



RISING RENTS CLOSING DOORS

A Profile of Housing in Allston Brighton

RENTAL

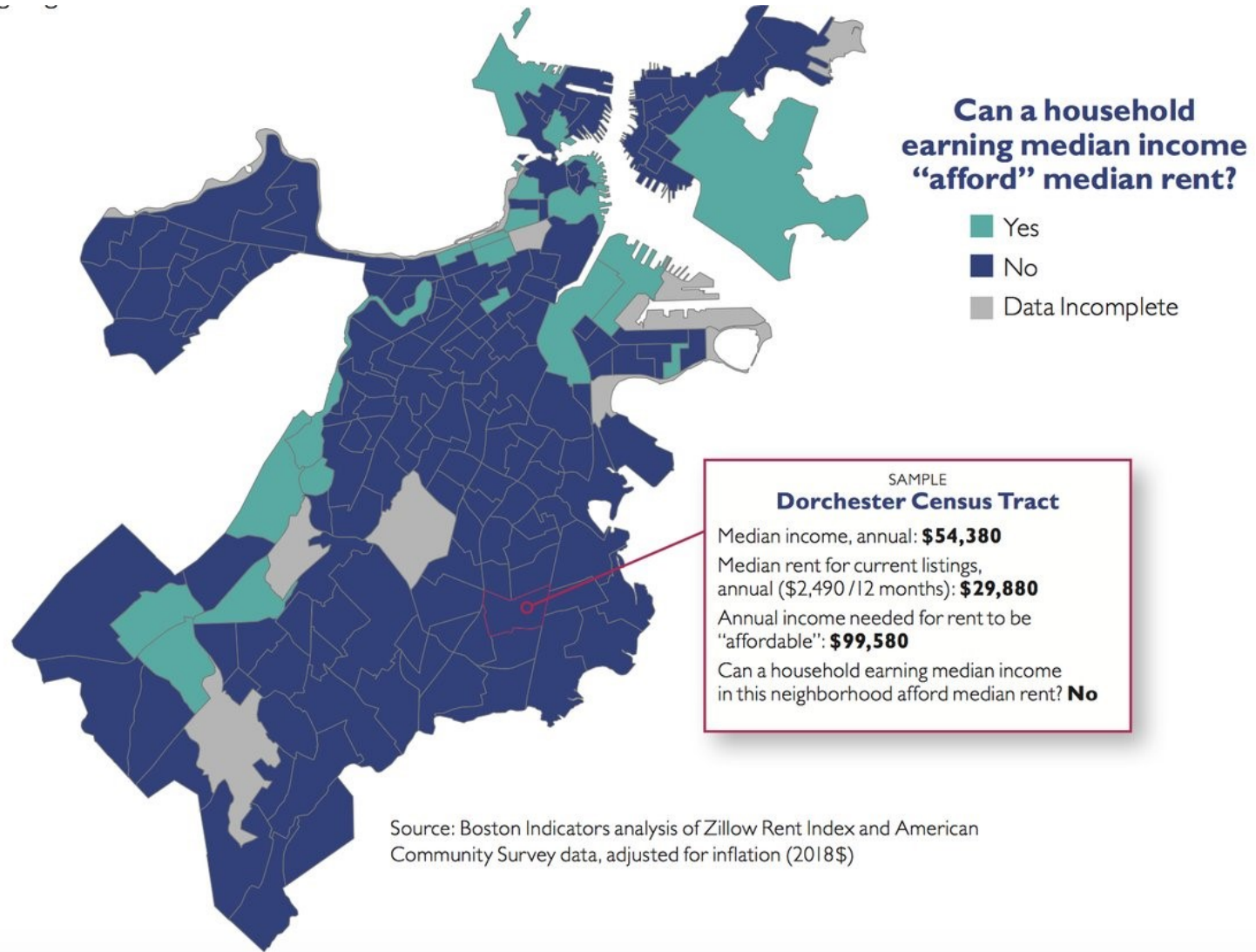
- Rents increased dramatically over the past few years and are continuing to rise. Average rents for family-size units (3-bedroom) have increased by 30% over the past two years, from \$2,131 to \$2,767 per month. Rents for units of all sizes have increased by 32% (on average) or more.
- Rents in Allston Brighton for a three-bedroom household would require a family earning \$52,795 (the median household income in the neighborhood) to pay 63% of its monthly income in rent, 33% more than the generally recommended 30% of income. Rent for a 1-bedroom apartment would exceed the entire gross pay of a full-time worker earning the minimum wage (\$21,120/year earned- \$21,612 rent only).
- Although new construction (affordable units) is occurring elsewhere in Boston, the lack of vacant land in Allston Brighton makes it nearly impossible to increase the affordable housing stock significantly. There is only one developable vacant lot owned by the city in Allston Brighton.



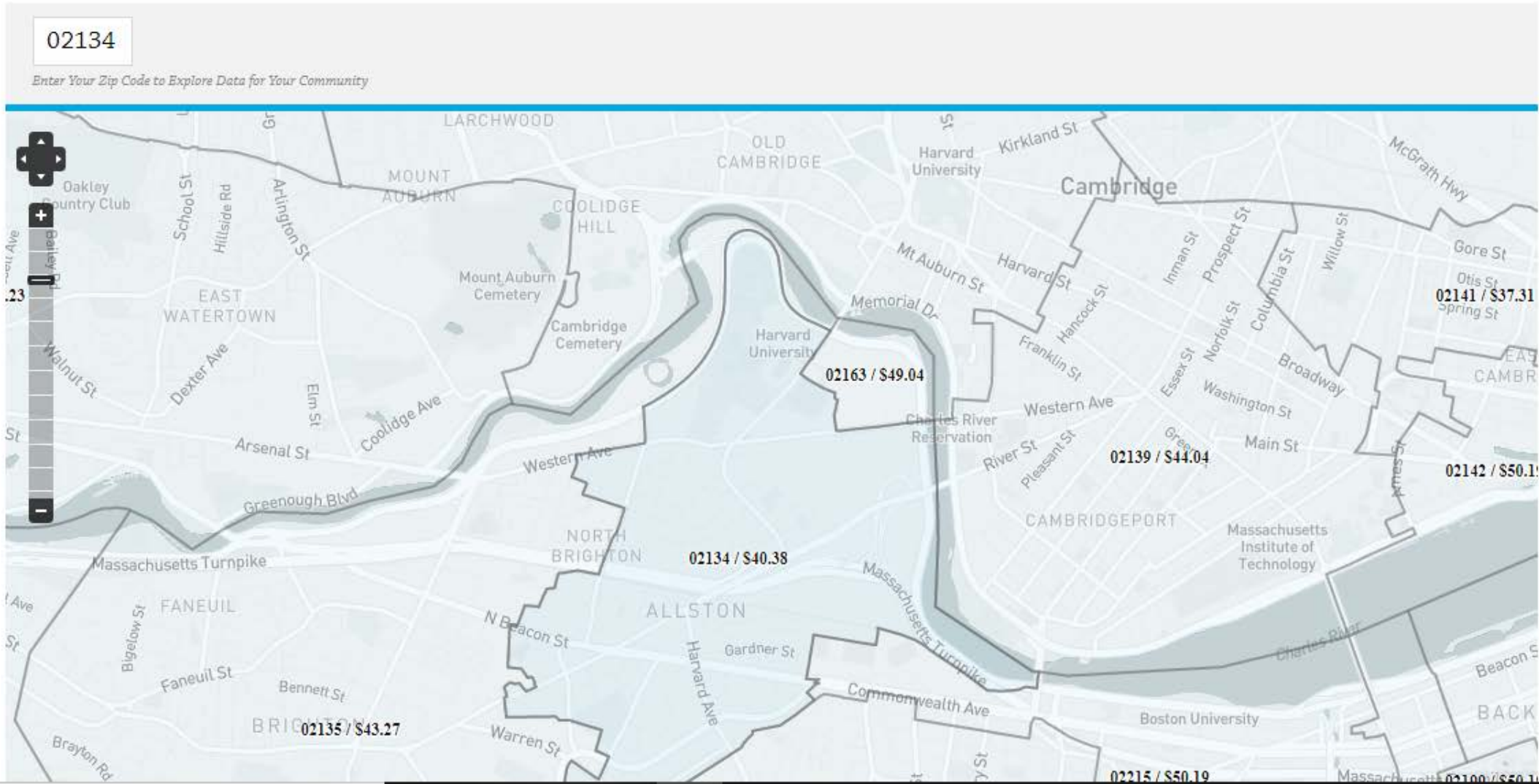
3 Bedroom Rents

| Trac 75 | | | E3 (Brainard Rd) | | | Continuum | | |
|---------|---------|---------|------------------|-----|------|-----------|---------|---------|
| | Low | High | | Low | High | | Low | High |
| \$ | \$4,420 | \$4,588 | \$ | N/A | N/A | \$ | \$5,930 | \$6,345 |
| SF | 1,141 | 1,168 | SF | N/A | N/A | SF | 1,305 | 1,233 |
| \$/SF | \$3.87 | \$3.93 | \$/SF | N/A | N/A | \$/SF | \$4.54 | \$5.15 |

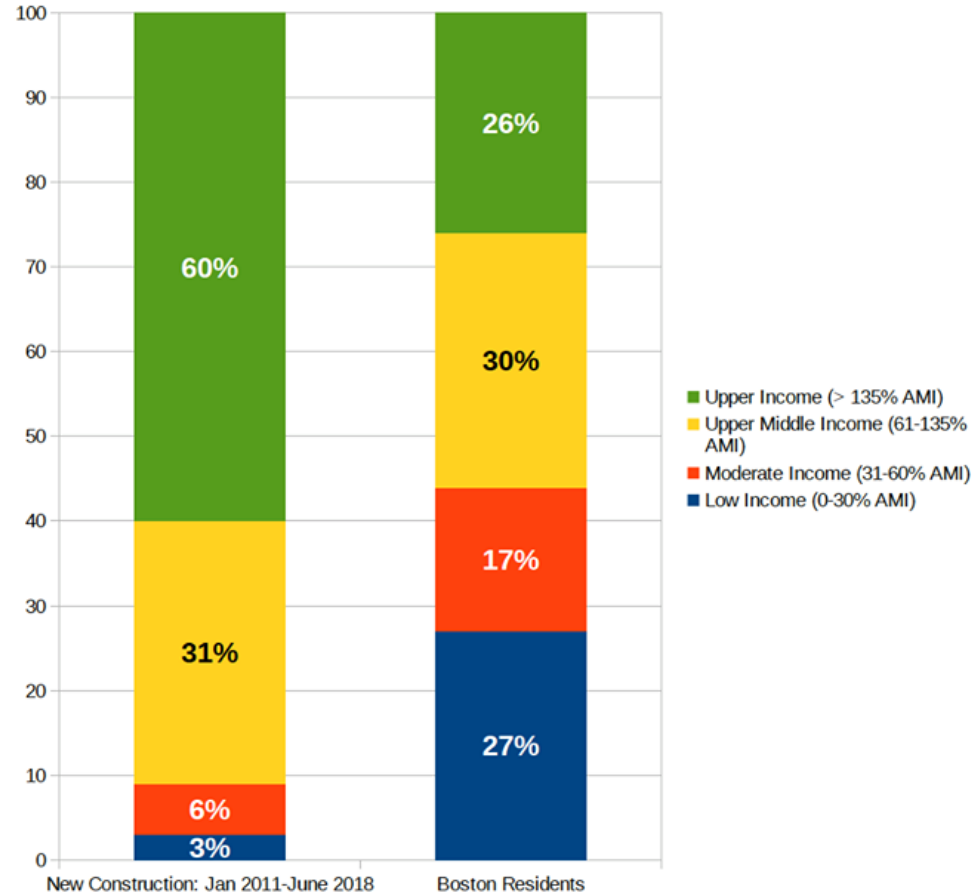
| 40 Malvern | | | Nova Brighton | | | Lanterna | | | Averages | | | |
|------------|-----|------|---------------|-----|------|----------|---------|---------|----------|---------|---------|---------|
| | Low | High | | Low | High | | Low | High | | Min | Max | Avg |
| \$ | N/A | N/A | \$ | N/A | N/A | \$ | \$5,679 | \$7,425 | \$ | \$4,420 | \$7,425 | \$5,731 |
| SF | N/A | N/A | SF | N/A | N/A | SF | 1,336 | 1,553 | SF | 1,141 | 1,553 | 1,289 |
| \$/SF | N/A | N/A | \$/SF | N/A | N/A | \$/SF | \$4.25 | \$4.78 | \$/SF | \$3.87 | \$5.15 | \$4.42 |



Two-Bedroom Housing Wage by Zip Code



New Housing is Drastically Mismatched With Residents' Needs and Incomes



According to the City of Boston's quarterly reports on the Boston 2030 housing plan, there have been 27,513 units built or permitted from January 2011 to June 2018. **New housing is drastically mismatched with Boston residents' needs and incomes. Only 9% of new housing is being built for low and moderate income residents who make up almost half of the City.** Although 44% of Boston's households make less than 60% of area median income (\$64,700 for a household of 4), only 9% of new housing is affordable at these income levels.

And, **new housing is leaving out those in most need.** Although 27% of Boston's households make less than 30% of area median income (\$32,350 for a household of 4), only 3% of new housing is affordable to those in most need, at these income levels. These households are disproportionately people of color.

If Boston is building housing equitably to accommodate new residents and maintain diversity, then those residents should reflect a similar economic and racial diversity to who is here now. The new housing is mismatched to both the needs of residents here now, and the needs of the growing population if we are keeping our city diverse and welcoming to all.

Data sources: The City of Boston's quarterly reports at <https://www.boston.gov/departments/neighborhood-development/housing-changing-city-boston-2030>; the Department of Neighborhood Development's report "Permitted Units 2011-Q2 2017"; and an analysis of U.S. Census 2012-2016 Public Use Microdata Sample files.

PRIVATE DEVELOPMENT PIPELINE FOR ALLSTON BRIGHTON

Allston

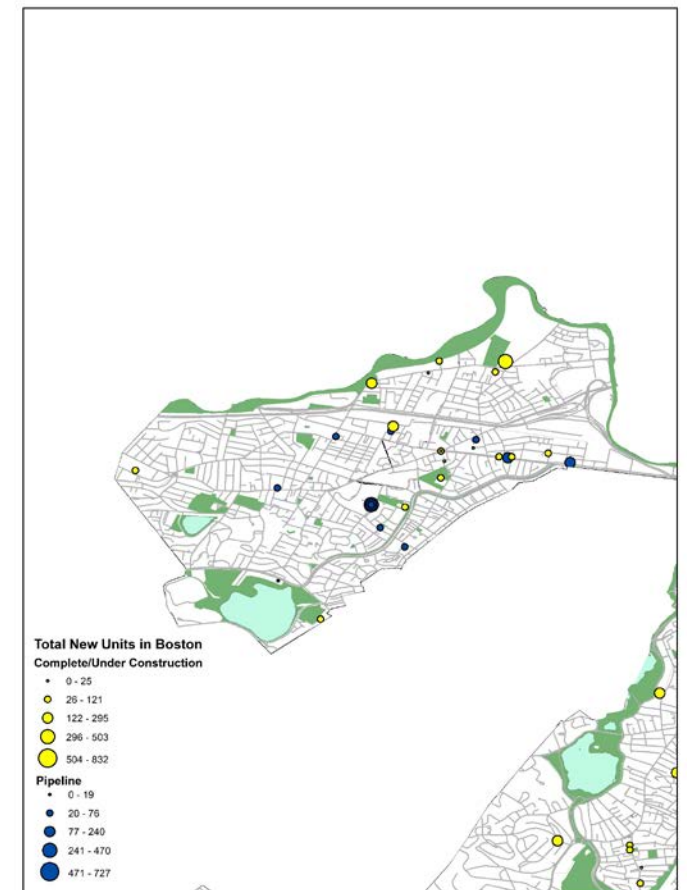
- 2,052 units
- 12 projects

Brighton

- 2,751 units
- 23 projects

Total: 4,803 units (624 IDP) in 35 projects

New Development in Boston (units)



SUBSIDIZED RENTAL

- Just over 14% of Allston Brighton's 30,050 housing units are subsidized.
- Projections based on the 2016 U.S. ACS data report indicate that there are approximately 8,392 households in Allston Brighton today earning less than 50% of the median income. Virtually all of these households would be eligible for publicly subsidized housing, were the units available.
- The need for affordable housing in Allston Brighton far exceeds the supply, as applicants on waiting lists generally wait five or more years before getting a unit.
- Although tenant-based subsidies are available for some low-income residents, today's rents are so high that even families with rental vouchers or certificates may have difficulty finding affordable housing in Allston Brighton.

| Unit Size | Household Size* (persons) | Affordable Rent (@ 30% of Income) | Max.Section 8 Rent | Actual Allston Brighton Rent | "Uncovered" Rent Per Year |
|-----------|------------------------------|--------------------------------------|--------------------|---------------------------------------|---------------------------------|
| Studio | 1 (non-family) | \$1,138 (per/mo.) | \$240 | \$1,593 | \$2,580 |
| 1-Bedroom | 1-2 (non-family) | \$1,138 (per/mo.) | \$425 | \$1,801 | \$2,856 |
| 2-Bedroom | 3 (family) | \$1,319 (per/mo.) | \$595 | \$2,167 | \$3,036 |
| 3-Bedroom | 4-5 (family) | \$1,319 (per/mo.) | \$1,081 | \$2,767 | \$4,404 |

IMPACT OF COLLEGES AND UNIVERSITIES

- Students in private housing account for approximately 12.4% of the total Allston Brighton population. There is a higher percentage of students living in private housing in Allston Brighton than in any other neighborhood of the city.
- Due to a variety of factors, students can more frequently afford to pay \$2,800 (on average) for a three-bedroom apartment, or \$930 per student per month (sometimes even less if there's more than one student per room or using a dining/living space as an extra room). For a family to afford a monthly rent of \$2,800 and not pay more than 30% of its income in rent, a family would need to earn \$110,000 a year.
- Universities' pricing for on-campus housing provides a significant incentive to students to live in off-campus apartments.

| Unit Type* | Allston Brighton | Boston College** | Boston University |
|------------|------------------|------------------|-------------------|
| Studio | \$1,593 | N/A | N/A |
| 1-Bedroom | \$1,801 | \$1,481 | \$2,167 |
| 2-Bedroom | \$1,083 | \$1,481 | \$1,965 |
| 3-Bedroom | \$922 | \$1,481 | N/A |
| 4-Bedroom | \$874 | \$1,481 | \$1,931 |

*Assumes one person per bedroom

**At Boston College, there are two students per bedroom. Students who live in apartments off campus or at Boston University have a bedroom to themselves. There is no distinction between pricing for apartment size, so an average \$1,481 is used

Source for Exhibit 4-A&B: Boston University and Boston College Room/Board page on websites

HOMEOWNERSHIP

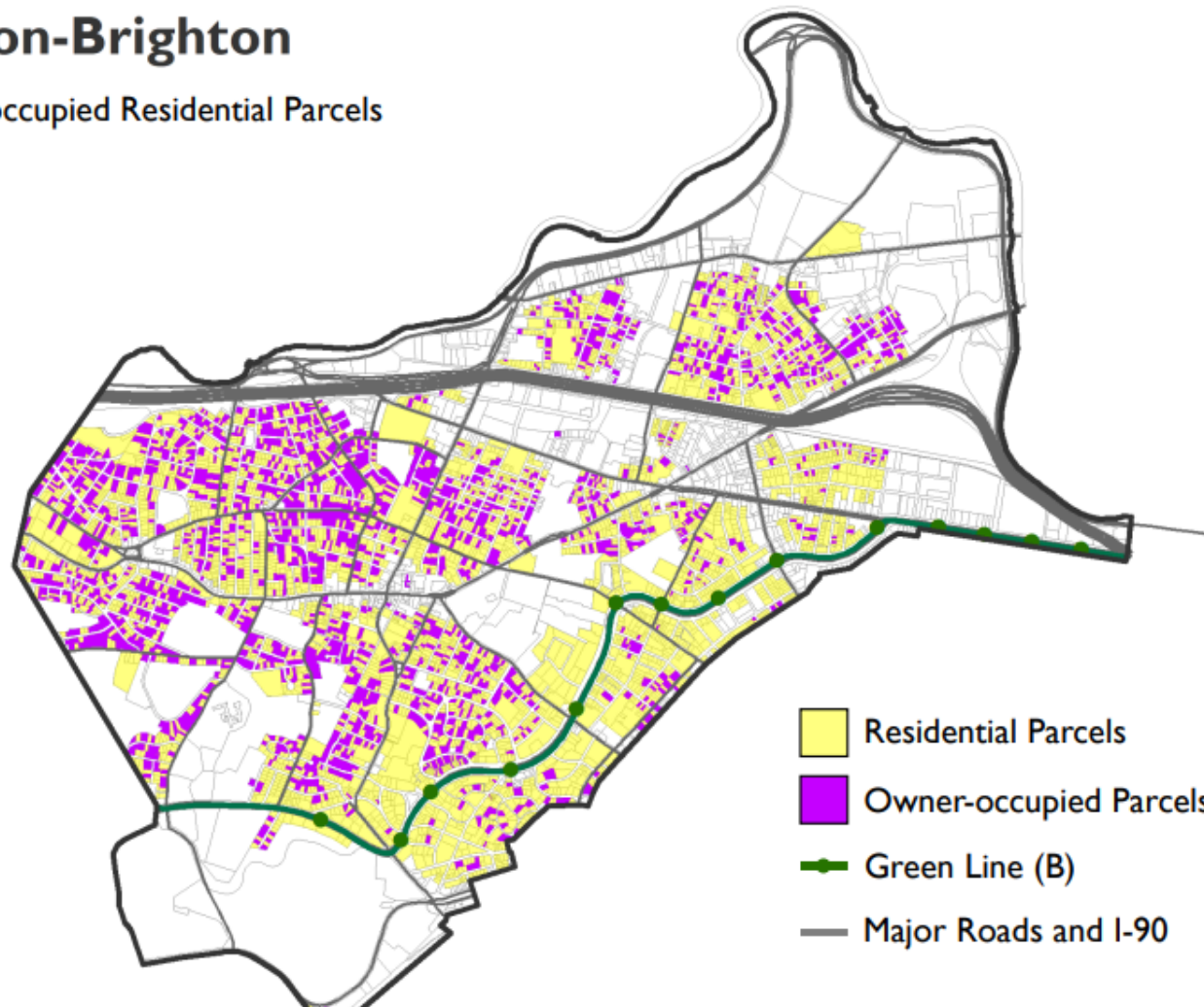
- The median sales price for a single-family home is about \$740,000, whereas two and three-family homes are well into the \$1-1.4 million range. All types of homes have seen drastic increases in prices since 2010.
- Household purchasing power has not kept up with rising real estate prices. All types of home purchase are beyond the means of the average Allston Brighton household.
- Allston and Brighton have in general a low homeownership rate, at around 10% for Allston and 22.5% for Brighton, compared to a 36% homeownership rate citywide in Boston. Homeownership is a key component in a family's ability to achieve financial stability. It is also closely correlated with a neighborhood's ability to advocate for public services and to provide a nurturing environment for children.

Map created by Adam Ferreira

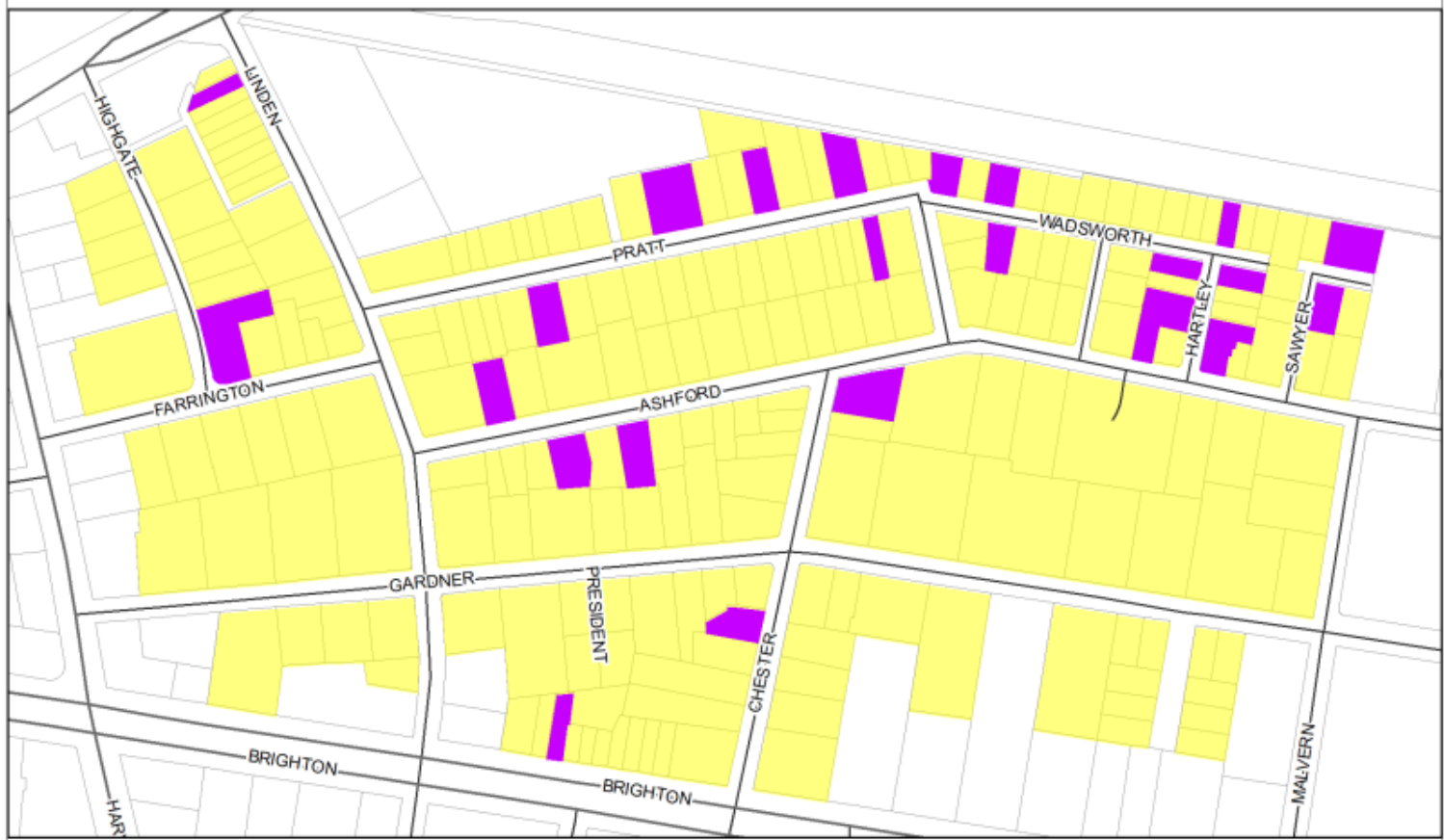
Source: City of Boston 2018 Property Assessment

Allston-Brighton

Owner-occupied Residential Parcels



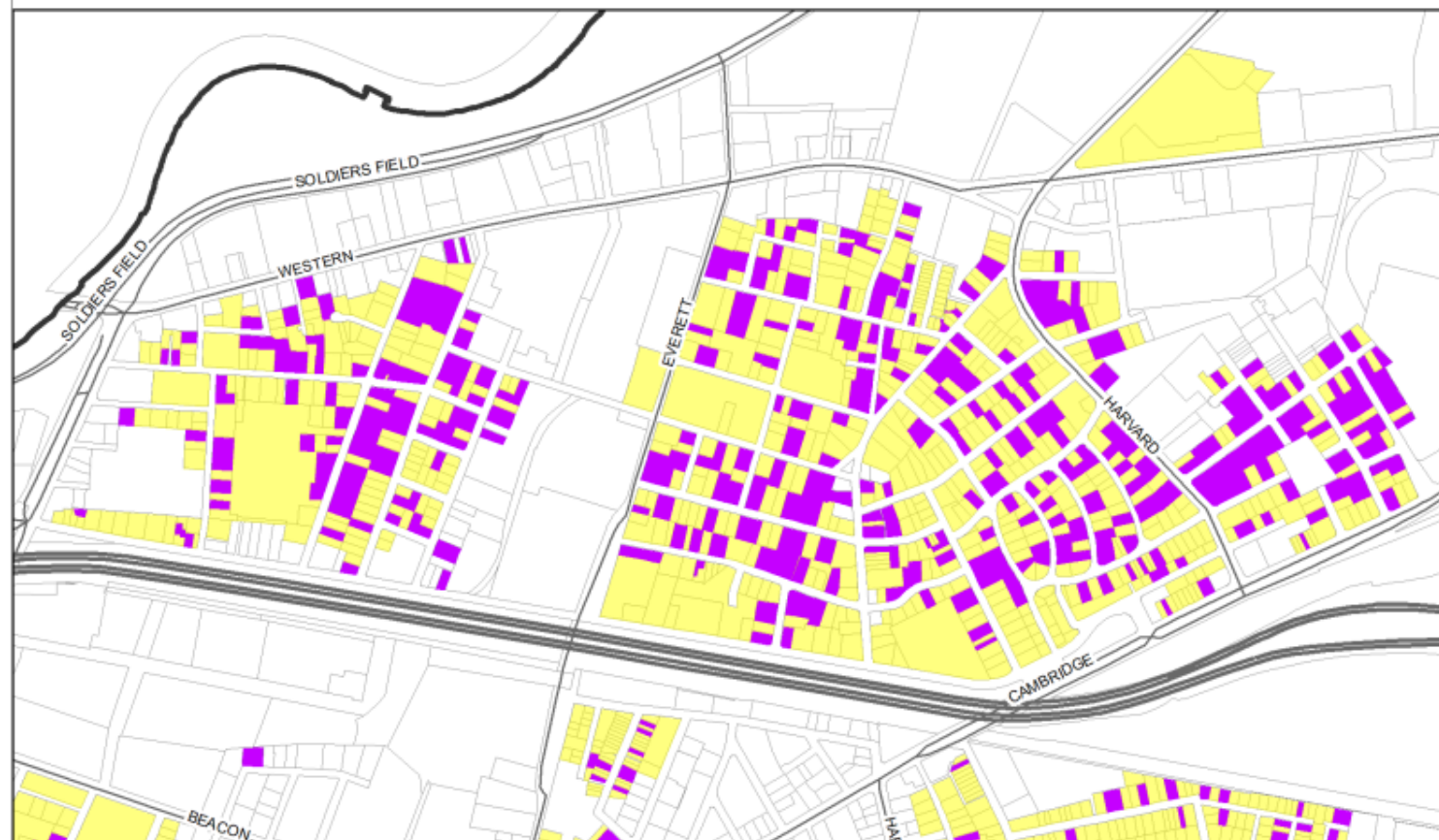
The GAP Owner-occupied Residential Parcels



Residential Parcels Owner-occupied Parcels — Green Line (B) Major Roads and I-90



Lower Allston



Residential Parcels Owner-occupied Parcels Green Line (B) Major Roads and I-90



THANK YOU!