

Additional Dwelling Units in Mattapan

Kenya Beaman - Community Engagement Manager, BPDA

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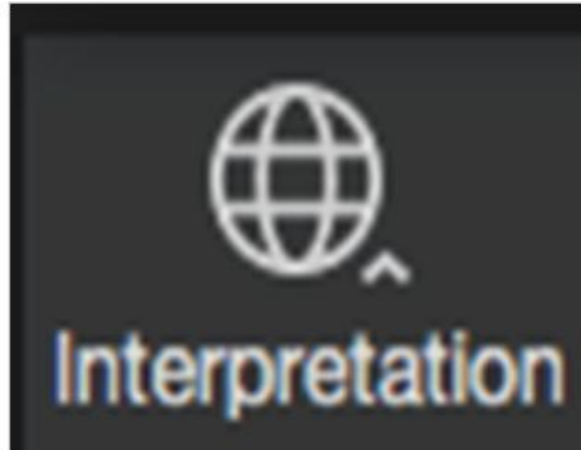
Karen Rebaza - Deputy Director of Boston Home Center

Marcy Ostberg - Mayor's Office of Housing

Andrea Burns - Age Strong Commission



Simultaneous Haitian Creole and Spanish interpretation services are being provided for this meeting. Please click on the following icon at the bottom and choose the appropriate language channel. An example of the icon is below.



Virtual Meeting Guidelines

Meeting recording

The BPDA will be recording this meeting and posting it on the BPDA's webpage for those who are unable to attend the Zoom meeting live. It is possible that participants may also be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

Virtual meeting etiquette

- We want to ensure that this conversation is a pleasant experience for all, and that all community members/ stakeholders are comfortable sharing their comments, questions, and feedback.
- Please be respectful and mindful of each other's time when asking questions/providing comments, so that all attendees can participate in the meeting.

Virtual Meeting Guidelines

Meeting information

- The presentation for this evening is available to view on the webpage on the BPDA's website: bit.ly/PLANMattapan
- Meeting recording will be uploaded to the project webpage within 48 hours.

Meeting format

- Attendee microphones will be muted during the presentation.
- Once the presentation is over, please raise your "virtual hand" and we will take your questions orally in the order which hands were raised.

Zoom Tips

Welcome! Here are some tips for first-time Zoom users. **Your controls are at the bottom of the screen.**

Clicking on these symbols activates different features. ***(Phone users press *9 to raise hand and press *6 to unmute.)***



Mute/unmute (you will remain muted until a host gives you access)



Ask clarifying questions (we will have discussion period at the end)



Turn video on/off (your video will remain off until a host gives you access)



Raise hand to ask for audio/visual permission at the end of the presentation

Planning & Zoning for ADUs

Adriana Lasso-Harrier, BPDA

Planning for ADUs with PLAN: Mattapan

Creating new zoning for Additional Dwelling Units is a central recommendation of PLAN: Mattapan, answering community priorities that Mattapan remain a place where families can put down roots and live for years to come.

Mattapan residents expressed a need for:

- Multi-generational housing
- Senior housing
- Extra income to help cover living costs
- Affordable housing that fits a diverse range of households
- A community that families can call home for years



Mattapan community members identified planning priorities and workshopped recommendations during the community process for PLAN: Mattapan.



Diversifying Housing Options with ADUs

ADUs are additional units that can be built either within an existing home or outside of it, such as in a smaller detached dwelling.

ADUs allow homeowners to utilize their property to its fullest potential and do what is right for their family's needs.

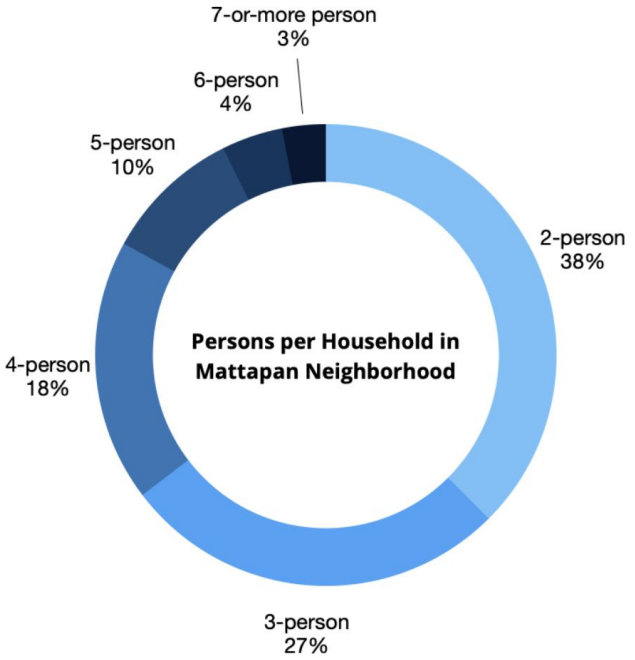
- Extra room for growing families, keeping multiple generations close
- Provide opportunities for extra income with an on-site rental unit
- Increase equity on a property



Examples of backyard ADUs, including a converted garage (middle).

ADUs Support Affordable Housing Options

ADUs are often referred to as “naturally occurring affordable housing:” they are an answer to cost-burdened households and overcrowding.



- **35%** of Mattapan households have 4+ people; only **15%** of homes have 4+ bedrooms
- **38%** of Mattapan homeowners are cost-burdened; **53%** of Mattapan renters are cost-burdened

Diversifying Housing Options with ADUs

ADUs support homeowners on an individual level, and also support affordability and community ties throughout the neighborhood.

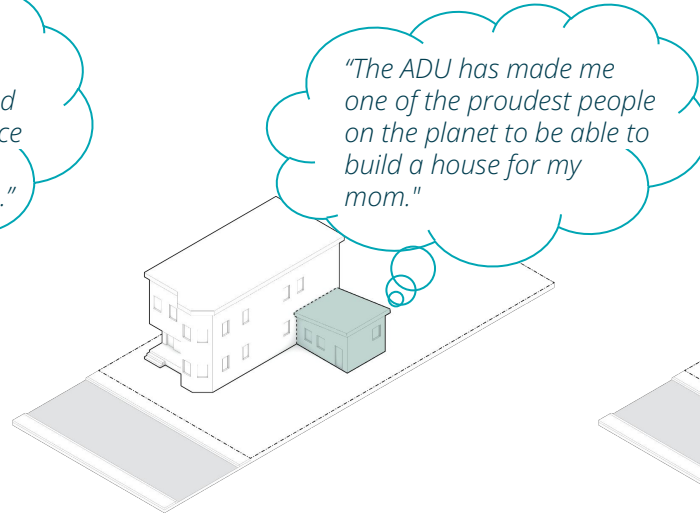
- Property supports a homeowner's unique needs throughout life
- Naturally occurring affordable housing throughout neighborhood
- Retaining long-time neighbors and community ties



Different ADU Types Can Fit Different Needs



Internal ADU



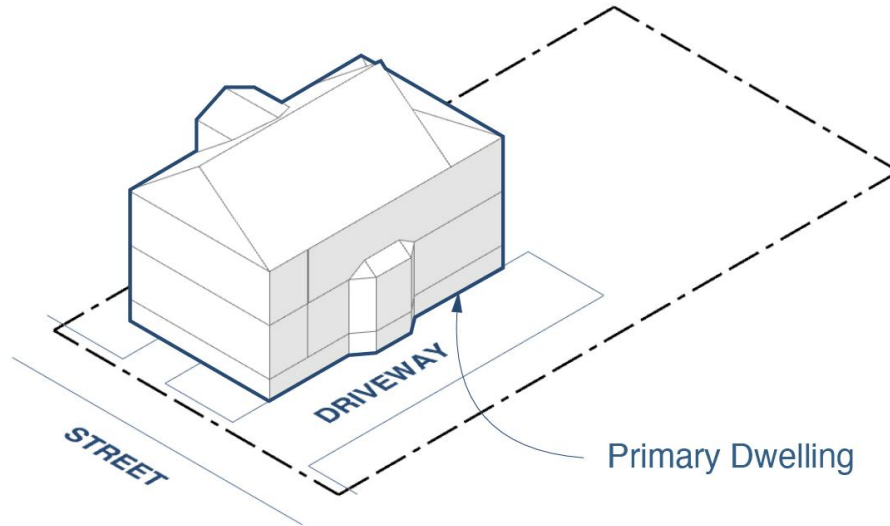
Attached ADU



Detached ADU

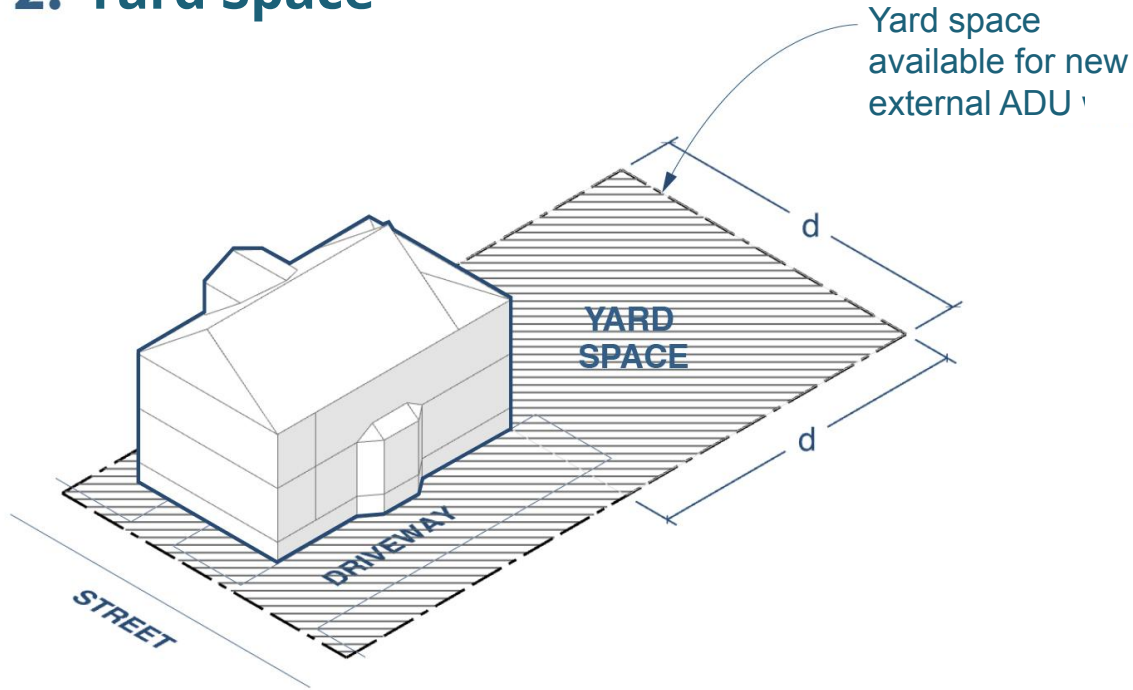
Regulations for ADU Development

1. Existing Site & Dwelling



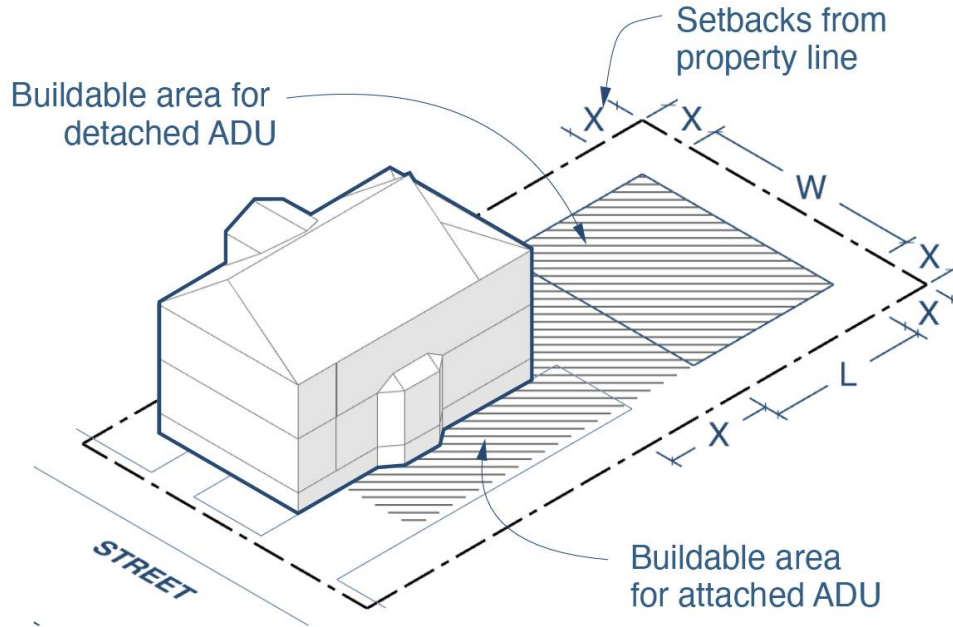
Regulations for ADU Development

2. Yard Space



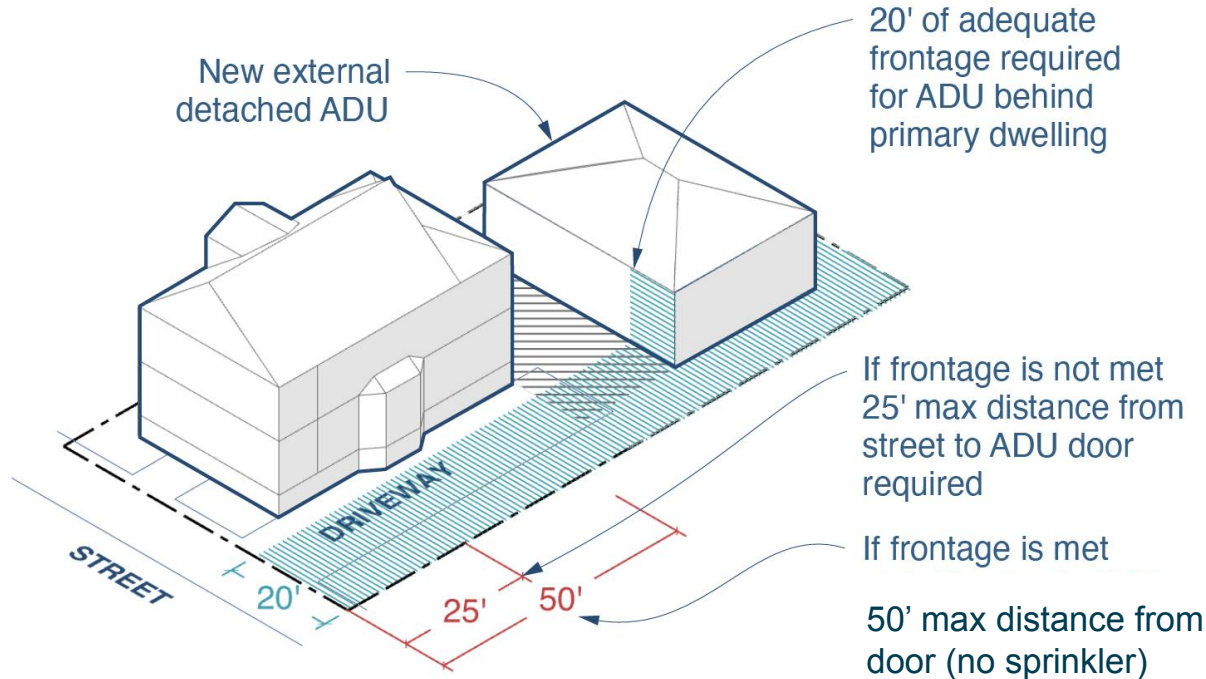
Regulations for ADU Development

3. Zoning Setbacks



Regulations for ADU Development

4. Fire Code Frontage & Distance



Current Zoning Restricts Housing Development

Mattapan's residential zoning code is out of date. It makes it difficult to build new housing and it even makes routine alterations to existing homes hard to accomplish.

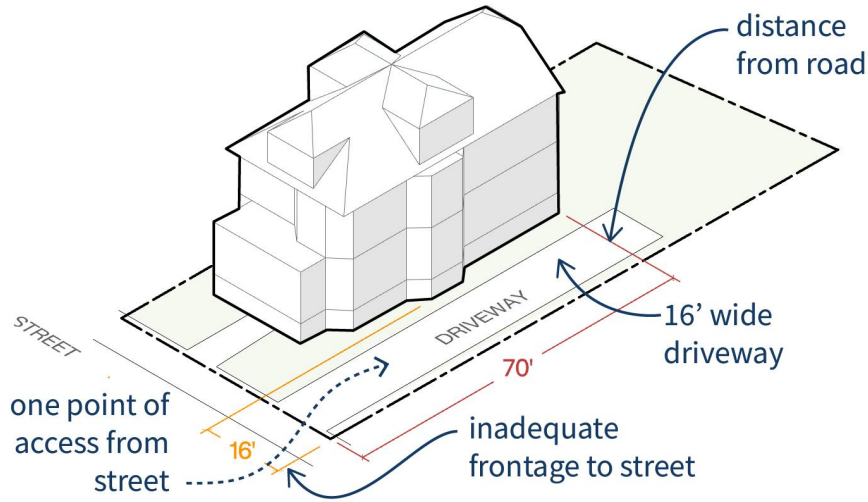
In Mattapan, from 2016-2022:

- 33.6% of building permit applications had at least one zoning violation.
- 292 Zoning Board of Appeals hearings were scheduled. 230 (79%) of those were in residential subdistricts.
- For ZBA cases in residential subdistricts, some of the most common violations were:
 - yard dimensions (29%)
 - lot area (15%)
 - floor area ratio (11%)

Zoning Reform is Needed for ADUs

Due to both current zoning and fire access regulations, ADUs (specifically detached backyard ADUs) cannot be built on 98% of parcels in Mattapan.

Mid-Block Condition



83% of lots in Mattapan are mid-block conditions, with side yard space typically only wide enough to accommodate the width of a driveway.

Most lots in Mattapan **do have** space for an ADU

- Under **current zoning**, **20%** of analyzed lots can accommodate a 500 sf detached ADU
- Under an **alternative setback model of 3'**, this number rose to **90%**.

Current zoning reduces the buildable area for an ADU on most lots. We're focusing on how to fix those zoning dimensions.

Internal ADUs

Current policy allows homeowners to convert pre-existing spaces (attics, basements, etc.) into Additional Dwelling Units (ADUs). To date, there have been **116** internal ADUs built across Boston since the program launched in 2018.



Carve-out Unit



Basement Conversion

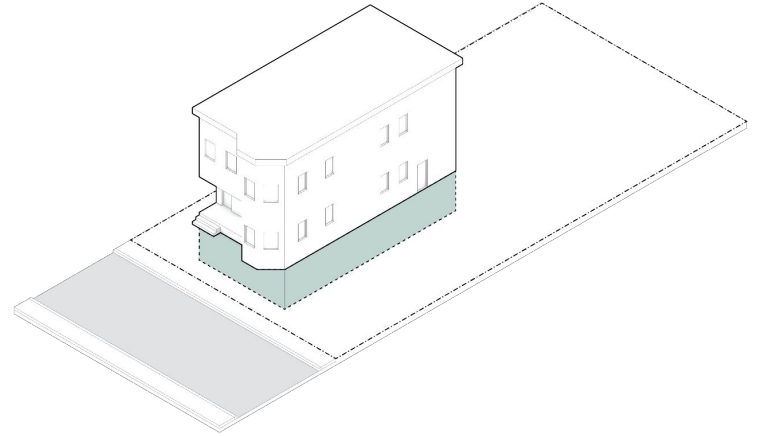


Attic Conversion

Internal ADUs

Development challenges:

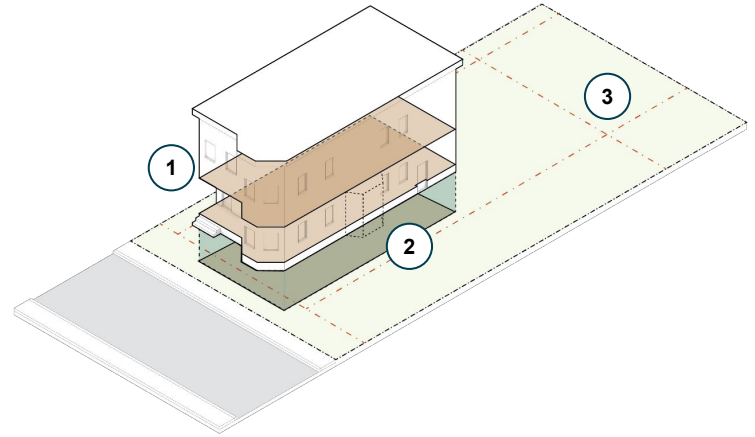
- Previously uninhabited space can be flagged for Floor Area Ratio (FAR) violations
- Restriction of no exterior changes can be challenging to comply with while building an ADU that offers comfortable living space
- Projects can be flagged for zoning violations based on pre-existing nonconformities



Internal ADUs

What we're exploring to support feasibility:

- ① Removing FAR as a regulation of density and replacing with lot coverage maximums
- ② Allowing internal ADUs to be built with exterior changes, like additional floors or bump outs
- ③ Updating the zoning code's dimensional regulations to solve for the most common nonconformities, like lot area minimums, yard setbacks, open space requirements.



Attached ADUs

ADUs can be built as external attachments to the main home. Often, there is a throughway that links the ADU to the main home. Attached ADUs are particularly beneficial for multi-generational living arrangements, such as for a grandparent who can be close by but still have their own private space.



Seattle, Washington



Seattle, Washington



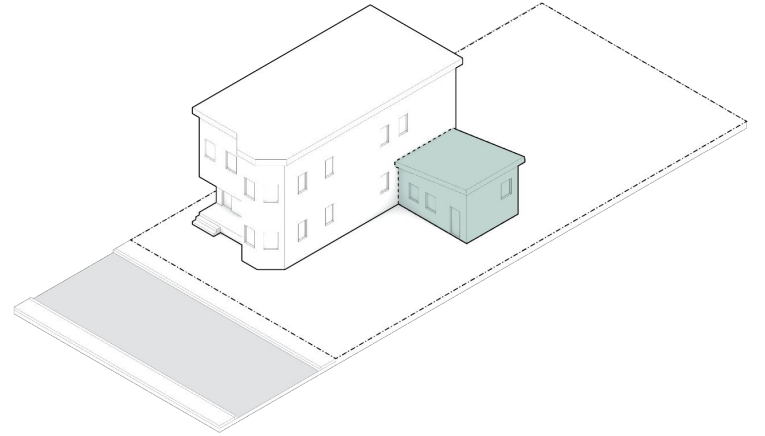
Portland, Oregon

Examples of attached ADUs

Attached ADUs

Development challenges:

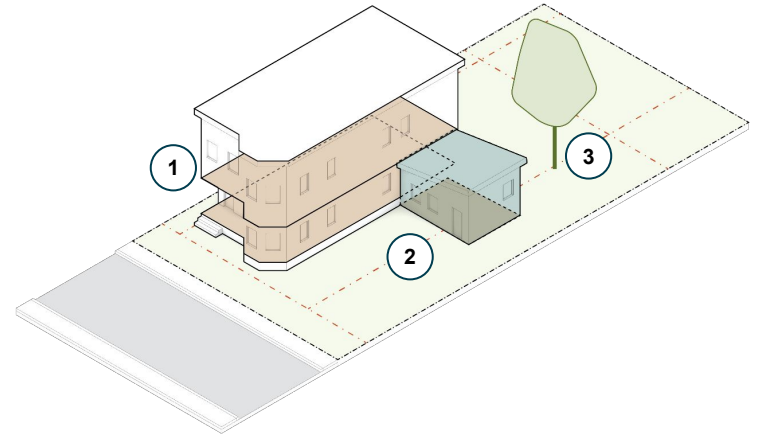
- Mostly built to the side or behind main structures, so understanding common side and rear yard dimensions is important
- Understanding impact on overall lot coverage
- Understanding height and size of structure



Attached ADUs

What we're exploring to support feasibility:

- 1 Removing FAR as a regulation of density and replacing with lot coverage maximums
- 2 Analyzing typical yard setbacks in Mattapan to figure out how attached ADUs can safely fit on the side or in the backyard
- 3 Analyzing open space minimums to ensure that ADUs can be built without compromising mature trees or permeable surfaces



Detached ADUs

Detached ADUs are separate, secondary buildings. They can be either newly built or conversions of existing, unused structures on the property - such as a garage or shed.



Seattle, Washington

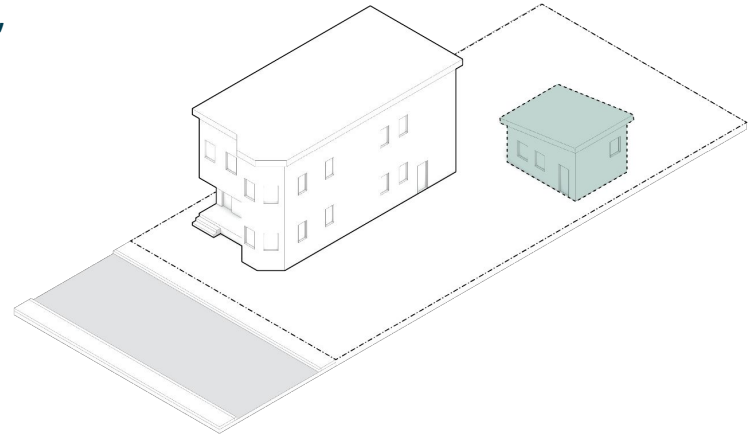


Portland, Oregon

Detached ADUs

Development challenges:

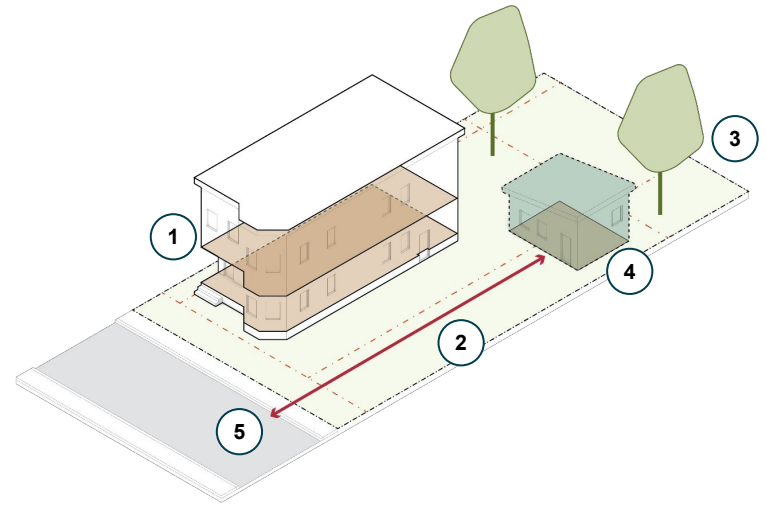
- Mostly built to the side or behind main structures, so understanding common side and rear yard dimensions is important
- Understanding impact on overall lot coverage
- Understanding height and size of structure
- Clarifying fire access regulations for ADUs built behind main structures



Detached ADUs

What we're exploring to support feasibility:

- 1 Removing FAR as a regulation of density and replacing with lot coverage maximums
- 2 Analyzing typical yard setbacks in Mattapan
- 3 Analyzing open space minimums to ensure that ADUs can be built without compromising mature trees or permeable surfaces
- 4 Exploring height and size restrictions that feel contextually appropriate
- 5 Working with the Fire Department to ensure that detached ADUs have safe fire access options



Support for Homeowners

*Karen Rebaza, Deputy Director of Boston Home Center
Marcy Ostberg, Mayor's Office of Housing*

Financing

Cost to build an ADU:

- In Mattapan, the average construction cost for internal ADUs is \$96,894
- Large cost variability (\$15,000-\$300,000) due to existing conditions, size, and finishes
- Costs of external ADUs are expected to be higher
- Households fund these projects in a number of ways: savings, home equity, loans

What the City offers now to help with financing:

- \$50,000 zero percent interest deferred loan to income qualifying homeowners to build an ADU
- 22 homeowners have used these resources to build their ADU
- Additional funding in this years budget will support 20 more ADU loans

What the City is exploring:

- Working with local banks to offer competitive loan for ADU construction

Who is eligible?

- Boston residents who own and occupy a 1-3 unit home
- Annual household income does not exceed 135%
- Less than \$75,000 in financial assets, excluding funds used for ADU

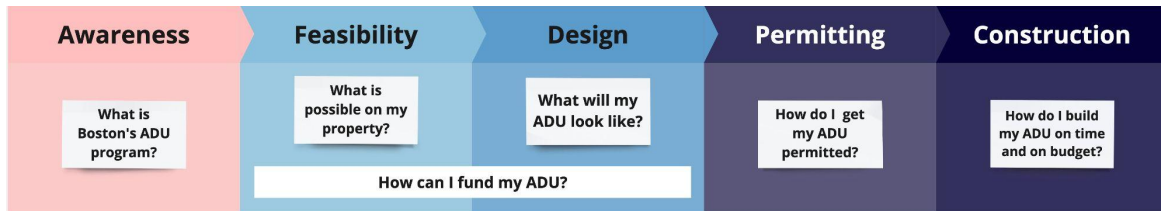
For more information:

www.boston.gov/adu-toolkit

Process

Process for building an ADU

Building an ADU is a new experience for most homeowners



What the City offers now to help navigate the process:

- ADU Toolkit: Online resource describing regulations, process, and financing www.boston.gov/adu-toolkit
- ADU Design Workshop: monthly meeting for homeowners to get site specific feedback on their plans from city staff

What the City is exploring:

- Increased staff support to field questions and connect homeowners to resources
- Technical assistance for feasibility and design
- Training for professionals to increase pool of architects and contractors available

ADDITIONAL DWELLING UNIT PROGRAM

MAJOR'S OFFICE OF HOUSING

617-635-3880

ADU@BOSTON.GOV

12 CHANNEL STREET
9TH FLOOR
BOSTON, MA 02210

LEARN HOW TO MOVE FORWARD WITH THE PROCESS OF ADDING AN ADDITIONAL DWELLING UNIT (ADU) TO YOUR PROPERTY. YOU CAN ALSO APPLY FOR A 0% LOAN TO BUILD YOUR APPROVED DESIGN.

COMPLETE THE APPLICATION FOR THE ADU LOAN PROGRAM

ELIGIBILITY DESIGNING YOUR ADU HOW TO APPLY

The Additional Dwelling Unit Program allows owner occupants in the City of Boston to carve out a new space within their homes. They can create smaller, independent units, known as Additional Dwelling Units (ADUs) once the design has been approved. For those who qualify, we offer loans to build approved ADU designs.

To learn more about the ADU Pilot Program, including goals and lessons learned, visit the ADU Pilot Program page.

To stay up to date on the next steps of the ADU program – including ADU 2.0 for homeowners interested in turning existing exterior structures like carriage houses and underutilized garages into livable space – sign up for the email list.

ELIGIBILITY

You must meet these requirements to qualify for the Additional Dwelling Unit Program.

- Own a 1-, 2- or 3-family home within the city of Boston
- Live in that same home
- Plan to build your ADU in that same home
- Plan to build your ADU within the footprint of your home
- Plan to build your ADU above the Base Flood Elevation (BFE) if your home is in the FEMA Flood Zone, and you want to build a basement or first floor unit

DESIGNING YOUR ADU

The City of Boston Staff who run the ADU Workshop have put together an Informational video about the program.

WATCH THE VIDEO

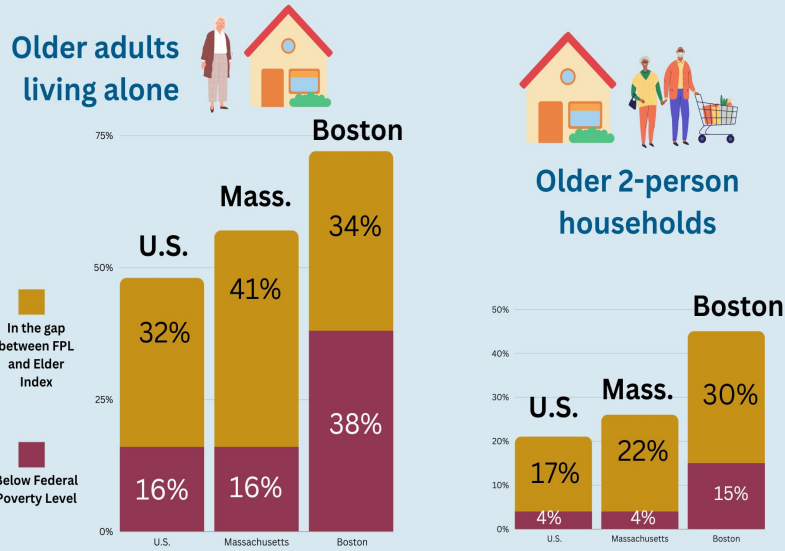
ADUs: A Solution for Aging in Place

Andrea Burns, Age Strong Commission

Boston is #1 for older adult economic insecurity in the US

TRUE COST OF AGING IN BOSTON

Economic insecurity rates for Boston, MA, and U.S., 2022

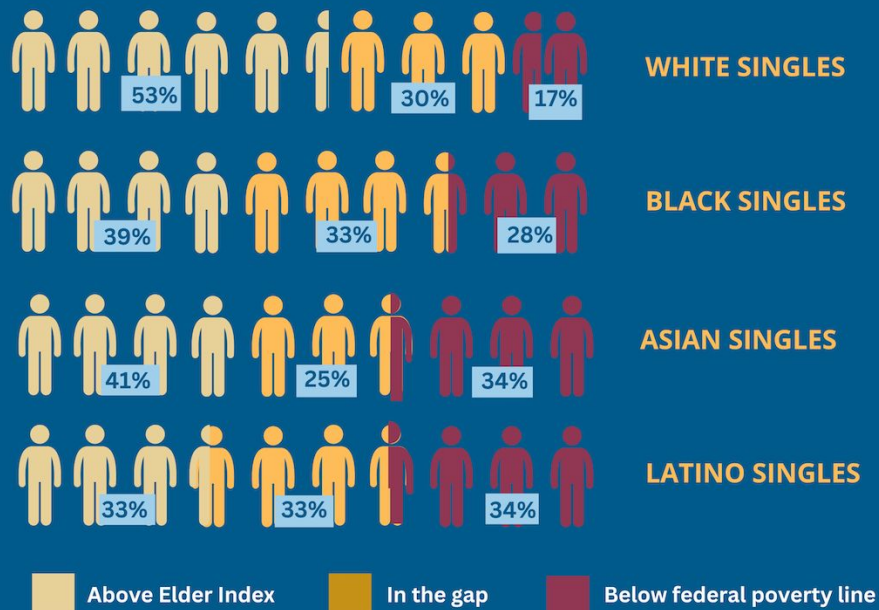


- More than 7 out of 10 single people 65+ and nearly 5 out of 10 couples do not have sufficient income to cover basic expenses.
- This is mainly due to the high cost of housing.
- The vast majority of older adults say they want to remain in their homes as they grow older.
- To remain in one's home can be more affordable than other options.
- Older adults on a fixed income do not have additional ways to increase financial security.
- ADUs are a way to leverage homes to increase income or provide homes for loved ones/family members.

ADUs can reduce economic and racial inequity

Racial and Ethnic Disparities In Economic Insecurity for Older Americans

ELDER INDEX 2022 REPORT



- Risk of economic insecurity is higher for older adults of color.
- Changes to the City's ADU program have made it more accessible, including interest free loans.
- The CEDAC Home Modification Loan Program potential source of funding for an ADU.
- In addition to economic security, ADU can help reduce social isolation and promote independence.

"Ensuring older people of color have equitable access to and awareness of programs and services designed to strengthen economic security," is one way to bridge the gap says, Jan Mutchler of the Elder Index.

What's Next?

Timeline for Implementation

Adriana Lasso-Harrier, BPDA
Marcy Ostberg, MOH

Implementation Timeline (2023)



**MAKE IT
POSSIBLE**

*Regulatory change to
enable more ADU types*

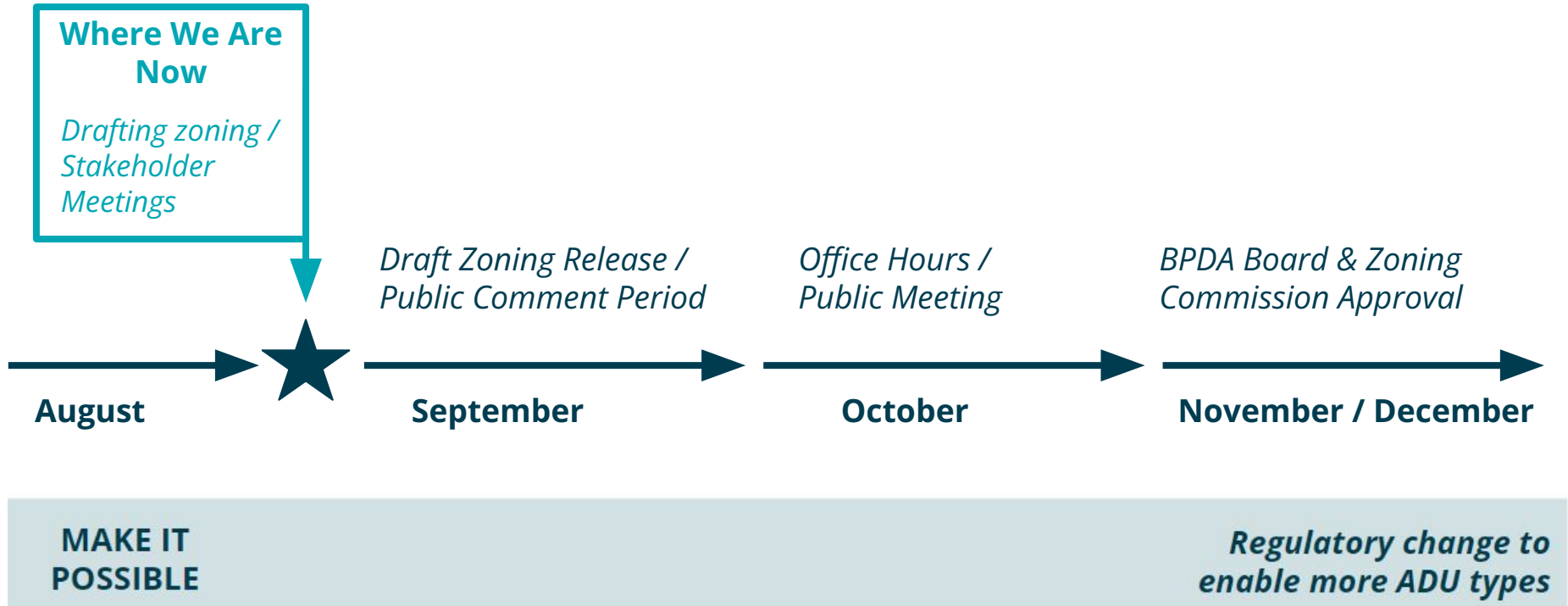
**MAKE IT
FEASIBLE**

*Expanded financing
tools available*

**MAKE IT
EASY**

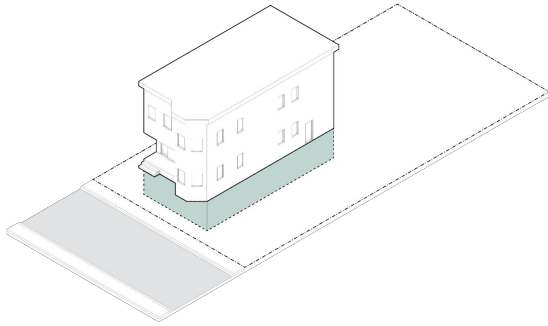
*Increased support
for homeowners*

Implementation Timeline (2023)

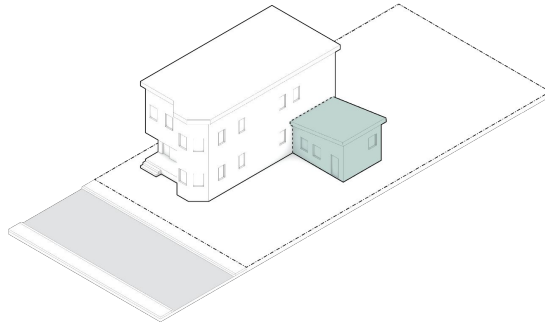


Discussion Questions

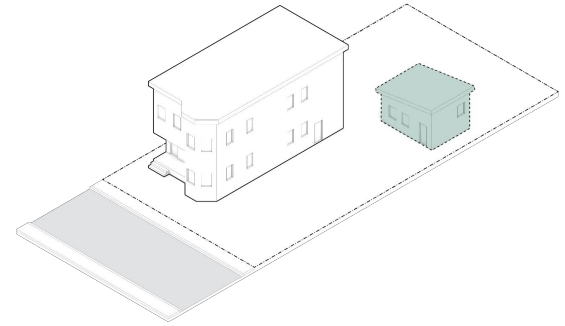
What are your hopes for the ADU program in Mattapan?



Internal ADU



Attached ADU



Detached ADU

What are your concerns about the ADU program in Mattapan?

When you think about ADUs in the backyard, what are some of the most important criteria that you feel must be addressed?



ADU in Seattle



ADU in Portland, Oregon

Right-sizing space between buildings & ADU placement to take advantage of limited yard space



ADU in Seattle

Ensuring that remaining yard space is composed of permeable materials



ADU in Portland, Oregon

When you think about detached or attached ADUs, what size guidelines feel important to define?



ADU in Seattle

Attached ADUs can be up to 50% of the square footage of the primary dwelling unit and up to two stories in height

300 sf



ADU in Eugene, Oregon

500 sf



ADU in Portland, Oregon

Detached ADUs can be up to 1200 sf and up to two stories in height

700 sf



ADU in Washington State

1200 sf

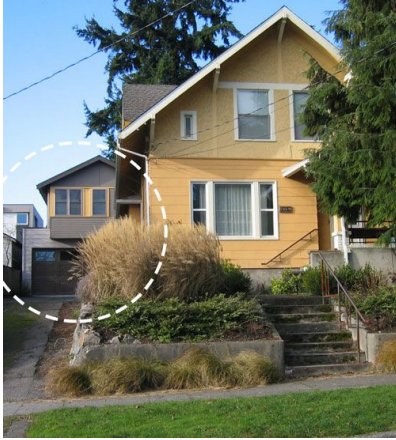


ADU in Southern California

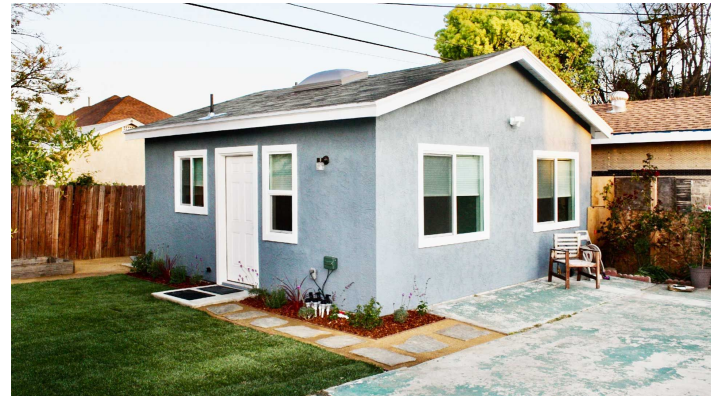
Photo resources (to be used in slides)

New External Structures

attached



detached



External Conversions (potential structures, Boston)



External Conversions (conversion examples)





<https://www.havendesignbuild.org/accessory-dwelling-units>



<https://hammerandhand.com/portfolio/super-efficient-adu/>



<https://truebuilthome.com/home-plans/keyport/>



<https://www.rainbowvalleyinc.com/portfolio/square-one-villages-emerald-village-eugene/>

Karl has made some really nice graphic showing the fire code issues. It might be helpful to also have one graphic that just shows the different types of ADUs in a very simplified way (kinda like the one below).

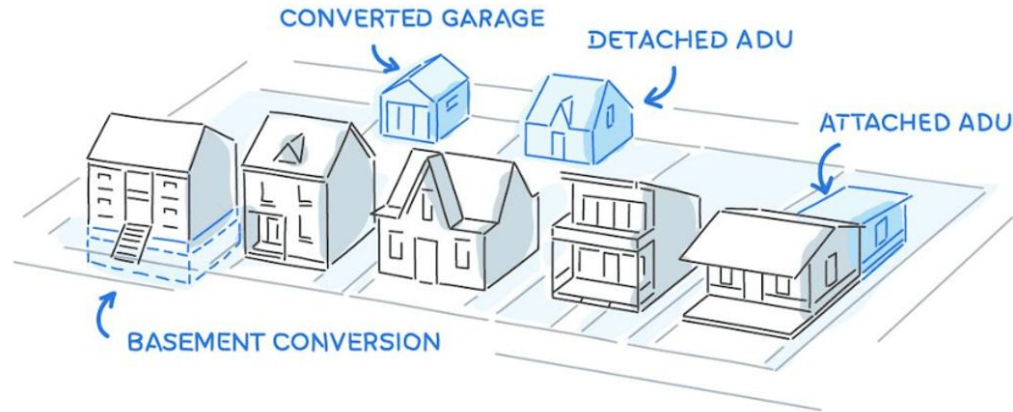


Image credit: www.hausable.com