

Unlock the Commonwealth


New housing and growth policies to help
Massachusetts realize its full potential



CREW Boston, January 21, 2016



Massachusetts Housing
Partnership



**We are not
normal.**

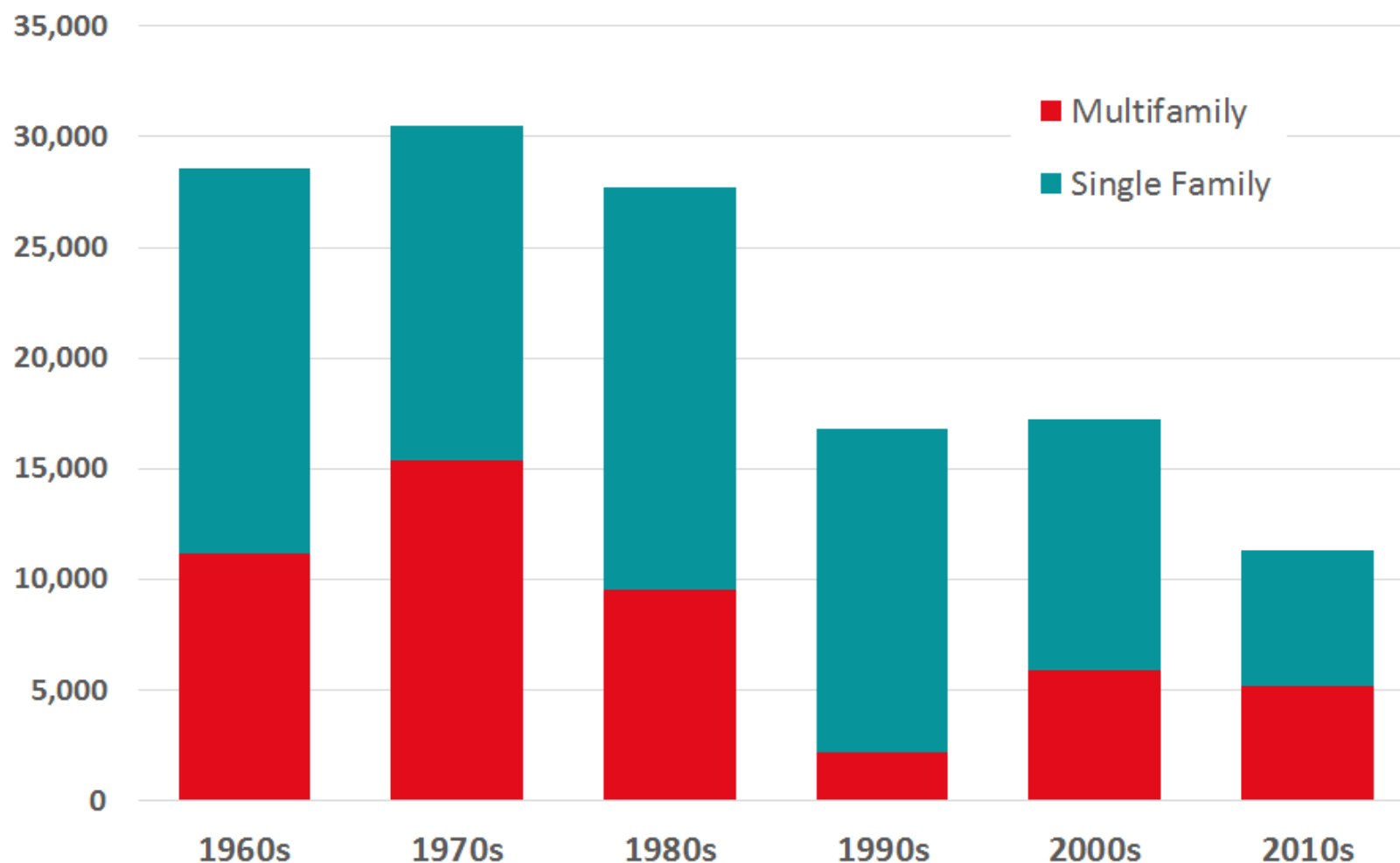
Our zoning rules and local approval process distorts the market's response to our housing needs.



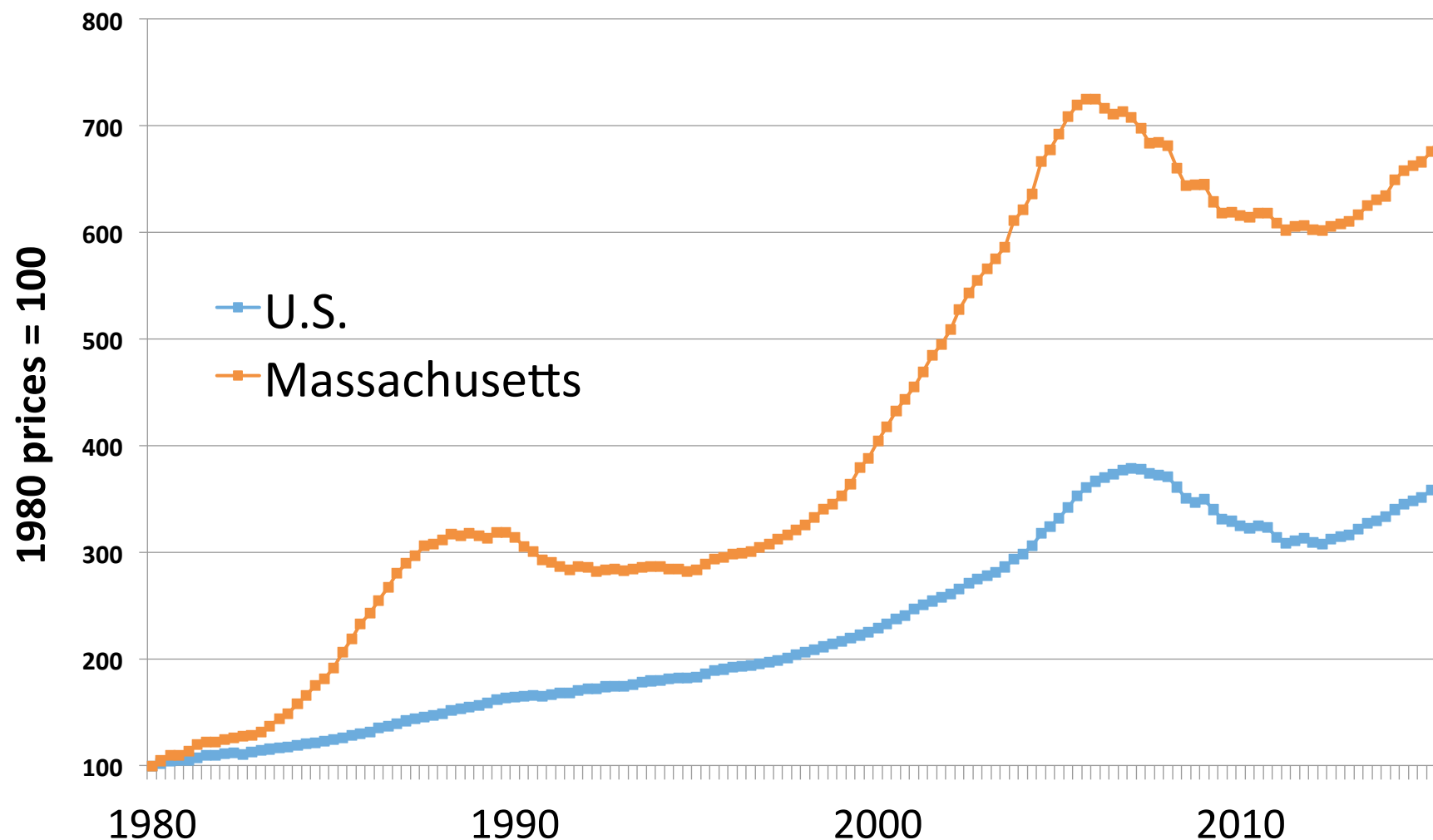
We are allowing less housing production now than at almost any point in recent history.



Annual Housing Production by Decade



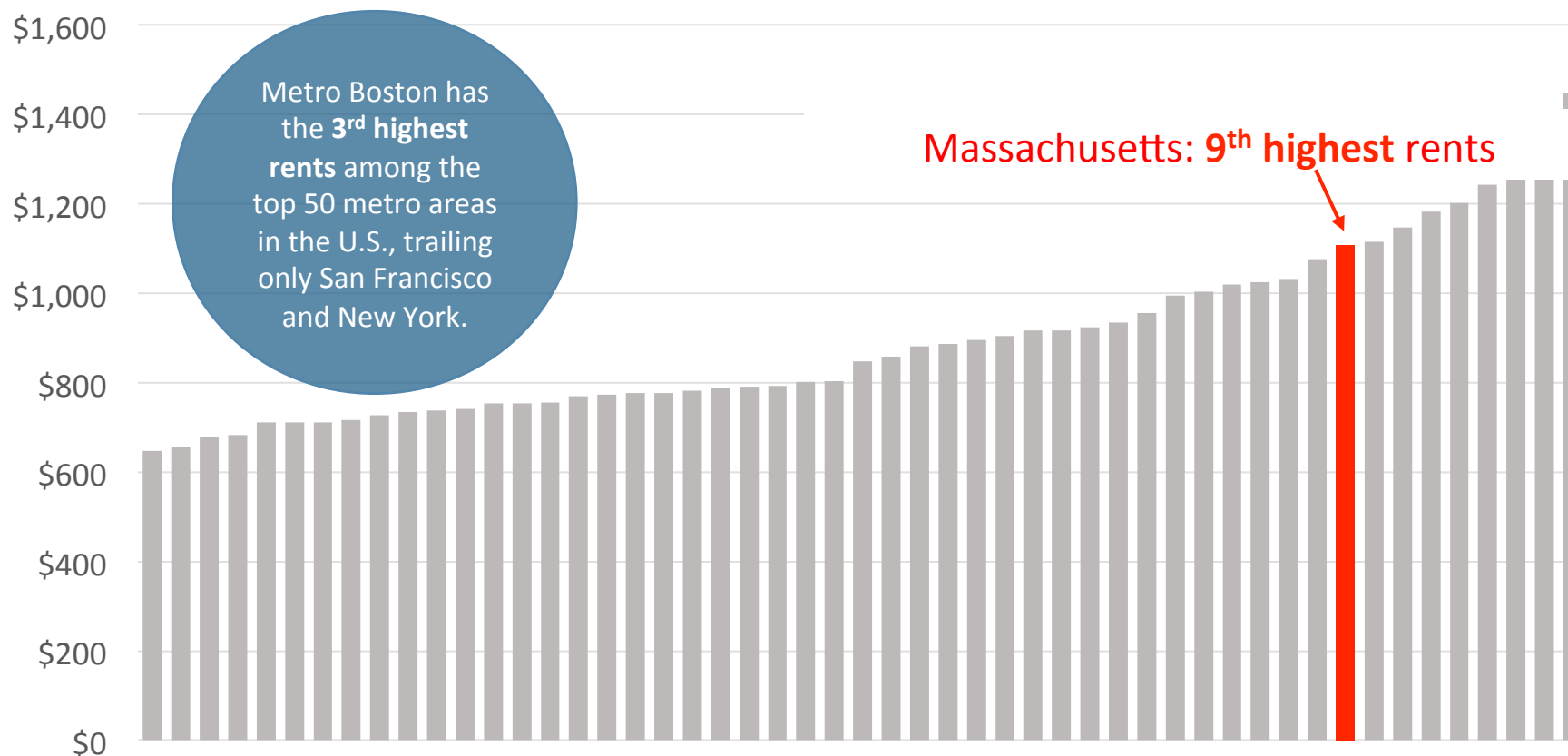
As a result, our home prices are now among the highest in the U.S.



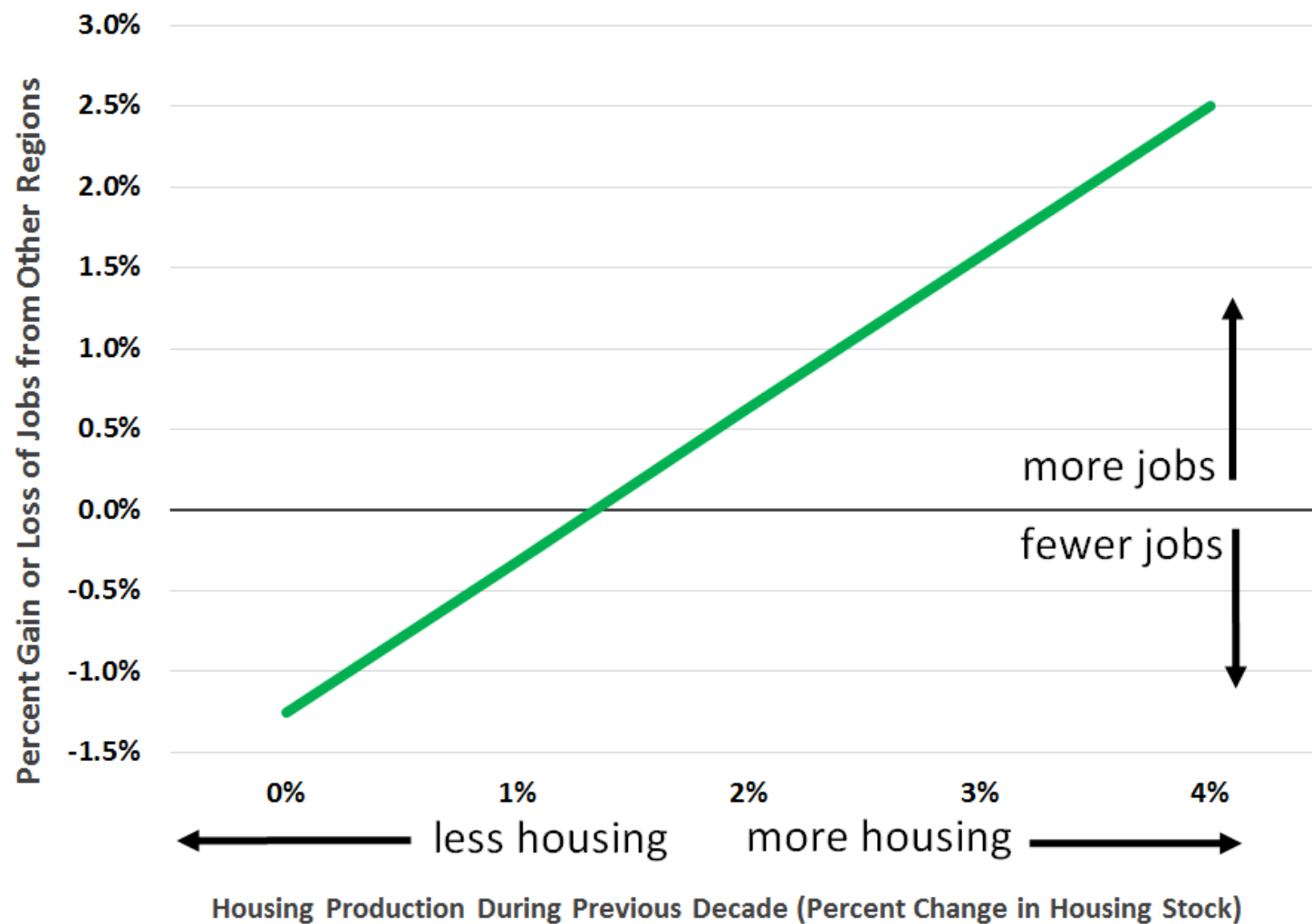
Our rents are also among the highest, especially compared to our economic competitors.



Median Rent by State

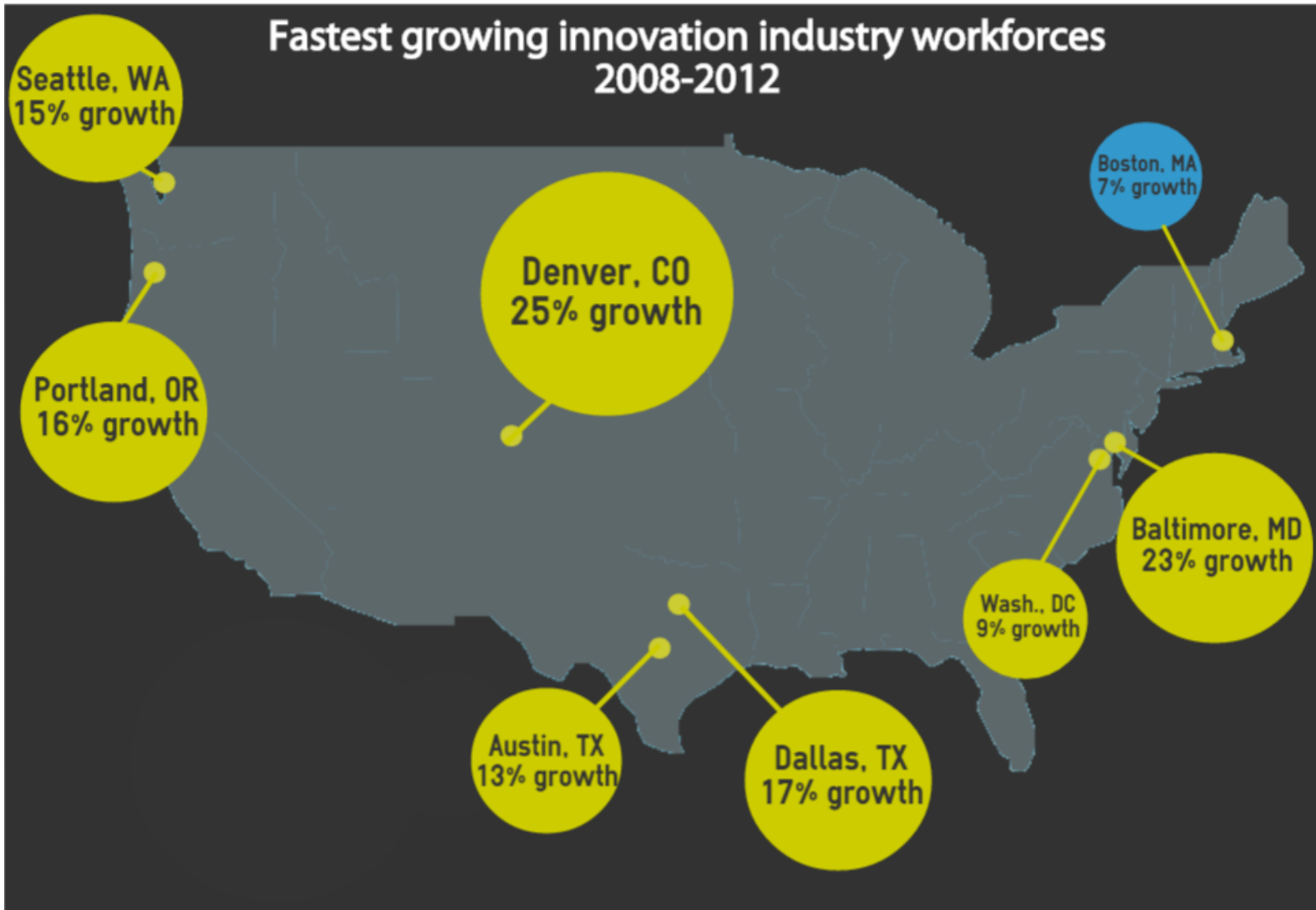


Building enough new housing now is a prerequisite to keeping and growing jobs in Massachusetts.

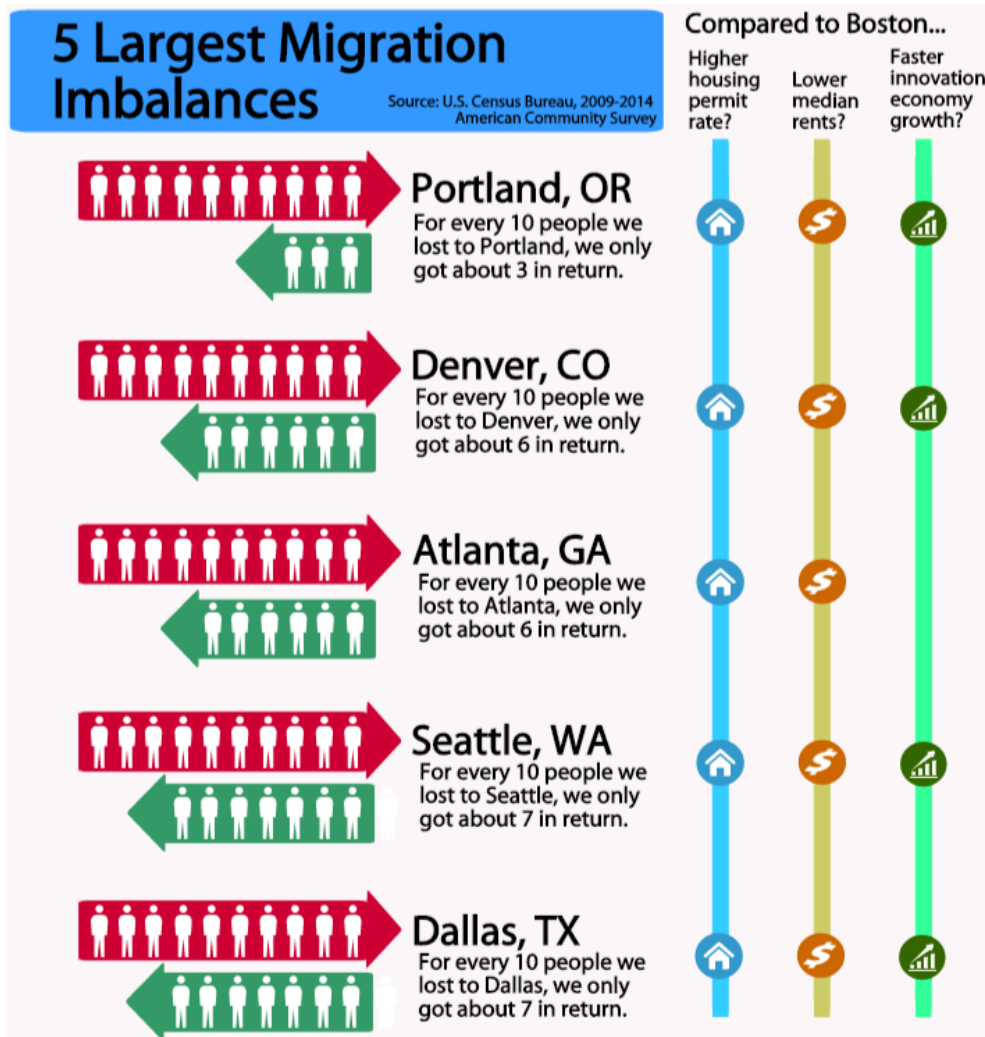


Recipe for Growth, MHP 2008

Other metro areas around the country are doing a better job attracting young, educated workers.



We are losing population to metro regions that offer better housing choices at a lower cost.

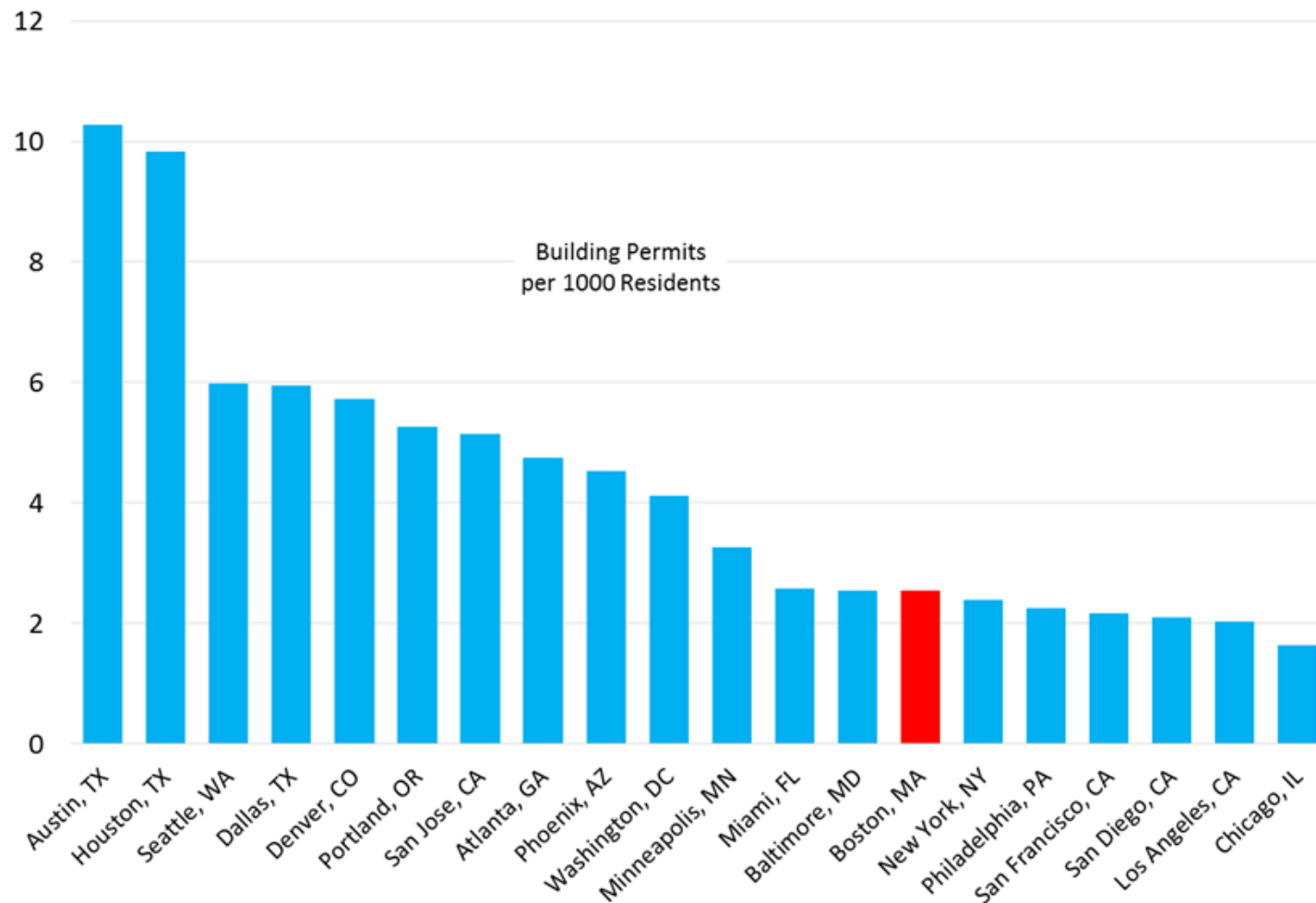


Most of our economic competitors are producing more housing than metro Boston.



Building Permit Rates of the 20 Largest Innovation Economy Metros

Source: U.S. Census Bureau, 2014 Building Permits Survey and 2014 ACS 1-Year Estimates



What's keeping us from building smart and producing the housing we need?



Our 351 cities and towns regulate land use with minimal accountability

- Excessive minimum lot sizes
- Little or no opportunity to build multifamily housing
- Single-use/Euclidean zoning
- Local septic regulations that promote large-lot sprawl
- Scant consideration of regional or statewide needs

To compete, we need to change



Legislative proposals now in play:

- Statewide zoning for multifamily housing while retaining local flexibility
- Cluster development as a universal standard
- Revenue sharing with cities and towns that permit the housing that facilitates job growth
- Greater regional collaboration
- State-level planning



More information



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www.massgrowth.net

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www.facebook.com/MassHousingPartnership