AGENDA

WELCOME & INTRODUCTIONS

1 PLAN: Dudley Square Overview & Goals

WHAT WE’VE HEARD

2 Design Principles Workshop (October 24, 2016)

HOUSING ANALYSIS

3 Demographics Overview
4 Housing market
5 Displacement Risk Analysis
6 Development Pipeline Overview

DISCUSSION

7 Questions & Comments
STUDY GOALS
Process & Outcomes

**Capacity Building**
- **What**
  - Review current conditions, trends, & key metrics
  - Discuss priorities & values
- **Who**
  - Residents & stakeholders
  - Boston Planning & Development Agency (BPDA)
  - Office of Economic Development (OED)

**Community Benefits**
- **What**
  - Discuss opportunities that advance community priorities
  - Evaluate tradeoffs
- **Who**
  - Residents & stakeholders
  - Boston Planning & Development Agency (BPDA)
  - Office of Economic Development (OED)
  - Next Street

**Scenario Development**
- **What**
  - Test feasibility of opportunities
  - Develop implementation priorities for RFP guidelines
- **Who**
  - Residents & stakeholders
  - Boston Planning & Development Agency (BPDA)
  - Office of Economic Development (OED)
  - Next Street

**RFP Guideline Review**
- **What**
  - Review recommended RFP guidelines for economic development
- **Who**
  - Residents & stakeholders
  - Boston Planning & Development Agency (BPDA)
  - Office of Economic Development (OED)
  - Next Street
STUDY GOALS

• PROVIDE an inclusive community engagement process that is responsive to existing challenges and opportunities.

• REASSESS the vision for Dudley Square that was originally outlined in the Roxbury Strategic Master Plan and Dudley Vision.

• ESTABLISH an implementation plan for publicly and privately owned vacant parcels.
Open House – February 22, 2016

The Open House was a forum to share information about the Study Area and to hear ideas, comments and questions from participants.

What We Heard:

- Increase neighborhood vibrancy after 8pm
- Maintain and support small neighborhood businesses
- Providing housing opportunities for all
PAST WORKSHOPS

Walking Tour – March 16, 2016

The tour was an opportunity for participants to share local knowledge, ask questions, and provide comments.

What We Heard:
- Planning for people
- Increase arts & culture uses
- Important themes for future study including transportation & infrastructure, economic development and housing
PAST WORKSHOPS

Visioning Workshop – March 21, 2016

Working together, attendees developed visions for future land uses in Dudley Square. They then reviewed the goals of the 2004 Roxbury Strategic Master Plan, indicating if they were still relevant and if any language should be revised.

What We Heard:

- A vision of a balanced and diverse district
- Different mixes of office, retail, housing, cultural uses
- Original goals of the 2004 Roxbury Strategic Master Plan are still relevant
Transportation and the Public Realm – April 19, 2016

Staff from the Boston Transportation Department (BTD) shared information about ongoing transportation projects citywide and in Dudley Square. Small groups were then asked to share how they get around today and how they would like to get around in the future.

What We Heard:

- Feedback on the planning process, more time for discussion and analysis of data
- Increase walkability and make sure vehicular traffic is not at odds with pedestrians
- Ensure transportation network has adequate capacity
Assessing What We Heard and Next Steps – May 16, 2016

This review session was a chance to go over the feedback received to date. Small groups discussed the items that could be achieved through the development of publicly owned land, and items that would need other partnerships.

**What We Heard:**
- Desire to make Dudley a destination for arts & culture, tourism as an economic generator
- Need to ensure connections will be strengthened so that area can grow as economic development destination
- Encourage development that is contextual to the whole neighborhood
During a dialogue with Chief Barros from the Office of Economic Development and Trinh Nguyen from the Office of Workforce Development, economic opportunities in Roxbury were discussed. There was also a robust conversation regarding employment data in Roxbury and Dudley Square.

**What We Heard:**

- Position Dudley as a cultural, artistic—“The Heart of Boston”
- To consider how to preserve the community fabric of Dudley Square while growing jobs and housing
- Desire to rewrite RFPs for future development
**PAST WORKSHOPS**

**Economic and Workforce Development Part II – July 18, 2016**

This workshop was an opportunity to learn about the economic context of the area, the financial feasibility of development, and financial incentives. Small groups provided feedback on how to bring jobs to the area, what kind of district it should be and what industries they would like to see in the area.

**What We Heard:**

- Desired industries include professional service, technology and innovation
- Importance of tying education to employment and providing training alongside new job opportunities
- Continued support for local businesses
PAST WORKSHOPS


At this workshop, multiple scenarios for publicly-owned parcels were introduced. In addition, analysis on the financial feasibility and potential trade-offs of each scenario were shared. Small groups provided feedback on desired uses at each site.

What We Heard:

- Dudley street commercial should be Cultural/music edge along Dudley Street
- Blair lot should have combination of commercial, residential and office
- Roxbury Street A & B best suited for residential
PAST WORKSHOPS

Incorporating Urban Design Principles – October 24, 2016

This workshop was a discussion about the urban design elements that may inform the creation of RFPs in the future. Participants provided their feedback on the different principles and concepts that were shown.

*What We Heard:*

- Relationship of new development to existing uses and parking needs
- Integrate space around B-2 to library
- Create more walkable, bikeable, and accessible streets
GETTING PARCELS READY FOR DEVELOPMENT

How do we create Request for Proposals (“RFP’s”) that make sense

Questions we have asked:

- What is the vision for the district...and what might be desired for these parcels?
- What is the economic landscape...and what might be feasible?
- What might be the building blocks for development?
### ROXBURY PIPELINE SUMMARY

<table>
<thead>
<tr>
<th>Status</th>
<th>Building Total Square Foot (SF)</th>
<th>Residential Units</th>
<th>Commercial/Retail SF</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Complete</td>
<td>520,277 SF</td>
<td>149 (47 New)</td>
<td>304,308 SF</td>
<td></td>
</tr>
<tr>
<td>Under Construction</td>
<td>661,763 SF</td>
<td>406 (304 new)</td>
<td>57,000 SF</td>
<td>197,000 SF of Institutional Space</td>
</tr>
<tr>
<td>Board Approved</td>
<td>1,668,574 SF</td>
<td>842 (620 new)</td>
<td>121,558 SF</td>
<td>64,838 SF of Educational and Community Space 108 Room Hotel, 800 dorm rooms</td>
</tr>
<tr>
<td>Under Review</td>
<td>2,115,312 SF</td>
<td>807 (807 new)</td>
<td>613,334 SF</td>
<td>31,000 SF of Cultural Space, 200 Room Hotel</td>
</tr>
<tr>
<td>Total</td>
<td>4,965,926 SF</td>
<td>2,204 (1,778 new)</td>
<td>1,096,200 SF</td>
<td></td>
</tr>
</tbody>
</table>
HOUSING ANALYSIS: DEMOGRAPHICS OVERVIEW

Population and Race

Population (2010 Census)

- PLAN Dudley Study Area: 2,091
- Roxbury: 48,454
- Boston: 617,594

Race Breakdown (2010 Census)

- White: 4.8% (111), 4.8% (47), 4.8% (49), 4.8% (49)
- Black/African American: 52% (52), 49% (49), 49% (49), 49% (49)
- Hispanic/Latino: 22% (22), 22% (22), 22% (22), 22% (22)
- Asian/Pacific Islander: 18% (18), 18% (18), 18% (18), 18% (18)
- Other: 4.2% (4.2), 4.2% (4.2), 4.2% (4.2), 4.2% (4.2)
# Housing Analysis: Demographics Overview

## Households and Tenure

<table>
<thead>
<tr>
<th></th>
<th>PLAN Dudley Study Area</th>
<th>Roxbury</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>1,341</td>
<td>18,494</td>
<td>252,699</td>
</tr>
<tr>
<td>(2010 Census)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenure</td>
<td>95% Rental</td>
<td>80% Rental</td>
<td>66% Rental</td>
</tr>
</tbody>
</table>

- **Homeowners:**
  - Dudley: 5%
  - Roxbury: 20%
  - Boston: 34%
- **Renters:**
  - Dudley: 95%
  - Roxbury: 80%
  - Boston: 66%
HOUSING ANALYSIS: DEMOGRAPHICS OVERVIEW

Household Income

PLAN Dudley Study Area
- <$10,000: 13%
- $10,000-24,999: 29%
- $25,000-49,999: 15%
- $50,000-74,999: 7%
- $75,000-99,999: 5%
- $100,000 or more: 5%

Roxbury
- <$10,000: 12%
- $10,000-24,999: 22%
- $25,000-49,999: 9%
- $50,000-74,999: 23%
- $75,000-99,999: 9%
- $100,000 or more: 9%

Boston
- <$10,000: 15%
- $10,000-24,999: 17%
- $25,000-49,999: 12%
- $50,000-74,999: 28%
- $75,000-99,999: 17%
- $100,000 or more: 17%

Source: 2010-2014 American Community Survey estimates
### HOUSING ANALYSIS: REAL ESTATE MARKET

#### Median Rents

<table>
<thead>
<tr>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,425</td>
<td>$1,450</td>
<td>1.8%</td>
<td>$1,612</td>
<td>$1,674</td>
<td>3.8%</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>$1,925</td>
<td>$1,998</td>
<td>3.8%</td>
<td>$1,928</td>
<td>$2,068</td>
<td>7.3%</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>$1,875</td>
<td>$2,195</td>
<td>17.1%</td>
<td>$2,134</td>
<td>$2,226</td>
<td>4.3%</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>$1,985</td>
<td>$2,400</td>
<td>20.9%</td>
<td>$2,337</td>
<td>$2,479</td>
<td>6.1%</td>
</tr>
</tbody>
</table>

*Rents for neighborhood are median rents. Rents for Boston as a whole are a weighted average, to account for central Boston bias in the number of rental listings. Source: MLS and Rental Beast listings, DND Research Division and BPDA Housing Policy analysis.
## HOUSING ANALYSIS: REAL ESTATE MARKET

### Median Sale Prices

<table>
<thead>
<tr>
<th>Median Sales Prices</th>
<th>Roxbury</th>
<th>Boston</th>
<th>Change, 2014-2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condo</td>
<td>$358,125</td>
<td>$433,750</td>
<td>$470,000</td>
</tr>
<tr>
<td><strong>Condo:</strong> Median $/SF</td>
<td>$438</td>
<td>$429</td>
<td>$528</td>
</tr>
<tr>
<td>Single Family</td>
<td>$310,500</td>
<td>$395,000</td>
<td>$433,200</td>
</tr>
<tr>
<td>Two Family</td>
<td>$392,500</td>
<td>$421,000</td>
<td>$475,000</td>
</tr>
<tr>
<td>Three Family</td>
<td>$445,000</td>
<td>$538,450</td>
<td>$495,000</td>
</tr>
</tbody>
</table>

Source: The Warren Group, DND Research Division and BPDA Housing Policy analysis
HOUSING ANALYSIS: DISPLACEMENT RISK ANALYSIS

Risk of Displacement

Of the estimated 1,341 households in the PLAN: Dudley Square SPA, risk of displacement varies.

- **SECURE HOUSING**: 75%
  - Households living in income-restricted affordable housing.

- **LOW RISK**: 14%
  - Renters making more than $75,000 and homeowners making more than $50,000.

- **RELATIVE RISK**: <1%
  - Homeowners making below $50,000.

- **ELEVATED RISK**: 13%
  - Households in market rate rental housing making below $75,000.

*There were 27 income restricted homeowner units, but only 25 homeowners making below $50,000.*
HOUSING ANALYSIS: DEVELOPMENT PIPELINE OVERVIEW

Existing Housing

**PLAN: Dudley Square SPA Existing (2010)**

- Total Housing Units: 1,341
- Market Rate Units: 340
- Deed Restricted Units: 1,001

**Roxbury Existing (2010)**

- Total Housing Units: 18,494
- Market Rate Units: 8,202
- Deed Restricted Units: 10,292
Total New Number of Units: 1,127

- Owner Units: 16
- Rental Units: 1,111
- Total Income Restricted: 321

(see next slide for breakdown by income)
HOUSING ANALYSIS: DEVELOPMENT PIPELINE OVERVIEW

SPA Development Pipeline:
Income Range, as a Percent of Area Median Income (AMI) and by Income for Family of 3

Development Pipeline:
- Market Rate: 804 (71%)
- Income Restricted: 323 (29%)

Income Restricted AMI Breakdown:
- 31%-60% AMI: 198 (18%)
- 61%-70% AMI: 115 (10%)
- <30% AMI: 8
- 81% to 100% AMI: 1

Income Ranges:
- <30% of AMI (<$26,000)
- 31% to 60% of AMI ($26,000 to $53,000)
- 61% to 70% AMI ($53,000 to $62,000)
- 71% to 80% AMI ($62,000 to $71,000)
- 81% to 100% AMI ($71,000 to $88,000)
HOUSING ANALYSIS: DEVELOPMENT PIPELINE OVERVIEW

Roxbury Development Pipeline

Income Range, as a Percent of Area Median Income (AMI) and by Income for Family of 3 (includes projects in the SPA):

Development Pipeline

- Market Rate: 1,077 (61%)
- Income Restricted: 701 (39%)

Income Restricted AMI breakdown

- 31% to 60% AMI: 464 (26%)
- 61% to 70% AMI: 152 (9%)
- 71% to 80% AMI: 46 (3%)
- 81% to 100% AMI: 27 (1%)
- <30% AMI: 12 (<1%)
- 61% to 70% AMI: 152 (9%)
HOUSING ANALYSIS: WHAT ARE AREA MEDIAN INCOMES?

**Monthly HOUSING COST of affordable units**

<table>
<thead>
<tr>
<th>APARTMENT EXAMPLE RENT 2 bedrooms</th>
<th>$608</th>
<th>$1,013</th>
<th>$1,216</th>
<th>$1,419</th>
<th>$2,027</th>
<th>$2,433</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Median Income (AMI)</td>
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<tr>
<td>30%</td>
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<td>50%</td>
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<td>60%</td>
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<td>70%</td>
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<tr>
<td>100%</td>
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<tr>
<td>120%</td>
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</table>

**MAXIMUM QUALIFYING INCOME by household size**

| 1 person                          | Up to: $20,610 |
| 4 people                          | Up to: $29,430 |

**Notes:**

* Area Median Income (AMI) is defined by the US Department of Housing and Urban Development (HUD) in order to calculate income limits for eligibility in a variety of housing programs. HUD defines the boundaries for each area and the Boston metro area is much larger than the City of Boston. While the City is required to use the AMI definitions set by HUD, the community can choose from the options above on how to prioritize units at rent levels of newly created affordable housing units.

** Monthly rent of an apartment size of 1 bedroom per household member is calculated to be 31% of the monthly maximum qualifying income of that household size at that AMI level. For example, a 2 bedroom apartment’s rent at 50% AMI ($1,013) is 31% of the maximum qualifying income of a household of 2 ($39,250).
HOUSING ANALYSIS: DEVELOPMENT PIPELINE OVERVIEW

**PLAN: Dudley Square SPA Existing (2010) and Pipeline**

- Total Housing Units: 2,468 units
  - Existing (2010): 1,341 units
  - New units (Pipeline): 1,127 units
- Market Rate Units: 1,144 units
  - Existing (2010): 340 units
  - New units (Pipeline): 804 units
- Deed Restricted Units: 1,324 units
  - Existing (2010): 1,001 units
  - New units (Pipeline): 323 units

**Roxbury Existing (2010) and Pipeline**

- Total Housing Units: 20,272 units
  - Existing (2010): 18,494 units
  - New units (Pipeline): 1,778 units
- Market Rate Units: 9,279 units
  - Existing (2010): 8,202 units
  - New units (Pipeline): 707 units
- Deed Restricted Units: 10,993 units
  - Existing (2010): 10,292 units
  - New units (Pipeline): 701 units
RESOURCES

Office of Workforce Development (OWD)

Contact:
Brian Norton
617-635-5283
owd.boston.gov

Office of Housing Stability and Emergency Assistance (OHS)

Contact:
617-635-4200
rentalhousing@boston.gov
Boston.gov/housing/office-housing-stability

Boston Home Center

Contact:
617-635-4663
bostonhomecenter.com