The link between housing supply and transportation in Greater Boston

City Awake, Our Convention
November 5, 2018
MHP is a quasi-public state agency started in 1985
MISSION: Use private investment to bring more affordable housing to Massachusetts

What MHP does

- Community Assistance team
- Permanent financing for affordable rental housing
- ONE Mortgage program
- Data & research to support policy efforts
Collect, analyze and share information to drive better conversations around housing policy
We are allowing less housing

Average annual housing permits by decade in Massachusetts

Data source: U.S. Census Bureau, Building Permit Survey
Home prices have surged

Change in home price index since 1980

Data source: Federal Housing Finance Agency, House Price Index – All Transactions
Rents are high

Median two-bedroom rent by state
October 2018

Metro data: U.S. Census Bureau, American Community Survey, 2017 1-year estimates
State Data: apartmentlist.com, National Rent Report

Metro Boston rents trail only California metros (San Jose, San Francisco, San Diego, Los Angeles) and Washington DC metro
Silver tsunami

Massachusetts population by age cohort by year: 1970 to 2016

Data source: U.S. Census Bureau, Population Estimates Program
Leaving the workforce, but not the region

**Baby Boomer Workers and Households**

*2010 – 2030, Metro Boston*

Baby Boomers in Labor Force declines 70%

- 2010: 1,243,000
- 2030 (Status Quo): 380,000

Boomer-headed households drop only 13%

- 2010: 866,000
- 2030 (Status Quo): 749,000

Data Source: MAPC population and labor force predictions for Greater Boston
Other metros are producing more

Housing permits per thousand residents, metro competitors 2016

* Washington D.C. MSA includes: Washington, D.C., Montgomery County, MD, and Northern VA
** New York MSA includes: New York City and Newark, NJ

Net metro-to-metro migration, 2015-2016

U.S. Census Bureau, Building Permit Survey and Population Estimates Program: census.gov
Statistics Canada, Building Permits (64-001-X) and Population Estimates and Projections: statcan.gc.ca
Housing production not always aligned with regional transit investments

Fixed rail access and multifamily units permitted 2007-2016

Data Source:
U.S. Census Bureau, Building Permit Survey, 2007-2016
Density of housing varies dramatically across the commuter rail system.

Data source: “Level 3” assessors parcel data – collected and maintained by MassGIS
Single family homes near transit are common

TOD residential parcels by housing type ( parcels within 0.25 miles of commuter rail station - Boston excluded)

Data source: “Level 3” assessors parcel data – collected and maintained by MassGIS
East Weymouth Station

Parcels within 0.25 miles of station

Land Use Type
- Single Family Home
- Multiple homes on one parcel
- Two-Family Home
- Three-Family Home
- Apartments - 4 to 8 units
- Apartments - over 8 units
- Condo

Units by building type

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Home</td>
<td>616</td>
</tr>
<tr>
<td>Multiple homes on one parcel</td>
<td>194</td>
</tr>
<tr>
<td>Two-Family Home</td>
<td>60</td>
</tr>
<tr>
<td>Three-Family Home</td>
<td>75</td>
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<tr>
<td>Apartments - 4 to 8 units</td>
<td>1</td>
</tr>
<tr>
<td>Apartments - over 8 units</td>
<td>0</td>
</tr>
<tr>
<td>Condo</td>
<td></td>
</tr>
</tbody>
</table>

Total units: 956

Data source: “Level 3” assessors parcel data – collected and maintained by MassGIS
Cohasset Station

parcels within 0.25 miles of station

Data source: “Level 3” assessors parcel data – collected and maintained by MassGIS
Waltham station area v. Weston

Data source: “Level 3” assessors parcel data – collected and maintained by MassGIS
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