

HOUSING ISSUES IN MASSACHUSETTS



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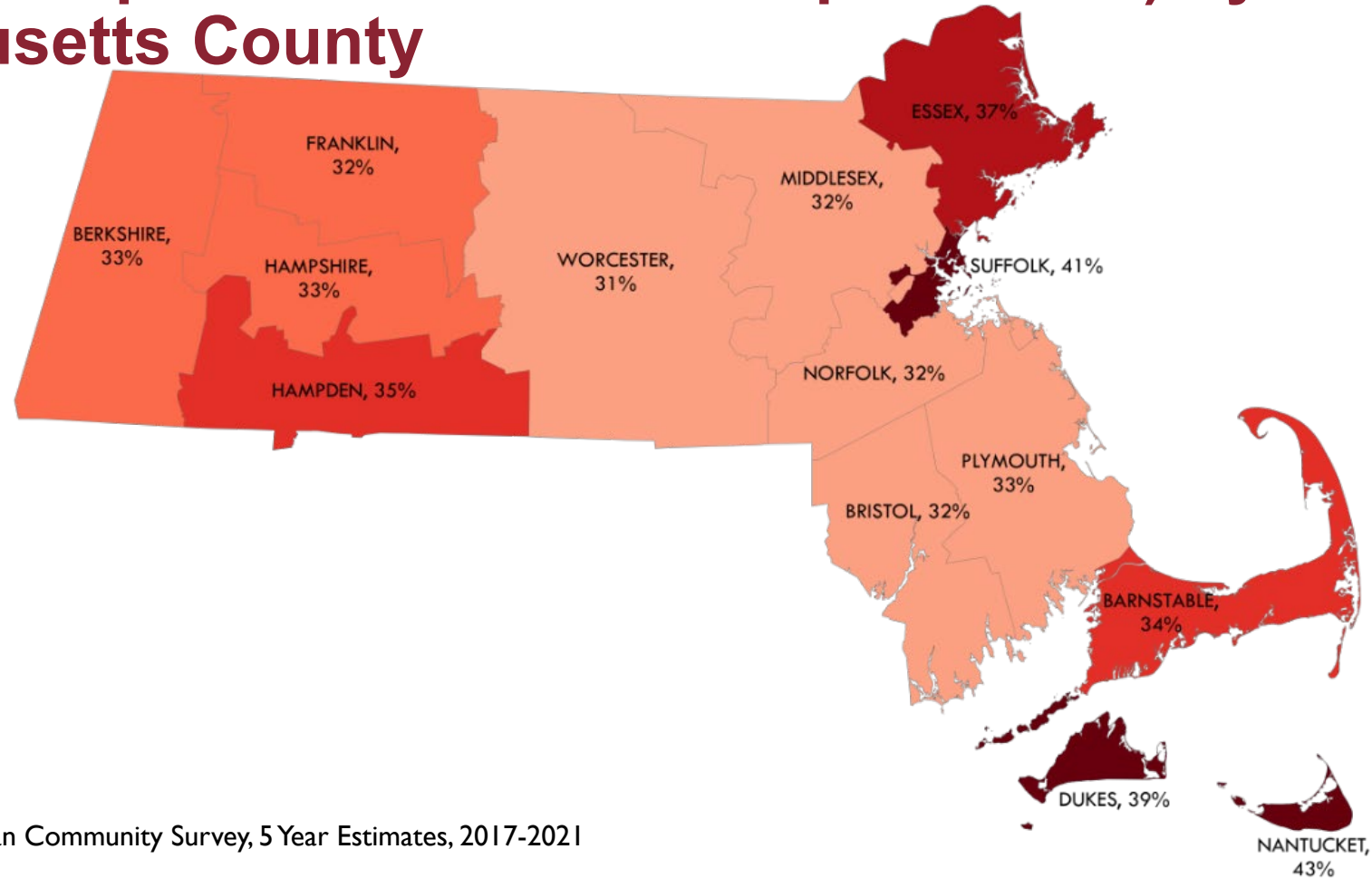
Recent Studies

- **Housing needs and affordability assessments throughout the Commonwealth**
- **Short-term rentals on the Cape**
- **Homebuilding policy and financing plans for the state**
- **Impediments to fair housing**

Common Threads

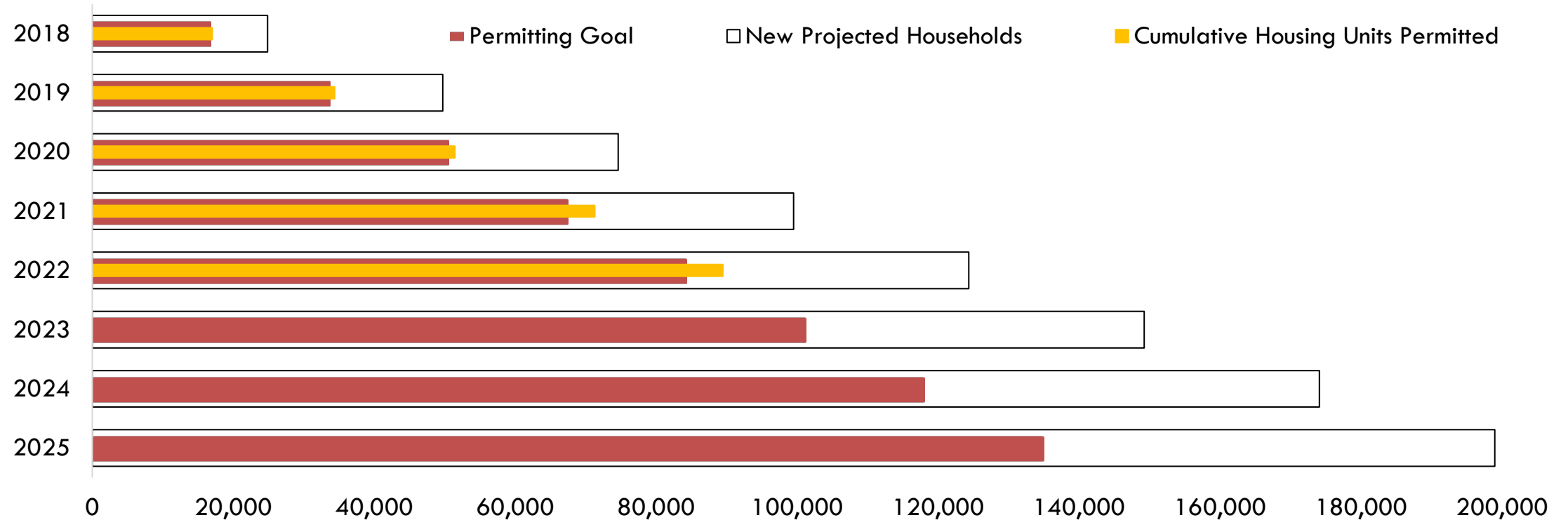
- **Economic growth is concentrated in Boston metro, but affordability is a problem statewide**
- **Affordability is most problematic for renters**
 - And thus, for groups overrepresented among renters, namely Black and Hispanic households
- **Lack of supply, driven by underbuilding, is a critical factor driving up costs**
 - Second homes a factor in seasonal markets (Cape Cod, Berkshires)
- **Building housing that is affordable is not currently possible at prevailing prices for land, labor, and materials**
 - Approx. \$450,000/unit, incl. land

Percent of Households that are Housing Cost Burdened (Renter-Occupied and Owner-Occupied Units) by Massachusetts County



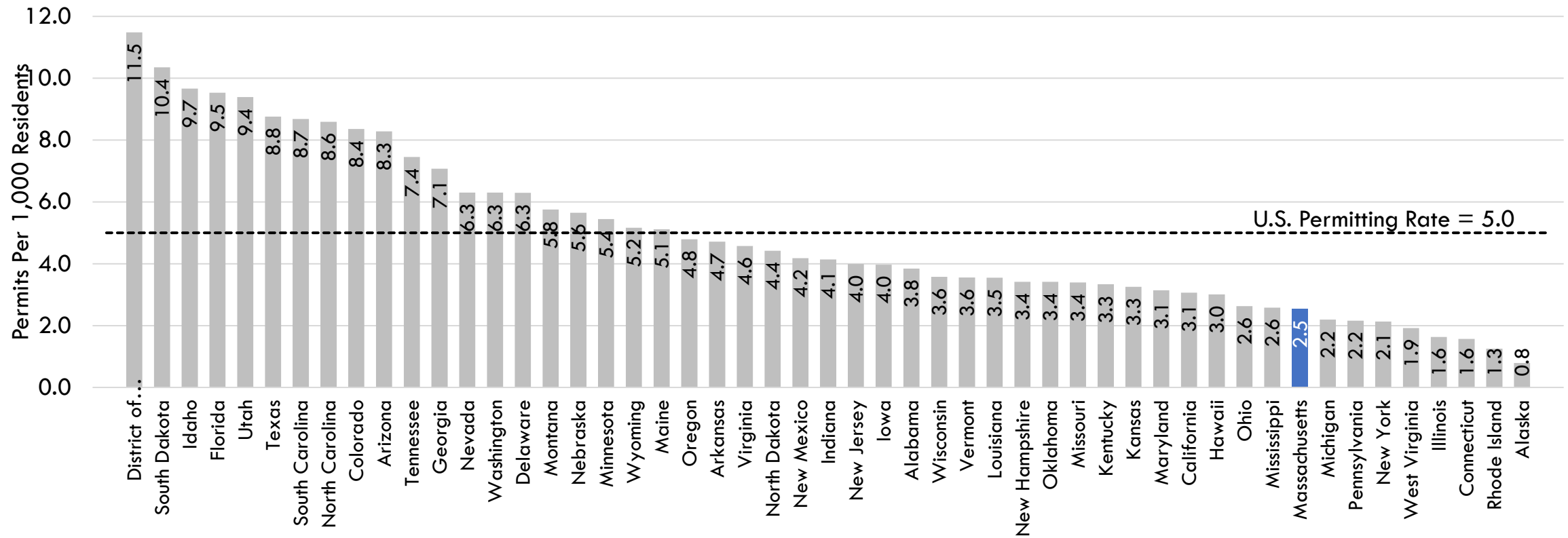
Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates, 2017-2021

Cumulative Housing Units Permitted in Massachusetts from 2018-2025



Source: U.S. Census Bureau, American Community Survey, 5 Year Estimates, 2017-2021

Building Permits Per 1,000 Residents by State, 2022



Source: U.S. Census Bureau Building Permits Survey; U.S. Census Bureau Population Estimates Program.

Replication and Context

- **Nearly none of these studies used proprietary data and can be replicated in every state and region.**
- **Policymakers need to know that housing, economic development, transportation, and public finances are just different sides of the same problem.**
- **If homes cannot be built at prices that are affordable to most households, what are the solutions?**
 - Exploring these topics can be a role for research groups.

Thank you!

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