



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

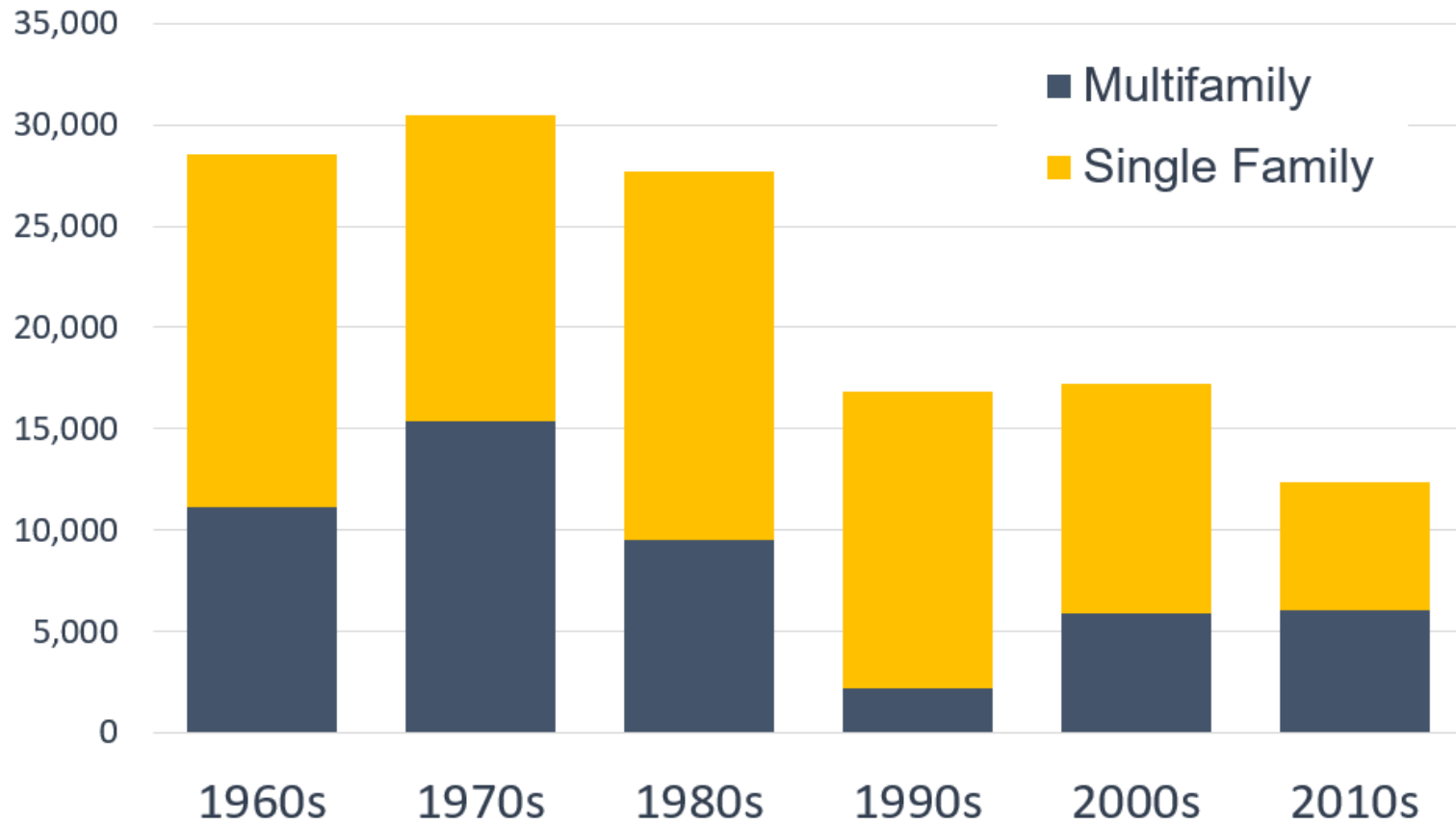
- ▶ **Community Assistance team**
- ▶ **Permanent financing for affordable rental housing**
- ▶ **ONE Mortgage program**
- ▶ **Data & research to support policy efforts**

MHP Center for Housing Data

**Collect, analyze and
share information to drive
better conversations
around housing policy**

We are allowing less housing

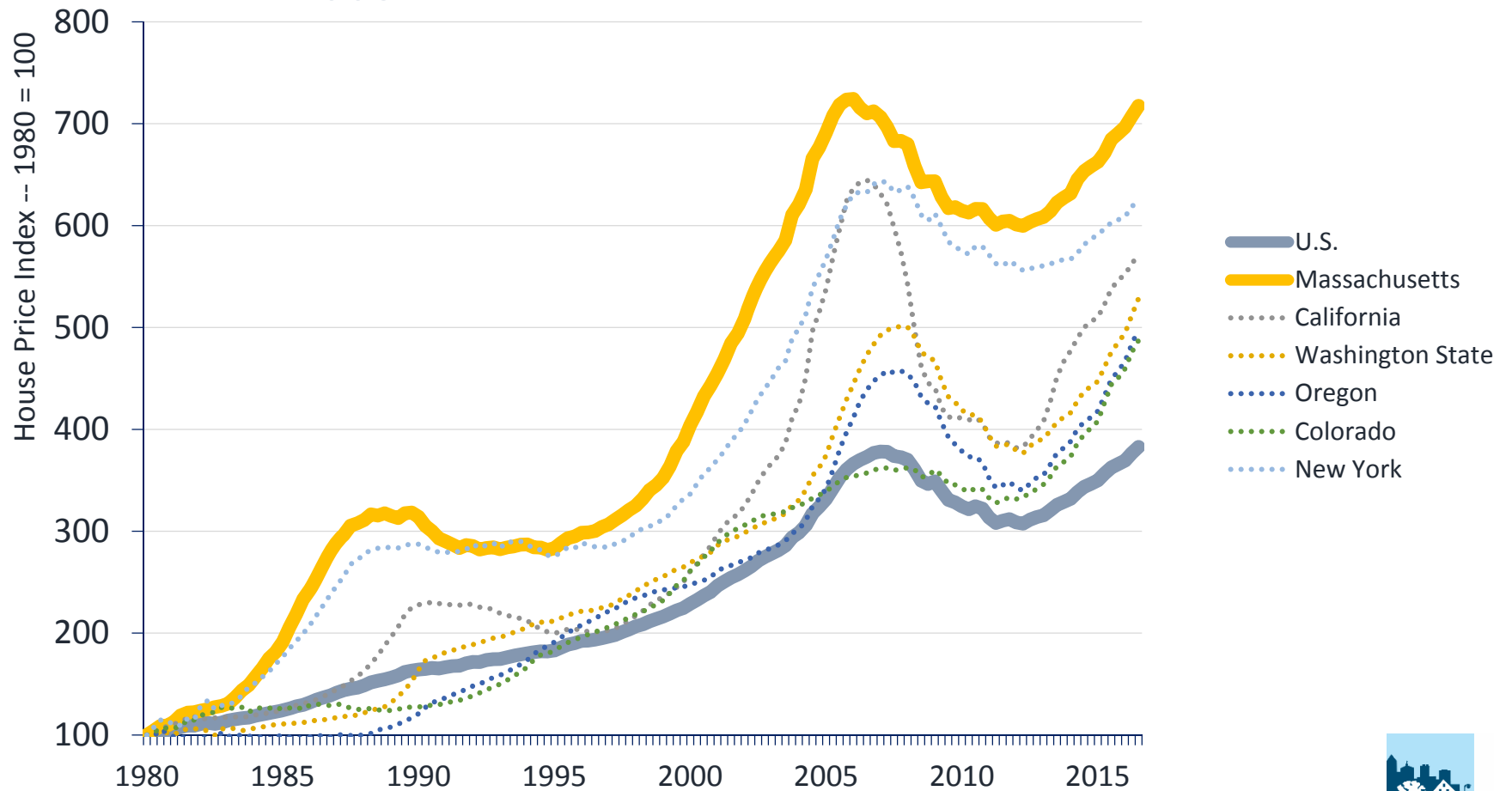
Average annual housing permits by decade in Massachusetts



Data source: U.S. Census Bureau, Building Permit Survey

Home prices have surged

Change in home price index since 1980

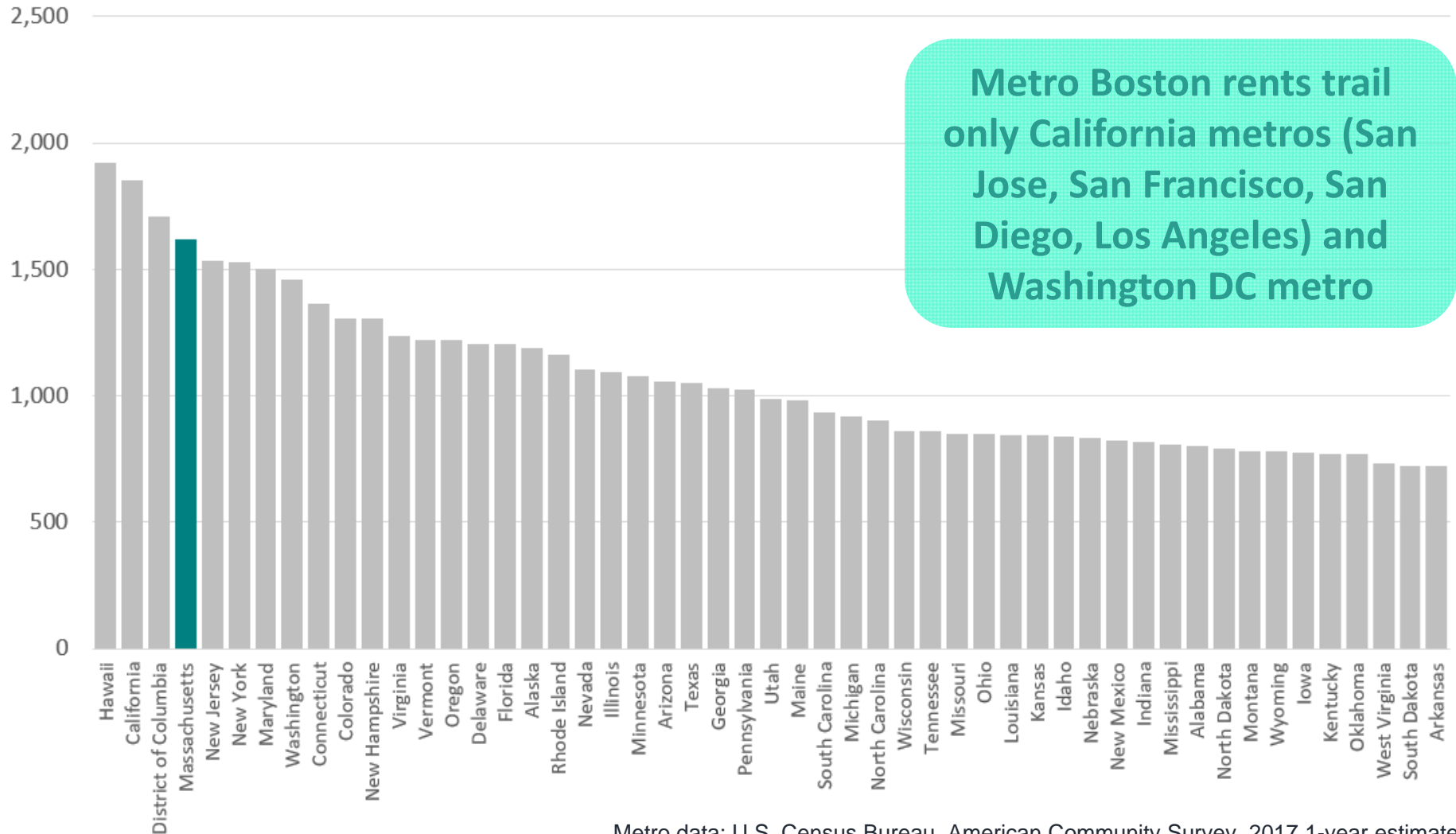


Data source: Federal Housing Finance Agency, House Price Index – All Transactions

Rents are high



Median two-bedroom rent by state October 2018

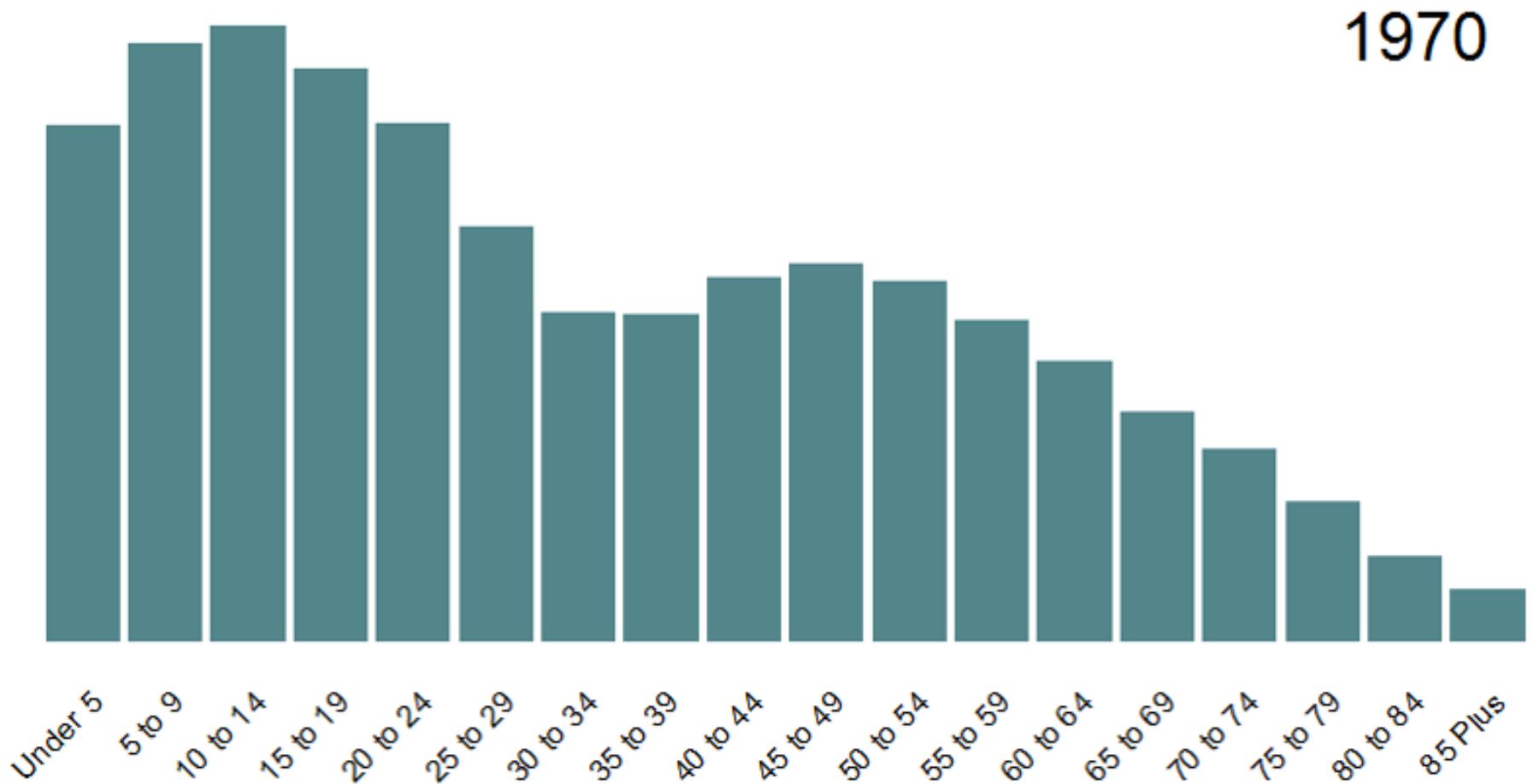


Metro data: U.S. Census Bureau, American Community Survey, 2017 1-year estimates
State Data: apartmentlist.com, National Rent Report

Silver tsunami



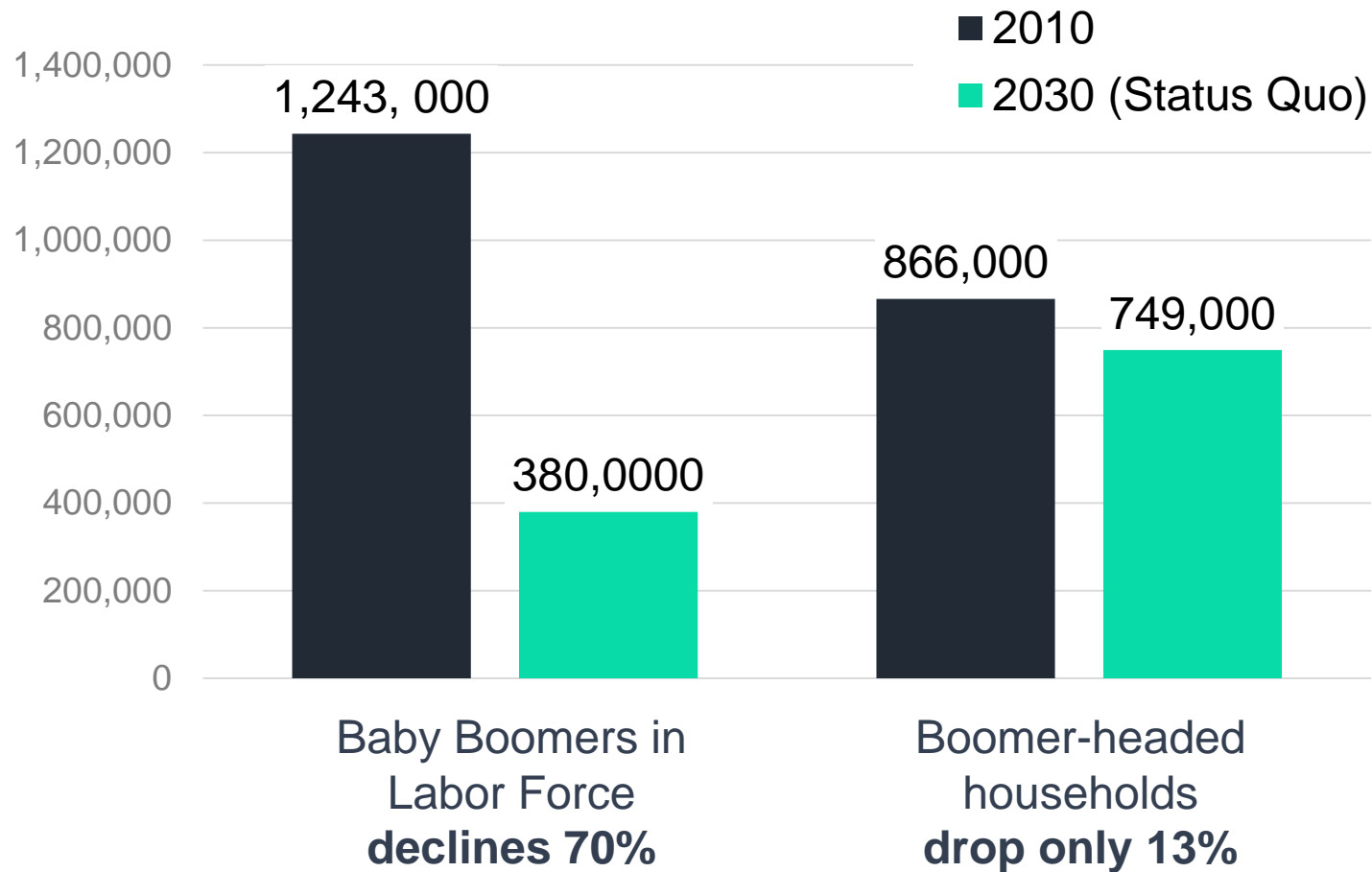
Massachusetts population by age cohort by year: 1970 to 2016



Data source: U.S. Census Bureau, Population Estimates Program

Leaving the workforce, but not the region

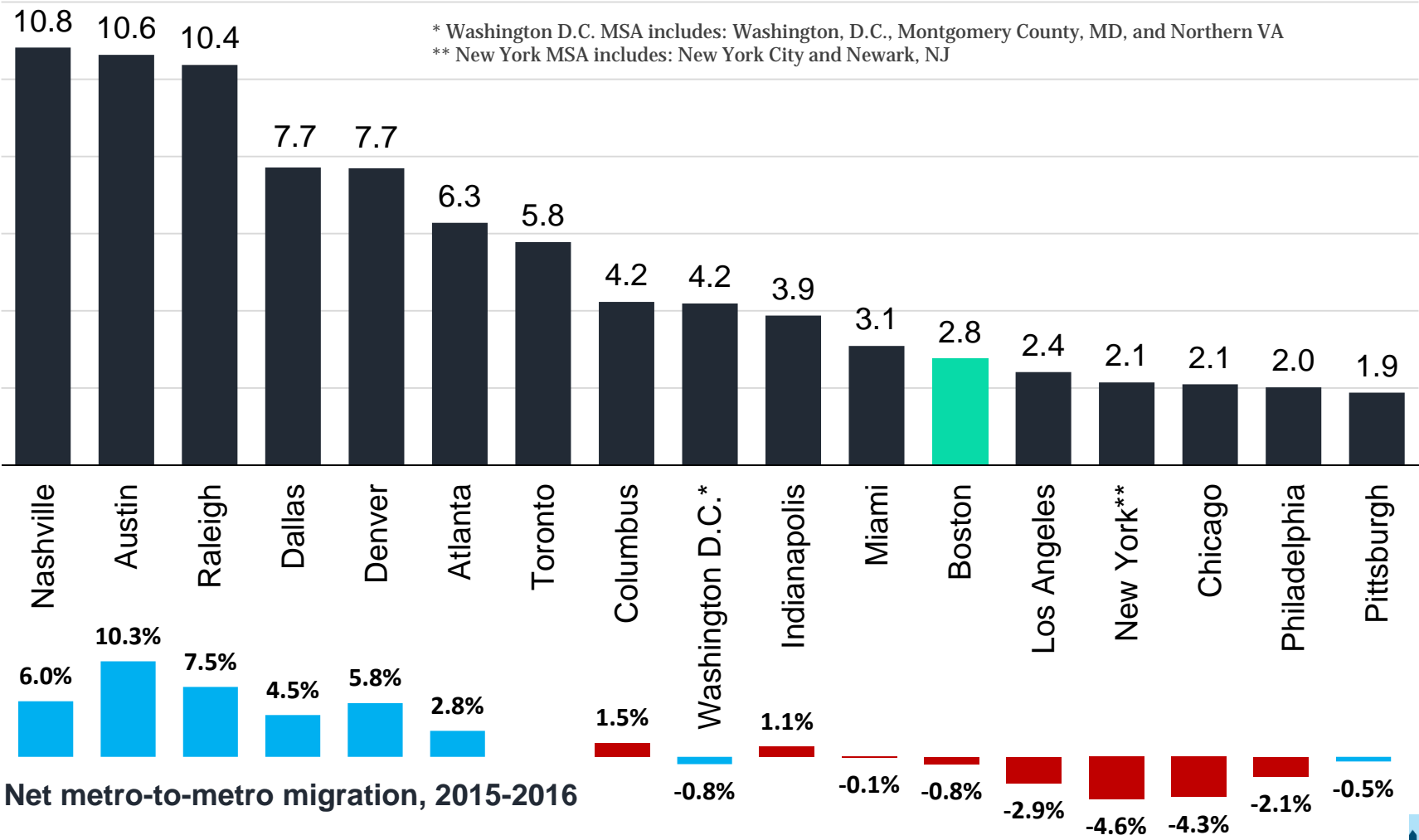
Baby Boomer Workers and Households 2010 – 2030, Metro Boston



Data Source: MAPC population and labor force predictions for Greater Boston

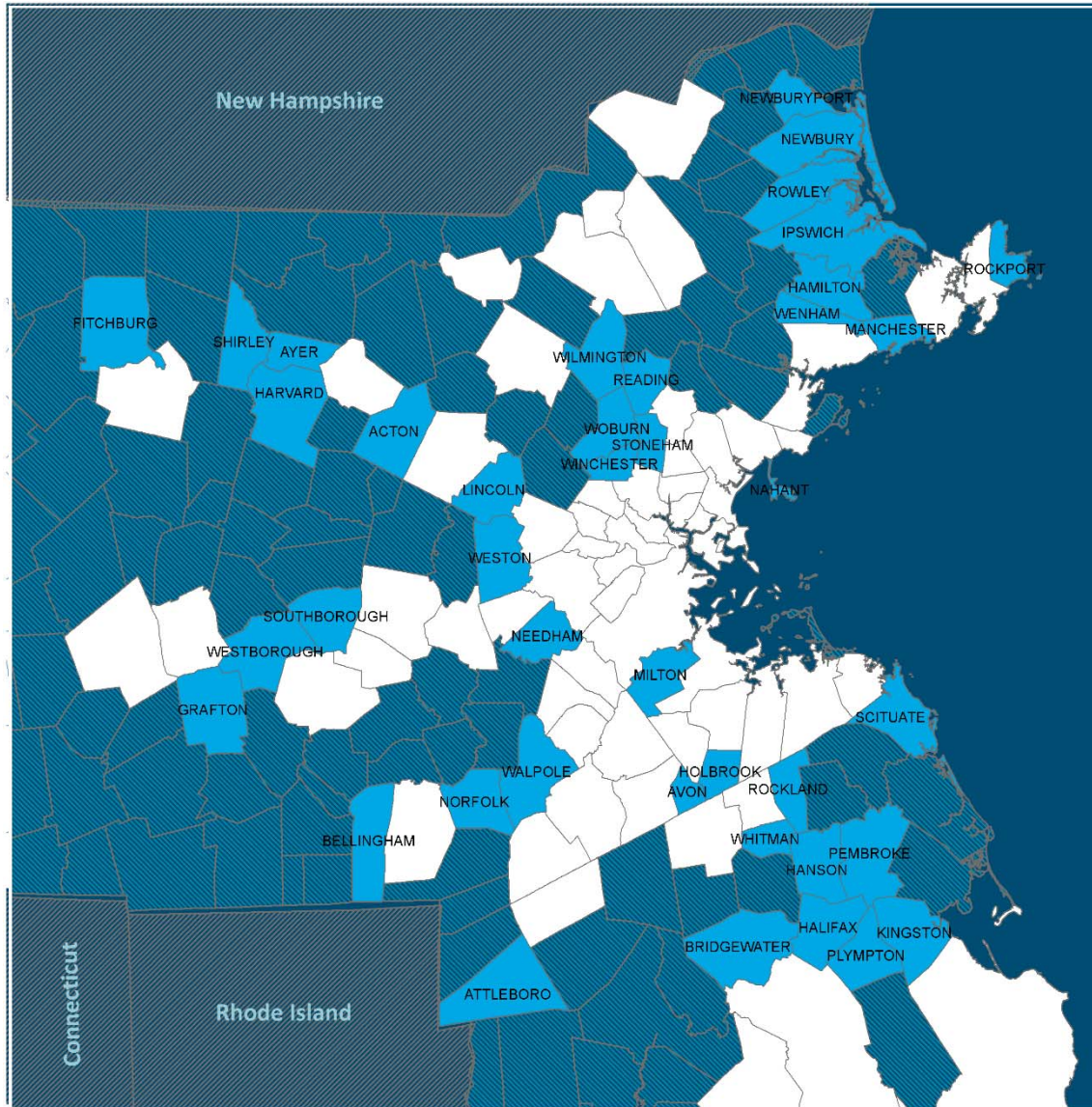
Other metros are producing more

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

Housing production not always aligned with regional transit investments



Fixed rail access and multifamily units permitted 2007-2016

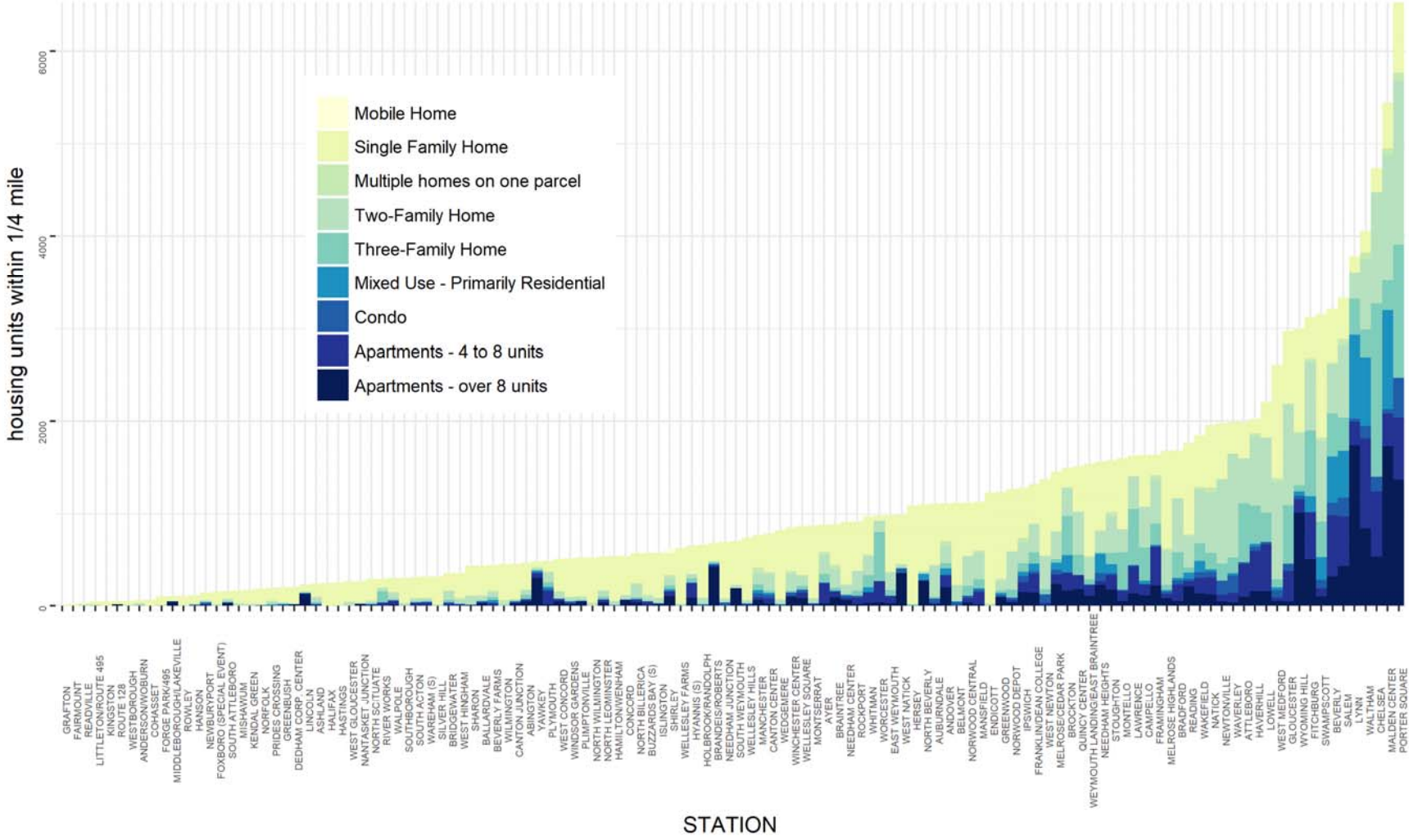
**< 100 multifamily permits
< 50% multifamily stock**



MHP
CENTER for HOUSING DATA

Data Source:
U.S. Census Bureau,
Building Permit Survey, 2007-2016

Density of housing varies dramatically across the commuter rail system

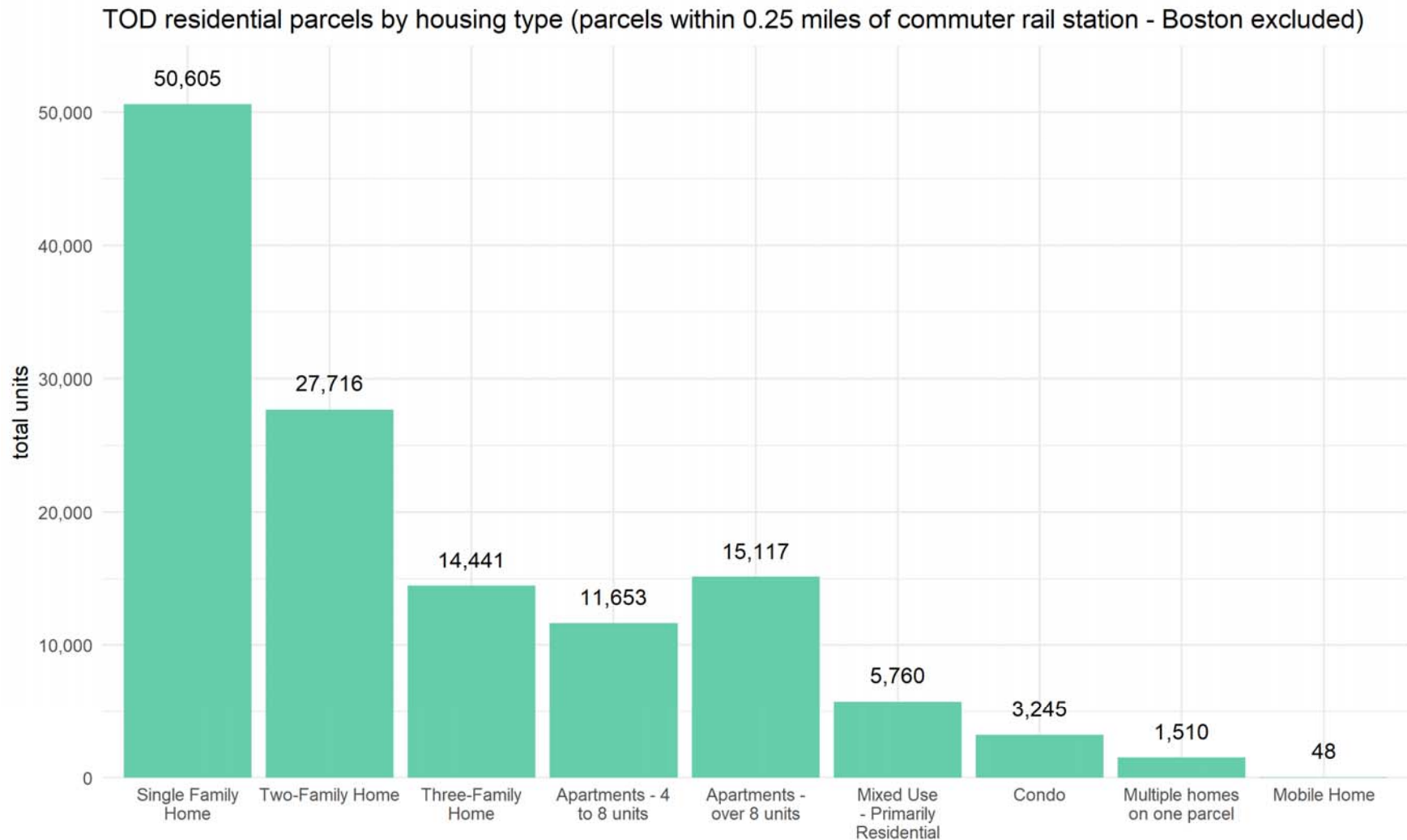


Data source: "Level 3" assessors parcel data – collected and maintained by MassGIS

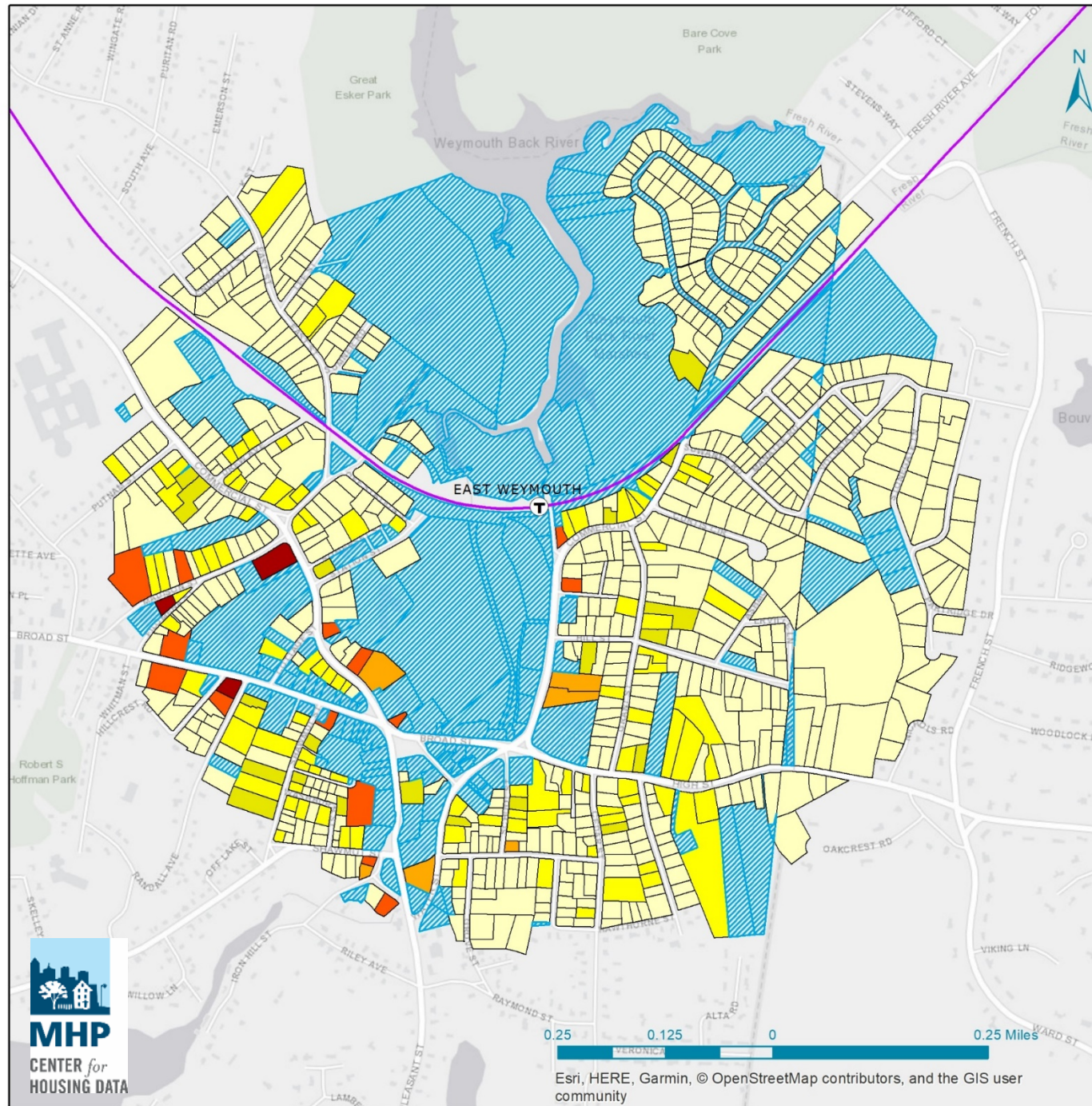


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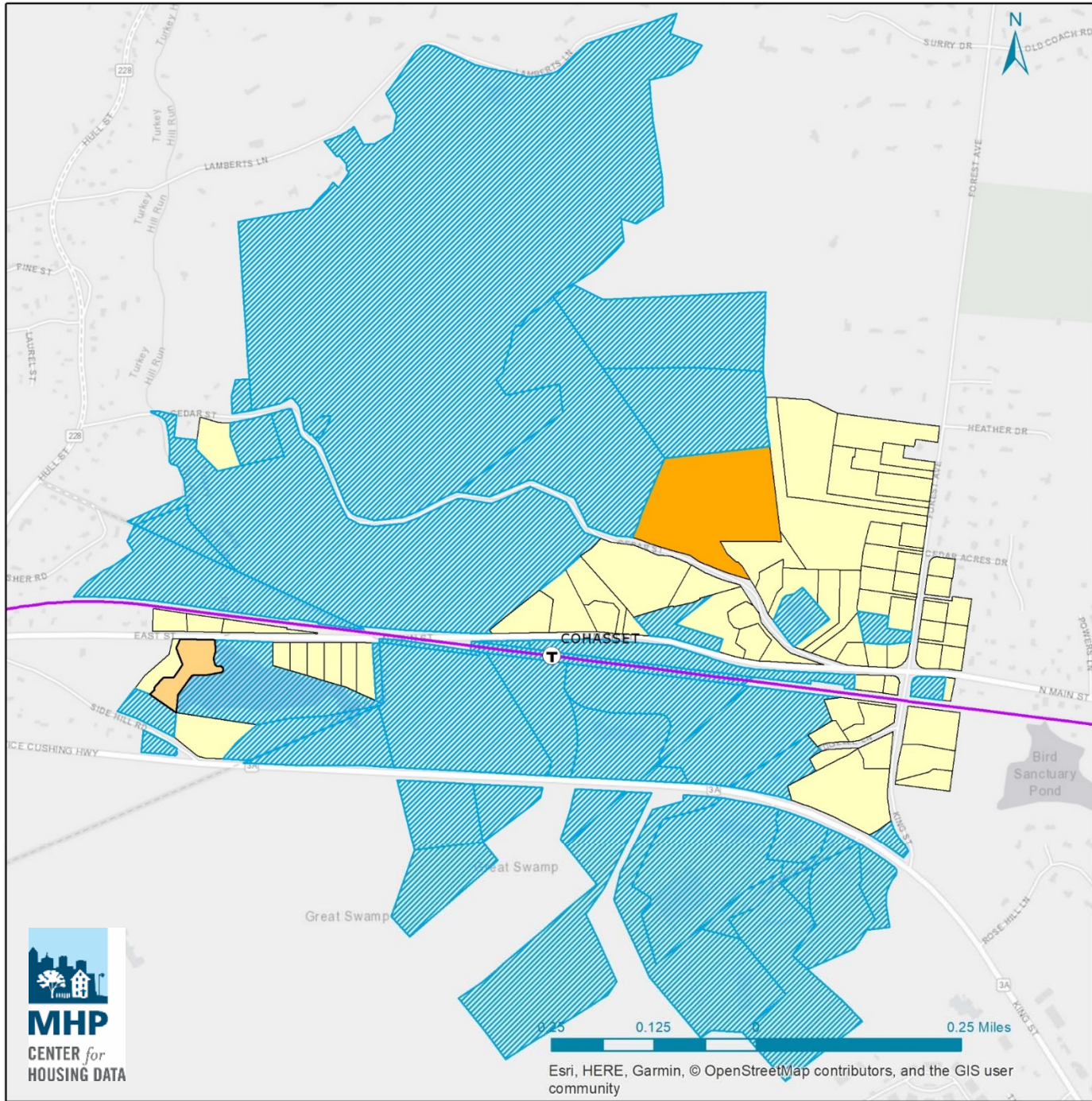
Single family homes near transit are common



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












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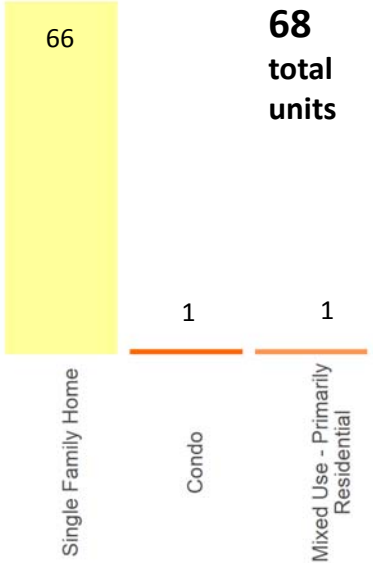


Cohasset Station

parcels within 0.25 miles of station

-  <all other values>
- 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
-  Mixed Use - Primarily Residential

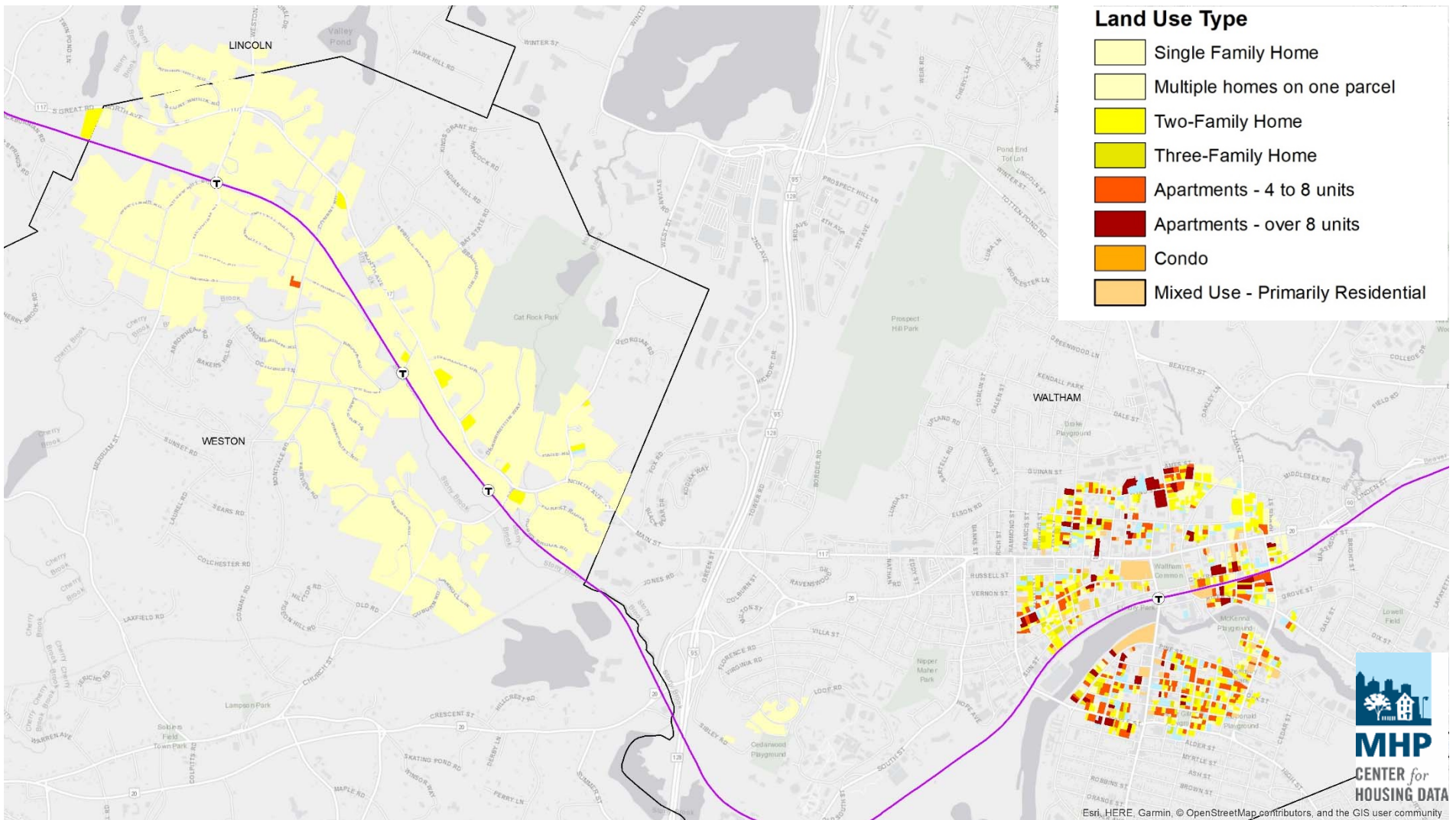
Units by building type



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Waltham station area v. Weston



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

Connect

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