

Commonwealth of Massachusetts
*Department of Housing and Community
Development*



Housing in Massachusetts: A Tight Squeeze

NH&RA New England Regional Forum

November 3, 2015



Housing: Who's Who



Higher income - Market provides opportunity



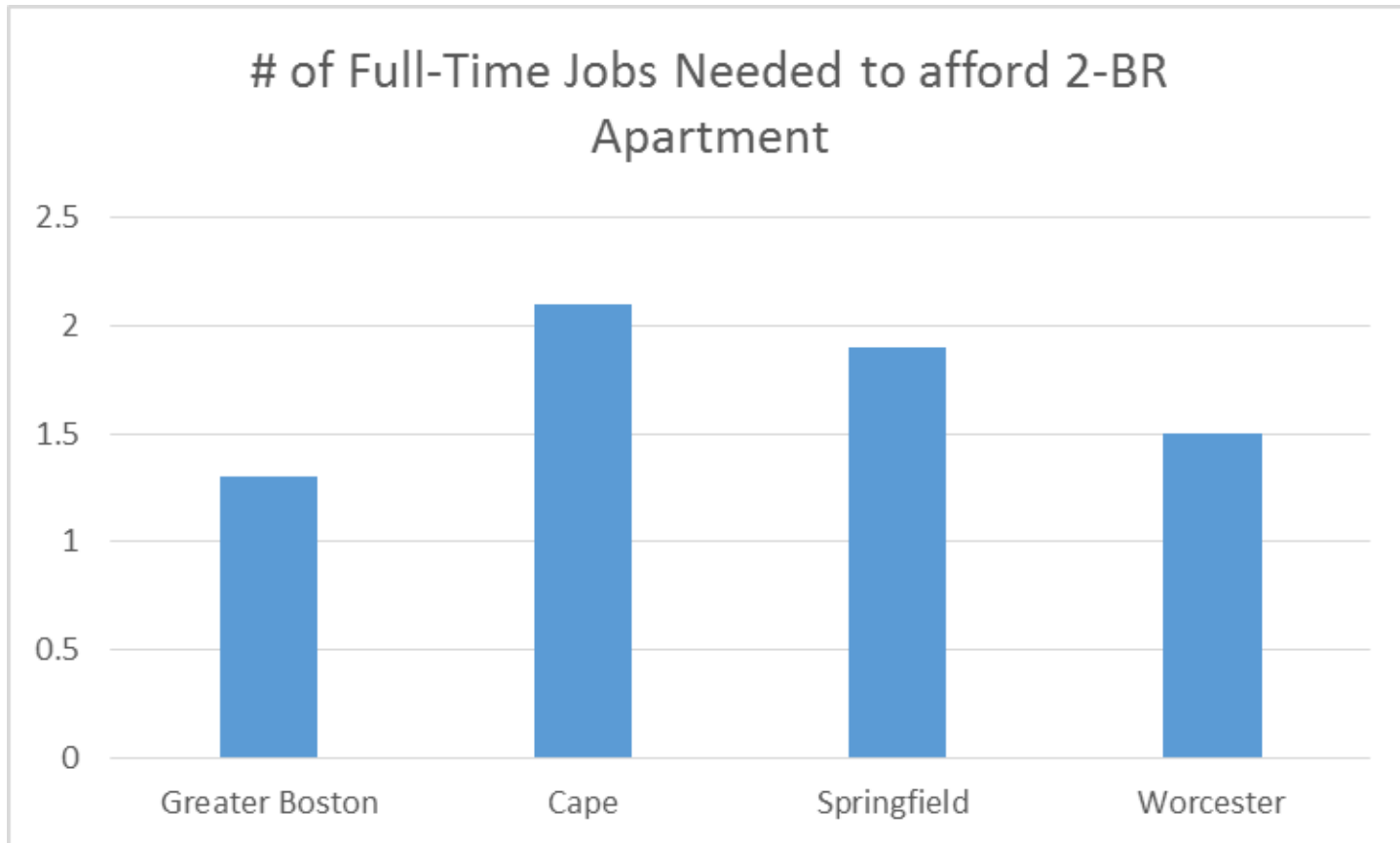
Lower-income - Market doesn't work. Some subsidy (not nearly enough).



Middle income - Makes too much for subsidy, not enough to compete in market

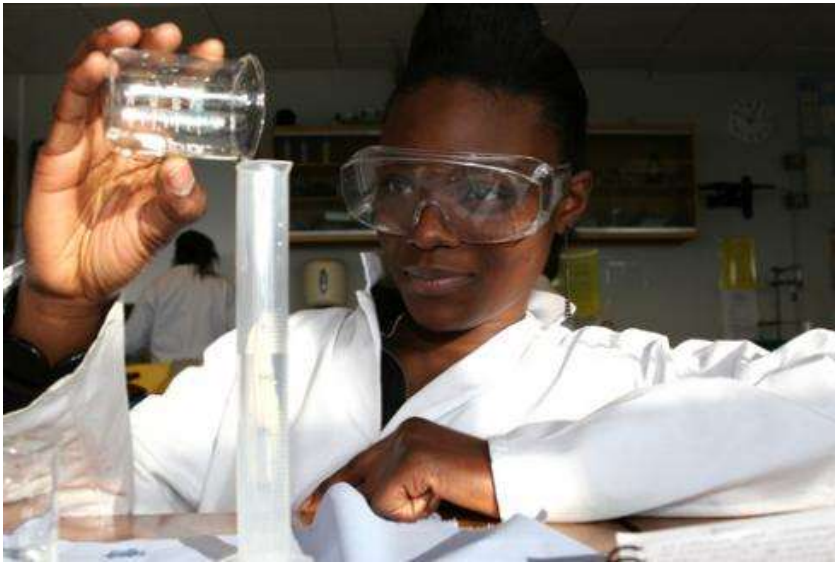


Wage-Housing Gap by MA Region





Many Reasons to Move to MA



BUT...



Housing Forces Tough Choices





Low Production = Innovation Killer



- Greater Boston's median rent of \$1,622 is 4th highest among top 20 innovation metro areas
- Many metros w/ lower rents (**green**) grow innovation jobs faster
- Skilled workforce = highly mobile



Higher production than Boston



Lower production than Boston

Metro Area	Median Rent	% New Production	Innovation Growth Rank
San Francisco, CA	\$2,263	9.2%	15
San Jose, CA	\$1,965	10.5%	17
New York, NY	\$1,638	8.2%	19
Boston, MA	\$1,622	8.9%	8
Washington, DC	\$1,574	17.5%	7
Los Angeles, CA	\$1,550	7.4%	16
San Diego, CA	\$1,512	12.8%	13
Seattle, WA	\$1,264	18.5%	5
Miami, FL	\$1,250	14.8%	9
Baltimore, MD	\$1,232	11.3%	2
Denver, CO	\$1,156	19.4%	1
Philadelphia, PA	\$1,156	9.1%	10
Austin, TX	\$1,115	33.6%	6
Chicago, IL	\$1,093	12.2%	18
Minneapolis, MN	\$1,062	16.1%	20
Portland, OR	\$992	17.8%	4
Dallas-Fort Worth, TX	\$987	25.3%	3
Atlanta, GA	\$977	28.3%	12
Phoenix, AZ	\$966	29.5%	14
Houston, TX	\$952	28.1%	11



Keeping up with Denver



COLORADO



- Population: 5.4 million
- Building Permits Issued, 2011-2014: 38,799

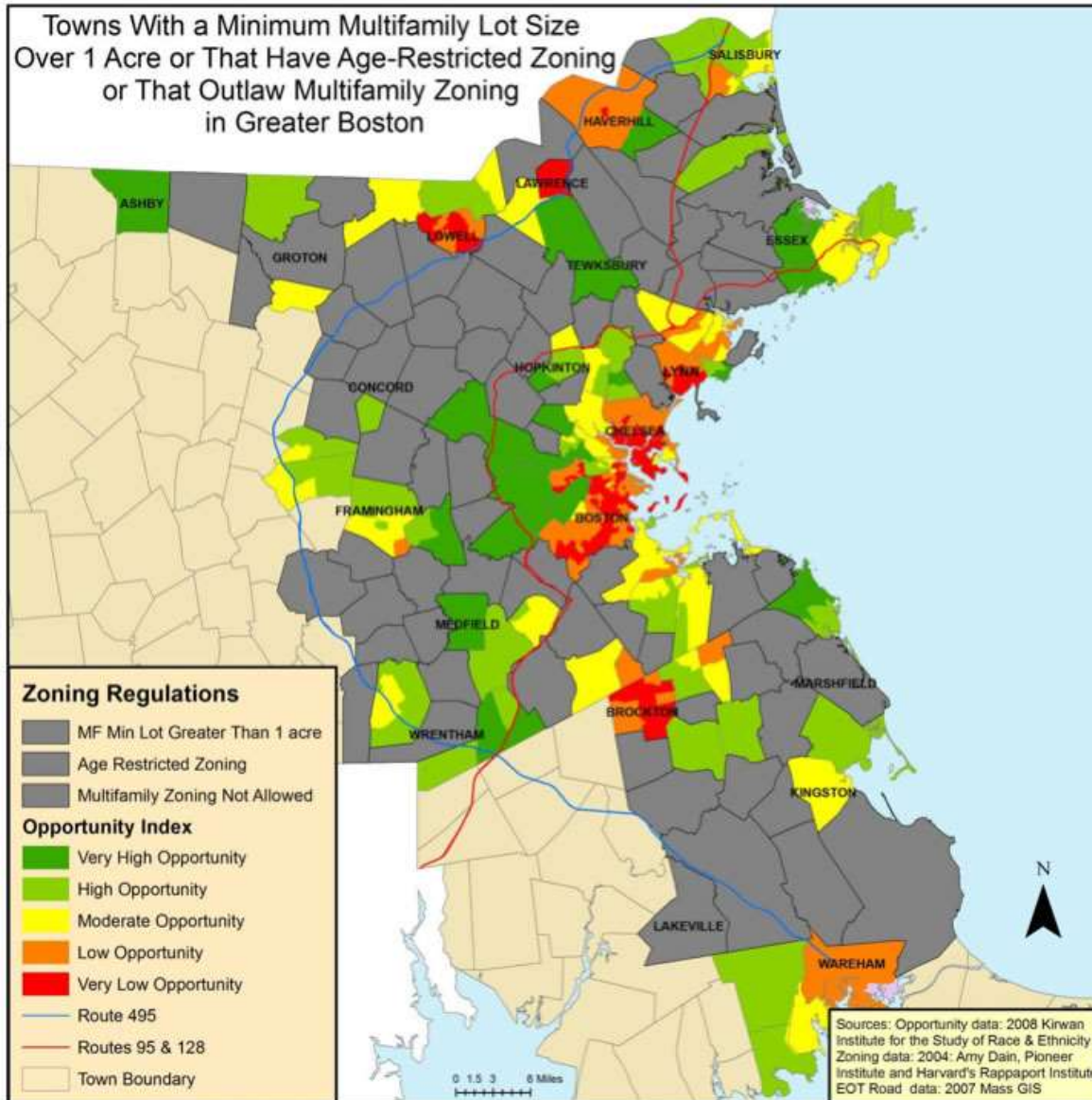
MASSACHUSETTS



- Population: 6.7 million
- Building Permits Issued, 2011-2014: **22,642**



Zoning is Not Keeping Up





Massachusetts' Changing Demographics





It's All About Execution!

