



HOUSING A CHANGING CITY BOSTON 2030 QUARTERLY REPORT: JULY 2015

2030 Progress to Date

New Production. New housing starts are currently running at 119% of the pace needed to create 53,000 new units by 2030. 14,247 units are complete or in construction; another 9,029 have been approved through BRA or DND; and 4,535 more are under review at ISD, BRA & DND. In total, about 27,800 of the 53,000 units¹ are underway.

Low Income Production. New low-income non-elderly starts are currently running at 114% of the pace needed to create 6,500 new units by 2030.

Preservation of At-Risk Housing. No affordable units have been lost since 2014

Public Housing. The BHA continues to exceed its 97% occupancy target

Middle Income Production. Currently running at 87% of the pace needed to create 20,000 units by 2030. Although below target, it has improved significantly over time – on 1/1/14 middle income production was only 54% of target.

Homeownership. Lack of supply continues to impede home purchase programs that are running at only 57% of target.

Senior Housing. Private developers seem to have very little appetite for creating senior housing – there is only one senior housing project in the BRA's pipeline. Low income senior housing production is, however, running at 84% of target.

Student Housing. Undergrad dorm production is currently running at 79% of the pace needed to create 16,000 new undergrad dorm beds by 2030.

¹Please note: housing production goals are based on the Metropolitan Area Planning Council's projected population and housing demand changes from 2010 – 2030. All other goals (preservation, homebuying, etc.) are for the period 2014 - 2030.

Q2 2015 Highlights

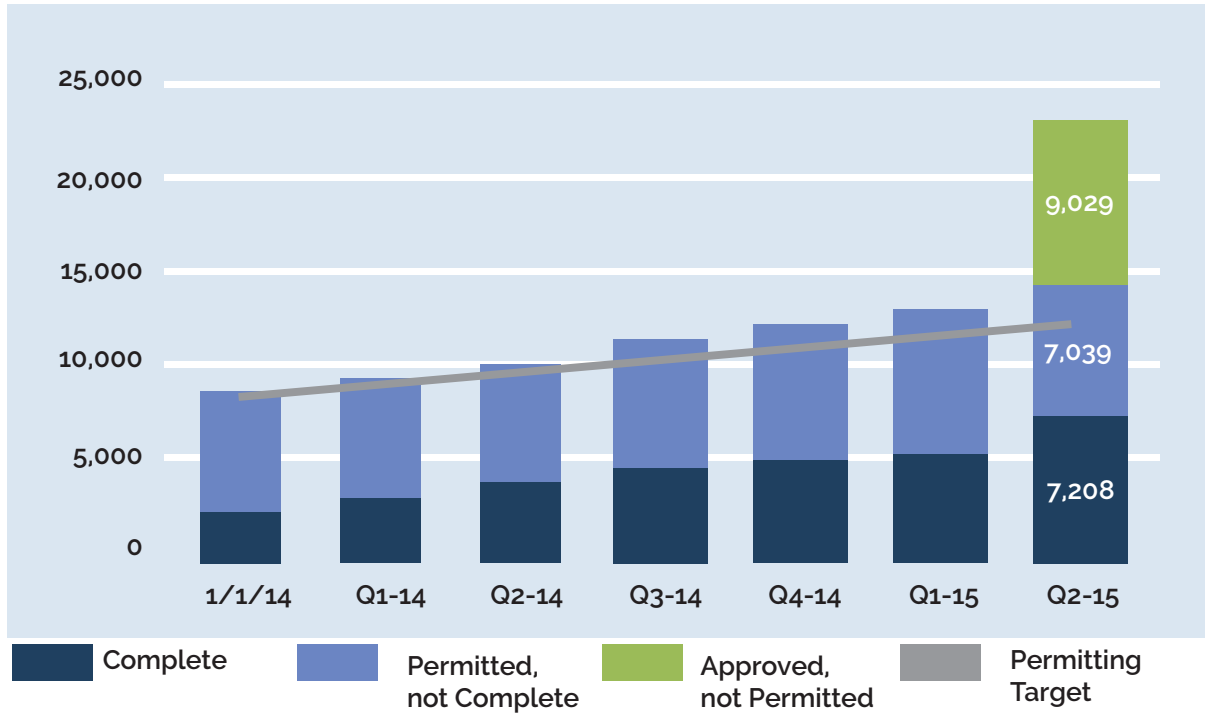
- 1,282 units were permitted, representing \$1.3 billion in new investment. This is the largest number of units permitted in a single quarter in 11 years.
- After almost a year with no new dorm starts, two new dorms were permitted with a total of 935 new beds. Another 294 beds were approved by the BRA Board this quarter.
- The City's approved pipeline of non-elderly low-income housing tripled this quarter. Eighteen projects with 500 low-income units, including 85 units for the homeless, received funding awards from DND and the Neighborhood Housing Trust this quarter. These projects are projected to cost \$275 million to construct.
- The BHA released a Request For Proposals for the redevelopment of its 1,116-unit Charlestown development

BOSTON 2030: HOUSING PLAN PROGRESS REPORT Q2 2015 ACCOMMODATING GROWTH: GOALS & PERFORMANCE

Goal: Create 53,000 new units of housing from 2011-2030¹

¹ Census 2010 - Census 2030 is the time period used by MAPC for its 53,000-unit housing demand projections.

Performance
Toward
Goals



TARGET UNITS PERMITTED BY 2030	53,000
Units Permitted through 6/30/15	14,427
% Target For 6/30/15 Achieved ²	119%

² 6/30/15 target is 11,925 units - proportionate to 22.5% of the 20-year period timeframe for this goal (2011-2030) that has passed to date.

ACCOMMODATING GROWTH: Q2 2015 OUTCOMES

New Housing Permitted Q2 2015

HOUSING TYPE	Q2 2015	PERMITTED TO DATE
Rental Housing	990	11,233
Homeownership	292	3,014
Total Units	1,282	14,247

Significant Projects Permitted Q2 2015

PROJECT	NEIGHBORHOOD	HOUSING TYPE	UNITS
Seaport Square Parcels B&C	South Boston	Rental	832
New Street Development	East Boston	Rental	259
Belvidere/Dalton East	Back Bay	Condo	185

New Housing Approved Q2 2015

APPROVAL TYPE	Q2 2015	APPROVED TO DATE
BRA Approved	876	7,797
DND Approved	684	1,232
Total Units Approved	1,560	9,029

Development Pipeline

PIPELINE CATEGORY	UNITS
BRA Under Review	2,725
DND Pipeline	789
ISD Applications	1,021
Total Development Pipeline	4,535

Q2 2015 Highlights:

1,282 units were permitted, representing \$1.3 billion in new investment. This is the largest number of units permitted in a single quarter in 11 years.

DND more than doubled its approved development pipeline by awarding funds or designating real estate for 19 affordable and mixed-income housing projects with 684 new units.

BRA approved a \$392 million dollars in new private development representing 876 new units.

In addition to approved units, there are another 4,535 units in the approval process at ISD, DND and the BRA.

Including all completed, permitted, approved and under review projects, Boston has 27,811 of its target 53,000 units underway.

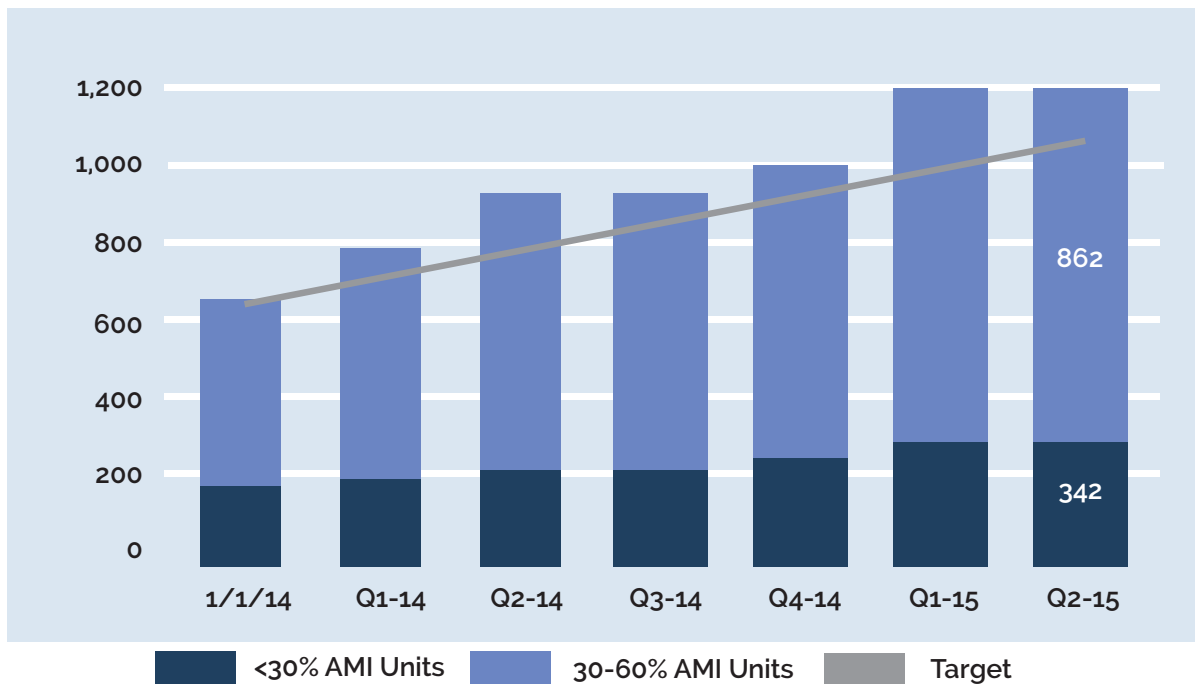
BOSTON 2030: HOUSING PLAN PROGRESS REPORT Q2 2015

LOW-INCOME HOUSING: GOALS & PERFORMANCE

Goals: Create 6,500 new units of low-income (<60% AMI) non-elderly housing.

Ensure that at least 1,700 units are affordable to extremely low-income (<30% AMI and homeless individuals).

Performance
Toward
Goals



Low-Income
Housing

LOW INCOME PRODUCTION TARGET 2030	6,500
Units Permitted through 6/30/15	1,204
% of 6/30/2015 Target¹ Achieved	114%

¹ 6/30/15 target is 1,054 units - proportionate to 22.5% of the 20-year period timeframe for this goal (2011-2030) that has passed to date.

Extremely
Low-Income
Housing

EXTREMELY LOW INCOME PRODUCTION TARGET 2030	1,700
Units Permitted through 6/30/15	342
% of 6/30/2015 Target² Achieved	89%

² 6/30/15 target is 383 units - proportionate to 22.5% of the 20-year period timeframe for this goal (2011-2030) that has passed to date.

LOW-INCOME HOUSING: Q2 2015 OUTCOMES

Profile of
Low-Income
Units
Permitted
Q2 2015

AFFORDABILITY CATEGORY	Q2 2015	PERMITTED TO DATE
Homeless Units	0	289
<30% AMI Non-Homeless Units	0	53
30% - 60% AMI Units	0	862
Total Units	0	1,204

New
Low-Income,
Housing
Approved
Q2 2015

APPROVAL TYPE	Q2 2015	APPROVED TO DATE
Homeless Units	85	120
<30% AMI Non-Homeless Units	12	45
30% - 60% AMI Units	403	521
Total Units Approved	500	686

Q2 2015
Highlights:

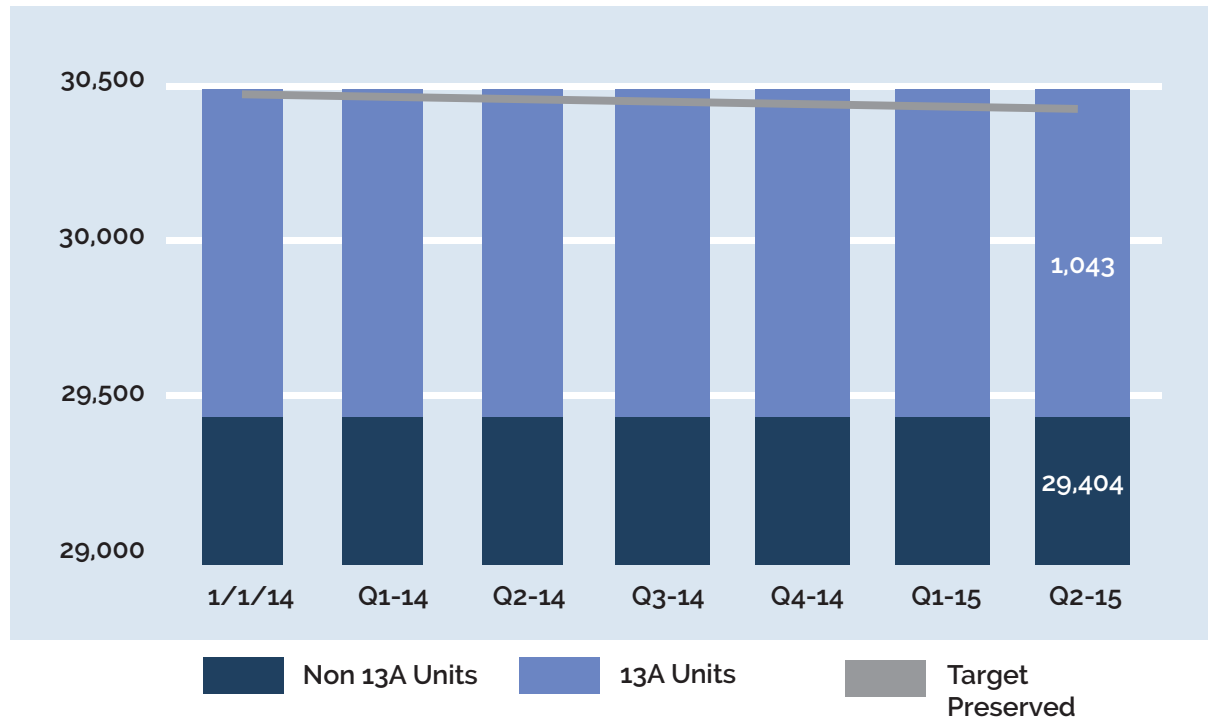
The City's approved pipeline of non-elderly low-income housing tripled this quarter. Eighteen projects with 500 low-income units received funding awards from DND and the Neighborhood Housing Trust.

BOSTON 2030: HOUSING PLAN PROGRESS REPORT Q2 2015

HOUSING PRESERVATION: GOALS & PERFORMANCE

- Goals:**
- Maintain public housing occupancy rate at 97% or higher.
 - Retain at least 97% of Boston's 29,404 privately-owned affordable non 13A rental units.
 - Preserve, or affordably rehouse, 100% of 1,043 tenants in at-risk 13A developments.

Performance
Toward
Goals



Public Housing
Preservation

TARGET OCCUPANCY RATE 2030	97%
Total BHA Units on 6/30/15	12,520
Occupied BHA Units on 6/30/15	12,182
Occupancy Rate as of 6/30/15	97.4%
% Target Occupancy Achieved	100%

Private
Housing
Preservation
(non 13A)

TARGET PRESERVATION RATE 2014-2030	97%
Units on 1/1/2014	29,404
Target Units 6/30/2015	29,326
Actual units on 6/30/2015	29,404
% 2015 Target Achieved	100%

Private
Housing
Preservation
(13A)

TARGET PRESERVATION RATE 2014-2030	100%
Units on 1/1/2014	1,043
Units on 6/30/2015	1,043
Preservation Rate 6/30/2015	100%

HOUSING PRESERVATION: Q2 2015 OUTCOMES

Affordable
Units
Preserved
Q2 2015

PRESERVATION CATEGORY	Q2 2015	2014 TO DATE
Non 13A Units Preserved	235	318
13A Units Preserved	0	0
Non-Expiring Use Restricted (EUR) ¹ Units Preserved	0	78
Total Units Preserved	0	396

¹ Affordable units created without Federal financing.

Affordable
Housing
Losses
Q2 2015

PRESERVATION CATEGORY	Q2 2015	2014 TO DATE
Non 13A Units Lost	0	0
13A Units Lost	0	0
Total Units Lost	0	0

Preservation
Pipeline
Q2 2015

PRESERVATION CATEGORY	Q2 2015	2014 TO DATE
Non 13A Units Preserved	0	95
13A Units Preserved	0	0
Non-EUR ¹ Units Preserved	49	49
Total Units Preserved	49	144

¹ Affordable units created without Federal financing.

Q2 2015
Highlights:

Public Housing Preservation:

This past quarter the BHA issued two new RFPs,

- Redevelopment at Charlestown (preservation of 1,116 existing units of affordable family housing)
- A BHA parcel of vacant land at O'Connor Way in South Boston is being made available for development into up to 50 new units of elderly affordable housing.

Private Housing Preservation:

No private affordable units were lost.

A multimillion dollar refinance and renovation of the Commonwealth/Glenville apartments in Brighton began construction.

DND awarded funding to two non-EUR preservation projects:

- 374 Dorchester St (Bay Cove Human Services - 21 homeless units)
- Waverly Abby (Bridge Over Troubled Water - 28 homeless units)

BOSTON 2030: HOUSING PLAN PROGRESS REPORT Q2 2015

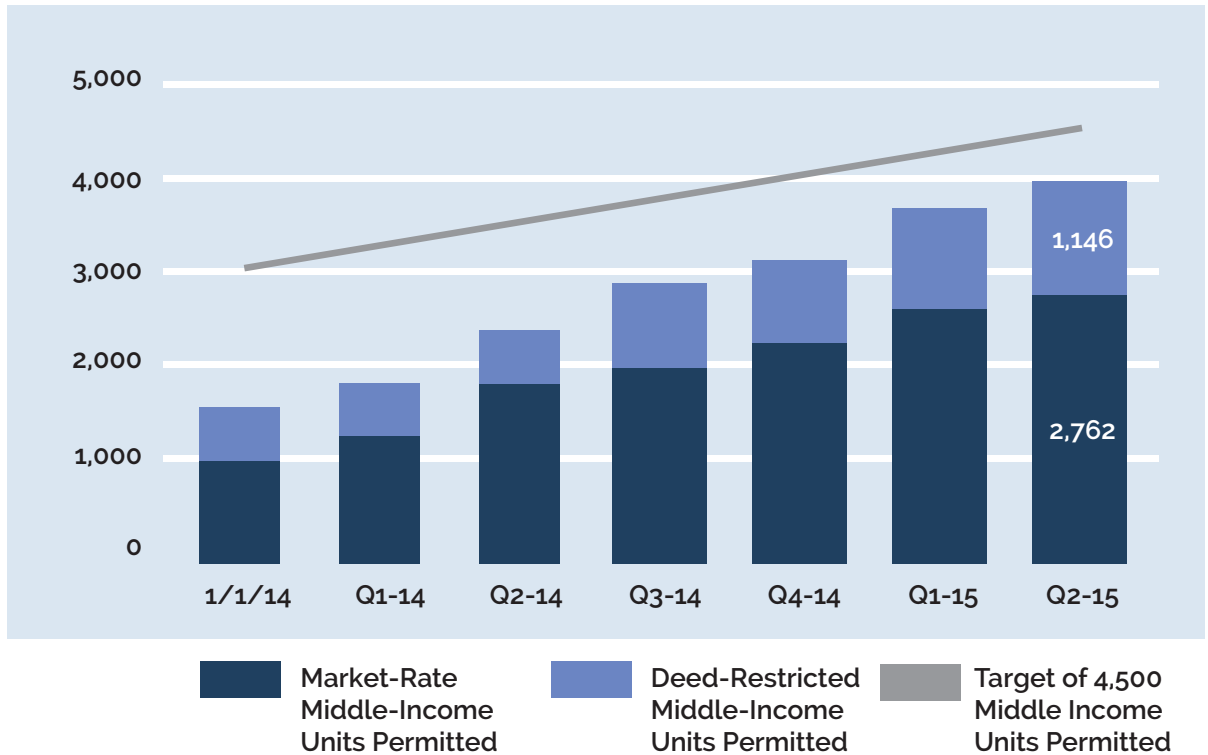
BOSTON'S MIDDLE CLASS: GOALS & PERFORMANCE

Goals: Create 20,000 units of housing affordable to the middle class through development of 4,000 deed restricted units and development of 16,000 private market-rate units in middle-income affordable areas¹.

Help 5,000 middle-class homebuyers purchase their first home.

¹ Affordability to incomes under \$100,000; estimate based on higher end of market rents in area. Incomes subject to confirmation at purchase.

Performance
Toward
Goals



Middle Income
Units Permitted

MIDDLE INCOME PRODUCTION	DEED-RESTRICTED	PRIVATE MARKET	TOTAL
Target New Units by 2030	4,000	16,000	20,000
Units Permitted through 6/30/15	1,146	2,762	3,908
% of 2015 Target ¹ Achieved	127%	77%	87%

¹ 6/30/15 target is 900 restricted units and 3,600 private market units - proportionate to 22.5% of the 20-year period timeframe for this goal (2011-2030) that has passed to date.

Middle Income
Homebuyers

TARGET HOMEBUYERS 2014-2030	5,000
Home Purchases through 6/30/15	251
% of 6/30/2015 Target ¹ Achieved	58%

¹ 6/30/15 target is 441 homebuyers - proportionate to 8.8% of the 17-year timeframe for this goal (2014-2030) that has passed to date.

BOSTON'S MIDDLE CLASS: Q2 2015 OUTCOMES

New Units Permitted

MIDDLE INCOME UNITS PERMITTED	Q2 2015	PERMITTED TO DATE
Deed-Restricted Middle Income Units	107	1,146
Market Units in Middle Income Areas Permitted	203	2,770
Total Middle Income Units Permitted	310	3,916

Middle Class Market Share

SHARE OF PERMITS AFFORDABLE TO MIDDLE CLASS	Q2 2015	TO DATE	TARGET 2030 ¹
Percentage of all permits	24.1%	26.2%	37.7%

¹ Target is 20,000 out of 53,000 units or 37.7%.

Homebuyers Assisted

HOMEBUYER ASSISTANCE PRODUCT	Q2 2015	2014 TO DATE
Open Market Purchases With City Assistance	11	124
City-Assisted Affordable Unit Purchases	26	127
Total Home Purchases	37	251

Q2 2015 Highlights

Although middle-income production is still less than target, it has improved substantially in the last year and a half – on 1/1/2014 middle-income production was at 54% of target; today it is at 87% of target.

The lack of supply in the open market continues to hamper efforts to expand homeownership. Less than one-third of City-assisted purchases this quarter were open market purchases.

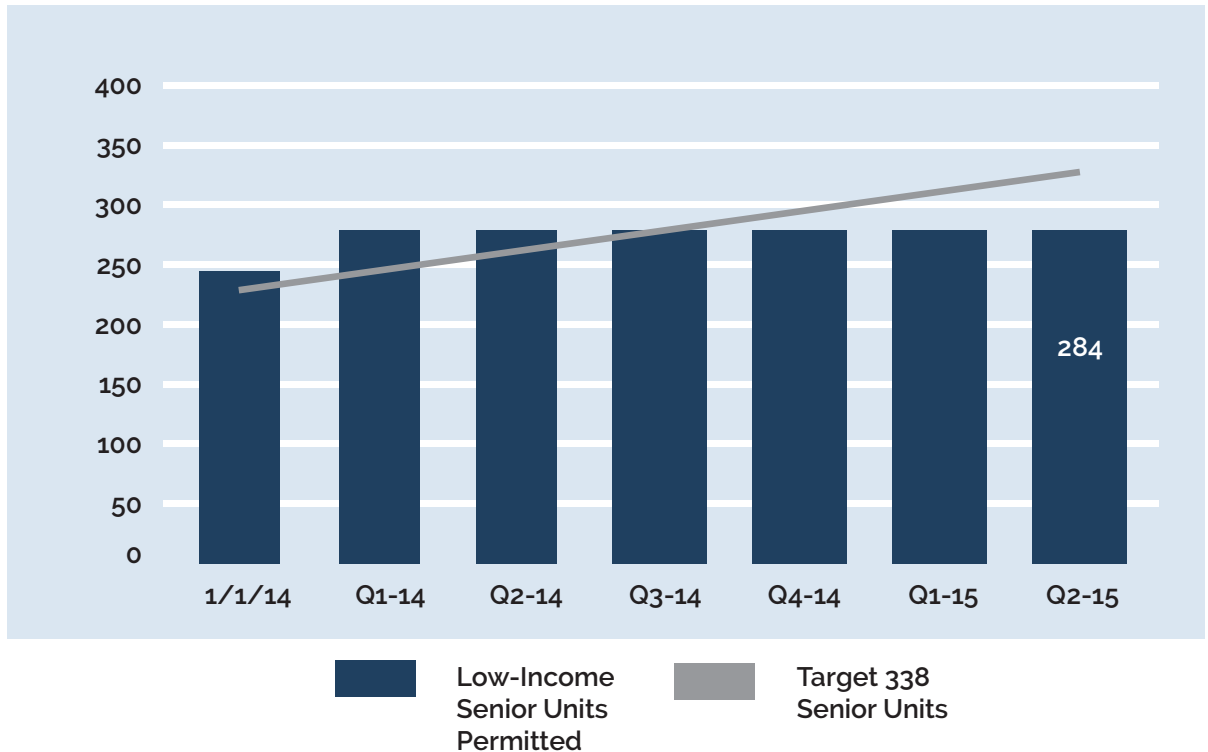
BOSTON 2030: HOUSING PLAN PROGRESS REPORT Q1 2015

HOUSING BOSTON'S SENIORS: GOALS & PERFORMANCE

Goals: Create 5,000 new senior units, including 1,500 low-income units and 3,500 market-rate units

Help seniors retain their current housing to successfully age-in-place where appropriate.

Performance
Toward
Goals



Low-Income
Senior Units
Permitted

TARGET UNITS BY 2030	1,500
Units Permitted though 6/30/15	284
% of 6/30/2015 ¹ Target Achieved	84%

¹ 6/30/15 target is 338 units - proportionate to 22.5% of the 20-year timeframe for this goal (2011-2030) that has passed to date.

Market-Rate
Senior Units
Permitted

TARGET UNITS BY 2030	3,500
Units Permitted though 6/30/15	7
% of 6/30/2015 ¹ Target Achieved	1%

¹ 6/30/15 target is 788 units - proportionate to 22.5% of the 20-year timeframe for this goal (2011-2030) that has passed to date.

HOUSING BOSTON'S SENIORS: Q2 2015 OUTCOMES

Senior Housing Retention Q2 2015

RETENTION ACTIVITY	Q2 2015	2014 TO DATE
Senior Homeowners Receiving Renovation Assistance	29	110
Senior Foreclosure Prevention	14	69
Senior Renters Averting Homelessness	30	223
Total Senior Assisted with Housing Retention	73	402

Senior Housing Development Pipeline

PROJECT	AFFORDABLE	MARKET	TOTAL
375-399 Chestnut Hill Ave	12	80	92
Jewish Community Housing	61	0	61
TOTAL PIPELINE	73	80	153

Q2 2015 Highlights

Boston's last two Section 202 Elderly Housing developments (Roxbury Crossing and Quincy Commons) were completed this quarter.

Additional positive developments this quarter:

- Jewish Community Housing in Brighton was awarded \$2,250,000 in DND's latest funding round and is now pursuing State funding.
- The BHA has made a parcel of land in South Boston available for development into new low-income senior housing.

BOSTON 2030: HOUSING PLAN PROGRESS REPORT Q2 2015

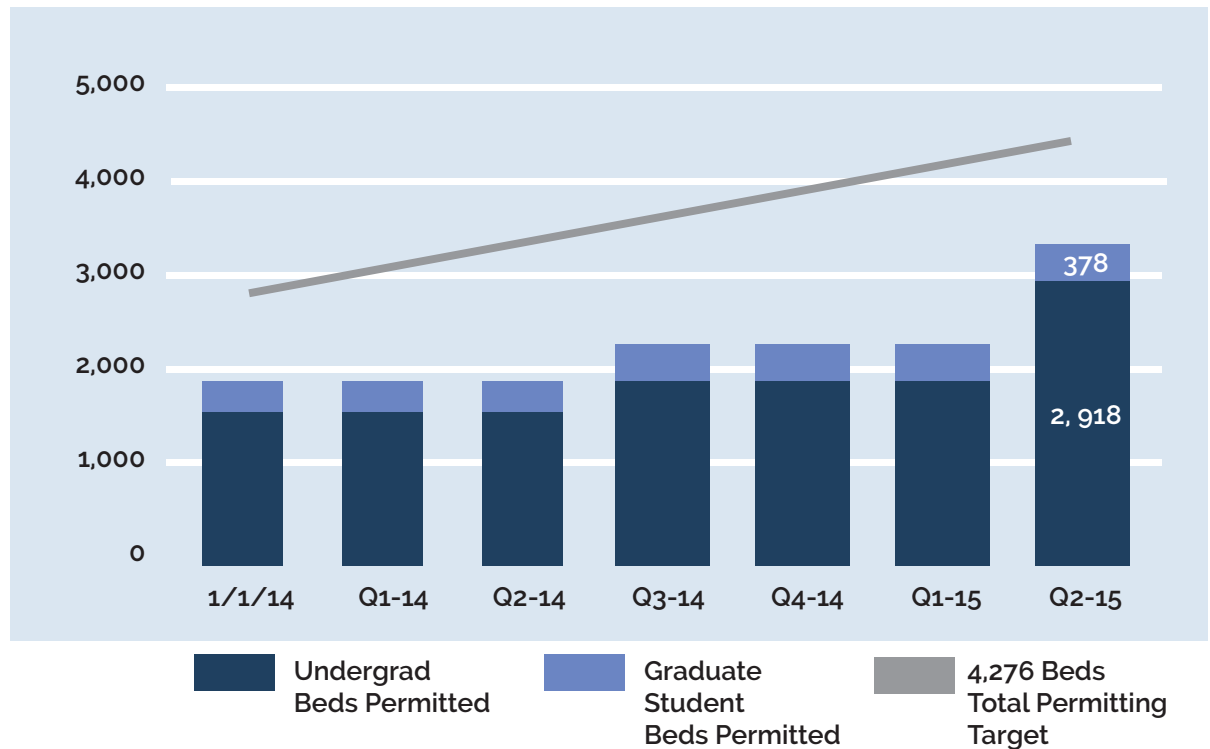
HOUSING BOSTON'S STUDENTS: GOALS & PERFORMANCE

Goals: Create 16,000 undergraduate and 2,500 graduate student dorm beds.

Reduce number of undergraduates living off-campus in Boston by 50% from the 22,423 in the fall of 2013.

Reduce unsafe housing conditions in off-campus apartments.

Performance
Toward
Goals



Dormitory
Bed
Production

	GRAD BEDS	UNDERGRAD BEDS	TOTAL
TARGET NEW BEDS BY 2030	2,500	16,000	18,500
Target Production by 6/30/15	563	3,713	4,276
Units Permitted through 6/30/15	378	2,918	3,296
% of 6/30/2015 Target Achieved	67%	79%	77%

Reduction in
Off-Campus
Undergraduates

Target Reduction from 2013 to 6/30/2015 to achieve 50% reduction by 2030	1,188
Actual Reduction from 2013 to Fall 2014	1,442
% of 6/30/2015 Target Achieved	121%

HOUSING BOSTON'S STUDENTS: Q2 2015 OUTCOMES

Dorm Production Permitted Q2 2015

PROJECT	GRAD BEDS	UNDERGRAD BEDS
Emerson College - 2 Boylston Place	0	395
Boston College - 2000 Commonwealth Avenue	0	540
TOTAL	0	935

Dorm Production Approved Q2 2015

PROJECT	GRAD BEDS	UNDERGRAD BEDS
Emerson College - Little Building Expansion	0	294
TOTAL	0	294

Q2 2015 Highlights

Staff from DND and the BRA met one-on-one with each of the large colleges and universities in Boston to discuss student housing goals during Q2 2015.

These collaborative working sessions were used to focus on potential on-campus dormitory projects and identify:

- opportunities to accelerate the pace of student housing construction in Boston;
- potential partnerships with private developers for production of student housing;
- mechanisms for improving data collection of student addresses to further highlight possible overcrowding.

BOSTON 2030: HOUSING PLAN PROGRESS REPORT Q2 2015

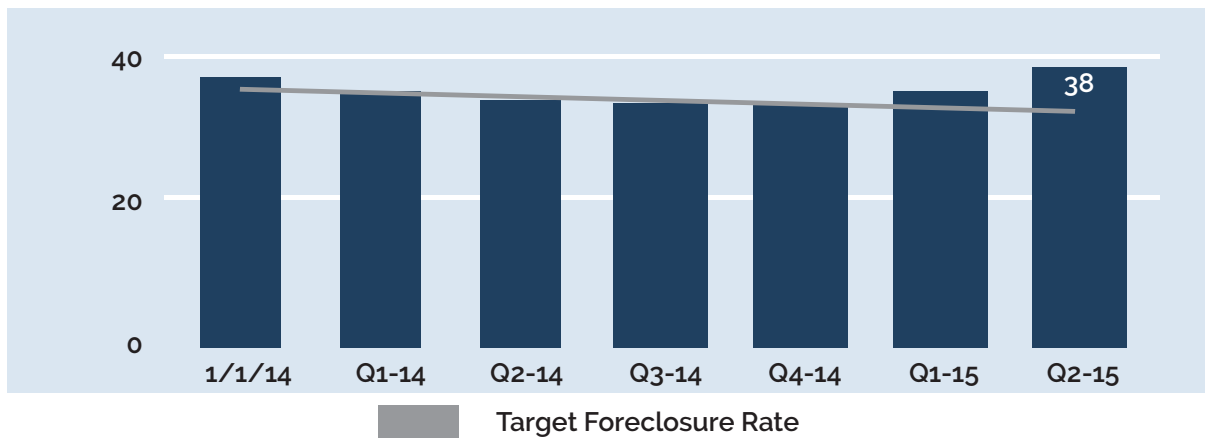
STRONG NEIGHBORHOODS: GOALS & PERFORMANCE

Goals: Reduce bank foreclosures on homeowners by 50% by 2016

Reduce bank-held residential portfolio by 50% by 2016.

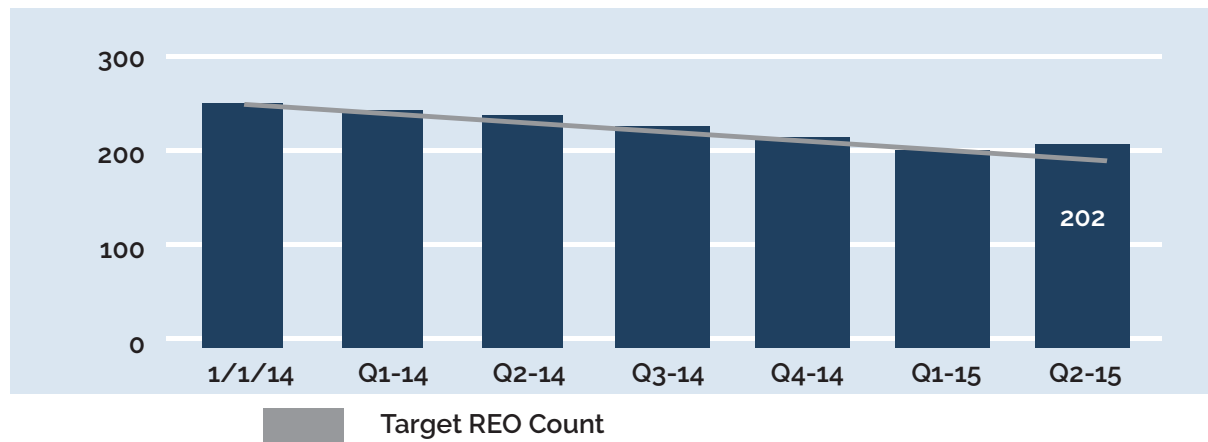
Mitigate potential impacts of gentrification through preservation of existing affordable ownership and rental housing, increasing owner-occupancy and producing new long-term affordable housing.

Performance
Toward
Goals



Homeowner
Foreclosure
Rate

ANNUAL RATE 2013	35
Target Annual Rate by 6/30/15	26
Owner Foreclosures Fiscal Year ending 6/30/15	38
% Target Achieved	-33%



Bank-Held (REO)
Residential
Real Estate

REO Count on 1/1/14	245
Target Count by 6/30/15	184
REO Count 6/12/15 ¹	202
% Target Achieved	70%

¹ Most recent data available at the time of the report.

STRONG NEIGHBORHOODS: Q2 2015 OUTCOMES

Foreclosure Prevention Q2 2015

ACTIVITY	Q2 2015	2014 TO DATE
At Risk	14	99
Delinquent	25	153
Petitioned	7	75
TOTAL	46	327

Anti- Gentrification Measures Q2 2015

ACTIVITY	Q2 2015	2014 TO DATE
Market Rental Units Acquired/Preserved	0	76
Affordable Rental Housing Opt-outs Prevented	0	0
Renters purchasing their first homes	37	251
Units in owner-occupied properties preserved with home repairs	101	591
At-risk ¹ tenancies/owners preserved through foreclosure prevention	7	121
New Long-Term Affordable Rental Units Completed	328	651
TOTAL HOUSEHOLDS WITH INCREASED HOUSING SECURITY	473	1,690

¹ Units in houses that have been petitioned for foreclosure

BOSTON 2030: HOUSING PLAN PROGRESS REPORT Q2 2015

SUSTAINABLE HOUSING: GOALS & PERFORMANCE

GOALS: Increase energy efficiency in existing housing.

Reduce carbon impacts in new housing development through transit-oriented development and energy efficient design.

Prepare Boston's housing stock for sea-level rise and climate change impacts.

Energy Efficiency Upgrades

CONSERVATION IMPROVEMENT	Q2 2015	2014 - Q2 2015
Energy Conservation Refits	457	2,155
Furnaces Replaced	84	738

Transit Oriented Development

NEW CONSTRUCTION UNITS	Q2 2015	2014 TO DATE
New Construction Permits within 5 min walk to transit	1,090	4,695
Total New Construction Permits	1,176	5,773
% of Housing Starts within 5 min walk to transit	93%	81%

BOSTON 2030: HOUSING PLAN PROGRESS REPORT Q2 2015 FAIR HOUSING, HEALTHY HOMES & HOUSING ACCESS

GOALS: To foster inclusive, healthy, resilient and sustainable neighborhoods for all people through inclusive planning, affirmative housing marketing, fair lending initiatives, education initiatives, enforcement initiatives, and community engagement.

Affirmative Fair Housing Lotteries Q2 2015

PROJECT	NEIGHBORHOOD	APPLICANTS			
		TOTAL	WHITE ¹	POC ¹	OTHER/ NOT REPORTED ¹
AVA Theater District	Chinatown	268	12%	34%	55%
Upham's Residential	Dorchester	1,760	4%	56%	40%
One Greenway	Chinatown	4,564	8%	75%	31%
Sepia	South End	369	21%	53%	26%
Viridian	Fenway	351	--	--	--
Troy Boston	South End	367	13%	40%	25%

¹ Please note that percentages reflect participants' self-identification, which may fall into more than one category. Percentages may not add up to 100%.

Affirmative Marketing Plan Approvals Q2 2015

GOVERNMENT ASSISTED PROJECTS	INCLUSIONARY DEVELOPMENTS	OWNER UNITS	RENTAL UNITS
1	4	2	104

Expanding Access to Homeownership

HOMEBUYER CHARACTERISTIC	Q2 2015	2014 TO DATE
Homebuyers Receiving City Assistance Who Reported Race	20	158
Non-White Homebuyers	17	113
% of Non-White Homebuyers	85.0%	71.5%
% of Private Market Home Loans to Non-White Buyers ¹	19.8%	19.8%

¹ Mass Community Banking Council: Changing Patterns XXI, 2013

Homeownership Retention

HOMEOWNER CHARACTERISTIC	Q2 2015	2014 TO DATE
Owners Averting Foreclosure Who Reported Race	45	319
Non-White Owners Assisted	35	268
% of Non-White Owners Assisted	77.8%	84.0%
% of All Homeowners Non-White ¹	29.6%	29.6%

¹ Source: US Census Bureau, 2010 Census

FAIR HOUSING, HEALTHY HOMES & HOUSING ACCESS

Healthy Homes Anti- Discrimination Q2 2015

ACTIVITY	Q2 2015	2015 TO DATE
Lead Inspections (ISD)	28	40
Contractors trained: lead safe renovation (BPHC)	22	44
Homeowners trained: lead safe renovation (BPHC)	85	134
Households educated: fair housing & lead (FHE)	1,928	2,851
Units deleaded through Lead Safe Boston (DND)	31	51

Q2 2015 Highlights

New Healthy Homes/Anti-discrimination Initiative Joint Fair Housing Equity, Inspectional Services, DND, and Public Health to reduce lead exposure in children and to address housing discrimination against families with children.

- Healthy Homes/Anti-discrimination Initiative Lead Paint Work Group met once during this quarter. The goal of the Boston Lead Paint Initiative is to reduce lead paint-related housing discrimination, reduce the number of children with elevated lead levels, increase lead safe housing, and increase lead safe renovations.
- The COB partnership hosted the Safe and Healthy Homes Collaborative where over 100 people were in attendance. The partners provided presentations on the Healthy Homes/Anti-discrimination Initiative focusing on the lead paint and housing discrimination, health impact, and city resources including training/financial assistance.
- The Office of Fair Housing and Equity, the Department of Neighborhood Development, and other advocacy groups appeared before the Boston City Council relative to a hearing regarding LGBT-friendly affordable senior housing. The Office of Fair Housing and Equity, in working with the Elderly Commission and the Department of Neighborhood Development, is researching this issue to identify barriers in housing for LGBT seniors and provide recommendations.

