

The Housing Innovation Competition

*Department of
Neighborhood
Development*



City of Boston
Mayor Martin J. Walsh



Welcome and Introduction

“We want Boston to be a place that all residents can call home. To do so, we must look beyond just the options that currently exist and activate new and original ideas. The Housing Innovation Competition is a chance for Boston to take its place at the forefront of housing innovation.”

Mayor Martin J. Walsh

Partners

GTNA

**Garrison Trotter
Neighborhood
Association**



**Department of
Neighborhood
Development
(DND)**



**The Mayor's
Housing
Innovation Lab
(Housing iLab)**



**Boston Society of
Architects
(BSA)/AIA**

Agenda

Mission, Purpose, and Community Vision

Innovation Context

Request for Proposal Details

Timeline and Next Steps

Question and Answer

Mission and Purpose

- Address housing affordability with appropriately designed and priced new housing.
- Build several pilot compact living housing prototypes with innovative design solutions for selected city-owned development sites, to examine architect and developer response.
- Engage the community in an inclusive and transparent planning process.
- Respect existing uses and context while promoting housing innovation and sustainability.
- Incorporate innovation, energy efficiency and green building principles.
- Develop landscapes that engage people and create relationships between the built and natural environment.
- Respect the community's generational and household needs.
- Maximize affordable units while maintaining market feasibility.



To address the issue of housing affordability with appropriately designed and priced new housing, specifically, compact living housing with innovative designs; and engage the community along the way in an inclusive and transparent planning process.

Design Goals + Community Values

design context (materials, color, etc.), neighborhood assets, and community goals for housing.

of the Garrison Timber

ing does this area need?
housing?
and are needed?

SITE 1: 34 Commercial Ave



SITE 2: Hubbard + Holliston / Everett Street



Community Vision:

the core goal of the community vision is to strongly encourage development proposals that address neighborhood needs, including mixed income homeownership housing, appropriately sized homes to attract diverse household sizes.



**Accelerating Innovation in the
Housing Sector**





Compact Living & Affordability

An aerial, 3D architectural rendering of a city block, showing various building heights and shapes. A large, thick yellow question mark is superimposed on the left side of the image, partially overlapping the buildings. The text 'What is innovative housing?' is centered over the middle of the city model.

What is innovative housing?

Innovative housing is...

**SMALL
UNIT**



COMMON SPACES



Affordable

Lives w/ roommates in
Allston

Affordable

Lives in a tiny basement
studio

Affordable

Lives w/ roommates in
Somerville



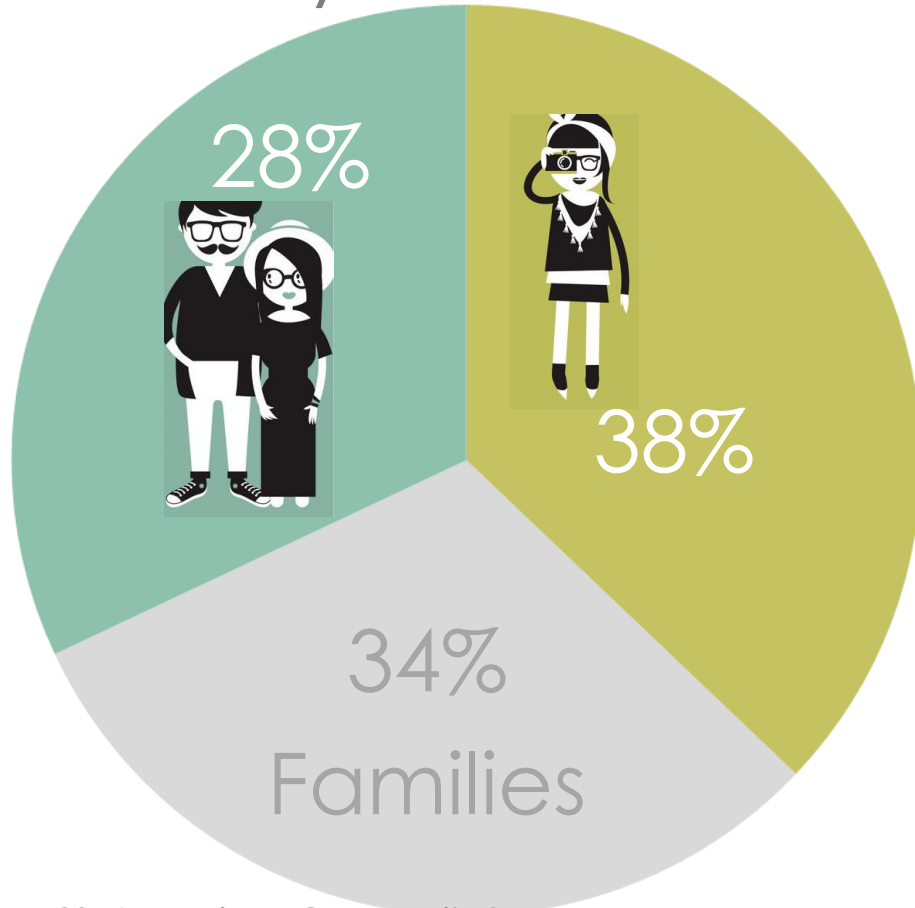
Research into household size

37.1%

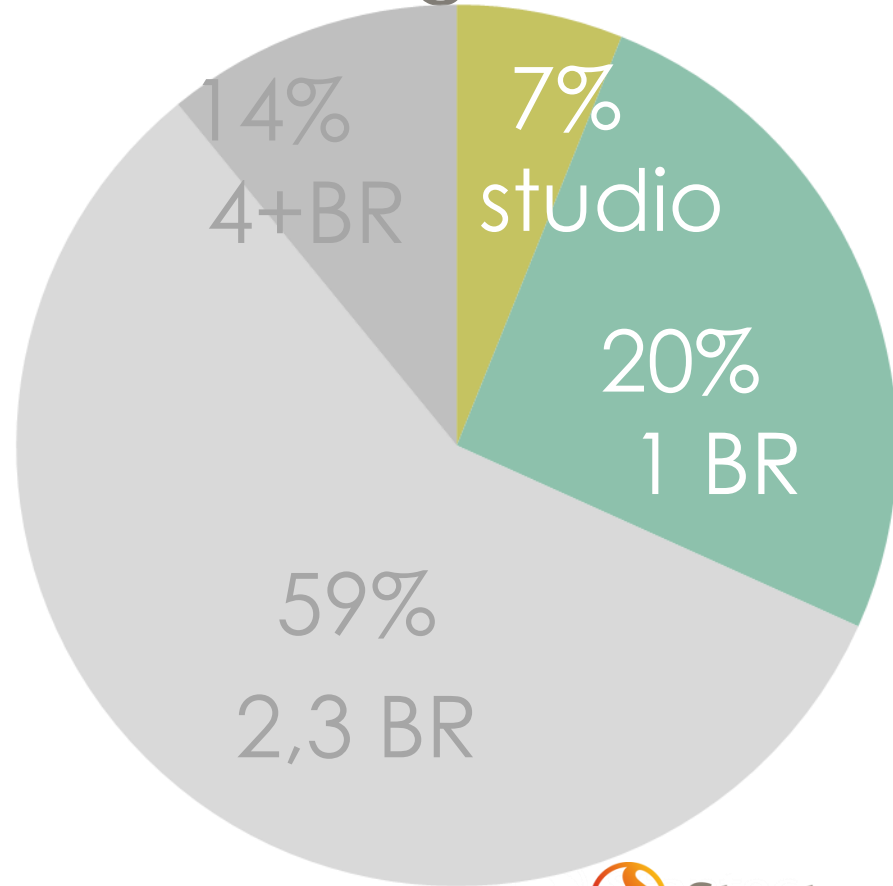


30.9%

Roxbury Households

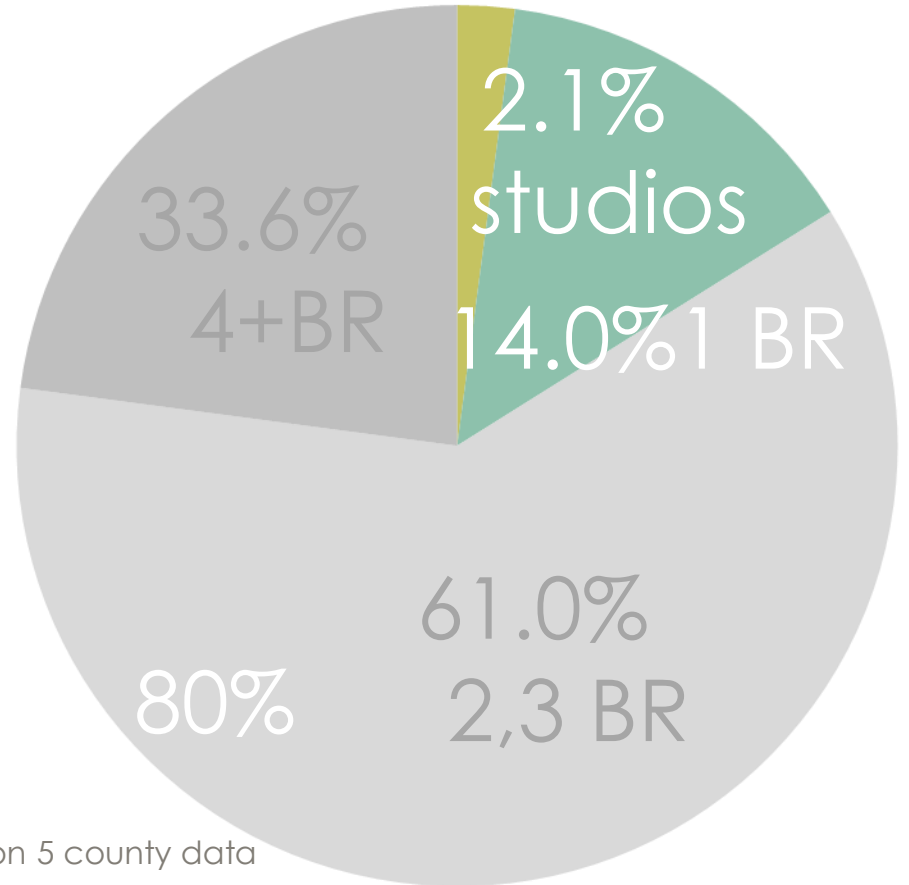


Housing Stock



- 2014 American Community Survey
- 11,480 housing units total

Greater Boston Housing Stock



- 2007-2011 American Community Survey, Greater Boston 5 county data
- 1.4 million units total



creatives

grads

undergrads

inno
workforce

seniors

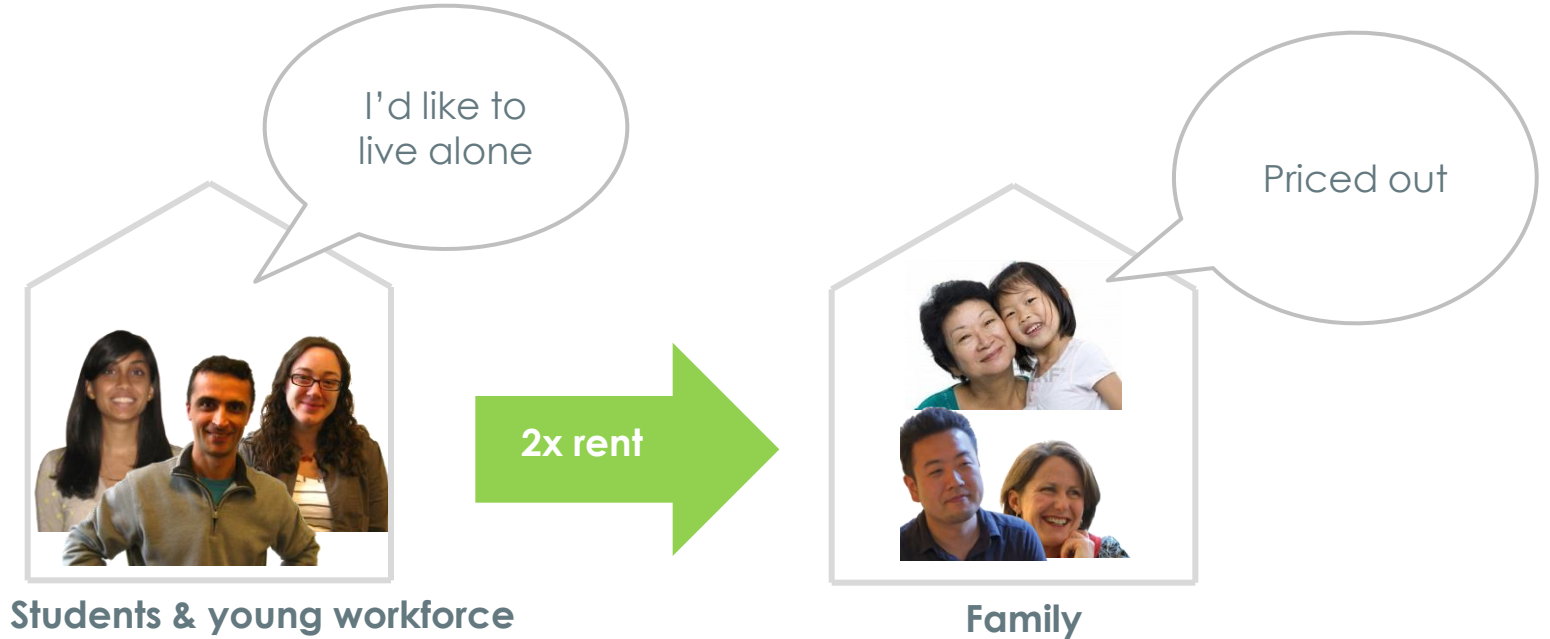
divorcees

service
workers

widowers

We need smaller units for all
incomes!

Effects of small unit shortage



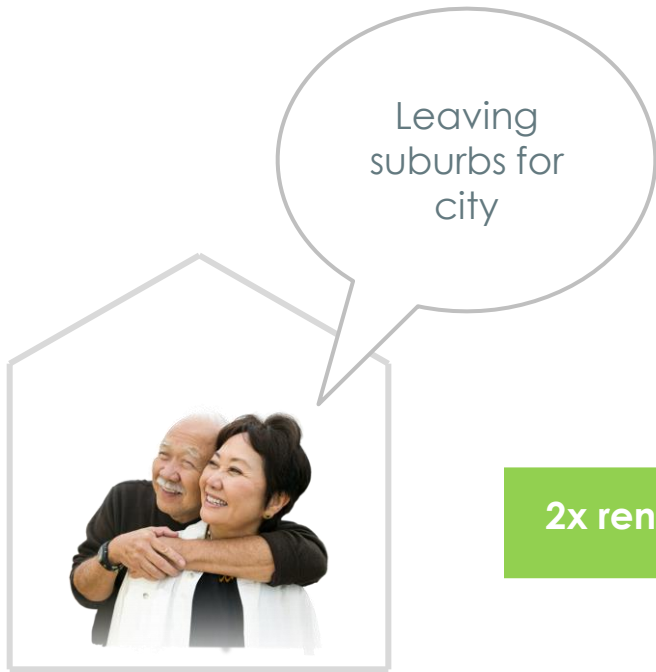
* 50% undergrads and 80% graduate students live in market-rate housing



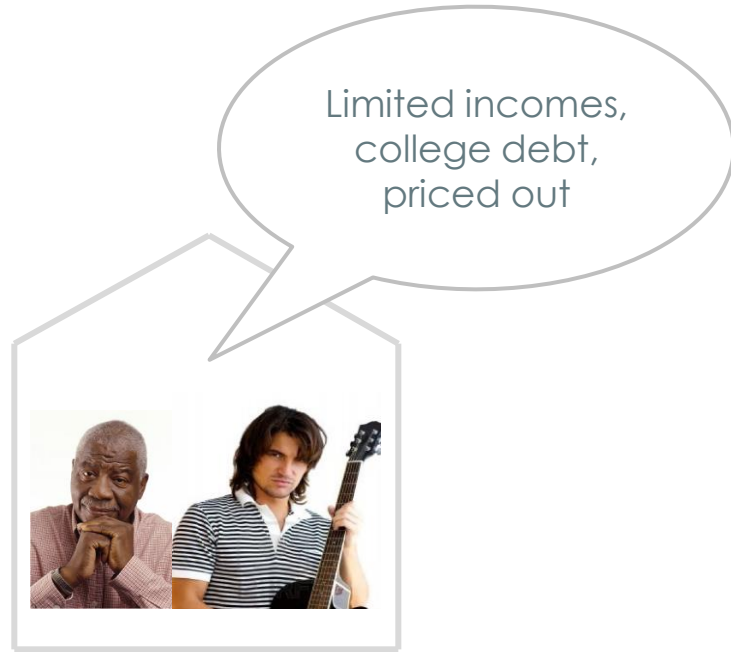
Seniors



Family



Baby boomers



Seniors, Millenials

We're stuck
now too



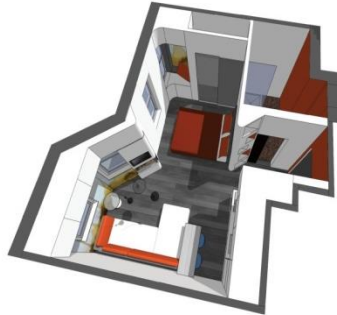
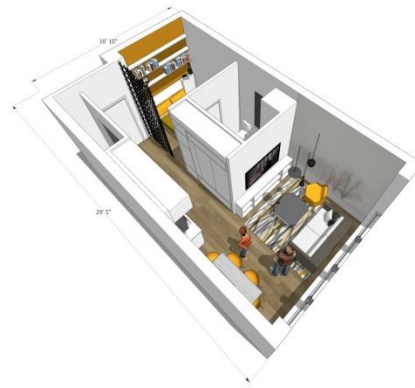
Baby boomers



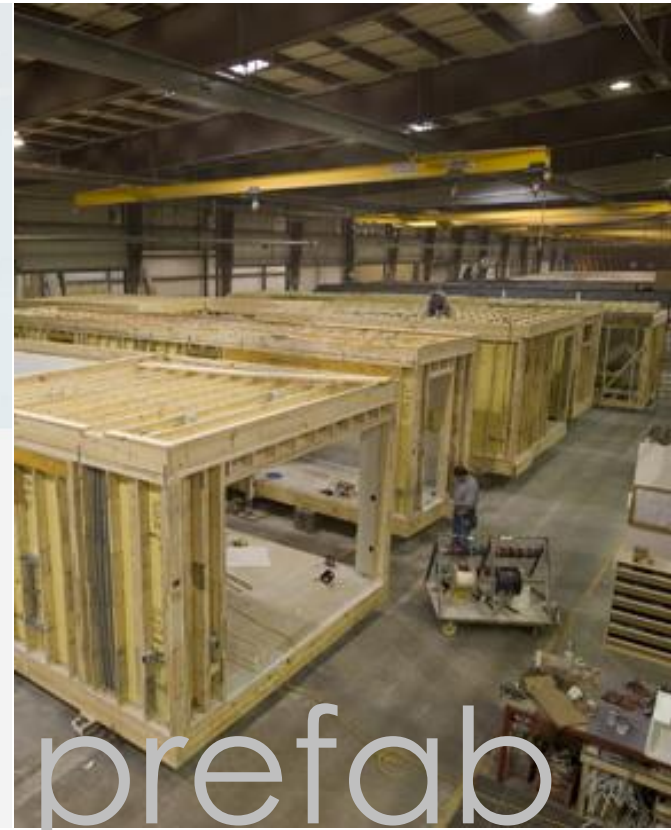
**What can
developers &
architects do?**



Develop & Test Compact Living Prototypes



'uhu' roadshow



384sf prefab

Housing Innovation Competition

Request For Proposal Details

An aerial photograph of a residential development under construction, overlaid with a blue tint. The central focus is a three-story building with grey siding and a dark roof featuring several dormer windows. To its right is another similar building, and to the left is a red building. The foreground shows a dirt area with construction barriers and a utility pole. The background includes more residential buildings and trees under a clear blue sky.

Site 1: 24 Westminster Ave.



Parcel ID: 1101703000
Area: 10,077 sf

Development Goal:

- A moderate density multi-family residential dwelling
- Expected to exceed the number of units per lot area currently defined by zoning
- Mirror the floor area ratio (FAR) of similar traditional low rise multi-unit dwellings in the Garrison Trotter neighborhood
- Incorporate shared amenity spaces and various forms of unit and common open spaces into building design



Sites 2 & 3: 71-73 Holworthy Street & 29-31 Hollander Street



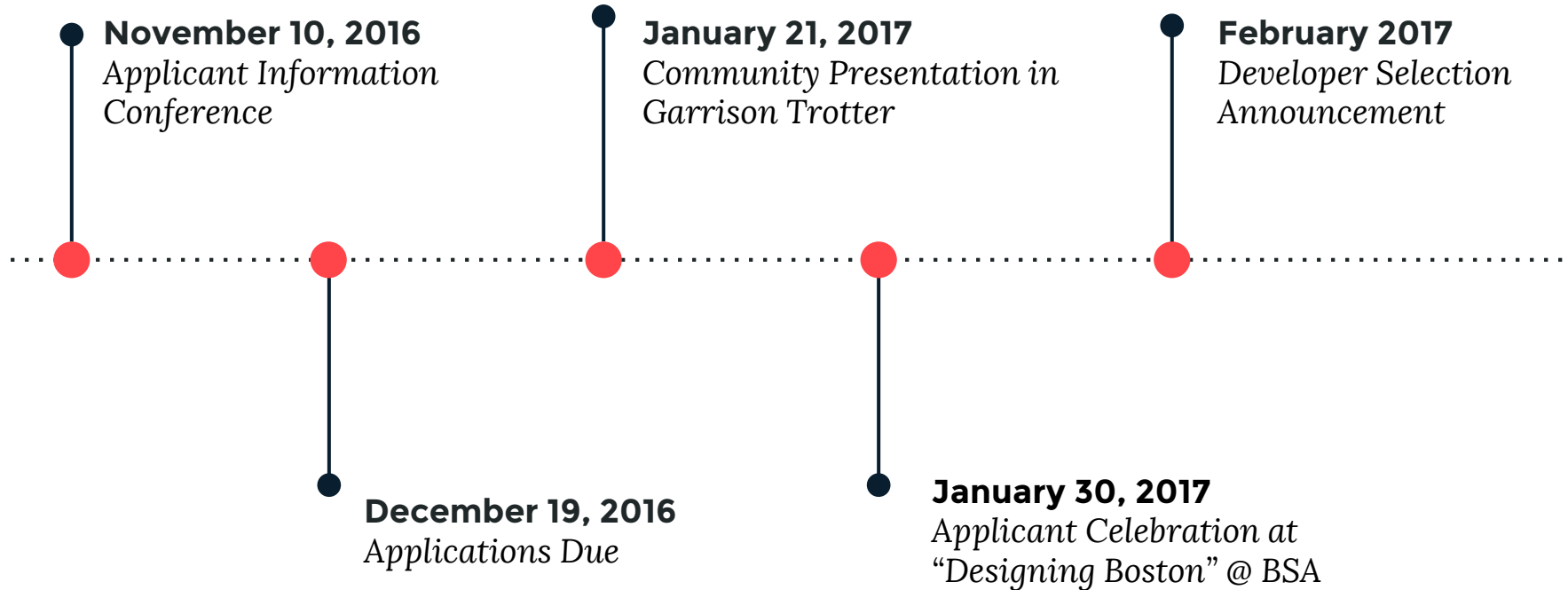
PARCEL ID: 1203335000 & 1203334000
1203326000 & 1203325001
AREA: 6,606 sf & 6,666 sf

Development Goals:

- Low density multi-unit homeownership residential dwellings
- Slightly exceed the number of units per lot area currently defined by zoning
- Mirror the floor area ratio (FAR) of similar traditional 1 to 3 family homes in the Garrison Trotter neighborhood.
- Incorporate shared amenity spaces and various forms of unit and common open spaces into building design



Timeline and Next Steps



QUESTIONS AND ANSWERS

DND Contact:

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HOME > HOUSING INNOVATION COMPETITION

Last updated: 10/21/16

HOUSING INNOVATION COMPETITION

An opportunity to identify creative design solutions to produce more middle-income and elderly affordable housing in Boston.

The City's Department of Neighborhood Development, in partnership with the Mayor's Housing Innovation Lab, the Garrison Trotter Neighborhood Association (GTNA), and the Boston Society of Architects (BSA)/AIA, are soliciting proposals for the Housing Innovation Competition.

The Housing Innovation Competition is a City of Boston pilot initiative on five City-owned vacant land parcels in the Garrison Trotter