

CITY OF BOSTON DIVERSITY PRESERVATION PREFERENCE PILOT

2451 Washington Street,
Roxbury, MA 02119

New City of Boston Preference Pilot — Are You Eligible?

In response to concerns over rising costs of housing, the City of Boston is testing a preference that could help people remain in their community. For the rental housing opportunity at 2451 Washington Street, applicants living within a ¼ mile buffer of the development may be eligible for the preference.

To see if your home is located within the preference zone, check for your address by referencing the [map online](#), or by accessing the [list of eligible addresses](#) within the area.

Both of these resources are also available in person at the Madison Park Development Corporation, located at 184 Dudley Street, Suite 200, Roxbury MA 02119, during the application distribution hours, or you may request these materials to be sent to you by contacting the Marketing Agent.

What is Diversity Preservation Preference?

The goal of this policy is to stabilize neighborhoods and minimize displacement by providing a preference for existing neighborhood residents in up to 50% of the project's units. These developments must be located in non-segregated geographies where the area meets a diversity threshold, where no one racial or ethnic group making up more than 60% of the population. This area must also have high rates of displacement or households at high risk of displacement, meaning that it is within an area where more than 30% of households are severely rent-burdened, paying more than 50% of their household income on rent. As this is a pilot preference, it will only be applicable for the initial rent up.

How to Qualify / Determine Household Eligibility

Households living within ¼ mile are eligible if they meet at least one of the following criteria. Please note that meeting more than one of the criteria does not afford applicants a higher preference.

1. Rent-Burdened:
 - a. If the household income is at or below 30% of the Area Median Income (AMI) while paying more than 30% of income for rent
 - b. OR the Household income is over 30% and at or below 60% of the AMI while paying more than 50% of income for rent. This includes voucher holders paying more than 30% of income for rent (tenant paying amount of rent over Fair Market Rent (FMR).
- **Supporting documents for this preference include copies of current lease AND current tax documents**

2. Elderly (62+ years old) with income at or below 60% AMI
 - **Supporting documents for this preference include a government-issued identity card AND current tax documents.**
3. Renter household with income at or below 60% AMI with school-age children in a Boston Public Schools.
 - **Supporting documents for this preference include current tax documents, AND a school enrollment certificate OR other proof of enrollment.**