

PLAN: Dudley Square

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Community Development Workshop: Housing Creation Summary

March 20, 2017

The purpose of this workshop was to discuss details around housing creation and prioritize community desires for affordability levels, housing types, and preferences regarding homeownership and rental units in the PLAN: Dudley Square Study Area. Information and discussion materials from this workshop can be found online at: <http://bit.ly/PlanDudley>.

OPEN HOUSE AND NETWORKING

Prior to the start of the workshop, staff from the Boston Planning & Development Agency (BPDA) and the City of Boston spoke with workshop participants. Several informational boards summarizing findings and community input from previous workshops and other public meetings were displayed, as well as boards highlighting development parcel information. Workshop participants were provided with handouts summarizing data and information from the housing analysis conducted for the Study Area. The handouts are included at the end of this summary.

DISCUSSION & PRIORITIZATION OF HOUSING CREATION DETAILS

Workshop participants gathered into small groups at tables facilitated by BPDA and City of Boston staff. After reviewing the handouts and the PLAN: Dudley Square process to date, workshop participants and facilitators discussed the housing analysis data included within the informational handouts. Housing policy experts from the BPDA and the Department of Neighborhood Development (DND) were on hand to answer questions raised by participants throughout the workshop.

Workshop participants and facilitators then worked together to prioritize components of possible housing creation in the Study Area. Topics for prioritization included levels of affordability; and sizes; and the proportion of homeownership housing versus rental housing. Each group of participants was given a set of cards with housing details to place on a poster. The cards' placement on the poster indicated their prioritization by the group. These posters are included at the end of this summary.

REPORT BACK

Following the exercise, a participant from each group reported to the entire workshop about their group's priorities for housing creation. Each group's response was recorded by BPDA staff and is included at the end of this summary.

Workshop groups were largely in agreement on several topics. Most groups prioritized the creation of homeownership opportunities over rental housing as a means to create wealth and neighborhood stability, though some groups described creating a mix of rental and

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homeownership units. Some groups discussed implementing alternative housing models, such as cooperative housing, as a means to create homeownership and build wealth.

A majority of groups also prioritized the creation of low and moderate-income housing in the Study Area to house current residents and to provide housing options for residents as their income grows. A few groups prioritized the creation of some market-rate housing in the Study Area to create a greater mix of incomes.

Finally, groups prioritized the creation of larger housing units in the Study Area to provide more options to families of all sizes in Dudley Square. Though some groups differed on prioritizing housing for small families or larger families, all groups prioritized creating units larger than one bedroom.

NEXT STEPS

The next PLAN: Dudley Square workshop is scheduled for Monday, April 24, at the Dudley Square branch of the Boston Public Library. More details about this workshop will be coming soon. We look forward to having you join us!

ABOUT PLAN: DUDLEY SQUARE

PLAN: Dudley Square is an initiative to think strategically about the types of uses and the scale of development best suited for the future of Dudley Square and Roxbury. The goals of this study are to provide an inclusive community engagement process, create an updated vision with the community, and establish an implementation plan that will lead to the issuance of Requests for Proposals ("RFPs") for publicly-owned and vacant privately-owned parcels in Dudley Square.

FOR MORE INFORMATION

Visit the project website at: <http://bit.ly/PlanDudley>

For any questions, comments or to join our mailing list, please contact:

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