Housing Opportunity, Community Development and Civil Rights: A Regional Convening

Trends in Affordable Housing Development in Massachusetts
SEGREGATION – HISPANIC SHARE OF POPULATION

2010 Census

Housing Opportunity, Community Development and Civil Rights: A Regional Convening
Long Term Trends in Segregation in Massachusetts Metro Areas

Findings of the Kirwan Institute’s MA Opportunity Mapping Analysis (2009)
SITING OF AFFORDABLE HOUSING - STATE PUBLIC HOUSING shown against poverty level
SITING OF AFFORDABLE HOUSING - PRIVATE SUBSIDIZED HOUSING
shown against poverty level
### Share w/Nearest School Ranked in Bottom 10th Percentile - Boston, MA- NH-MSA

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poor Households</td>
<td>33.6%</td>
</tr>
<tr>
<td>All Renters</td>
<td>28.4%</td>
</tr>
<tr>
<td>Public Housing</td>
<td>63.3%</td>
</tr>
<tr>
<td>Project Based Section 8</td>
<td>60.9%</td>
</tr>
<tr>
<td>LIHTC</td>
<td>61.1%</td>
</tr>
</tbody>
</table>
THE MA CONVERSATION

- We are talking about a balanced approach in reinvestment and in opening access

- “Assets” and “opportunity” may mean different things to different people

- Need to be honest in the conversation
  - Life outcomes are affected
  - This is not just a housing conversation
  - Housing developers cannot meet these challenges without significant government intervention and support
GOAL:

Genuine housing choice that offers meaningful access to opportunity
1) **Housing for extremely low-income (ELI) individuals, families, and seniors**

2) **Investment in distressed and at-risk neighborhoods where strategic housing investment has a strong likelihood of catalyzing private investment, improving housing quality, and promoting occupancy at a range of household incomes.**

3) **Preservation of existing affordable housing** that extends affordability in situations that are consistent with QAP policies and the preservation working group policies (matrix).

4) **Family housing production in neighborhoods and communities that provide access to opportunities**, including but not limited to, jobs, transportation, education, and public amenities. Access to opportunity locations will be defined by publicly-available data. **At least 65 percent of the units in a project must be 2 BR or larger, and at least 10 percent must be 3 BR**, unless that percentage of 2 BR or 3 BR units is infeasible or unsupported by public demand.
OBSTACLE

Exclusionary Zoning
## Summary by Region of Selected Land Use Conditions, Restrictions

<table>
<thead>
<tr>
<th>REGION</th>
<th>MA TOTAL</th>
<th>Berkshire</th>
<th>Boston</th>
<th>Cape &amp; Islands</th>
<th>Central</th>
<th>North-east</th>
<th>Pioneer Valley</th>
<th>South-east</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL MUNICIPALITIES</td>
<td>35 1</td>
<td>32</td>
<td>75</td>
<td>23</td>
<td>62</td>
<td>42</td>
<td>69</td>
<td>48</td>
</tr>
<tr>
<td>% w/o MULTIFAMILY ZONING</td>
<td>74 %</td>
<td>84%</td>
<td>59%</td>
<td>87%</td>
<td>76%</td>
<td>76%</td>
<td>75%</td>
<td>77%</td>
</tr>
<tr>
<td>% of REGION’S DEVELOPABLE LAND w/o MULTIFAMILY ZONING</td>
<td>83 5</td>
<td>84%</td>
<td>79%</td>
<td>98%</td>
<td>82%</td>
<td>82%</td>
<td>82%</td>
<td>88%</td>
</tr>
</tbody>
</table>
New Rental Development, 2001-2012
(Market Rate and Mixed Income)
Bonnie Heudorfer: Analysis of data from Census Building Permit Survey, municipal planning departments, 40B permits, 40R status reports, etc.
POLICY RESPONSE

Discretionary grants to municipalities tied to multi-family zoning as of right.
OBSTACLE

- Discrimination against Families w/Children

Less than 14% of our Public and Private Subsidized Rental Housing provides 3 (or more) Bedrooms

Calculations by Bonnie Heudorfer based upon DHCD’s Data Collection for Government Assisted Housing in MA, 2011 (number of units) and DHCD May 2012 Subsidized Housing Inventory (total subsidized units)
POLICY RESPONSE

- Expand 3 bedroom requirement

- Require a balance between family housing (3+ BR) and non-family housing (age-restricted and < 3 BR housing) for credit towards Ch.40B 10% “safe harbor”
Housing, Alone, Is Not Sufficient
POLICY RESPONSE

GOVERNOR’S CHARGE:

- CONVENE ALL RELEVANT STATE AGENCIES TO ADDRESS RECOMMENDATIONS OF THE AI

- WITH DRAFT RECOMMENDATIONS FROM ADMINISTRATION, CONVENE MEETINGS WITH EXTERNAL STAKEHOLDERS
OBSTACLES

- ENTITLEMENT FORMULAS?
- NO FAIR HOUSING ACTIONS IN MA
- PRACTICAL DEVELOPMENT CONCERNS – TIME =/+ MONEY
www.ma.gov/dhcd