Background Definitions

Affordable Housing Definitions

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Rental 2-Bedroom Unit</th>
<th>Ownership 2-Bedroom Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Income: Up to $35,000</td>
<td>$1,013 monthly rent</td>
<td>$206,100 sale price</td>
</tr>
<tr>
<td>Up to $49,000 - family of 4</td>
<td>(income-restricted)</td>
<td>(income-restricted)</td>
</tr>
<tr>
<td>Moderate Income: Up to $55,000</td>
<td>$1,825 monthly rent</td>
<td>$265,800 sale price</td>
</tr>
<tr>
<td>Up to $78,000 - family of 4</td>
<td>(income-restricted)</td>
<td>(income-restricted)</td>
</tr>
<tr>
<td>Middle Income: Up to $69,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Up to $98,000 - family of 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>More than $98,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Boston Housing Authority Housing
Rent is adjusted based on income, even if it changes, around 32% depending on deductions.

Inclusionary Development Policy
Most privately-funded projects with more than 10 units are required to make 13% of the on-site units affordable to qualified households (family of 4, $68,700).*

External Subsidy Funding Cycles
DND and the Neighborhood Housing Trust (NHT) award funding to affordable housing projects through a Request for Proposal (RFP) process. RFP's are issued 1-2 times a year. The city then sends projects that were awarded city funding to the state. While the city projects through a Request for Proposal (RFP) process. RFP's are issued 1-2 times a year.

DND-funded Projects
Department of Neighborhood Development funded projects have higher affordability requirements than purely privately funded projects. For example, 10% of units must be set aside for low-income and below. Funding comes from city funds, development projects, and federal funding (HOME and CDBG).

Economic Development Typologies

<table>
<thead>
<tr>
<th>Administrative Support Center</th>
<th>Office and Administrative Support Business and Financial Operations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incubator Office</td>
<td>Computer and Mathematical Community and Social Services</td>
</tr>
<tr>
<td>Arts and Entertainment</td>
<td>Arts, Design, Entertainment</td>
</tr>
<tr>
<td>Service-Retail</td>
<td>Sales and Related Occupations Food Preparation and Service</td>
</tr>
</tbody>
</table>

*Ownership is at 80% AMI. IDP also allows off-site units and in-lieu IDP fund contributions.

PLAN: Dudley Background Data

Household Risk of Displacement

- Less Risk: 73%
- Moderate Risk: 14%
- Increased Risk: < 1%
- Elevated Risk: 13%

1,000 Households living in income-restricted housing
190 Renters making more than $75,000
Homeowners making below $50,000
175 Households in market rate rental housing making below $75,000.

Household Income

- PLAN Dudley
- Roxbury
- Boston

Educational Attainment Residents Age 25+

- Boston
- Roxbury
- Dudley Square

Unemployment Rate (2016)

- 6.6% Roxbury
- 3.9% Boston

Median Earnings

- $22,370 Roxbury
- $34,544 Boston
Dudley Square Housing and Jobs

Income Restriction in Rental & Homeownership
Includes existing and approved

- 44% Income-Restricted
- 53% Market-rate
- 2% Other
- 1% Other

Current Households: 1,340
Approved Units: 1,130
Total Units: 2,470

Legend
Rent
Income-Restricted
Market-rate
Own
Income-Restricted
Market-rate

Number of Permanent Jobs
Existing and Approved or Recently Constructed

2,100
580
420
1,300
810

Source: NAICS Categores from InfoUSA and major BPDA approved projects

Developing Public Land and Supporting Uses to Fund Community Prioritized Ideas
Example: Incubator Space

Case 1: No Public Land and No Supporting Use
Incubator spaces help local entrepreneurs to start their businesses. But, by itself it is not feasible. Land is also expensive. This project needs to wait for external subsidies such as grants.

Case 2: Public Land and Supporting Use
Public Land given at no cost and revenue from the office, supporting use, help to fund the Incubator without other subsidies.

Prioritized Ideas
Incubator Offices
Arts/Entertainment
Income-restricted Housing
Local Retail and Restaurants

Supporting Uses
Market-rate Housing
General Office Space (e.g., Administrative Support Offices)