

Codman Square Affordable Housing & Public Libraries Workshop

11/17/2021

Michelle Wu, Mayor

Sheila Dillon, *Director of Department of Neighborhood Development*

Dion Irish, *Chief of Operations*

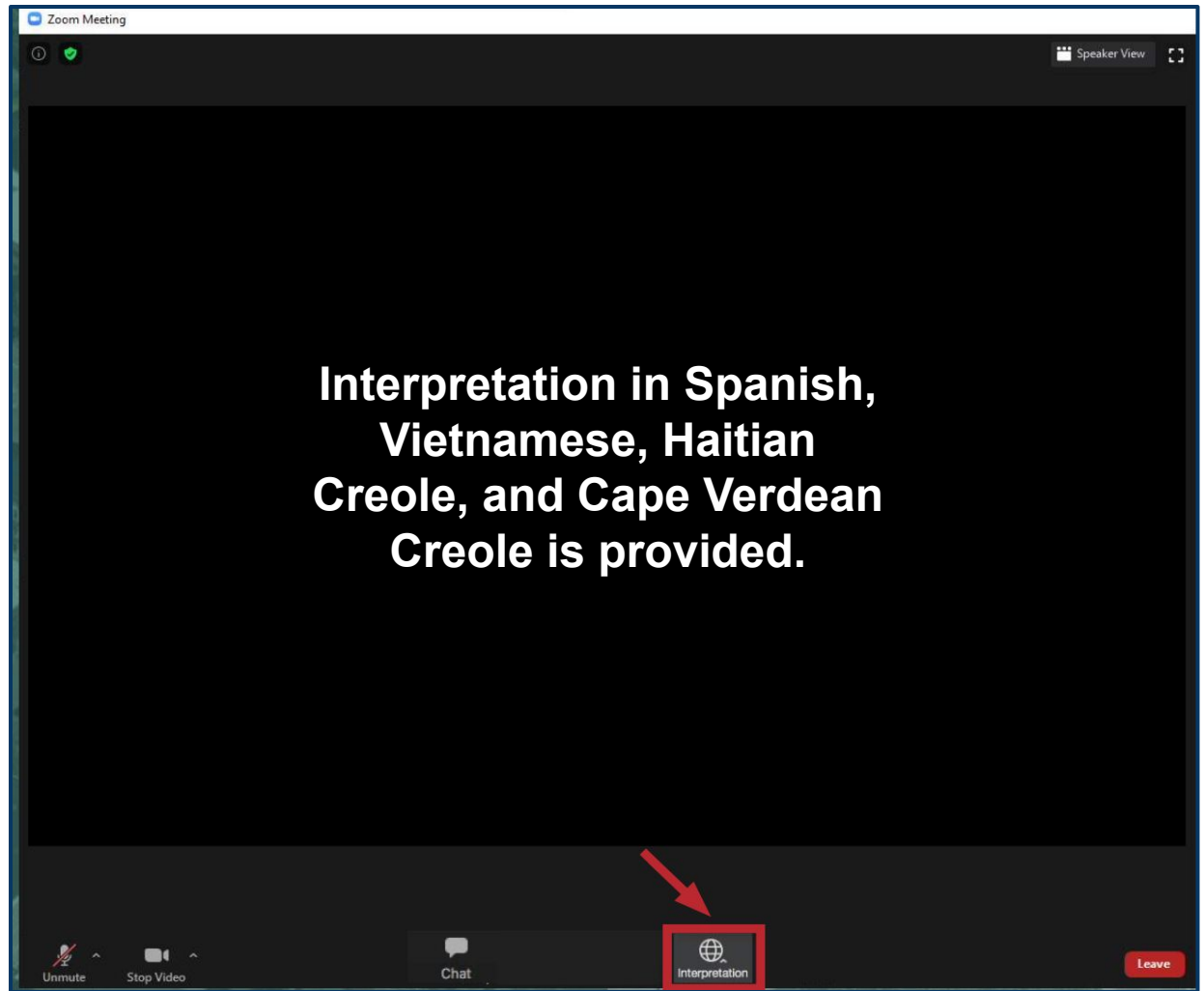
David Leonard, *Director of Boston Public Library*

Kerrie Griffin, *Director of Public Facilities Department*

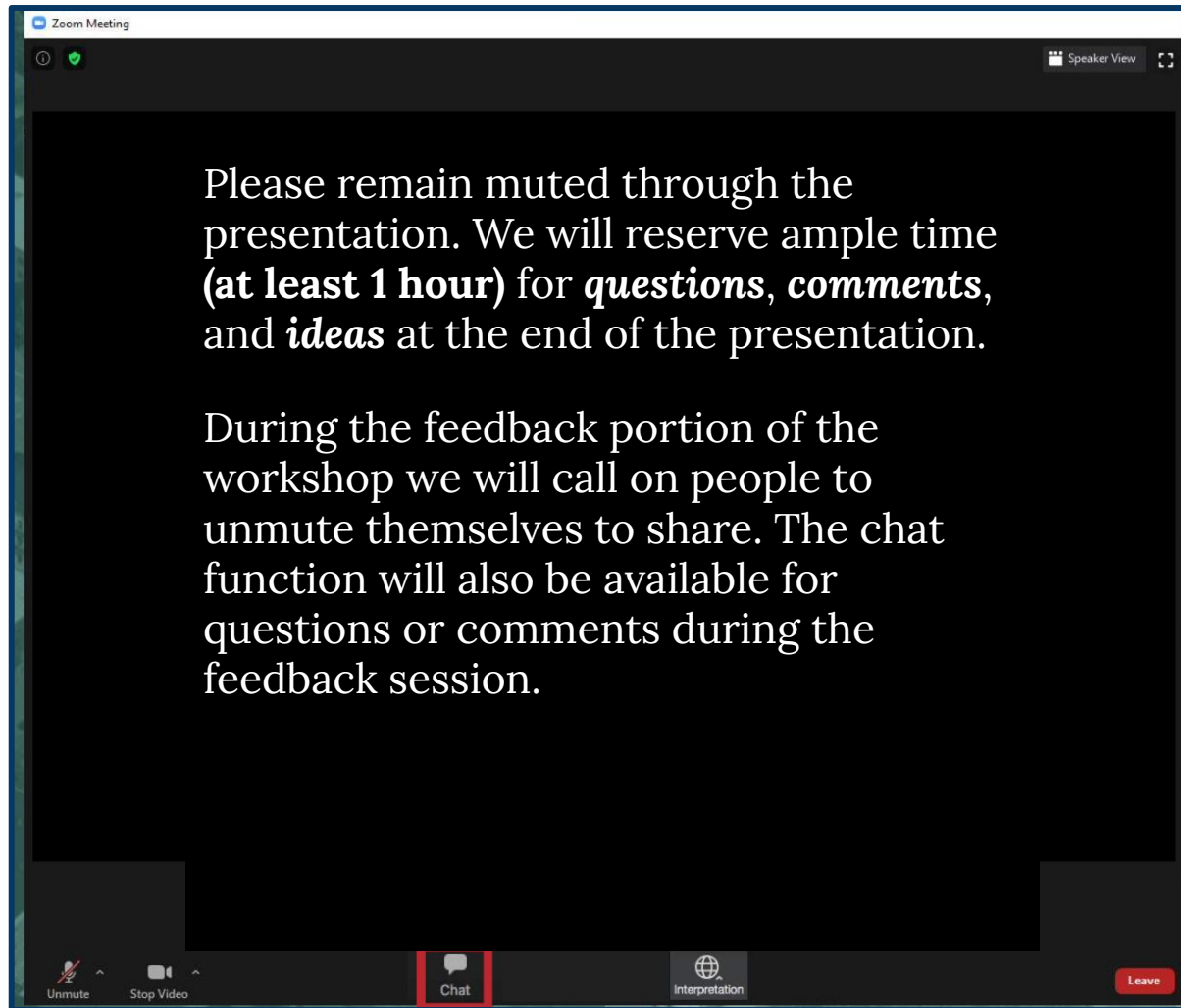
Aisha Miller, *Chief of Civic Engagement Office of Neighborhood Services*

Interpretation

If you have a laptop/desktop: look for the globe and select English, Spanish, Vietnamese, Haitian Creole, Cape Verdean Creole



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

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Unmute Stop Video Chat Interpretation Leave

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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,
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- 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!
- Housing iLab (in partnership with Department of Neighborhood Development & Mayor's Office of New Urban Mechanics)
- Boston Public Library
- Public Facilities 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 Codman Square
3. Enhanced sense of **connection between affordable housing + public libraries program with other existing/ongoing initiatives**
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 & Codman Square (Taylor)

- What does Codman Square's housing landscape look like?
- Where does Housing + Public Libraries fit in?

Affordable Housing in Boston (Joe)

- How do we define housing affordability?

Co-Locating Housing & Public Buildings (Taylor)

- 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

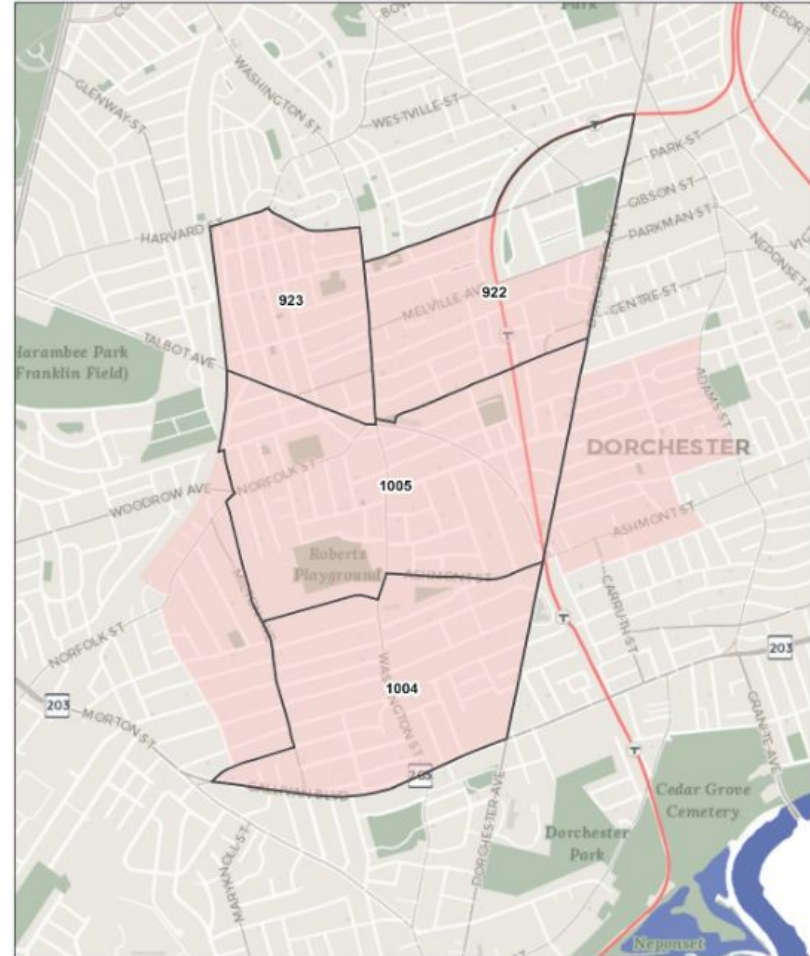
- Raise your hand
- Type your question/comment
- Participate in live polling!

Housing & Codman Square



**What does Codman Square's neighborhood
& housing landscape look like?**

Codman Square is home to a number of different communities including residents, small businesses, and neighborhood based organizations. There are 6,308 households in Codman, **3,601 are renter households** and **2,707 are owner households**.



Renters in Codman Square

In Codman Square, **57%** of all renter households are housing cost burdened.*

This burden is not evenly distributed by income:

Renter households with incomes...				
... below \$20,000	... between \$20,000 and \$50,000	... between \$50,000 and \$75,000	... between \$75,000 and \$100,000	... above \$100,000
73% are housing cost burdened	82% are housing cost burdened	60% are housing cost burdened	12% are housing cost burdened	4% are housing cost burdened

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 Codman Square

In Codman Square, **39%** of all homeowner households are housing cost burdened.

Again, this burden is not evenly distributed by income:

Homeowner households with incomes...				
... below \$20,000	... between \$20,000 and \$50,000	... between \$50,000 and \$75,000	... between \$75,000 and \$100,000	... above \$100,000
100% are housing cost burdened	72% are housing cost burdened	50% are housing cost burdened	72% are housing cost burdened	10% are housing cost burdened

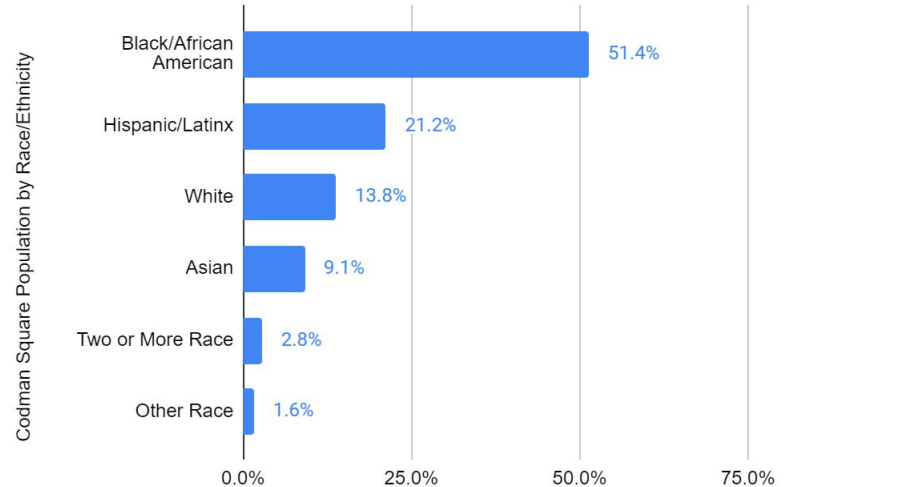


Homeowner households in lower income brackets are disproportionately severely housing cost burdened

Codman Square is home to residents with many different racial and ethnic identities as well as familial arrangements.

BIPOC households represent almost 85% of Codman's resident population. **Households with children represent 37%** of the neighborhood's resident population. **Additionally 22% of households include a member over 65+years of age.**

Codman Square Population by Race/Ethnicity



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

~742 buildings

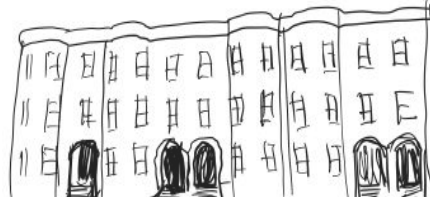


Two family

~666 buildings



Triple Decker



12 packs

~129 buildings



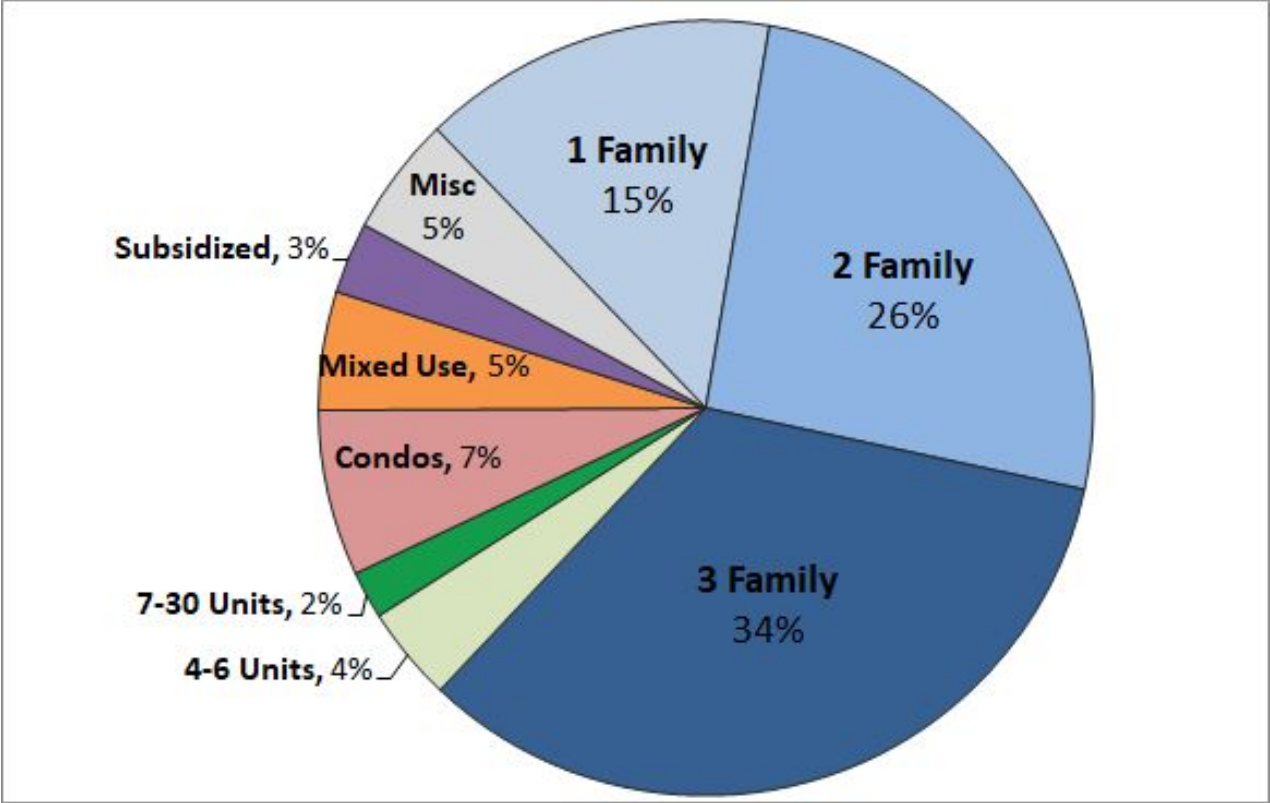
Row houses



7-30 unit apartment building

**There are 6,913 housing
units in Codman
Square**

Housing Units by Building Type, Codman Square



New Residential Buildings in Codman Square

Between 2011-2020 there have been 432 new homes developed in Codman Square. 49% of new housing permitted in Codman Square has been income restricted.

Only 11% of housing in Codman Square is income restricted (compared to citywide average of 19%), indicating a need that 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 Codman	Complete Date	Total New Units	New Owner Units	New Rental Units	Afford New Units	Afford New Owner Units	Afford New Rental Units
Whittier Place	3/6/2017	44	0	44	44	0	44
246 Norwell St	10/1/2018	6	0	6	6	0	6
8 Banton St	1/11/2019	18	0	18	2	0	2
1943 Dorchester Ave	2/4/2019	64	0	64	8	0	8
The Harmon Apartments	3/7/2019	36	0	36	30	0	30
Talbot Commons Phase 1	3/6/2021	19	0	19	19	0	19
New England Heritage Homes	4/20/2021	16	16		16	16	0
TOTALS		203	16	187	125	16	109

So in summary, Codman 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 less 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 Codman 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

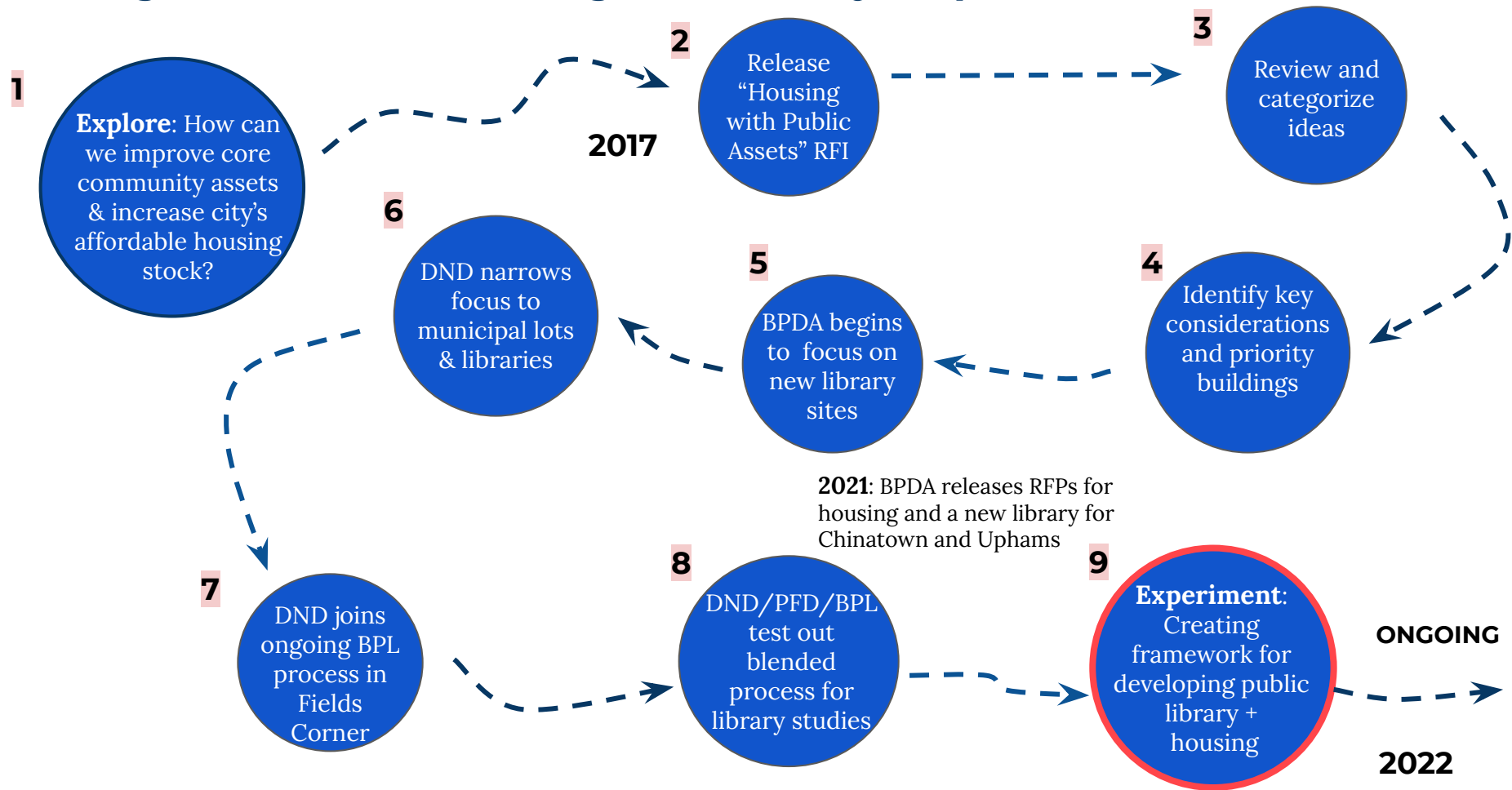
One+ Boston

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 Codman Square?"*

How can we further define affordability?

The income limits for a 2-person household are currently defined as:

- **30% AMI**- \$32,200
- **60% AMI**- \$64,440
- **80% AMI** - \$77,350
- **100% AMI**- \$96,650



Housing Scenario (2-person household)

An older adult couple has lived in Codman 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?

To rent a 1-bedroom apartment in Codman Square:

Market-rate rent: **\$1,900/mo**

Income-restricted @
30% of AMI: **\$754/mo**

Income-restricted @
60% of AMI: **\$1,510/mo**

To buy a 1-bedroom condo in Codman Square:

Market-rate
sales price: **\$375,000**

Income-restricted @
80% of AMI: **\$202,900**

Income-restricted @
100% of AMI: **\$269,200**

The income limits for a 3-person household are as follows:

- **30% AMI**- \$36,250
- **60% AMI**- \$72,480
- **80% AMI** - \$87,000
- **100% AMI**- \$108,750

Housing Scenario (3-person household)

A single parent recently learned that their child was accepted to a BPS school in Codman Square. The pair currently lives in a market rate apartment in Brighton 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.

**To rent a
2-bedroom
apartment in
Codman Square:**

Market-rate rent: **\$2,150/mo**

Income-restricted
@ 30% of AMI: **\$906/mo**

Income-restricted
@ 60% of AMI: **\$1,812/mo**

**To buy a
2-bedroom
condo in
Codman Square:**

Market-rate
sales price: **\$459,500**

Income-restricted
@ 80% of AMI: **\$240,800**

Income-restricted
@ 100% of AMI: **\$314,000**

**To buy a 1-family
home in
Codman Square:**

Market-rate
sales price: **\$637,450**

Income-restricted
@ 80% of AMI: **\$300,000**

Income-restricted
@ 100% of AMI: **\$385,000**

The income limits for a 4-person household are as follows:

- **30% AMI**- \$40,250
- **60% AMI**- \$80,520
- **80% AMI** - \$96,650
- **100% AMI**- \$120,800



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 2 family home.

**To rent a
3-bedroom
apartment in
Codman Square:**

Market-rate rent: **\$2,650/mo**

Income-restricted
@ 30% of AMI: **\$1,047/mo**

Income-restricted
@ 60% of AMI: **\$2,094/mo**

**To buy a
3-bedroom
condo in
Codman Square:**

Market-rate
sales price: **\$562,500**

Income-restricted
@ 80% of AMI: **\$278,700**

Income-restricted
@ 100% of AMI: **\$355,600**

**To buy a 2-family
home in
Codman Square:**

Market-rate
sales price: **\$695,000**

Income-restricted
@ 80% of AMI: **\$400,000**

Income-restricted
@ 100% of AMI: **\$475,000**



What does affordability look like in Boston's neighborhoods?



Neighborhood Homes Initiative
2 family homeownership + rental unit

The Clarion
39 units, 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)





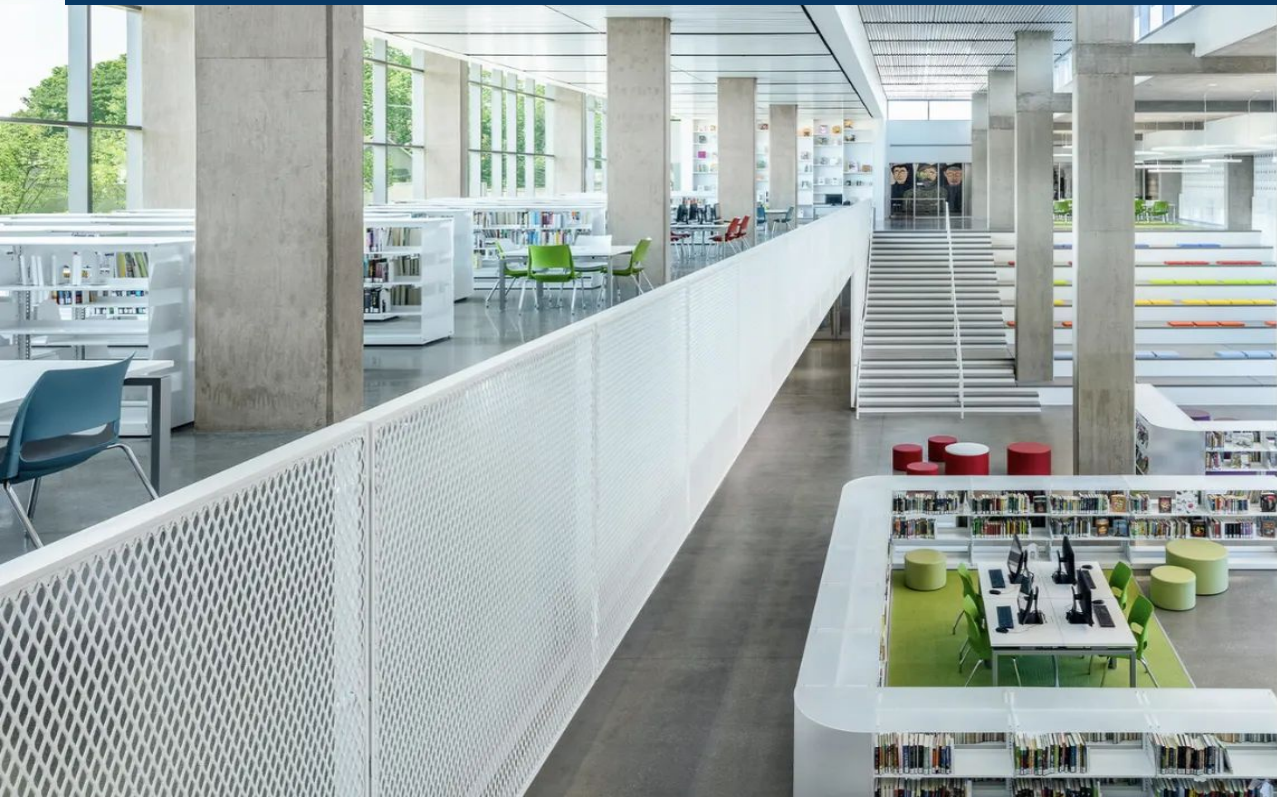
Sequoia Branch Library (Madison WI): This mixed use library branch and housing complex is LEED certified and includes a courtyard, patios/balconies, and 1-3 bedroom apartments

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



Co-Location: Public Buildings & Housing Edition

Reflections & Observations on co-location in other cities



Photos by James Florio

A large, modern library interior with a curved white ceiling, large windows, and a blue carpeted area with three large blue circular ottomans. Bookshelves are visible along the walls, and a desk with a computer is in the foreground.

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
- Type of existing building
- Coordination between building uses



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?

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- 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 (visit the library project page at <https://www.bpl.org/codman-square-project/>)

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



DND-Owned Parcels in Codman Square Study Area

 DND-Owned Parcel  Codman Square Study Area

Numbers correspond with parcels on separate spreadsheet (see "Map Key" number)

