



Appendix

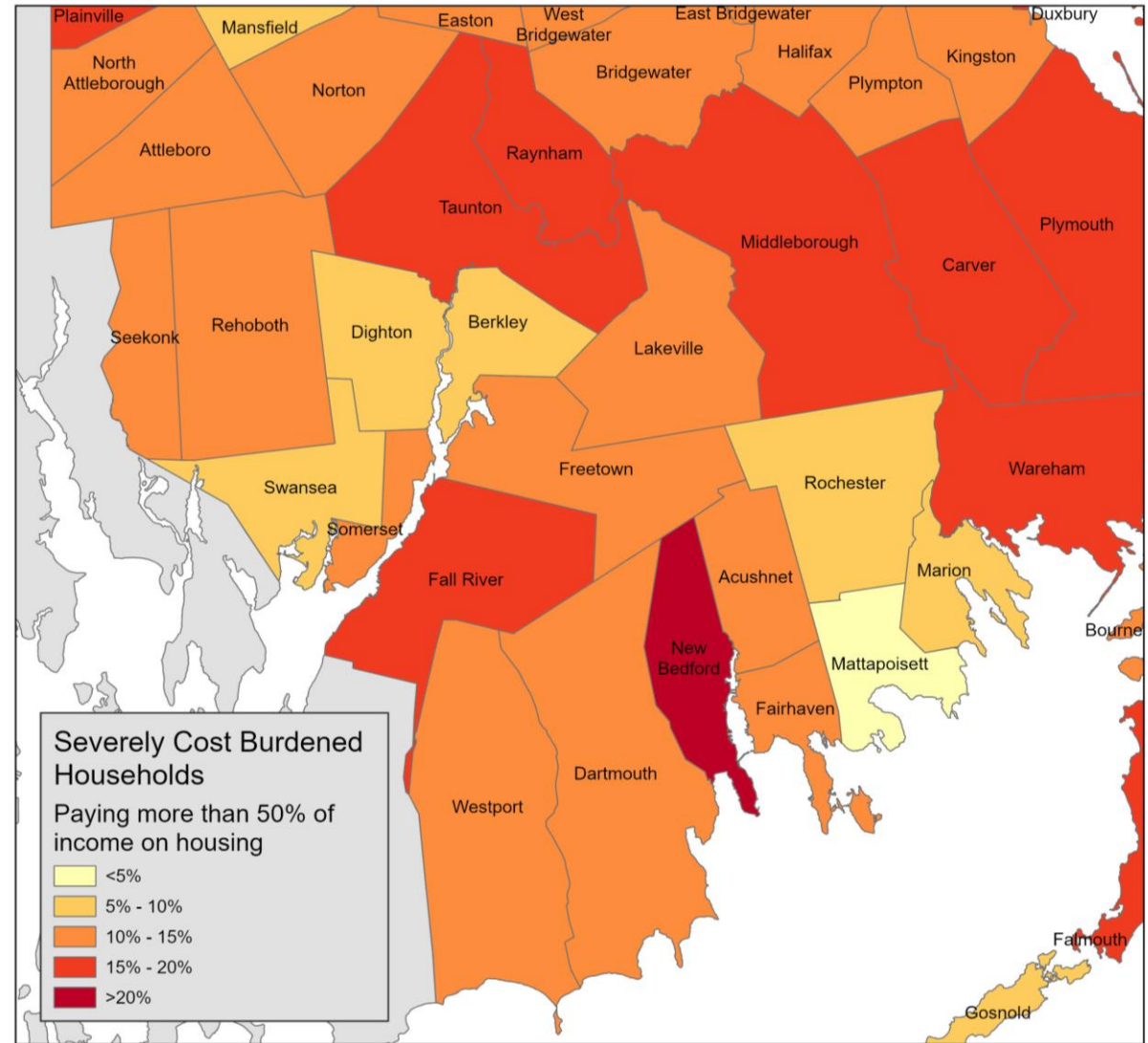
Data from Regional Listening Sessions

South Coast Regional Listening Session

Many South Coast households are cost-burdened by housing prices. The housing cost crisis hits renters particularly hard. ¹⁵



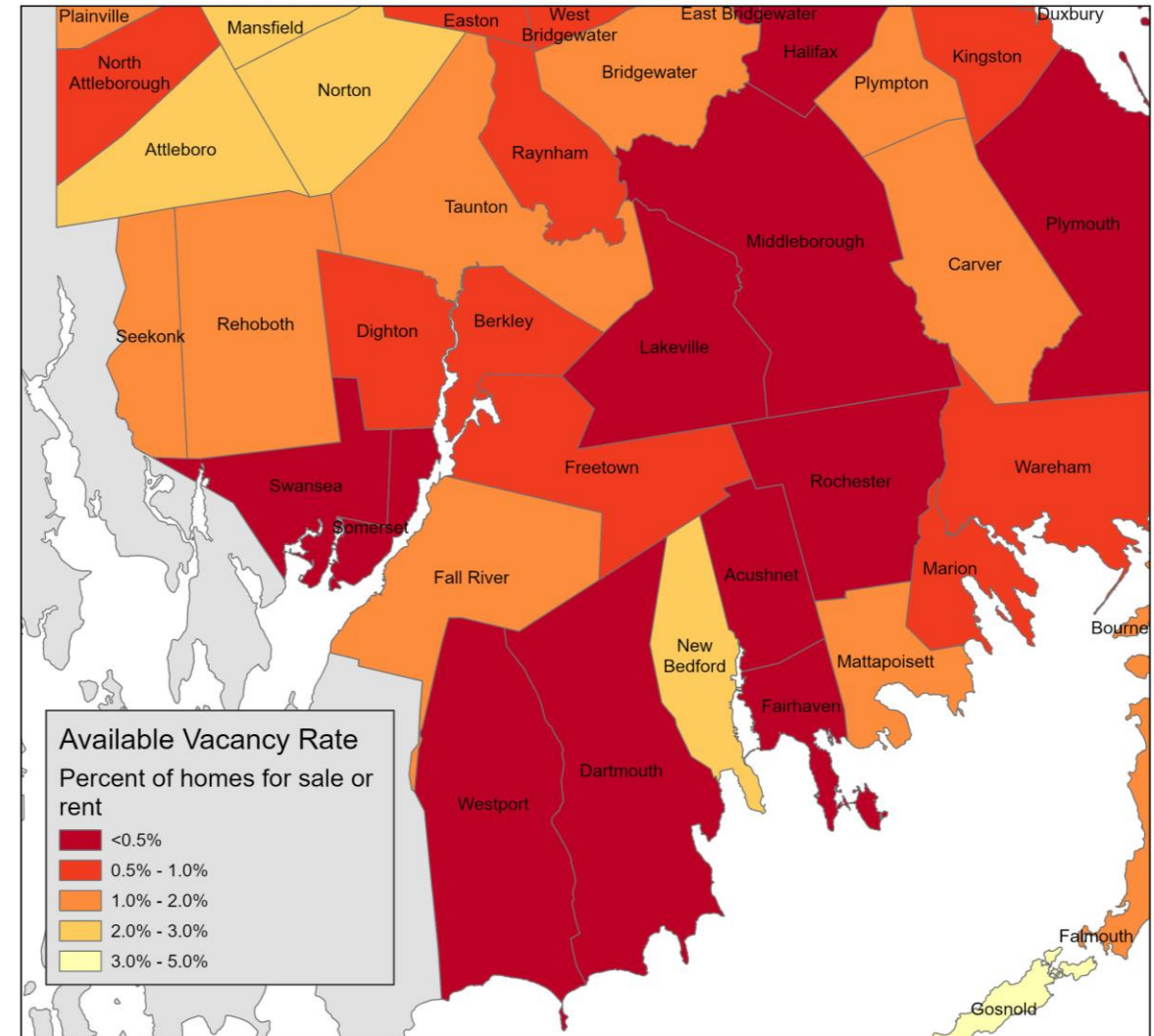
- In the South Coast region, 1 out of 7 households (15%) are "severely" cost burdened, spending more than half their income on rent and utilities.
- In New Bedford, the numbers are even higher: almost one in five households (more than 6,500 households) are severely cost burdened, paying more than half of their income on rent.
- The situation is particularly challenging for renters: one in four renter households on the South Coast 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 on the South Coast are cost burdened, with 10% paying more than half their income to mortgage and utilities.



Many South Coast cities and towns are experiencing historically low vacancy rates¹⁶



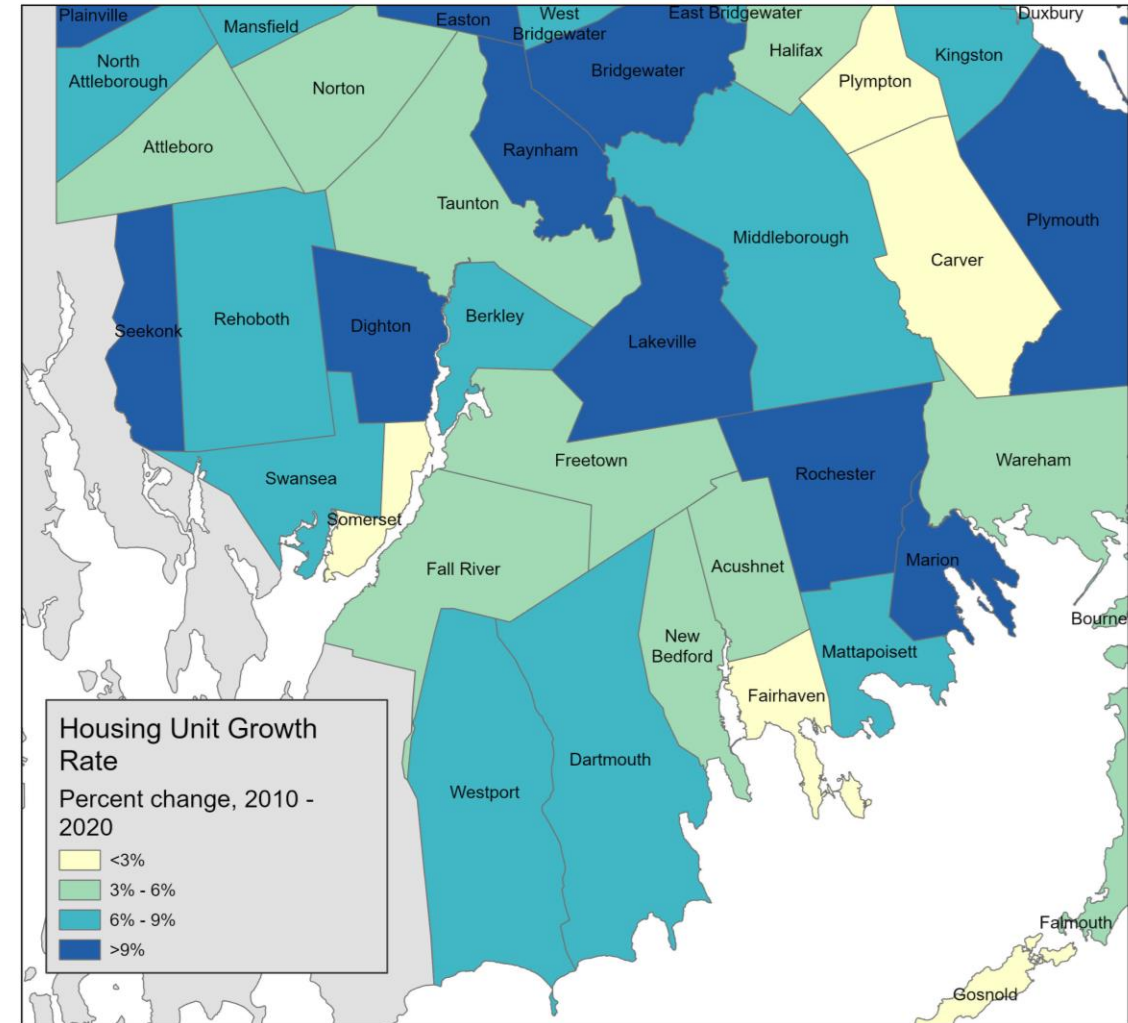
- In the South Coast region, only 1.3% of homes are available for sale or rent.
- There were only 2,400 homes for sale in the metropolitan statistical area in June 2023 – one third as many as were for sale in June 2019
- This means there is intense competition for the few units that are available.
- **In many South Coast cities and towns, the effective vacancy rate is less than 0.5%.**



South Coast communities have experienced disparate patterns of growth that will need to be considered when designing policy solutions¹⁷



- From 2010 – 2020, the population of the South Coast grew by 5.8% and the number of households grew by 8.2%, but the housing stock grew by only 5.9%.
- Some communities grew rapidly, adding 9% or more to their housing stock (generally without any correlated school enrollment increases.)¹⁸
- Other communities added relatively few units, growing by 3% 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 Effect on Public School Enrollment,” <https://www.mapc.org/learn/research-analysis/enrollment/>