



# Mass Land Trust Conference 2023

*Sheila Dillon, Chief of Housing*

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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).

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# 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.

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# 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

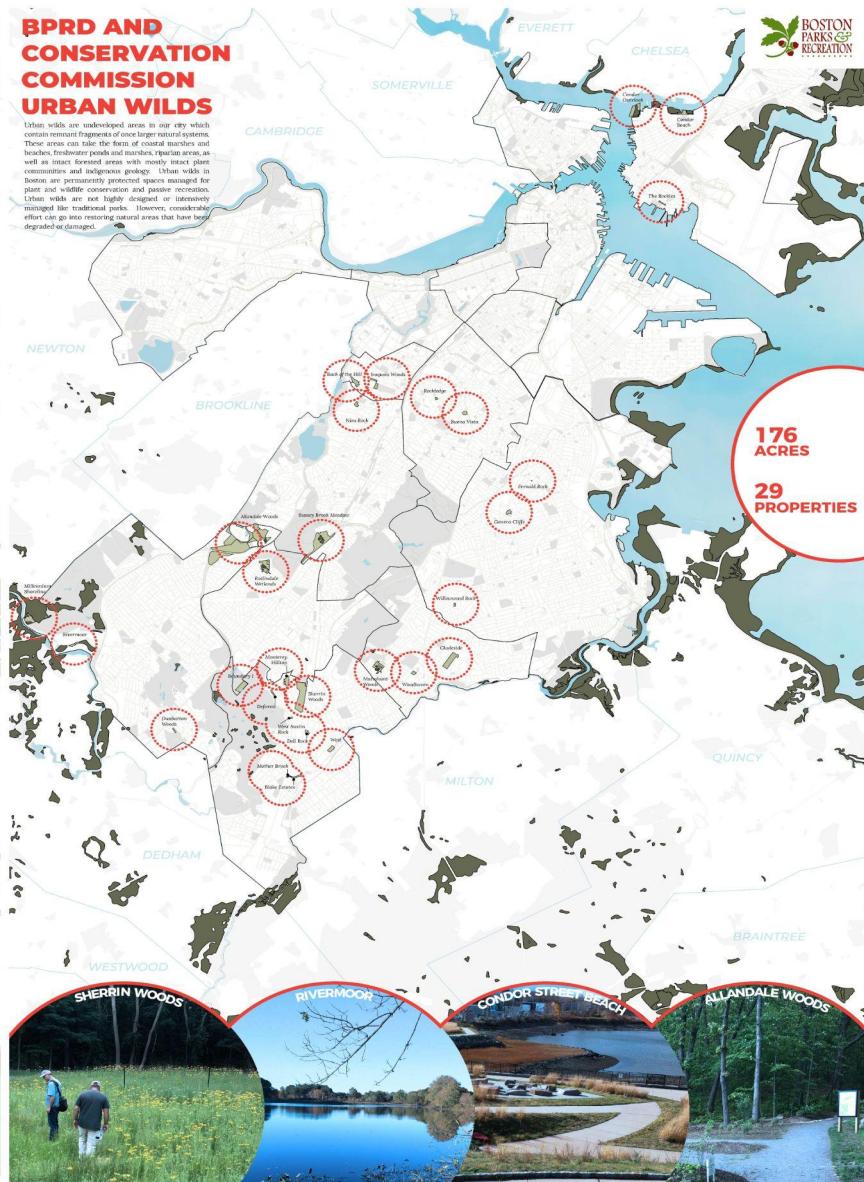
# Land Conservation in Boston

- 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.



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# 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.

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# GrowBoston: Office of Urban Agriculture

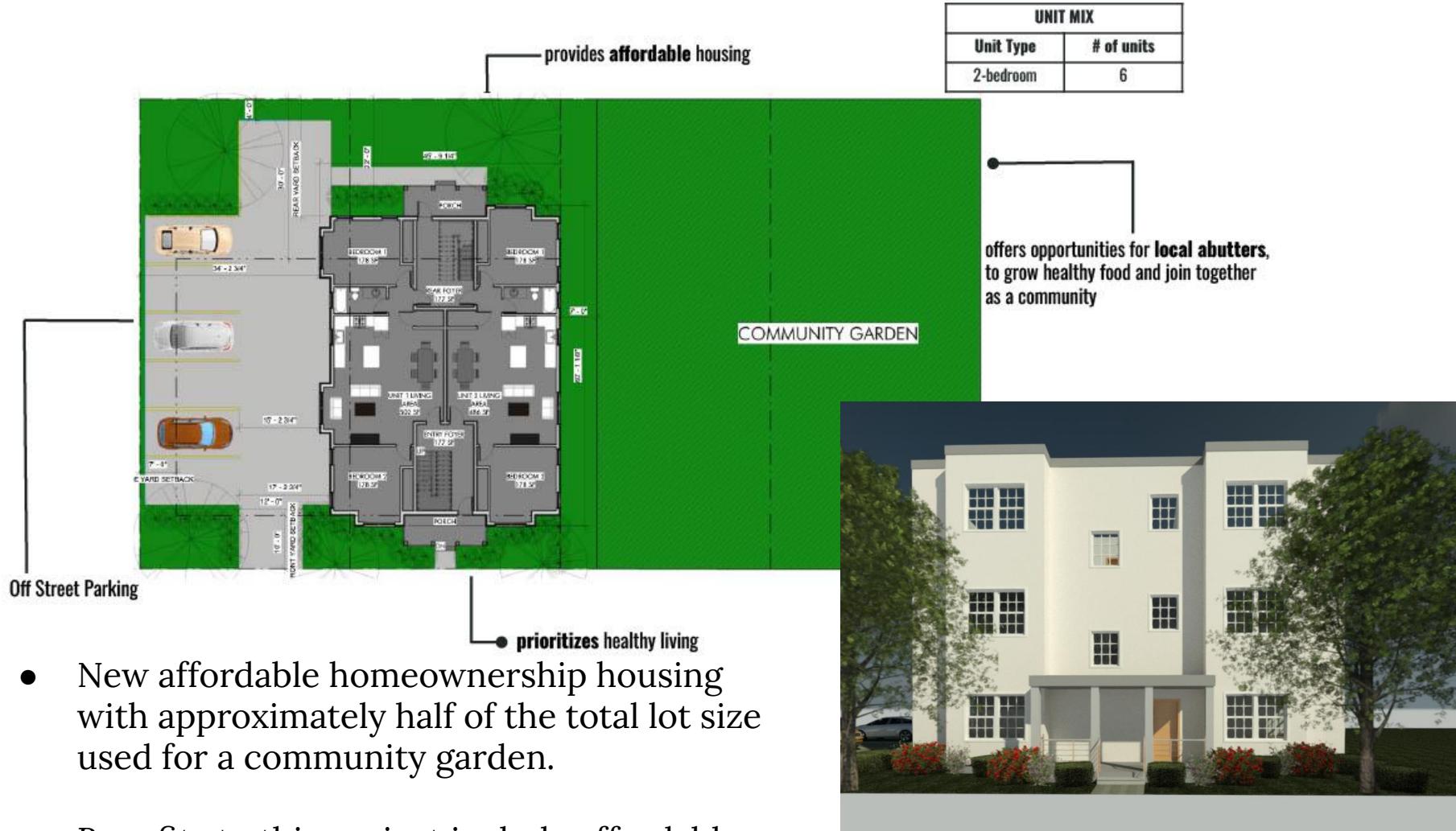
**GrowBoston was established in 2021** to increase food production and support local food producers in Boston, including gardeners, beekeepers, farmers and more.

- **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)



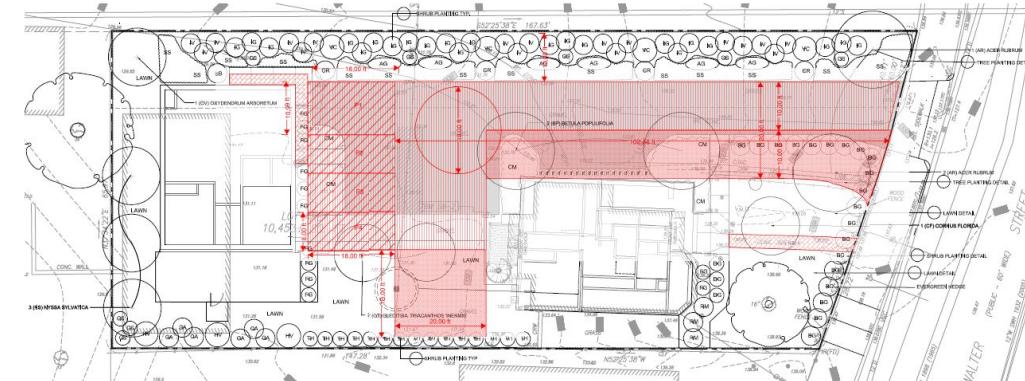
GrowBoston

# 30-36 Mildred Avenue - new affordable housing and gardens



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# 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



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# 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



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# 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.**