

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

April 7, 2025



Planning Department

CITY of **BOSTON**

MEETING RECORDING

At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

Also, it is possible that participants may 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.

If your camera and microphone are off, you can still participate through the text chat feature.

INTERPRETATION



“Spanish” –for Spanish

“Haitian Creole” –for Haitian Creole

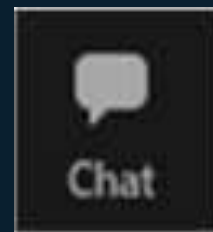
“English” – for English

“Cape Verdean Creole” - Cape Verdean Creole

ZOOM TIPS

Welcome! Here are some tips on using Zoom for first-time users.

Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box, or press *9 on your phone



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press *6.



Turns your video on/off

ZOOM ETIQUETTE



We want to ensure that this conversation is a pleasant experience for all attendees.

- **Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.**
- **Please be respectful of each other's time.**
- **We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.**
- **If we are unable to get to your question at this meeting please put them in the Chat at the end or email christine.brandao2@boston.gov**

|

AGENDA



- 1. RSMPOC Welcome**
- 2. MOH: Home Center**
- 3. Drexel Village**
- 4. 2147 Washington Street**

1. RSMPOC Welcome



RSMPOC OVERVIEW AND UPDATES



First Monday of the month

January 5, 2025

February 3, 2025

March 3, 2025

April 7, 2025

May 5, 2025

June 2, 2025

July 7, 2025

****No Meeting in August****

September 8, 2025

October 6, 2025

November 3, 2025

****No Meeting in December****

RSMPOC RESPONSIBILITIES



- **The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the Roxbury Strategic Master Plan (RSMP).**
- **The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations.**
- **The RSMPOC oversees the implementation of the Roxbury Strategic Master Plan and PLAN: Nubian Square.**

JOIN. ENGAGE. TAKE ACTION



- **Join:** Join the Roxbury Strategic Master Plan Oversight Committee, and/or a Project Review Committee (PRC).
- **Engage:** Attend public meetings. Ask questions. Invite neighbors, Roxbury civic groups and organizations, businesses, abutters or other community affiliates to public meetings.
- **Take Action:** Review and comment on projects, developments, and the planning initiative.

For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

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**

2. MOH: Home Center



MAYOR'S OFFICE OF HOUSING

2025

CITY *of* BOSTON



CITY OF BOSTON
MAYOR Michelle Wu

MAYOR'S
OFFICE OF
HOUSING

POLICY CHANGES TO HOMEOWNERSHIP RESTRICTIONS (2022)



Component	Original Terms	Revised Terms (<i>Effective for homeownership projects funded through the Commonwealth Builder program where the date of the construction loan closing is on or after April 1, 2022</i>)
Length of Restrictions	30 years with the City's option to extend for an additional 20.	30 years
Cap on Appreciation	Up to 3% of the purchase price of the home for each full year of ownership, compounded annually	Up to 5% of the purchase price of the home for each full year of ownership, compounded annually
Cap on Capital Improvement Expenses	Up to 1% of the purchase price of the home for each full year of ownership	Up to 3% of the purchase price of the home for each full year of ownership
Transfers to Immediate Family Members	Immediate family must occupy the home as their primary residence and meet income eligibility criteria	Immediate family, including those related by blood, marriage, or adoption, must occupy the home as their primary residence (but are no longer required to meet income eligibility criteria)

THE BOSTON HOME CENTER

Homebuyer Financial Assistance Programs (FAP)

- **Down payment and closing cost assistance for eligible First Time homebuyers purchasing in the City of Boston**
- **Assistance is a grant with no repayment required**



THE BOSTON HOME CENTER

Homebuyer Financial Assistance Programs

General Eligibility for all programs

- A first time homebuyer (have not had an interest in a residential property within the past 3 years)
- A graduate of a CHAPA approved Homebuyer 101 class
- Obtain a first mortgage pre-approval from one of our participating mortgage lenders
- Purchasing a condominium, single family, two family or three family home
- Property must be located in Boston and be buyer's primary residence
- Contribute, from own funds, at **least** 1.5% of the purchase price for a condo, single family or two family and at **least 3.0%** of the purchase price for a 3 family
- Buyer's **household assets** cannot be more than \$100,000
 - including gifts of equity **but not including restricted retirement accounts**



THE BOSTON HOME CENTER

Traditional Financial Assistance Program

Maximum household income limit of 135% AMI

Program Requirements, Eligibility and Guidelines:

- For Households with incomes less than 100% Area Median Income applicants can receive down payment assistance of 5% of the purchase price, plus closing costs assistance, up to a maximum grant of \$50,000 for a condo, single-family, two-family or three-family home.
 - For Households with incomes between 101-135% Area Median Income applicants can receive down payment assistance of 5% of the purchase, plus closing costs assistance, up to a maximum grant of \$35,000 for a condo, single-family, two-family or three-family home.
- Application can be accessed on website**



THE BOSTON HOME CENTER

ONE+ Boston Financial Assistance Program

Maximum household income limit of 100% AMI

Program Requirements, Eligibility and Guidelines:

- Proof that you are a City of Boston resident OR are currently working in the City of Boston OR you were a City of Boston resident in the past two years
- You must meet all of the qualifying requirements for the ONE+ Boston Mortgage, including ONE+ Boston household income limits
- To begin, you must first meet with a ONE+ Boston participating Lender (you can find them on our website)-**BEFORE** applying for assistance with the City of Boston (application cannot be accessed on our website)



THE BOSTON HOME CENTER

ONE+ Boston Financial Assistance Program

Maximum household income limit of 100% AMI

This program in conjunction with ONE+ Boston Mortgage from MHP provides the following Homebuyer Benefits:

- A down payment assistance grant of 5% of the purchase price, plus closing costs, for a condo, single-family, two-family or three-family home

AND

- An interest rate discount of 1% **OR** 2% to the already discounted ONE Mortgage rate.
- The interest rate discount will be based on Household AMI

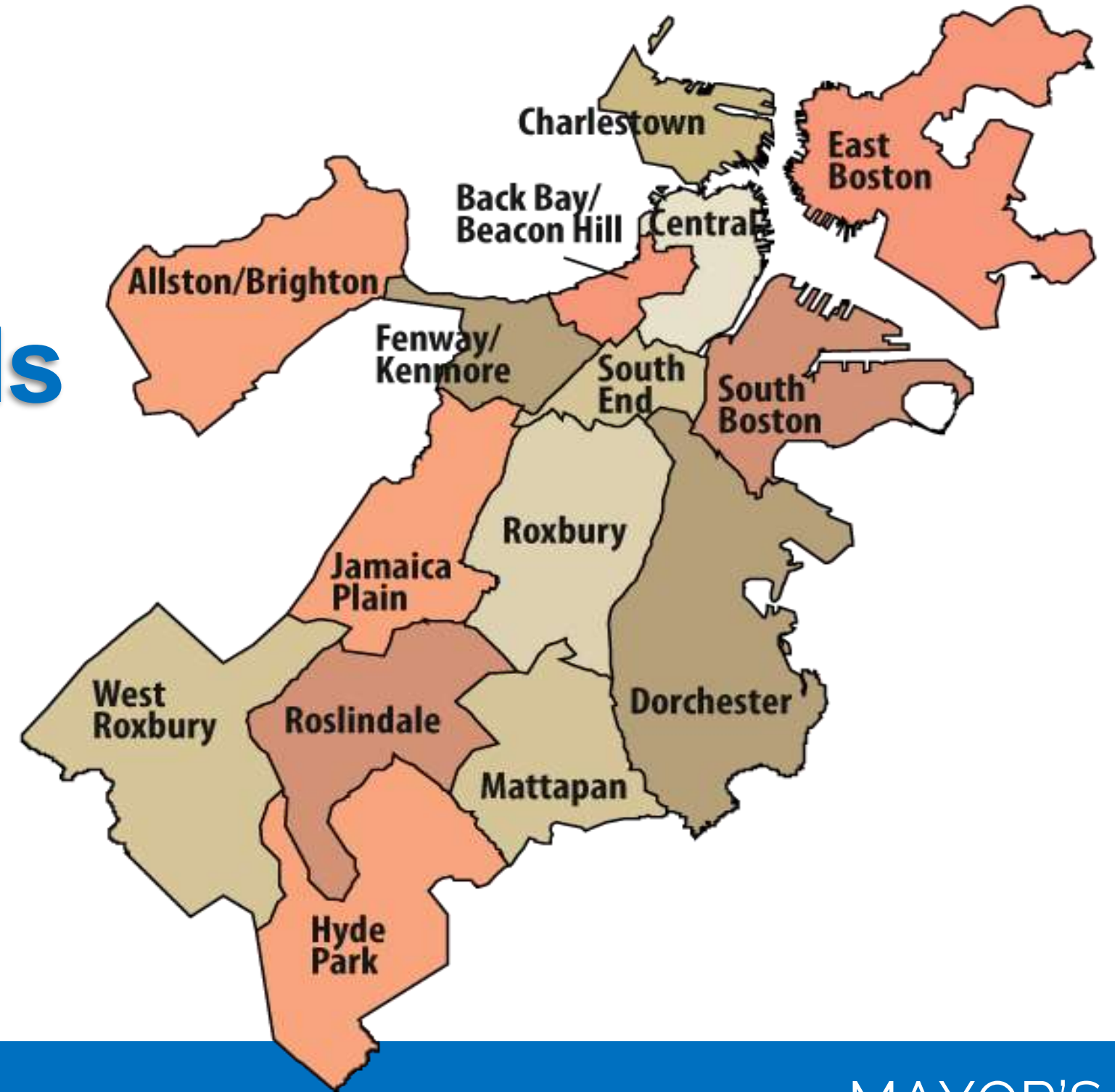
(Note: Grant award plus Interest rate discount funds cannot exceed \$75,000)

Application cannot be accessed on website, will be sent via email



THE BOSTON HOME CENTER

City of Boston Neighborhoods



THE BOSTON HOME CENTER

Co-Purchasing Pilot Program

- ❖ Designed to support households purchasing a multi-family property together who **do not** qualify for existing affordable mortgage products and have a combined income **exceeding 135% AMI**
- ❖ The City will provide down payment and closing costs assistance in the form of a **zero-percent interest, deferred loans**
(payable upon sale, transfer, or refinance)



THE BOSTON HOME CENTER

Co-Purchasing Pilot Program

General Program Requirements

- Each co-purchasing household must meet the FAP program eligibility requirements
- A co-ownership agreement is required
- Eligible Properties must:
 - be a two- or three-family home in the City of Boston
 - have as many vacant, unoccupied units as participating households listed as joint owners on the mortgage

Website: www.boston.gov/co-purchasing

Guide: [Guide to Co-Purchasing](#)



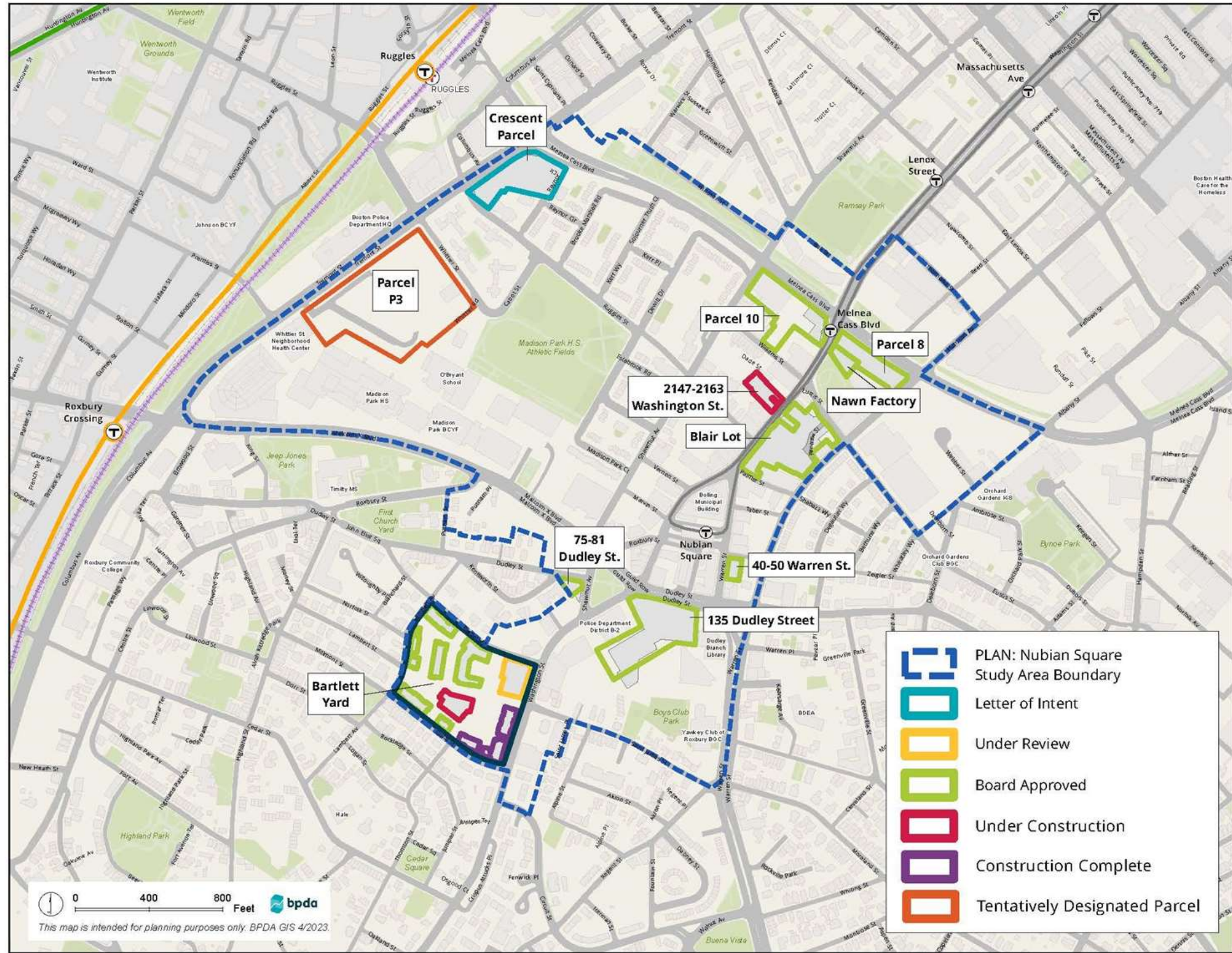
3. Drexel Village



Real Estate Disposition Status



Article 80 Project Phase



Drexel Village (Crescent Parcel)



Current Project Phase: 1

Proposed Project Highlights: 217 affordable and mixed-income housing units, ground floor retail, residential amenity space, community space, daycare space, a parking garage, bicycle parking, renovation of the existing St. Katharine Drexel Parish Center, and new public open space with public art, passive recreation space, playground space and pathways to pedestrian and open space networks in the area.

- Land SF: +/- 110,400
- Gross Floor Area: +/- 343,273

Development Entities: Drexel Village LLC

Drexel Village (Crescent Parcel)



Project Rendering



Drexel Village (Crescent Parcel)



Project Rendering



Drexel Village (Crescent Parcel)



Project Rendering



Drexel Village (Crescent Parcel)



Project Site Plan



Drexel Village (Crescent Parcel)



Regulatory Milestones & Timeline

Date or Expected Date

Stabilized Occupancy	October 2029
Construction Completion	June 2029
50% Construction Completion	April 2028
Construction Start	February 2027
Completed Financing	February 2026
State Subsidy Awards	December 2025
City Subsidy Awards	June 2025
Public Improvement Commission Approval	May 2025
Article 80 Board Approval	January 2025
BCDC Approval* 100,000 sq ft or significant public realm	November 2024
Article 80 Review Start (LOI Filed)	October 2023
BPDA or Mayor's Office of Housing (MOH Developer Designation)	November 2021

Drexel Village (Crescent Parcel)



Project Uses and Programming

Parking Spaces (# of spaces) +/- 60

Commercial (sq.ft.) +/- 1,594

Office (sq.ft) +/- 2,300

Cultural (sq.ft) +/- 20,975

Residential (sq.ft.) +/- 219,842

Open Space (sq.ft.) +/- 76,500

Parking (sq.ft.) +/- 25,966

Drexel Village (Crescent Parcel)



Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Up to 50% AMI (Includes homeless set-aside) <i># of Units / Average Rent</i>	Middle Income Up to 60% AMI <i># of Units / Average Rent</i>	Middle Income Up to 80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent (100% AMI, 120% AMI, Market Rate)</i>	Total Rental Units
Studio	6 / \$856		1 / \$1,713	4 / \$2,284	8 / \$2,441	19
1 Bedroom	15 / \$918	4 / \$1,530	4 / \$1,836	14 / \$2,448	14 / \$2,702	51
2 Bedroom	21 / \$1,101	2 / \$1,836	13 / \$2,203	38 / \$2,938	21 / \$3,304	95
3+ Bedroom	8 / \$1,273	4 / \$2,121	1 / \$2,546	2 / \$3,395	5 / \$3,862	20
Total Units	50	10	19	58	48	185
Percent Total Units	27%	5%	10%	31%	26%	

Drexel Village (Crescent Parcel)



Homeownership Units Overview

	Middle Income Up to 80% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Middle Income Up to 100% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Up to Market Rate <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Total Homeownership Units
Studio				
1 Bedroom	6 / \$230,000 / \$205,000	3 / \$300,000 / \$269,000		9
2 Bedroom	15 / \$270,000 / \$242,000	7 / \$350,000 / \$313,000		22
3+ Bedroom	1 / \$310,000 / \$278,000			1
Total Units	22	10		32
Percent Total Units	69%	31%		

* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size.

Drexel Village (Crescent Parcel)



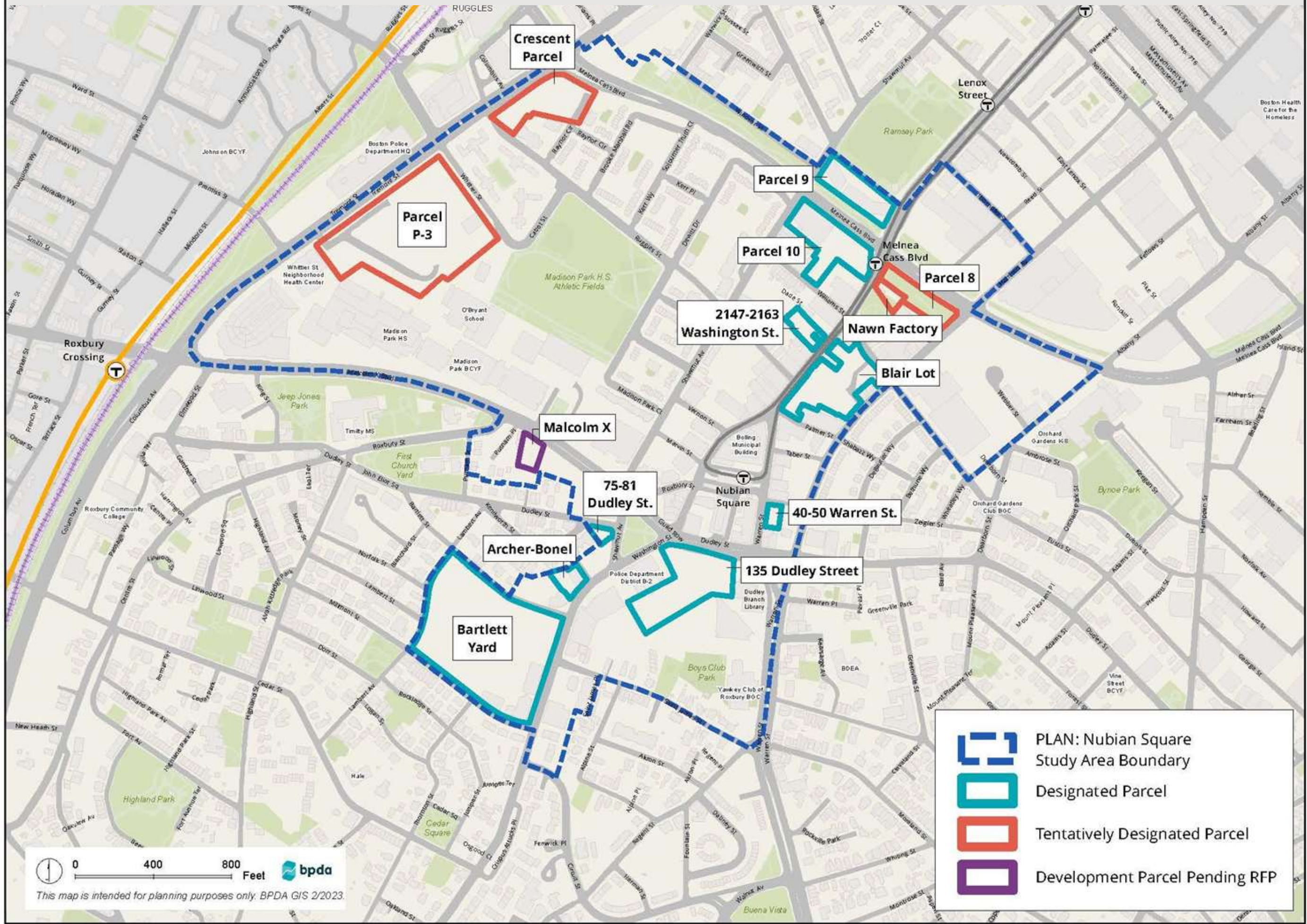
Job Creation in Percentages

Created	TBD
Minority/Women Business Enterprises (MWBE) Created	TBD
Projected	8 permanent jobs (property management operations)


4. 2147 Washington Street



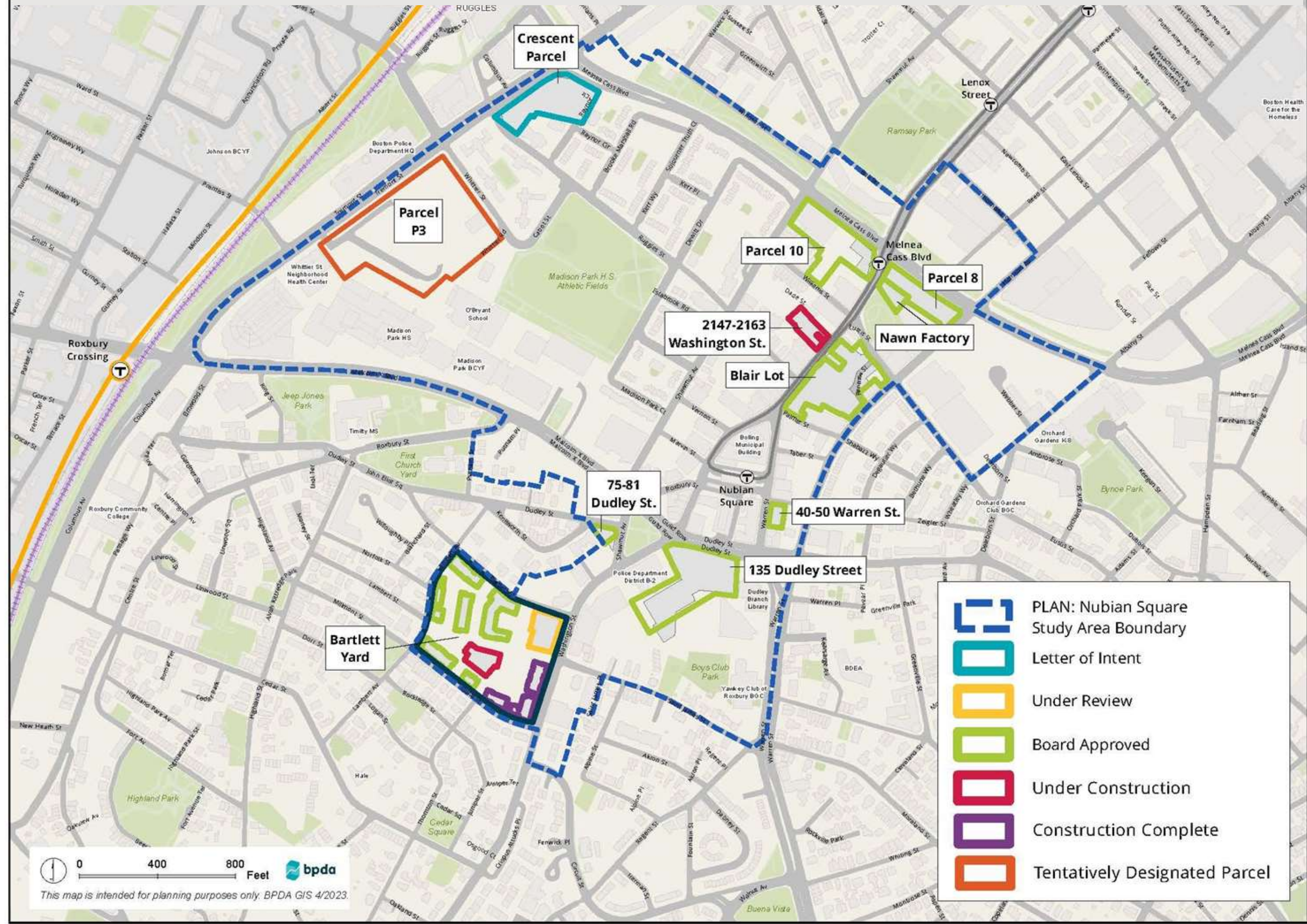
Real Estate Disposition Status



-  PLAN: Nubian Square Study Area Boundary
-  Designated Parcel
-  Tentatively Designated Parcel
-  Development Parcel Pending RFP

0 400 800 Feet 
 This map is intended for planning purposes only. BPDA GIS 2/2023.

Article 80 Project Phase



2147 Washington St.



Current Project Phase: Under Construction

Proposed Project Programming Highlights:

- Land sq.ft: 23,000 sf
- Gross floor area: 99,000 sf
- New Construction: Yes

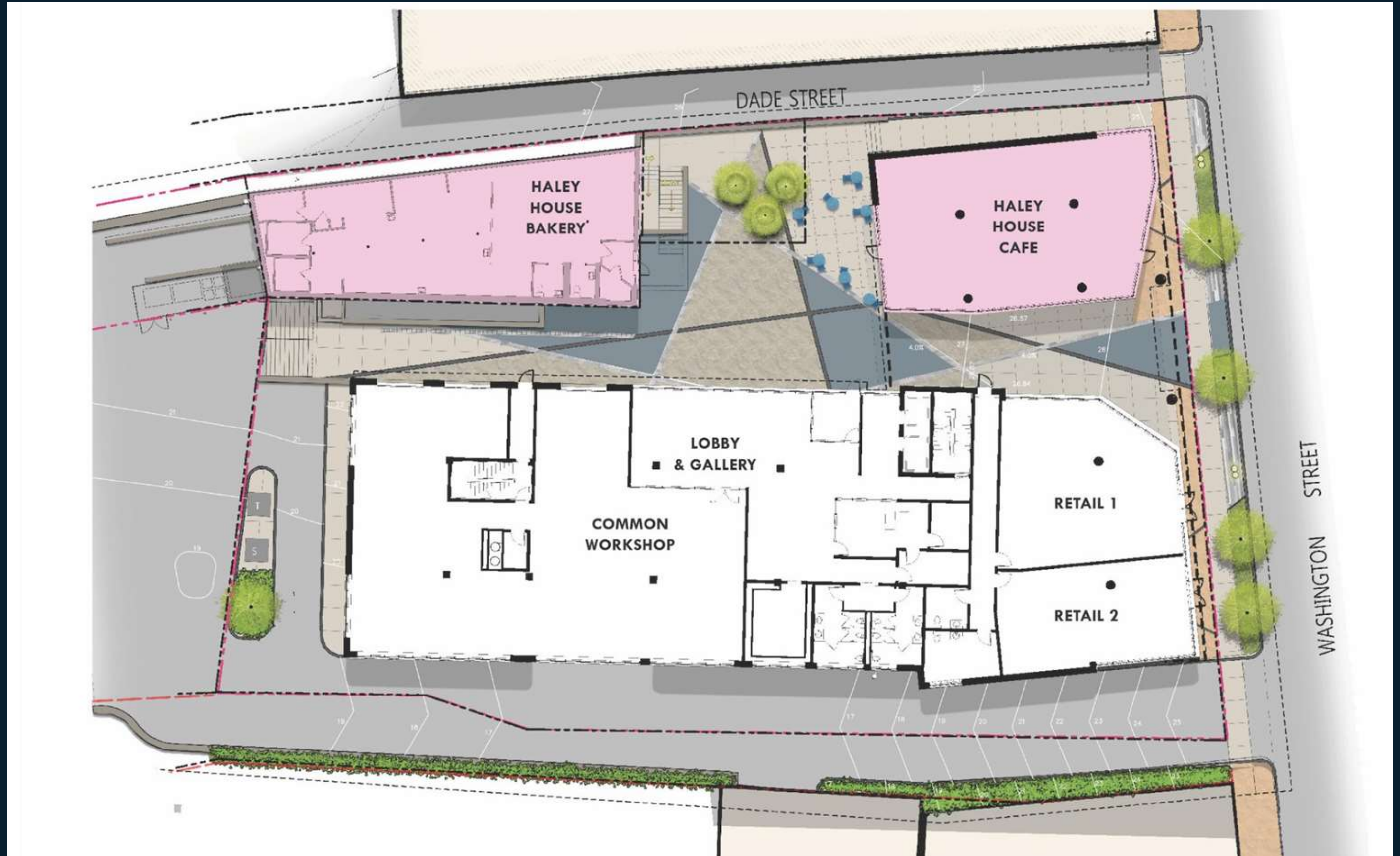
Development Entities: New Atlantic Development LLC and DREAM Collaborative LLC (50/50 joint venture)



2147 Washington St.



Project Site Plan



2147 Washington St.



Regulatory Milestones & Project Schedule

Stabilized Occupancy	Projected June 2025
Construction Completion	April 2025
98% Construction Completion	April 2025
Construction Start	May 2022
Completed Financing	April 2022
State Subsidy Awards	October 2021
City Subsidy Awards	January 2021
Public Improvement Commission Approval	December 2021
Zoning Board of Appeal Board (ZBA)	November 2020
Article 80 Board Approval	February 2020
BCDC Approval* 100,00 sqft or significant public realm	N/A
Article 80 Review Start (LOI Filed)	September 2019
BPDA or Mayor's Office of Housing (MOH Developer Designation)	June 2019

2147 Washington St.



Project Uses and Programming

Parking Spaces (# of spaces)	Garage – 32; Surface - 11
Commercial (sq.ft.)	4,200 sf
Office (sq.ft)	0
Cultural (sq.ft)	4,100 sf
Residential (sq.ft.)	90,700 sf
Open Space (sq.ft.)	4,900 sf
Other Uses (please specify) (sq.ft.)	NA

2147 Washington St.



Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income 30-50% AMI (Includes homeless set-aside) <i># of Units / Average Rent</i>	Middle Income 60-80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio	\$0- \$499	\$499-\$879	\$1,068-\$1,447	\$1,825	7
1 Bedroom	\$0- \$590	\$590-\$1,031	\$1,252-\$1,695	\$2,136	31
2 Bedroom	\$0- \$659	\$659-\$1,164	\$1,417-1,921	\$2,426	20
3+ Bedroom	\$0- \$734	\$734-\$1,303	\$1,586-\$2,154	\$2,721	4
Total	(8)	26	36	0	62
Percent of Total Units	(13)	42	58	0	100%

AMI is an acronym for Average Median Income. AMI is based on where you live and your household size.

2147 Washington St.



Homeownership Units Overview

	Middle Income 60-69% AMI <i># of Units / Average Sales Price / Average Mortgage Price</i>	Middle Income 70-79% AMI <i># of Units / Average Sales Price / Average Mortgage Price</i>	Middle Income 80-89% AMI <i># of Units / Average Sales Price / Average Mortgage Price</i>	Middle Income 90%-100% AMI <i># of Units / Average Sales Price / Average Mortgage Price</i>	Up to Market Rate <i># of Units / Average Sales Price / Average Mortgage Price</i>	Total Homeownership Units
Studio	NA	NA	NA	NA	(1) \$292,800 / \$1,960 *	1
1 Bedroom	NA	(1) \$180,200 / \$1,204 per month*	NA	(1) \$280,700 / \$1,870*	NA	2
2 Bedroom	NA	(3) \$213,700~ / \$1,430 per month *	NA	(3) \$326,000 / \$2,180 *	(2) \$550,000- Market / \$3,680 per month **	8
3+ Bedroom	NA	NA	NA	NA	(1) \$575,500 – Market / \$3,850 per month **	1
Total Units	NA	4	NA	4	4	12
Percent Total Units	NA	33	NA	33	33	100%

*Subject to BPDA maximum sales prices, prevailing interest rates and down payments amounts

**Market rate units sales prices are subject to current market conditions

AMI is an acronym for Average Median Income.

2147 Washington St.



Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	Currently under construction
Projected	
Minority/Women Business Enterprises (MWBE) Projected	150 jobs (currently under construction)



2147 Washington St.

BRJP Report for Projects Under Construction

		BRJP Reporting						
		Payroll Period 11/18/24 - 03/09/25						
		People of Color		Women		Boston Resident		
Contractor	Trade	Hours	%	Hours	%	Hours	%	Total Hours
Kaplan	General Contractor	3627	100%	481	13%	2495	69%	3627
New England Plumbing Solutions	Plumbing	8	0%	0	0%	475	29%	1642
Clark Construction	Misc Metal	24	48%	0	0%	26	52%	50
NHK	Electrical	1223	112%	0	0%	437	40%	1092
Exterior Designs	Siding	407.5	100%	0	0%	50	12%	407.5
A&E Fire	Sprinkler	0	0%	0	0%	0	0%	191
KONE *Union	Elevator	0	0%	0	0%	24	0%	268
First Nick	Painting	2918	100%	0	0%	614.5	21%	2918
Emmanouil	Landscape	269	14%	0	0%	0	0%	1950.5
Nationwide	Flooring	552	100%	0	0%	328	59%	552
Environmental Systems Engineering	HVAC	761	100%	60	8%	316	42%	761
		9789.5	73%	541	4%	4765.5	35%	13459

2147 Washington St.

BRJP Report for Projects Under Construction

I. Overall Numerical Compliance					
Report Run Date: 03/20/25					
Includes Work Records from: 06/12/22 - 03/09/25					
Workhours #	Workers #	Contractors #	Residents %	POC %	Women %
128,431	359	29	25%	78%	5%

THANK YOU

RSPMOC Co-Chairs

Norm Stembridge & Steven Godfrey

STAY CONNECTED: bit.ly/theRSMPOC

Christine Brandao

christine.brandao2@boston.gov



Planning Department

CITY of BOSTON