

# 2024 GREATER BOSTON HOUSING REPORT CARD

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affordable housing



# Greater Boston Housing Report Card

**Bonnie Heudorfer, Barry  
Bluestone, Stein  
Helmrich, Northeastern University.  
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Association (Boston, Mass.), Boston  
Foundation**

## Greater Boston Housing Report Card:

**The Greater Boston Housing Report Card 2002** Ryan Allen, Center for Urban and Regional Policy, Citizens Housing and Planning Association of Metropolitan Boston, Boston Foundation. Boston Indicators Project, 2002 *The Greater Boston Housing Report Card 2003* Bonnie Heudorfer, Barry Bluestone, Stein Helmrach, Northeastern University. Center for Urban and Regional Policy, Citizens Housing and Planning Association (Boston, Mass.), Boston Foundation, 2004 **The Greater Boston Housing Report Card 2011** Barry Bluestone, Chase Billingham, Liz Williams, Northeastern University (Boston, Mass.). Kitty and Michael Dukakis Center for Urban and Regional Policy, Boston Foundation, Citizens Housing and Planning Association (Boston, Mass.), Warren Group, 2011 Household Incomes and Housing Costs United States. Congress. House. Committee on Financial Services, 2007 The Hub's Metropolis James C. O'Connell, 2013-03-22 The evolution of the Boston metropolitan area from country villages and streetcar suburbs to exurban sprawl and smart growth Boston's metropolitan landscape has been two hundred years in the making From its proto suburban village centers of 1800 to its far flung automobile centric exurbs of today Boston has been a national pacesetter for suburbanization In The Hub's Metropolis James O'Connell charts the evolution of Boston's suburban development The city of Boston is compact and consolidated famously the Hub Greater Boston however stretches over 1 736 square miles and ranks as the world's sixth largest metropolitan area Boston suburbs began to develop after 1820 when wealthy city dwellers built country estates that were just a short carriage ride away from their homes in the city Then as transportation became more efficient and affordable the map of the suburbs expanded The Metropolitan Park Commission's park and parkway system developed in the 1890s created a template for suburbanization that represents the country's first example of regional planning O'Connell identifies nine layers of Boston's suburban development each of which has left its imprint on the landscape traditional villages country retreats railroad suburbs streetcar suburbs the first electric streetcar boulevard Beacon Street in Brookline was designed by Frederic Law Olmsted parkway suburbs which emphasized public greenspace but also encouraged commuting by automobile mill towns with housing for workers upscale and middle class suburbs accessible by outer belt highways like Route 128 exurban McMansion dotted sprawl and smart growth Still a pacesetter Greater Boston has pioneered antisprawl initiatives that encourage compact mixed use development in existing neighborhoods near railroad and transit stations O'Connell reminds us that these nine layers of suburban infrastructure are still woven into the fabric of the metropolis Each chapter suggests sites to visit from Waltham country estates to Cambridge triple deckers Governing the Fragmented Metropolis Christina D. Rosan, 2016-10-18 Today the challenges facing our nation's metropolitan regions are enormous demographic change aging infrastructure climate change mitigation and adaptation urban sprawl spatial segregation gentrification education housing affordability regional equity and more Unfortunately local governments do not have the capacity to respond to the interlocking set of problems facing metropolitan regions and future challenges such as population growth and climate change

will not make it easier But will we ever have a more effective and sustainable approach to developing the metropolitan region The answer may depend on our ability to develop a means to govern a metropolitan region that promotes population density regional public transit systems and the equitable development of city and suburbs within a system of land use and planning that is by and large a local one If we want to plan for sustainable regions we need to understand and strengthen existing metropolitan planning arrangements Christina D Rosan observes that policy makers and scholars have long agreed that we need metropolitan governance but they have debated the best approach She argues that we need to have a more nuanced understanding of both metropolitan development and local land use planning She interviews over ninety local and regional policy makers in Portland Denver and Boston and compares the uses of collaboration and authority in their varying metropolitan planning processes At one end of the spectrum is Portland s approach which leverages its authority and mandates local land use at the other end is Boston s which offers capacity building and financial incentives in the hopes of garnering voluntary cooperation Rosan contends that most regions lie somewhere in between and only by understanding our current hybrid system of local land use planning and metropolitan governance will we be able to think critically about what political arrangements and tools are necessary to support the development of environmentally economically and socially sustainable metropolitan regions

**The American Suburb** Jon C. Teaford, 2020-09-10 The American Suburb The Basics is a compact readable introduction to the origins and contemporary realities of the American suburb Teaford provides an account of contemporary American suburbia examining its rise its diversity its commercial life its government and its housing issues While offering a wide ranging yet detailed account of the dominant way of life in America today Teaford also explores current debates regarding suburbia s future Americans live in suburbia and this essential survey explains the all important world in which they live shop play and work

*Knowledge Towns* David J. Staley, Dominic D. J. Endicott, 2023-03-21 The remote work revolution presents a unique opportunity for higher education institutions to reinvent themselves and become talent magnets In Knowledge Towns David J Staley and Dominic D J Endicott argue that the location of a college or university is a necessary piece of any region s effort to attract remote knowledge workers and accelerate economic development and creative placemaking Just as every town expects a church bank branch post office and coffeehouse Staley and Endicott write we will see a decentralized network of institutions of higher education flourish acting as cornerstones for the post pandemic rebuilding of our society and economy In calling for a college in any town they are not simply proposing placing a traditional college within a town or city but envisioning instead a particular kind of higher education institution called a knowledge enterprise In addition to providing the services of a traditional college a knowledge enterprise acts as a talent magnet attracting workers looking to move to cheaper and more attractive destinations With the post COVID 19 shift to more remote work and millions of people moving to more affordable and livable cities a place that wants to attract talent will require a thriving academic environment This represents a new opportunity for town and gown to create collaborative communities

The pandemic has accelerated existing trends that put at risk the viability of many colleges and universities as well as that of many towns and cities. The talent magnet strategy outlined in this book offers colleges and towns a plan of action for regeneration.

*The Other Boston Busing Story* Susan E. Eaton, 2020-10-23 METCO America's longest running voluntary school desegregation program has for 34 years bused black children from Boston's city neighborhoods to predominantly white suburban schools. Sixty-five METCO graduates vividly recall their own stories in this revealing book. Susan E. Eaton interviewed program participants who are now adults, asking them to assess the benefits and hardships of crossing racial and class lines on their way to school. Their answers poignantly show that this type of racial integration is not easy; they struggled to negotiate both black and white worlds, often feeling fully accepted in neither. Even so, nearly all the participants believe the long-term gains outweighed the costs and would choose a similar program for their own children, though not without conditions and apprehensions.

**Privileging Place** Meaghan Stiman, 2024-06-18 Over the past several decades and increasingly since the beginning of the pandemic, second homeowners have left a distinctive mark across both rural and urban America. As wealthy elites reallocate capital into housing investments other than their primary residence, they extend the breadth of their influence to places as different as the backwoods of northern Maine and the cobblestone streets of Beacon Hill. Across these varied geographies, the purchase of second homes has become a social problem, placing pressure on housing markets, igniting political tensions, and putting strain on local community dynamics. While this movement of capital may be in part motivated by financial returns, this alone cannot fully explain what motivates second homeowners, nor does it capture the depth of their influence. *Privileging Place* examines how place identity, which is to say a felt identification with a particular kind of place, leads many affluent people to shift a portion of their capital and their lives to a new place and to exert an influence on that place in a particular way. Drawing on interviews with over sixty second homeowners, as well as community observations from two years of field research in Rangeley, Maine, and Boston, Massachusetts, Meaghan Stiman looks at the ways in which place identity motivates the movements of a particular subset of second homeowners, namely the upper middle class. Belonging to the top 20% of American income earners, these second home buyers are predominantly white and tend to concentrate their wealth in suburbs and other affluent, resource-rich areas. In *Privileging Place*, Stiman shows that for the upper middle class, second home ownership is a way to promote an identity for themselves through the place where they buy their second home, whether rural or urban. But because these projects are second homes developed on the side, while still holding onto the valued resources of their suburban primary residences, Stiman argues that such place identity projects rely on further deepening inequalities in urban and rural places. To the second homeowners, these are not places to work, go to school, or contribute to community life, but are places to imagine a version of themselves as urban or rural people and to imprint their version of urban or rural life onto the community where they live part time. By tracing the way upper middle class values and practices unfold between secondary city and country homes and their suburban hometowns, this book offers

a detailed look into the spatial concentration and diffusion of white upper middle class privileges in the United States

WHAT'S IN 2012-2016 WHATS IN, 2017-09-03 Boston was ranked by The Economist as a top 10 city globally for its demonstrated ability to attract capital businesses talent and visitors Sounds like a great place to live Yes but only if you can afford it Over a third of the Boston population spends over 30%% of their annual income on housing More and more people are being forced out of the city Established in 2012 by a group of young architects who were challenged to balance a base line income against the rising housing cost WHAT S IN set a goal to find urban housing solutions that are more accessible to the greater workforce Over the course of 5 years the research group gathered data on housing preferences designed affordable housing prototypes cultivated collaborations with other groups with similar interests and created an idea sharing platform through an annual exhibit In this book we will take you on a journey of our discoveries from 2012 2016 where we strived to create an affordable downtown Boston living for everyone *Local and Regional Development* Andy Pike, Andrés Rodriguez-Pose, John Tomaney, 2016-07-15 Actors and institutions in localities and regions across the world are seeking prosperity and well being amidst tumultuous and disruptive shifts and transitions generated by an increasingly globalised knowledge intensive capitalism global financial instability volatility and crisis concerns about economic social and ecological sustainability climate change and resource shortages new multi actor and multi level systems of government and governance and a re ordering of the international political economy state austerity and retrenchment and new and reformed approaches to intervention policy and institutions for local and regional development *Local and Regional Development* provides an accessible critical and integrated examination of local and regional development theory institutions and policy in this changing context Amidst its rising importance the book addresses the fundamental issues of what kind of local and regional development and for whom its purposes principles and values frameworks of understanding approaches and interventions and integrated approaches to local and regional development throughout the world The approach provides a theoretically informed critical analysis of contemporary local and regional development in an international and multi disciplinary context grounded in concrete empirical analysis from experiences in the global North and South It concludes by identifying what might constitute holistic inclusive progressive and sustainable local and regional development and reflecting upon its limits and political renewal Getting Ahead Silvia Dominguez, 2013-12 Honorable Mention 2014 Distinguished Contribution to Research Award presented by the Latina o Sociology Section of the American Sociological Association *Getting Ahead* tells the compelling stories of Latin American immigrant women living in public housing in two Boston area neighborhoods Silvia Dominguez argues that these immigrant women parlay social ties that provide support and leverage to develop networks and achieve social positioning to get ahead Through a rich ethnographic account and in depth interviews the strong voices of these women demonstrate how they successfully negotiate the world and achieve social mobility through their own individual agency skillfully navigating both constraints and opportunities Dominguez makes it clear that many immigrant women are

able to develop the social support needed for a rich social life and leverage ties that open options for them to develop their social and human capital. However, she also shows that factors such as neighborhood and domestic violence and the unavailability of social services leave many women without the ability to strategize towards social mobility. Ultimately, Domiguez makes important local and international policy recommendations on issues ranging from public housing to world labor visas, demonstrating how policy can help to improve the lives of these and other low-income people.

**Airbnb, Short-Term Rentals and the Future of Housing** Lily M. Hoffman, Barbara Schmitter Heisler, 2020-11-03 How do Airbnb and short-term rentals affect housing and communities? Locating the origins and success of Airbnb in the conditions wrought by the 2008 financial crisis, the authors bring together a diverse body of literature and construct case studies of cities in the US, Australia, and Germany to examine the struggles of local authorities to protect their housing and neighborhoods from the increasing professionalization and commercialization of Airbnb. The book argues that the most disruptive impact of Airbnb and short-term rentals has been on housing and neighborhoods in urban centers where housing markets are stressed. Despite its claims, Airbnb has revealed itself as platform capitalism, incentivizing speculation in residential housing. At the heart of this trajectory is its business model and control over access to data. In a first narrative, the authors discuss how Airbnb has institutionalized short-term rentals, consequently removing long-term rentals, contributing to rising rents and changing neighborhood milieus as visitors replace long-term residents. In a second narrative, the authors trace the transformation of short-term rentals into a multibillion-dollar hybrid real estate sector promoting a variety of flexible tenure models. While these models provide more options for owners and investors, they have the potential to undermine housing security and exacerbate housing inequality. While the overall effects have been similar across countries and cities, depending on housing systems, local response has varied from less restrictive in Australia to increasingly restrictive in the United States and most restrictive in Germany. Although Airbnb has made some concessions, it has not given any city the data needed to efficiently enforce regulations, making for costly externalities. Written in a clear and direct style, this volume will appeal to students and scholars in Urban Studies, Urban Planning, Housing, and Tourism Studies.

**Here for Good: Community Foundations and the Challenges of the 21st Century** Terry Mazany, David C. Perry, 2014-12-18 Community foundations bring together the resources of individuals, families, and businesses to support effective nonprofits in their communities. Over the years, foundations have come to engage community problem-solving through more than just grant-making. They have added a rich array of other activities, including programs of community capacity building, active modes of advocacy, and centers for meeting. In 2011, the 700 institutions in the United States gave an estimated \$4.2 billion to a variety of nonprofit activities in fields that included the arts and education, health and human services, the environment, and disaster relief. The origins of this book stem from conversations among the leadership of community foundations about the challenges they must overcome in order to make such foundational contributions to their communities. As community foundations enter the second century of

their existence the first foundation was formed in Cleveland in 1914 the need for knowledge and best practices has never been greater This book with expert authors representing the best and the brightest in this important field fills that need

**The Politics of Massachusetts Exceptionalism** Jerold Duquette, Erin O'Brien, 2022-05-06 Thorough engaging and full of insight a must read for anyone wanting to understand the state's governmental process and its political actors Jeffrey M Berry author of *Lobbying for the People* The Political Behavior of Public Interest Groups Are claims of Massachusetts's special and instructive place in American history and politics justified Alternately described as a city upon a hill and an organized system of hatreds Massachusetts politics has indisputably exerted an outsized pull on the national stage The Commonwealth's leaders often argue for the state's distinct position within the union citing its proud abolitionist history and its status as a policy leader on health care gay marriage and transgender rights not to mention its fertile soil for budding national politicians Detractors point to the state's busing crisis sky high levels of economic inequality and mixed support for undocumented immigrants The Politics of Massachusetts Exceptionalism tackles these tensions offering a collection of essays from public policy experts that address the state's noteworthy contributions to the nation's political history This is a much needed volume for Massachusetts policymakers journalists and community leaders as well as those learning about political power at the state level inside and outside of the classroom Contributors include the editors as well as Maurice T Cunningham Lawrence Friedman Shannon Jenkins Luis F Jimenez and Peter Ubertaccio One stop shopping for an understanding of Massachusetts politics **Commonwealth Magazine**

**Snob Zones** Lisa Prevost, 2013-05-07 An exploration of the corrosive effects of overpriced housing exclusionary zoning and the flight of the younger population in the Northeast Winner of the 2014 Bruss Silver Award and First Time Author Award from the National Association of Real Estate Editors Towns with strict zoning are the best towns aren't they They're all about preserving local character protecting the natural environment and maintaining attractive neighborhoods Right In this bold challenge to conventional wisdom Lisa Prevost strips away the quaint facades of these desirable towns to reveal the uglier impulses behind their proud allegiance to local control These eye opening stories illustrate the outrageous lengths to which town leaders and affluent residents will go to prohibit housing that might attract the wrong sort of people Prevost takes readers to a rural second home community that is so restrictive that its celebrity residents may soon outnumber its children to a struggling fishing village as it rises up against farmworker housing open to Latino immigrants and to a northern lake community that brazenly deems itself out of bounds to apartment dwellers From the blueberry barrens of Down East to the Gold Coast of Connecticut these stories show how communities have seemingly cast aside the all American credo of opportunity for all in favor of I was here first Prevost links this every town for itself mentality to a host of regional afflictions including a shrinking population of young adults ugly sprawl unbearable highway congestion and widening disparities in income and educational achievement *Snob Zones* warns that this pattern of exclusion is unsustainable and raises thought provoking questions about what it means to be a community



in post recession America      Planning Forum ,2009      Symposium, the Roberts Court ,2008      **Boston College**  
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