

# PLAN: Dudley Square

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## **Developing Program Uses Workshop Summary**

November 21, 2016

The purpose of this workshop was to continue to share data, discuss community benefits from future development, and discuss potential development scenarios (including testing feasibility of opportunities on specific parcels). BPDA staff also presented a summary of the housing analysis for the Study Area, as requested by the community.

The PowerPoint presentation, which includes information from the housing analysis conducted by the BPDA, can be found online at: <http://bit.ly/PlanDudley>.

### **OPEN HOUSE AND NETWORKING**

Prior to the start of the workshop, staff from the BPDA and City of Boston spoke with workshop participants. Several informational boards summarizing findings from previous workshops and other public meetings were displayed, as well as boards highlighting development parcel information.

### **WELCOME AND UPDATE**

John Barros, Chief of Economic Development for the City of Boston, opened the meeting and recognized the Roxbury Strategic Master Plan Oversight Committee (RSMPOC) members in attendance.

Lara Merida, Deputy Director for Community Planning, welcomed participants, reviewed the goals of the PLAN: Dudley Square study, and presented an overview of past PLAN: Dudley Square workshops.

### **DEVELOPMENT PROGRAM USES**

Dana Whiteside, Deputy Director for Community Economic Development, reported back on the urban design discussion from the October 24<sup>th</sup> workshop and reiterated the potential of the Study Area's development parcels to fulfill community needs and desires that should be reflected in the Requests for Proposals (RFPs). He referenced the work done by consultants Next Street Financial on the economic feasibility (or infeasibility) of various potential land uses on the parcels that are the focus of this study (see presentation from November 21<sup>st</sup> workshop).

### **HOUSING ANALYSIS PRESENTATION & DISCUSSION**

Tim Davis, BPDA Housing Policy Manager, presented a summary of the results of a housing analysis for the Study Area. The presentation, which is available online at <http://bit.ly/PlanDudley>, was followed by an extended discussion with workshop participants. The housing analysis includes data from the Census, the American Community Survey, rent & sales data from the Department of Neighborhood Development

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(DND), and more. This data was analyzed on the level of the Study Area, the entire Roxbury neighborhood, and the City of Boston to create points of comparison for demographics, household & tenure data, household income, the real estate market, and other statistics.

During the discussion, concerns were expressed regarding upward mobility in the Study Area given the high amount of deeply affordable housing coupled with limited amounts of affordable housing at higher income levels. Participants also expressed concern over losing affordable housing resources due to expiring uses — which are income-restricted units that are restricted for a set number of years, and become market-rate if that income restriction is not extended. BPDA staff responded that there are a number of different & competing strategies to achieve improved affordability in the Study Area. Available development parcels provide different opportunities for expanding housing types at different income levels. The community can consider a desired mix of unit types and income levels for affordable units in the Study Area through PLAN: Dudley Square. Regarding expiring uses, though conversations are still ongoing, there are plans to recapitalize and renovate all deed-restricted properties in the Study Area, including Madison Park Village III, Smith House, The Haynes House, and Beryl Gardens.

Workshop participants also prioritized neighborhood stabilization and preventing displacement. City resources, including the Office of Housing Stability and Emergency Assistance, the Office of Workforce Development, and the Boston Home Center, can provide assistance to residents.

There were requests for changes and clarification regarding language used in the presentation. A requested language change from “safe” to “secure housing” to describe residents in the Study Area living in income-restricted affordable housing was agreed upon and implemented. The term “Area Median Income” (AMI) and the area it refers to was clarified by BPDA staff. In the City of Boston, the AMI area includes all municipalities within the I-495 highway. While citywide and local incomes provide context for affordable housing in the City, AMI is used by the City to better work with the federal government.

## **NEXT STEPS**

The next PLAN: Dudley Square workshop is tentatively scheduled for Monday, January 23<sup>rd</sup>, at the Bruce C. Bolling Municipal Building. 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

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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/Plan Dudley](http://bit.ly/PlanDudley)

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

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