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## Explaining Housing Affordability and Displacement in JP/ROX – Version 2 June 24, 2016

The following draft document was created as a joint effort between The Department of Neighborhood Development (DND), The Mayor's Housing Innovation Lab, and The Boston Redevelopment Authority (BRA) to better explain in detail housing affordability and displacement in JP/ROX.

This is not to be mistaken for the final planning document for PLAN JP/ROX. You can expect a shortened version of this finalized document as an element of the planning document for PLAN JP/ROX, along with other elements on transportation, urban design, jobs/business, public realm, open space, etc.

We are providing this document because housing affordability has been a very strong component in our PLAN JP/ROX discussions. Writing this document has allowed us to take a step back and review the work and analysis that have gone in to the draft JP/ROX recommendations for housing thus far, and better explain them to you.

If you have already read Version 1, note below the new and revised sections found in this Version 2. For both new and returning readers, we hope you will spend some time with this document and give us your feedback.

### Table of Contents

I.	Introduction and Goals	Page 1
II.	Current Conditions	Page 2
III.	Strategies for Achieving Housing Affordability	Page 6
IV.	Tools to Address Rent Increases in Market Rate Housing	Page 7
V.	Deed Restricted Affordable Housing Overview	Page 10
VI.	Tools for Creating Deed Restricted Affordable Housing	Page 12
VII.	Density Bonus Analysis (REVISED)	Page 15
VIII.	Build-out Analysis for Private Development (NEW)	Page 18
IX.	Possible Scenarios	Page 19
X.	Meeting Affordability Goals (NEW)	Page 20
XI.	Additional Tools to Support Housing Affordability in JP/ROX	Page 25
XII.	Conclusion	Page 27
XIII.	Appendix List	Page 29



# PLAN: JP/ROX

## Housing Affordability and Displacement - Version 2

### June 24, 2016

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#### I. INTRODUCTION & GOALS

While PLAN: JP/ROX seeks to achieve multiple goals, the BRA and the City have heard clearly from many people of JP and Roxbury that **the central focus of the plan must be addressing housing affordability and preventing displacement of low and moderate income residents, particularly people of color.** The Boston Redevelopment Authority, the Department of Neighborhood Development, and all participating Departments of the Walsh Administration stand firmly with the community and pledge to make housing affordability and preventing displacement the central goal of this planning process going forward.

Boston and the JP/ROX Study Area are facing a housing crisis. If we do not act quickly, we will completely lose the most important element of the character of our neighborhoods - the people! Many of the residents that have made Egleston Square, Jackson Square and Forest Hills their homes for generations are being forced out due to rising rents and the cost of housing. To preserve and strengthen the fabric of the community, we must focus first on retaining these long term families and individuals and creating an opportunity for them to thrive.

This imperative has been at the forefront of community planning process and has guided the Housing and Affordability component of PLAN: JP/ROX.

Based on the assessment of the current situation, contributing factors, and the community feedback gathered over the past 11 months, **this document outlines a proposed strategy and a set of tools to address displacement and housing affordability in the PLAN: JP/ROX Study Area.** In the spirit of transparency and collaboration, this document summarizes the analysis, assumptions, and conclusions that have guided the Housing and Affordability component of the plan.

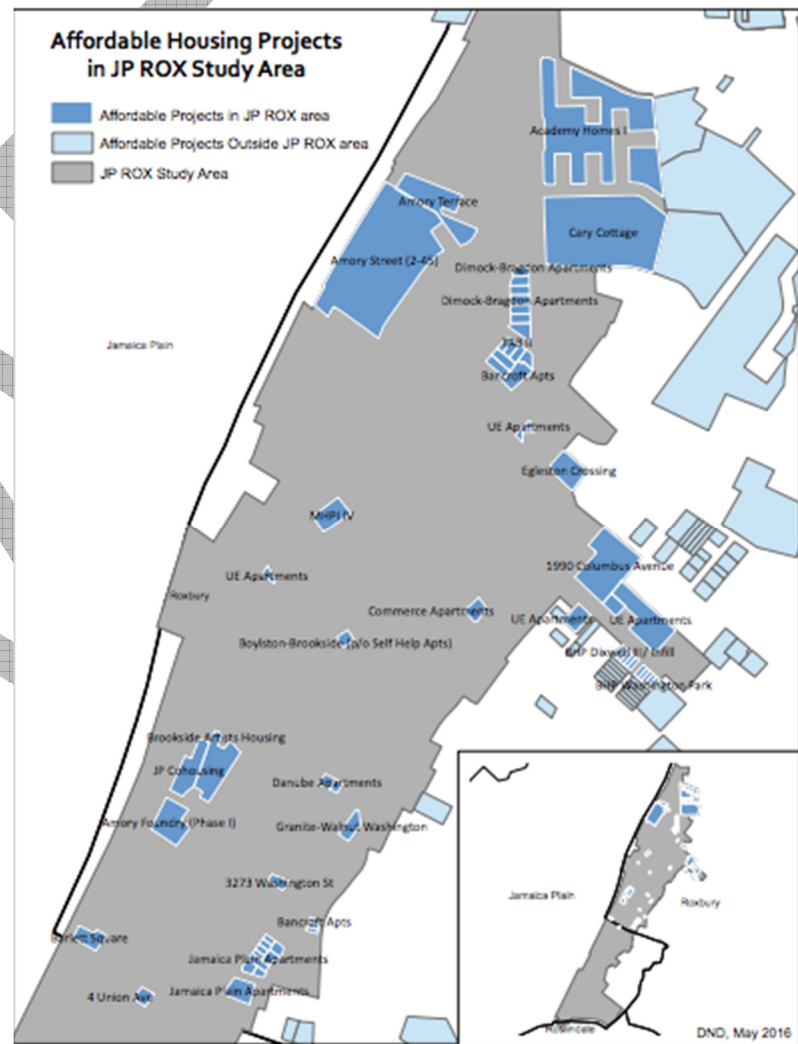
This document is still in draft form and the BRA and City are seeking your continued feedback and ideas, for it is only by working together we can overcome the current housing crisis.

## II. CURRENT CONDITIONS

The JP/ROX Study Area is a dynamic and diverse neighborhood and, as such, is an extremely attractive place to live. Unfortunately, the increased desirability and demand for homes in the neighborhood, in conjunction with a limited increase in supply of housing, means the cost of rent is quickly rising. In fact, the average rent in JP has increased by 11% since 2014<sup>1</sup>. This has resulted in increasing cost pressures on low and moderate income renters who have long called the area home. Currently, the number of households who are cost burdened (paying more than 35% of their income to housing) in the area is 32%. Of the cost burdened households 72% of them are renters who make below \$50,000,<sup>2</sup> - these are the households most at risk of displacement.

The housing stock within the JP/ROX Study Area is predominately rental housing, with renters making up 70% of the area's 2,579 households. Of these 1,813 renter households,<sup>3</sup> 983 of them are living in deed restricted<sup>4</sup> affordable rental units. The map to the right shows the deed-restricted units within the JP/ROX boundary (see Appendix A for a detailed list). While these households have low and moderate incomes, they are safe from displacement as deed-restricted affordable housing units have capped rents which are not subject to market pressures.

Among the households living in unrestricted market rate rental housing, there are a wide range of income levels. An estimated 302 households make less than \$50,000, 150 households make between \$50,000 - \$75,000,



<sup>1</sup> Calculations based on Q1 2016 average rent in JP was \$2050. In 2014 average rent in JP was \$1850.

<sup>2</sup> Calculations based on 2010-2014 American Community Survey data for Block Groups in the JP/ROX area.

<sup>3</sup> 2010 Census.

<sup>4</sup> A discrepancy was discovered in the initial demographic analysis. As a result calculations have been modified from earlier presentations to more accurately match to the PLAN: JP/ROX Study Area boundary. Previous versions of this analysis reported a smaller number of deed-restricted units within the boundary.

169 make between \$75,000-\$100,000, and 209 households make above \$100,000. **It is the 302 households in rental housing making less than \$50,000 that are at the greatest risk of displacement.** The City and the BRA have heard repeatedly from the community that it is this low and moderate income population that should be the target of new affordable housing opportunities. These renters are at the highest risk of being displaced through rising rents. Therefore, **to effectively prevent displacement, we must focus on new affordable housing production and target rents that households making less than \$50,000 can afford.**

In addition, the 150 renter households making between \$50,000 and \$75,000 could also face significant displacement pressure if rent prices continue to rise. While the community has voiced a clear preference for prioritizing resources to low-income renter households in the greatest need, additional support, where possible, should target these moderate income renters at risk as well.

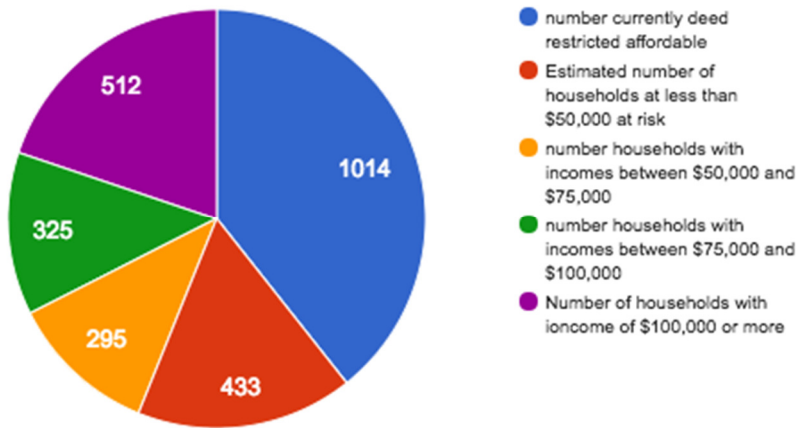
At risk households:

RENTERS		HOMEOWNERS	
number of renter households	1813	number of homeowner households	766
number of households with income of \$100,000 or more	209	number of households with income of \$100,000 or more	303
number households with incomes between \$75,000 and \$100,000	169	number households with incomes between \$75,000 and \$100,000	156
number households with incomes between \$50,000 and \$75,000	150	number households with incomes between \$50,000 and \$75,000	145
number households with incomes below \$50,000	1285	number households with incomes below \$50,000	162
number currently deed-restricted affordable rentals	983	number currently deed-restricted affordable homeownership	31
number of rental households at less than \$50,000 at risk	302	number of homeowner households at less than \$50,000 at risk	131

It should be noted that the JP/ROX area has a number of low and moderate income homeowners as well. The latest data suggests that there are approximately 131 homeowner households (not in deed-restricted affordable housing) making less than \$50,000 per year. These households certainly face displacement pressures, but with somewhat less intensity than renters.

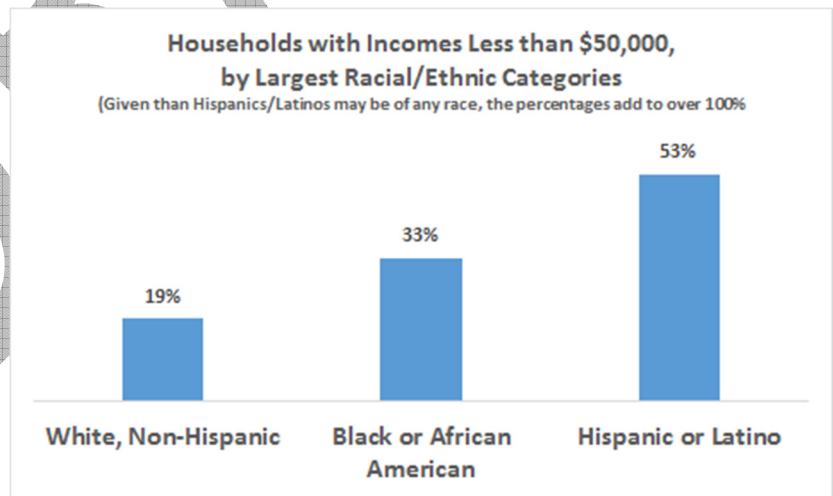
Homeowners generally face displacement when the costs to maintain and retain their homes exceed their ability to pay. Therefore, the best tools for assisting these households include the City's robust home repair, foreclosure prevention, and tax abatement strategies (see section VIII for more detail on these programs). Since these homeowner households generally face less short term displacement pressures and the majority of JP/ROX households are renters, the majority of the strategies in this document target rental housing affordability. However, the City and the

Department of Neighborhood Development’s Boston Home Center have staff available to help homeowners in the area retain and maintain their homes.



To fully understand the income diversity of the JP/ROX Study Area we should look at all households in the neighborhood - both homeowners and renters. According to the latest Census Bureau data, 51% of all households in the Study Area are low- and moderate-income and have incomes of less than \$40,000. An additional 6% of households have incomes between \$40,000 and \$50,000. As a result, 57% of households have incomes less than \$50,000. However, the majority of these low income households currently reside in the area’s 1,014 deed-restricted affordable housing units and are therefore protected from displacement. This leaves 433 households in market-rate rental or homeownership units making less than \$50,000.

It is also clear that people of color are those most affected by increasing housing costs. According to recent Census Bureau data for the three census tracts that contain the Study Area, 81% of households with incomes less than \$50,000 are persons of color, and over half (53%) are Hispanic or Latino households.<sup>5</sup>



Participants in the PLAN: JP/ROX Process, as well as the larger community, have continued to place a tremendous emphasis on social and racial equity in both the housing goals and the larger

<sup>5</sup> U.S. Census Bureau, 2010-2014 American Community Survey, Census Tract estimates.

vision of PLAN: JP/ROX. **In order to prioritize housing resources in the most socially equitable manner, the plan must first seek to prevent the displacement of these 433 at-risk low-income households with a particular emphasis on the 302 of these that are in rental housing.**

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### III. STRATEGIES FOR ACHIEVING HOUSING AFFORDABILITY

Jamaica Plain and Roxbury are attractive places to live, which means the demand for housing in these neighborhoods continue to increase. Unfortunately, as demand for housing increases and exceeds supply, rents increase, and more and more households face the threat of displacement. To address housing cost pressures that come from new people relocating to the JP/ROX Study Area, the City and the community must take action to reduce instances of displacement by providing greater access to housing affordability. There are two ways that City policy can create greater housing affordability:

- 1) By taking action to **moderate rent increases in market rate housing**. Because Massachusetts state law prevents cities from regulating rents in market rate housing, the best tool the City has to control rent growth is to add a significant amount of new housing supply. As new units come online to match the growth in demand, the overall growth in rents should decrease. In addition, the City can pursue policies that incentivize landlords to keep rents in market rate units affordable to low and moderate income households. Both of these options are discussed in the next section.
- 2) By creating **deed-restricted affordable housing units**. These are units that have price caps on the rent or purchase price and only households making below certain threshold incomes are allowed to rent or purchase these homes. These housing units are insulated from market forces that cause rent increases, and therefore the households living in these units are protected from displacement. The following sections of this document suggest mechanisms for maximizing deed-restricted affordable housing creation.



#### IV. TOOLS TO ADDRESS RENT INCREASES IN MARKET RATE HOUSING

To protect low and moderate income households from displacement due to rising rents, the safest and most reliable strategy is to help these households access deed-restricted affordable housing units. As mentioned above, these units are protected from market forces which lead to increasing rents. However, there are actions the City and the community can take to moderate rent increases in market rate housing. These fall into two categories:

1. **Increasing Housing Production:** Rents increase when the demand for housing outpaces the growth in supply. Therefore, one of the most effective tools for moderating rent increases is to dramatically accelerate the supply of housing. That said, the housing market is regional, so supply must be added across greater Boston in order to truly impact the housing costs in any one neighborhood. For this reason, Mayor Walsh's housing plan calls for dramatic increases in the pace of housing production - including a goal for producing 53,000 new units in Boston by 2030 and working with regional partners to increase housing supply in other communities as well.

In addition, the Mayor's housing plan targets increasing housing supply for particular demographic groups that are causing increased rents in some neighborhoods. For example, the Mayor's housing plan calls for the production of 18,500 new student dormitory beds in order to move students out of neighborhoods and return the units they are living in today to Boston's workforce. The Mayor's housing plan also calls for the creation of over 5,000 new units of housing for Boston's senior population - the City's fastest growing demographic. Seniors often live in larger housing units with multiple bedrooms even after their children have aged and moved out of the house. By creating new units targeting seniors who want to age-in-place in their communities, but are willing to downsize to a new unit, the City is creating a mechanism to free up the larger units for young families.

Finally, it is important to note that when new housing stock comes online, it most often rents out at the top of the market. While this means that these new units may be out of reach for many families in the immediate neighborhood, it does provide an important relief valve for upward rental pressures. If new households moving into a neighborhood choose new construction, it can prevent these new households from displacing renters in existing housing stock.

## 2. Policy Tools to Prevent Displacement:

To effectively combat the displacement of long time households from our neighborhoods Boston needs both a robust set of development policies that ensure “development without displacement” and a strong set of policy tools that protect tenants and preserve diversity. Recognizing this need for additional policy tools, in his 2016 State of the City address, Mayor Walsh called for the establishment of an Office of Housing Stability within City government to advocate for solutions for Bostonians in housing crisis.

Both in the community feedback during the PLAN: JP/ROX Process and in early conversations with community leaders held by the Office of Housing Stability, there has been support for the policies already in place that protect residents and a clearly articulated need for stronger and more coordinated responses to the housing crisis.

Existing policies include:

- Assistance to tenants facing eviction through programs that provide rent arrearage payment assistance, mediate landlord-tenant disputes, and provide access to legal services at housing court.
- Support and financing of advocacy groups through the Boston Tenants Organizing Program (BTOP) to assist groups that organize tenants, advocate for tenant rights, and provide housing search to households in crisis
- A condo conversion ordinance which requires up to a five year notice period prior to eviction of tenants, provides tenants the opportunity to purchase the condo, and provides relocation benefits.
- Enforcement of Fair Housing laws that ensure fair and equitable access to housing opportunities.
- Assistance to homebuyers through the Boston Home Center and other community programs that help low, moderate and middle income Bostonians purchase their first home.
- Assistance to homeowners to help avoid foreclosure, access funding for home repair and renovation, improve the energy efficiency of their homes and address the property tax burdens of their properties.

In response to the overwhelming need for additional support for people in housing crisis, the Office of Housing Stability is also working to pursue additional policy supports including:

- Improved coordination of case management between government and nonprofit agencies that provide services to households in crisis, so as to prevent unnecessary hand-offs and ensure no family “falls through the cracks”.
- Gain access to comprehensive data on evictions within the City of Boston, including both housing court records and early pre-court eviction documentation.

- Expansion of Community Land Trusts, which prioritize the creation of affordable housing through community control of development.
- Exploring policies to address unjust evictions, such as the eviction of long term tenants for the purposes of flipping properties or condo conversions.
- Preferences for those facing eviction and displacement in affordable housing lotteries.
- Economic development policies (covered in the Jobs and Business chapter of PLAN: JP/ROX) to provide greater access to jobs, address wealth disparities, and support locally-owned businesses to start-up, grow, and thrive.

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## V. DEED-RESTRICTED AFFORDABLE HOUSING OVERVIEW

Deed-restricted housing provides the greatest assurance that a housing unit is going to remain affordable to a household at a particular income over many decades. While low-income households benefit greatly from state and federal housing voucher programs, which allow a tenant to rent in the private rental market, these vouchers do not pay sufficient rent for a tenant to rent in all neighborhoods, and as rents rise, the choices available to a voucher holder declines, and displacement can still occur. When a restriction is placed on a property at the Registry of Deeds, the owner of the property is held accountable for keeping the property affordable, and is monitored by either the affordable housing lender, or, as with Inclusionary Development Policy (IDP) units, by an agency such as the City of Boston Department of Neighborhood Development or by the Boston Redevelopment Authority. These deed restrictions are generally for 50 to 99 years, allowing the affordable housing resource to continue to exist within a neighborhood for years to come, providing stability for many families and their communities.

Affordable housing units are generally classified against the Area Median Income (AMI),<sup>6</sup> which is \$98,100 for a family of four in the greater Boston area<sup>7</sup>. While the median income of households in the JP/ROX area is less than \$40,000 this includes a large number of households living in deed-restricted affordable housing. These households are already safely housed, so they do not need to access newly created affordable housing resources. If we assume that most of the households with incomes less than \$50,000 are those living in affordable housing, then an estimated 77% of the households in market rate housing have incomes greater than \$50,000.

Program regulations vary, but in general, a property is considered to be affordable if no more than 30% of a household's income goes towards household expenses. The chart below depicts the affordable rental and sales prices of a 2 bedroom home for households making between 30% AMI and 100% AMI, as defined by the Boston Redevelopment Authority for the Inclusionary Development Policy.<sup>8</sup> For example, a household of 3 making \$44,150 annually would pay \$1,013 per month on a 2 bedroom apartment.

This chart also elaborates on traditional funding sources. Low income housing tax credits and City of Boston funding is most often used to create units affordable to households which can

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<sup>6</sup> The "Area Median Income" or "AMI" is calculated by the U.S. Department of Housing and Urban Development on an annual basis, using Census Bureau survey data for households in an area generally similar to the metro area within I-495. AMI has become the standard measuring stick for Federal, state, and City affordable housing programs. While we also use the AMI standard, an examination of local incomes and needs are taken into account before setting the required AMI of certain programs, such as the City of Boston's Inclusionary Development Policy.

<sup>7</sup> U.S. Department of Housing and Urban Development, 2016 Income Limits, Boston-Cambridge-Quincy MA-NH HUD Metro FMR Area.

<sup>8</sup> BRA Income & Price Limits 2016 <http://www.bostonredevelopmentauthority.org/housing/income-price-limits>

afford to pay approximately \$1,200 and below in monthly rent. The Inclusionary Development Policy, which leverages private development to create deed-restricted units, creates rental units which rent at around \$1,420 for a two bedroom. A density bonus is a new tool for the City of Boston where developers provide additional deed-restricted units in exchange for additional density. Based on feedback through the PLAN: JP/ROX Process, we have determined that to address the 433 households in JP/ROX at greatest risk of displacement, the units created through the density bonus should target rents at around \$1,000 per month.

2 Bedroom Rent Cap for 2016	\$665 per month	\$1,017 per month	\$1,221 per month	\$1,424 per month	\$2,035 per month
Income Maximum (you must make under this limit to qualify for the unit)	\$20,700 if a 1 person household  \$29,550 if a 4 person household	\$34,500 if a 1 person household  \$49,250 if a 4 person household	\$41,350 if a 1 person household  \$59,100 if a 4 person household	\$48,250 if a 1 person household  \$68,950 if a 4 person household	\$68,950 if a 1 person household  \$98,500 if a 4 person household
Terminology for this unit type	30% AMI units (because the income limit are 30% of the greater Boston median income)	50% AMI units (because the income limit are 50% of the greater Boston median income)	60% AMI units (because the income limit are 60% of the greater Boston median income)	70% AMI units (because the income limit are 70% of the greater Boston median income)	100% AMI units (because the income limit is equal to the greater Boston median income)
How are these units funded	A rent of \$665 is rarely enough to cover the maintenance costs of the building - therefore these units require both the sources on the right and either cross-subsidy from higher rent units or an additional project-based subsidy paid monthly or yearly to the owner	Created through combination of low income housing tax credits and City of Boston funding.  In JP/ROX, all density bonus units will be created at this level.	Created through combination of low income housing tax credits and City of Boston funding.	Most often created through inclusionary housing set-asides within market rate developments. Occasionally created with City of Boston funding.	Occasionally created through inclusionary housing set-asides. While no rental units are planned at this level in JP/ROX, in South Boston the community asked for density bonus units in their area to target this level.

## VI. TOOLS FOR CREATING DEED-RESTRICTED AFFORDABLE HOUSING

Boston has a long history of advocacy that has positioned our community as a national leader in affordable housing. Nearly 20% of the City's Housing stock is deed-restricted affordable. Yet as housing prices continue to rise, more deed-restricted affordable housing is necessary to help prevent displacement of Boston residents. As we have discussed above, in JP/ROX this new housing can help prevent displacement of the most vulnerable residents who make less than \$50,000 per year. Tools for creating deed-restricted affordable housing fall into two main categories:

1. **Subsidy tools** fund the creation of affordable housing through community development projects. Subsidy tools include **tax credits, affordable housing development funds** and the disposition of **publicly-owned land**.

Tax credits and affordable housing development funds are limited and therefore competitive. Federal Low Income Housing Tax Credits (LIHTC) are managed by the State, alongside a smaller pool of State Low Income Housing Tax Credits. Projects across the state contend for these credits making the process very competitive. Even for those projects that are funded, there is generally at least a two-year wait. Affordable housing development funds include Community Development Block Grants (CDBG) and HOME Investment Partnership funds from the U.S. Department of Housing and Urban Development (HUD), the Housing Innovation Fund, and the Housing Stabilization Fund from the State of Massachusetts, and Inclusionary Development Policy (IDP) funds and Neighborhood Housing Trust funds from the City of Boston. These funds are managed by the Massachusetts Department of Housing and Community Development and the City of Boston Department of Neighborhood Development and awarded to local (mostly non-profit) developers to build affordable housing projects. Each funding sources comes with specific regulations about the level of project affordability required.

Publically-owned land (City, State, Federal) typically have affordable housing requirements as part of any land sale. On City owned land sold via the Department of Neighborhood Development, the expectation is that the percentage of deed-restricted affordable housing will be determined by the community - up to 100% of the project. In the Study Area, there are nearly 150 acres of publicly-owned City and State land; however, the vast majority of it exists as current community assets, including schools, existing affordable housing, and open space. The map in Appendix B shows the publically-owned land that could be potentially redeveloped into housing. The greatest near-term potential for new affordable housing is at 125 Amory Street where the Boston Housing Authority is working with a non-profit developer to add units affordable to a range of incomes next to existing public housing, and at the MBTA Arborway Yard,

which has a commitment of 50% of the units being affordable. More details are provided in the following sections on the affordable housing pipeline.

2. **Affordable housing set-asides** are created in private development sites through the Inclusionary Development Policy or through the creation of a Density Bonus option in the zoning.

The current **Inclusionary Development Policy** (IDP) was redesigned in December 2015. It has been a City policy since 2000. The IDP requires that 13% of all units in private market-rate developments be deed-restricted affordable housing units. Developers may also seek to make a contribution to the IDP Fund (which is used to create affordable housing) or create units off-site instead of creating the affordable units on-site, and for the Jamaica Plain portion of Study Area, the requirements for these options were increased in 2015. The IDP is triggered by the creation of 10 or more housing units and one or more variances to be obtained by the Boston Zoning Board of Appeal (ZBA). The City's long-term goal is to require the IDP for all projects of 10 or more housing units, even those that do not require variances. In order to do this, the City of Boston's Zoning Enabling Act will need to be amended. While the City seeks this change from the State, the City will use existing zoning tools to ensure inclusionary development within the zoning for the Study Area.

A **density bonus** is where a developer opts to incorporate public benefits into a project, such as affordable housing units, and in exchange, the developer is allowed to create additional density in a development. The outcome is that each project that opts to provide a density bonus will result in additional affordability, with a base affordability of 13% at 70% AMI (modeled on Citywide IDP), plus an additional set aside at 50% AMI. The additional set aside discussed in the May 11th JP/ROX meeting was 4%. We have been working with financial analysts to evaluate the possibility of increasing the set aside further. This is explained further in the next section.

The tool to achieve the density bonus is through a Residential Development Area (RDA) Plan, which opens up opportunities to provide additional affordable housing and residential uses overall. The developer is only eligible to create a RDA Plan and thereby opt for a density bonus in the following zoning subdistricts: neighborhood shopping (NS), local convenience (LC), and local industrial (LI). The density bonus may not exceed the maximum heights established through PLAN: JP/ROX (see Appendix C) and developments must incorporate design guidelines. The maximum heights are still being finalized and may increase to reflect both existing and/or new development and additional density bonus feasibility analysis.

There is over 1/2 million square feet of privately-owned land in the Study Area being used for warehousing/storage, repair garages, surface parking, auto salvage yards, or is vacant. Many of these areas might be opportunities to create a RDA Plan and provide additional affordable housing to the Study Area. Approval of a RDA Plan requires a full public process which includes community meetings hosted by the BRA, a 45-day comment period, and public hearings in front of the BRA Board and the Boston Zoning Commission. If approved, the Mayor signs the RDA Plan, and it becomes the new zoning for the site.

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## VII. DENSITY BONUS ANALYSIS

As new housing at higher densities is built in the PLAN: JP/ROX Study Area, the community's stated preference is to capture as much of the benefits of this new investment as possible and turn it into affordable housing, while still maintaining developers motivation to build.

Achieving this goal requires sophisticated financial analysis. The density bonus analysis for JP/ROX is based on the financial modeling developed by the Byrne-McKinney consulting firm, a highly-respected authority on development finance that has consulted for many large and small corporate and governmental entities on residential and commercial development finance.

Byrne-McKinney established a floor rate of return criteria ("Entrepreneurial Return") of 6.0% measured as the ratio of Net Operating Income relative to Total Production Cost. This Entrepreneurial Return is a common threshold investors or bankers require in order to fund a development<sup>9</sup>. This return rate provides lenders/investors with a necessary margin of comfort such that that even if rents are lower or vacancies are higher than planned, the project will remain financially viable and their capital is not at undue risk. While New York City required a 10% return rate for their density bonus analysis, the City's expert on this issue believes that a 6% return rate is possible in Boston - getting financing at this rate of return will be difficult but not impossible. At rates below this level, developers likely will not be able to finance their project and will need to hold their property until market conditions improve or sell to a speculator that will wait for the better market.

A few modifications have been made to the initial analysis presented to the community in February to maximize potential benefits and reach a higher total set aside. These include some modifications to the construction costs assumptions, and using market rents that reflect the cost of new units being marketed within the Study Area (\$3.56 per net square foot). For a full report on assumptions and findings please see the report, "Affordable Housing Density Bonus Program - Financial Analysis For The JP/ROX Study Area"

A major change in this model is calculating the bonus set aside on the bonus FAR, instead of the total FAR as was proposed at the last community meeting. In the modeling exercise, the base zoning assumes a 2.0 Floor Area Ratio (FAR) and IDP requirements of 13% set aside at 70% of AMI on this base level. The additional set aside from the density bonus is calculated on the additional density above 2.0 FAR with the affordable units set at 50% of AMI. For example a project that takes the bonus density will be required to set aside 13% of the base units at 70% of AMI and an additional set aside at 50% of AMI for the bonus density. Such an approach

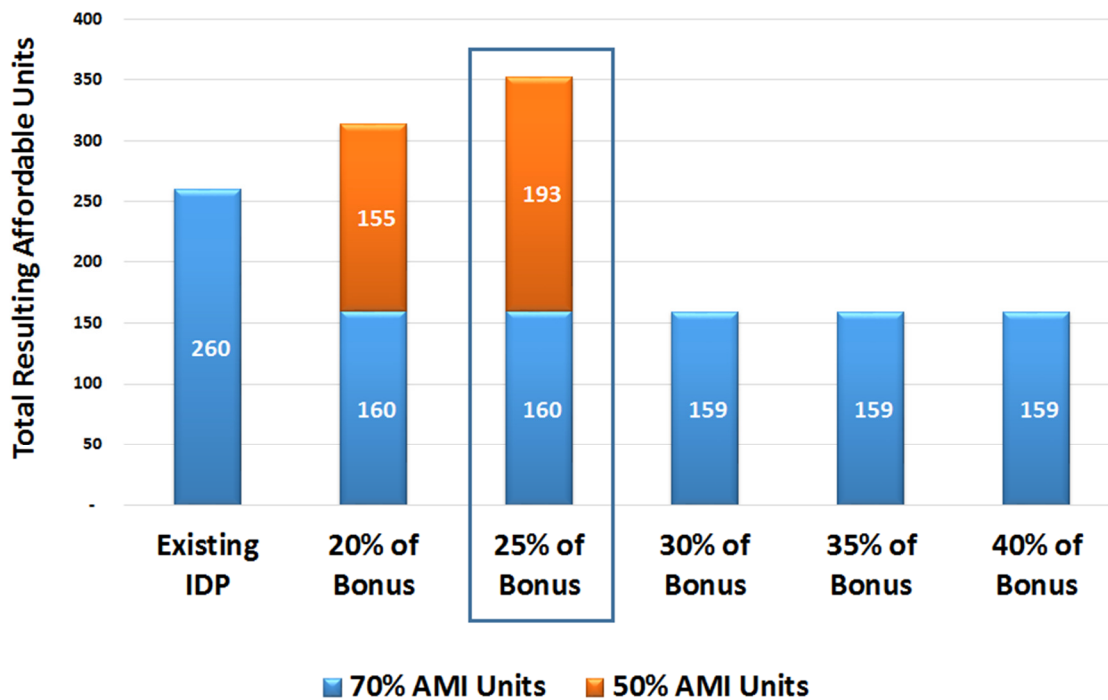
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<sup>9</sup> Some sources suggest the threshold is higher in the 7% range:  
<http://www.fantinigorga.com/publications/Feasibility.pdf>

increases the percentage of affordable units that are committed to those with incomes at or below 50% of AMI than would have been possible under the previous approach.

The results below show the effects on housing production of increasing the set aside required through a density bonus in order to determine the maximum set aside in which developers will still choose the bonus. Up to a 25% affordability rate, all developers take the bonus and still receive an entrepreneurial return of 6% or higher. Once the density bonus requires 30% of the additional density to be set aside, developers reject the bonus option and build at the base IDP scenario. As a result, the number of affordable units produced declines, and no units at 50% of AMI are produced. In this model, no developer seeks to provide a contribution to the IDP Fund instead of providing the units off-site (the “cash-in-lieu option”), as the required \$300,000 payment per unit is more costly to the developer than providing the unit on site and is therefore an incentive to keeping the units on-site.

### Impact of Increasing Density Bonus Set-Asides



This model shows feasibility for 25% set aside of the bonus density, which will be in addition to the 13% of units in the base zoning. The total number of affordable units will be a blend of these two percentages. **For example, with an affordable unit rate for the density bonus at 25%, the total affordability in a particular project will range from 17% to 21% depending on the density (higher FAR results in higher affordability).**

Based on this analysis we believe any set aside greater than 25% of the bonus density will cool the market and limit development. This would not only mean less market rate development, but

less affordable units as well that could offer protections for at risk households pressured by rising rents. In addition, as discussed in Section VIII, additional tools will be used to meet the overall goal that 30% of new housing units in the Study Area will be deed-restricted.

While this model reveals that a 25% set aside of bonus density is appropriate using a triggering FAR of 2.0, the BRA is completing a deeper, more detailed analysis to check for the outcomes when triggering the bonus at a FAR of 1.0 (in locations where the current zoning has an FAR of 1.0). The goal of this additional analysis will be to balance project feasibility with overall affordability, while maximizing the number of units at 50% of AMI. In this respect, the final recommendation is not set, as the set aside may be different, depending on the base FAR.

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## VIII. BUILDOUT ANALYSIS FOR PRIVATE DEVELOPMENT

Early in the PLAN: JP ROX Process, the community and City collaborated to identify parcels and areas that were “likely to change” and where folks would “like to see change”. This exercise resulted in the identification of five clusters or focus areas principally consisting of underutilized and underdeveloped commercial/industrial parcels.

Drawing from the Community Vision and the specific ideas and recommendations emerging from the Community Workshops, the BRA prepared a series of development scenarios within the focus areas to illustrate the form and character of potential new uses and buildings. To further understand each illustration, the potential site and building area was calculated. In the adjacent table, the resulting urban forms have been classified into seven density categories: IDP Exempt (under 10 units), Floor Area Ratio (FAR) <2, and FARs 2 to 6+. For example, the illustrations for parcels Egleston H, Forest Hills D, and Egleston E have a potential buildout in square footage, units, and a resulting FAR <2, and the number of units is calculated to be 240.

The total square footage and resulting FAR is then used to model the total number of units from private development (2109) and the number of potential affordable units created through the Inclusionary Development Policy (56) or the Density Bonus (297).

	SITE SF	RES SF	UNITS	RES FAR
<b>TOTAL EXEMPT</b>	<b>62,768</b>	<b>103,895</b>	<b>109</b>	<b>1.7</b>
<b>FAR &lt;2</b>				
EGLESTON H	33,610	22,800	24	0.7
FOREST HILLS D	79,385	130,400	137	1.6
EGLESTON E	44,015	75,160	79	1.7
<b>TOTAL FAR &lt;2</b>	<b>157,010</b>	<b>228,360</b>	<b>240</b>	<b>1.5</b>
<b>FAR 2</b>				
STONY B	25,890	48,260	51	2
EGLESTON A	12,620	25,800	27	2
EGLESTON B	14,270	26,785	28	2
EGLESTON F	19,590	40,300	42	2
EGLESTON I	20,885	39,990	42	2
<b>TOTAL FAR 2</b>	<b>93,255</b>	<b>181,135</b>	<b>191</b>	<b>2</b>
<b>FAR 3</b>				
JACKSON SQ E	28,635	84,515	89	3
GREEN ST A	43,385	129,000	136	3
GREEN ST B	14,769	48,000	51	3
EGLESTON D	6,760	17,155	18	3
EGLESTON G	20,010	56,150	59	3
<b>TOTAL FAR 3</b>	<b>113,559</b>	<b>334,820</b>	<b>352</b>	<b>3</b>
<b>FAR 4</b>				
JACKSON SQ A	22,686	90,555	95	4
JACKSON SQ D	43,225	166,070	175	4
GREEN ST C	12,923	50,400	53	4
GREEN ST D	46,923	183,000	193	4
EGLESTON C	49,525	178,195	188	4
<b>TOTAL FAR 4</b>	<b>175,282</b>	<b>668,220</b>	<b>703</b>	<b>4</b>
<b>FAR 5</b>				
JACKSON SQ B	21,345	107,690	113	5
JACKSON SQ F	29,030	132,055	139	5
<b>TOTAL FAR 5</b>	<b>50,375</b>	<b>239,745</b>	<b>252</b>	<b>5</b>
<b>FAR 6+</b>				
JACKSON SQ C	14,235	105,360	111	7
JACKSON SQ G	24,615	141,885	149	6
<b>TOTAL FAR 6+</b>	<b>38,850</b>	<b>247,245</b>	<b>260</b>	<b>6</b>
<b>TOTAL</b>	<b>691,099</b>	<b>2,003,420</b>	<b>2,109</b>	<b>3</b>

### Notes:

1. See Appendix D - Map of PLAN: JP/ROX showing development scenarios (as of May 11, 2016 Community Workshop #6 - red text reflects changes from March 5, 2016 Community Workshop #5 development scenarios)
2. These calculations are for illustrative and analysis purposes only, and do not represent City policy with respect to the development of any site.

## IX. POSSIBLE SCENARIOS

SCENARIO 1 Continue Current Growth Trends	SCENARIO 2 Guide Growth Through PLAN: JP/ROX and 30% affordable goal	SCENARIO 3 Expanded housing affordability beyond 30% affordability goal
<ul style="list-style-type: none"> <li>- No new zoning or design guidelines</li> <li>- Zoning relief required for most new development</li> <li>- Projects requiring zoning relief must follow IDP requirements of 13% set aside at 70% AMI</li> <li>- The city prioritizes public land for affordable housing and works with nonprofit developers to build units</li> </ul>	<ul style="list-style-type: none"> <li>- PLAN: JP/ROX includes design guidelines, max heights, and new density bonus zoning</li> <li>- Developers who choose the density bonus are required to set aside 13% of the base units and <b>25% of the bonus density for affordable housing</b></li> <li>- The city prioritizes public land for affordable housing and works with nonprofit developers to build units</li> </ul>	<ul style="list-style-type: none"> <li>- PLAN: JP/ROX includes design guidelines, max heights, and new density bonus zoning</li> <li>- No projects are approved unless they include extremely high set aside at or below 50% AMI</li> <li>- The city prioritizes public land for affordable housing and works with nonprofit developers to build units</li> </ul>
<b>What is the estimated growth in this scenario?</b>		
<b>MODERATE</b> - This scenario assumes the current growth trajectory, without modifications to the zoning. We expect a medium level of growth in this scenario because there is market demand in JP/ROX, which is currently leading to development interest.	<b>HIGH</b> - This scenario includes a density bonus option that exchanges density increases for higher affordable housing set asides. As a result the growth projections are higher than the other scenarios.	<b>LOW</b> - Our analysis shows requiring set asides above 25% will have a cooling effect on the market as more developers determine larger development projects to be infeasible and choose to develop what is allowed as of right or hold onto land until market conditions improve.
<b>What is the estimate amount of deed-restricted affordable housing generated in this scenario?</b>		
<b>MODERATE</b> - The private development built in this scenario have the lowest set aside of the three scenarios. However, since the expected growth is between scenario 1 and 3 we expect this scenario would lead to a moderate number of affordable units.	<b>HIGH</b> - The private developments built in this scenario will have a greater set aside than scenario 1, but lower than scenario 3. However, since the total growth expected in this scenario is much higher than scenario 1 we expect the largest overall number of affordable units from this scenario.	<b>LOW</b> - The projects that are built will require significant public subsidy in order to be feasible, but will have a greater % of affordable units in each project. Due to overall cooling of the market and subsidies required to make these projects feasible the total number of affordable units is likely to be less than in scenario 1 or 2.
<b>What is the estimated displacement risk for low, moderate and middle income households?</b>		
<b>MODERATE RISK</b> - With moderate increases in affordable housing some low and moderate income households could be provided more stable housing.	<b>LOWER RISK</b> - Since the total number of affordable units is likely to be higher a greater number of the low and moderate income households would be protected.  This higher growth scenario can also help to stabilize rents as supply begins to meet demand. This can help prevent middle income households from risk of displacement.	<b>HIGH RISK</b> - Since the total number of affordable units is likely to be lower a greater number of the low and moderate income households will be at risk of displacement.  It is also possible that under this scenario many low, moderate and middle income households will be at risk of displacement as stifled development could lead to even greater pressure on the existing stock as demand continues to rise.

## X. MEETING AFFORDABILITY GOALS

**Below is an initial housing outcome analysis based on the preliminary model. Please note that further modeling is being completed that will result in adjustments to these numbers.**

This model incorporates two components (1) The PLAN: JP/ROX development scenarios used to estimate total buildout with associated set asides and (2) an analysis of publicly subsidized affordable housing units either proposed or in the planning stages. To reach the scenario 2 goal of having 30% of the total new development affordable a combination of set asides in private development and publicly subsidized projects are needed. The buildout analysis shows that an estimated 353 affordable units could be built through a combination of IDP and density bonus projects. In addition there are currently 184 affordable units in the pipeline. In order to reach the 30% goal, 513 units would need to come from additional sources, the most promising of which is Arborway Yards, which committed to 50% of new units being affordable.

Source Of Units	Affordability Level	AFFD	TOTAL	% AFFD
<b>Affordable housing set asides in private development</b>				
IDP Exempt Projects (less than 10 units)	No affordable requirement	0	109	0%
Base Zoning Projects - IDP Required 13%	13% @ 70% AMI	56	431	13%
Density Bonus Projects - IDP Requirement on base units <i>plus 25% set aside on bonus FAR</i>	IDP @ 70% AMI + Bonus Density at 50% AMI	297	1568	19%
	<i>Sub total</i>	353	2109	17%
<b>Publicly subsidized affordable housing in pipeline</b>				
Jackson Sq (Site III, Phase 3, Building M)	All <60% AMI	44	44	100%
52 Montebello Road (all <60% AMI)	All <60% AMI	6	6	100%
Jackson Square (Site III, Phase 3, Building N)	All Afford <60% AMI	25	100	25%
BHA Amory St: Market Phase	70% AMI Onsite	26	103	25%
BHA Amory St: Market/LIHTC Phase	All Afford <60% AMI	35	143	24%
BHA Amory St: UE/LIHTC Only Phase.	All <60% AMI	48	48	100%
	<i>Sub total</i>	184	444	41%
<b>Additional sources of subsidized affordable housing</b>				
Arborway Yards/ TBD	TBD but likely 60% AMI	472	944	50%
Additional City/NPO Projects		41	41	100%
	<i>Sub total</i>	513	985	51%
	<b>TOTAL JP/ROX</b>	<b>1050</b>	<b>3538</b>	<b>30%</b>

**[Reminder: the density bonus assumptions and modeling are being actively refined and reviewed. Feedback on this information is very helpful and the specifics are subject to change.]**

Set Asides from Private Development

The model shown above indicates that 353 units of deed-restricted affordable housing will be created by private developers, 56 through the Inclusionary Development and 297 through the Density Bonus programs. Of these 353 units broken down by AMI, 160 units will be at 70% AMI (estimated monthly rent of \$1,400 for a 2 bedroom) and 193 units will be at 50% AMI (estimated monthly rent of \$1,000 for a 2 bedroom). The community has voiced a strong preference for more deeply affordable housing, and the 50% AMI units required through the density bonus represents the first time the City of Boston has required set asides in private development at this deeper level of affordability.

Identified Sites for Affordable Housing Subsidy

Currently there are 6 development sites within the PLAN: JP/ROX Study Area boundary that are receiving or plan to request public subsidies to create deeply affordable housing. This represents nearly \$90 million in public investment, including \$34 million from the City of Boston and the Boston Housing Authority. In return this will yield 184 units of deed-restricted affordable housing units, many at very deeply affordable rents. It will also yield the complete renovation of all 215 units at the BHA Amory Street development - keeping all of these extremely low income households (30% AMI and below) in place.

Project	Total Units	deed-restricted Units	Total Dev. Cost	Total Public Subsidy	City of Boston Subsidy
Jackson Sq (Site III, Phase 3, Building M)	44	9 @ 30% AMI 35 @ 60% AMI	\$17.5 mil	\$15.6 mil	\$1.7 mil
52 Montebello Road (all <60% AMI)	6	6 @ 60% AMI	\$1.3 mil	\$1.2 mil	\$1.2 mil land value
Jackson Square (Site III, Phase 3, Building N) <sup>10</sup>	100	10 @ 30% AMI 15 @ 60% AMI	\$40 mil	\$7.4 mil	\$850k
BHA Amory St: Market Phase	103	26 @ 70% AMI	\$32.3 mil	\$1 mil	\$1 mil
BHA Amory St: Market/LIHTC Phase	143	35 @ 50% AMI	\$41.6 mil	\$46.5 mil	\$0
BHA Amory St: UE/LIHTC Only Phase.	48	8 @ 30% AMI 40 @ 60% AMI	\$18.5 mil	\$3.7 mil	\$2.4 mil
BHA Amory St: Redevelopment Phase (preservation and rehab of existing units)	215 rehab	215 rehab	\$58.2 mil	\$46.5	\$26.8 mil land value
<b>TOTAL:</b>	<b>444 New 215 Rehab</b>	<b>184 New 215 Rehab</b>	<b>\$209.5 mil</b>	<b>\$89.9 mil</b>	<b>\$34 mil</b>

<sup>10</sup> Building N Financing yet finalized - assumes similar financing to Building M

Several of the affordable housing projects listed above also include market rate units in the development. This structure helps with the financing of these projects. The market rate units generate additional income to support more debt, helping to cover the cost to build both the market rate and restricted units. This is particularly true for the BHA units, the creation of the market units at the Amory site is what makes it possible to finance the much needed rehab costs for the existing extremely low income units at the site, preserving the deep affordability of those units. This strategy looks to achieve the maximize affordability, given the limited public subsidy currently available for these developments. It also helps to achieve the City’s goal of fostering mixed income diversity within neighborhoods and housing developments. The City is willing to entertain proposals from the developers to increase the number of affordable units, should the developers believe they can obtain the City, State and Federal sources needed to further subsidize the additional affordable units. The subsidy mix proposed is currently the identified option for these sites, but further work can be done as these projects proceed toward construction.

Breakdown of Affordable Units Estimates for Rental Projects

The chart below shows a breakdown of the estimated affordable housing units created through both public and private development in the JP/ROX area as proposed in this document. With the new density bonus policy the greatest number of units would be created at 50% of AMI. As other public developments enter the pipeline the balance of units at various AMIs could shift depending on the goals of these developments.

% of AMI	2 Bedroom Rent	Private development	Public development	Total number of units	% of Total
<b>70%</b>	\$1,424	160	26	186	<b>35%</b>
<b>60%</b>	\$1,221	0	96	96	<b>18%</b>
<b>50%</b>	\$1,017	193	35	228	<b>42%</b>
<b>30%</b>	\$665	0	27	27	<b>5%</b>
<b>Total</b>		<b>353</b>	<b>184</b>	<b>537</b>	

Arborway Yards

The Arborway Yards project is a substantial source of affordable housing opportunity in this plan and therefore deserves specific explanation. Building on the years of work, agreements, and guidelines of the Community Planning Committee for the Arborway Yard (CPCAY) and the Forest Hills Improvement Initiative (FHII), PLAN: JP/ROX is updating urban design guidelines to better reflect current community vision and needs for the surrounding area. Through the work of the CPCAY and as set forth in the resulting MOU, the MBTA and the City of Boston have agreed that the adjacent City DPW Pole Yard will be transferred to the MBTA, that 8 acres of the MBTA Arborway Yard along Washington Street will be transferred to the City, and that that site will be redeveloped for housing, 50% of which will be affordable housing.



Presently, the MBTA is operating with severe funding constraints and their five year capital plan does not include funding for the new Arborway Bus facility. While many continue to advocate for the MBTA to fund the Arborway Yard construction, there is not yet a firm indication as to when that would occur.

#### Additional Public Funding for Affordable Housing

The model uses clearly identified affordable housing units and set-asides from private development in order to reach the goal of 30% of all new development as affordable housing. The City stands committed to finding opportunities to increase the supply of affordable housing beyond these identified sites (and thereby increasing the overall production of affordable housing above 30% of new construction). As increasing the density of the neighborhood by 3,500 units is a close estimate of the maximum possible density the neighborhood could accommodate within the design guidelines suggested by the community, any additional affordable housing units would need to be achieved by decreasing the number of privately developed units.

There are generally two strategies which could yield affordable housing above and beyond the identified 30% goal, which are outlined below. The BRA is currently running additional financial models to determine how feasible these options are for creating additional affordable units in the JP/Rox Study Area.

- **Purchase of units in private development:** In some instances, it may be possible to “buy” affordability from a developer. In such instances, the City of Boston, with IDP Funds or from other sources, could pay a developer to income restrict additional units, above and beyond what they would be required to do under the IDP and the density bonus. Through a preliminary analysis, it would cost anywhere from \$250,000 to \$300,000 a unit to secure such a unit while keeping a developer’s returns steady.

To execute a proposed “buy-up” such as this, developers would compete for funding along with other non-profit and for-profit providers of affordable housing in the City’s affordable housing funding rounds. The City would underwrite the buy-up proposal using the same criteria as is used for all affordable housing funding applications. These criteria include, but are not limited to, efficiency in the use of City funds, level of affordability, developer capacity, financial feasibility and ability to leverage non-City resources. The City must offer its funding in an open and competitive process such as a funding competition, or a Request For Proposals (RFP) of Land and Funding.

While this innovative policy idea deserves further exploration as a mechanism to create affordable housing where other public investment opportunities are limited, it must be analyzed against competing uses of affordable housing funds to determine what will best serve the community’s goals. Currently, the vast majority of affordable housing

underwritten by the City is done through gap financing. Through the gap financing model in the last funding round the City was able to support 9 new developments that will create 454 new affordable units, with 96 of those units targeted to extremely low income households. The average City of Boston subsidy from all sources per unit was approximately \$55,000. Therefore, purchases of additional units in private development within this area needing \$250,000 to \$300,000 would require 4 to 5 times the amount of city subsidy, resulting in far fewer affordable units that would be created.

- **Additional public funded development:** The modeling for the JP/ROX Study Area also does not take into account that parcels (either those that were part of the analysis, or others in the Study Area) may be purchased by private or nonprofit developers of affordable housing. In such cases, the City of Boston is committed to using all of its affordable housing tools to support the feasibility of additional affordable housing projects. For example, the Department of Neighborhood Development is currently soliciting proposals from community development partners to purchase occupied market rate housing and convert it to deed-restricted affordable housing. If community development organizations in the JP/Rox Study Area submit applications to this funding program, it would further increase the number of affordable units beyond the 30% already proposed.

In addition, the BRA is currently undergoing analysis to examine the subsidy required to support the creation of projects that are 40% or 100% affordable. While an actual affordable housing development would be more complicated, as they typically require numerous sources of funding, this analysis will provide a simple idea of what the per unit cost might be if completed with only one subsidy source. More analysis will be provided in a future version of this document.

## XI. ADDITIONAL TOOLS TO SUPPORT HOUSING AFFORDABILITY IN JP/ROX

Regardless of the development scenarios selected by the community during this planning process, the City and the BRA are committed to prioritizing additional affordable housing resources in PLAN: JP/ROX. The policies and programs listed below include just some of the innovative and community-driven affordable housing tools that we are committed to advancing. It should be noted that some programs require access to limited pools of funding which must be divided across neighborhoods in a fair and equitable manner, while other tools are either specific to JP/ROX or are envisioned to be piloted in JP/ROX before being expanded Citywide:

- **Affordable Housing Financing:** Through the Department of Neighborhood Development's funding rounds which are coordinated with the Commonwealth's award of LIHTC funds, the City will continue to support affordable housing developments in the JP/ROX Study Area and beyond.
- **Acquisition Opportunity Program:** this \$7.5 million program recently launched by the Department of Neighborhood Development makes funds available from the IDP Fund to community development organizations to purchase market-rate housing and convert it to deed-restricted affordable housing. This will serve to take existing housing out of the speculative market and protect tenants for rent increases.
- **Inclusionary Zoning:** Today in Boston, all inclusionary housing mandates for affordable housing are done through zoning board of appeals process. Developers are notified that if they wish to seek a zoning variance for a proposed development, they will need to comply with the City's Inclusionary Development Policy (IDP). While the IDP is a strong and influential policy for creating affordable housing, it does not apply to as-of-right projects. To address this challenge, the City will be filing legislation with the State that will allow the City to write inclusionary development into the base zoning. This will ensure that every future development, regardless of whether or not it is as-of-right, will be subject to the IDP. During the interim period before this legislation is passed, the JP/ROX rezoning will use existing tools to ensure that all projects greater than ten units will be required to participate in the IDP and the density bonus program for affordable housing.
- **Diversity Preservation Preference:** In order to preserve neighborhoods with substantial racial and ethnic diversity, this proposed policy will allow for up to 50% of newly created affordable housing units in a project to be preferentially awarded (via lottery) to residents living near the project who are at risk of displacement.
- **Office of Housing Stability:** As discussed above, the newly launched Office of Housing Stability within the Department of Neighborhood Development will provide case

management, coordination and advocacy for Bostonians facing displacement and housing crisis.

- **Compact Living Incentive:** The Compact Living Voluntary Program seeks to diversify housing types and increase middle income housing into the neighborhood. The voluntary program will allow developers to build 20% smaller compact studios, one-bedroom, two-bedroom, and three-bedroom units in exchange for an additional 4% set aside of deed-restricted units at 100% AMI onsite. In addition to creating more deed-restricted units, the new compact units may be more affordable than standard sized new units in the neighborhood.
- **Accessory Dwelling Units:** This pilot program will provide owner-occupied landlords with permitting assistance to alter their homes to meet changing needs. Households will be able to modify their homes to create a new dwelling unit for an aging parent, growing family, young adult, or rental property to increase household income. More detail on the pilot program will be available July 1st, 2016.

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## XII. CONCLUSION

We must address housing affordability and prevent displacement of low and moderate income residents, particularly people of color. This is a central focus for PLAN: JP/ROX. We know there are at least 433 households currently at risk of displacement - with 302 at severe risk because they are renters making below \$50,000 per year. We know gentrification is occurring at an accelerating rate. We know the price of rent and homeownership are skyrocketing. These factors cause great concern but also inspire us to collaborate and quickly find the best solution.

Using the most recent (5/11/16) development scenarios for JP/ROX which illustrated an approximate 3,000 new housing units overall, a 30% Study Area-wide affordability goal would amount to approximately 1,000 new deed-restricted affordable housing units. Approximately 2/3 of the units would come from publicly-subsidized affordable housing developments, and approximately 1/3 of the units would come from “set asides” in private housing developments. Meeting this commitment will ensure that 30% of all new housing is deed-restricted affordable.

The City has a set number of properties on which it can build affordable housing. We will maximize the potential for affordable housing on these properties, and we will work with community groups to acquire more community controlled land for affordable housing.

City funded development is not enough. Once those properties have been utilized, we must turn to private developers to assist in increasing the availability of affordable housing. Private developers must be able to make a modest profit on their projects. That profit is not possible if we demand too high of a set aside for affordable housing units. By identifying the maximum threshold of set aside units we can motivate a developer to build, we are creating a critically effective tool in preventing displacement. If we request any higher a percentage, we simply would not be able to achieve the same kind of displacement protection we can with the 30% goal. As such, our conclusion is that PLAN: JP/ROX’s 30% affordability is the best option because it most effectively prevents displacement.

Referring back to Section X. “Meeting Affordability Goals”, it was mentioned that the blend of publicly subsidized affordable housing units *plus* the creation of additional affordable housing units on publicly-owned land were alone not enough. By optimizing private development through the IDP *and* the density bonus program, we can create the additional affordable housing set asides and strike the most effective balance in achieving our 30% Study Area-wide affordability goal.

# DRAFT HOUSING RECOMMENDATIONS

## PLAN JP/ROXBURY



### GOAL

30% (1,000 new unit\*) corridor wide income restricted housing goal to prevent displacement and achieve a balanced + diverse community.

### PUBLIC

ASSISTED DEVELOPMENT  
(500 units\*)

1. Preserve affordable housing units
2. Prioritize Public Land for affordable housing development
3. Identify & fund affordable housing developments

### PRIVATE

DEVELOPMENTS  
(500 units\*)

1. Base units / IDP (375 units\*)  
(13% of units - 70% ami)
2. Density Bonus (125 units\*)  
(4% of units - 50% ami)

### OTHER STRATEGIES: affordable housing development and support services for homeowners + renters

1. Compact Unit (4% of units - 100% ami)
2. Accessory Dwelling Units
3. Office of Housing Stability - provide case management + policy support
4. Boston Home Center - help homeowners with home repair + property tax

\* All numbers are approximated based on develop scenarios

**WORKING DRAFT FOR DISCUSSION (VERSION 2) JUNE 24, 2016**

DETAILS SUBJECT TO CHANGE AND EDITING THROUGH COMMUNITY FEEDBACK AND ADDITIONAL ANALYSIS

### **XIII. APPENDIX LIST**

- A. List of current affordable housing projects
- B. Map of publicly owned vacant land which is developable for housing
- C. Map of PLAN: JP/ROX showing development scenarios (as of May 11, 2016 Community Workshop - red text reflects changes from March 5, 2016 Community Workshop #5 development scenarios)
- D. Map of PLAN: JP/ROX maximum heights shown at May 11, 2016 Community Workshop #6 if opting into the Density Bonus. The maximum heights are still being finalized and may increase to reflect both existing and/or new development and additional density bonus feasibility analysis.
- E. Housing Poster from May 11, 2016 JP/ROX Community Workshop #6

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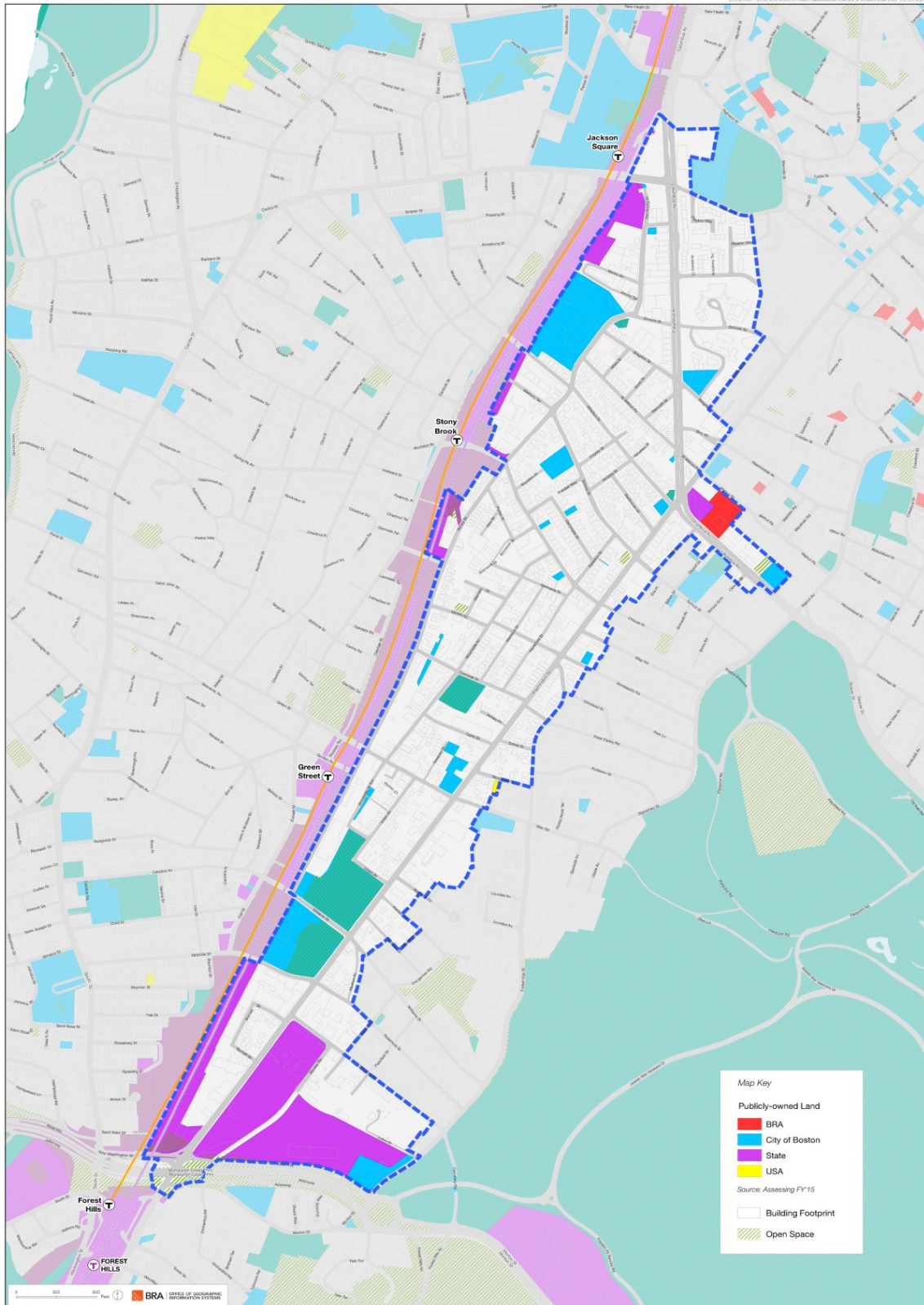
## Appendix A - List of current affordable housing projects

Project Name	Parcel Address	Zip	Parcel Units	Parcel Affordable Units	Affordable Rent Units	Affordable Owner Units	Parcel Owner Units	Parcel Rental Units
3273 Washington St	3273 Washington St	2130	3	3	2	0	1	2
Dimock-Bragdon Apartments	1853 Columbus Ave	2119	8	8	8	0	0	8
UE Apartments	1901 Columbus Ave	2119	3	3	3	0	0	3
TAB II	60 Bragdon St	2119	6	6	6	0	0	6
TAB II	56 Bragdon St	2119	6	6	6	0	0	6
Bancroft Apts	1 Bancroft St	2119	14	14	14	0	0	14
Dimock-Bragdon Apartments	1865 Columbus Ave	2119	8	8	8	0	0	8
Dimock-Bragdon Apartments	1849 Columbus Ave	2119	8	8	8	0	0	8
Commerce Apartments	3115 Washington St	2130	6	6	6	0	0	6
MHPI IV	3 Boylston Pl	2130	16	16	16	0	0	16
BHP Washington Park	2035 Columbus Ave	2119	3	3	3	0	0	3
BHP Washington Park	2043 Columbus Ave	2119	3	3	3	0	0	3
Boylston-Brookside (p/o Self Help Apts)	2 Brookside Ave	2130	6	6	6	0	0	6
Bancroft Apts	55 Forest Hills St	2130	3	3	3	0	0	3
Jamaica Plain Apartments	3304 Washington St	2130	3	3	3	0	0	3
4 Union Ave	4 Union Ave	2130	59	59	59	0	0	59
Cary Cottage	41 Dimock Street	2119	10	10	10	0	0	10
2000 Columbus Ave	2000 Columbus Ave	2119	5	5	5	0	0	5
Academy Homes I	1596 Columbus Ave	2119	202	150	150	0	0	202
Bancroft Apts	6 Ernst St	2119	8	8	8	0	0	8
Dimock-Bragdon Apartments	1841 Columbus Ave	2119	8	8	8	0	0	8
BHP Dixwell III/ Infill	2029 Columbus Ave	2119	96	96	96	0	0	96
BHP Washington Park	2037 Columbus Ave	2119	3	3	3	0	0	3
BHP Washington Park	2045 Columbus Ave	2119	3	3	3	0	0	3
UE Apartments	2030 Columbus Ave	2119	34	34	34	0	0	34
Danube Apartments	27 Montebello Rd	2130	6	6	6	0	0	6
Bancroft Apts	51 Forest Hills St	2130	3	3	3	0	0	3
Bancroft Apts	53 Forest Hills St	2130	3	3	3	0	0	3
Jamaica Plain Apartments	3306 Washington St	2130	1	1	1	0	0	1
Jamaica Plain Apartments	3298 Washington St	2130	3	3	3	0	0	3
Jamaica Plain Apartments	3296 Washington St	2130	3	3	3	0	0	3
Jamaica Plain Apartments	3316 Washington St	2130	18	18	18	0	0	18
Egleston Crossing	3033-3089 Washington St	2119	64	63	63	0	0	64
TAB II	2 Ernst St	2119	6	6	6	0	0	6
Bancroft Apts	1871 Columbus Ave	2119	6	6	6	0	0	6
Dimock-Bragdon Apartments	1857 Columbus Ave	2119	7	7	7	0	0	7
Dimock-Bragdon Apartments	1861 Columbus Ave	2119	7	7	7	0	0	7
BHP Washington Park	2031 Columbus Ave	2119	3	3	3	0	0	3
BHP Washington Park	2033 Columbus Ave	2119	3	3	3	0	0	3
BHP Washington Park	2047 Columbus Ave	2119	3	3	3	0	0	3
1990 Columbus Avenue	1990 Columbus Ave	2119	12	12	12	0	0	12
Jamaica Plain Apartments	4 Woodside Ave	2130	35	35	35	0	0	35
Jamaica Plain Apartments	3308 Washington St	2130	1	1	1	0	0	1
UE Apartments	1899 Columbus Ave	2119	3	3	3	0	0	3
Bancroft Apts	10 Ernst St	2119	8	8	8	0	0	8
Dimock-Bragdon Apartments	1845 Columbus Ave	2119	8	8	8	0	0	8
Amory Terrace	10-20 Amory St	2119	64	64	64	0	0	64
Amory Street (2-45)	125 Amory St	2119	181	181	181	0	0	181

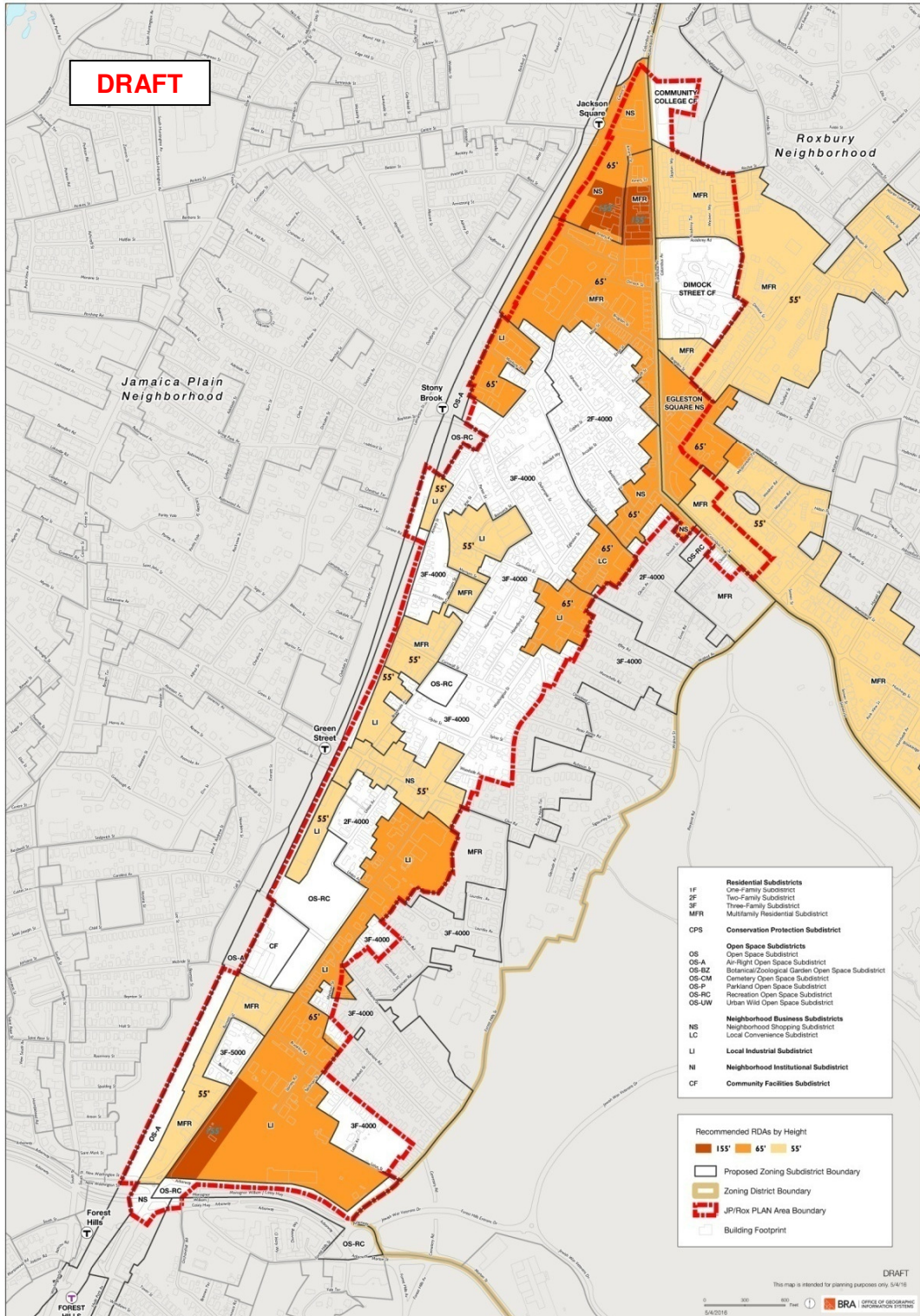




Appendix B - Map of publicly-owned vacant land which could be developable for housing

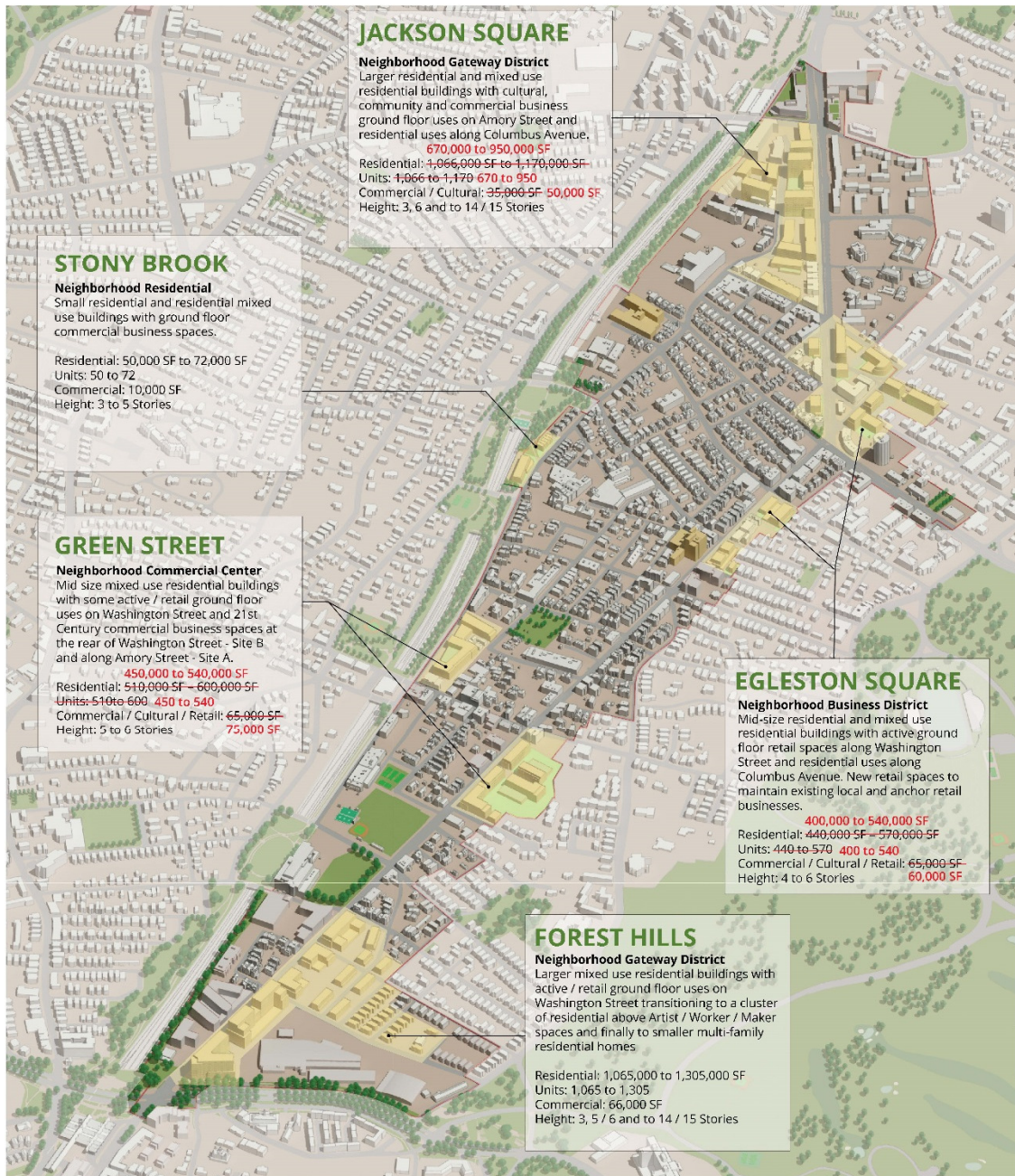


Appendix C - Map of PLAN: JP/ROX maximum heights shown at May 11, 2016 Community Workshop #6 if opting into the Density Bonus. The maximum heights are still being finalized and may increase to reflect both existing and/or new development and additional density bonus feasibility analysis.



Appendix D - Map of PLAN: JP/ROX showing development scenarios (as of May 11, 2016 Community Workshop #6 - red text reflects changes from March 5, 2016 Community Workshop #5 development scenarios)

**PLAN: JP/Rox**  
*Preserve. Enhance. Grow.*

# PLAN: JP/Rox Washington Street

Preserve. Enhance. Grow.



## Emerging Housing Recommendations



**GOAL**  
30% (1,000 new units\*) corridor wide income restricted housing goal to prevent displacement and achieve a balanced + diverse community.

**PUBLIC ASSISTED DEVELOPMENT**  
(500 units\*)

1. Preserve affordable housing units
2. Prioritize Public Land for affordable housing development
3. Identify & fund affordable housing developments

**PRIVATE DEVELOPMENTS**  
(500 units\*)

1. Base units / IDP (375 units\*) (13% of units - 70% ami)
2. Density Bonus (125 units\*) (4% of units - 50% ami)

**OTHER STRATEGIES: affordable housing development and support services for homeowners + renters**

1. Compact Unit (4% of units - 100% ami)
2. Accessory Dwelling Units
3. Office of Housing Stability - provide case management + policy support
4. Boston Home Center - help homeowners with home repair + property tax

\* All numbers are approximated based on development scenarios

### BRA and Affordable Housing

- Preserves access to affordable housing opportunities in all of Boston's neighborhoods
- Requires that all development projects of ten or more units, requiring zoning relief, include affordable units on-site, off-site or make a cash contribution towards future affordable units
- Not funded by public money, rather utilizes private development for affordable housing opportunities

### DND and Affordable Housing

- Utilizes multiple funding sources to provide housing opportunities for residents of varying need and income resources
- Provides loans to non-profit and for-profit developers to create new housing units for low, moderate-income households through new construction, rehabilitation or adaptive re-use of vacant buildings
- Provides affordable rental or ownership opportunities to income qualified households

### NO ACTION TAKEN = DISPLACEMENT

In this scenario, when there is no new development based on current zoning, the increased pressure on the existing housing will make housing prices increase. The JP/Rox area will lose all market affordable units and become a neighborhood of luxury homes (77.5%) + deed-restricted units (22.5%).

