Interpretation

If you have a laptop/desktop: look for the globe and select English, Spanish, Cantonese, Haitian Creole, Mandarin.
Please remain muted through the presentation. We will reserve ample time (at least 1 hour) for questions, comments, and ideas at the end of the presentation.

During the feedback portion of the workshop we will call on people to unmute themselves to share. The chat function will also be available for questions or comments during the feedback session.
Egleston Square Affordable Housing & Public Libraries Workshop

4/29/2021

Kim Janey, Mayor
Sheila Dillon, Director of Department of Neighborhood Development
Dion Irish, Chief of Operations
David Leonard, Director of Boston Public Library
Kerrie Griffin, Director of Public Facilities Department
Aisha Miller, Chief of Civic Engagement Office of Neighborhood Services
Our Community Agreements

- I am committed to active listening and engaging with the community present
- I will listen and respond to others with care & compassion,
- I acknowledge and embrace that I might meet people of different backgrounds and perspectives than my own
- I understand that my perspective might be challenged
- I will share from my own personal experience and step back to open space for the voice of others
Who is here today...

- Community members including residents, representatives from neighborhood based groups/organizations, elected officials, and more!
  
  *(We will be sharing a link to a survey at the end of the presentation)*

- Housing iLab (in partnership with Department of Neighborhood Development & Mayor’s Office of New Urban Mechanics)
- Boston Planning & Development Agency
- Boston Public Library
- Public Facilities Department
- Boston Transportation Department
- Mayor’s Office of Neighborhood Services
We hope we leave this space with the following:

1. Deepened understanding of **community priorities & needs** around neighborhood development
2. Deepened understanding of **current housing landscape** in Egleston Square
3. Enhanced sense of **connection between affordable housing + public libraries program with other existing/ongoing initiatives** (Plan JP/Rox, transportation investments, etc.)
4. Increased **knowledge about affordable housing + public libraries history**, concept, and future opportunities
5. Better understanding of the **challenges & opportunities** that exist for potential affordable housing + public library projects
Our Discussion Topics

Housing & Egleston Square (Taylor, Housing iLab)
- What does Egleston’s housing landscape look like?
- Where does Housing + Public Libraries fit in?

Affordable Housing in Boston (Joe, DND)
- How do we define housing affordability?

Co-Locating Housing & Public Buildings (Taylor, iLab)
- What is co-location? (Breaking down “mixed-use”)
- What are the tradeoffs in affordable housing + public library projects?
Meeting Format

This meeting will include an oral and visual presentation and several ways to express your perspective

- Raise your hand
- Type your question/comment
- Participate in live polling!
Housing & Egleston Square
What does Egleston Square’s neighborhood & housing landscape look like?
Egleston Square is home to a number of different communities including residents, small businesses, and neighborhood based organizations. There are 4,407 households in Egleston, **3,392 are renter households** and **1,015 owner households**.
Renters in Egleston

In Egleston Square, **37%** of all renter households are housing cost burdened.*

This burden is not evenly distributed by income:

<table>
<thead>
<tr>
<th>Income</th>
<th>Paying 30-50% of income on rent</th>
<th>Paying &gt;50% of income on rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total HHs</td>
<td>[Income &lt;$20K] Total HHs]</td>
<td>[Income $20K-$50K Total HHs]</td>
</tr>
<tr>
<td>1,371</td>
<td>28%</td>
<td>38%</td>
</tr>
<tr>
<td>759</td>
<td>32%</td>
<td>28%</td>
</tr>
<tr>
<td>245</td>
<td>64%</td>
<td>14%</td>
</tr>
<tr>
<td>244</td>
<td>34%</td>
<td>0%</td>
</tr>
<tr>
<td>773</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>

*Renter households in lower income brackets are disproportionately rent burdened*

*Housing cost burdened means a household is spending more than 30% of their income on housing.*
Homeowners in Egleston

In Egleston Square, 6% of all owner households are housing cost burdened.

Again, this burden is not evenly distributed by income:

<table>
<thead>
<tr>
<th>Income</th>
<th>Total Household</th>
<th>Paying 30-50% of income on housing</th>
<th>Paying &gt;50% of income on housing</th>
<th>Total HHs</th>
<th>Paying 30-50% of income on housing</th>
<th>Paying &gt;50% of income on housing</th>
<th>Total HHs</th>
<th>Paying 30-50% of income on housing</th>
<th>Paying &gt;50% of income on housing</th>
<th>Total HHs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;$50K</td>
<td>Total Household</td>
<td>165</td>
<td>27%</td>
<td>58%</td>
<td>194</td>
<td>36%</td>
<td>4%</td>
<td>97</td>
<td>23%</td>
<td>0%</td>
</tr>
<tr>
<td>Income $50K-$75K</td>
<td>Total HHs</td>
<td>194</td>
<td>36%</td>
<td>4%</td>
<td>97</td>
<td>23%</td>
<td>0%</td>
<td>559</td>
<td>6%</td>
<td>0%</td>
</tr>
</tbody>
</table>

*Homeowner households in lower income brackets are disproportionately housing cost burdened.*
Egleston Square is home to residents with many different racial and ethnic identities as well as familial arrangements.

**BIPOC households represent over 70%** of Egleston’s resident population. **Households with children represent 22%** of the neighborhood’s resident population. **Additionally 27% of households include a member over 65+ years of age.**
What type of residential buildings exist in Egleston Square?
There are 4,543 housing units in Egleston Square.
Housing Units in Egleston Square (by Building Type)

- 10+ Units: 22.1%
- 1 Family: 13.2%
- 2 Family: 9.2%
- 5-9 Units: 17.1%
- 3-4 Family: 38.5%
New Residential Buildings in Egleston Square

Between 2011-2020 there have been 682 new homes developed in Egleston Square. 59% of new housing permitted in Egleston has been income restricted.

While 47% of housing in Egleston Square is income restricted (compared to citywide average of 19%), the neighborhood need still exceeds the available housing stock. As an example, a lottery in 2018 for a 100% affordable development saw 3,000 applications for 49 units.

<table>
<thead>
<tr>
<th>Snapshot of Affordable Housing Developments in Egleston</th>
<th>Complete Date</th>
<th>Total New Units</th>
<th>New Owner Units</th>
<th>New Rental Units</th>
<th>Afford New Units</th>
<th>Afford New Owner Units</th>
<th>Afford New Rental Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walnut Avenue Apartments</td>
<td>4/21/2016</td>
<td>31</td>
<td>0</td>
<td>31</td>
<td>31</td>
<td>31</td>
<td>31</td>
</tr>
<tr>
<td>52 Montebello [3200 Washington Offsite]</td>
<td>4/5/2017</td>
<td>6</td>
<td>0</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>3200 Washington St (Rental)</td>
<td>9/30/2019</td>
<td>73</td>
<td>0</td>
<td>73</td>
<td>9</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td>3200 Washington St (Condo)</td>
<td>2/5/2020</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>3193 Washington St</td>
<td>12/24/2020</td>
<td>40</td>
<td>40</td>
<td>7</td>
<td>3</td>
<td>53</td>
<td></td>
</tr>
<tr>
<td>TOTALS</td>
<td></td>
<td>153</td>
<td>3</td>
<td>150</td>
<td>56</td>
<td>3</td>
<td>53</td>
</tr>
</tbody>
</table>
So in summary, Egleston Square is...

... incredibly diverse in the racial and ethnic identities of its residents

... home to a wide array of building sizes and types

... a place where residents both rent and own their homes

... a neighborhood with more affordable housing than typical in Boston

... but also a neighborhood where many residents are cost-burdened and where there is high demand for more affordable homes
How can city departments and agencies promote and preserve housing affordability & opportunity in Egleston Square?
Programs, Policies, & Initiatives to Increase Housing Affordability in Boston

Acquisition Opportunity Program
First Generation Loan Program
One+ Boston voucher program
City of Boston

Boston Housing Authority

Inclusionary Development Policy
Affirmatively Furthering Fair Housing Zoning

Emergency rental assistance

Affordable Housing Funding Round

Housing with Public Buildings

But how did we get here?
Explore: How can we improve core community assets & increase city's affordable housing stock?

1. Explore: How can we improve core community assets & increase city's affordable housing stock?
2. Release “Housing with Public Assets” RFI
3. Review and categorize ideas
4. Identify key considerations and priority buildings
5. BPDA moves forward with P12C and Uphams
6. DND narrows focus to municipal lots & libraries
7. DND joins ongoing BPL process in Fields Corner
8. DND/PFD/BPL test out blended process for library studies
9. Experiment: Creating framework for developing public library + housing

Housing with Public Buildings: A Journey Map

2017

ONGOING 2021
Income Restricted Housing in Boston
What is affordable housing?

Housing is considered “affordable” when a household spends no more than \( \frac{1}{3} \) of its income on rent and utilities.

<table>
<thead>
<tr>
<th>If your gross income is:</th>
<th>30% of your gross income would be:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$30,000</td>
<td>$900</td>
</tr>
<tr>
<td>$60,000</td>
<td>$1,800</td>
</tr>
<tr>
<td>$80,000</td>
<td>$2,400</td>
</tr>
</tbody>
</table>
What is affordable housing? (Key Terms)

- **Area Median Income** determined each year by federal government for different regions

- **Income restricted housing** refers to any properties where rents or sales prices are limited through public ownership and/or legal agreements with City, State, or Federal authorities.
"What type of housing do you hope to see more of in Egleston Square? Housing for..."
How can we further define affordability?
The income limits for a 2-person household are as follows:

- 30% AMI - $30,700
- 60% AMI - $61,440
- 80% AMI - $76,200
- 100% AMI - $95,200
Housing Scenario (2-person household)

An older adult couple has lived in Egleston Square for over 20 years and is interested in moving to a smaller, more age-friendly home in the neighborhood. They are open to renting but would also be interested in purchasing a smaller home, such as a condo.

What housing options exist for this household?
<table>
<thead>
<tr>
<th><strong>Market Rent in Egleston Square (1-Bedroom)</strong></th>
<th><strong>$1,950</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Income restricted @ 30% AMI</td>
<td><strong>$525</strong></td>
</tr>
<tr>
<td>Income restricted @ 60% AMI</td>
<td><strong>$1,120</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Market Sale in Egleston Square (Condo)</strong></th>
<th><strong>$637,000</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Income restricted @ 80% AMI</td>
<td><strong>$186,400 (1-bedroom)</strong></td>
</tr>
<tr>
<td>Income restricted @ 100% AMI</td>
<td><strong>$248,600 (1-bedroom)</strong></td>
</tr>
</tbody>
</table>
The income limits for a 3-person household are as follows:

- **30% AMI** - $32,150
- **60% AMI** - $64,300
- **80% AMI** - $85,700
- **100% AMI** - $107,100
Housing Scenario (3-person household)

A single parent recently learned that their child was accepted to a BPS school in Egleston Square. The pair currently lives in a market rate apartment in Dorchester with an extended family member, but they are rent burdened and hoping to move closer to the neighborhood to have the flexibility for the child to walk or bike to and from school. This family is open to renting and would also be interested in purchasing a condo, 1, or 2 family home.
<table>
<thead>
<tr>
<th><strong>Market Rent in Egleston Square (2-Bedroom)</strong></th>
<th>$2,300</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income restricted @ 30% AMI</td>
<td>$586</td>
</tr>
<tr>
<td>Income restricted @ 60% AMI</td>
<td>$1,266</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Market Sale in Egleston Square (1-Family)</strong></th>
<th>$560,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income restricted @ 80% AMI</td>
<td>$222,900 (2-bedroom)</td>
</tr>
<tr>
<td>Income restricted @ 100% AMI</td>
<td>$288,700 (2-bedroom)</td>
</tr>
</tbody>
</table>
The income limits for a 4-person household are as follows:

- **30% AMI** - $34,700
- **60% AMI** - $71,400
- **80% AMI** - $95,200
- **100% AMI** - $119,000
Housing Scenario (4-person household)

A intergenerational household that includes two parents, an adult child, and grandparent is hoping to stay in the neighborhood where all family members currently receive medical care, attend religious services, and participate in neighborhood civic activities. They are looking for more space for their family that also allows for some separation. They are open to renting and would also be interested in purchasing a 3 family home.
<table>
<thead>
<tr>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Market Rent in Egleston Square (3-Bedroom)</strong></td>
<td>$2,700</td>
</tr>
<tr>
<td>Income restricted @ 30% AMI</td>
<td>$652</td>
</tr>
<tr>
<td>Income restricted @ 60% AMI</td>
<td>$1,417</td>
</tr>
<tr>
<td><strong>Market Sale in Egleston Square (3-Family)</strong></td>
<td>$800,000</td>
</tr>
<tr>
<td>Income restricted @ 80% AMI</td>
<td>$257,500 (3-bedroom)</td>
</tr>
<tr>
<td>Income restricted @ 100% AMI</td>
<td>$327,900 (3-bedroom)</td>
</tr>
</tbody>
</table>
What does affordability look like in Boston’s neighborhoods?
Neighborhood Homes Initiative, 2 family homeownership + rental unit

Hearth at Four Corners, completed, rental

DND funded projects
DND funded projects

Bartlett D, upcoming Passive House certified senior rental housing
DND funded projects

**Barton Rogers School**, LGBTQ senior housing/adaptive reuse, rental

**Highland Marcella**, energy positive, homeownership
Co-Locating Housing & Public Buildings
What does co-location look like and where do we see it?
Co-Location: Naturally occurring housing & commercial use
Co-Location: Artist Live/Work Edition

Brookside Artist Studios: (Jamaica Plain): 22 live/work spaces

Walter Baker Lofts (Dorchester): 13 live/work spaces

The Artist Building (Fort Point): Live/work cooperative; 47 live-work primary residences
Co-Location: Community Assets & Housing Edition

Teachers Village (Newark NJ): 3 charter schools; daycare facility; 203 apartments (1, 2, and 3 bedrooms)

Huntington House & YMCA (Boston, MA): 67 single room occupancy apartments operated by Boston Housing Authority
Co-Location: Public Buildings & Housing Edition

Northtown Branch (Chicago IL): CPL branch opened in March 2019 with 3 stories of senior affordable housing

Children’s area of Independence Branch Library (Chicago, IL): Includes residential development with 44 units for seniors: 30 residences reserved for Chicago Housing Authority, and 14 apartments for low-income individuals

Photos by James Florio
Reflections & Observations on co-location in Chicago
As an independent living facility, the Northtown Library and Apartments development does not have a full-time service provider onsite. However, residents can access the full range of services that the library offers at their doorstep, including a book club for seniors, cultural programming, an Artist in Residence, and intergenerational educational programming.

(HUD PD&R Edge Home “A True Home Library: Combining Housing With a Public Library on Chicago’s North Side”)

“I love the place,” said one Taylor Street resident, 62-year-old Ricarda Coleman, who formerly lived in the economically struggling Austin neighborhood. She goes downstairs to the library, she said, to get DVDs. Although some residents of Little Italy vociferously opposed the project, calling it a monstrosity, people in the neighborhood are “friendly,” she said. (Chicago Tribune August 2019 “Chicago shows how public housing and libraries can coexist and be visually stunning. Now we need more of them”)

The firm said the design “speaks to individuality amidst the collective, enabling residents to identify their house from the street in a conscious attempt to transcend the brutal pragmatism which has characterized Chicago’s past efforts.” (Curbed October 2019 “Looking at John Ronan’s colorful library and housing project in Irving Park”)

(Chicago Tribune August 2019 “Chicago shows how public housing and libraries can coexist and be visually stunning. Now we need more of them”)
Co-Location: Key Considerations Identifying Public Buildings

When assessing the potential for bringing together multiple uses we focus on the following factors:

- **Location**
  - Proximity to public transportation;
  - Relationship to surrounding neighborhood context
- **Type of existing building**
  - Gathering space? Current uses? Emergency services?
- **Coordination between building uses**
  - Meeting the needs of communities who access existing public building
  - Meeting the needs of those who staff existing public buildings
Co-Location: Understanding the Challenges & Opportunities

- Lengthening the development timeline
- Available financing/funding options
- Concerns about parking and implications for traffic
- Preserving the *public* nature of public buildings
What is the potential of affordable housing + public library projects?
Outlining the potential of co-locating housing & libraries

- Promoting more creativity in use and redevelopment of public buildings
- Meeting citywide and neighborhood housing needs
- Fostering climate, social, and economic resilience

Maximizing public good on public land
Questions? Comments? Ideas?

Help shape a list of FAQs for this initiative
Our Community Agreements

- I am committed to active listening and engaging with the community present
- I will listen and respond to others with care & compassion,
- I acknowledge and embrace that I might meet people of different backgrounds and perspectives than my own
- I understand that my perspective might be challenged
- I will share from my own personal experience and step back to open space for the voice of others

Please keep comments to three minutes or less to allow space for all community members to participate
What’s next?

- Upcoming community meeting for library programming study on May 18th (visit [library project page](https://libraryprojectpage.com))
- Share your contact information and thoughts about housing with public buildings by completing our short survey

  English: [https://forms.gle/nyNt5ge7hc7n7mfQz7](https://forms.gle/nyNt5ge7hc7n7mfQz7)
  
  Spanish: [https://forms.gle/xe5UVfNgQYgvEqWW9](https://forms.gle/xe5UVfNgQYgvEqWW9)
  
  Haitian Creole: [https://forms.gle/9z4BnWAzQ7GG4zVU6](https://forms.gle/9z4BnWAzQ7GG4zVU6)
  
  Cantonese: [https://forms.gle/yUpAEVHXRzgxhJSc6](https://forms.gle/yUpAEVHXRzgxhJSc6)

Let’s keep in touch! Please feel free to reach out to [taylor.cain@boston.gov](mailto:taylor.cain@boston.gov) with additional [questions, comments, or ideas](#) about Housing with Public Buildings!