



Commonwealth of Massachusetts

**Executive Office of
Housing and Livable Communities**

Statewide Housing Plan

Regional Listening Sessions





Welcome and Agenda

Governor Healey has directed the Executive Office of Housing and Livable Communities (EOHLC) to develop a five-year strategic Statewide Housing Plan – the first in MA in over 40 years! To ensure the Plan captures the voices of MA constituents and housing stakeholders, EOHLC is holding several Regional Listening Sessions across MA to seek input on the Plan.

Regional Listening Sessions Agenda

1. Brief overview of MA's housing environment
2. Breakout groups for attendees to discuss top housing challenges and potential solutions
3. Attendees reconvene for closing remarks

Attendees may also submit feedback via an online submission form found at <https://www.mass.gov/info-details/housing-advisory-council-commission-on-unlocking-housing-production>

Thank you all for joining us today to help inform Massachusetts' housing strategy!!!

Housing production issues persist across the entire US... lack of supply combined with increased demand cause inflated housing prices



Estimates show the United States is short 1.5 – 5.5 million homes¹; roughly one-in-three Americans is burdened by housing costs².



Several nationwide issues impact housing production, including:



Interest rates



Cost of construction



Labor shortages



Public resource availability

Note: list is non-exhaustive.

In MA, four major drivers of the Commonwealth's housing challenges include...



Housing scarcity

- Vacancy rates are at historic lows (only 1.6% units for sale or rent)³
- Intense demand for existing units
- Restrictive zoning and regulatory environment can make it hard to build multi-family housing



Income inequality

- Since 1990, number of middle-income working households declined; high-income and low-income HHs grew⁴
- Growing number of extremely low-income households, seniors, and people with disabilities⁵



Geographic diversity

- Short-term rentals have outsized impact on housing availability in some regions.
- Job market varies across the state
- Climate change threatens safety and suitability of many homes⁶



Cost of construction

- Recent changes in building codes and other regulations
- Cost of construction in MA is higher than US avg⁷
- Labor shortages

Note: list is non-exhaustive.

MA's housing challenges manifest themselves in several ways, affecting every population segment



Housing affordability

- More renters are spending more than 30% - and even 50% - of income on rent.⁸
- Home prices in Massachusetts have almost tripled since 2000.⁹



Economic Competitiveness

- Lack of affordable housing is driving working age residents out of MA.¹⁰
- Major employers hesitate to locate/expand in MA
- Businesses in seasonal communities struggle to find labor



Homelessness and Emergency Assistance

- Increasing number of families / individuals are experiencing homelessness¹¹
- Families remain in temporary shelter for long periods of time due to lack of available homes

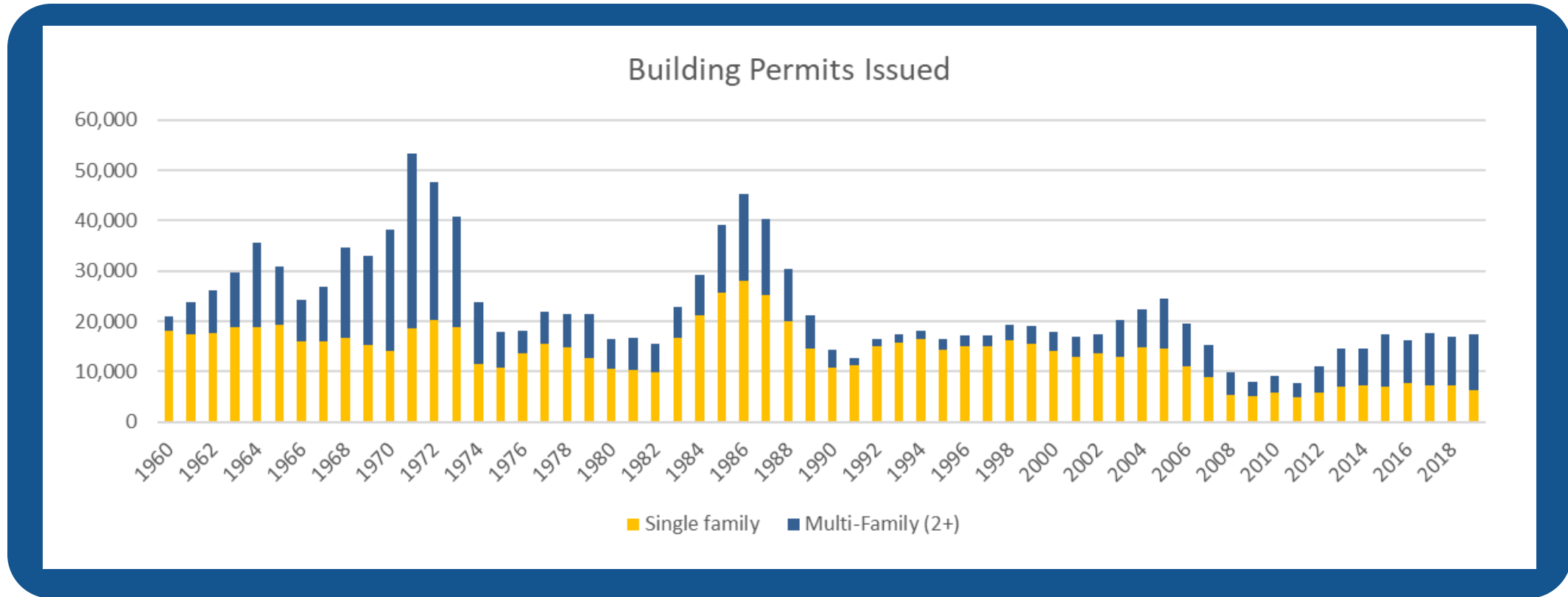


Socioeconomic and Racial Equity

- Black & Latino homeownership rate is half that of Whites, perpetuating the racial wealth gap¹²
- Public housing conditions have deteriorated due to a backlog of deferred maintenance

Note: list is non-exhaustive.

Massachusetts' low rate of permitting over the last three decades has driven housing supply challenges across the state

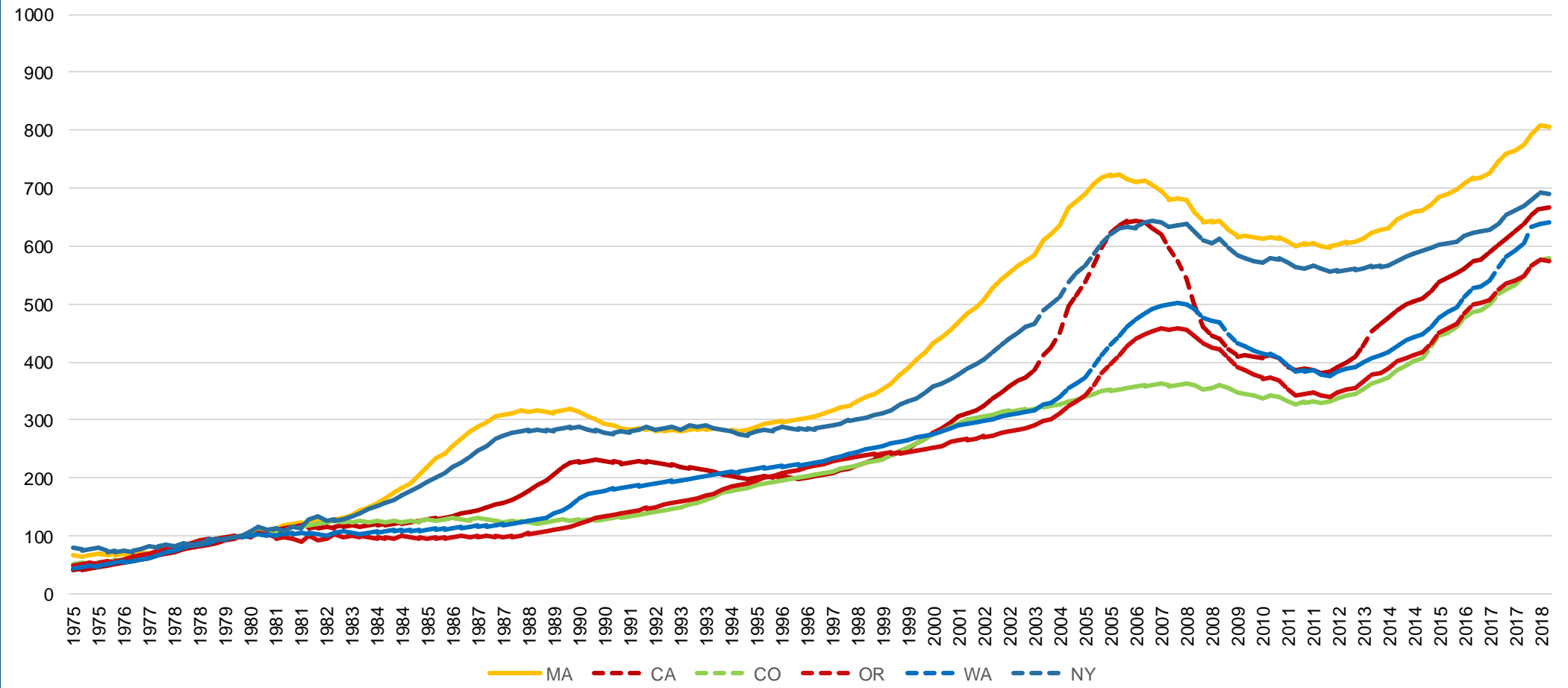


Between 1960 and 1990, Massachusetts communities permitted almost 900,000 housing units. Since 1990, communities have permitted fewer than 490,000 new units.¹³

In 1980, MA single-family home prices were at the national average; since then, prices have increased more than any other state¹⁴



Indexed Home Price



The Healey-Driscoll Administration has made housing its top priority and is taking several actions to address challenges

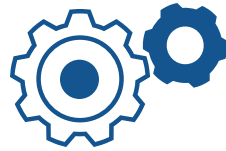


In addition to administering critical programs and grants that support MA residents, the Healey-Driscoll admin and EOHLIC are pursuing several notable initiatives, including:



\$4.1B Affordable Homes Act

- Largest housing investment in MA history
- Estimated to produce and preserve 65k+ units of housing¹⁵, create 30k jobs, and generate \$25B in economic activity¹⁶



Unlocking Housing Production Commission

- Charged with reviewing land-use, zoning, and regulatory laws and guidelines
- Group to recommend initiatives to accelerate housing production



Identifying Surplus Public Land for Housing

- Expand the list of publicly owned land for redevelopment
- Directing all Executive Offices to review best use of buildable land



Housing Advisory Council and Statewide Housing Plan

- EOHLIC and HAC to develop a 5-yr strategic Statewide Housing Plan
- EOHLIC holding listening sessions to hear directly from constituents and inform the Plan

Focus for Today

Note: list is non-exhaustive.



State Housing Plan Overview

Why? What? How?

Why does MA need a State Housing Plan?

- Assess state housing needs
- Develop strategies to solve housing challenges
- Inform data-driven decisions
- Guide local, regional, and statewide action

What information will the Housing Plan include?

- Introduction, values, vision
- Overview of MA housing landscape
- Future housing needs (e.g., by region, housing type, affordability, etc.)
- Priority areas and strategies
- Implementation of the plan (e.g., strategies, funding, responsible parties, etc.)

How will EOHLC develop the Housing Plan?

- Define the format and structure of a plan that meets MA's needs
- Establish our objectives and audiences; outline our goals
- Engage stakeholders (e.g., Regional Listening Sessions)
- Gather and process relevant data
- Produce a final work product that informs future policy



Breakout Groups (I/II) – Logistics and Instructions

Logistics

- EOHLC and consultant staff will facilitate breakout group discussions to provide attendees a smaller group setting to discuss MA's housing challenges and potential solutions.
- Each breakout group will discuss the same guiding questions (see next slide) for ~1 hour
- After breakout groups wrap up, attendees will return to the larger group setting, where groups will share discussion summaries

Instructions

- Please head to the breakout group that corresponds with the color of the sticker on your name tag.
- Share your feedback amongst your breakout group (note: there will be additional opportunities to submit feedback after the Listening Session, as well).
- Share a summary of your discussion with the full audience.

Note: EOHLC's role at the Regional Listening Sessions is to facilitate discussion and synthesize feedback from attendees; EOHLC will not respond directly to specific inquiries at this time. Please reach out to EOHLCStatewidePlan@mass.gov with specific inquiries.



Breakout Groups (II/II) – Discussion Questions

- 1. What is your dream/vision for housing in Massachusetts?**
- 2. What has been working well in your community when it comes to housing?**
- 3. How are housing challenges impacting you, your community, and/or your organization?**
- 4. What potential solutions/strategies would you like MA to explore in the Statewide Housing Plan?**

Sources



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