



Appendix

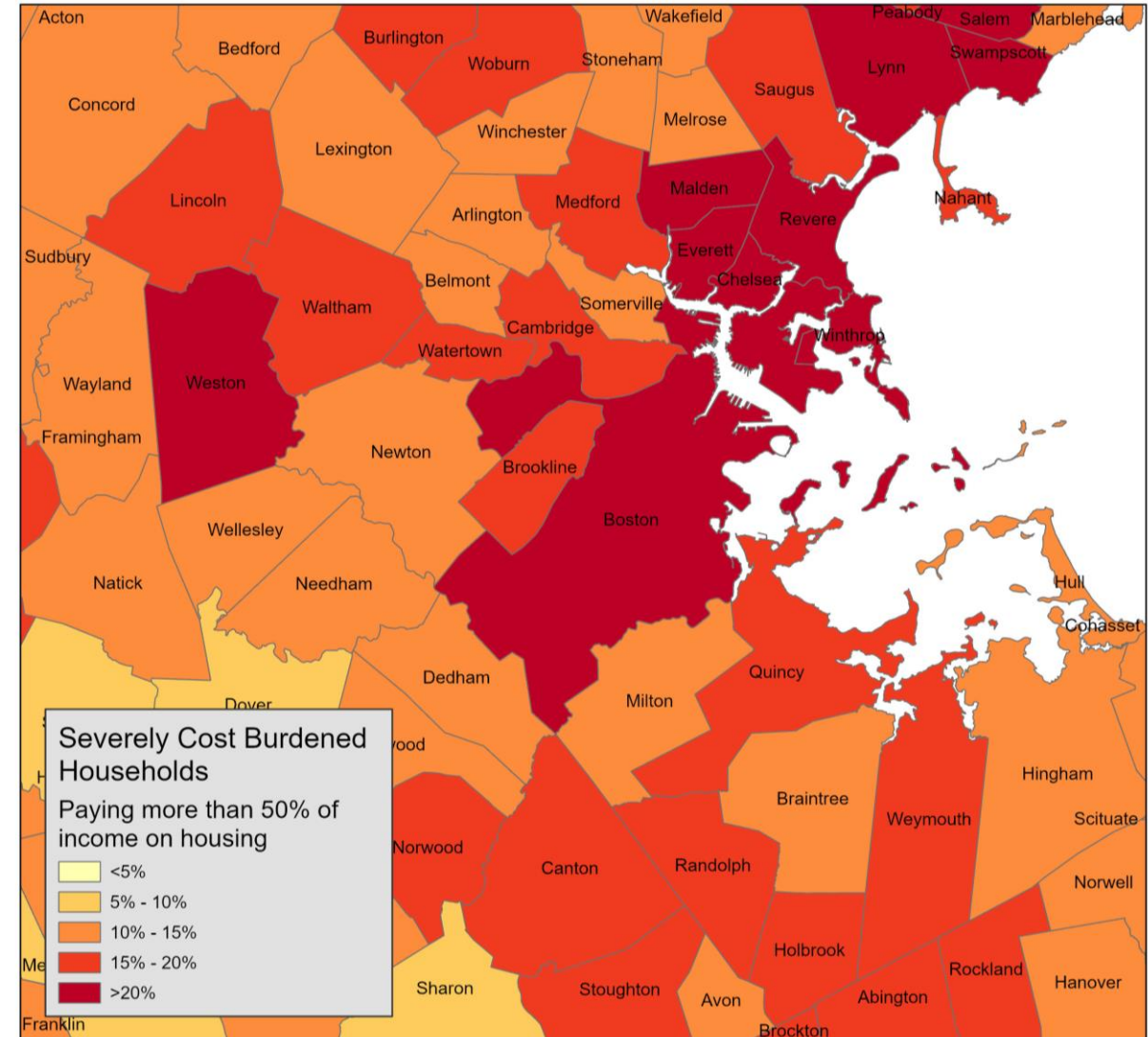
Data from Regional Listening Sessions

Greater Boston Regional Listening Session

The housing cost crisis hits renters particularly hard; many North Shore households are cost-burdened by housing prices¹



- In the Metro Boston region, 1 out of 6 households is "severely" cost burdened, spending *more than half their income* on rent or mortgage and utilities.
- In Boston, the numbers are even higher: more than one in five households (over 55,000 households) are severely cost burdened, paying more than half of their income on housing.
- The situation is particularly challenging for renters: one in four renter households in Metro Boston are severely cost burdened and another quarter pay between 30% and 50% of their income on housing, making them "moderately" cost burdened.
- Homeowners also struggle with housing costs: one quarter of owners in Metro Boston are cost burdened, with 11% paying more than half their income to mortgage and utilities.

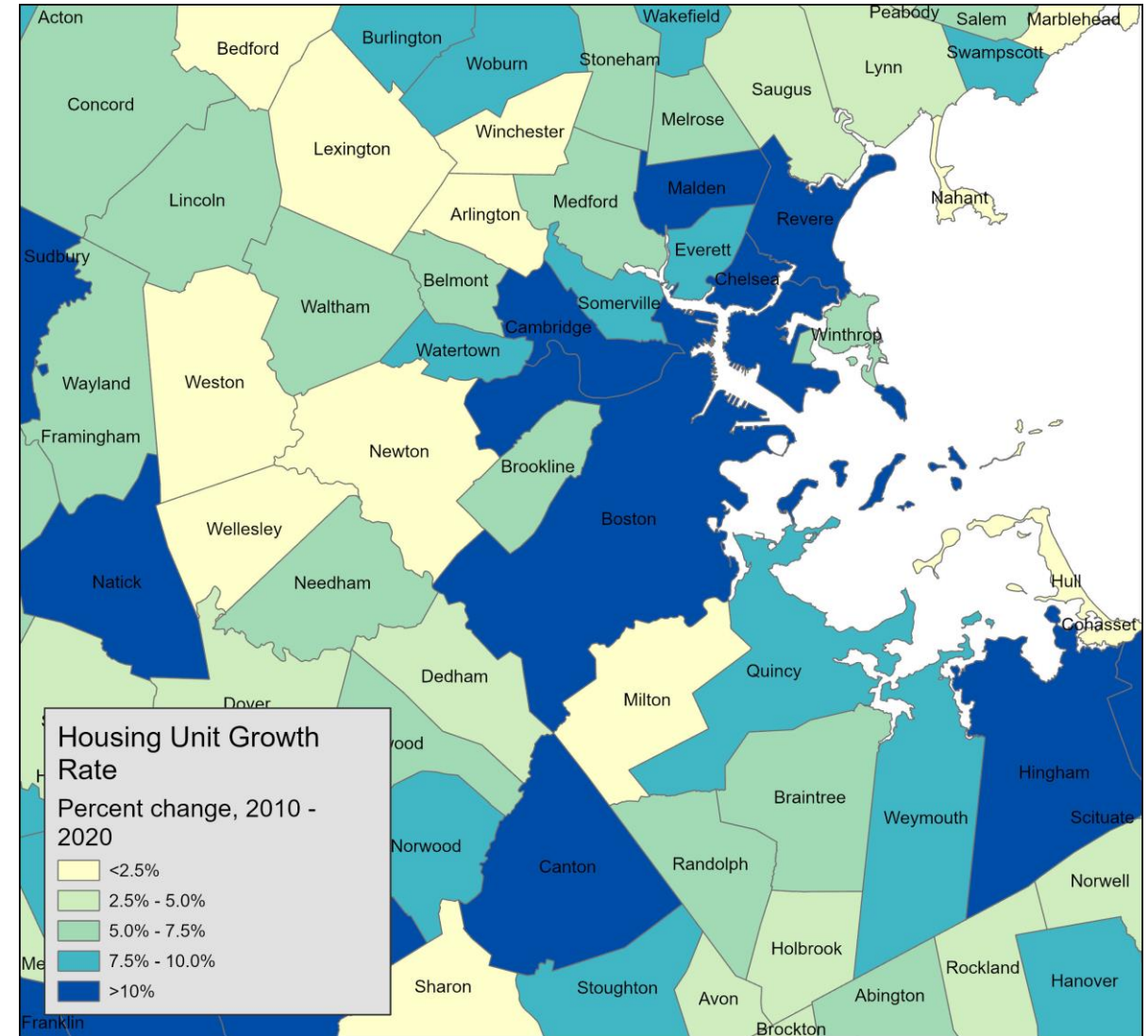


-
- Available Vacancy Rate**
Percent of homes for sale or rent
- | | |
|--------------|-------------|
| Dark Red | <0.5% |
| Red | 0.5% - 1.0% |
| Orange | 1.0% - 2.0% |
| Light Orange | 2.0% - 3.0% |
| Yellow | 3.0% - 4.0% |
- The map shows that towns like Lincoln, Framingham, and parts of the North Shore (e.g., Lynn, Salem) have the lowest vacancy rates (<0.5%). Towns like Boston, Cambridge, and parts of the South Shore have higher vacancy rates (3.0% - 4.0%).

Metro Boston communities have experienced disparate patterns of growth that will need to be considered when designing policy solutions³



- From 2010 – 2020, the population of Metro Boston grew by 8.7% and the number of households grew by 8.2%, but the housing stock grew by only 7.9%.
- Some communities grew rapidly, adding 10% or more to their housing stock (generally without any correlated school enrollment increases.)⁴
- Other communities added relatively few units, growing by 2.5% or less over ten years.
- Due to declining birth rates and the growth of one- and two-person senior households, housing demand is projected to grow faster than population in the coming decades.



Sources



1. US Census Bureau, American Community Survey 2018 – 2022, Tables B25091 and B25070, accessed via <https://datacommon.mapc.org/browser/datasets/199>
2. US Census Bureau, American Community Survey 2018 – 2022, Table B25004, accessed via <https://datacommon.mapc.org/browser/datasets/460>; Zillow, “For-Sale Inventory (Smoothed, All Homes, Monthly), Boston MSA,” <https://www.zillow.com/research/data/>
3. US Census Bureau, 2010 and 2020 Census PL-94 Redistricting data, accessed via <https://datacommon.mapc.org/browser/datasets/425>
4. Metropolitan Area Planning Council, “An Update on Housing Production’s Affect on Public School Enrollment,” <https://www.mapc.org/learn/research-analysis/enrollment/>