

P3 Workshop Supporting Data

June 28, 2021

During PLAN: Nubian Square P3 Workshops, participants requested data to support their decision making process as it relates to the uses that would be most beneficial to Roxbury and its residents.

Below you will find data related to demographics, jobs, and education. There is also information regarding uses discussed in previous workshops and the opportunities and challenges of each as it relates to the community's values expressed throughout the PLAN: Nubian Square process. This data will be discussed during the June 28, 2021 Workshop for P3.

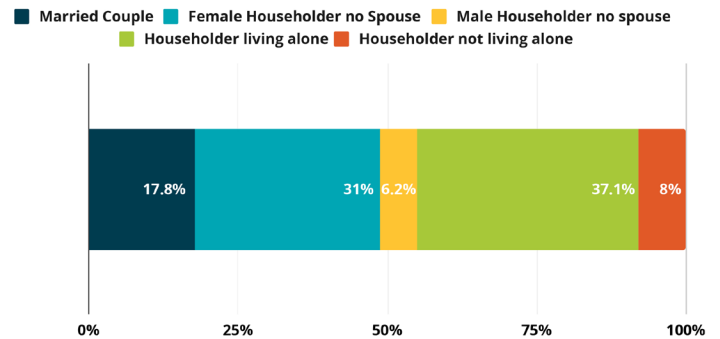
For more information, please visit bit.ly/PlanNubian

Household Type

Fifty-five percent (55%) of households in Roxbury are Family Households. The average household size in Roxbury is 2.5.

This contributes to our understanding in the types of housing that are needed for Roxbury residents.

Source: U.S. Census Bureau, 2015-2019 American Community Survey, BPDA Research Division Analysis. Universe: Households

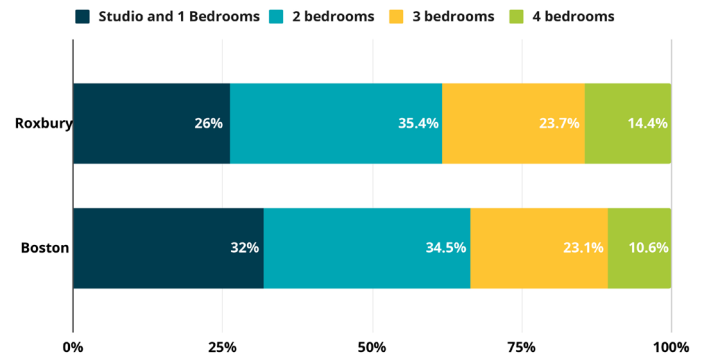


Bedrooms

There is a larger percentage of 4 bedrooms in Roxbury than in the Boston average.

This data is important to understand when requesting specific bedroom counts in units being developed in the neighborhood.

Source: U.S. Census Bureau, 2015-2019 American Community Survey, BPDA Research Division Analysis. Universe: Housing Units

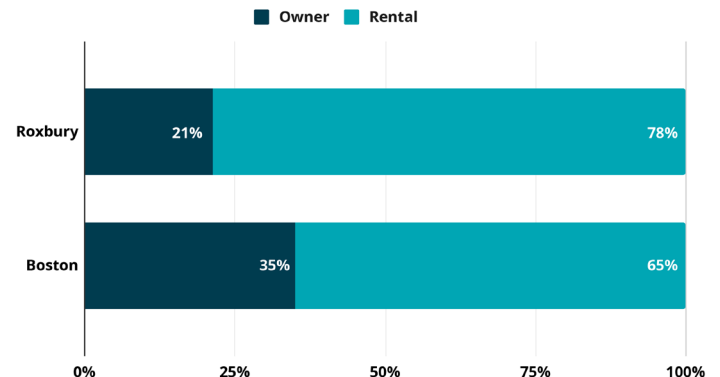


Rental vs Ownership

21% of households are owner-occupied and 78% are renter-occupied.

This number has increased through PLAN: Nubian Square. Approximately 48% of all new housing units being developed through PLAN: Nubian Square are home ownership opportunities.

Source: U.S. Census Bureau, 2015-2019 American Community Survey, BPDA Research Division Analysis. Universe: Population aged 1 year and over



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June 28, 2021

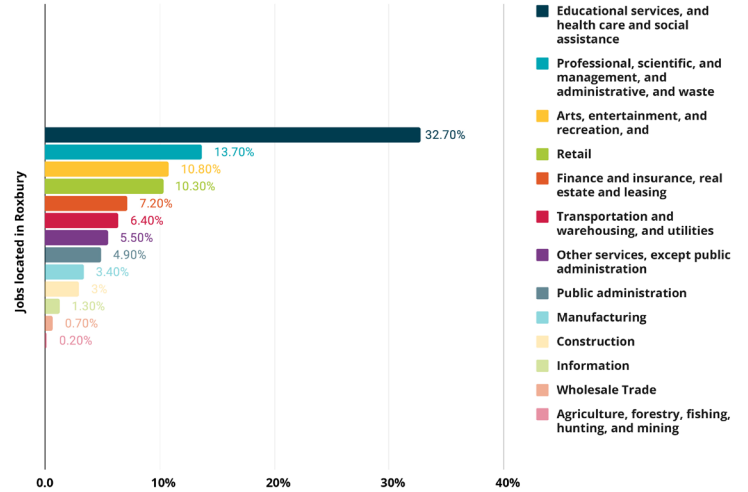
Jobs

92.5% of payroll workers who live in Roxbury commute out of Roxbury for work. 7.5% work in Roxbury and 57.1% work in Boston, the other 37% work outside of Boston. 5.9% of jobs in Roxbury are filled by Residents of Roxbury.

Industry

The majority of Roxbury residents work in industries such as educational services, health care, and social assistance.

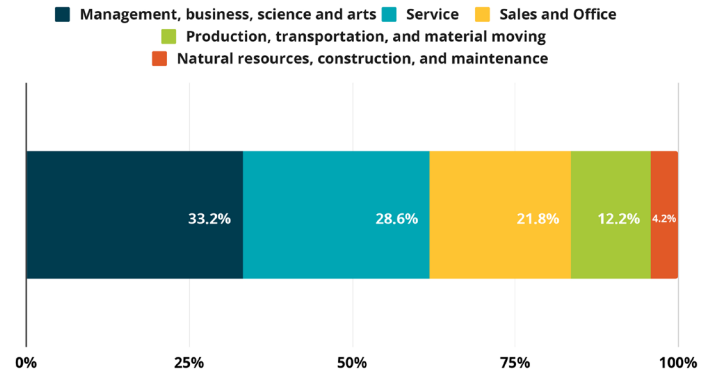
Source: U.S. Census Bureau, 2015-2019 American Community Survey, BPDA Research Division Analysis. Universe: Civilian employed population 16 years and over



Occupation

The occupations that Roxbury residents hold within the previous graphs industries are mainly: Management, service, and production, transportation, and material moving.

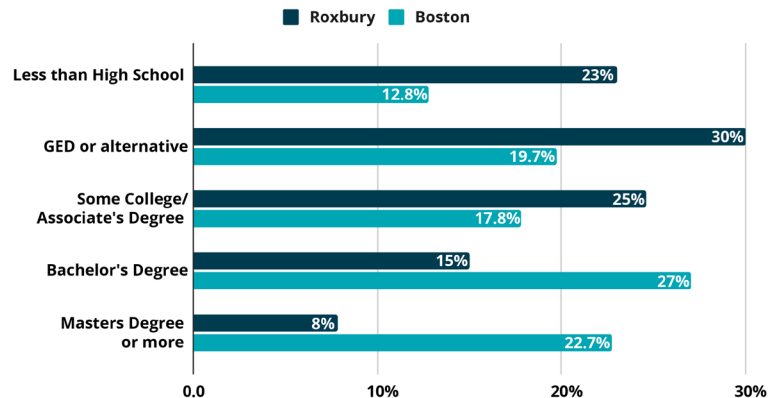
Source: U.S. Census Bureau, 2015-2019 American Community Survey, BPDA Research Division Analysis. Universe: Civilian employed population 16 years and over



Educational Attainment

78% of Roxbury residents hold a Associates degree or below, while 22% hold a Bachelor's degree or above. This is important because of the jobs and job training component.

Source: U.S. Census Bureau, 2015-2019 American Community Survey, BPDA Research Division Analysis. Universe: Population 25 years and over



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Uses - Challenges and Opportunities

Throughout the process, we have discussed multiple uses for P3. These include: Residential, Office, Retail, Lab/Life Science, Open Space, and a combination of those mentioned. Below is a summary of opportunities and challenges presented by each use.

It is important to note that a mix of these uses can achieve more PLAN: Nubian Square goals. With the addition of community benefits written into the Request for Proposals, there is also an opportunity to bring the community more benefits with each use.

Use	Design	Environmental Impact	Complementary to existing uses	Jobs, Economic Development, Wealth Generation	What will make this option better?
Residential	Flexible; leaves room for multiple uses	Would follow expectations in the RFP	All Nubian proposals have been residential except for Blair Lot.	Affordable homeownership contributes to wealth generation but is difficult to produce due to limited funding sources.	Affordable homeownership;
Office	Less flexible than Housing; less room for other uses	Would follow expectations in the RFP	Complementary if it can house nonprofits looking for space	Brings jobs to the area or can house nonprofit organization if priced for the demand.	Affordable or free office space;
Retail	Very flexible; can be built into any use.	Would follow expectations in the RFP	Complementary if they are designed for new and smaller businesses.	If retail spaces are affordable, could contribute to growth of businesses	Subsidies for affordable commercial;
Food Production and Food Sovereignty	Generally flexible; can be paired with other uses more easily; could be vertical farming	Would follow expectations in the RFP	Nothing similar to size as an urban farm; Food production in Newmarket	Good paying jobs but may not be a lot of jobs for the amount of space it takes up i.e. urban farm; Commissary Kitchen could support multiple small businesses; Limited growth potential	
Lab/ Life Sciences	Least Flexible; large building footprint and likely will need most of the parcel	High energy consumption; likely cannot achieve carbon neutrality	Currently does not exist in Nubian Square.	Would require a thoughtful, credible plan to employ Roxbury residents; Labs could also subsidize things like affordable retail, affordable homeownership, and urban agriculture. Growth opportunities available.	Subsidizing other uses; Job training program hiring local residents;