

# 30- 36 Mildred Avenue Community Meeting September 8th, 2020

*Department of  
Neighborhood  
Development*



City of Boston  
Mayor Martin J. Walsh

# AGENDA

- *Review Feedback Received*
- *RFP Criteria*
- *Next Steps/Potential Timeline*
- *Discussion –What’s Most Important To You For This Site?*



**30-36 Mildred Avenue**

*Feedback Received*

## Responses:

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- ★ *“was disappointed to see the lack of creativity and ingenuity in the design presented to GMNC on January 6, 2020. We definitely need more community process to the clarify the RFP.”*

*The design shown at the presentation was to provide a visual; to start a conversation around the design options. The RFP will be written to include specifics on the designs that we discuss here. Based on your input the potential developers will provide drawings or schematics of what they propose to develop. DND would work with the neighborhood and the chosen developer to finalize building and garden or farm designs that meet community needs as the project moves forward.*

# 30-36 Mildred Avenue

## 4 PARCELS, 3 SITE OPTIONS SHOWN @ PRIOR MEETING

### OPTION 1

- 2 Three unit buildings
- 18 community garden plots
- community garden plots on one side of buildings



### OPTION 2

- 2 Four unit buildings
- 18 community garden plots
- community garden in between the buildings



### OPTION 3

- 1 Eight to Nine unit building
- Longer building; Oriented south
- 24 community garden plots



# Housing style - similar to existing houses on the street (24-26 Mildred Ave)



## Responses:

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- ★ *Continued... “I would have liked to see the proposed properties : -with more innovative esthetically pleasing designs and that incorporate permaculture/sustainable landscape and horticultural principles so that the buildings and green spaces function as though they are interconnected.”*

*DND can add criteria to the RFP that outlines the green space more specifically as a preference once there has been more specific input by community members; proposers can know that this type of design would be rated higher.*

## Responses:

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- ★ *“I would like the project to remain true to the culture and style of the current street. The design of two three-family houses with rear parking was appealing to me. It would be great if homeownership was a result of this development. if that is not reasonable for the developer, the units should be marketed as affordable for this area (not the city of Boston).”*

*The units can be affordable. The City of Boston uses the Boston Area Median to calculate affordable sales prices. Fair Housing laws do not allow for restricting access to housing to residents within a specific neighborhood.*

## Responses:

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★ *“Build two (2) three-family homes on two lots. Affordability should be determined by preference to the neighborhood AMI of \$48,000/year. As this would be new construction, by default it should be built to sustainable design standards. It is also important that local tradespeople be included in the hired workforce. The remaining two (2) lots should be a community garden, which has been requested by those who live on Mildred Ave. Two lots to be used for a community garden, to foster positive community relationships between the neighbors and students, as well as nutritious food.”*

*Individuals attempting to get a mortgage from a bank would generally need to be within the 80% income range. To ensure the units are priced at affordable sales levels, DND/City of Boston provides funds to assist in lowering the cost of the home.*

*Design and affordability mix has to be determined before DND subsidy amount is finalized.*

# INCOME RANGES TO PURCHASE

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## ONE+BOSTON INCOME LIMIT @ 80 % AMI (must be under)

<i>Household size</i>	<i>Income limit</i>
1	\$66,650
2	\$76,150
3	\$85,700
4	\$95,200
5	\$102,800
6	\$110,450

## ONE+BOSTON INCOME LIMIT @ 100 % AMI (must be under)

<i>Household size</i>	<i>Income limit</i>
1	\$83,300
2	\$95,200
3	\$107,100
4	\$119,000
5	\$128,520
6	\$138,040

## Responses:

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- ★ *“To have mixed income and/or mixed use with micro apartments and standard units that have affordable, subsidized, and market units for rent and ownership.*

*DND is open to a variety of unit mixes and types (rental & ownership). We want to continue to discuss the mix and types of housing.*

- ★ *Incorporate a community farm model instead of a community garden. As community gardens do not provide opportunities for economic development, while community farms do.”*

*In order to have a farm there would need to be an experienced partner proposing to operate the farm. Right now , while we are still in the planning phase, the community should start talking to organizations to establish capacity, farming models, distribution model, etc., as well as consider fully if community needs are for gardening and/or food forest opportunities (increased self-sufficiency for more families) or farming opportunities (increased food access for community and economic opportunity for individual business).*



**30-36 Mildred Avenue**

# RFP Criteria

# Request for Proposal (RFP) Guidelines- 10 Criteria

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1. **Development Plan**- *Emphasizes the community's desires (i.e affordable, open space/garden, housing type etc). **The community's feedback will impact the grade for this section.***
2. **Community Benefits**- *Ability to provide benefits to this community beyond the development itself. (i.e. creation of local jobs, social activities that have a positive impact on the neighborhood; maintenance of open space on or near the development site; greater housing affordability -**The community's feedback will impact the grade for this section.***
3. **Design Concepts**- *Style of homes, does it fit on the street, sustainability etc. **The community's feedback will impact the grade for this section.***
4. **Developer Experience & Capacity**-*DND evaluates previous project completed, timeframe to complete, resume check basically.*
5. **Financial Impact**-*DND evaluates the proposers net offer price & need for additional funding.*

# Request for Proposal (RFP) Guidelines- 10 Criteria

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6. **Developer's Financial Capacity**-*strength of the proposer's financing plan & demonstrated ability to secure financing.*
7. **Development Cost Feasibility**-*strength & completeness of proposer's development budget.*
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8. **Operational Feasibility**-*secure income stream & operating expenses in line with industry standards.*
9. **Diversity & Inclusion**-*strength to have or achieve diversity & inclusion, maximum participation in MWBE's in non traditional functions. Can add into the RFP contractors, GC's from Mattapan have higher preference.*
10. **Housing Affordability**-*proposer's that prioritize housing affordability- this section could add if proposer can development no higher than @80% or less their proposal would receive a higher rate.*



**30-36 Mildred Avenue**

Next Steps/  
Potential Timeline

## **Next steps/ Potential Timeline**

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**RFP drafted, reviewed and approved - est. September 30, 2020**

**Developers response due - est. November 13, 2020**

**Proposed developer present at community meeting -est. Dec. 7, 2020**

**Tentative Designation - est. January 2021**

**Selected Developer applies for CPA/DND funds for housing & open space- TBD 2021**

**If awarded CPA/DND funds - TBD 2021**

**Construction begins- TBD 2021/2022**

# What's most important to YOU?

1. Home ownership
2. Rental
3. Affordability Mix
4. 1 building; 8-9 units or 2 buildings; 6-8 units
5. Farm - business grows for sale, or community grows all together
6. Garden - individual plots

# **Your Input Is Important !**

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Please comment suggestions @ <https://bit.ly/3a5HYGf>

Or

Email me @ [Star.Laws@boston.gov](mailto:Star.Laws@boston.gov)

**Comment period open until September 23rd, 2020**