



Appendix

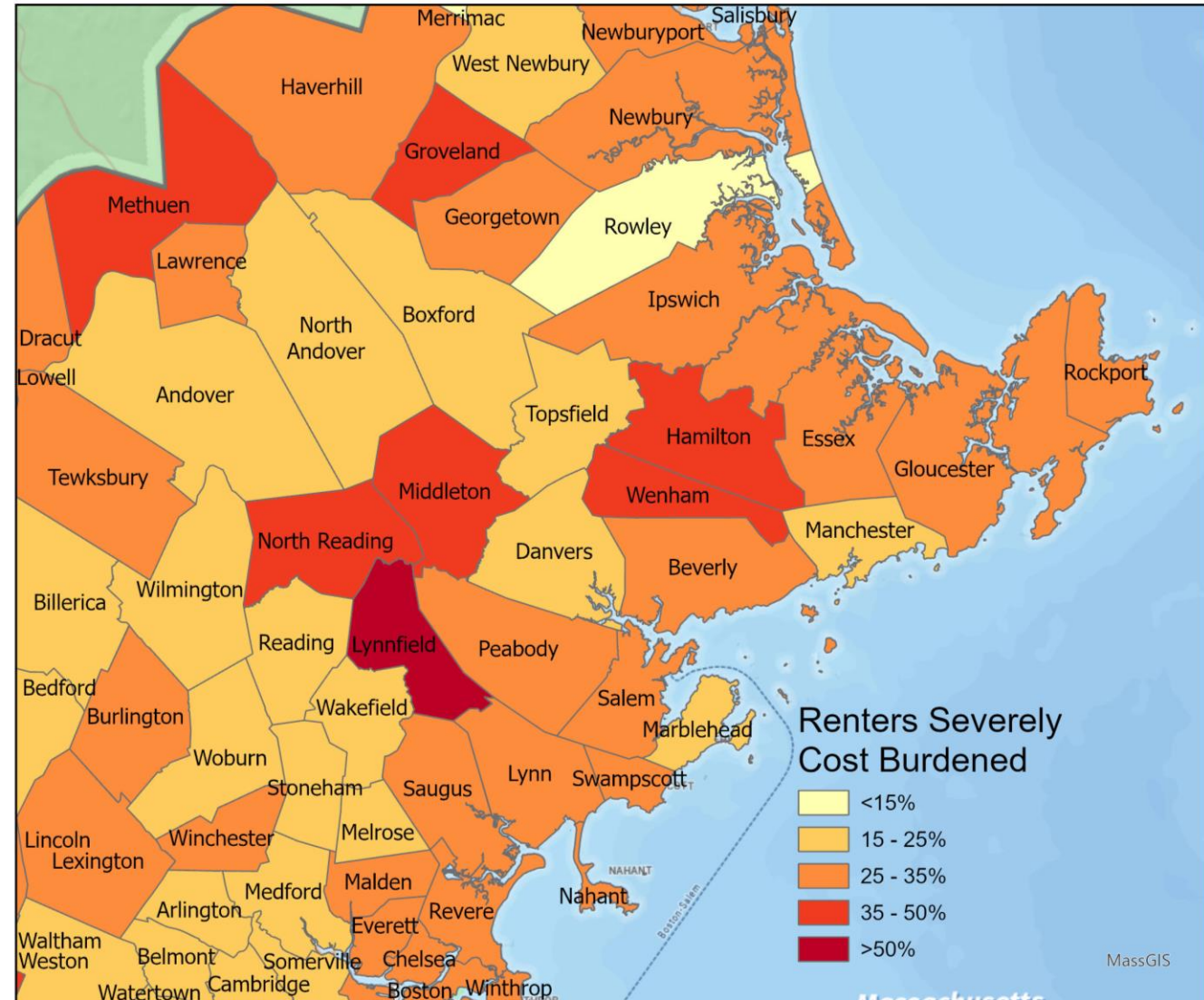
Data from Regional Listening Sessions

North Shore Regional Listening Session

The housing cost crisis hits renters particularly hard; many North Shore households are cost-burdened by housing prices¹



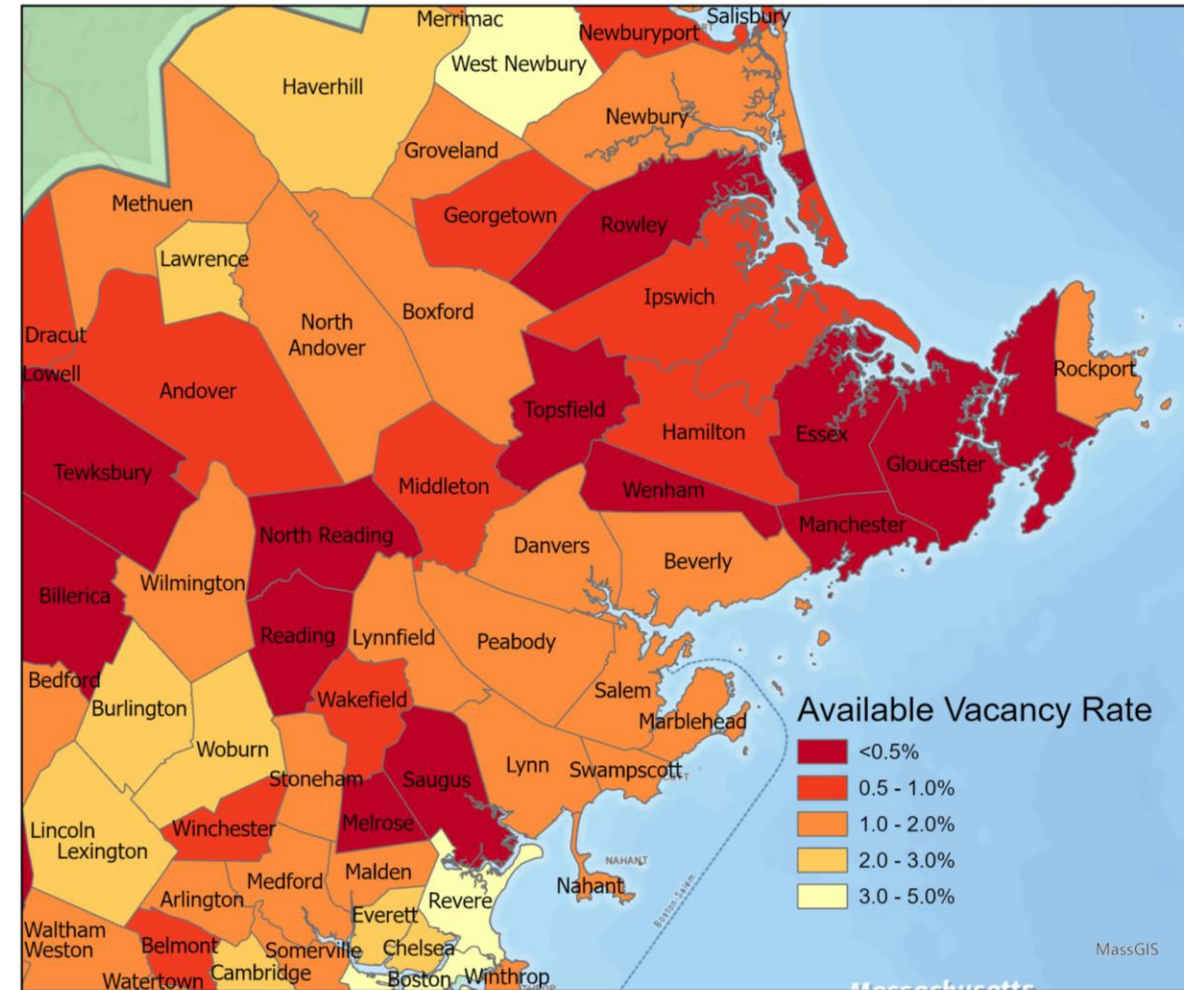
- In the Metro Boston region, 1 out of 4 renter households is "severely" cost burdened, spending more than half their income on rent and utilities.
- Another quarter of renters pay between 30% and 50% of their income on housing, making them "moderately" cost burdened.
- In Lynn, the numbers are even higher: 31% of renters (nearly 4,000 households) are severely cost burdened, paying more than half of their income on rent.
- Homeowners also struggle with housing costs: one quarter of owners in Metro Boston are cost burdened, with 11% paying more than half their income to mortgage and utilities.



Many North Shore cities and towns are experiencing historically low vacancy rates²



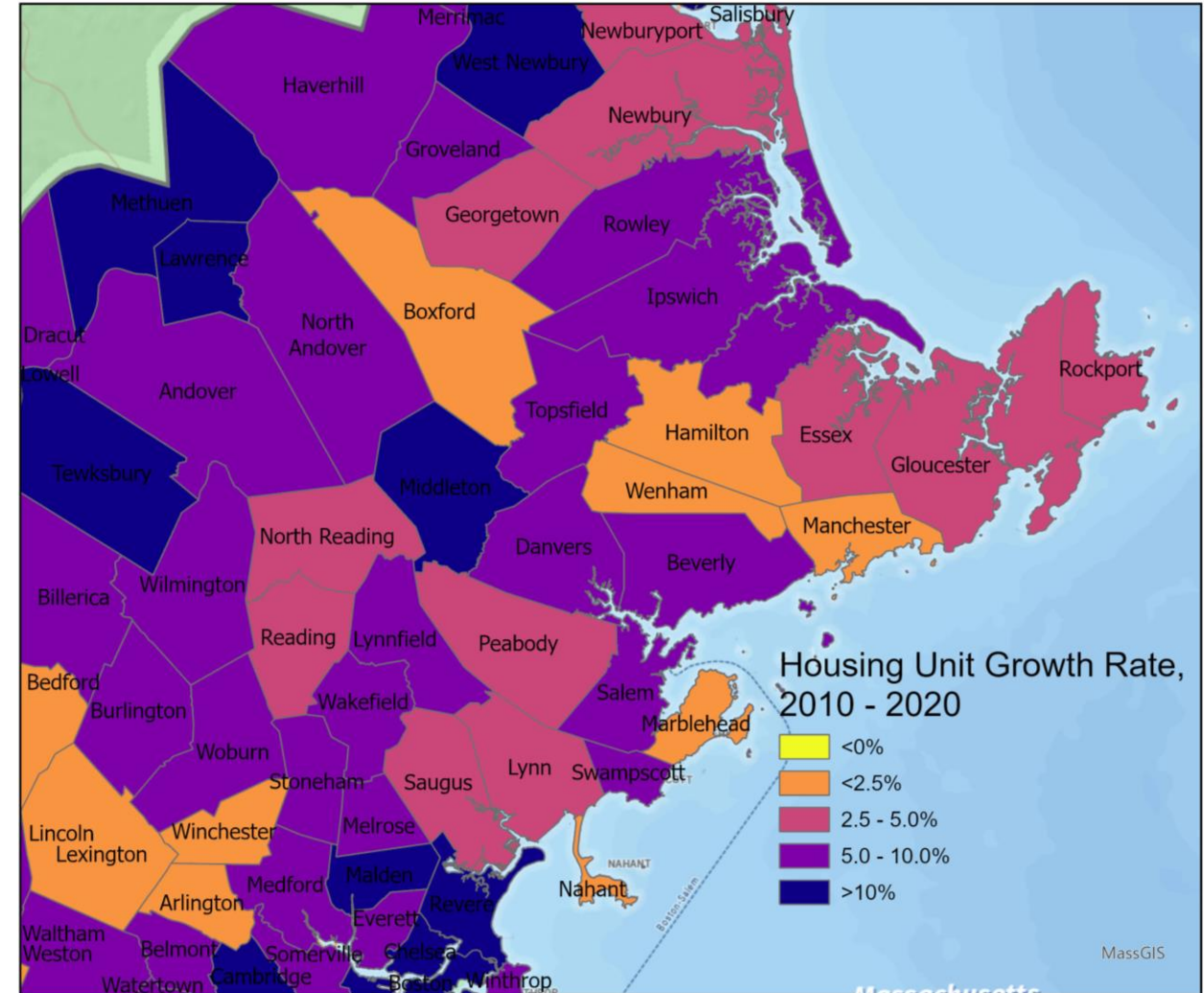
- In the Metro Boston region, only 1.8% of homes are available for sale or rent.
- There were only 8,500 homes for sale in the entire metropolitan statistical area in June 2023 – half as many as were for sale in June 2019
- This means there is intense competition for the few units that are available.
- **In many North Shore cities and towns, the effective vacancy rate is less than 0.5%.**



North Shore communities have experienced disparate patterns of growth that will need to be considered when designing policy solutions³



- From 2010 – 2020, the population of Metro Boston grew by 8.7% and the number of households grew by 8.2%, but the housing stock grew by only 7.9%.
- Some communities grew rapidly, adding 10% or more to their housing stock (generally without any correlated school enrollment increases.)⁴
- Other communities added relatively few units, growing by 2.5% or less over ten years.
- Due to declining birth rates and the growth of one- and two-person senior households, housing demand is projected to grow faster than population in the coming decades.





Sources

1. US Census Bureau, American Community Survey 2018 – 2022, Tables B25091 and B25070, accessed via <https://datacommon.mapc.org/browser/datasets/199>
2. US Census Bureau, American Community Survey 2018 – 2022, Table B25004, accessed via <https://datacommon.mapc.org/browser/datasets/460>; Zillow, “For-Sale Inventory (Smoothed, All Homes, Monthly), Boston MSA,” <https://www.zillow.com/research/data/>
3. US Census Bureau, 2010 and 2020 Census PL-94 Redistricting data, accessed via <https://datacommon.mapc.org/browser/datasets/425>
4. Metropolitan Area Planning Council, “An Update on Housing Production’s Affect on Public School Enrollment,” <https://www.mapc.org/learn/research-analysis/enrollment/>