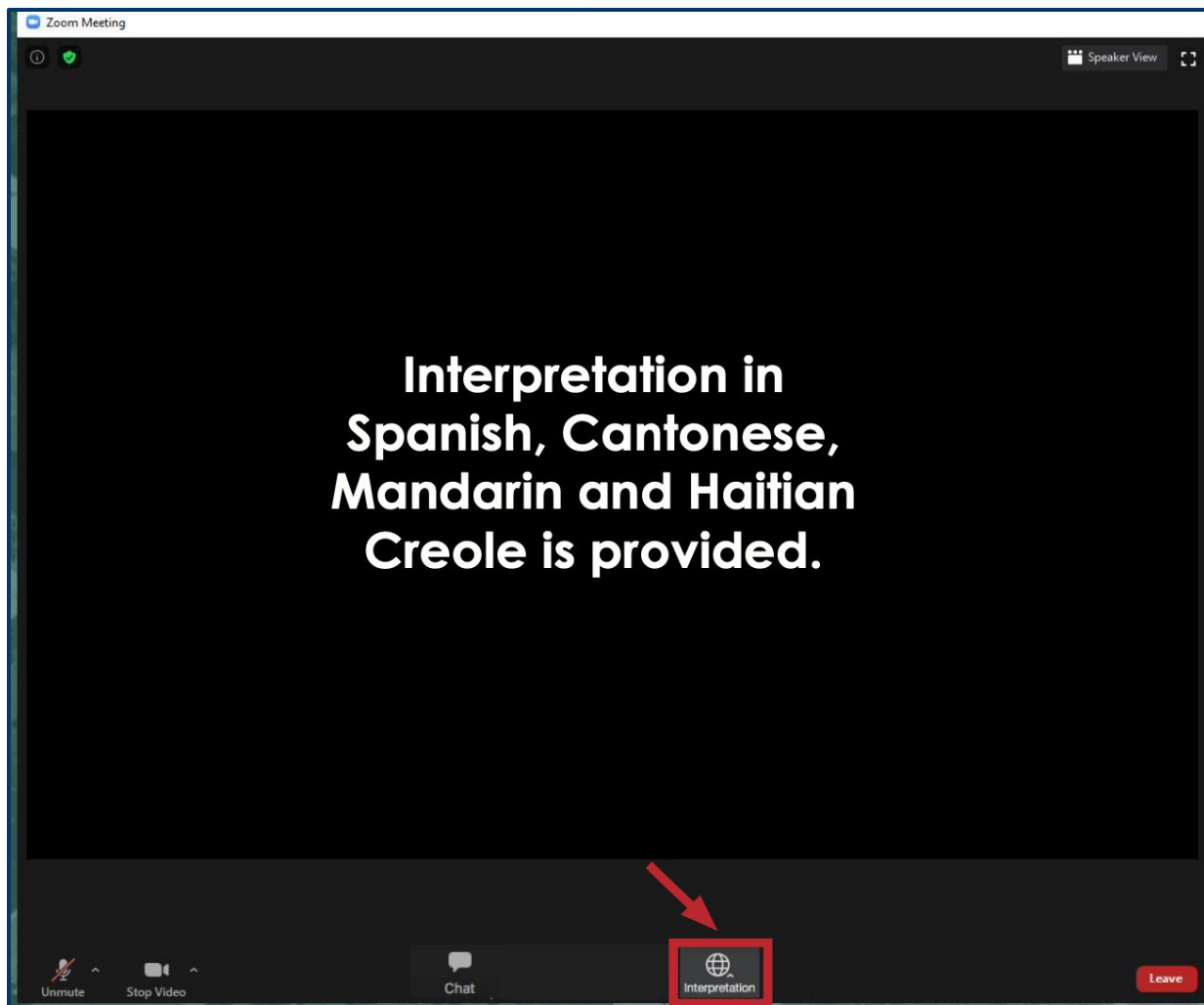
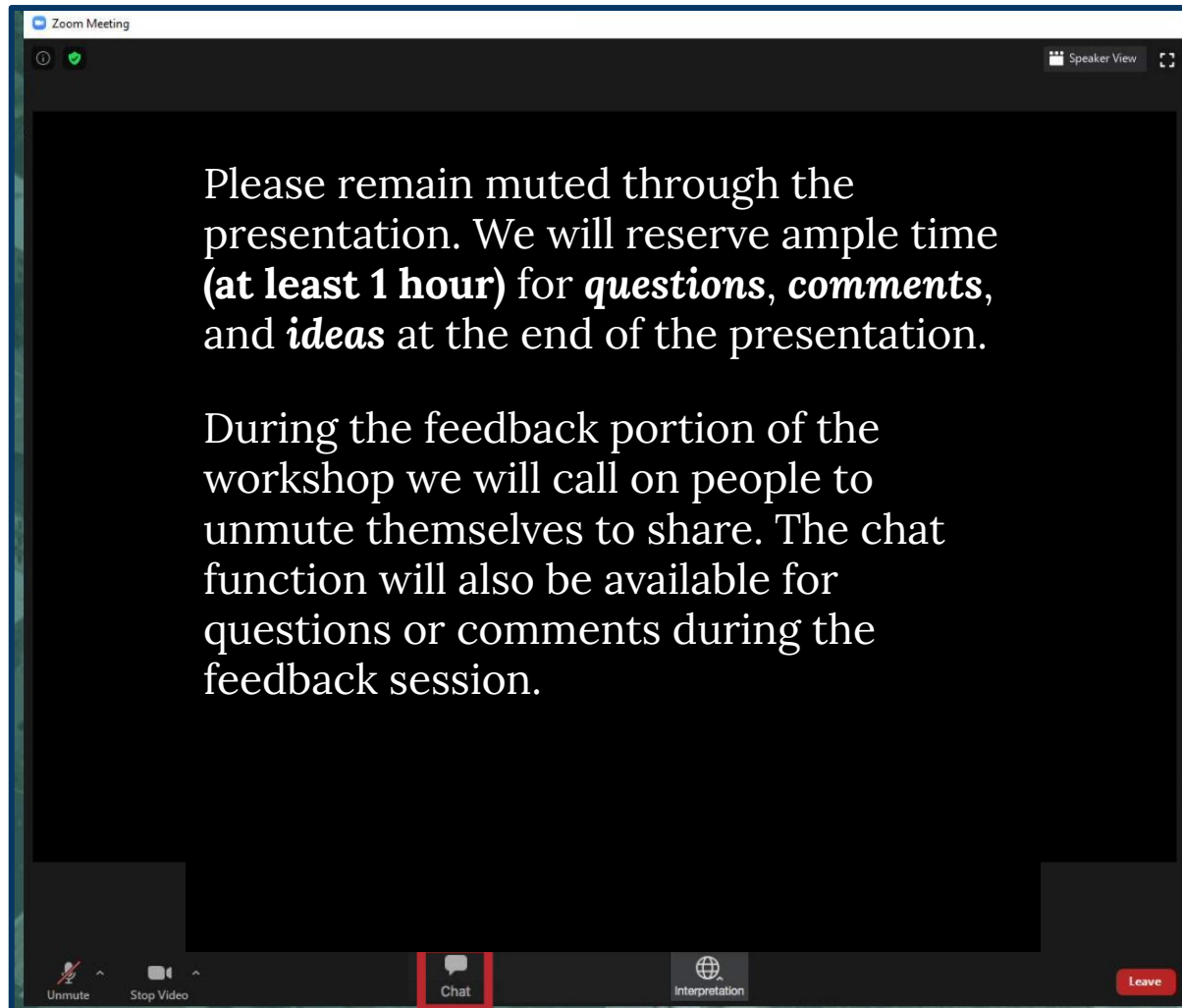


Interpretation

If you have a laptop/desktop: look for the globe and select English, Spanish, Cantonese, Haitian Creole, Mandarin



Zoom Guidelines



A screenshot of a Zoom Meeting window. The title bar at the top says "Zoom Meeting". In the top right corner, there is a "Speaker View" button and a window control icon. The main area of the window is dark with white text. The text reads: "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." Below this, it says: "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." At the bottom of the window is a toolbar. From left to right, it contains: an "Unmute" button with a microphone icon, a "Stop Video" button with a video camera icon, a "Chat" button with a speech bubble icon (which is highlighted with a red rectangle), an "Interpretation" button with a globe icon, and a red "Leave" button.

Zoom Meeting

Speaker View

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.

Unmute Stop Video Chat Interpretation Leave

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:

| Income <\$20K | | | Income \$20K-\$50K | | | Income \$50K-\$75K | | | Income \$75K-\$100K | | | Income >\$100K | | |
|------------------|---------------------------------|-------------------------------|--------------------|---------------------------------|-------------------------------|--------------------|---------------------------------|-------------------------------|---------------------|---------------------------------|-------------------------------|----------------|---------------------------------|-------------------------------|
| Total Households | Paying 30-50% of income on rent | Paying >50% of income on rent | Total HHs | Paying 30-50% of income on rent | Paying >50% of income on rent | Total HHs | Paying 30-50% of income on rent | Paying >50% of income on rent | Total HHs | Paying 30-50% of income on rent | Paying >50% of income on rent | Total HHs | Paying 30-50% of income on rent | Paying >50% of income on rent |
| 1,371 | 28% | 38% | 759 | 32% | 28% | 245 | 64% | 14% | 244 | 34% | 0% | 773 | 0% | 0% |

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:

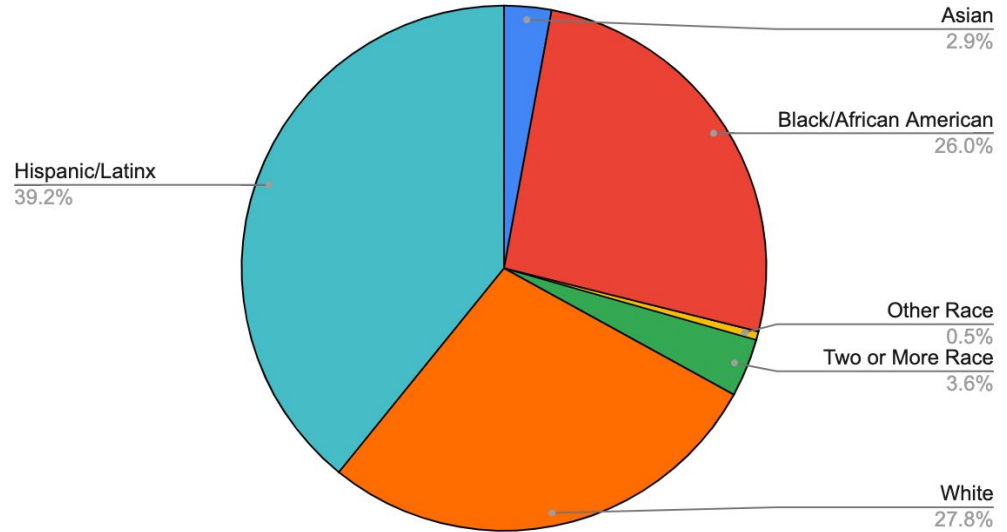
| Income <\$50K | | | Income \$50K-\$75K | | | Income \$75K-\$100K | | | Income >\$100K | | |
|------------------|------------------------------------|----------------------------------|--------------------|------------------------------------|----------------------------------|---------------------|------------------------------------|----------------------------------|----------------|------------------------------------|----------------------------------|
| Total Households | Paying 30-50% of income on housing | Paying >50% of income on housing | Total HHs | Paying 30-50% of income on housing | Paying >50% of income on housing | Total HHs | Paying 30-50% of income on housing | Paying >50% of income on housing | Total HHs | Paying 30-50% of income on housing | Paying >50% of income on housing |
| 165 | 27% | 58% | 194 | 36% | 4% | 97 | 23% | 0% | 559 | 6% | 0% |

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.**

Egleston Square Population by Race/Ethnicity



*What type of residential buildings exist in
Egleston Square?*

~300 homes

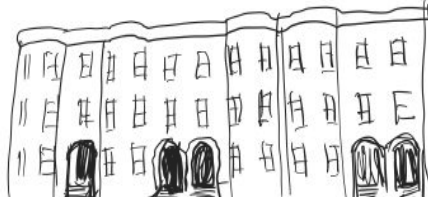


Two family

~600 homes



Triple Decker



12 packs

~3,500 homes



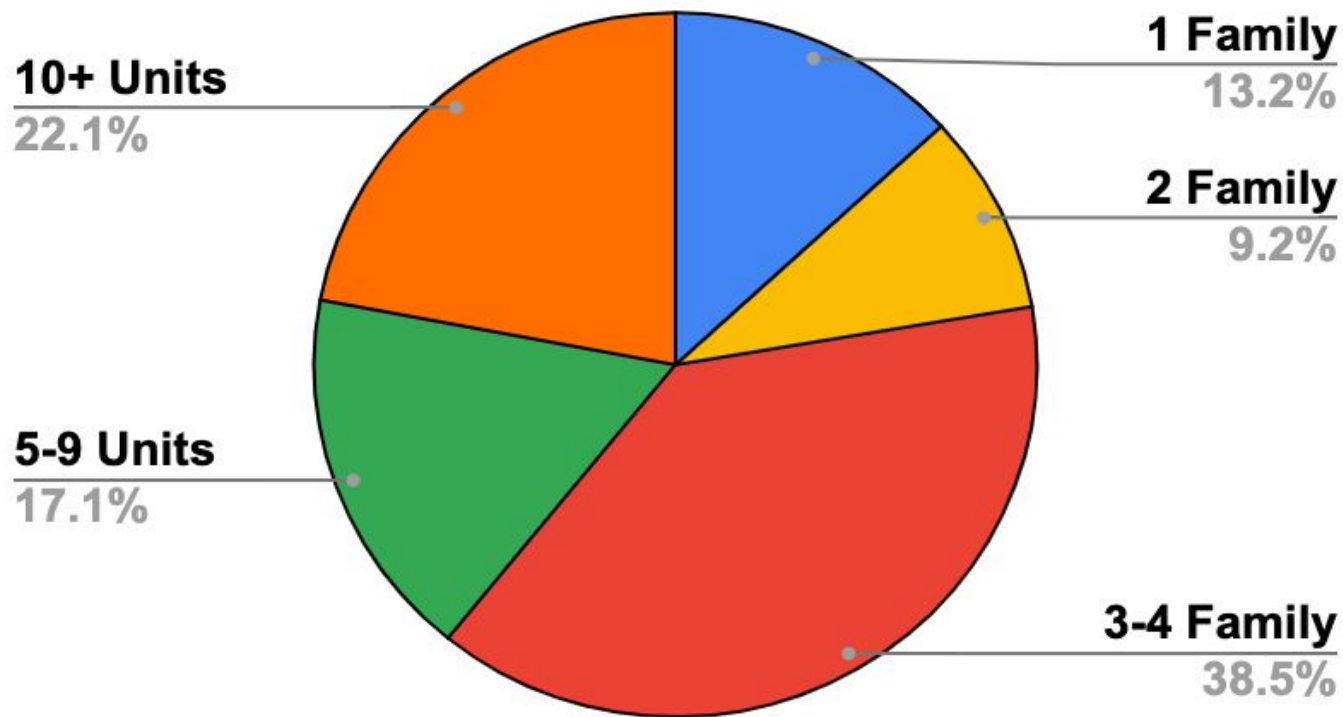
Row houses



7-30 unit apartment building

**There are 4,543
housing units in
Egleston Square**

Housing Units in Egleston Square (by Building Type)



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**.

| Snapshot of Affordable Housing Developments in Egleston | Complete Date | Total New Units | New Owner Units | New Rental Units | Afford New Units | Afford New Owner Units | Afford New Rental Units |
|---|---------------|-----------------|-----------------|------------------|------------------|------------------------|-------------------------|
| Walnut Avenue Apartments | 4/21/2016 | 31 | 0 | 31 | 31 | | 31 |
| 52 Montebello [3200 Washington Offsite] | 4/5/2017 | 6 | 0 | 6 | 6 | | 6 |
| 3200 Washington St (Rental) | 9/30/2019 | 73 | 0 | 73 | 9 | | 9 |
| 3200 Washington St (Condo) | 2/5/2020 | 3 | 3 | | 3 | 3 | |
| 3193 Washington St | 12/24/2020 | 40 | | 40 | 7 | | 7 |
| TOTALS | | 153 | 3 | 150 | 56 | 3 | 53 |

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

Boston Housing
Authority

Inclusionary Development
Policy

Emergency rental
assistance

First Generation Loan Program

Affirmatively Furthering Fair
Housing Zoning

City of Boston
voucher program

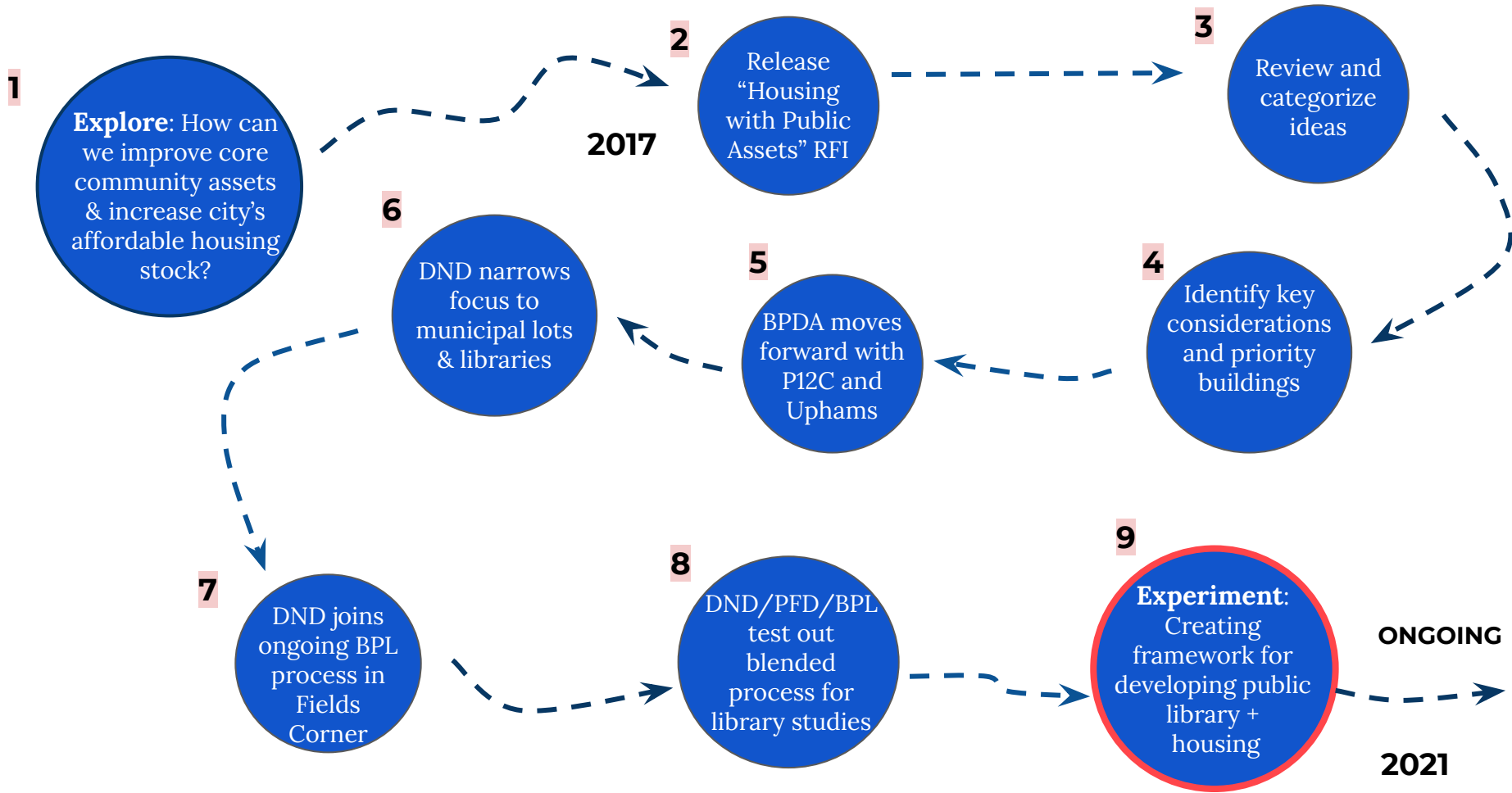
One+ Boston

Housing with Public Buildings

Affordable Housing
Funding Round

But how did we get here?

Housing with Public Buildings: A Journey Map



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

If your gross income is:

\$30,000

\$60,000

\$80,000

30% of your gross income would be:

\$900

\$1,800

\$2,400

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?

| | |
|---|-----------------------|
| Market Rent in Egleston Square (1-Bedroom) | \$1,950 |
| Income restricted @ 30% AMI | \$525 |
| Income restricted @ 60% AMI | \$1,120 |
| Market Sale in Egleston Square (Condo) | \$637,000 |
| Income restricted @ 80% AMI | \$186,400 (1-bedroom) |
| Income restricted @ 100% AMI | \$248,600 (1-bedroom) |

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.

| | |
|---|-----------------------|
| Market Rent in Egleston Square (2-Bedroom) | \$2,300 |
| Income restricted @ 30% AMI | \$586 |
| Income restricted @ 60% AMI | \$1,266 |
| Market Sale in Egleston Square (1-Family) | \$560,000 |
| Income restricted @ 80% AMI | \$222,900 (2-bedroom) |
| Income restricted @ 100% AMI | \$288,700 (2-bedroom) |

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.

| | |
|---|-----------------------|
| Market Rent in Egleston Square (3-Bedroom) | \$2,700 |
| Income restricted @ 30% AMI | \$652 |
| Income restricted @ 60% AMI | \$1,417 |
| Market Sale in Egleston Square (3-Family) | \$800,000 |
| Income restricted @ 80% AMI | \$257,500 (3-bedroom) |
| Income restricted @ 100% AMI | \$327,900 (3-bedroom) |

Presenter:

Francis Grady Apartments

- 30 affordable studio apartments for formerly homeless
- Healthcare facility for homeless adults
- Construction jobs (local hiring and workforce diversity) and permanent jobs
- Environment-friendly design and construction

Funding and Financing:

- City of Boston, Mayor Martin Walsh: DND and NHT
- Commonwealth of Massachusetts: HOME, HSF, HIF, and
- UnitedHealthcare and Enterprise Community
- CEDAC
- BHCHP
- Eastern

What does affordability look like in Boston's neighborhoods?

JPNDC
Community Development
Economic Opportunity
Partnership

BOSTON HEALTH CARE FOR THE HOMELESS PROGRAM



UnitedHealthcare



Enterprise

For more information, please contact:
JPNDC
617-522-2424 x260
mhenny@jpnrc.org



Pine Street Inn



Eastern Bank



City of Boston



dhcd



46

SINCE KIRKPATRICK HOUSE

46

SINCE KIRKPATRICK HOUSE



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

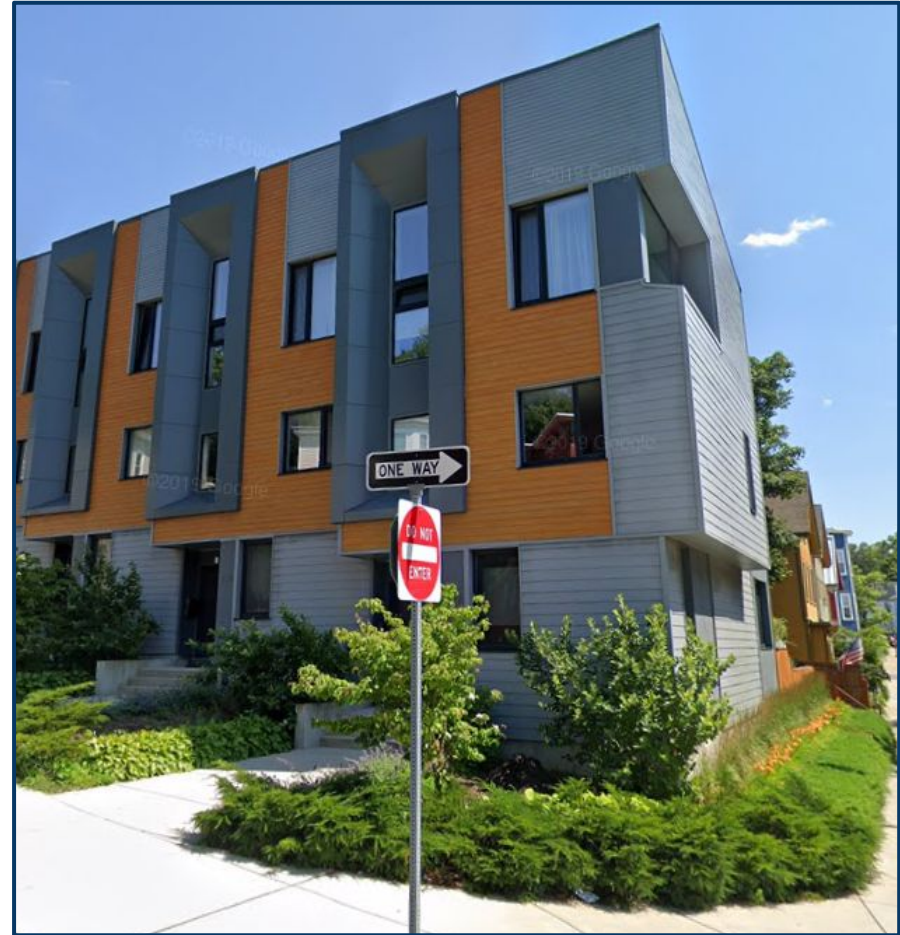


DND funded projects



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

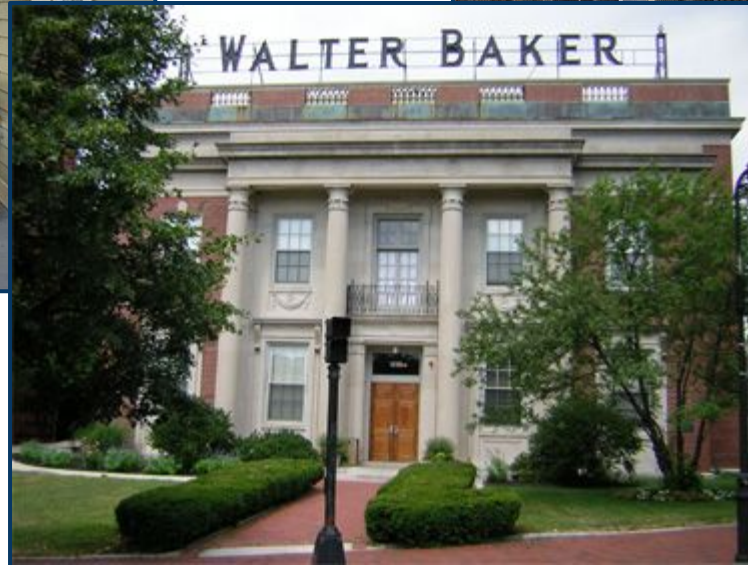




**Walter Baker
Lofts
(Dorchester):**
13 live/work
spaces



**The Artist Building (Fort
Point):** Live/work cooperative; 47
live-work primary residences



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

**Co-Location: Artist
Live/Work Edition**



Huntington House & YMCA (Boston, MA):
67 single room
occupancy
apartments operated
by Boston Housing
Authority

Co-Location: Community Assets & Housing Edition

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





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

Co-Location: Public Buildings & Housing Edition

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](#)”)

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



Design


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](#))
- Share your contact information and thoughts about housing with public buildings by completing our short survey

English: <https://forms.gle/nyNt5ge7hcn7mfQz7>

Spanish: <https://forms.gle/xe5UVfNgQYgvEqWW9>

Haitian Creole: <https://forms.gle/9z4BnWazQ7GG4zVU6>

Cantonese: <https://forms.gle/yUpAEVHXRzgXhJSc6>

Let's keep in touch! Please feel free to reach out to taylor.cain@boston.gov with additional **questions, comments, or ideas** about Housing with Public Buildings!