

PLAN: Dudley Square

Preserve. Enhance. Grow.

November 21, 2016 Meeting Handout



Study Goals: Process & Outcomes

Open House

Walking Tour

Visioning

Transport & Public Realm

What We Heard & Next Steps

Economic Development Planning

Development Goals & Tools

Preferred Development Guidelines

Tentative BPDA Board Review/Action

Development Strategy Review

Capacity Building

What

- Review current conditions, trends, & key metrics
- Discuss priorities & values

Who

- Residents & stakeholders
- Boston Planning & Development Agency (BPDA)
- Office of Economic Development (OED)

Community Benefits

What

- Discuss opportunities that advance community priorities
- Evaluate tradeoffs

Who

- Residents & stakeholders
- Boston Planning & Development Agency (BPDA)
- Office of Economic Development (OED)
- Next Street

Scenario Development

What

- Test feasibility of opportunities
- Develop implementation priorities for RFP guidelines

Who

- Residents & stakeholders
- Boston Planning & Development Agency (BPDA)
- Office of Economic Development (OED)
- Next Street

RFP Guideline Review

What

- Review recommended RFP guidelines for economic development

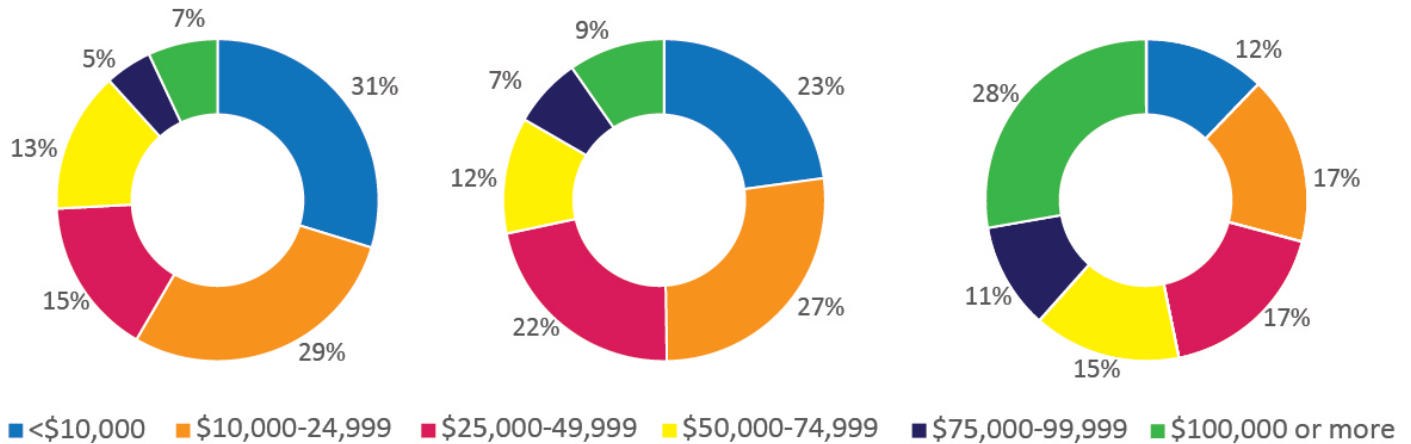
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- Residents & stakeholders
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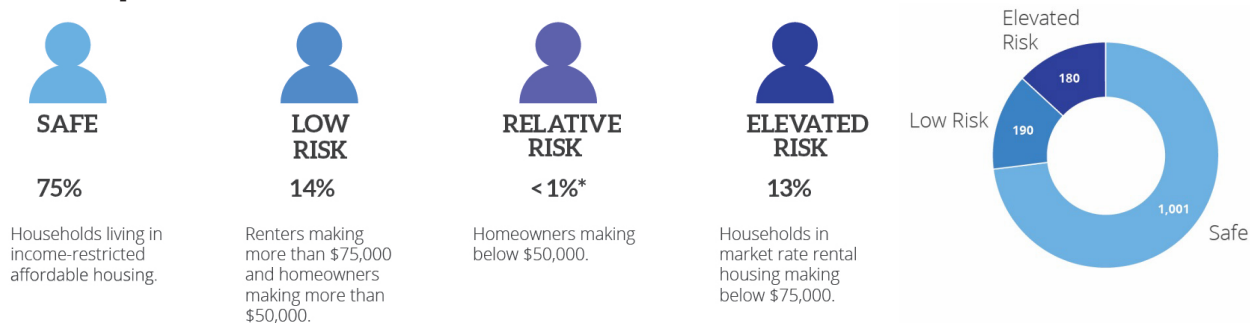
Household Tenure

| | PLAN Dudley Study Area | Roxbury | Boston |
|------------------|------------------------|------------|------------|
| Total Households | 1,341 | 18,494 | 252,699 |
| Household Tenure | 95% Rental | 80% Rental | 66% Rental |

Household Income



Risk of Displacement



Real Estate Market

| Rents* | Roxbury | | | Boston | | |
|---------------|---------|---------|-------------------------|---------|---------|-------------------------|
| | FY2015 | FY2016 | Change, FY2015 - FY2016 | FY2015 | FY2016 | Change, FY2015 - FY2016 |
| Studio | \$1,425 | \$1,450 | 1.8% | \$1,612 | \$1,674 | 3.8% |
| One Bedroom | \$1,925 | \$1,998 | 3.8% | \$1,928 | \$2,068 | 7.3% |
| Two Bedroom | \$1,875 | \$2,195 | 17.1% | \$2,134 | \$2,226 | 4.3% |
| Three Bedroom | \$1,985 | \$2,400 | 20.9% | \$2,337 | \$2,479 | 6.1% |

*Rents for neighborhood are median rents. Rents for Boston as a whole are a weighted average, to account for central Boston bias in the number of rental listings. Source: MLS and Rental Beast listings, DND Research Division and BPDA Housing Policy analysis

| Median Sales Prices | Roxbury | | | Boston | | |
|---------------------|-----------|-----------|---------------------|-----------|-----------|---------------------|
| | 2014 | 2015 | Change, 2014 - 2015 | 2014 | 2015 | Change, 2014 - 2015 |
| Condo | \$358,125 | \$433,750 | 21.1% | \$470,000 | \$525,000 | 11.7% |
| Condo: Median \$/SF | \$438 | \$429 | -2.1% | \$528 | \$572 | 8.3% |
| Single Family | \$310,500 | \$395,000 | 27.2% | \$433,200 | \$451,500 | 4.2% |
| Two Family | \$392,500 | \$421,000 | 7.3% | \$475,000 | \$500,000 | 5.3% |
| Three Family | \$445,000 | \$538,450 | 21.0% | \$495,000 | \$575,000 | 16.2% |

Source: The Warren Group, DND Research Division and BPDA Housing Policy analysis