

Background Definitions

Affordable Housing Definitions

Income Level	Rental 2-Bedroom Unit	Ownership 2-Bedroom Unit
Low Income Up to \$35,000 - individual Up to \$49,000 - family of 4	\$1,013 monthly rent (income-restricted)	
Moderate Income Up to \$55,000 - individual Up to \$78,000 - family of 4	\$1,825 monthly rent (income-restricted)	\$206,100 sale price (income-restricted)
Middle Income Up to \$69,000 - individual Up to \$98,000 - family of 4	Market Rate	\$265,800 sale price (income-restricted)
More than \$98,000	Market Rate	Market Rate

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).*

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).

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 provides some of the funding, it can take a developer 2-3 times or more to submit to the state to receive the rest of the needed funding.

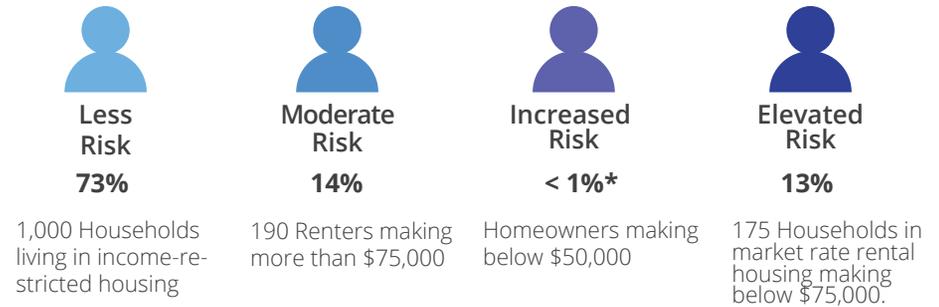
Economic Development Typologies

Typology Description	Typology Occupations
Administrative Support Center Offices that support other client-facing operations	Office and Administrative Support Business and Financial Operations
Incubator Office Innovation / Co-working Small Business or non-profits / Start-Up	Computer and Mathematical Community and Social Services
Arts and Entertainment Small performance space, galleries, night-life, jazz club, artist-space	Arts, Design, Entertainment
Service-Retail Restaurants / Retail / Neighborhood Services	Sales and Related Occupations Food Preparation and Service

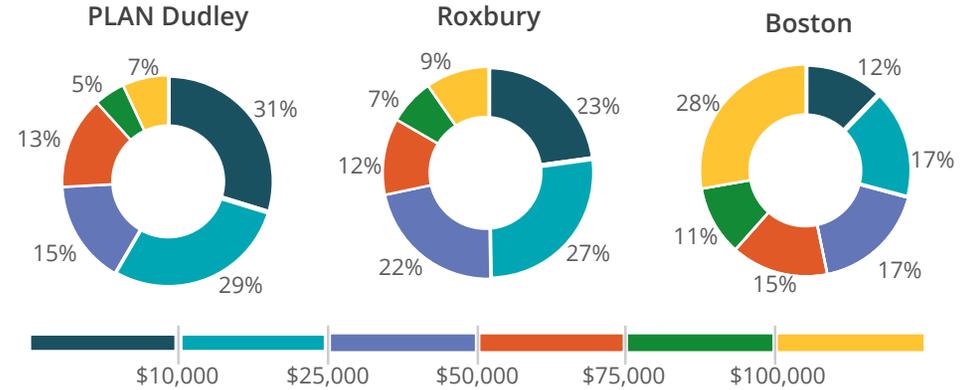
*Ownership is at 80% AMI. IDP also allows off-site units and in-lieu IDP fund contributions.

PLAN: Dudley Background Data

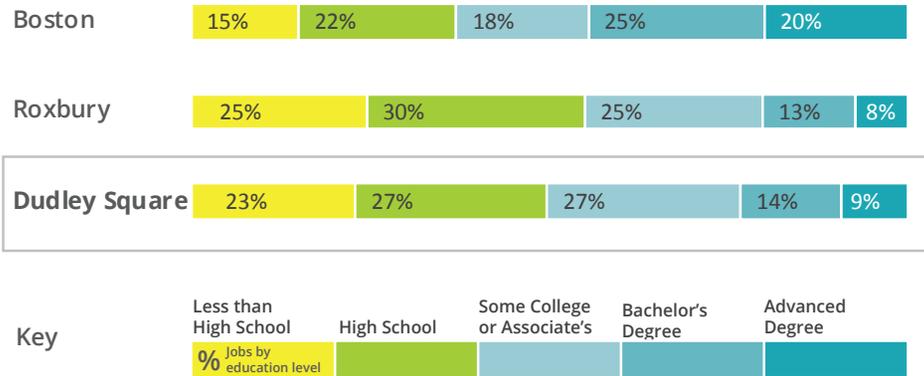
Household Risk of Displacement



Household Income



Educational Attainment Residents Age 25+



Unemployment Rate (2016)

6.6% Roxbury
3.9% Boston

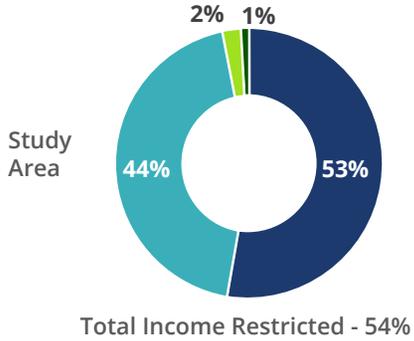
Median Earnings

Individual payroll wages
\$22,370 Roxbury
\$34,544 Boston

Dudley Square Housing and Jobs

Income Restriction in Rental & Homeownership

Includes existing and approved



Curent Households: 1,340

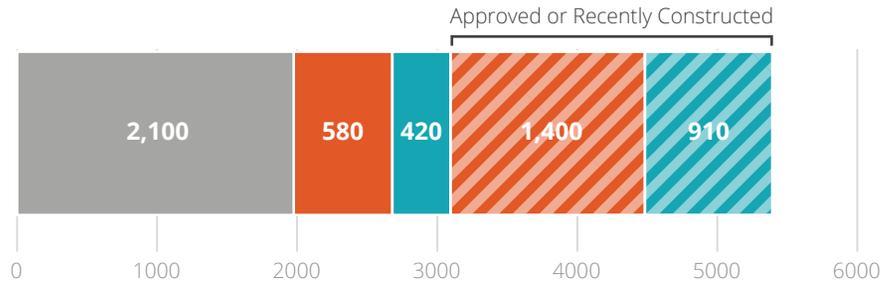
Approved Units: 1,130

Total Units: 2,470



Number of Permanent Jobs

Existing and Approved or Recently Constructed



Source: NAICS Categories from InfoUSA and major BPDA approved projects

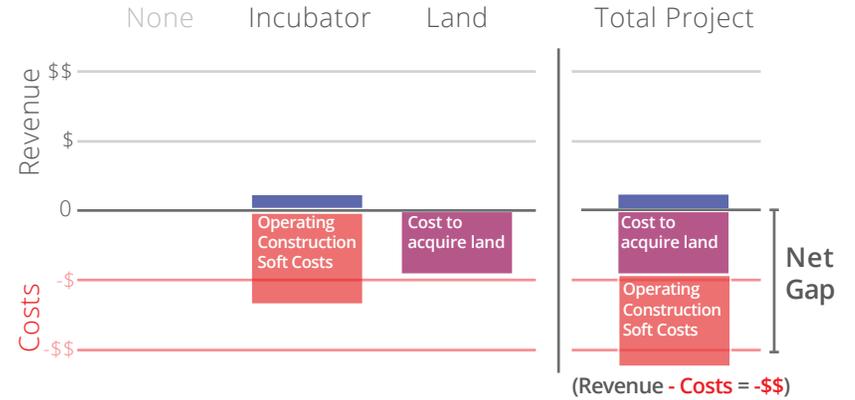


Developing Public Land and Supporting Uses to Fund Community Prioritized Ideas

Example: Incubator Space

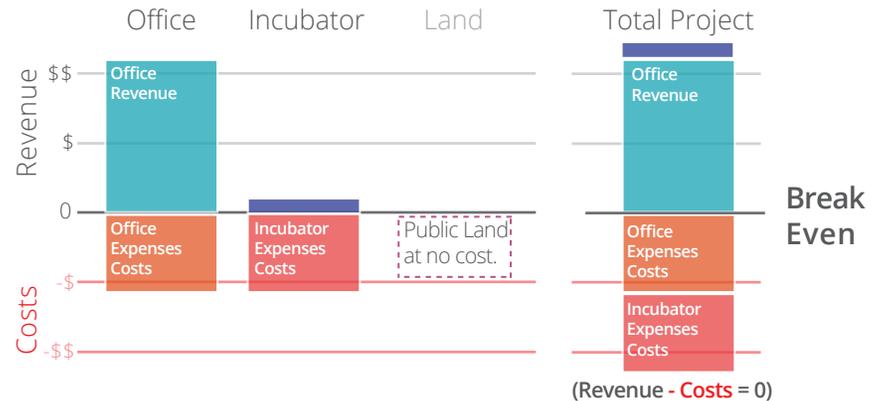
Case 1: No Public Land and No Supporting Use

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)