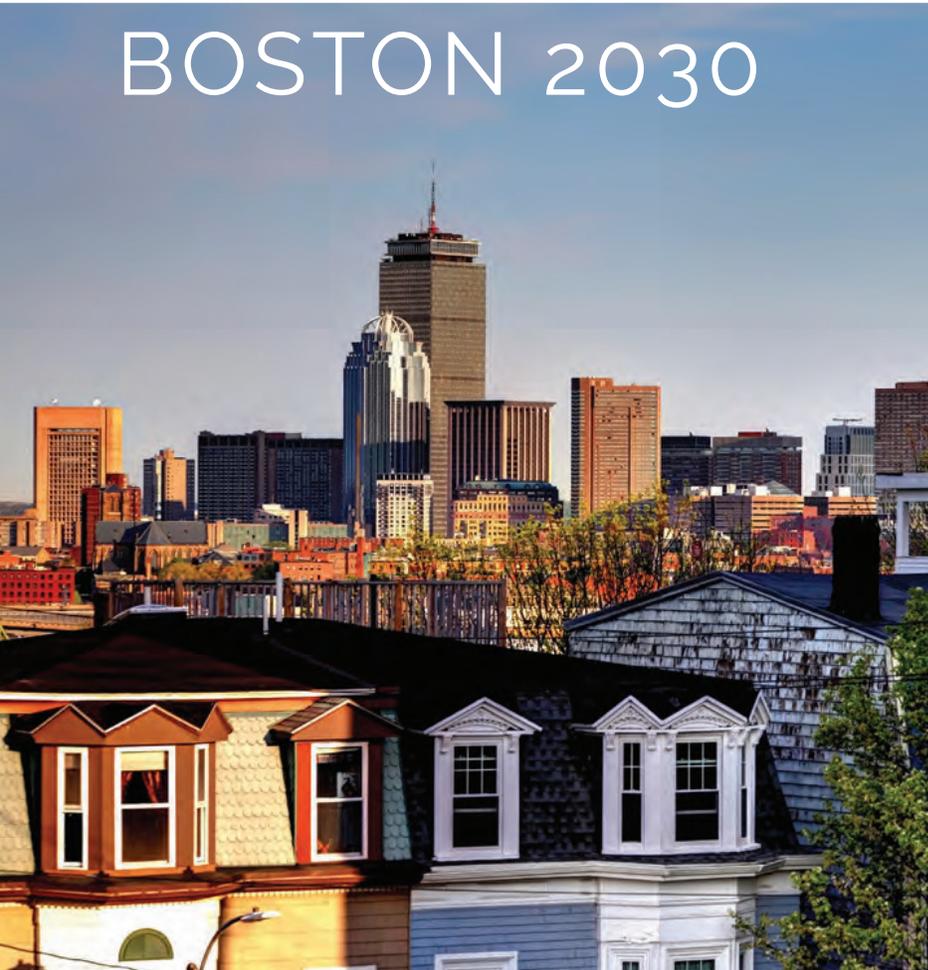


MAYOR MARTIN J. WALSH

# HOUSING A CHANGING CITY

## BOSTON 2030



## YEAR ONE REPORT

## 2015



In October 2014, Mayor Martin J. Walsh released "Housing a Changing City: Boston 2030", the Administration's plan to help Boston absorb its rapidly expanding population in a thoughtful, planned manner. This data-driven policy set specific goals, strategies for reaching these goals, and metrics by which the City would measure its progress.

One year into the Plan, Boston has seen record-breaking numbers of housing production across all levels. New legislation has been filed, and policies have been modified to create new incentives and resources for housing creation. Strategic planning areas have been put in place to create planned transit oriented-development that will positively influence our neighborhoods. City land is being redeveloped for housing at an unprecedented rate.

Many other accomplishments -- and challenges -- are outlined in this document. Among the deliverables of the Boston 2030 housing plan was regular reporting -- the release of quarterly and annual updates on the City's progress. To that end, we are pleased to present the first annual progress report on "Housing a Changing City: Boston 2030", which outlines the City's accomplishments, the key issues that have emerged in the first year of the plan, and the challenges that the City continues to face.

The accomplishments of the past year and the creation of this report reflect the work of a sizable group of partners. Boston's development community -- private developers, nonprofit developers, and community development corporations -- have stepped forward to create an unprecedented number of housing units; while doing so, they have been generous with their insights into the challenges of today's market. Many financial institutions have come together as well, to not only finance Boston's projects, but also to help us expand our programs for Boston's lower-income homebuyers. And the advocacy community has, as always, held our feet to the fire and kept us accountable.

Partners at the Federal and State level have been crucial in the creation of housing throughout the city, including -- but certainly not limited to -- the US Department of Housing and Urban Development, the State Department of Housing and Community Development, MassHousing, the Massachusetts Housing Partnership Fund, the Mass Housing Investment Corporation, the Community Economic Development Assistance Corporation, MassDevelopment, and many others.

Thanks as always to the team at the Massachusetts Area Planning Council for the demographic projections that guided the creation of the ambitious goals of our housing plan. They continue to work with us to analyze Boston's shifting demographics.

At the City of Boston, unprecedented levels of coordination have guided the execution of this plan. The Boston Redevelopment Authority, The Boston Housing Authority, the Inspectional Service Department, the Mayor's Office of Neighborhood Services, the Office of Workforce Development, the Office of Energy & Environment, the Office of Economic Development, the Commission on Affairs of the Elderly, the Mayor's Commission for Persons with Disabilities, the Boston Public Health Commission, the Office of Fair Housing and Equity, the Department of Neighborhood Development, and the Office of Mayor Martin J. Walsh have all made significant contributions to taking this from policy to reality.

We offer our thanks as well to the members of the Mayor's Housing Task Force, who have lent their time and talent to the creation of the policies that have made this year so successful.



## TABLE OF CONTENTS

|  |    |
|--|----|
| Accommodating Growth                                   | 4  |
| Housing Boston's Low-Income,<br>Non-Elderly Households | 9  |
| Preserving Affordable Housing                          | 14 |
| Boston's Middle Class                                  | 18 |
| Housing Boston's Seniors                               | 23 |
| Housing Boston's Students                              | 28 |
| Strong, Healthy Neighborhoods                          | 33 |
| Green and Sustainable Housing                          | 38 |
| Resource Development                                   | 42 |
| Government Efficiency and Accountability               | 47 |
| Appendix   | 50 |