

Mass Land Trust Conference 2023

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Overview of Housing in Boston & Region



- **Population Growth:** [MAPC estimates](#) that Metro Boston's (MPAC region) population will grow between **6.6-12.6% by 2040**. That would bring the population from 4.4 million in 2010 to 4.7-5 million in 2040.
- **Housing Need:** MAPC estimates that Metro Boston's 1.8 million housing units would need to increase to **2.1-2.26 million (17-24%)** to keep up with that population growth.



METRO MAYORS COALITION REGIONAL HOUSING TASK FORCE

- The [Metro Mayors Coalition](#) (15 cities in the Boston core) needs 185,000 new units by 2030 (estimated by MAPC).

Overview of Housing in Boston

Rent burden is high: 47% of renters in Boston pay more than 30% of income on rent, and 24% pay more than 50% of their income on rent. Rent burden in the Boston Metro area and Massachusetts are nearly identical.

Racial & Ethnic Disparities: While 22% of White renters are severely rent burdened, 36% of Black, 32% of Latinx, and 38% of Asian renters are severely rent burdened.

Homeownership rates are low: only 35% of Boston's households are homeowners, compared to 62% in the Boston Metro area and 62% in MA.

Racial & Ethnic Disparities:

- While 43% of White households in Boston are homeowners, only 31% of Black, 17% of Latinx, and 30% of Asians are homeowners. These numbers have not changed much in the past decade.
- Even statewide, disparities remain: 70% of Whites are homeowners, while only 35% of Blacks, 30% of Latinx, and 55% of Asians are.

Evictions are rising: So far in 2023, 2,019 evictions were executed (all actions)--90% more than in all of 2022. In Jan & Feb 2023, there have been 777 filings for non-payment—up 218% from Jan-Feb 2022.

Racial & Ethnic Disparities: Boston's communities of color (Dorchester, Roxbury, Mattapan) have the highest numbers of eviction filings.

CITY of BOSTON

What is Boston doing about the housing crisis?

- **Add to the supply** - including affordable housing. 19.2% of all housing units are income-restricted; 27% of rental housing is restricted. 30% of all units permitted in 2022 were restricted—double the rate from a decade ago.
- **Green the production of affordable housing** - New developments have less parking, are carbon neutral, and 77% are within a 10 minute walk of major transit (TOD)
- **Increasing resources for affordable housing production and preservation**
 - Increasing City resources - Operating, CPA & \$200M in ARPA
 - Increasing the resources obtained from private development - Linkage, IDP
 - Filed Transfer Fee legislation that would require a 2% transfer fee on sales over \$2M. In 2021 it would have yielded \$99.7M.
- **Completed land inventory** of all City-owned land and buildings



Mattapan Station/The Loop project in progress with a view of the Neponset River land in background.



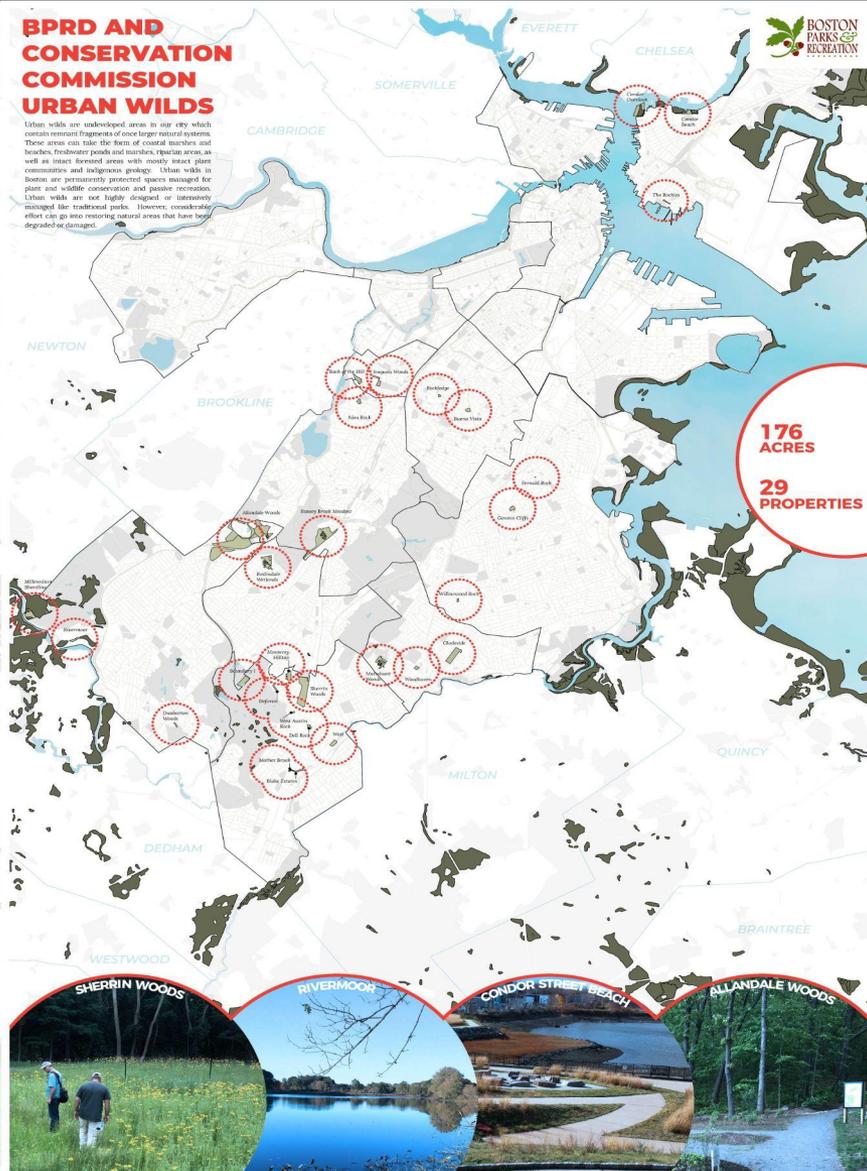
63 Violet Street, Mattapan

Land Conservation in Boston

- The City of Boston has 2400 acres of land that is preserved and held by the Parks Commission and Conservation Commission
- The Mayor's Office of Housing has preserved over 60 acres of open space, much of that has been conserved through gardens, farms, and land trusts.



Land Conservation in Boston



Boston's Urban Wilds: A Natural Area Conservation Program

- The City of Boston owns and manages **29 urban-wilds, a total of 21 acres**, across most of our neighborhoods.
- We no longer discuss potential development scenarios for this land, but instead are identifying the correct ownership and management of these sites.

GrowBoston: Office of Urban Agriculture

GrowBoston was established in 2021 to increase food production and support local food producers in Boston, including gardeners, beekeepers, farmers and more.

- **Grassroots Program** - provides land, grant funds, and technical assistance to develop community gardens, urban farms, and other open spaces
 - Has created or permanently preserved more than 40 community gardens, 13 urban farms, 5 food forests, 22 other open spaces
 - Provides funding for the development of new space and renovations
- **ARPA-funded programs**
 - Building 1,000 raised garden beds for low-income Boston households
 - Creation of 2 new rooftop farms growing produce for low-income residents
- **Capacity Programs**
 - Capacity-building grants, innovative food production grants, pre-development funds for open space projects (including community gardens and urban farms)



GrowBoston

30-36 Mildred Avenue - new affordable housing and gardens

provides **affordable housing**

UNIT MIX	
Unit Type	# of units
2-bedroom	6

offers opportunities for **local abutters**, to grow healthy food and join together as a community

COMMUNITY GARDEN

Off Street Parking

prioritizes healthy living

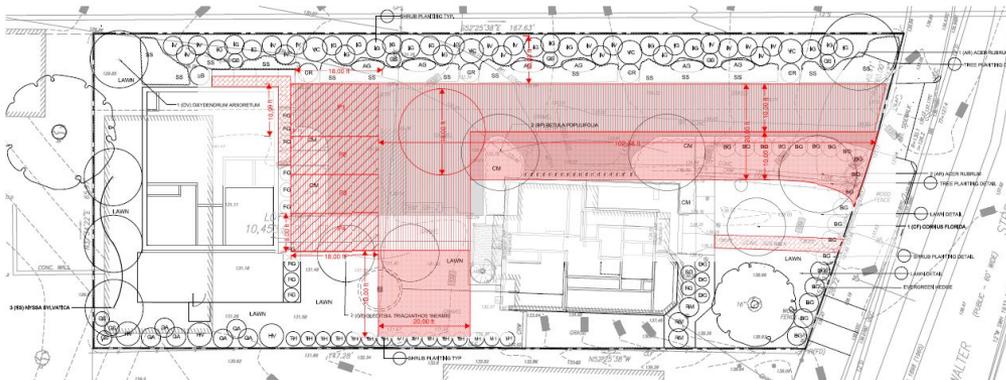
- New affordable homeownership housing with approximately half of the total lot size used for a community garden.
- Benefits to this project include affordable housing, local business growth, sustainable living, job creation

104 Walter Street - new affordable housing & wetland protections

City purchased 45,000 sq ft of land for the **creation of new affordable ownership** units & the protection of adjacent **wetlands**

The wetlands are being held by the City's Conservation Commission

Habitat was chosen to develop the housing



Parker and Terrace - new housing & preservation of existing garden

- The City RFP'd a 58,000 sf City owned site in Mission Hill.
- The RFP specifies that the development team must create **affordable homeownership** opportunities and **enhance the existing community garden**, making it permanent
- Three strong proposals have been submitted and are currently under review



Summary

The population and associated housing needs of Boston, Greater Boston and Massachusetts are growing

Communities need to produce more housing at all income levels

Boston is committed to creating additional housing, especially affordable housing and build housing that is carbon neutral, less car dependent and ensure that we do not lose our open spaces

We need to increase our open spaces - and are working hard to do this with our remaining land holdings and strategic acquisitions

The departments within the Wu Administration - housing, transportation, planning and the environment are working together - to meet these multiple objectives

Thank you.