

# Welcome Home, Boston Phase II

*August 10, 2023*



# ZOOM INTERPRETATION

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## English: For interpretation in [\_\_\_\_],

1. Go to the horizontal control bar at the bottom of your screen. Click on “Interpretation.”
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in [\_\_\_\_\_]

## Haitian Creole: Pou entèpretasyon Kreyòl ayisyen,

1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou "Interpretation"
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

## Spanish: Para traducción en Español,

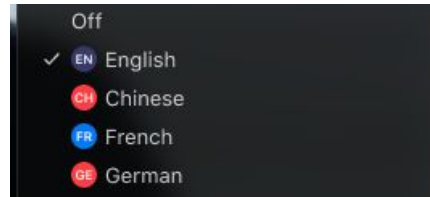
1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.

***If you can't hear well on a computer:*** Click the ^ next to “Mute” and click on “Switch to Phone Audio” – you will be given a phone number to call. You will then need to stay muted on your computer.

1.



2.



3.



# MEETING AGENDA

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- Introductions (5 mins)
- Overview of Welcome Home, Boston Program (10 mins)
- WHB Phase II Parcels (10 mins)
- Design Concepts and Site Considerations (60 mins)
- WHB Phase II Next Steps (5 mins)
- Q&A



# Introductions

**B**

A photograph of the Boston skyline, including the Prudential Center and other skyscrapers, viewed from a park area with trees and a body of water. The entire image is overlaid with a semi-transparent blue filter. The text 'Overview of Welcome Home, Boston Program' is centered in white.

# Overview of Welcome Home, Boston Program

A black square containing a white letter 'B' with a red horizontal bar underneath it.

**B**

# OVERVIEW OF WELCOME HOME, BOSTON

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**Welcome Home, Boston** is an **initiative** to help low to moderate income Bostonians become **homeowners**

- Mayor Wu has allocated **\$58M in Time Limited Federal ARPA Funds** to support the initiative
- Timeline for Funds:
  - Committed to specific projects by end of 2024
  - Spent Fully by end of 2026
- The Mayor's Office of Housing has identified approximately 150 parcels of City-owned land suitable for homeownership development
- In Fall 2022, MOH began engaging with the community about the development of ~70 parcels in Dorchester and Mattapan for the Welcome Home, Boston Program

# DEVELOPMENT GUIDELINES

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**Based on current feedback, MOH plans to ask proposers to do the following:**

1. Maximize use of public land available to create affordable homeownership opportunities for low to moderate income homebuyers
2. Focus on providing family-sized units (2BR+)
3. Provide complimentary open space where feasible
4. Provide parking appropriate to the site context and access to transit

**Potential Sales Prices:**

Unit Size	Minimum Sales Price	Maximum Sales Price
2 BR	\$258,500	\$334,700
3 BR	\$297,200	\$378,000

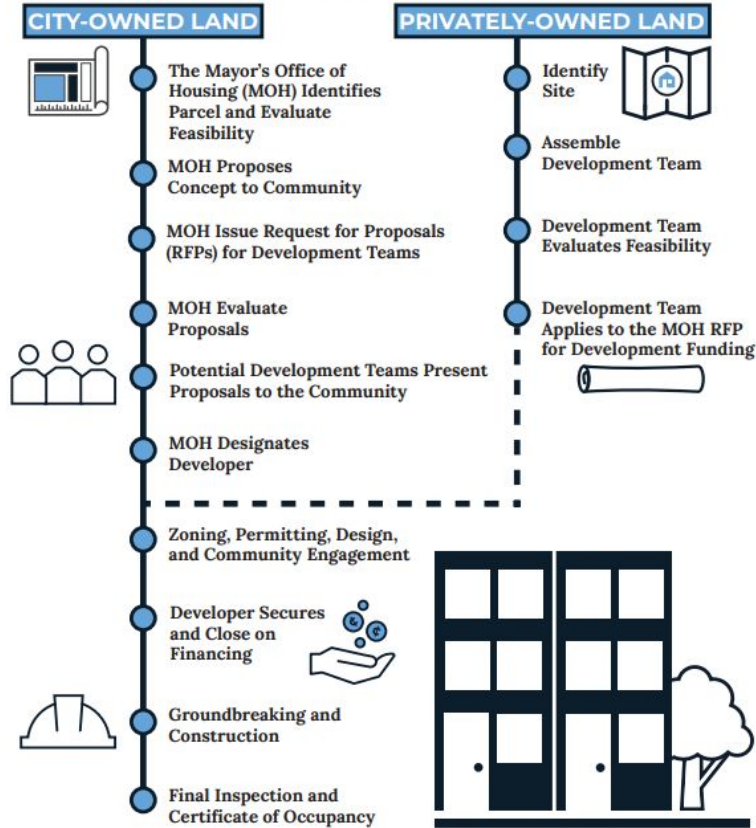
# INCREASING OPPORTUNITY

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- **Increase economic opportunity for BIPOC-led developers:** Through the engagement process, we also found a strong interest in making these development opportunities more accessible to local developers of color
  - **Steps to achieve this goal:**
    - ✓ Conducted targeted outreach to BIPOC-led emerging developers to raise awareness of Welcome Home, Boston & learn more about what MOH can do to make opportunities more accessible
    - ✓ RFP and bidding process will be expanded to support successful responses from new-to-MOH-process developers
    - ✓ MOH is engaging a lending entity to provide enhanced technical assistance and predevelopment loans to help underrepresented developers create affordable housing.



# HOW INCOME-RESTRICTED HOUSING IS BUILT IN THE CITY OF BOSTON



## Key Roles Within A Development Team:

- Project Manager
- Architect
- Consultants
- Lender/Financing Partners
- General Contractor/Builder
- Attorney
- Marketing/Property Management

# WHB Phase II Parcels



# WHB PHASE 2 RFP OVERVIEW

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**The Phase 2 RFP is current offering twenty (20) city-owned vacant parcels in the Dorchester and Mattapan neighborhood for development.** Totaling approximately 105,000 square feet of vacant land intended for sale by the City pursuant to the RFP. The properties are being offered as-is. Applicants must submit a combined proposal for each site based on the details provided in the RFP.

The Phase 2 RFP development objectives include the following:

- Promote affordable homeownership housing;
- Promote opportunities for residents and businesses to contribute to and participate in neighborhood development;
- Maximize efforts at equity and inclusion, outreach, and support so that historically underrepresented residents and businesses can achieve success in the plan;
- Support development through public funding including up to \$150,000/unit and \$20,000/parcel subsidy from MOH, and providing city-owned parcels at a nominal fee of \$100/parcel.

# PHASE 2 PARCELS

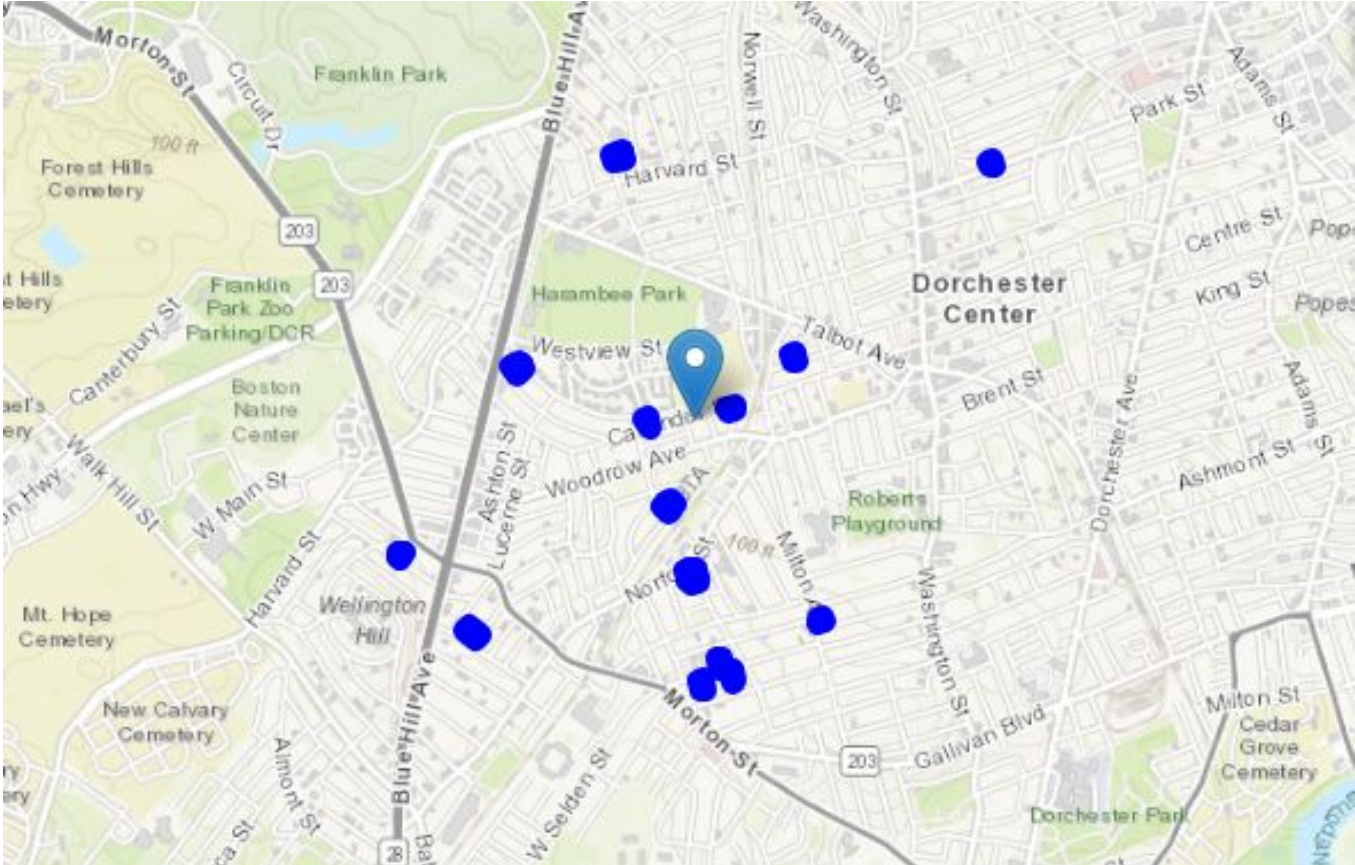
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Parcel	Neighborhood	Council District
34 Wales	Dorchester	4
Park	Dorchester	4
47 Colonial	Dorchester	4
105 Callender	Mattapan	4
Callender	Mattapan	4
17 Stratton	Mattapan	4
19 Stratton	Mattapan	4
21 Stratton	Mattapan	4
65 Ballou	Mattapan	4
71 Ballou	Mattapan	4

Parcel	Neighborhood	Council District
262 Norfolk	Mattapan	4
11 Capen	Mattapan	4
270 Norfolk	Mattapan	4
Selden	Mattapan	4
106 Seldon	Mattapan	4
80 Seldon	Mattapan	4
94 Milton	Mattapan	4
83 Wildwood	Mattapan	5
43 Deering	Mattapan	5
47 Deering	Mattapan	5



# PHASE II PARCEL MAP



20

New Parcel Offerings





# Design Concepts & Site Considerations

**B**

# WELCOME HOME, BOSTON - TALBOT SOUTH

**SELLEN  
NORFOLK, CAPEN**

3 Parcels  
3 Parcels

**MILTON  
BALLOU  
CALLENDER**

1 Parcel  
2 Parcels  
2 Parcels

**COLONIAL, STRATTON**

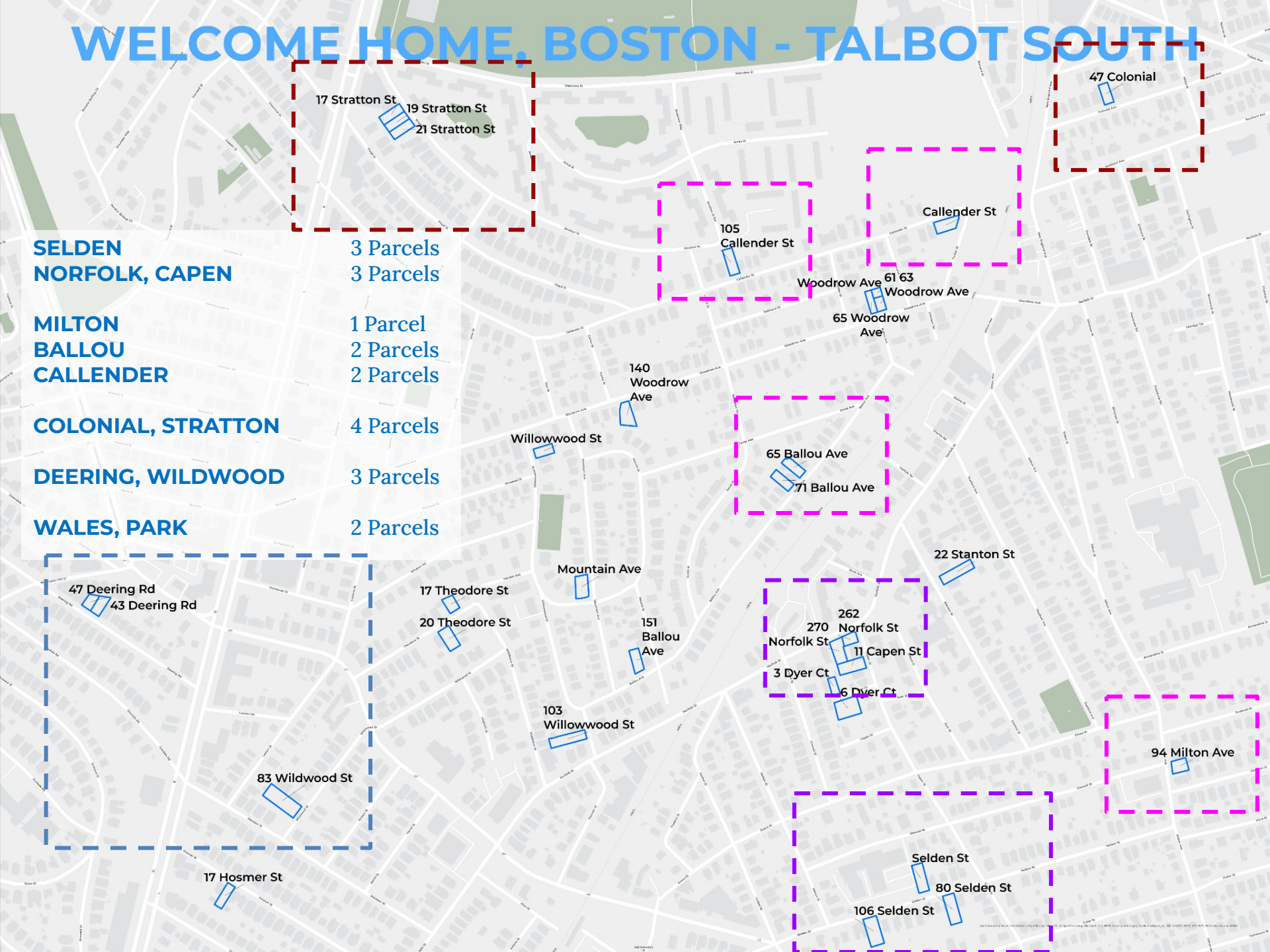
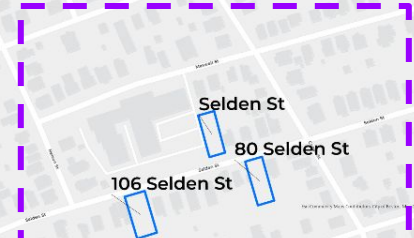
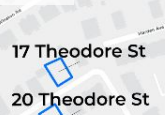
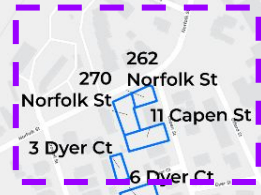
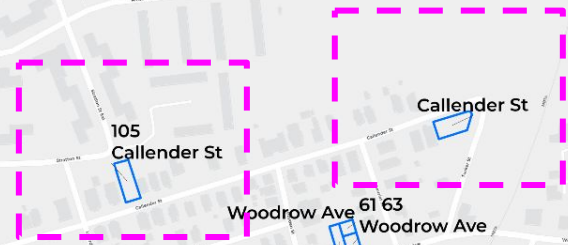
4 Parcels

**DEERING, WILDWOOD**

3 Parcels

**WALES, PARK**

2 Parcels



# WELCOME HOME, BOSTON - TALBOT NORTH

**SELDEN  
NORFOLK, CAPEN**

3 Parcels  
3 Parcels  
14 Erie St  
197 203 Washington St  
8 Greenwood St

**MILTON  
BALLOU  
CALLENDER**

1 Parcel  
2 Parcels  
2 Parcels

**COLONIAL, STRATTON**

4 Parcels

**DEERING, WILDWOOD**

3 Parcels

**WALES, PARK**

2 Parcels

27 Wales St  
34 Wales St  
190 Harvard St  
182 Harvard St

153 B149 Harvard St  
168 Harvard St

130 Greenwood St  
77 79 Harvard St  
81 Harvard St  
100 A102 Harvard St  
84 Harvard St  
94 Harvard St  
34 Athelwold St

Norwell St 106  
Norwell St  
Norwell St

241 Geneva Ave  
268 Geneva Ave  
276 Geneva Ave  
1 Macneil Wy

23 Nottingham St  
19 Nottingham St  
21 Nottingham St  
Nottingham St

379 Geneva Ave  
125 Westville St

51 Ridgewood St

Park St



# DESIGN PRINCIPLES :

## BUILDING HEIGHT, MASSING & DENSITY

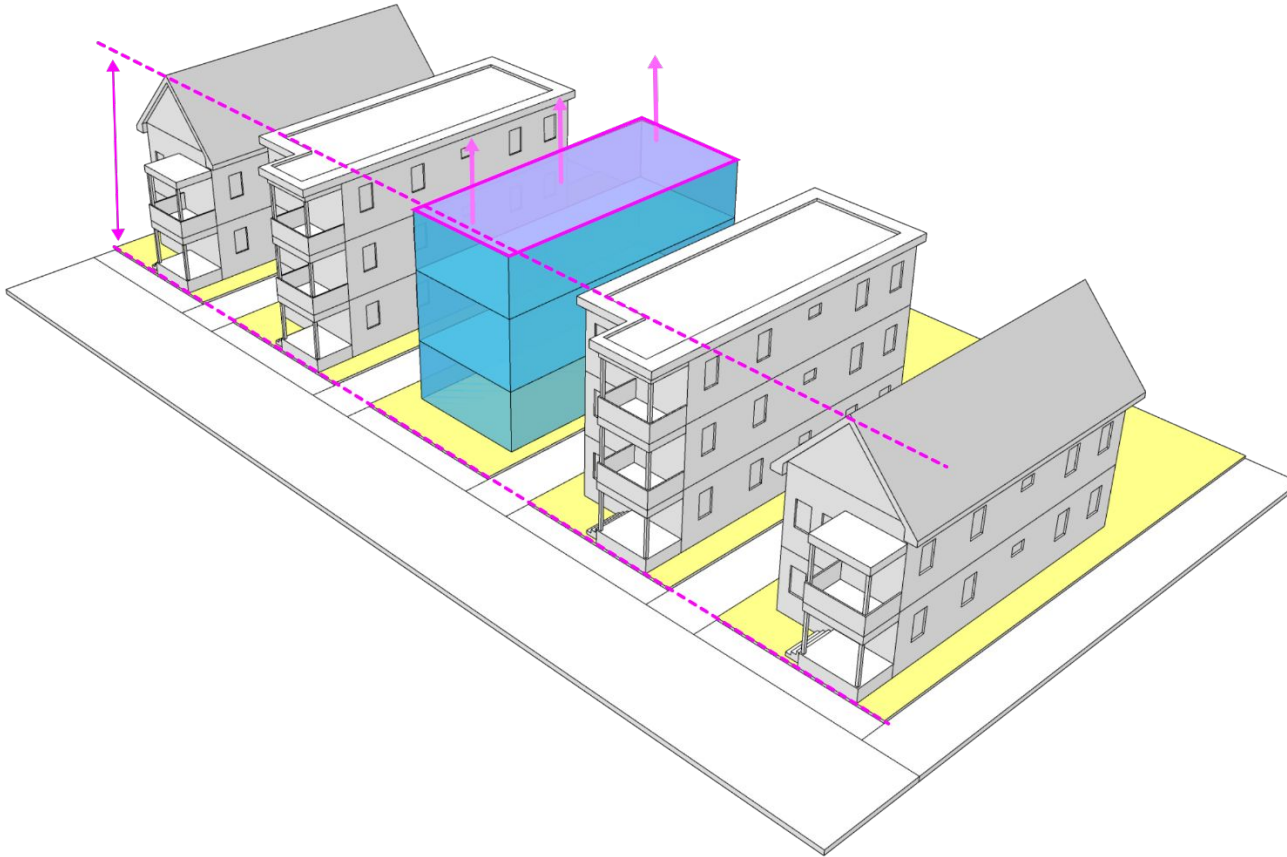
The building's height, massing and density are representative of the surrounding neighborhood and reinforce the scale of the existing homes.

## ORIENTATION & STREET WALL

The building is to align with the existing street wall and orient to the primary street.

## BUILDING CHARACTER & MATERIALS

The building's materials such as siding, shingles, and brick are consistent with its context. The roof shape, porches, bays cornices and other distinctive features found in a neighborhood are part of the building's composition.



**DESIGN PRINCIPLES:**

**BUILDING HEIGHT, MASSING AND DENSITY**

The building's height, massing and density are representative of the surrounding neighborhood and reinforce the scale of the existing homes.



## DESIGN PRINCIPLES:

### ORIENTATION AND STREET WALL

The building is to align with the existing street wall and orient to the primary street.



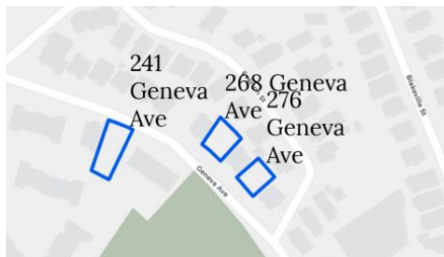
## DESIGN PRINCIPLES:

## BUILDING CHARACTER AND MATERIALS

The building's materials such as siding, shingles, and brick are consistent with its context. The roof shape, porches, bays, cornices and other distinctive features found in a neighborhood are part of the building's composition.



**EXAMPLE: 268-276 GENEVA AVE.**

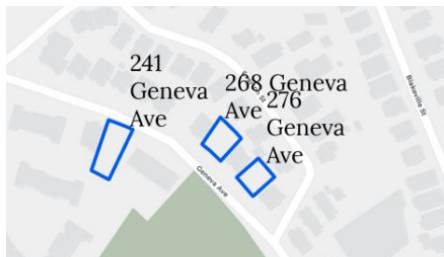


### **DESIGN PRINCIPLES**

- Consistent Height & Massing
- Alignment with the street wall
- Primary Entry Oriented to the street
- Covered Porches



## EXAMPLE: 268-276 GENEVA AVE.



## DESIGN PRINCIPLES

Consistent Height & Massing

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches, Entry Location, Side Facing Stairs

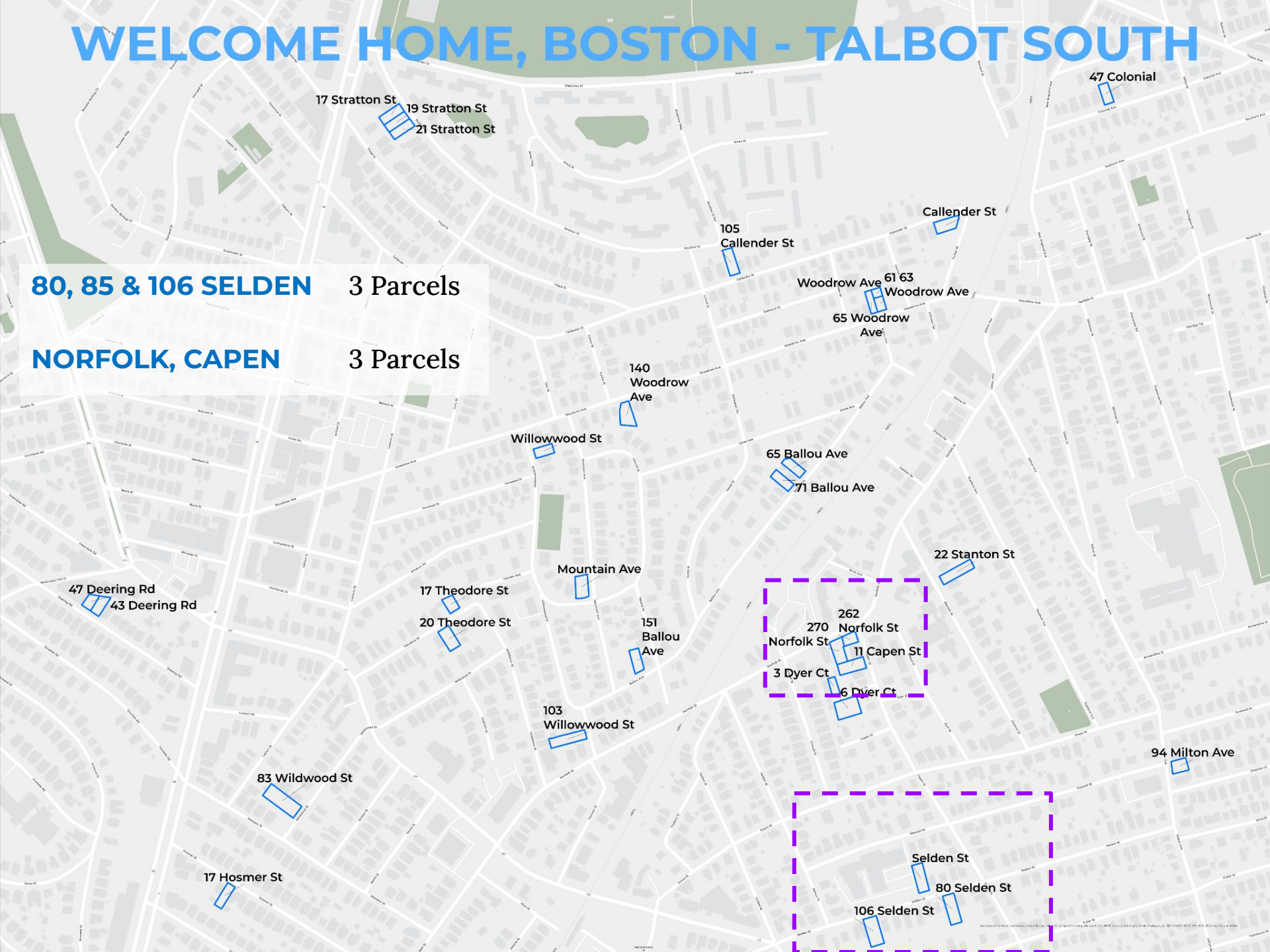
# WELCOME HOME, BOSTON - TALBOT SOUTH

**80, 85 & 106 SELDEN**

**3 Parcels**

**NORFOLK, CAPEN**

**3 Parcels**



17 Stratton St  
19 Stratton St  
21 Stratton St

47 Colonial

105 Callender St

Callender St

Woodrow Ave  
61 63 Woodrow Ave  
65 Woodrow Ave

140 Woodrow Ave

Willowwood St

65 Ballou Ave  
71 Ballou Ave

Mountain Ave

22 Stanton St

47 Deering Rd  
43 Deering Rd

17 Theodore St  
20 Theodore St

151 Ballou Ave

262 Norfolk St  
270 Norfolk St  
11 Capen St  
3 Dyer Ct  
6 Dyer Ct

103 Willowwood St

94 Milton Ave

83 Wildwood St

17 Hosmer St

Selden St

80 Selden St

106 Selden St



**80, 85, 106 Selden St.**



**AERIAL STUDY**

Existing Residential Fabric Varies

Adjacent to School

5 to 15 min. walk to Neighborhood Commercial Areas & Commuter Rail on Morton Street





**80 Selden St.**



## **CONTEXT STUDY**

1-2 Family Residential Homes with Triple deckers

Modestly Sloping Site



**80 Selden St.**



## **CONTEXT STUDY**

1-2 Family Residential Homes with Triple deckers

Modestly Sloping Site



## 80 Selden St.



## DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches, - Dormers



**85 Selden St.**



**CONTEXT STUDY**

1-2 Family Residential Homes with Triple deckers

Sloping Site, Grade Change



## 85 Selden St.



## DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches - Dormers



## 106 Selden St.



## CONTEXT STUDY

1-2 Family Residential Homes with Triple deckers

Slightly Sloping Site, Grade Change

Large Lot Depth



## 106 Selden St.



## DESIGN PRINCIPLES

Consistent Height & Massing - Flat Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porch - Rectangular Bays

# 80, 85, 106 SELDEN STREET

ZONING: DORCHESTER 3F-6000 Any Other Dwelling or Use

- Front Yard Setback: 15' or modal alignment
- Side Yard Setback: 10' (Building Code Min. 5')
- Rear Yard Setback: 30'
- Lot Width & Frontage: 50', 50'
- Height: 35', 2.5 stories
- FAR: 0.4
- Lot Area: 6000; NA for each add'l
- Open Space: none /unit
- Parking: tbd /unit

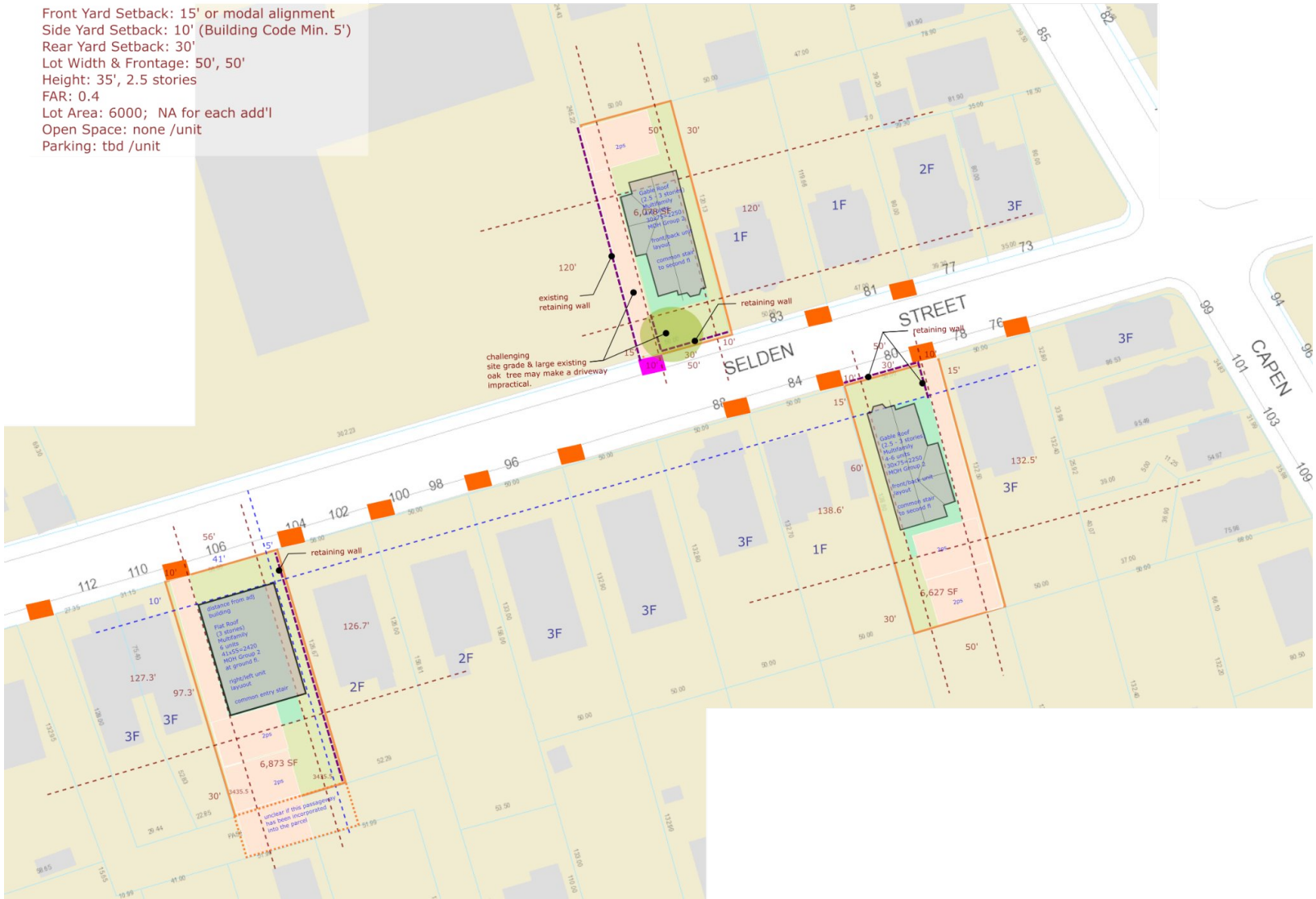




# 80, 85, 106 SELDEN STREET

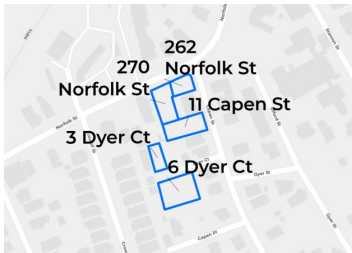
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- Front Yard Setback: 15' or modal alignment
- Side Yard Setback: 10' (Building Code Min. 5')
- Rear Yard Setback: 30'
- Lot Width & Frontage: 50', 50'
- Height: 35', 2.5 stories
- FAR: 0.4
- Lot Area: 6000; NA for each add'l
- Open Space: none /unit
- Parking: tbd /unit





## 262 & 270 Norfolk St. + 11 Capen St.



## AERIAL STUDY

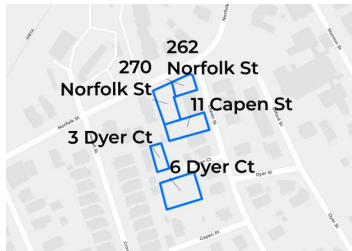
Existing Residential Fabric Varies

Adjacent to Multifamily Building

MBTA Bus Line on Norfolk in front of the Site. 15 min. walk to Neighborhood Commercial Areas & Commuter Rail on Morton Street



## 262-270 Norfolk St.



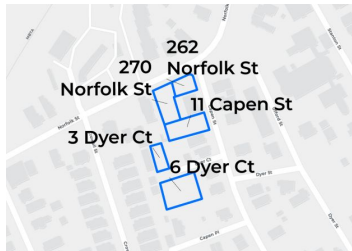
## CONTEXT STUDY

1-2 Family Residential Homes with Triple deckers

Large but Irregular Site



## 262-270 Norfolk St.



## DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

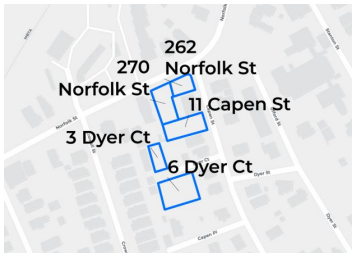
Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches - Bays



## 262-270 Norfolk St.



## DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

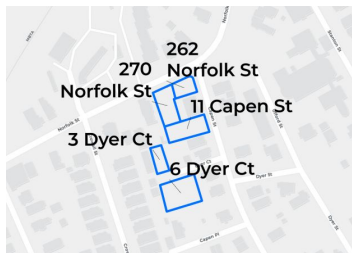
Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches - Bays



## 262-270 Norfolk St.



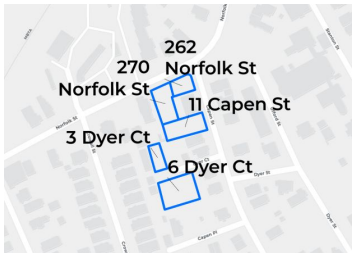
## CONTEXT STUDY

1-2 Family Residential Homes with Triple deckers

Large but Irregular Site



## 262-270 Norfolk St.



## DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

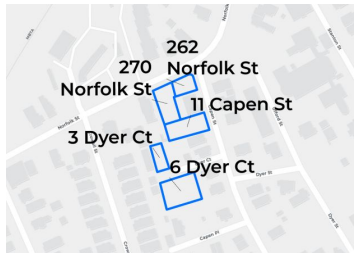
Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches - Bays



## 262-270 Norfolk St.



## DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

Alignment with the street wall

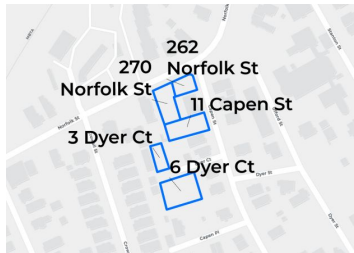
Primary Entry Oriented to the street

Covered Porches - Bays





## 11 Capen St.

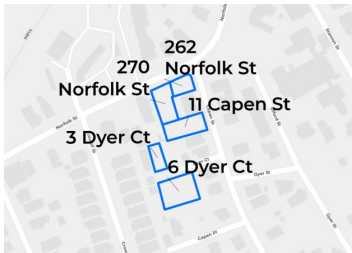


## CONTEXT STUDY

1-2 Family Residential Homes with Triple deckers



## 11 Capen St.



## DESIGN PRINCIPLES

Consistent Height & Massing

Alignment with the street wall

Primary Entry Oriented to the street

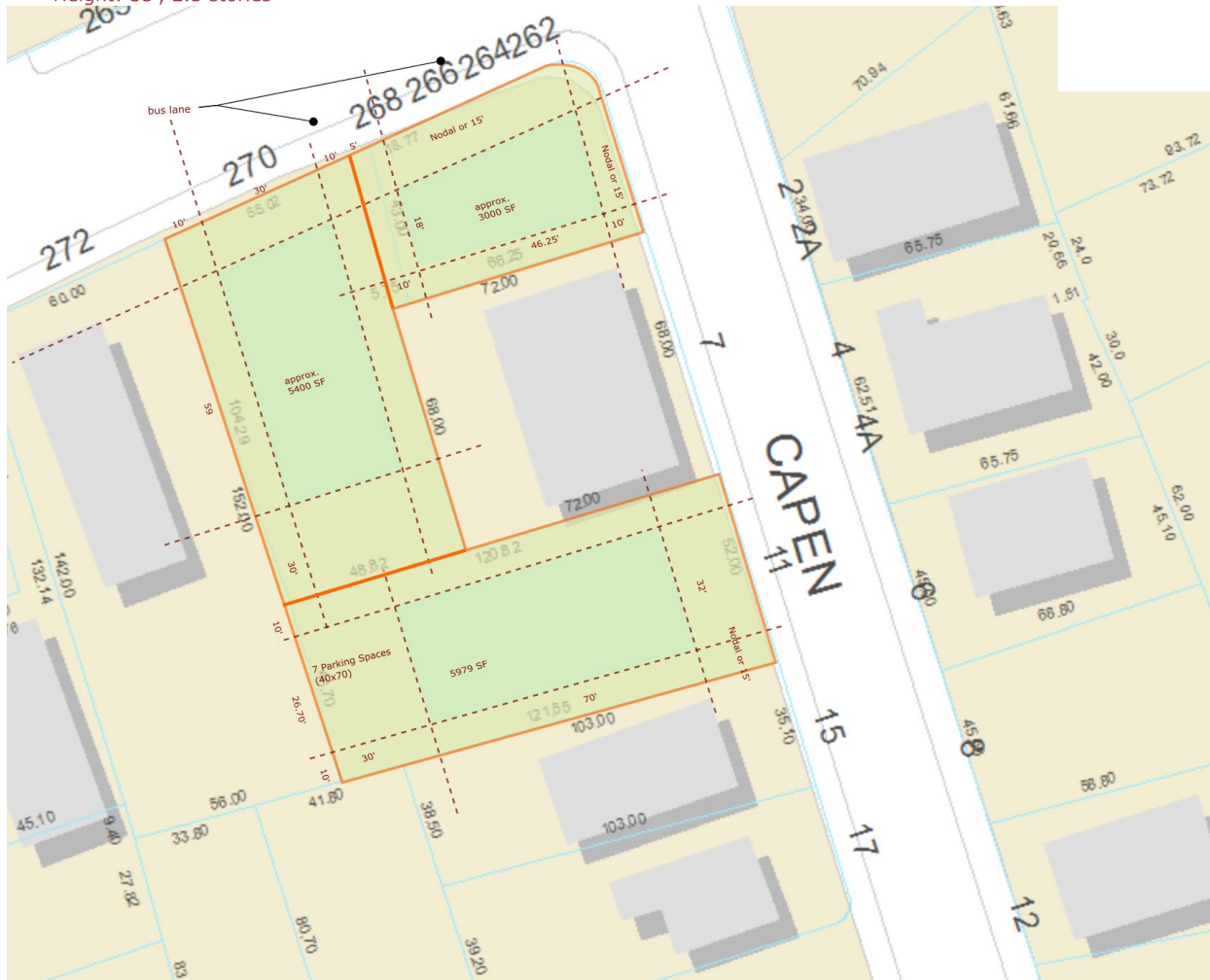
Covered Porches

## 262, 270 NORFOLK & 11 CAPEN STREET

ZONING: DORCHESTER 3F-6000 Any other Dwellinglor Use

Front Yard Setback: 15' or modal alignment  
Side Yard Setback: 10' (Building Code Min. 5')  
Rear Yard Setback: 30'  
Lot Width & Frontage: 50', 50'  
Height: 35', 2.5 stories

FAR: 0.4  
Lot Area: 6000; NA for each add'l  
Open Space: none /unit  
Parking: tbd/unit

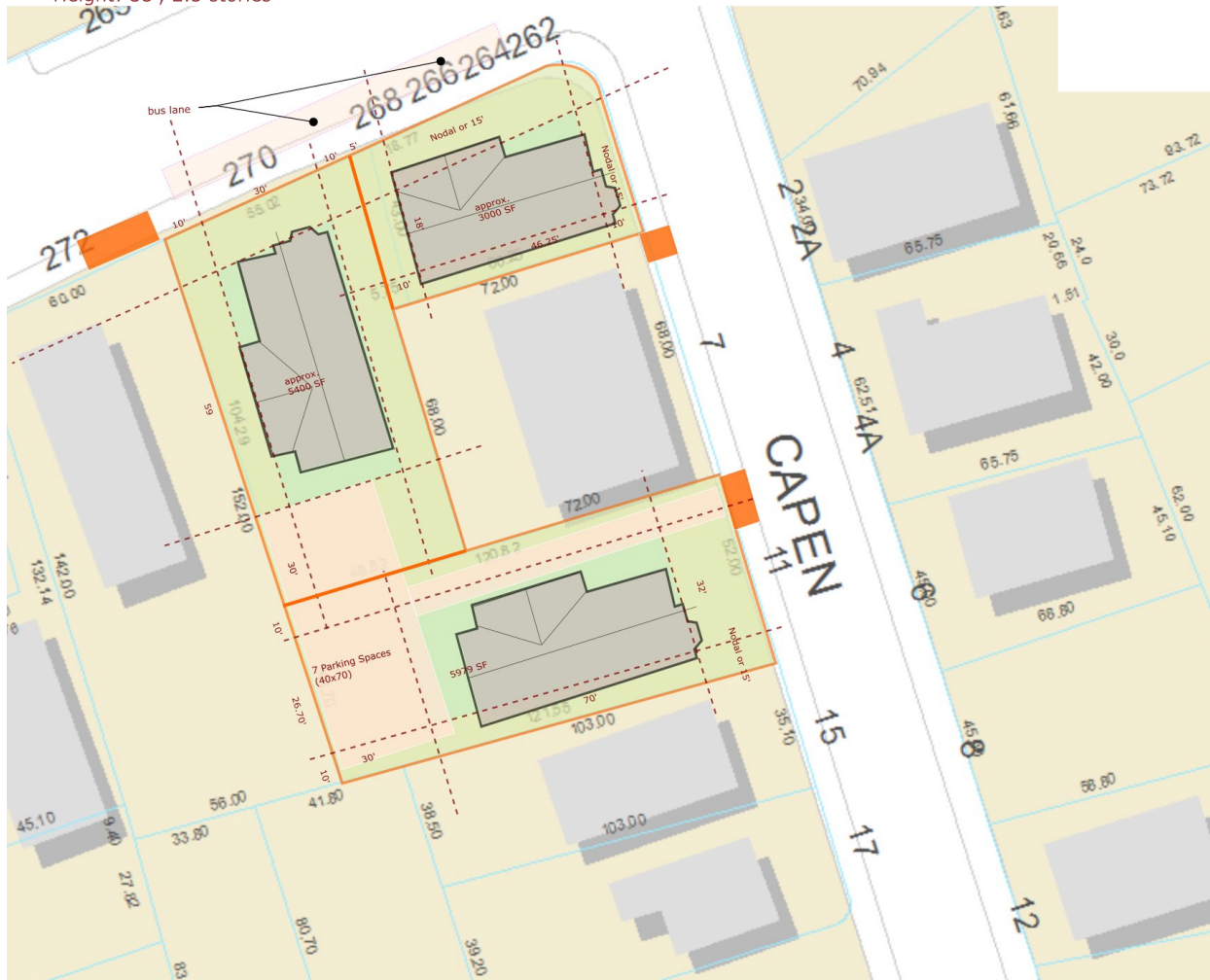


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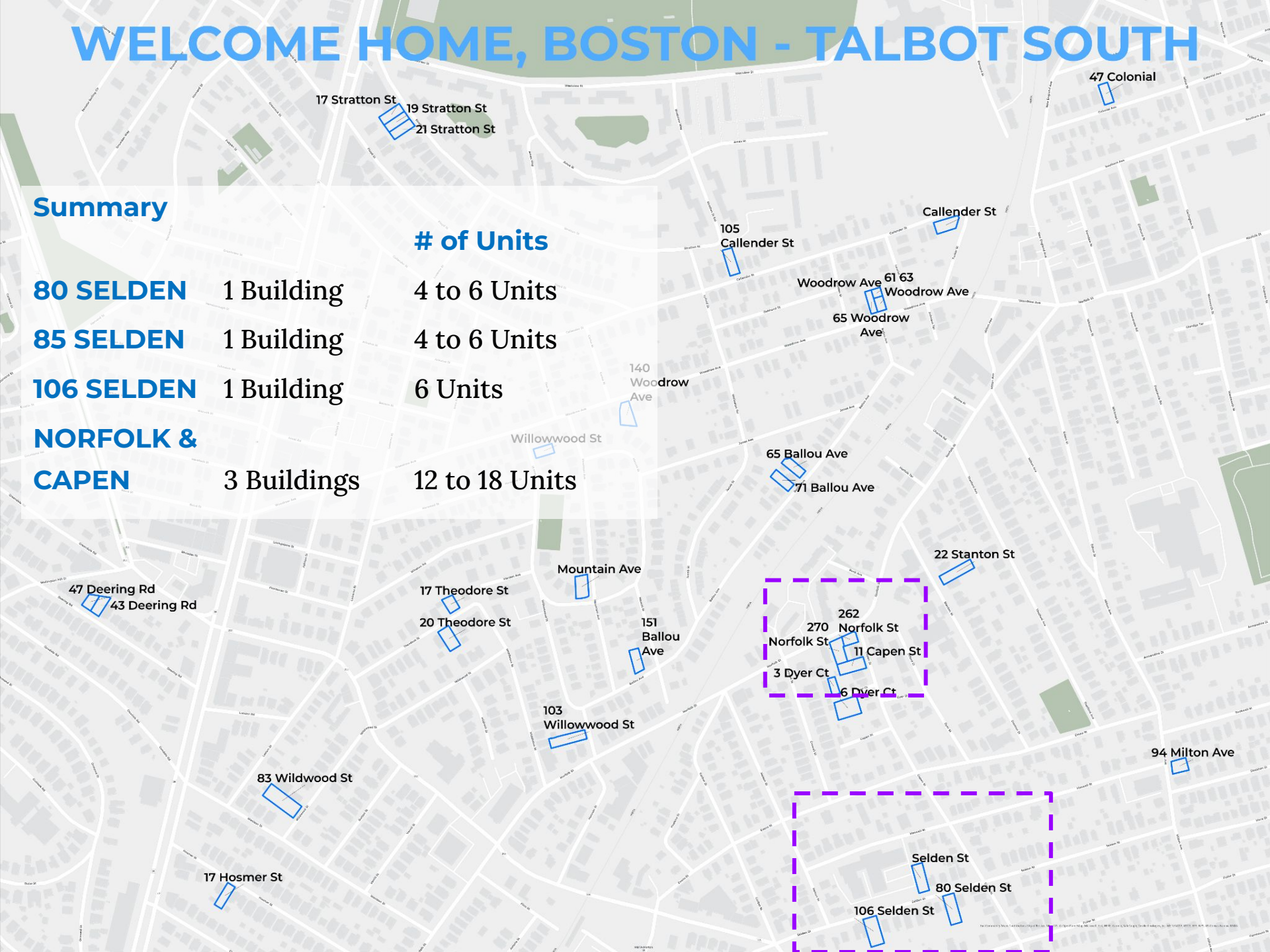
FAR: 0.4  
Lot Area: 6000; NA for each add'l  
Open Space: none /unit  
Parking: tbd/unit



# WELCOME HOME, BOSTON - TALBOT SOUTH

## Summary

		# of Units
<b>80 SELDEN</b>	1 Building	4 to 6 Units
<b>85 SELDEN</b>	1 Building	4 to 6 Units
<b>106 SELDEN</b>	1 Building	6 Units
<b>NORFOLK &amp; CAPEN</b>	3 Buildings	12 to 18 Units



47 Colonial

17 Stratton St  
19 Stratton St  
21 Stratton St

105 Callender St

Callender St

Woodrow Ave  
61 63 Woodrow Ave  
65 Woodrow Ave

140 Woodrow Ave

Willowwood St

65 Ballou Ave  
71 Ballou Ave

22 Stanton St

47 Deering Rd  
43 Deering Rd

17 Theodore St  
20 Theodore St

Mountain Ave

151 Ballou Ave

262 Norfolk St  
270 Norfolk St  
11 Capen St  
3 Dyer Ct  
6 Dyer Ct

103 Willowwood St

94 Milton Ave

83 Wildwood St

17 Hosmer St

Selden St  
80 Selden St  
106 Selden St

# WELCOME HOME, BOSTON - TALBOT SOUTH

**94 MILTON**

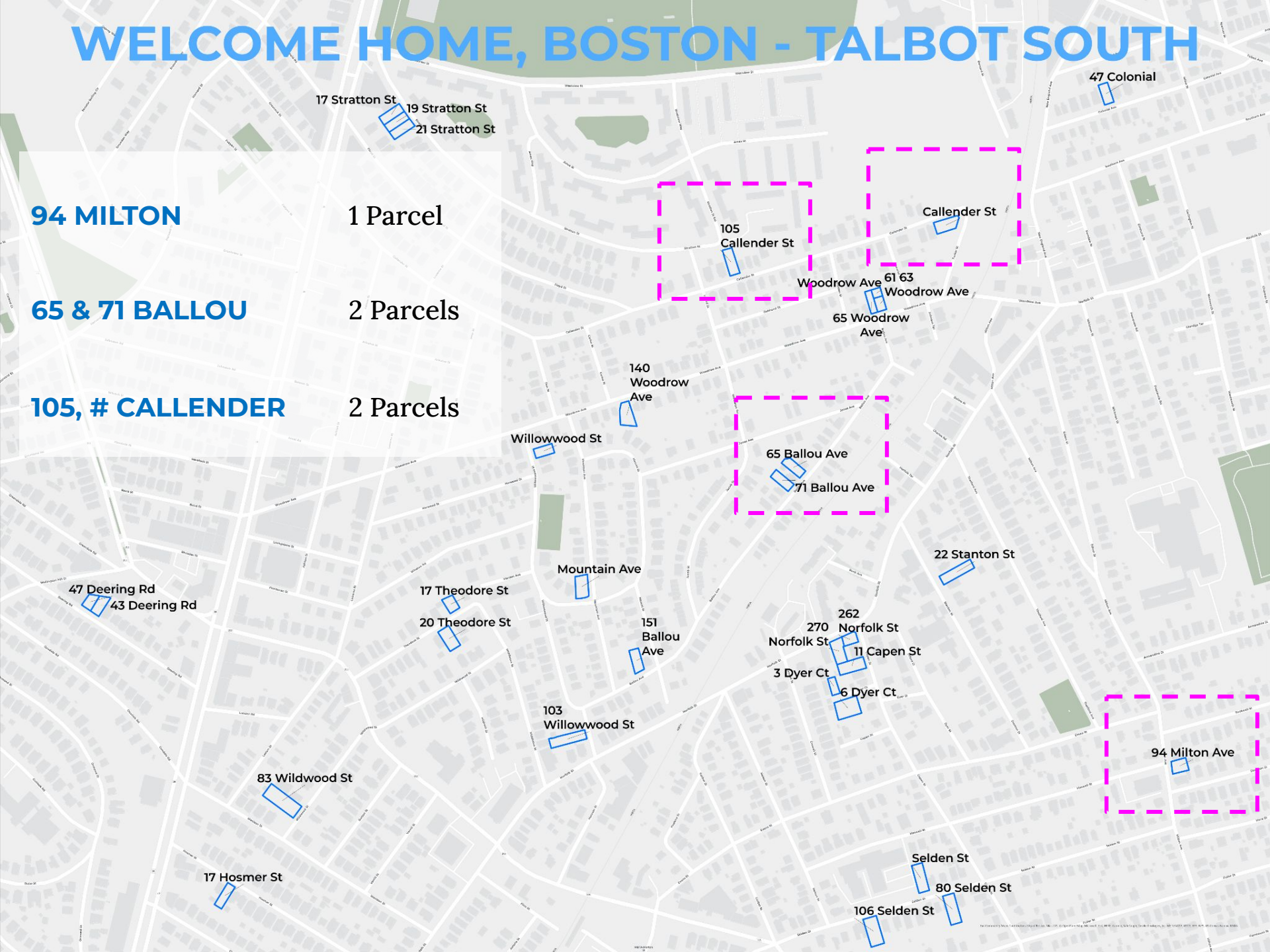
1 Parcel

**65 & 71 BALLOU**

2 Parcels

**105, # CALLENDER**

2 Parcels



47 Colonial

17 Stratton St  
19 Stratton St  
21 Stratton St

105 Callender St

Callender St

Woodrow Ave  
61 63 Woodrow Ave  
65 Woodrow Ave

140 Woodrow Ave

Willowwood St

65 Ballou Ave  
71 Ballou Ave

Mountain Ave

22 Stanton St

47 Deering Rd  
43 Deering Rd

17 Theodore St  
20 Theodore St

151 Ballou Ave

262 Norfolk St  
270 Norfolk St  
11 Capen St  
3 Dyer Ct  
6 Dyer Ct

103 Willowwood St

94 Milton Ave

83 Wildwood St

17 Hosmer St

Selden St  
80 Selden St

106 Selden St



## 94 Milton Ave.



## AERIAL STUDY

Existing building fabric is consistent

Infill site with a building of the same type and character of adjacent homes

Walking distance to Playgrounds on Thetford and Evans



**94 Milton Ave.**

## **CONTEXT STUDY**

1-2 Family Residential Homes with Triple deckers







## 94 Milton Ave.



## DESIGN PRINCIPLES

Consistent Height & Massing - Hip Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches - Dormers and Bays



## 94 MILTON AVENUE

ZONING: DORCHESTER 2F-5000

1 Family Detached or Semi-Attached or 2 Family Detached

Front Yard Setback: 15' or modal alignment

Side Yard Setback: 10' (Building Code Min. 5')

Rear Yard Setback: 20'

Lot Width & Frontage: 40', 40'

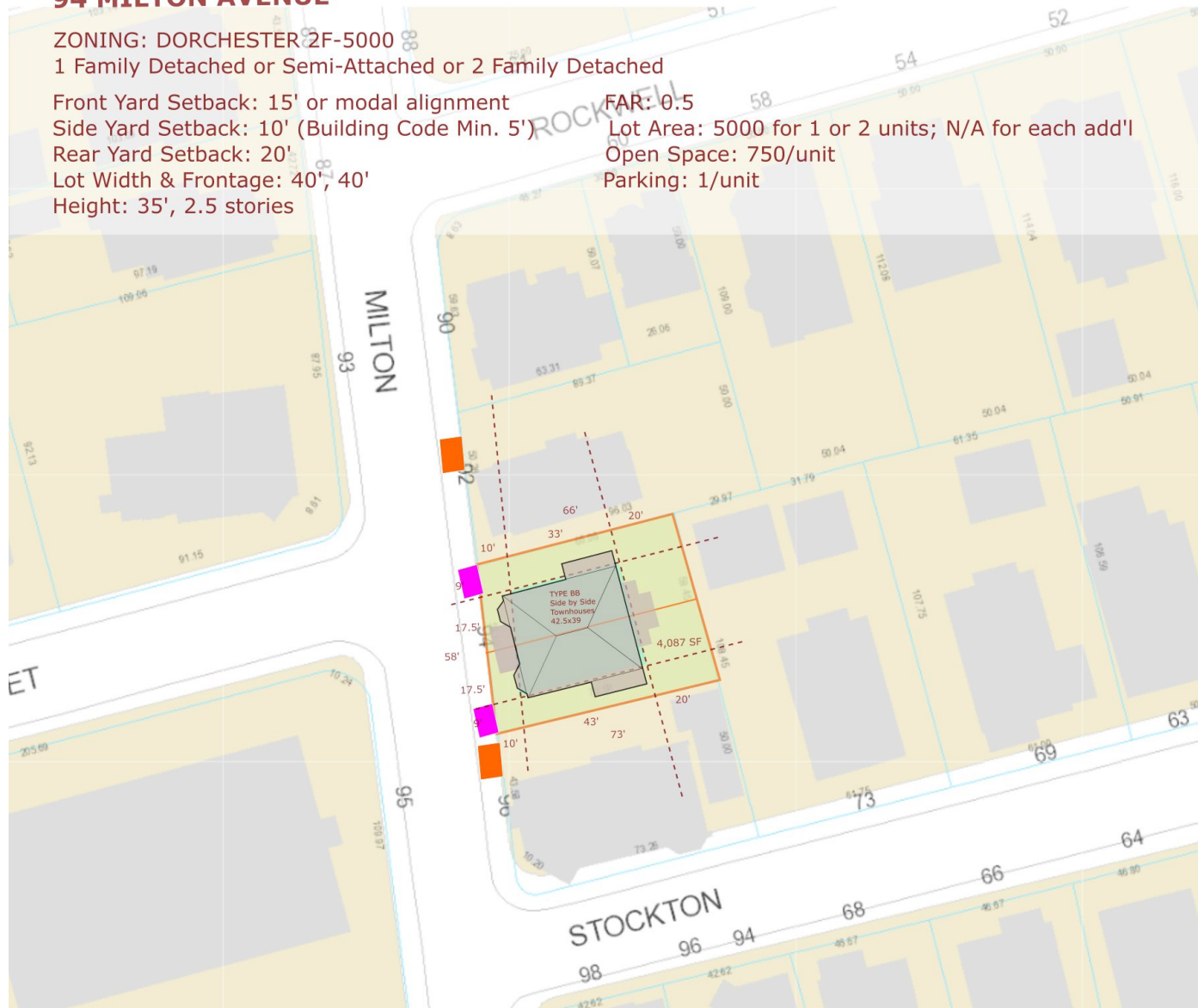
Height: 35', 2.5 stories

FAR: 0.5

Lot Area: 5000 for 1 or 2 units; N/A for each add'l

Open Space: 750/unit

Parking: 1/unit





## 65, 71 Ballou Ave.



## AERIAL STUDY

Existing building fabric is consistent

Infill site with a building of the same type and character of adjacent homes

Walking distance to the Oasis on Ballou



**65, 71 Ballou Ave.**

**CONTEXT STUDY**

1-2 Family Residential Homes





**65 Ballou Ave.**



**CONTEXT STUDY**

1-2 Family Residential Homes



## 65 Ballou Ave.



## DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches - Bays



**71 Ballou Ave.**



**CONTEXT STUDY**

1-2 Family Residential Homes





## 71 Ballou Ave.



## DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

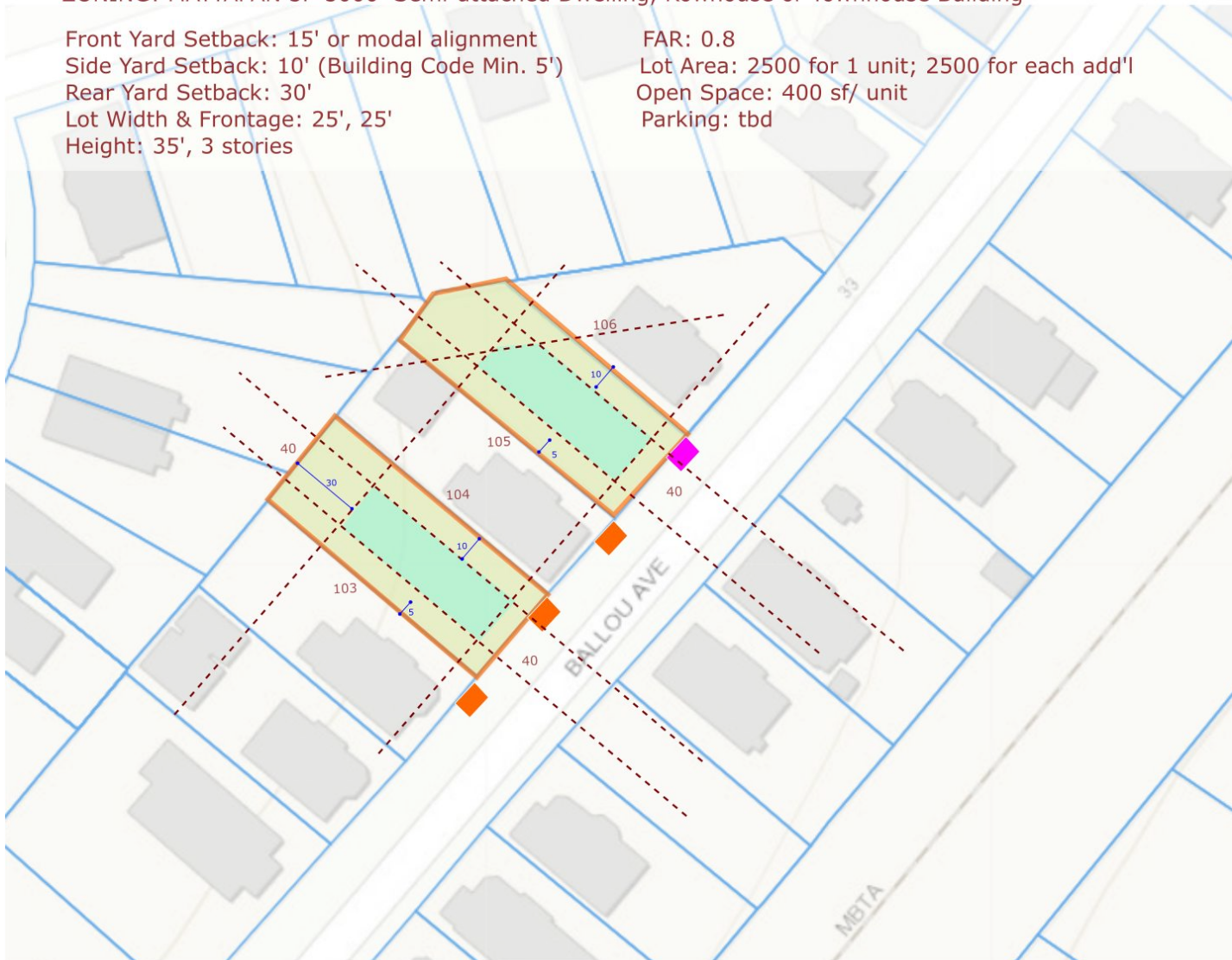
Covered Porches - Bays and Dormers

## 65, 71 BALLOU AVENUE

ZONING: MATTAPAN 3F-5000 Semi-attached Dwelling, Rowhouse or Townhouse Building

Front Yard Setback: 15' or modal alignment  
Side Yard Setback: 10' (Building Code Min. 5')  
Rear Yard Setback: 30'  
Lot Width & Frontage: 25', 25'  
Height: 35', 3 stories

FAR: 0.8  
Lot Area: 2500 for 1 unit; 2500 for each add'l  
Open Space: 400 sf/ unit  
Parking: tbd

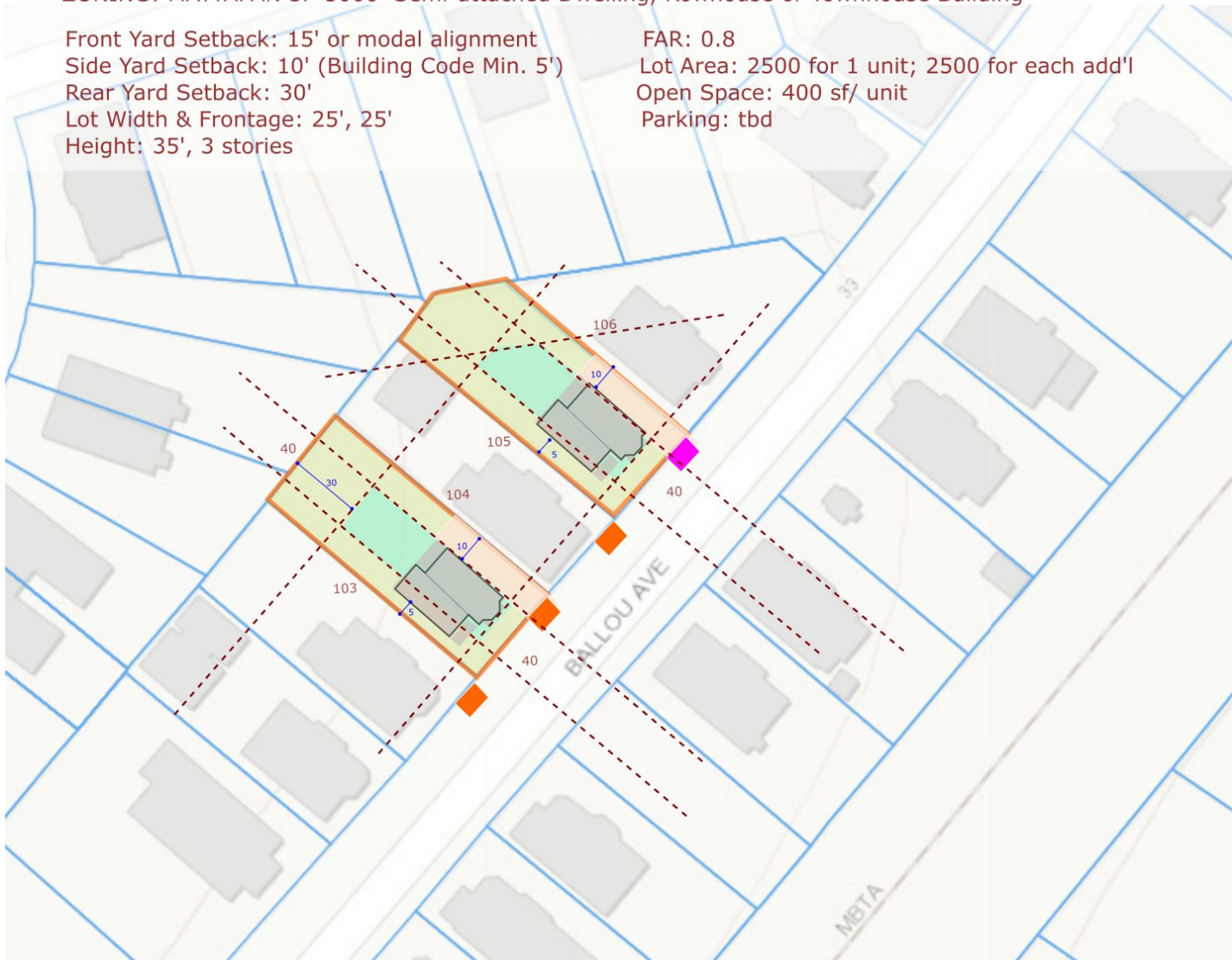


## 65, 71 BALLOU AVENUE

ZONING: MATTAPAN 3F-5000 Semi-attached Dwelling, Rowhouse or Townhouse Building

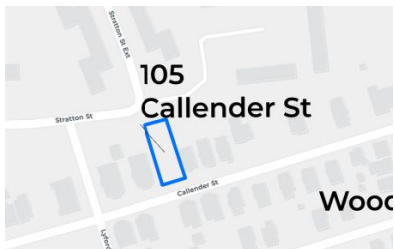
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Side Yard Setback: 10' (Building Code Min. 5')  
Rear Yard Setback: 30'  
Lot Width & Frontage: 25', 25'  
Height: 35', 3 stories

FAR: 0.8  
Lot Area: 2500 for 1 unit; 2500 for each add'l  
Open Space: 400 sf/ unit  
Parking: tbd





## 105 Callender St.



## AERIAL STUDY

Existing building fabric is varied

Mix of large multifamily and single family homes.

Infill site with a multi unit building of the same type and character of adjacent gable roof homes