



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

May 7, 2018

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RSMPOC Overview and Updates

AGENDA

- 1. RSMPOC Overview and Updates**
- 2. Planning Update**
 - **PLAN: Dudley Square Disposition**
 - **DND Presentation of Disposition Parcels**
 - **RSMPOC Comments**
- 3. Development Update**
- 4. Community Input**
- 5. RSMPOC Comments and Closing**

2018 RSMPOC MEETING CALENDAR

First Monday of the month:

Boston Water & Sewer Commission Building, 980 Harrison Ave, 2nd Floor Training Room

JANUARY 8, 2018

JULY 2, 2018

FEBRUARY 5, 2018

****NO AUGUST MEETING****

MARCH 5, 2018

SEPTEMBER 10, 2018

APRIL 2, 2018 (Cancelled)

OCTOBER 1, 2018

MAY 7, 2018

NOVEMBER 5, 2018

JUNE 4, 2018

****NO DECEMBER MEETING****

RSMPOC'S RESPONSIBILITIES

The RSMPOC is charged with a set of responsibilities including promoting the Plan, creating sub-committees, identifying and pursuing funding options, evaluating the Plan, increasing public awareness, and guiding the disposition of public parcels.

The committee will actively continue to participate in the disposition of BPDA parcels.

As part of the promotion of the Plan, the RSMPOC will review:

- publicly-owned parcels within Roxbury; and
- privately-owned projects \geq 50,000 sq ft of development in Dudley Square.

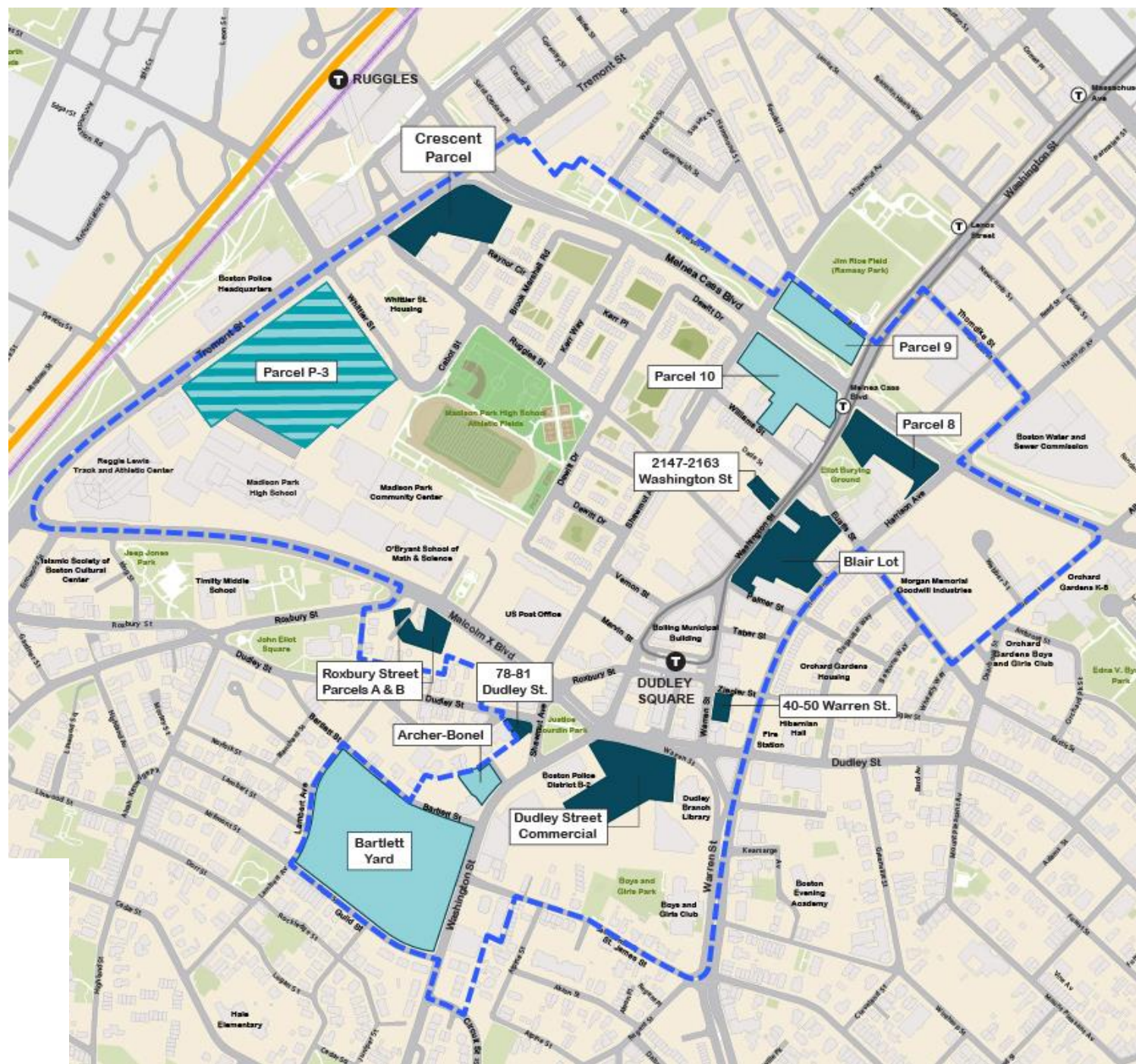
ORIGINAL 2004 MASTER PLAN GOALS

- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable growth** with jobs for local residents
- Ensure **safe & convenient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **comfortable, lively, and safe public realm** that reflects the diversity of local residents
- Enhance **community participation** and empowerment through increased accountability of government, and institutions and businesses

Source: Roxbury Strategic Master Plan, p.4

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PLAN: Dudley Square Update



PLAN: Dudley Square
Roxbury Boundary



Development Parcel

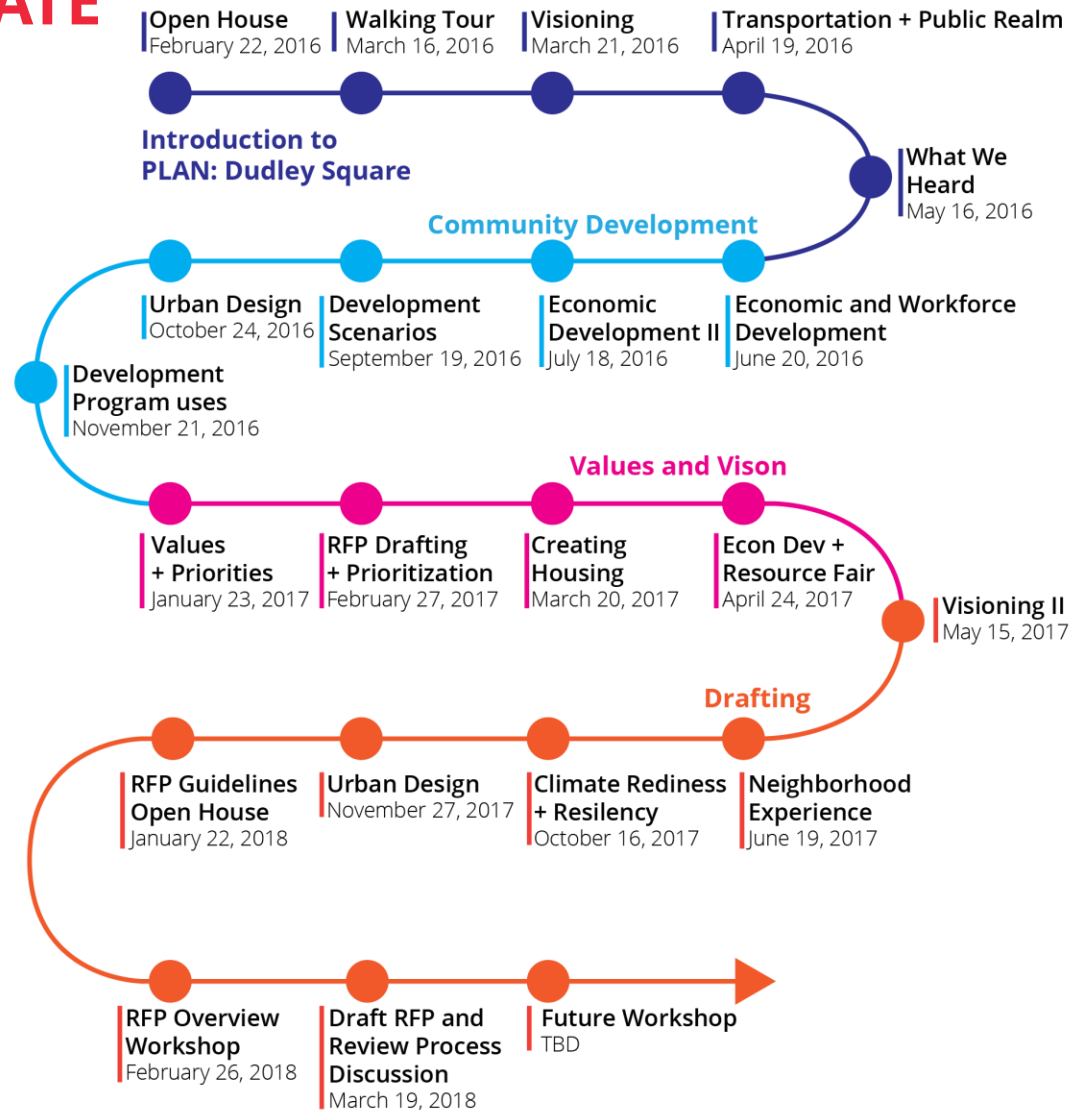


Designated Parcel



Tentatively
Designated Parcel

PROCESS TO DATE



OBJECTIVES FOR PLAN: DUDLEY SQUARE

Implementation of Roxbury Strategic Master Plan

Keeping Roxbury Residents in the Community

- “The community has not voiced disagreement about the critical importance of the existence and maintenance of high quality subsidized housing; the goal is to achieve more balance of housing types.”

Overall Goals

- Maintain and expand affordable housing
- Increase individual and cooperative homeownership
- Design and plan innovative housing and its integration with the neighborhood’s social and economic structure
- Maintain and enhance the quality of public and subsidized housing

Dudley Square DND Owned Land RFP Summary



Agenda

- 1. DND's approach to land disposition, affordable housing and community development**
- 2. Affordable housing context in Boston and Roxbury**
- 3. Selection Criteria and community development emphasis in the RFPs**



Building a more affordable and inclusive City

DND's approach to land disposition, affordable housing and community development

Background on DND

DND is responsible for 4 properties in the PLAN: Dudley Square area and has partnered with the BPDA on this process to redevelopment them as part of our community development work:

- 2147 Washington Street
- 40-50 Warren Street
- 75 Dudley Street
- 135 Dudley Street (a.k.a., “Dudley Street Commercial” and former B2 police station site)

A little bit more about the Department of Neighborhood Development:

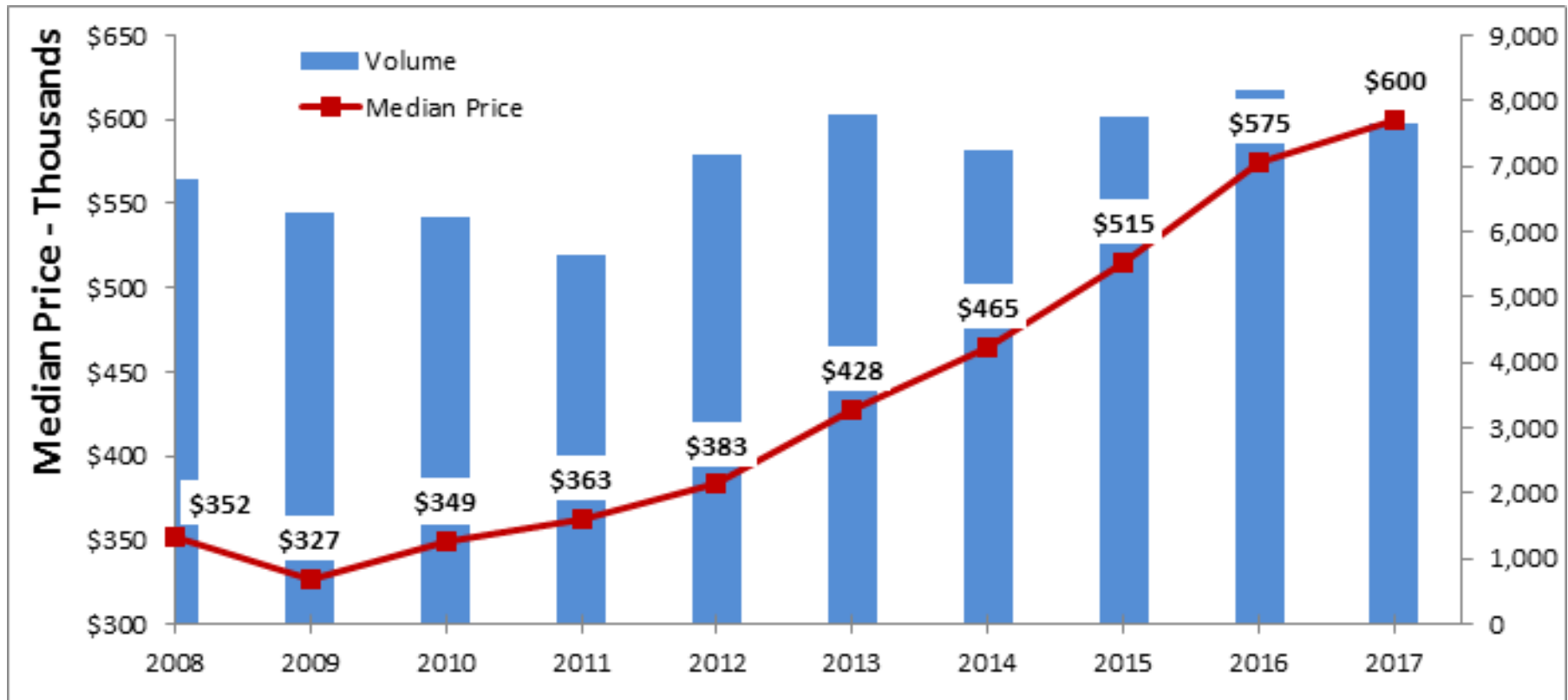
- Mission: We are the City’s Housing and Community Development agency. We work to build **strong, inclusive communities** with **access to stable and affordable housing** for all.
 - We **build and preserve affordable housing** - In the past 4 years, we’ve awarded more than \$115 million to affordable housing developers to build new income-restricted housing in Boston
 - Our **Office of Housing Stability** provides case management and advocacy for renters in crisis, while our **Boston Home Center** helps Bostonians build wealth via stable homeownership
 - Our real estate team turns surplus properties into **community developments**.
 - Our Supportive Housing team is **working to end Homelessness** in our City

Recent progress in land disposition

- **Under Mayor Walsh's leadership we've built or are building over 600+ units of income restricted affordable housing on City owned land**
 - We've also created nearly 400,000 square feet of public open space and community gardens as well
- **Some examples of our work:**
 - **Neighborhood Homes Initiative** - we're turning 250 city-owned vacant infill lots into new homeownership opportunities for 300+ moderate and middle income families
 - **Equitable Transit Oriented Development** - At 65 East Cottage Street and on Cote Village on Communings Highway we are building over 150 new affordable rental units next to new stops on the Fairmount Line
 - **Elderly Housing** - At 16 Ronald street we're working with Hearth to build 52 units of low income senior housing, more than half for seniors at extremely low incomes
 - **Artist Housing** - At Condor Street in East Boston we're building 49 units of affordable artist live-work housing

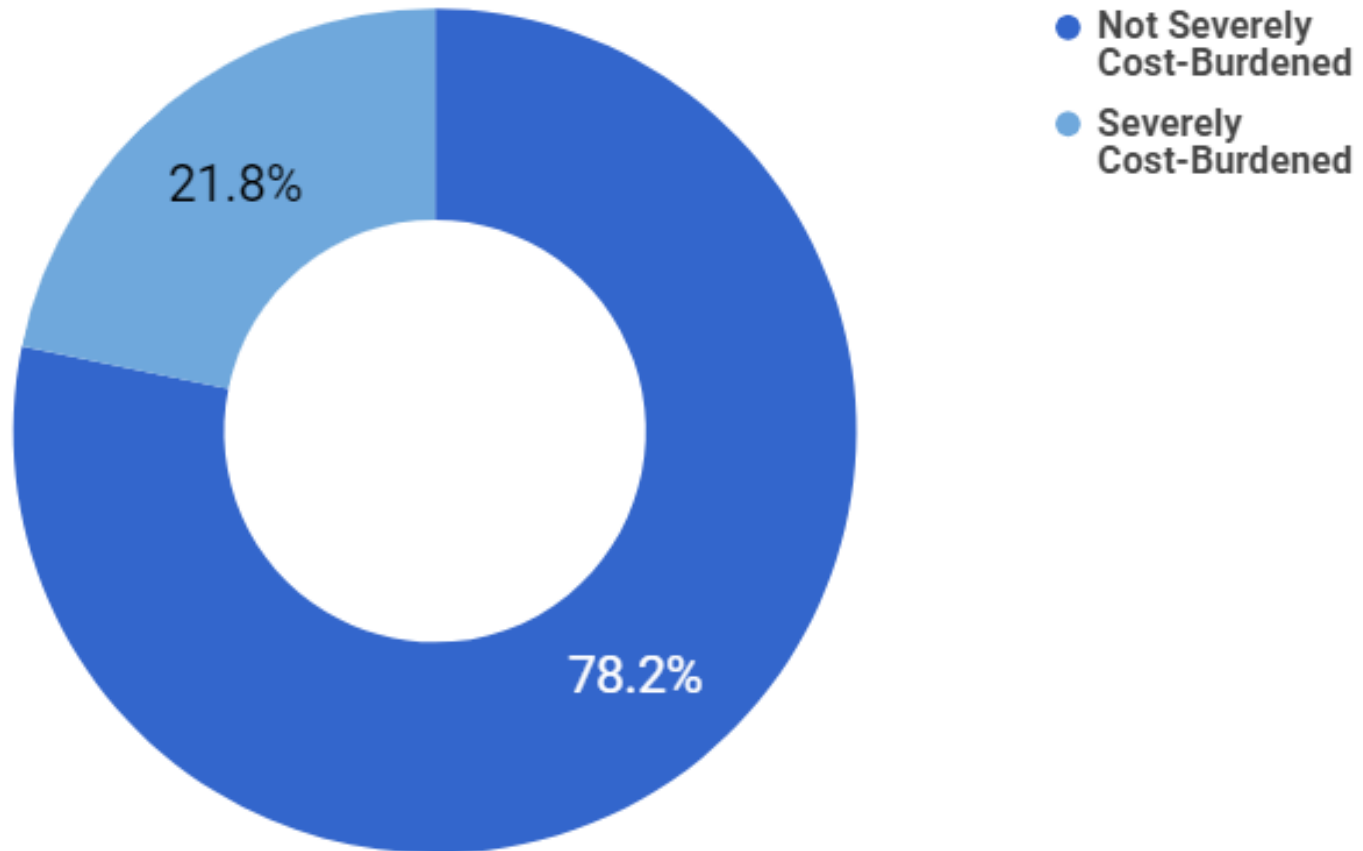
Affordable housing is our #1 priority because housing needs are so acute in our City

Citywide Median Sales Price



Affordable housing is our #1 priority because housing needs are so acute in our City

22 percent of non-student households in Boston are severely cost burdened, paying more than 50 percent of income on rent or mortgage.



Boston is a leader in income restricted housing and these units are protected from the pressures of the housing market

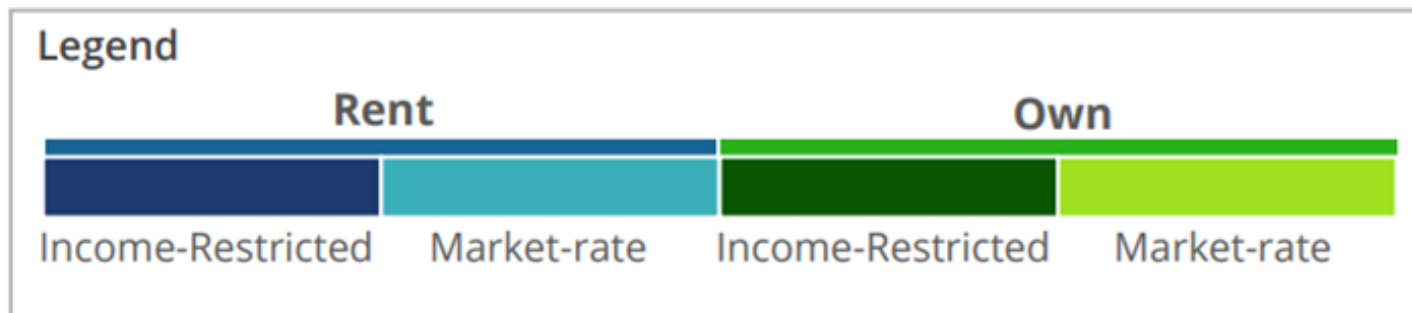
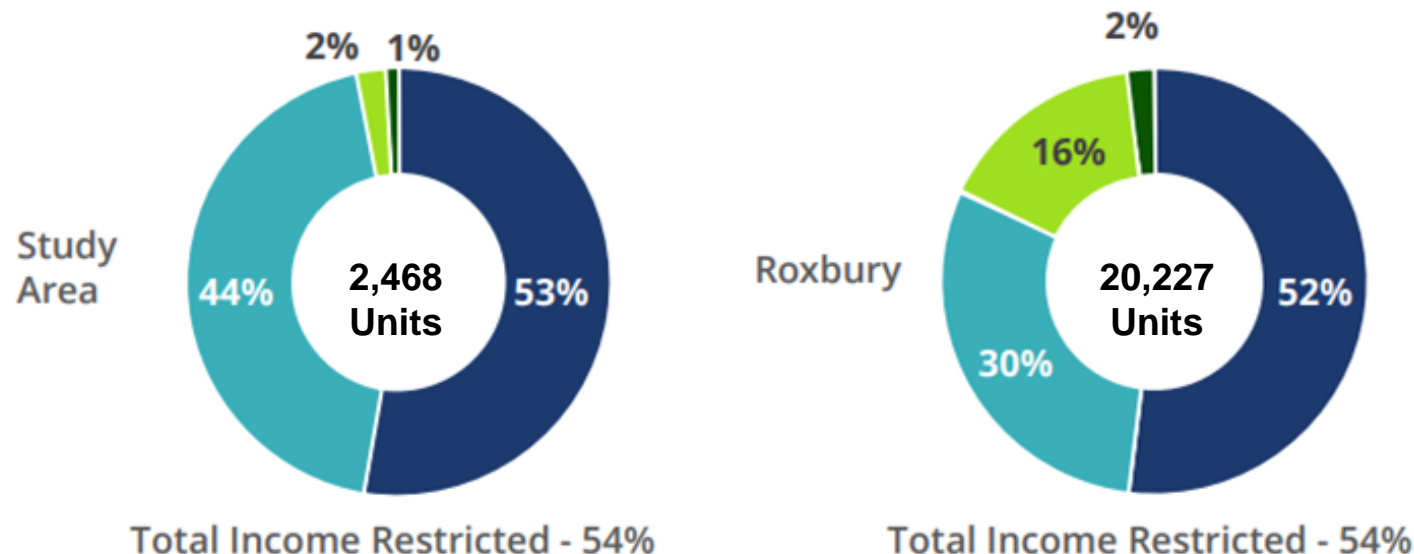
- With nearly 54,000 units of income restricted affordable housing, Boston is a national leader
- Nearly 1 out of every 5 units in Boston is income restricted
- Among rental housing, nearly 1 out of every 3 units is rent restricted
- We need to keep up production to maintain this leadership

Deed-Restricted Units by Tenure			
Planning District	Total Restricted Units	Restricted Rental	Restricted Owner
Allston/Brighton	4,285	4,201	84
Back Bay/Beacon Hill	1,023	962	61
Central	3,085	2,925	160
Charlestown	2,357	2,262	95
Dorchester	4,045	3,812	233
East Boston	2,598	2,464	134
Fenway/Kenmore	2,029	2,015	14
Hyde Park	1,831	1,804	27
Jamaica Plain	5,049	4,813	236
Mattapan	2,946	2,784	162
Roslindale	1,296	1,265	31
Roxbury	11,481	10,889	592
South Boston	3,574	3,340	234
South End	7,703	7,312	391
West Roxbury	479	466	13
CITYWIDE	53,781	51,314	2,467

Affordable Housing Context in Roxbury

Income Restriction in Rental & Homeownership

Including existing and approved



Affordable Housing Context in Roxbury

Risk of Displacement

Of the estimated **1,370 households** in the PLAN: Dudley Square SPA, risk of displacement varies.



**Low
Risk**
73%

1,000 Households
living in income-re-
stricted housing



**Moderate
Risk**
14%

190 Renters making
more than \$75,000



**Increasing
Risk**
< 1%*

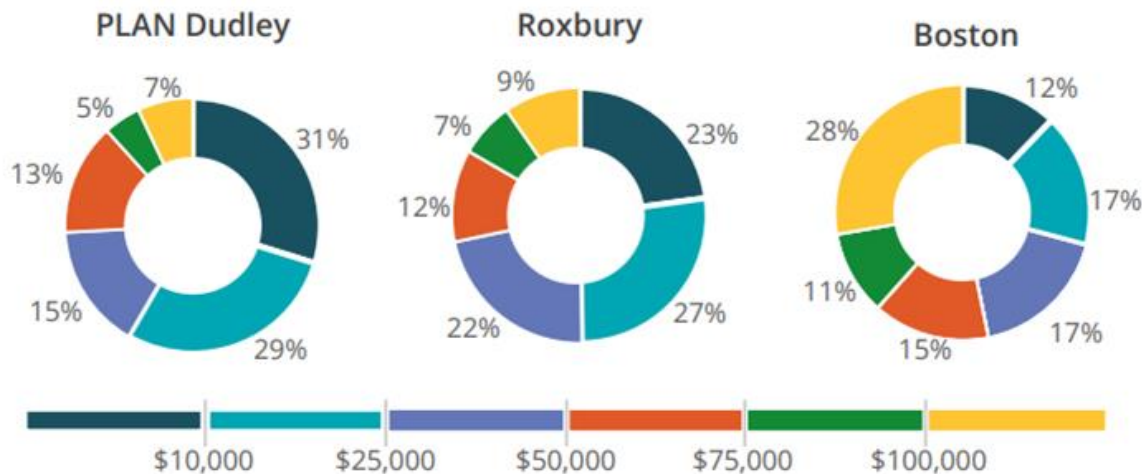
Homeowners making
below \$50,000



**Elevated
Risk**
13%

175 Households in
market rate rental
housing making
below \$75,000.

Household Income



**NEIGHBORHOOD
DEVELOPMENT**

Section Criteria in PLAN: Dudley Square RFPs



Affordable Housing Requirement

- **Two Thirds of Housing Units Created must be Income Restricted Affordable Housing**
 - **Rentals:** $\frac{1}{3}$ low income (both 30% and 50% AMI) and $\frac{1}{3}$ Moderate Income (up to 80% AMI)
 - **Homeownership:** include a range from moderate and middle income (from 60% AMI to 100%AMI) with the average not to exceed 80% AMI
- Preference will be given to projects that include uses that support neighborhood control and/or household wealth creation, whether it be through homeownership, the creation of a cooperative, and/or control by a community land trust.
- Short term rentals and subleasing will be prohibited and owner-occupancy is required
- Firm Requirements - responses that do not meet these requirements will not be reviewed.
 - **However, proposals that go above and beyond these requirement by delivering more deeply affordable housing will be given greater preference**

Affordable to whom?

Rental Units			
Income Category	Income Range (3 Person Household)	Expected Rents (2 Bedroom Example)	Equivalent AMI
Very Low Income	Below \$27,000	Less than \$600	Below 30% AMI
Low Income	Up to about \$45,000	\$600 to \$1,000	30 to 50% AMI
Moderate Income	\$45,000 to \$75,000	\$1,200 to \$1,650	50 to 80% AMI

Anti-Displacement Requirement

- We require developers to submit an anti-displacement plan and disclose their practices for preventing displacement and eviction
- Evaluates Developers planned approach to assisting the current residents of Roxbury to remain in their community in the future, afford housing, and find pathways to economic opportunity.
- This section also further encourages innovative practices such as cooperative ownership, land trust participation, and rent-to-own strategies

Diversity and Inclusion Requirement

- Developers must include a plan for establishing and overseeing a minority outreach program aimed at creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property.
- Proposals should reflect the extent to which the proponent plans to include meaningful participation in:
 - Construction
 - Design
 - Development
 - Financing
 - Operations
 - Ownership

Community Benefits Requirements

- Requires the developer to submit a community benefits narrative.
- We leave room for creativity and partnerships, but provide the following suggestions:
 - Incorporation of specific uses into the proposal such as Cultural, Arts, Entertainment and Performance uses
 - Initiatives that for example foster the incubation of new entrepreneurs, educational opportunities that prepare local residents and young adults for future career opportunities
 - Seed funding and organizational support to existing local and/or non-profit organizations including organizations that support business improvement or cultural district within Dudley Square
- **Important Note:** Requiring $\frac{2}{3}$ of all housing to be income restricted will capture most of the value available for community benefits. Many projects many need direct financial assistance from the City and State leaving little to nothing left for any other expensive benefits.

All Section Criteria

Areas for Community Input

- Overall Development Concept
- Design
- Sustainable Development
- Diversity and Inclusion
- Development without Displacement
- Good Jobs Standards
- Additional Community Benefits
- Parking (Dudley Street Commercial)
- Open Space (Dudley Street Commercial)

Professional Evaluation

- Development Team Experience
- Financial Capacity
- Financial Feasibility
- Cost to City
- Development Timetable

Incorporation of Community Feedback

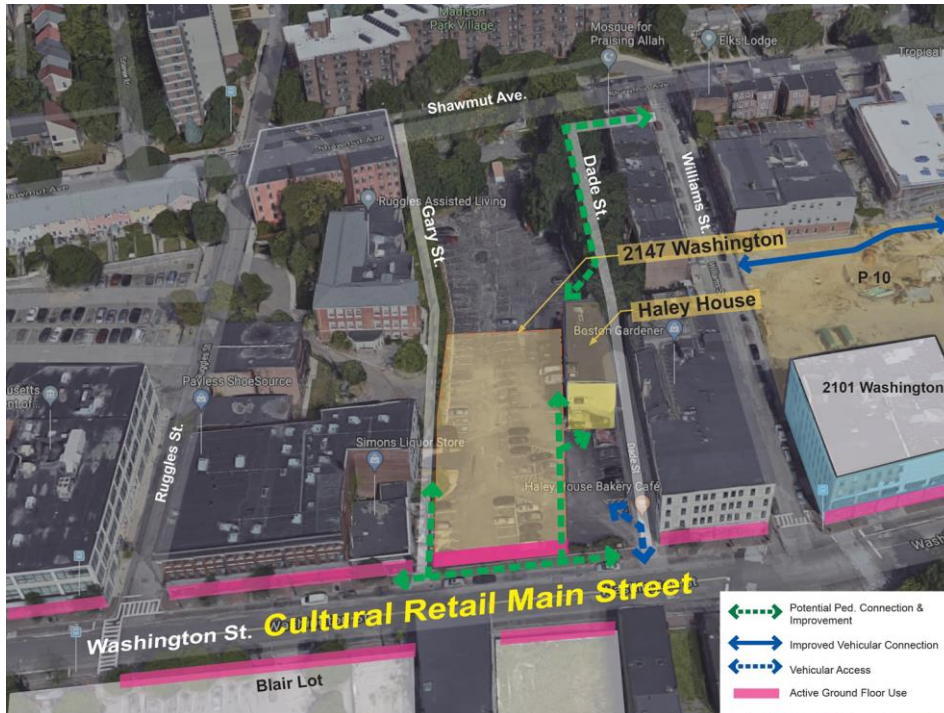
- Since February 2016, the City and the BPDA have held 21 public planning meetings for the Dudley Square Parcels
- Draft RFP language was first discussed in January 2018, and 3 workshops have been held on the language and details of the DND Parcels
 - We've received hundreds of comments and the majority of the RFP text has been re-written based on community feedback
 - Working drafts that show every edit based on community feedback have been posted online for transparency
- Community feedback will continue to be an emphasis after RFPs are released and development proposals are being reviewed at public meetings, in Project Review Committees, and by the Oversight Committee.

Site Specific Design Requirements



2147 Washington Street

Development & Design Objectives:



- A building with retail, cultural, or entertainment uses on the ground floor and housing above
- Heights of 6 to 12 stories with setbacks at upper floors that relate the building to its context
- Ongoing successful operation of Haley House
- Safe, engaging streetscape
- Green space and sustainable strategies

75-81 Dudley Street

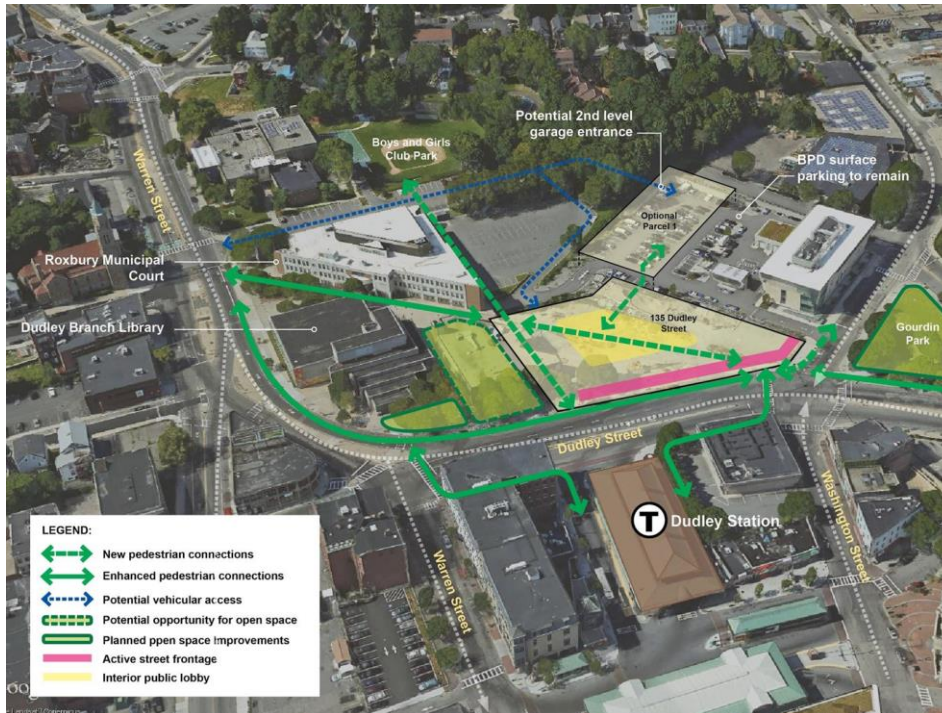
Development & Design Objectives:



- A building with retail, cultural, or entertainment uses on a portion of the ground floor and housing above
- Preference for senior or intergenerational housing
- Heights consistent with the immediate context
- Safe, engaging streetscape
- Green space and sustainable strategies

Dudley Street Commercial (135 Dudley Street)

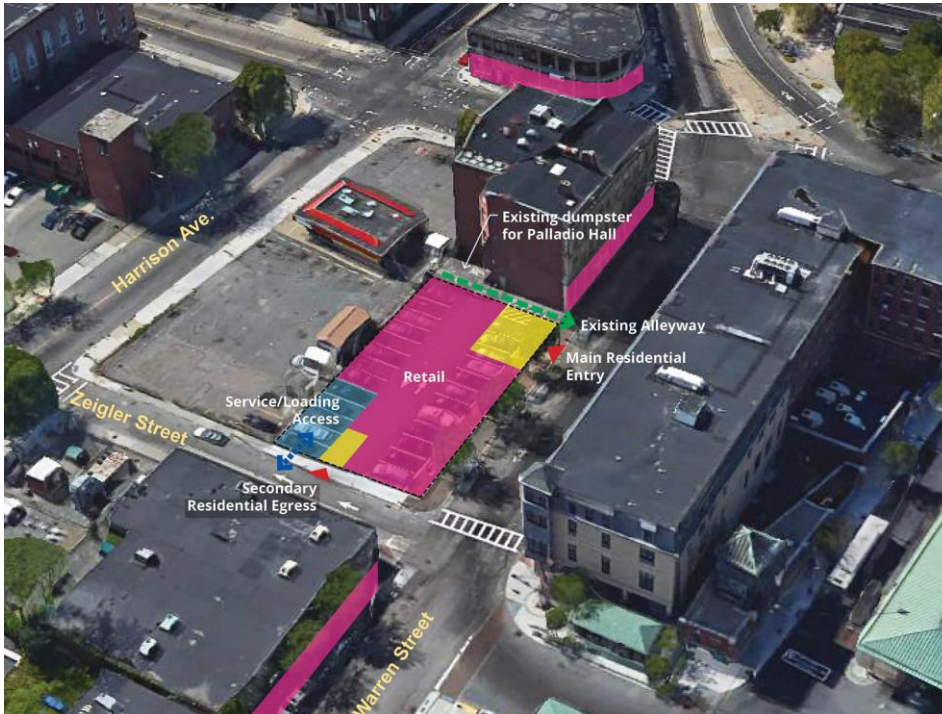
Development & Design Objectives:



- A building with retail, cultural, or entertainment uses on the ground floor that create meeting spaces, job opportunities, and small business growth
- A combination of housing and commercial uses above the ground floor
- Heights of 6 to 12 stories
- A significant public open space
- Parking
- Safe, engaging streetscape
- Green space and sustainable strategies

40-50 Warren Street

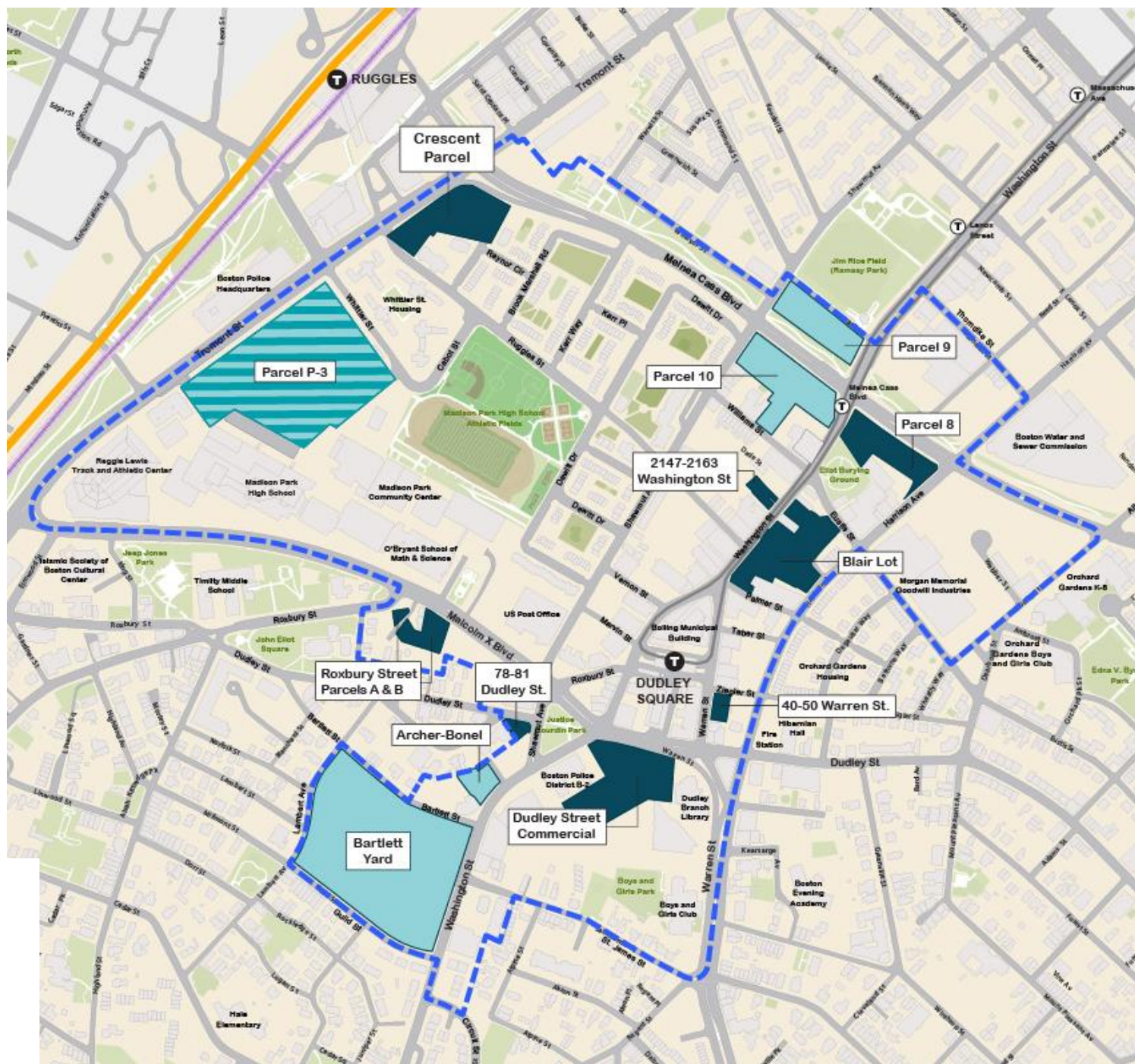
Development & Design Objectives:



- A building with retail, cultural, or entertainment uses on the lower floor(s) and housing above
- Heights of 4 to 8 stories with setbacks at upper floors that relate the building to its context
- Safe, engaging streetscape
- Green space and sustainable strategies

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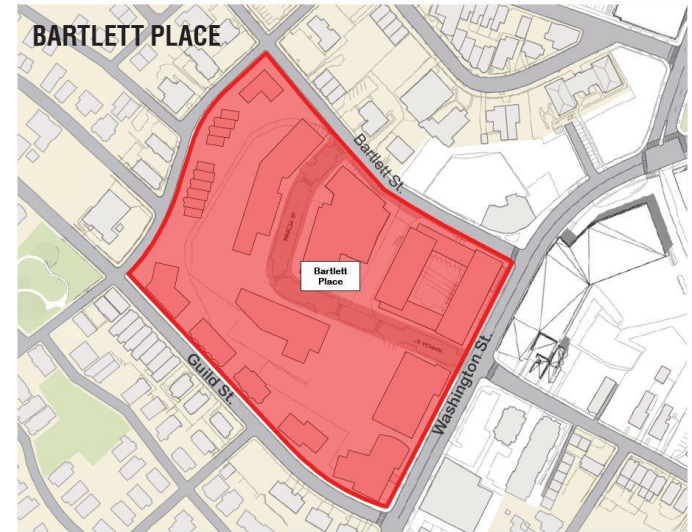
Development Update



BARTLETT PLACE (DESIGNATED)

Name of Development Entity: Bartlett Place, LLC

Program Component	Size*
Commercial	48,000 sf
Residential	323 units
Surface Parking	85 spaces
Total Development Cost	\$137 M



Project update:

Building B – Construction Underway – Anticipated completion Nov 2018

Building E – Construction Underway – Anticipated completion April 2018

Building A – Permitting is complete; Design development is underway

Building D – Design development is underway

Building C – Design development is underway

MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

Name of development entity: Madison Tropical

Program Component	Size*
Office/retail building	59,000 sf
Total Development Cost	\$52 M

* Sq Ft. or Units as applicable

Job Creation Update:

To date, 286 people have worked on construction

Schedule:

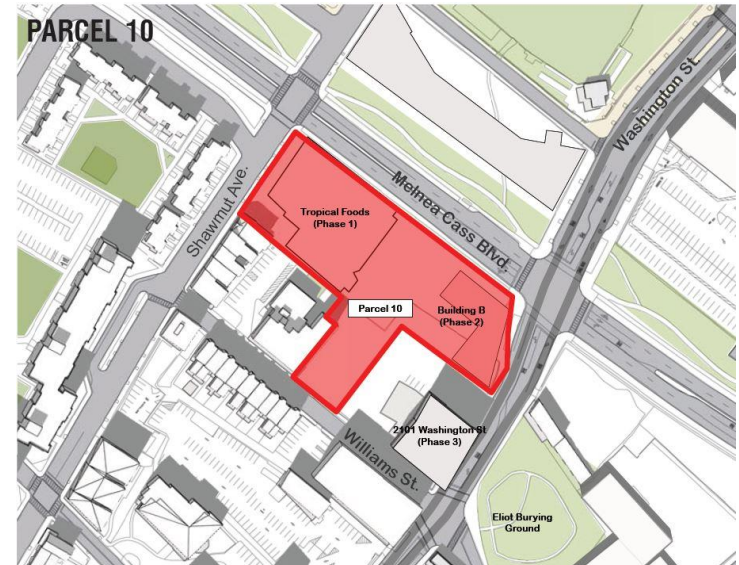
Tentative Designation through February 2018

2101 Washington St. – Construction Started May 2016

2101 Washington St. – Occupancy December 2017/January 2018

2085 Washington St. – Preconstruction and Marketing Underway

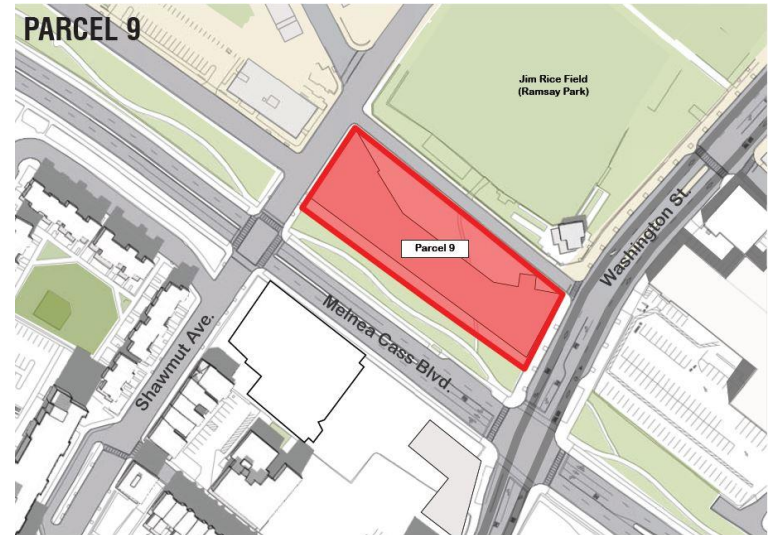
– Construction to be determined



MELNEA HOTEL AND RESIDENCES (DESIGNATED)

Name of Development Entity: Urbanica, Inc

Program Component	Size
Hotel (135 rooms)	86,750 sf
Retail	8,000 sf
Surface Parking	65 spaces
Residential (50 units)	42,500 sf
Total Development	137,250 sf
Total Development Cost	± 50 M



Schedule:

Schedule/Milestone Item

Final Designation Extension

Hotel Construction BPDA As-Built Approval

Hotel Construction As-built approval by ISD

Residential BPDA Approval

Residential ISD Approval

Residential Finance Closing

Status/Anticipated Completion

Proposed December 31, 2017

July 5

Mid July

Received End of August

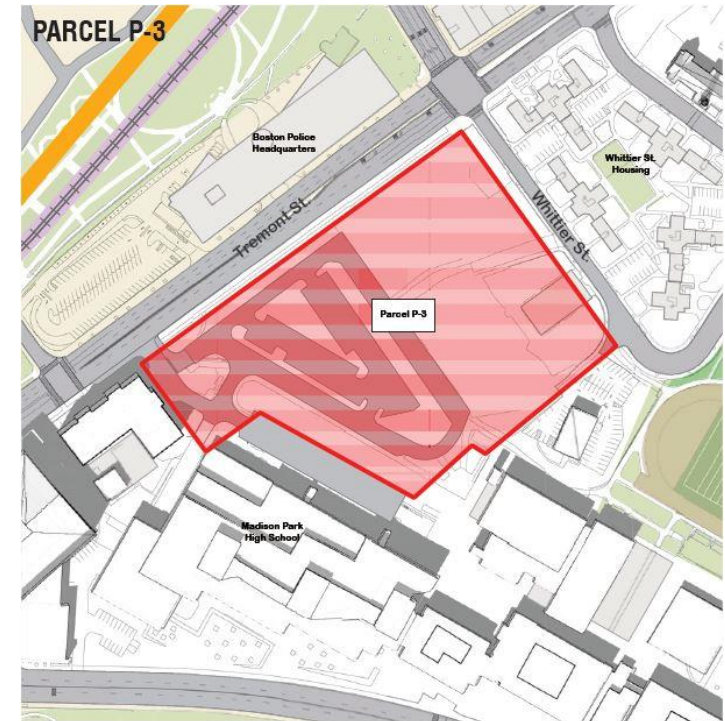
End of October

End of December (Completed)

TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination & Neighborhood Retail	402,500 sf
NCAAA Museum and Exhibition Space	31,000 sf
Tremont Street - Multifamily Residential	270,000 s/f (300 units)
East Drive - Multifamily Residential	374,000 s/f (418 units)
Whittier Townhouses	9400 sf (9 units)
Project Parking	1,371 spaces
Office	108,00 sf
Total Development Cost	\$300 M *



**Does not include cost of West Block multifamily residential to be incurred by our residential partner or the office building, which will be built in a 2nd phase (\$33 million cost).*

Schedule:

Tentative Designation through – February 28, 2018

BPDA Board Approval- Article 80, Large Project Review - March 2, 2017

MEPA (Massachusetts Environmental Policy Act) Approval - March 3, 2017

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Community Comments

5

RSMPOC Comments and Closing