Affordable Housing Creation 1
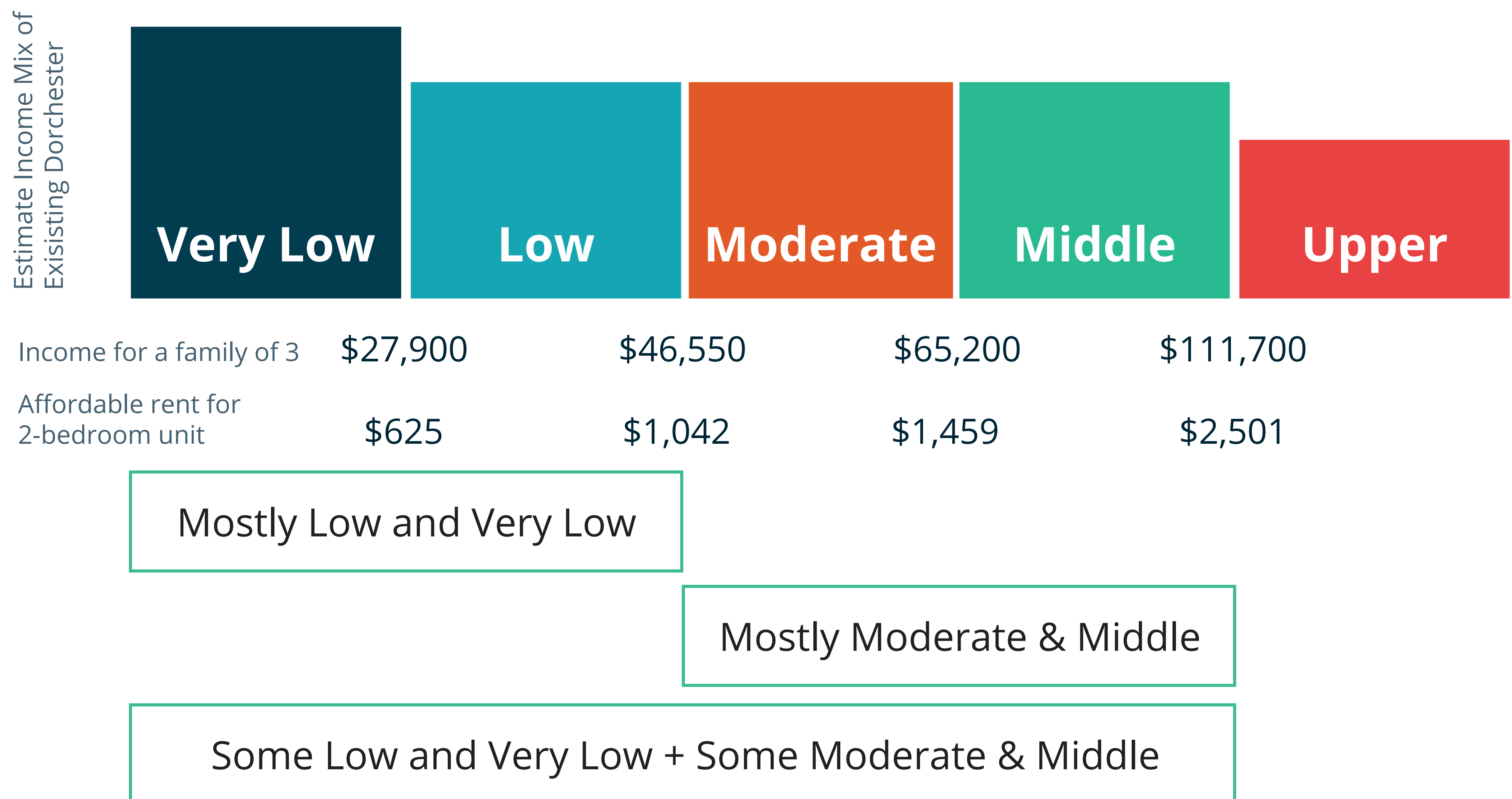
Exploring Housing Ideas Workshop

1. What affordability mix for Affordable, Income-Restricted Housing do you think is needed for the neighborhood?

Estimate Income Mix of Exisisting Dorchester

Very Low	Low	Moderate	Middle	Upper

	Very Low	Low	Moderate	Middle
Income for a family of 3	$27,900	$46,550	$65,200	$111,700
Affordable rent for 2-bedroom unit	$625	$1,042	$1,459	$2,501

Mostly Low and Very Low

Mostly Moderate & Middle

Some Low and Very Low + Some Moderate & Middle

Note: Lower income targets means less number of income-restricted units possible. Higher income targets mean more number of income-restricted units possible.

2. What Affordable Housing creation strategy do you prefer?
Or what kind of combination?

Create new Affordable Units

PRO: New development will be more income-diverse

CON: New affordable units may not reach families most at risk due to timing (competition and eligibility screening)

Acquire Existing Units and Make them Affordable

PRO: Can stabilize and prevent the displacement of existing families

CON: New development will be less income-diverse than surrounding, existing neighborhood

Use a Sticky Pad if you need more room for notes!

Affordable Housing Creation 2
Exploring Housing Ideas Workshop

3. What Parking Requirements do you prefer for new housing?

Same Parking Requirements	Reduced Parking Requirements
(today, requirement is 1 - 1.5 spaces per unit)	(today, requirement is 1 - 1.5 spaces per unit)

PRO: Addresses concerns about on-street parking in neighborhood

PRO: More/Deeper Affordability possible, more transit-use/walking/biking

CON: More expensive, less Affordable housing, more traffic.

CON: Concern about on-street parking availability

Building

Apartments

Structured Parking	$30,000 per space
At-Grade	$10,000 per space
Underground One Level	$40,000 per space
Underground Multi-Level	$55,000 -70,000+ per space

Cost-estimate of different kinds of parking. Illustrative guidance only.

4. Would you allow more height if the project had more affordable units and/or targeted to lower incomes?

Images are for illustrative guidance only and do not reflect future development.

More Height Allowed	Less Height Allowed
(mostly around 6 stories)	(mostly less than 6 stories)

More density allows projects to have higher percentages of income-restricted units and/or make the units targeted to lower incomes. Buildings can also have ground-floor retail.

Smaller buildings will restrict the percentage of income-restricted affordable units and/or income-restricted units might be targeted to higher incomes.

Use a Sticky Pad if you need more room for notes!

Housing Innovation & Displacement Intervention

Exploring Housing Ideas Workshop

5. What are your thoughts on innovative strategies or other housing options? What are your ideas? What would you prioritize?

Here are some ideas to get you started:

- Compact Units
- Additional Dwelling Unit
- Acquisition Opportunity Program
- Density Bonus
- Housing on Public Assets

- Senior and Accessible Units
- Intergenerational Homesharing (Nesterly)
- Artist Live-Work
- Co-op

6. What displacement intervention and housing stabilization programs or policies would you want future development to help support? What are your ideas? What would you prioritize?

Here are some ideas to get you started:

- Diversity Preservation Preference in new Affordable Housing
- "Good Landlord" incentives to keep units below market-rate rent
- Funding and expansion for existing Office of Housing Stability programs such as emergency funding for families, legal aid, shelters

- Funding and expansion for existing Boston Home Center Programs such as home repair loans, or down payment assistance
- Funding and expansion of current City acquisition program (land and buildings)

Use a Sticky Pad if you need more room for notes!

2018 Income, Rent, and Price Limits

	Very Low	Low	Moderate	Middle	Upper
Income for a family of 3	$29,150	$48,550	$67,950	$116,450	
Affordable rent for					
1-bedroom unit	$547	$912	$1,277	$2,188	
2-bedroom unit	$625	$1,042	$1,459	$2,501	
3-bedroom unit	$704	$1,173	$1,642	$2,814	
Boston Metro Area Median Income (AMI) set by HUD	30%	50%	70%	120%	
Approximate* Boston City Median Income	40%	70%	100%	170%	

*The Median Family Income of Boston is $65,238. The Median Household Income (includes single people and households with roommates) is $58,516. The average household size is approximately 2.5. For simplicity, percentages were rounded to the nearest tens.
Source: 2012-2016 American Community Survey estimates