

An aerial photograph of a residential neighborhood in Greater Boston, featuring a variety of house styles and a large body of water in the background. A semi-transparent purple overlay covers the top and left portions of the image, serving as a background for the text.

A place to call home:  
Homes for everyone in  
Greater Boston

**Greater Boston  
has grown —**  
in jobs and population.

**+ 275,000 jobs**

**+ 230,000 residents**

*(jobs from ES-202; residents from Census Pop Estimates)*



Those changes have helped our economy and our communities. But our supply of places to live hasn't kept pace.

# Why does it matter?

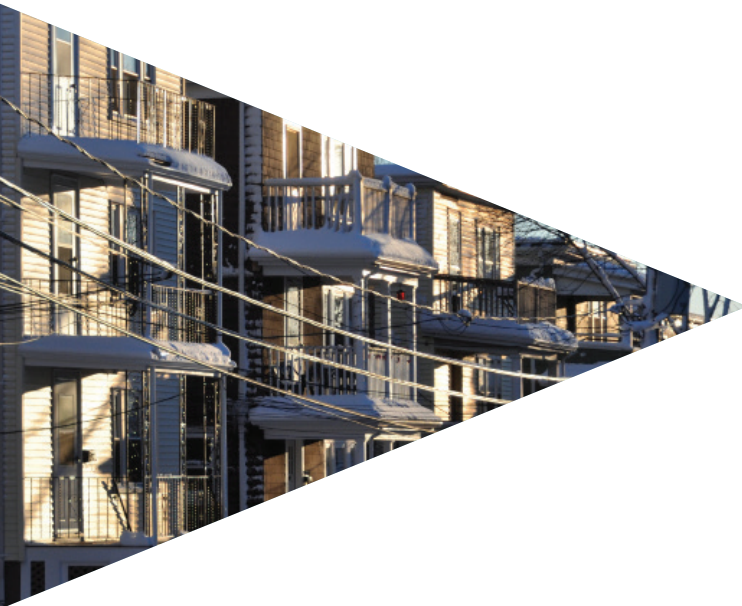
Housing costs are so high that people can't afford to live here

## Limited options

For many, including older adults, young people ready to start families or be on their own, low-income families or roommates who want to move on.

## Nearly half of families with children are housing cost burdened

Choosing between rent and other needs like medicine and food, increases the risk of evictions, homelessness, and overcrowding.



# Why does it matter?

When our economic and housing policies are aligned, everyone has the opportunity to live and contribute to vibrant neighborhoods.

## Shorter commutes

People will be able to live closer to where they work when local incomes are in sync with local housing costs.

## Greater productivity, leisure, and family time

Spending less time traveling between homes and jobs produces benefits: less traffic, greater involvement in community, and more local economic activity.

## Reduces greenhouse gases

People take fewer vehicle trips when they live close to shops, jobs and parks, reducing emissions that contribute to climate change.



# Why does it matter?

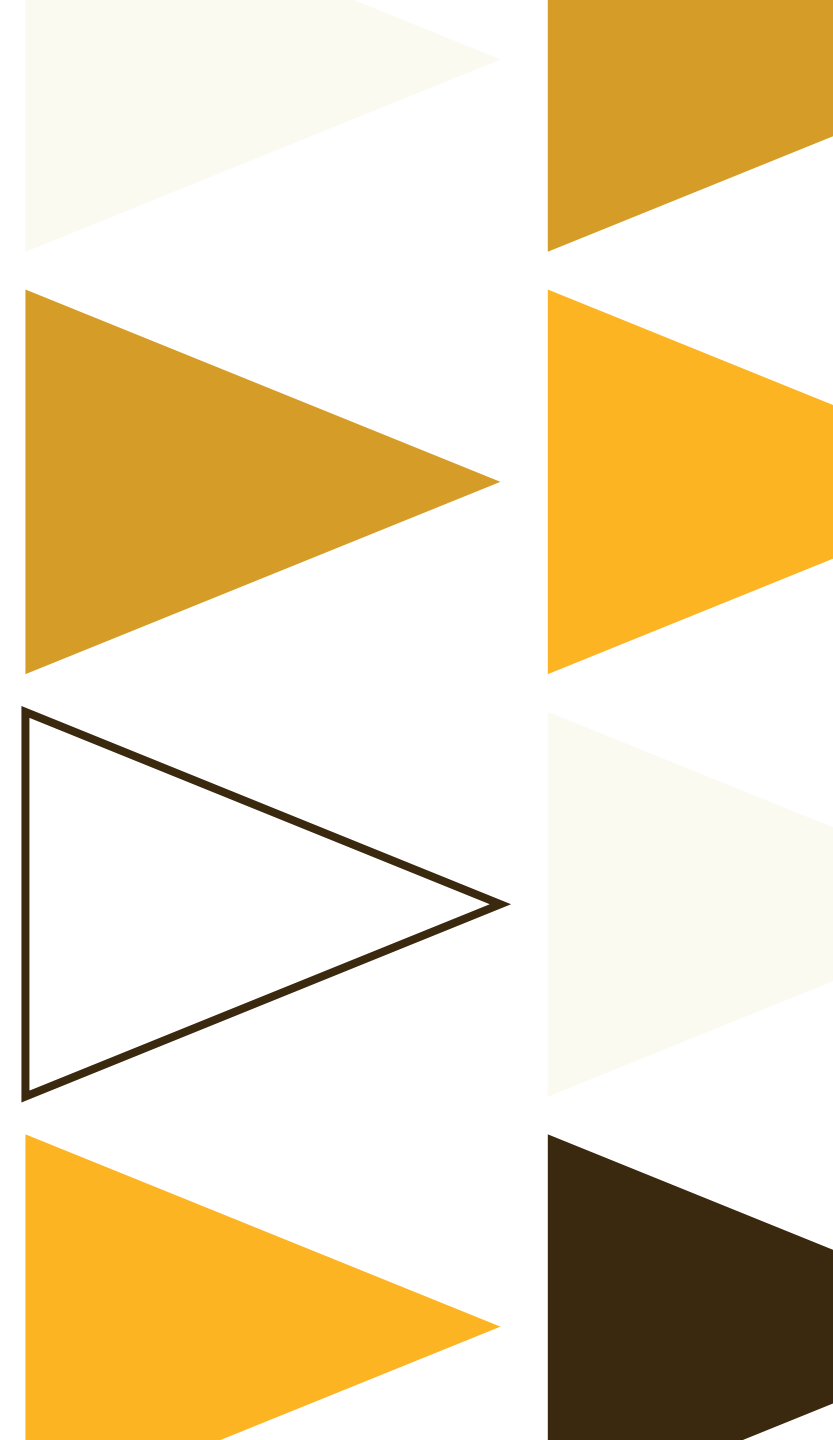
Residents who have been **historically excluded** from certain housing markets and neighborhoods – especially **people of color** and those with **lower incomes** – face an unfair **risk of displacement** from their homes and communities. The risk is now rising for moderate and middle-income households in many of the same neighborhoods.



# Displacement?

## What's that?

- ▶ When you're forced out of where you live – by eviction (real and threatened), foreclosure, conversion of an apartment to a condominium, catastrophic events, extreme weather, or just by rising rents, taxes, or other housing costs.



# Displacement and homelessness are on the rise

**27%** increase in the number of homeless families in Greater Boston, over the past decade

*source: GBHRC 2019*

▶ Especially affects people who have been unfairly overlooked in our current system

- Lower incomes
- Older adults
- Renters
- Families and individuals experiencing housing insecurity
- People with disabilities

Displacement **disrupts** individual households and the communities they leave behind. Social networks and neighborhood character can be hurt. Local economies suffer when they lose workers and shoppers at local businesses.





Housing is  
connected to,  
and influenced  
by many other  
major issues

- Zoning and land use
- Transportation
- Climate
- Public Health
- Economic Development & Security
- Equity

# MetroCommon Goals: Where we want to be in 2050

All residents of Metro Boston have places to live that meet their needs, and that they can afford.

- ▶ Residents **don't fear being priced out of their neighborhoods.** Families of every size can choose from a range of housing types. As their needs change, residents can find reasonably priced options where they hope to live, including in their current neighborhoods.
- ▶ **No one is steered toward or away from any community** because of their race, ethnicity, faith, disability, or other attributes.

# MetroCommon Goals: Where we want to be in 2050

- ▶ **New homes are integrated into neighborhoods** close to jobs, shopping, schools, food, health care, recreation, and transportation – and away from natural resources that provide ecosystem services.
- ▶ **Owners preserve older homes**, which includes making them more accessible, energy efficient, and climate resilient.
- ▶ **New homes are built and designed to meet the needs** of a range of residents, including families with children, older adults, and people with disabilities.



# Why can't we just build more?

- ▶ **Very little land area zoned** for multifamily housing
- ▶ **City and Town restrictions**, including on density, building height, apartment size, parcel size, number of bedrooms, resident age, and discourage development.
- ▶ **Local Permitting Processes and Controls** make for risky and inefficient project permitting
- ▶ **Cost and Opposition**

# Why can't we just build more?



The cost to construct a home is higher than ever.

- ▶ It costs **\$410,000** to build a **1,500** square foot, 2-bedroom apartment
- ▶ **30%** increase since 2008

(Source: 2015 GBHRC, TBF)

What's been done  
so far in our region?

*Statewide Policies*



40B & 40R

Community Preservation Act  
(CPA)

Affordable Housing Trust Fund  
Housing Choice Initiative



What's been done  
so far in our region?

*Regional action*



Metro Mayors Coalition  
Housing Task Force

Regional Housing  
Services Offices



# What's been done so far in our region?

## *Local efforts*



Inclusionary zoning

CPA spending on housing

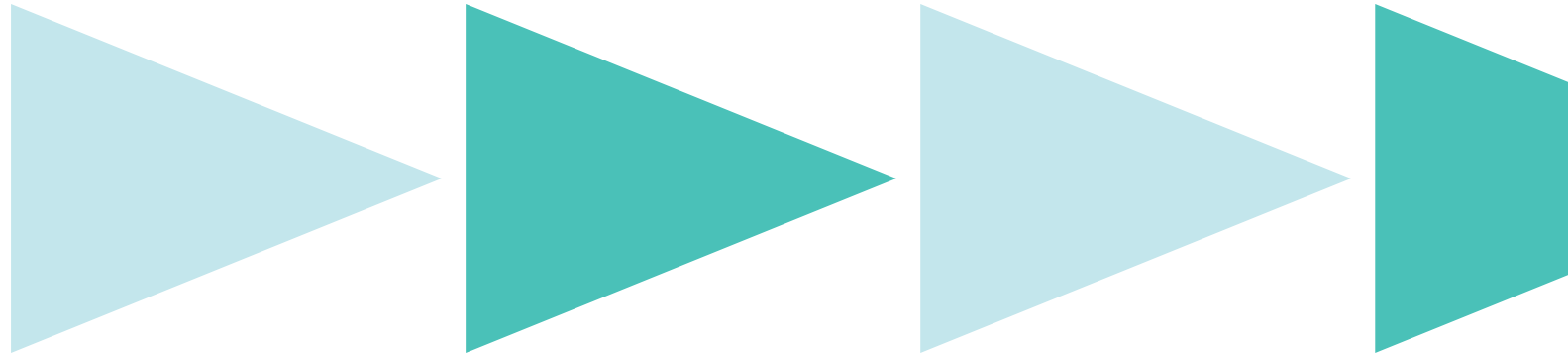
Accessory Dwelling Units (ADUs) bylaws

Public-private partnerships with local  
housing authorities (Charlestown,  
Chelsea)





# Local stories of innovation



## Bunker Hill Housing in Charlestown:

Public-private partnership with city bond funds, Leggat McCall, Corcoran Development, Boston Medical Center Housing investment, Healthy Neighborhood Equity Fund, and the Boston Housing Authority to replace all 1,100 reduced-rate units, create 2,100 additional market-rate units, and add space for retail and parks



# What have others done?



**Portland,  
OR**

Upzoning single family districts and allowing Accessory Dwelling Units



**State of  
Oregon**

Rent control capping rent hikes



**New  
Hampshire  
& Vermont**

State Law allows Accessory Dwelling Units on all single-family lots statewide



**Minneapolis,  
MN**

2019: City council approved major zoning overhauls to allow more two- and three family housing units in formerly single-family districts

What are the key challenges and opportunities we'll need to address in MetroCommon 2050?

MetroCommon × 2050