

PRESERVING AFFORDABLE HOUSING

2030 GOALS:

- Maintain a 97 percent or higher occupancy rate in BHA housing
- Raise public awareness of the challenges faced by public housing while growing local support for a variety of preservation strategies
- Retain at least 97% of Boston's 30,447 units of privately-owned, affordable rental housing, including more than 85 percent of the 4,200 units currently at risk
- Seek to preserve all of the 13A developments, and where preservation is not an option, ensure that 100 percent of tenants in those developments have access to alternate affordable housing

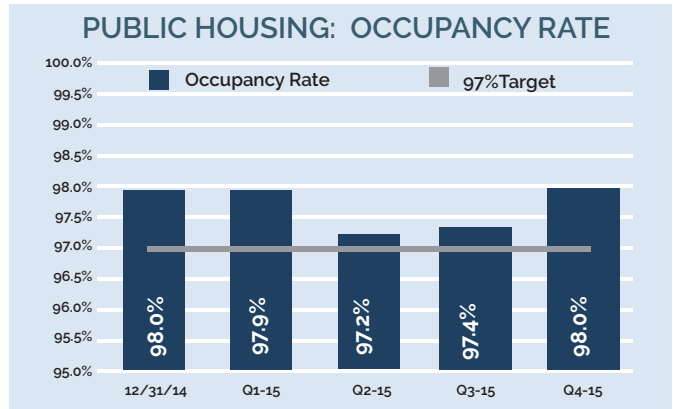
PERFORMANCE TO DATE

PUBLIC HOUSING

The BHA occupancy rate in Q4 2015 was 98.01%. This remains among the highest occupancy rates in the nation for a large urban housing authority.

The BHA achieved HUD High-Performer status for its Section 8 programs and the highest score in BHA history for HUD’s physical inspections of the public housing portfolio.

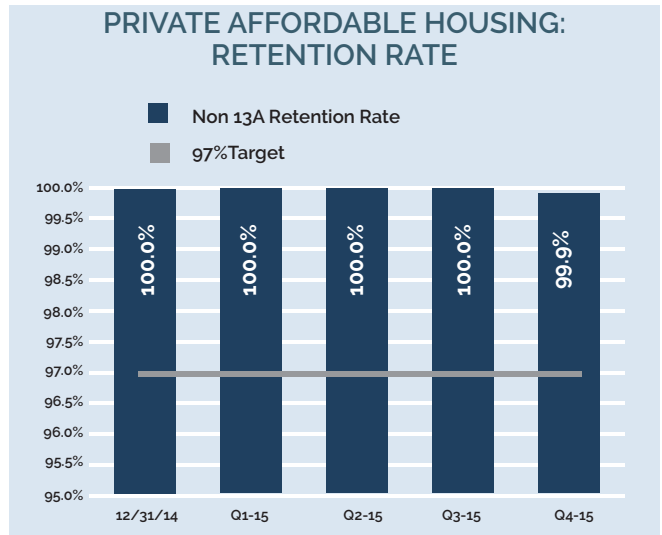
The BHA housed 115 Chronically Homeless Veterans with Federal Veterans Affairs Supportive Housing (VASH) vouchers this year.



PRIVATE AFFORDABLE HOUSING PRESERVATION

After two years with no losses of privately-owned affordable housing, there was one development where affordability was lost.¹ Yee Realty in Chinatown opted out with the loss of 12 affordable units, which brings the retention rate down from 100% to 99.9% -- still well above the City’s target of retaining at least 97% of the non 13A portfolio.

There were no losses in the 13A portfolio, which is comprised of low-income affordable units of rental housing that were created by MassHousing in the 1970’s.



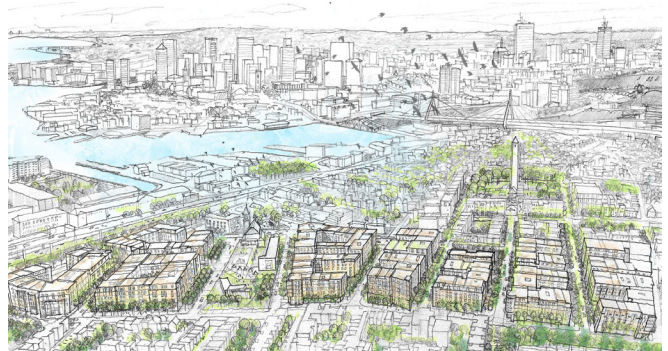
¹ The 2030 goal has been updated to 30,447 units to account for units not submitted prior to the Plan deadline.

2015 HIGHLIGHTS

PUBLIC HOUSING

The BHA has a \$2 billion redevelopment pipeline, one of the most ambitious development initiatives in its 75-year history. The BHA has designated developer partners for one-to-one replacement of 2,453 units of distressed public housing, as well as for the creation of more than 2,000 new units of mixed income housing. In 2015, the BHA's designated redevelopments included:

- Orient Heights in East Boston: Trinity Financial will redevelop the housing development, creating 330 brand new units of deeply subsidized housing while adding 69 market units.
- Charlestown: Corcoran Sun-Cal will develop 2,700 new units of mixed income housing, including 1,100 deeply-subsidized replacement units.
- Jamaica Plain: The Community Builders, Jamaica Plain NDC, and Urban Edge will renovate the 225-unit elderly/disabled Amory Street development, while adding up to 300 new units of mixed-income housing on vacant land at the site.
- South End: Inquilinos Boricuas en Accion will renovate and preserve 145 units of deeply subsidized low-income housing at West Newton Apartments.



CHARLESTOWN

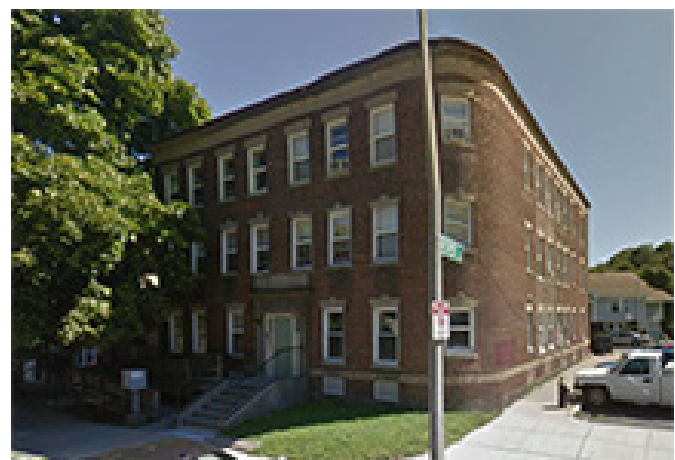


AMORY STREET

PRIVATE AFFORDABLE HOUSING

Considerable progress on the preservation agenda was made in 2015: 1,195 units of privately-owned affordable rental and cooperative housing in 14 developments were preserved. All had financial restructuring and most (1,025 units) also had capital reinvestments. Most had substantial extensions of their affordability requirements, with all developments now protected until after 2030.

Notable among these projects is Renwood PWA Housing. Located in three buildings in Roxbury and the South End, this housing development preserved 23 units of low-income housing with supportive services. The City provided \$1.7 million of the \$4.9 million development budget.



RENWOOD PWA HOUSING

CHALLENGES & OPPORTUNITIES

To ensure that Boston's housing plan remains current and relevant, the City, along with the Housing Task Force, will review new policies annually with an eye toward making course corrections and improvements. Below are some challenges and opportunities that could impact the City's ability to achieve its preservation goals.

Public Housing: Turning Development Opportunities into Development Action

The 4,300-unit development agenda that the BHA embarked on this year will require public and private funds to be raised in the coming years. In total, the proposed developments could cost more than \$2 billion to develop. While most of the funding for these projects will come from private sources and market-rate units, public resources will likely still be needed to finance the low-income replacement units.

At this early stage, these public resource requirements have not been fully established; however, as long as the City carefully manages its schedule of production and redevelopment projects, these resource allocations and needs can be balanced.

Private Affordable Housing: Preservation

While the long-term preservation of almost 1,200 units in 2015 is good news, none of those preserved units were among the 3,050 units that were identified as at elevated risk in 2014.

Of those 3,050 units, 12 have been lost (Yee Realty) and 3,038 units remain at elevated risk. Preserving these units will be an ongoing challenge and priority for the City.

BOSTON'S MIDDLE CLASS

2030 GOALS:

- Double the pace of middle-income housing production, creating 20,000 new units of housing affordable to Boston's middle class workforce
- Expand and enhance the City's homebuyer programs to help 5,000 middle class homebuyers purchase their first home
- Work with non-profit organizations and lending partners to increase lending and ensure equal access to home mortgages