

Neighborhood Homes Initiative

Overview of Vacant, City-Owned
Land Parcels



November 5, 2016

Agenda:

- Welcome/Introductions
- Summary of Neighborhood Homes Initiative
- Overview of Vacant Parcels
- Next Steps



Summary of Neighborhood Homes Initiative

- New Homeownership Housing on City Vacant Land
 - Increasing the supply and opportunities for Homeownership Housing
- Homes Affordable to a Range of Incomes - Moderate, Middle and Market
- Subsidy Funding to Support Moderate and Middle Income Homes
- Reduced Acquisition Price for City Land to Promote Affordability and Good Design



Summary of Neighborhood Homes Initiative, cont.

- Boston Home Center Will Market the Moderate and Middle Income Homes - Lottery
- Prototype Design for All NHI Sites
- Parcels packaged for small to mid-sized builders and developers.
 - Local Employment Opportunities
- Promote Quality Design



Vacant, City-Owned Parcels

- 27 Parcels along Callender Street, Floyd Street, Stratton Street, Ashton Street, Lucerne Street, Lyford Street, Woodrow Avenue and Jones Avenue
- All parcels total approximately 128,402 square feet
- Zoning is a mixture of 3F-5000 and 3F-6000





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Parcel View

- *10 Parcels*
- *50,908 Square Feet*
- *Zoning: 3F-5000*

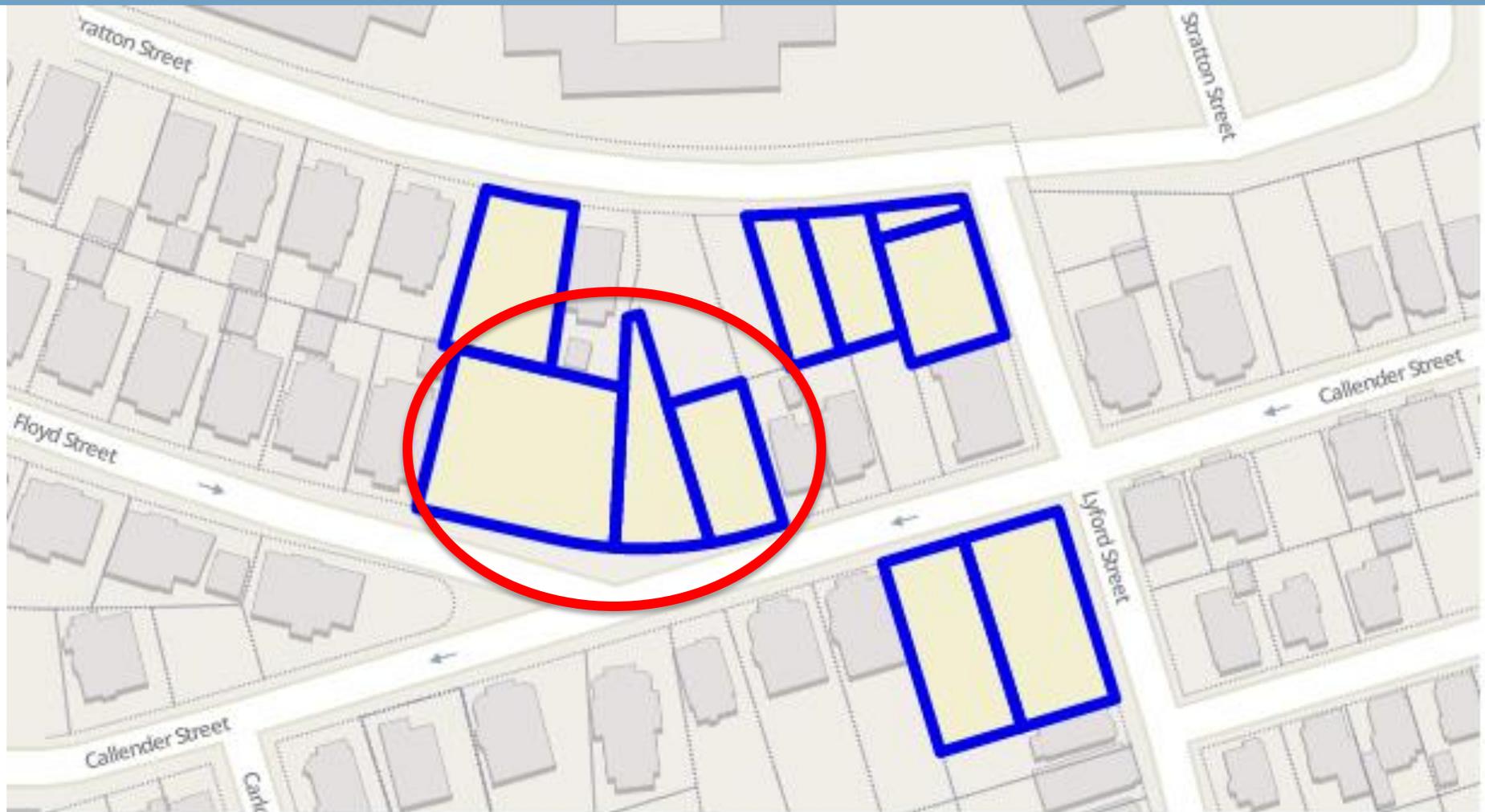


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Parcel View

Callender, Floyd, Lyford and Stratton Streets



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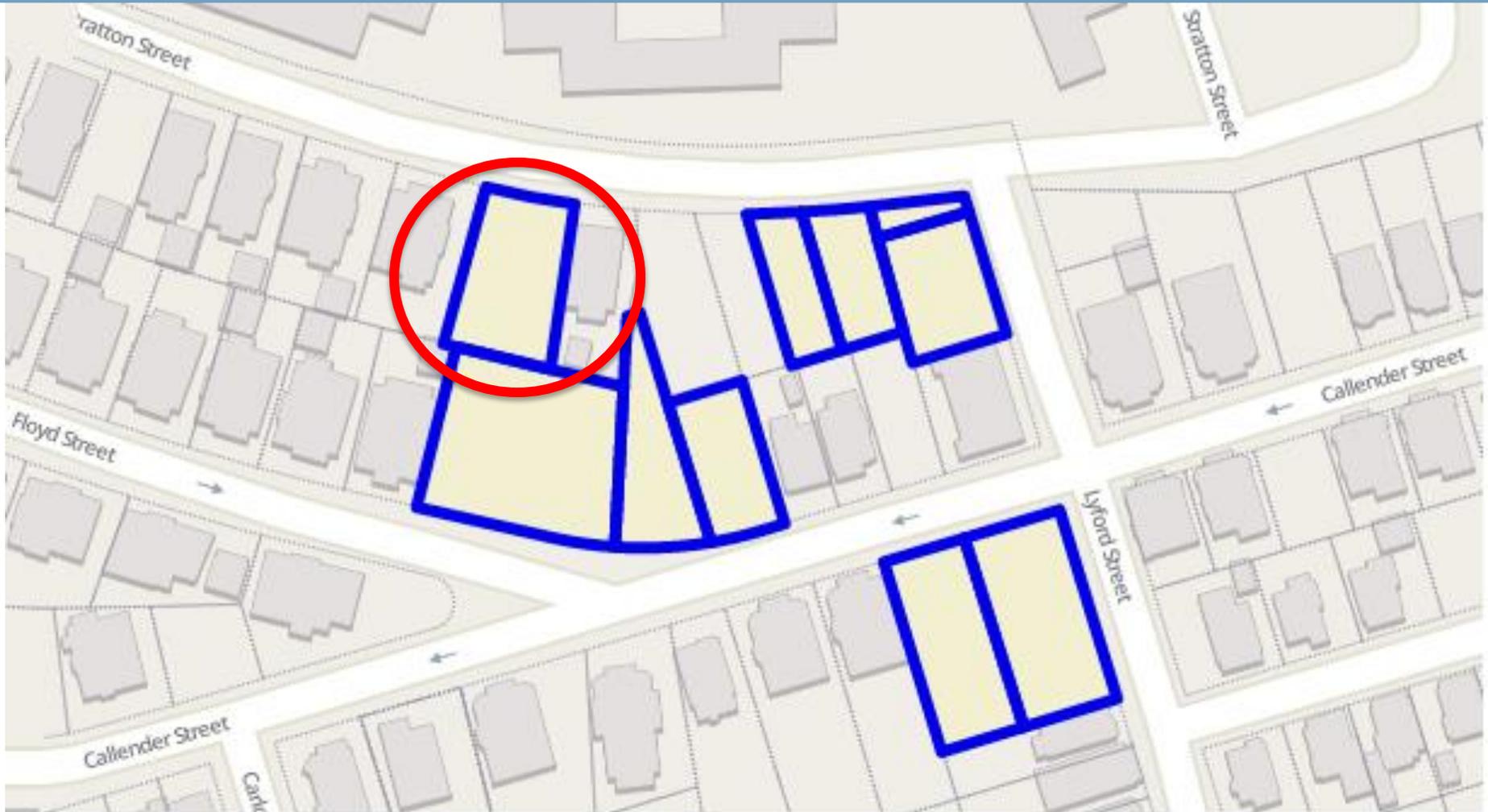
Parcel View
Callender, Floyd Streets



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Callender Street



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Parcel View
Stratton Street



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Stratton Street



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Parcel View
Stratton, Lyford Streets



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Stratton/Lyford Streets



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Parcel View
Callender, Lyford Streets



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Callender/Lyford Streets

- *6 Parcels*
- *28,113 Square Feet*
- *Zoning: 3F-5000 (Stratton)*
- *3F-6000 (Ashton)*

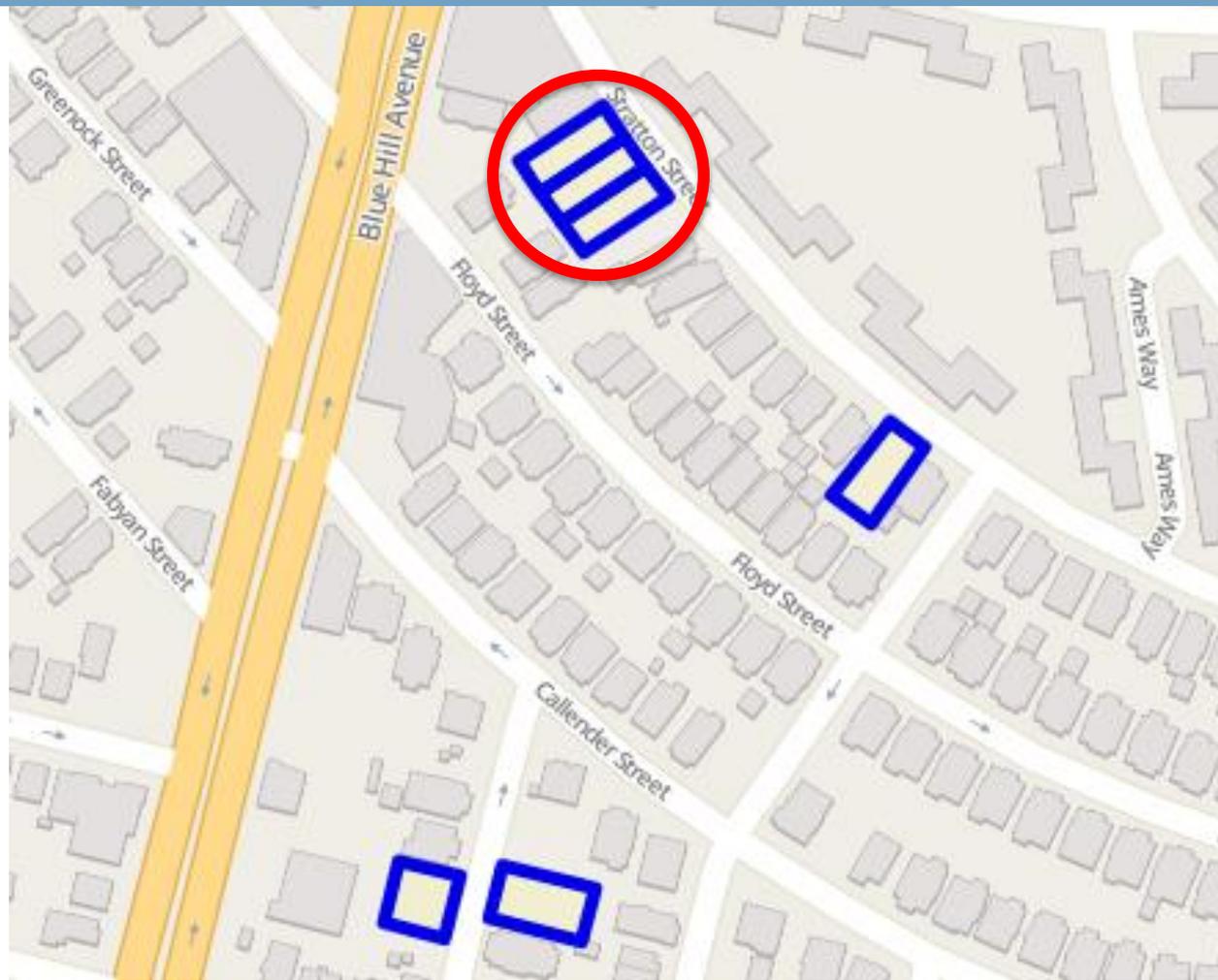


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Parcel View

Stratton and Ashton Streets



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Parcel View

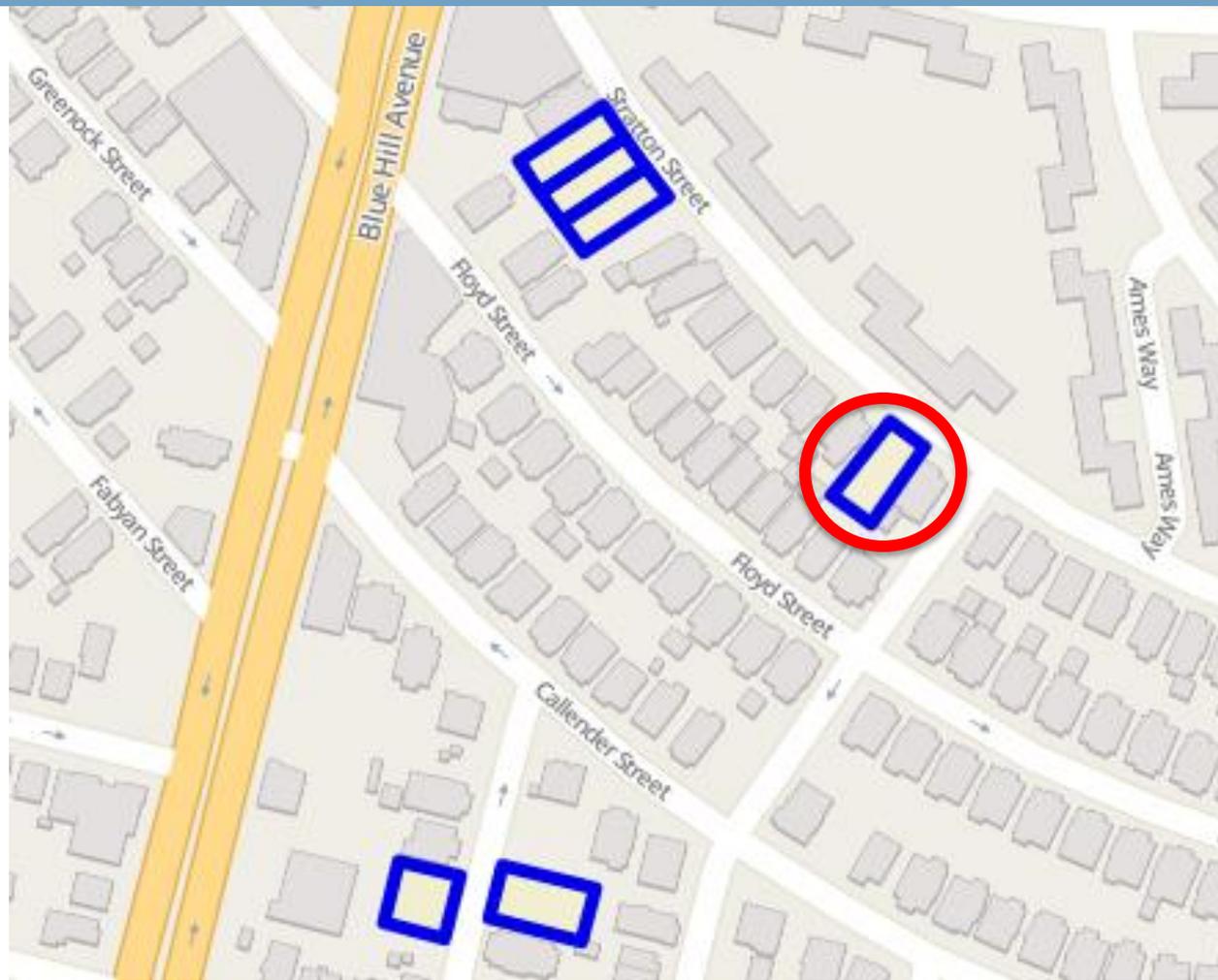
Stratton Street



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Stratton Street



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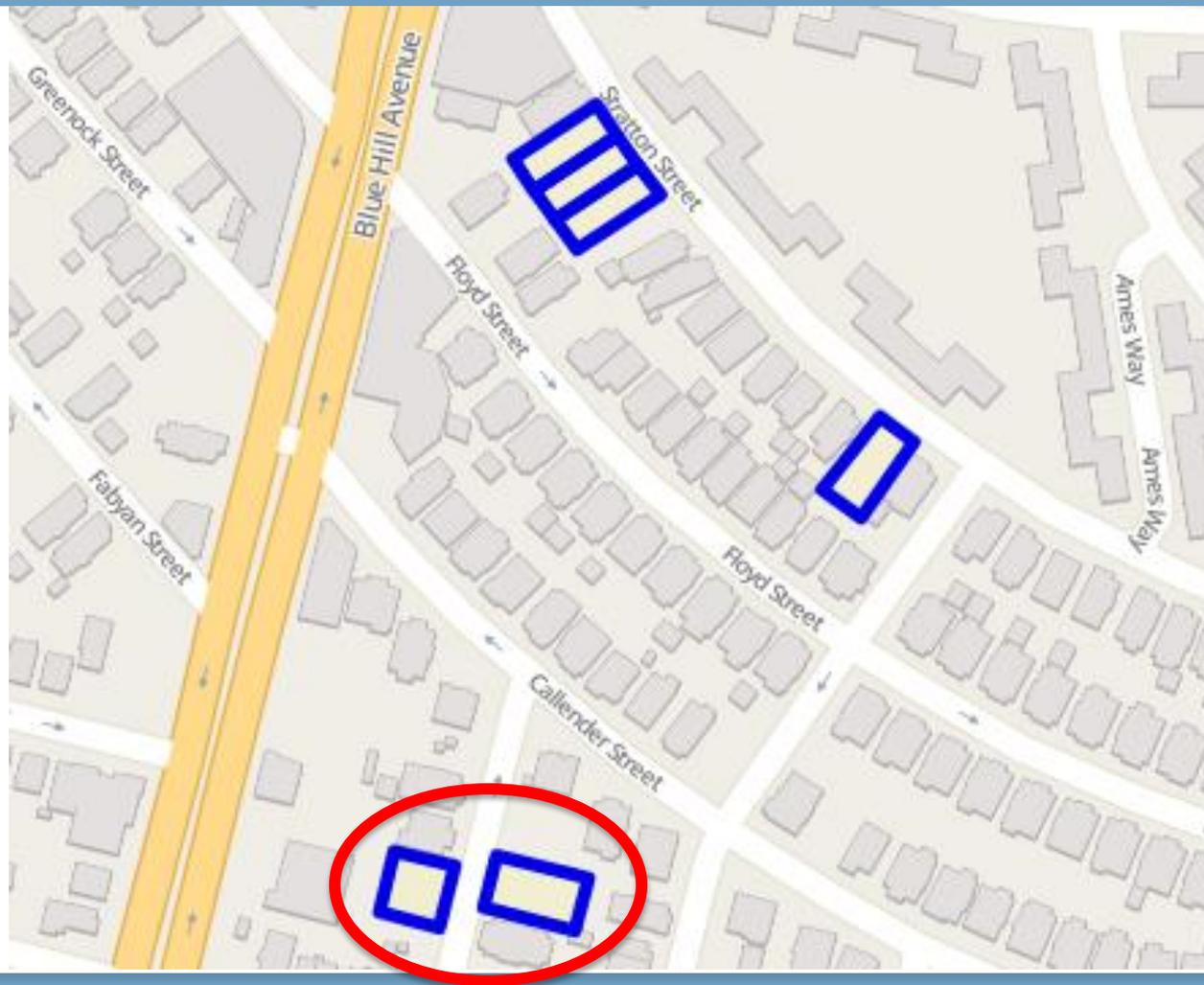
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Stratton Street



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Stratton Street



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Parcel View

Ashton Street



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Ashton Street

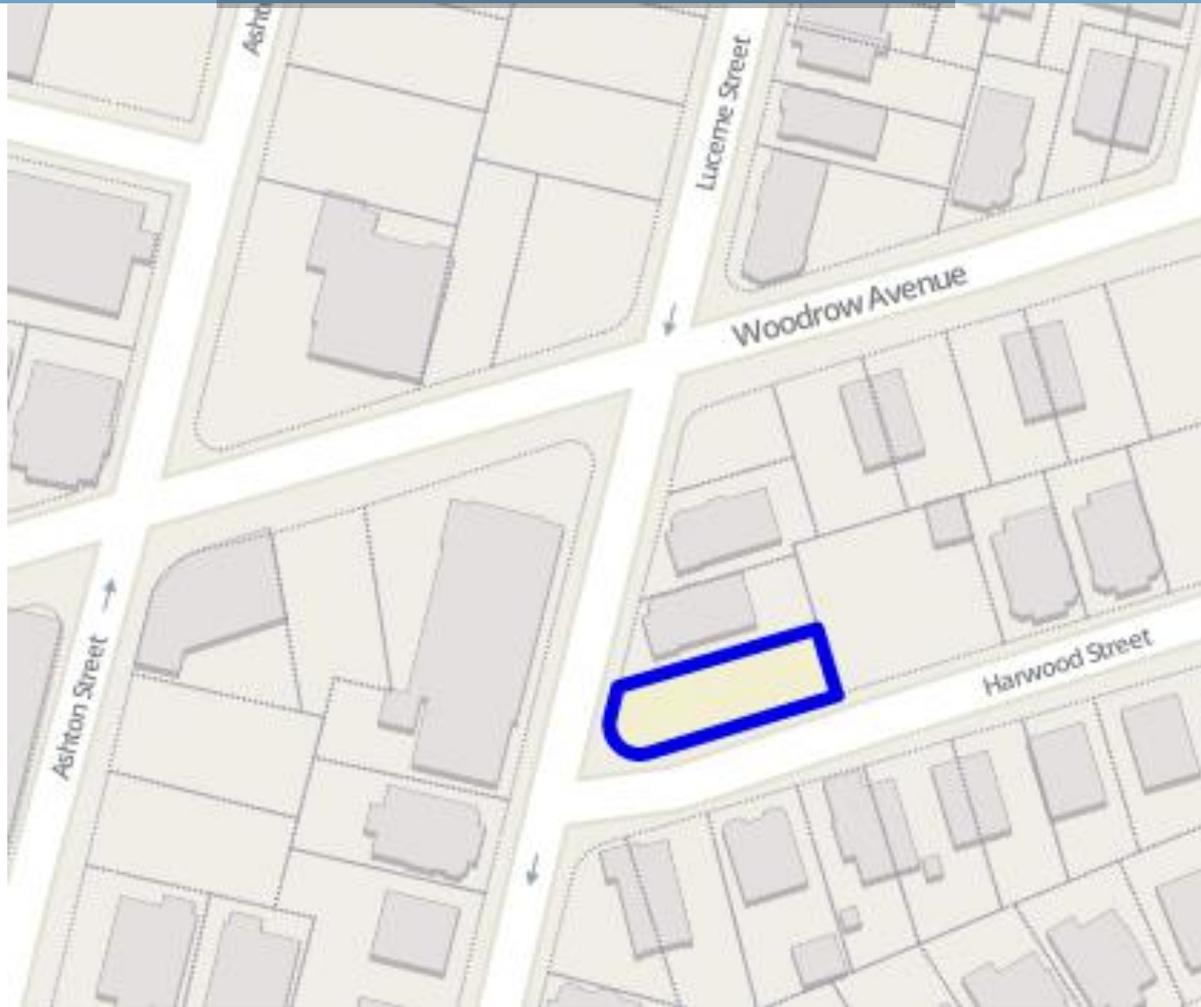


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Ashton Street

- *1 Parcel*
- *4,435 Square Feet*
- *Zoning: 3F-6000*

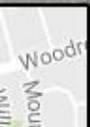


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Parcel View

Lucerne Street



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Lucerne Street

- *8 Parcels*
- *44,946 Square Feet*
- *Zoning: 3F-5000*



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Parcel View

Woodrow and Jones Avenues



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Parcel View

Woodrow Avenue



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Woodrow Avenue



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Parcel View

Jones Avenue



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Jones Avenue



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Parcel View

Jones Avenue



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Jones Avenue



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Two Family Home Example

Jones Avenue



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Two Family Home Example

Jones Avenue



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Side by Side Duplex Example



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Single Family Home Example



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Single Family Home Example

Summary

- 27 Parcels total parcels of vacant land
- All parcels total approximately 128,402 square feet
- Zoning is a mixture of 3F-5000 and 3F-6000



Next Steps

- Community meeting with Woodrow/Jones neighborhood group
- Community meetings with neighborhood groups and abutters around preferred use of individual sites
- Draft RFP based on community meetings
- Follow up community meeting with neighborhood groups/abutters to discuss RFP and home designs before RFP is released
- Community meetings after RFP responses are due



DND Contact

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