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How do we increase housing production and prevent displacement in neighborhoods in the face of increasing construction costs and housing prices? How can we create affordable housing driven by design excellence and efficient construction without contributing to increasing prices or losing local job opportunities? What design innovations can we bring to this problem?

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**CITY OF BOSTON DEPARTMENT
OF NEIGHBORHOOD DEVELOPMENT**



BOSTON, MA

Rose Fellowship 2020-2022

Our Journey

Our organizational goals are shaped by Mayor Walsh's ambitious plan for new housing growth and increased affordability. In *Housing a Changing City: Boston 2030*, also known as the Housing 2030 Plan, Mayor Walsh lays out a goal of producing 53,000 new units by 2030. Just recently this goal was increased to 69,000 units to match actual projected growth by 2030. Of these, 15,820 units need to be income restricted. Though we are well on our way to meeting that goal with 26,000 units already permitted, housing and construction costs remain high. There are still too many families facing evictions and paying a rent they can't afford, too many seniors worried about how to stay in their homes, and too many middle-income households struggling to purchase their first home. Both rental and for-sale housing prices are escalating every day. The Greater Boston Housing Reportcard states that as of July 2018, metro Boston's housing prices now exceed even the New York City metropolitan area. Median sales prices at the high end of the market exceed \$800,000.

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Learn about BOSTON DND'S impact: [HERE](#)



The City of Boston's Department of Neighborhood Development (DND) seeks to host a Rose Fellow in order to strengthen the department's ability to conduct design review for affordable housing projects and provide design expertise to housing & development initiatives. The Design Unit works in close collaboration with the Housing Innovation Lab (iLab) whose innovative work looks to prevent displacement and lower the cost of living in Boston. A Rose Fellow will strengthen our collaborative effort to use innovative design to create more affordable housing throughout Boston. The Rose Fellow will focus on expanding the reach of new initiatives focused on models for prototype housing and infill development including but not limited to modular or panelized construction. The fellow will also add desperately needed capacity as they work on individual projects with increasing responsibility as a member of our design team

Organizational Culture

The intent of this application is to serve two particular needs in the Department of Neighborhood Development. In the work plan, we have divided them into two basic areas. The first is to seek entirely different approaches to accelerate housing production in the City to deliver more opportunities for low- and moderate-income households as soon as possible. The second is to add capacity and excellence within our existing effective, but sometimes too slow, framework.

The first involves increasing the Design Unit's capacity to further accelerate our ability to deliver affordable housing through innovation. This work dovetails with departmental and City initiatives. A Rose Fellow will provide capacity to explore new initiatives that look at small and mid-scale infill development. This initiative would initially build upon the first phase of the Additional Dwelling Unit program, which allows homeowners to take advantage of the existing space in their homes to create a rental unit. ADUs provide rental income for homeowners and, in many cases, also help people age in their homes. This program led to a change in zoning to allow ADU's as of right citywide. ADU 2.0, which the fellow could take a lead role in, will look at a similar approach

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for auxiliary structures on homeowner's property. The fellow will also be tasked at exploring how modular or panelized delivery models could help us expedite the housing delivery process. Such delivery methods might be piloted for ADUs, urban infill, or small-scale homeownership. The fellow's final task in this area would be to recommend ways to use visualizations and illustrations to promote better community engagement and dialogues around city-owned land.

The second area is to add capacity to the Design Unit and improve housing production and preservation through our existing systems. Our Design Unit is composed of 2 people to oversee the design review for affordable housing projects the agency funds on privately-owned land and development projects born out of a community engagement around the use of city-owned land. Currently, the unit has approximately 50 projects in some state of development and another 50 in construction. Design staff also advises on design review for other divisions within DND and Community Preservation Act project proposals. All this work requires coordinating design review with the Boston Planning and Development Agency and assisting with any problems associated with zoning and permitting.

As a staff architect, the fellow will work with increasing independence to help us reach our 2030 housing goals, and will gain a depth of experience working with city partners, developers and funders throughout Boston. The Fellow will also be tasked to speed up the development process by piloting an internal zoning application process for city-owned land. This task focuses on Boston's Neighborhood Homes Initiative (NHI). This initiative was inspired by Chief and Director Sheila Dillion's goal of selling approximately 250 parcels of city-owned land for new homes by providing subsidies to ensure that these 1 and 2 family homes are priced affordably. NHI Homes use model home designs that have been pre-reviewed for zoning and building code with Inspectional Services (Boston's Building department). Context specific designs are vetted with neighborhood stakeholders to obtain

buy in and ensure home will be of quality before engaging builders. The Rose Fellow will pilot an approach where DND obtains initial zoning approvals before selecting a developer, attempting to control for costs and time in a manner that could have broad implications across the Neighborhood Housing Development's (NHD) portfolio of work.

Our proposed work plan for a Rose Fellow is broad and deep because we are up against a huge housing affordability problem that is not abating. There is enormous opportunity for a designer to truly test out the many social impact implications of their field as a fellow at DND. In addition to the issues outlined above, the Fellow will also have a chance to explore individual interests, shadowing our construction specialists who monitor work in the field, development officers who financially underwrite our deals and partner with developer project managers to move projects through pre-development, or project managers overseeing city land disposition. Fellows can also learn from our Fair Housing staff who manage lotteries and ensure equal access to the housing we sponsor, attorneys who protect the City's interests, and compliance staff who ensure we meet state and federal requirements. This fellowship is a great launching pad for a long career pursuing design excellence in affordable housing through a myriad of seats at the development table.

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What's more, the challenges we face are too large for any of us to take them on alone, and each individual really does make a difference.

Adding a Fellow to our design team would have an immediate impact on NHD's productivity and work quality. It is a challenging time to be doing our work, but it is also exciting. There are many opportunities for a fellow to pursue individual interests and contribute to Boston's ability to meet our housing goals, both through the activities listed above and through countless other paths.

Enterprise Rose Fellowship

The innovative model of the Enterprise Rose Fellowship embeds architectural designers and community-engaged artists in place-based community development organizations that are committed to improving the quality of design, sustainability, and community engagement within their projects, throughout their organization, and in their communities.

Benefits of being a Rose Fellow

- + 2-year fellowship position
- + Annual stipend and benefits
- + In-person orientation
- + Two annual, week-long fellowship retreats
- + Professional development allowance and opportunities

Qualifications

Architectural fellowships

- + Applicants must have an accredited architecture degree in order to be considered for the fellowship:
- + NAAB-Accredited Professional Architecture degrees (B.Arch, M.Arch) are accepted for ALL positions
- + LAAB-Accredited Professional Landscape Architecture degrees (B.La, M.La) are accepted ONLY for the positions specified

Arts fellowships

- + Community engaged artists, teaching artists, or culture bearers in all disciplines -- including but not limited to: visual and performing arts, traditional and folk arts, digital media, dance, theater, literary arts and multi-media

All fellowships

- + Applicants must be eligible to work in the U.S. for the entire fellowship period

Key dates

THURS. FEB 27	2:00 - 3:30 PM EST	.....	Webinar: Informational "Meet the Hosts"
THURS. MAR. 19	2:00 - 3:00 PM EST	.....	Webinar: Rose Fellows Application FAQ
FRI. APR. 10	11:59 PM EST	.....	Application Deadline
JUNE 22 - JULY 31		.....	In-person interviews at Host location
AUGUST 15		.....	Final decisions and notifications
OCT 1		.....	Fellowship begins

Learn more

www.enterprisecommunity.org/rose

The Rose Fellowship in Numbers

Over 20 years there has been

84

2000 - 2020
fellows that have been hosted
in over



different cities nationwide and who
have partnered with



host organizations to design and
develop more than



community facilities and over

11,000

units of affordable housing.

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