

# Boston

## *Meet the People Who Won One of Boston's Most Competitive Housing Lotteries*

**Remember the Beverly—the apartment complex billed last year as “workforce housing”? Here's who's lucky enough to live there.**

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When a new apartment building springs up in Boston, there's a good chance you don't even bat an eye. After all, most of us can't afford to live in them—the city's building boom simply isn't geared toward the middle class.

So it was rare last summer when a housing development reserved specially for middle earners was announced, becoming Boston's first completely income-restricted residential complex in 25 years. When a call for applications was put out, middle-class Bostonians collectively gasped—and furiously began filling out the necessary paperwork. The building, called the Beverly, suddenly became the hottest ticket in town.

More than 6,000 applications poured in for 239 units, 191 of which real estate firm Related Beal dubbed “workforce housing.” That meant anyone looking to move in had to earn between \$64,650 and \$198,000 per year, or in other words, between 110 and 165 percent of the annual median income. (The other 48 units qualified as affordable housing and were open to those with annual incomes ranging from \$17,578 to \$60,000.)

Leasing agents combed through the applications, first ensuring renters met those income restrictions, and then sorting through a range of secondary factors to assign lottery numbers. The selection process gave preference to applicants such as families, people with disabilities, and people already living in Boston, so as not to push those groups out of the

neighborhood. Then, eligible applicants received a lottery number and waited.

When a lucky few got the call that they’d been accepted, they had to decide if it was all worth the price tag. The Beverly’s rent prices vary based on renters’ incomes, so a household earning between \$69,145 and \$79,640, for example, would pay \$2,061 for a one-bedroom. For some, that isn’t exactly what comes to mind as a reasonable rent payment. But for others, it’s a small price to pay for a pet-friendly building with skyline views, a fitness center, a 24-hour lobby, an entertainment room, a children’s room, and an outdoor terrace with grills.



Rent Ranges for “Workforce” Units at the Beverly	
Studios	\$1,937 to \$2,932
One-bedrooms	\$2,061 to \$3,127
Two-bedrooms	\$2,469 to \$3,748
Three-bedrooms	\$2,848 to \$4,326

The folks who beat the odds and scored apartments in the Beverly include college graduates, a married couple in their 70s, a mother and her son, and a bachelor working at Wayfair. Ahead, meet some of the residents of the city’s landmark new workforce housing development.