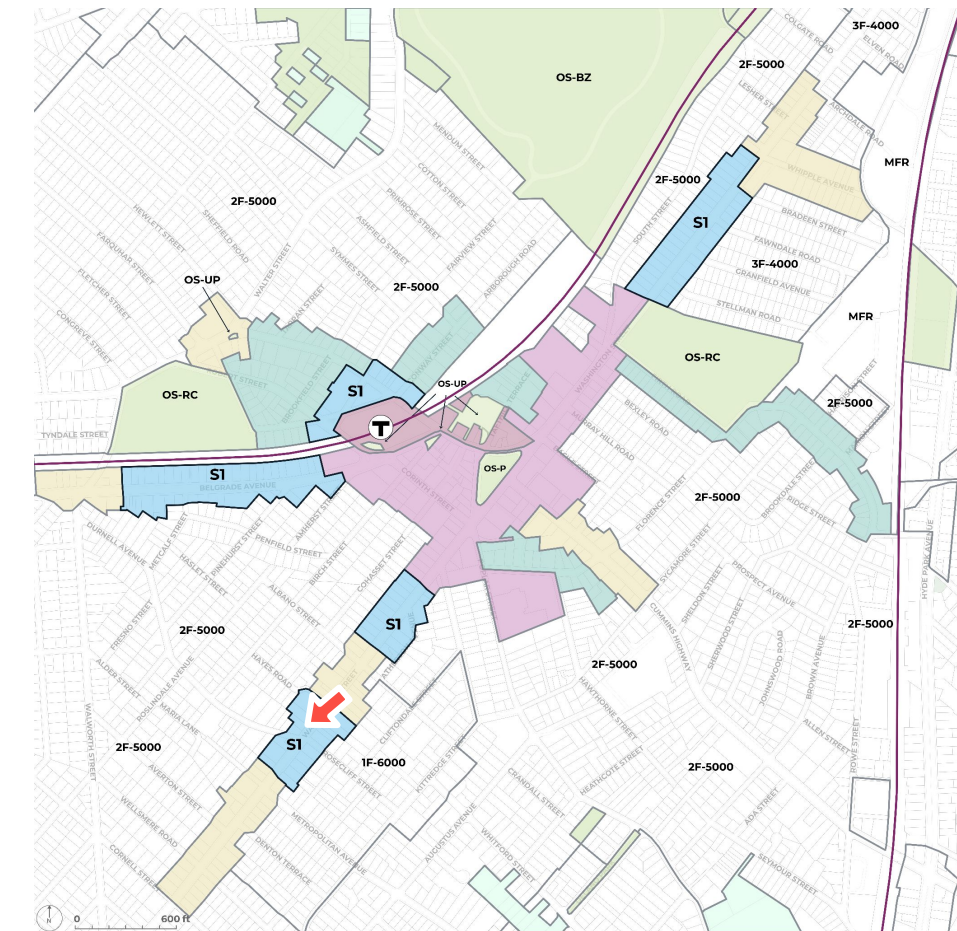
existing front yards

mixed-use building

existing front yards

## S1 Districts

### Main Street Living



**View:** looking southwest at Tony's Market

Corner of Washington St and Durnell Ave



# Squares and Streets Zoning Districts: What can S1 be?



44 Belgrade Ave, Roslindale



**S1 – Main Street Living**

- Up to 4 stories maximum
- For parts of a main street that are largely residential but have occasional non-residential uses
- Allows more flexibility for small-scale commercial uses

within the height/story req.

existing residential fabric

The Centerpiece Flower Shop:  
small-scale commercial use



## S2 Districts

### Main Street Mixed Use

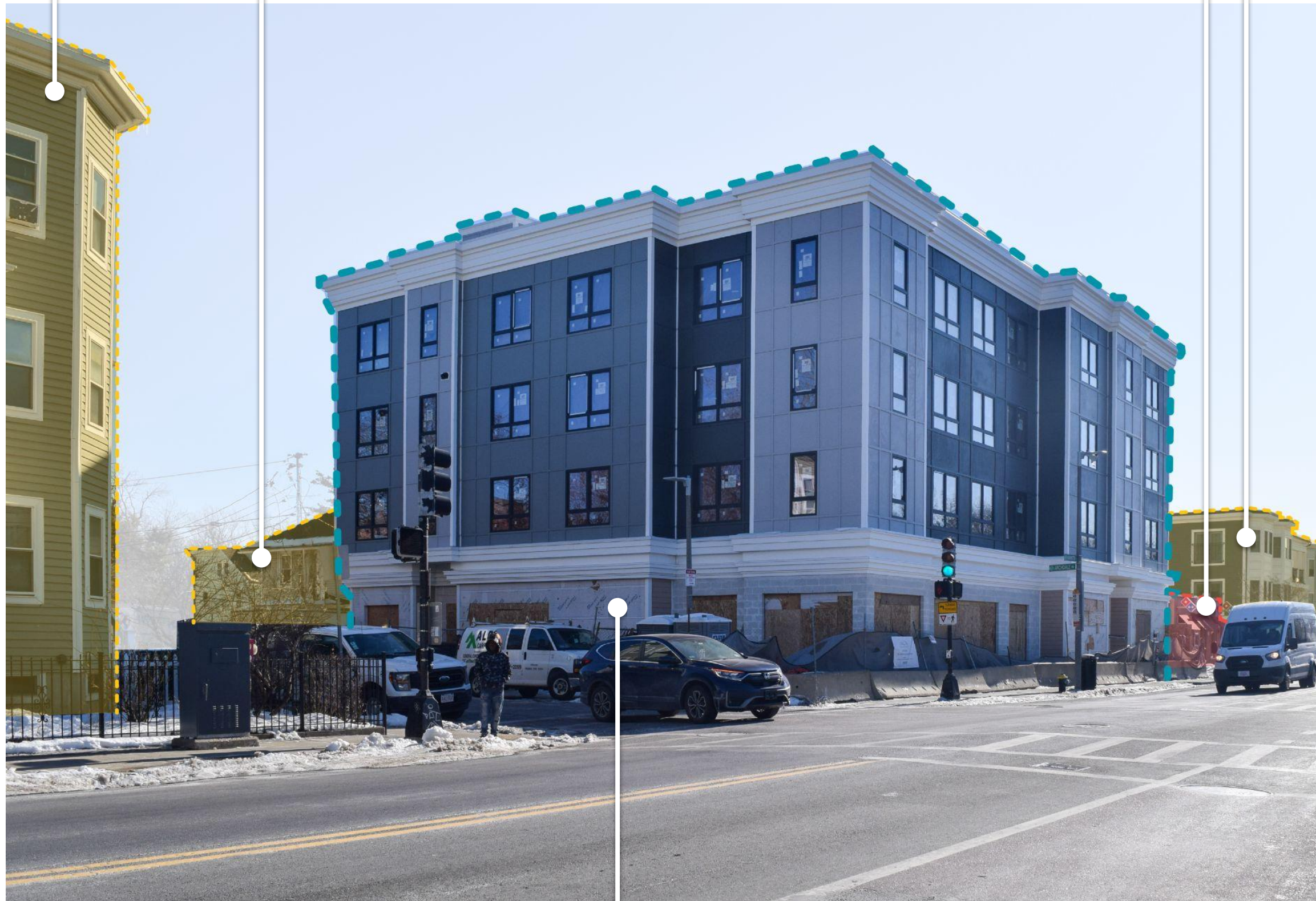
- Mapped at commercial clusters found along major streets and intersections in Roslindale
- Updated zoning to S2 will affirm many existing multifamily residential and mixed-use properties
- The S2 district provides flexibility for non-residential uses on upper stories
- Expands opportunity for current small businesses to grow and for more small businesses to join the area and increase activity





existing  
residential fabric

existing residential fabric  
existing businesses



affirm: multi-residential, mixed-use building

## S2 Districts

### Main Street Mixed Use



**View:** looking southwest at the corner of  
Washington St and Archdale Rd

Corner of Washington St and Archdale Rd



existing  
residential fabric

existing corner  
business

existing  
residential fabric



expand opportunity for current business to grow or add housing

## S2 Districts

### Main Street Mixed Use



**View:** looking northwest at the corner of  
Washington St and Archdale Rd

Corner of Washington St and Archdale Rd



# Squares and Streets Zoning Districts: What can S2 be?



154 Green St, Jamaica Plain

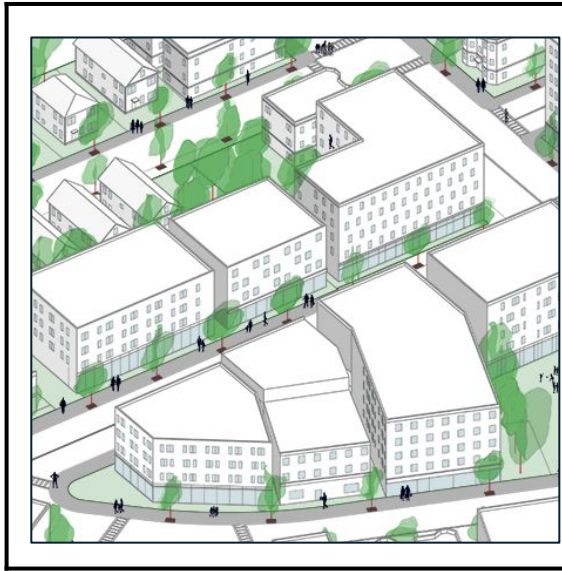


within the height/story req.

outdoor dining and public realm enhancement

mixed-use building, with multiple commercial tenants

Street Experience, looking north on Green St



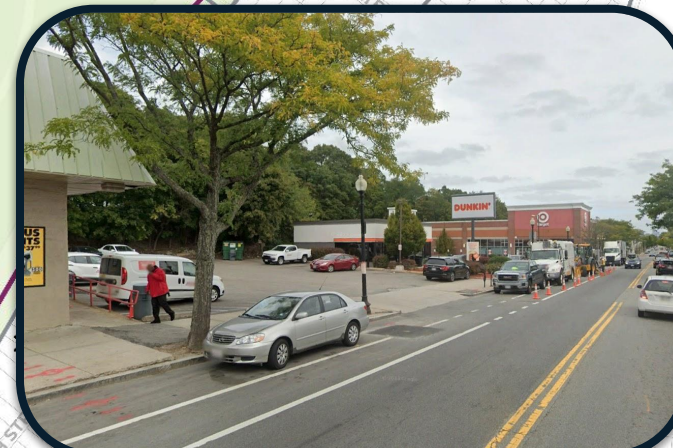
## S2 – Main Street Mixed Use

- Up to 5 stories maximum
- Flexible rules to allow for both mixed use and fully residential multifamily buildings along a main street
- Outdoor amenity spaces required





Consistent, active storefronts with zero-foot side yards (right next to each other)



Large lots holding larger and heavily frequented commercial spaces



Wide buildings that cover most of the lot and hold active and housing uses



Existing mixed-use and multi-story multiple buildings with commercial spaces on the ground floor



Multifamily housing with over 14 units

## S4 Districts

### Active Squares

- The S4 district is mapped in areas with the highest level of existing commercial activity – surrounding Adams Park and along Washington Street
- The Ground Floor Active Use requirement specifically promotes and preserves an active small- and medium-scale commercial feeling in the area that the current zoning does not prioritize
- The Outdoor Amenity Space requirement promotes even more open environment for residents and visitors to spend time in the area



existing  
residential fabric

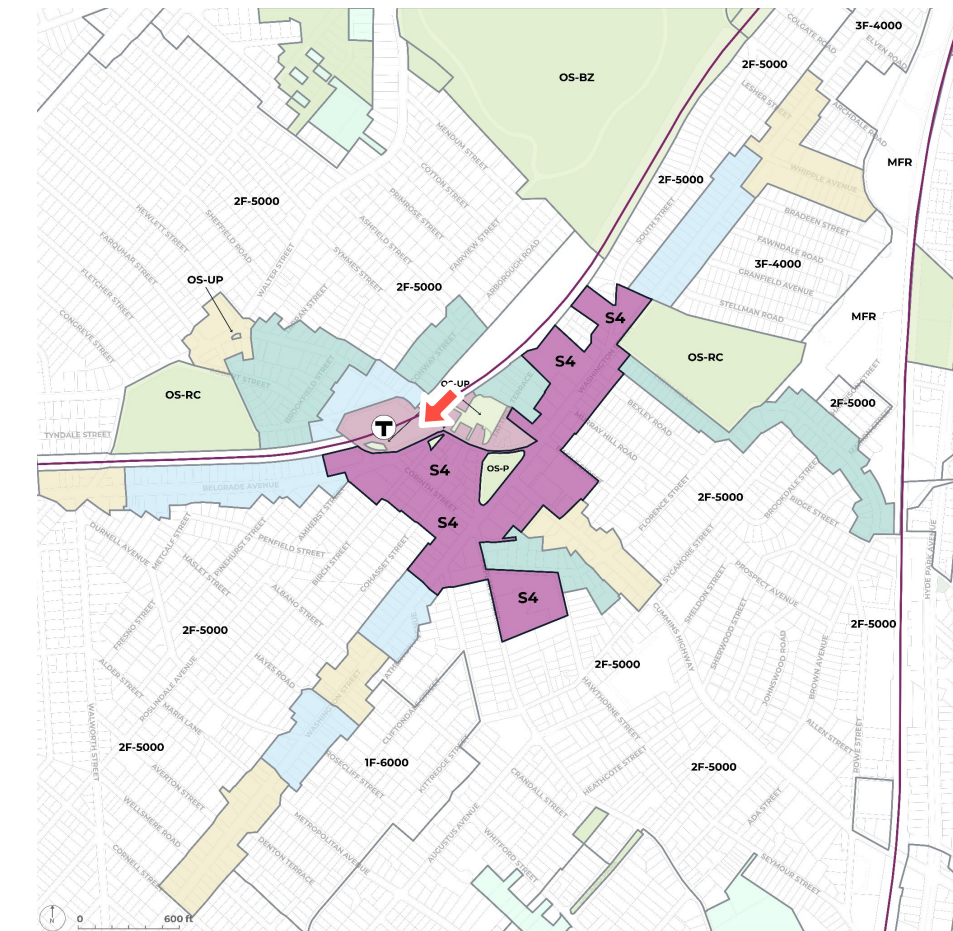
mixed-use building



preserve: commercial activity

## S4 Districts

### Active Squares



**View:** looking southwest towards  
Distraction Brewing Co.

Corner of Belgrade Ave and South St



# Squares and Streets Zoning Districts: What can S4 be?



3521, Washington St, Jamaica Plain



Street Experience, looking north on Washington St

residential above

pedestrian-scaled,  
commercial uses

public realm  
enhancements



## S4 – Active Squares

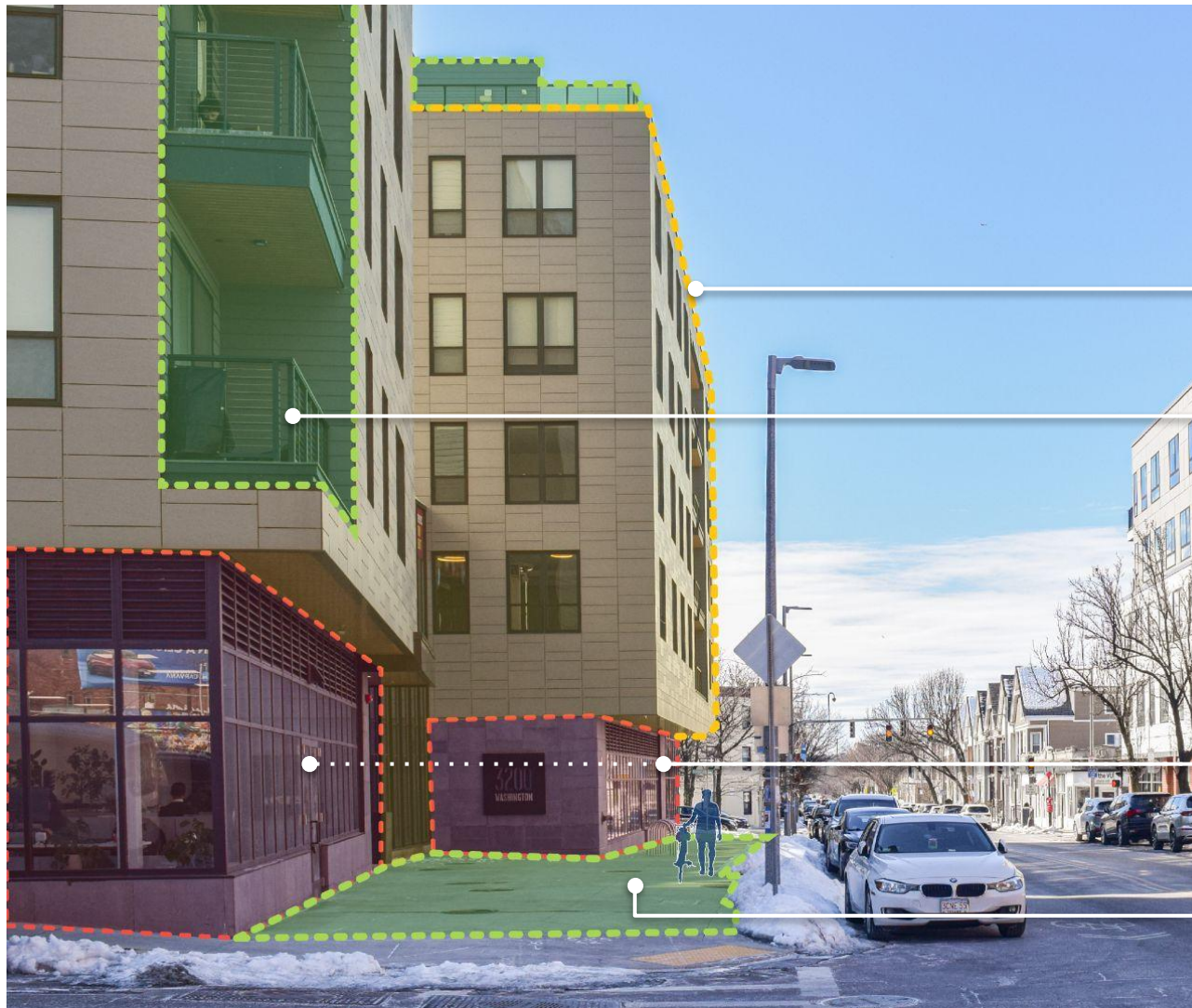
- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Outdoor amenity spaces required – higher percentage than S3
- Ground floor active uses required



# Squares and Streets Zoning Districts: What can S4 be?



3200 Washington St, Jamaica Plain



Street Experience, looking south on Washington St

below the  
height/story req.  
outdoor  
amenity space

pedestrian-scaled,  
commercial uses

public realm  
enhancements



## S4 – Active Squares

- Up to 7 stories maximum
- Allows for wider buildings than S3 and more flexibility for medium- and large-scale uses
- Outdoor amenity spaces required – higher percentage than S3
- Ground floor active uses required



## S5 Districts

### Placemaker Squares

- The S5 district is mapped in the heart of high activity squares
- Offers the highest flexibility and possibility for future housing growth and mixed-use buildings with a variety of commercial and community-serving spaces
- Promotes the highest amount of Outdoor Amenity Space, which can add to the amount of outdoor space adjacent to Adams Park



Large MBTA-owned parking lot and mobility hub for local commuters



Diversity of active and non-residential uses along the northern edge of Adams Park





## S5 Districts

### Placemaker Squares

**Precedent:** The Wharf, Washington D.C.

Residential Density

Civic/Public Buildings/Areas

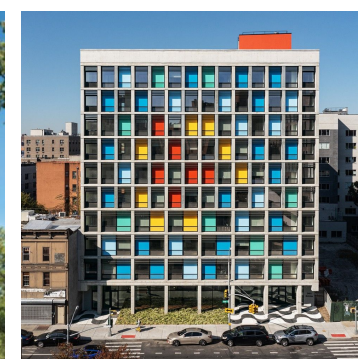
Active Retail Edges

Outdoor Activities Programmable or others

Spacious Public Realm with Art Installations opportunity



# Squares and Streets Zoning Districts: What can S5 be?



## S5 – Placemaker Squares

- Up to 145 feet maximum
- Taller and wider mixed-use buildings that allow the most flexibility of ground and upper level uses
- Outdoor amenity spaces required – highest percentage of the districts
- Ground floor active uses required



# A possible future for Roslindale Square: Current Conditions



existing residential building

existing commercial uses

existing streetwall condition

## CURRENT CONDITIONS

Intersection at Washington St and  
Murray Hill Road



# A possible future for Roslindale Square: S4



above: current conditions  
left: sketch of possible future

## S4

An imagination of the intersection at Washington St and Murray Hill Rd could look like with new built projects that adhere to new zoning envelopes.



# A possible future for Roslindale Square: S5



above: current conditions  
left: sketch of possible future

## S5

An imagination of the intersection at Washington St and Murray Hill Rd could look like with new built projects that adhere to new zoning envelopes.





## OS-UP Subdistrict

### Urban Plaza Open Space

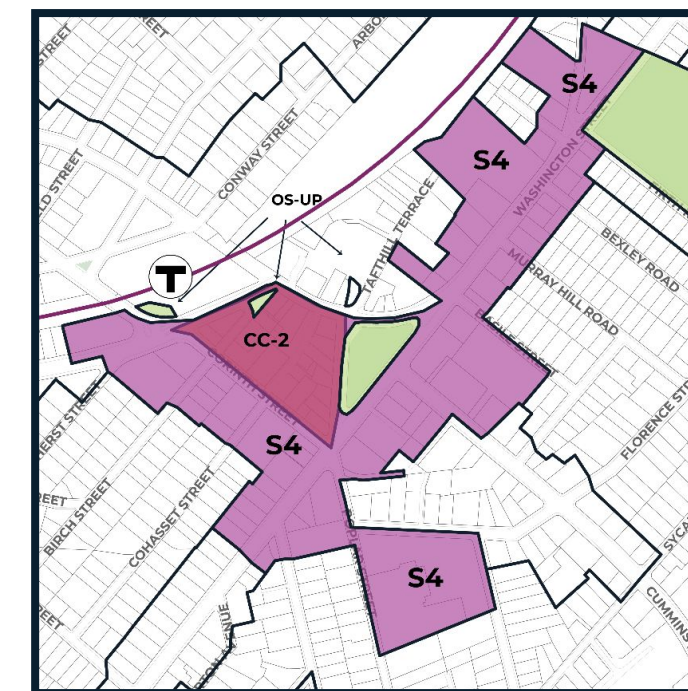
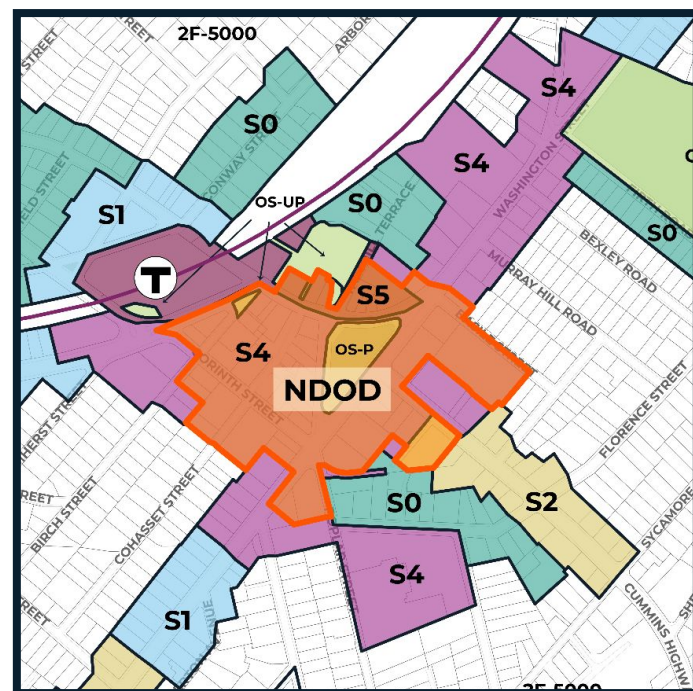
- Updates the Taft Hill Municipal Lot to an Open Space subdistrict
- Affirms the existing and continued use as a major parking amenity
- The parking lot will continue to serve as a community resource that supports access to the local small business ecosystem and community-serving activities, like the recurring Farmers Market



## Text Amendment – Article 67 (NDOD, CC-2 Removal)

These zoning updates include two minor updates to Article 67 (Roslindale Neighborhood District) of the Boston Zoning Code:

1. **Update the regulations of the Neighborhood Design Overlay District (NDOD)** surrounding Adams Park to make sure that the design review process associated with that overlay district **applies to projects that are in the Squares and Streets districts** of that specific area.
2. **Remove the CC-2 (Community Commercial-2) subdistrict from Article 67** because the CC-2 is mapped in only one area (west of Adams Park) and the zoning map updates will replace the CC-2 subdistrict with the S4 district. This will remove the CC-2 from all zoning maps of Roslindale, therefore making it necessary to remove mention of it and its regulations from the text of Article 67.

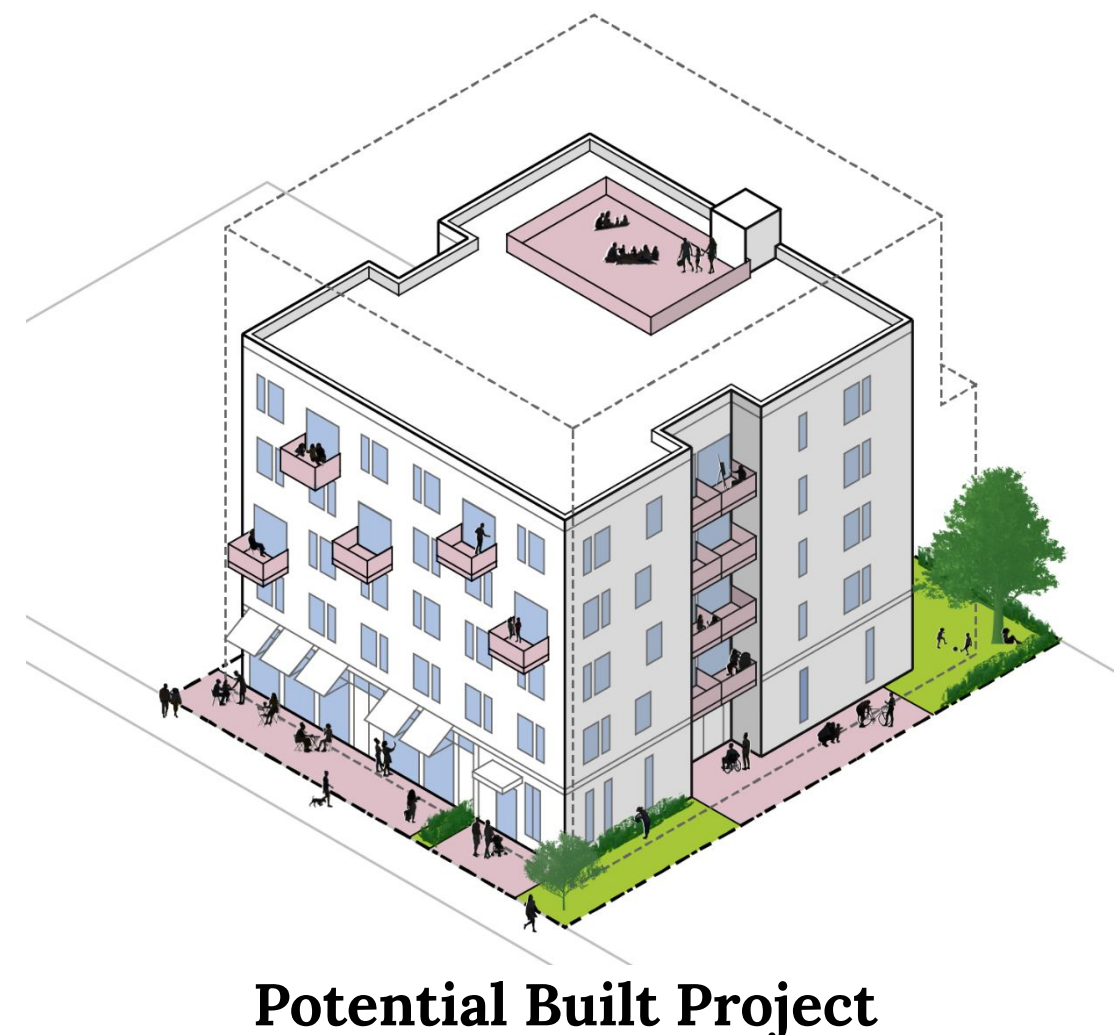
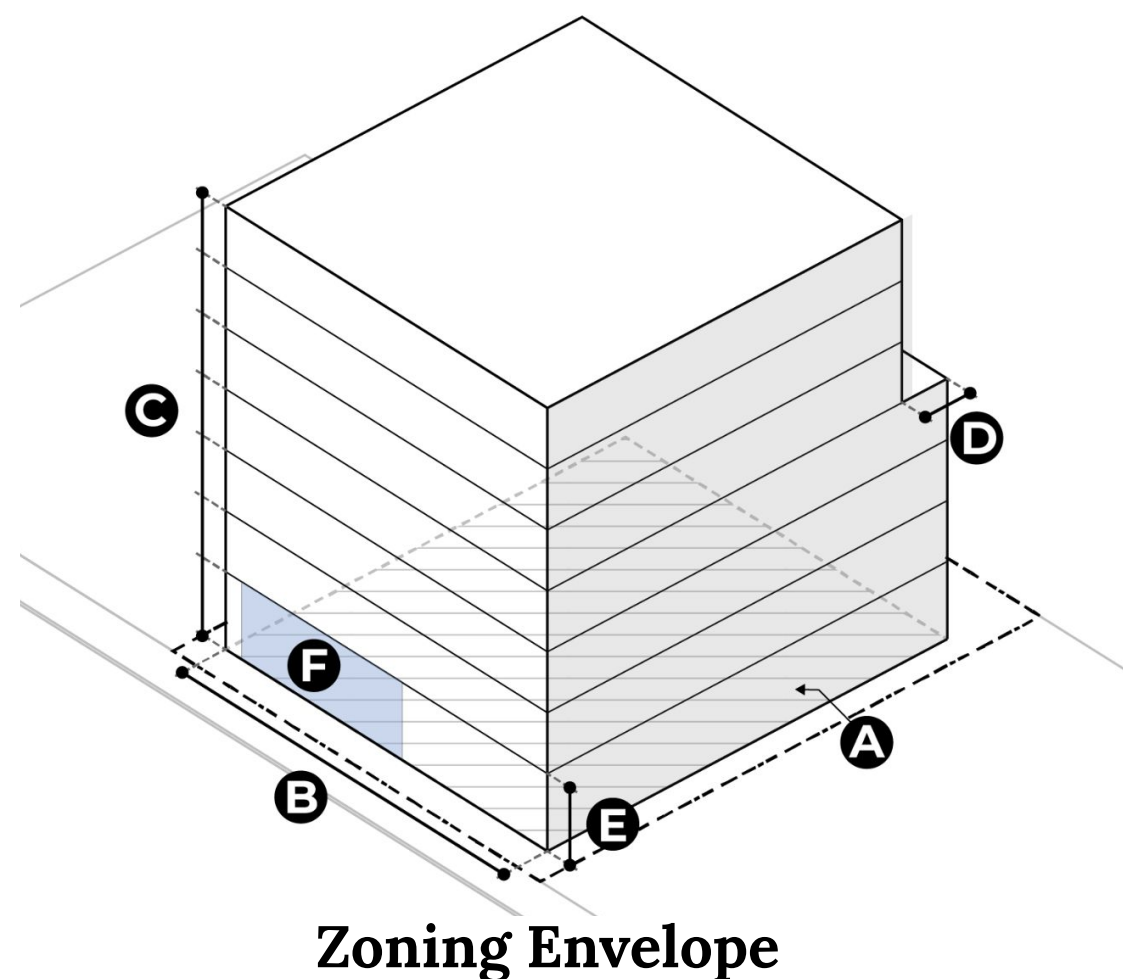


Minor updates like these help to make sure that the Boston Zoning Code remains up-to-date with active zoning regulations, which improves how people can read the Zoning Code and how it is applied in the development process.



# Beyond Squares and Streets Zoning – Review Processes

Once Squares and Streets districts set the maximum envelope for a proposed project's scale and space **and** set the restrictions on what uses can exist on a property, there are review tools that can help further shape the final project to reflect the needs of a local context.



Some review tools include:

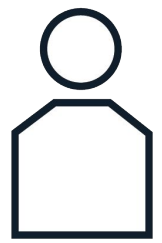
- **Article 80 Development Review** – for projects over 20,000 sq ft or over 15 units
- **Planning Department's Design Review** – for Article 80-scale projects and for properties within a Neighborhood Design Overlay District (explained further in this presentation)



# Beyond Squares and Streets Zoning – Private Factors

There are **an array of private factors** that can impact if a property will change its uses or redevelop into something different.

Zoning is how the City government creates a bounding box for what can be proposed once a property owner is ready, but many of these private factors (some listed below) can influence a project's final scale, design, uses, financial feasibility, and ability to even start or complete construction.



Property owner's short-term and long-term interests



Existing lease agreements and deed restrictions

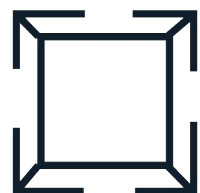


Financing and Costs

- Construction cost
- Availability of loans, grants, and personal funds
- Professional fees (i.e., architects, engineers, etc.)



Community and abutters' feedback



Size, shape, and existing conditions of the land parcel and building



Local demand for certain uses



# Beyond Squares and Streets Zoning – Anti-Displacement Action Plan



The City of Boston is developing a comprehensive strategy to confront displacement. A cross-departmental team comprised of Planning, Mayor’s Office of Housing, Office of Economic Opportunity & Inclusion, Mayor’s Office of Arts & Culture, and the Office of Workforce Development is devising a coordinated plan to:

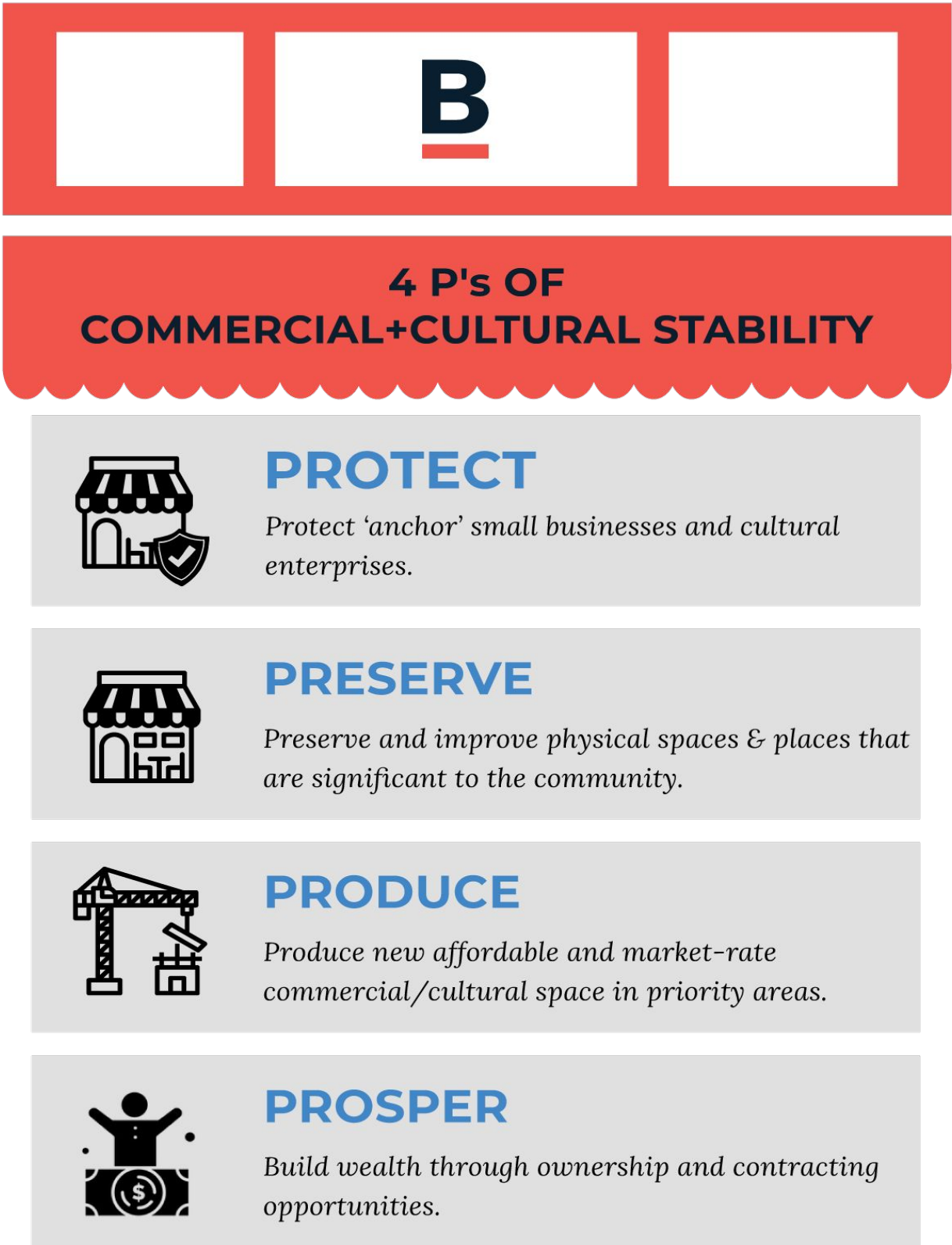
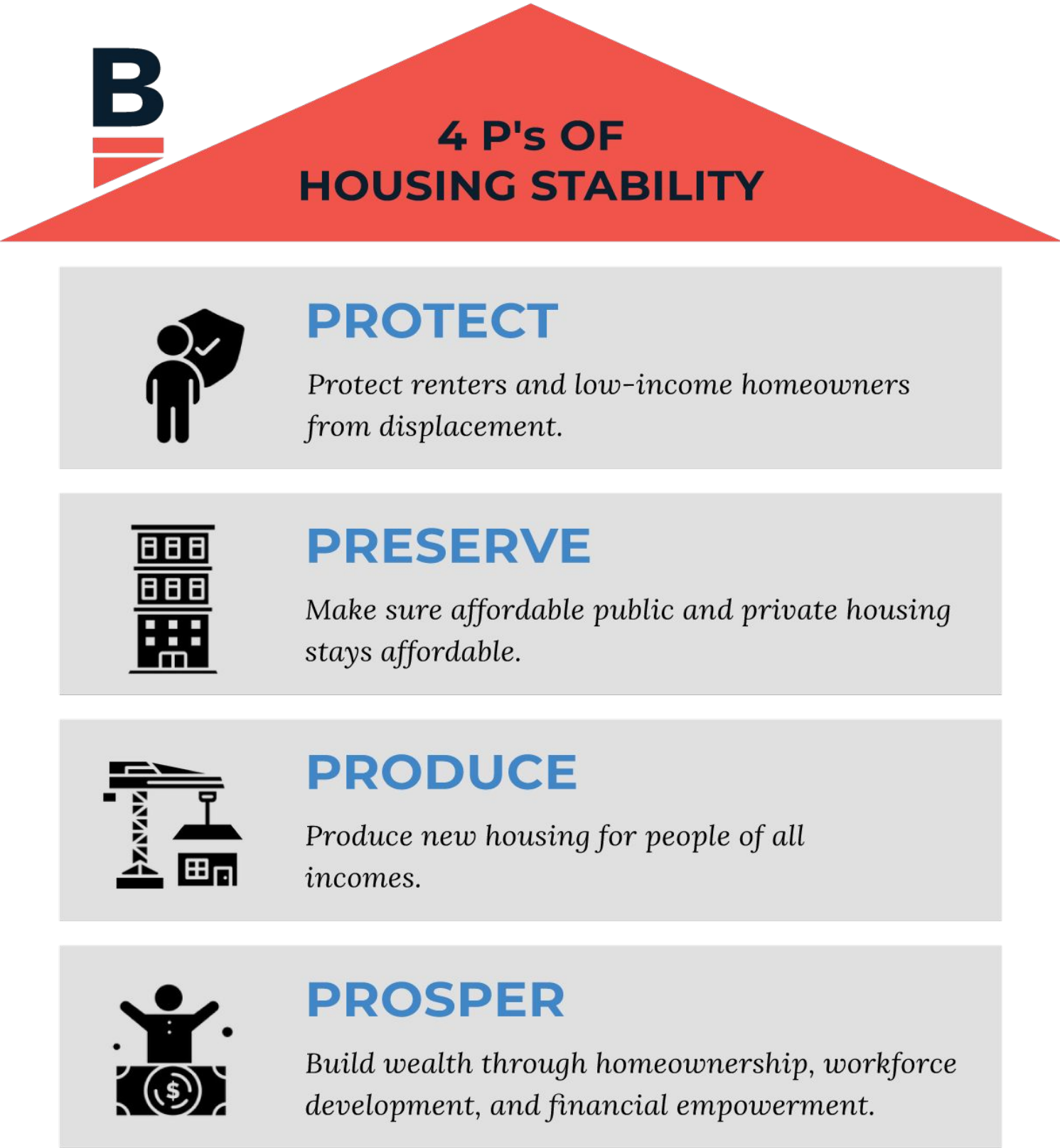
- **Stabilize residents, including renters and homeowners**, so they can anchor and flourish here, while creating space to welcome new neighbors
- **Stabilize neighborhood commercial and creative enterprises**, enabling their diversity and vibrancy

To learn more and stay updated on this work, visit [boston.gov/anti-displacement](https://boston.gov/anti-displacement)





# Beyond Squares and Streets Zoning – Anti-Displacement Strategy Framework



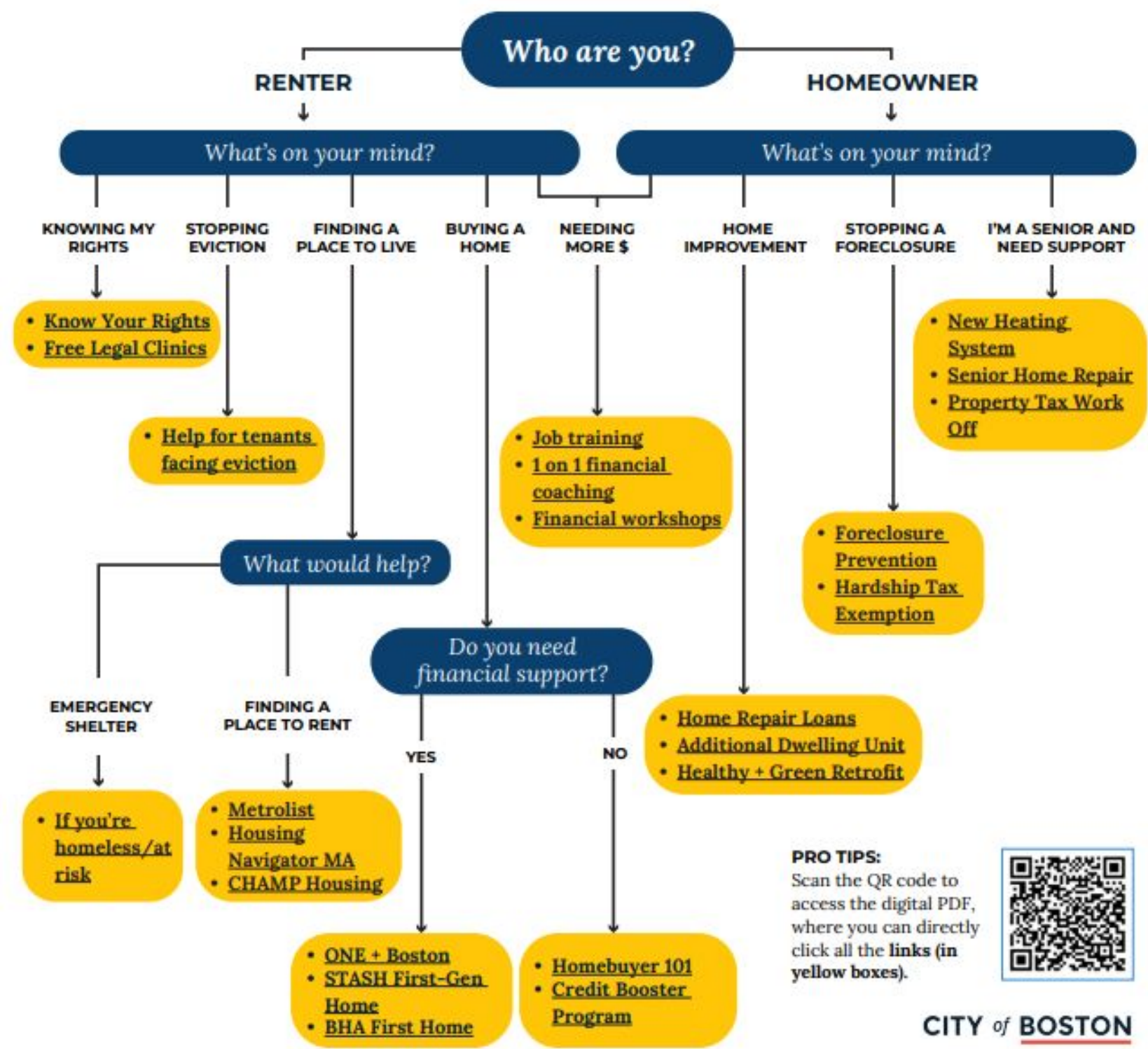


Finding and keeping a home can be stressful.  
The City of Boston can help.

**RENTERS:**  
Visit [BOSTON.GOV/HOUSING-STABILITY](https://boston.gov/housing-stability)  
or call 617.635.4200

**HOMEOWNERS:**  
Visit [HOMECENTER.BOSTON.GOV](https://homecenter.boston.gov)  
or call 617.635.4663

You can also use this chart to identify the resources that are right for you.



AGE & INCOME ELIGIBILITY TABLE

| PROGRAM                           | AGE | INCOME THRESHOLDS   | ASSET THRESHOLDS   | BENEFIT   |
|-----------------------------------|-----|---|--|---|
| OLDER ADULT PROPERTY TAX WORK-OFF | 60+ | Single: <\$62,340<br>Married: <\$71,280                               | N/A  | Up to <b>\$2,000</b> property tax relief  |
| ELDERLY EXEMPTION                 | 65+ | Single: <\$25,834<br>Married: <\$38,751                               | Single: <\$40,000<br>Married: <\$55,000<br>Excluding value of home | Up to <b>\$2,000</b> property tax relief  |
| SENIORS SAVE                      | 60+ | 1 person HH: <80% AMI (\$91,200)<br>2 person HH: <80% AMI (\$104,200) | N/A  | <b>\$8,000</b> grant to replace heating system and if needed, a <b>0%</b> interest, deferred loan   |
| HOMEWORKS HOME EQUITY LOAN        | N/A | <135% AMI (\$154,238)   | <\$75,000, excluding home  | <b>1-4 Unit:</b> 0% interest deferred loan of up to <b>\$20,000</b> for home repairs<br><b>Triple Decker:</b> Up to <b>\$30,000</b><br><b>1-6 Unit Condo:</b> <b>\$10,000</b> |
| HEALTHY & GREEN RETROFIT          | N/A | <135% AMI (\$154,238)   | <\$100,000 excluding retirement, education accounts                | <b>2-4 unit:</b> Up to <b>\$50,000</b> /unit for retrofits  |

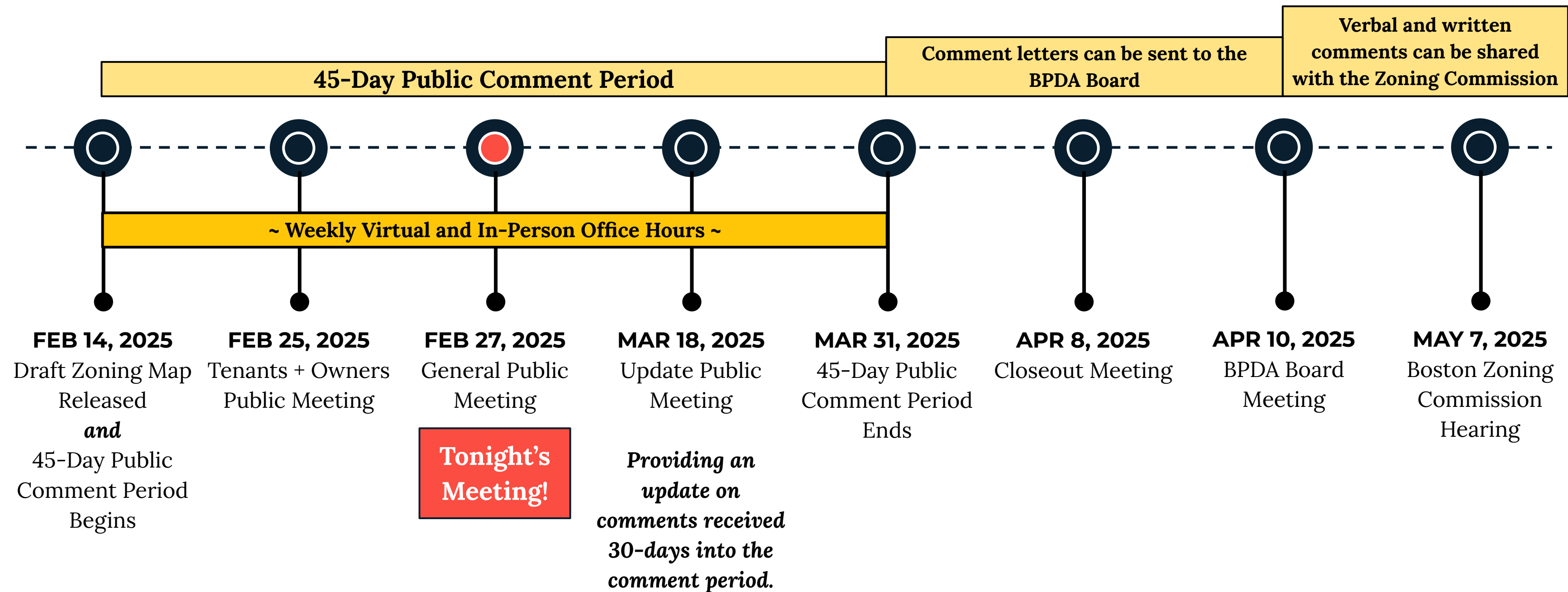
Beyond Squares and Streets Zoning – Stabilization Resources

We are also creating new communication tools to better educate and empower constituents.

Next up: Resource guide for small businesses.



# Timeline of Zoning Engagement and Adoption Process



Submit your comments on these zoning updates: [bosplans.org/RoslindaleZoningPublicComments](https://bosplans.org/RoslindaleZoningPublicComments).

Check out more information and sign up for upcoming events and office hours: [bosplans.org/RoslindaleSquaresAndStreets](https://bosplans.org/RoslindaleSquaresAndStreets).



## Public Engagement and Feedback Timeline

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*Supplementing these public meetings engagement will include:*

- walks throughout the rezoning area,
- weekly updates on public comments received, and
- presentations or tabling for local community stakeholder groups.

If you are part of a local community group that would like a more detailed explanation of these zoning updates, **please contact Abdul at [abdul-razak.zachariah@boston.gov](mailto:abdul-razak.zachariah@boston.gov)** to request and coordinate a time for a virtual or in-person presentation to your group.



**Thank You!**



**Q&A**