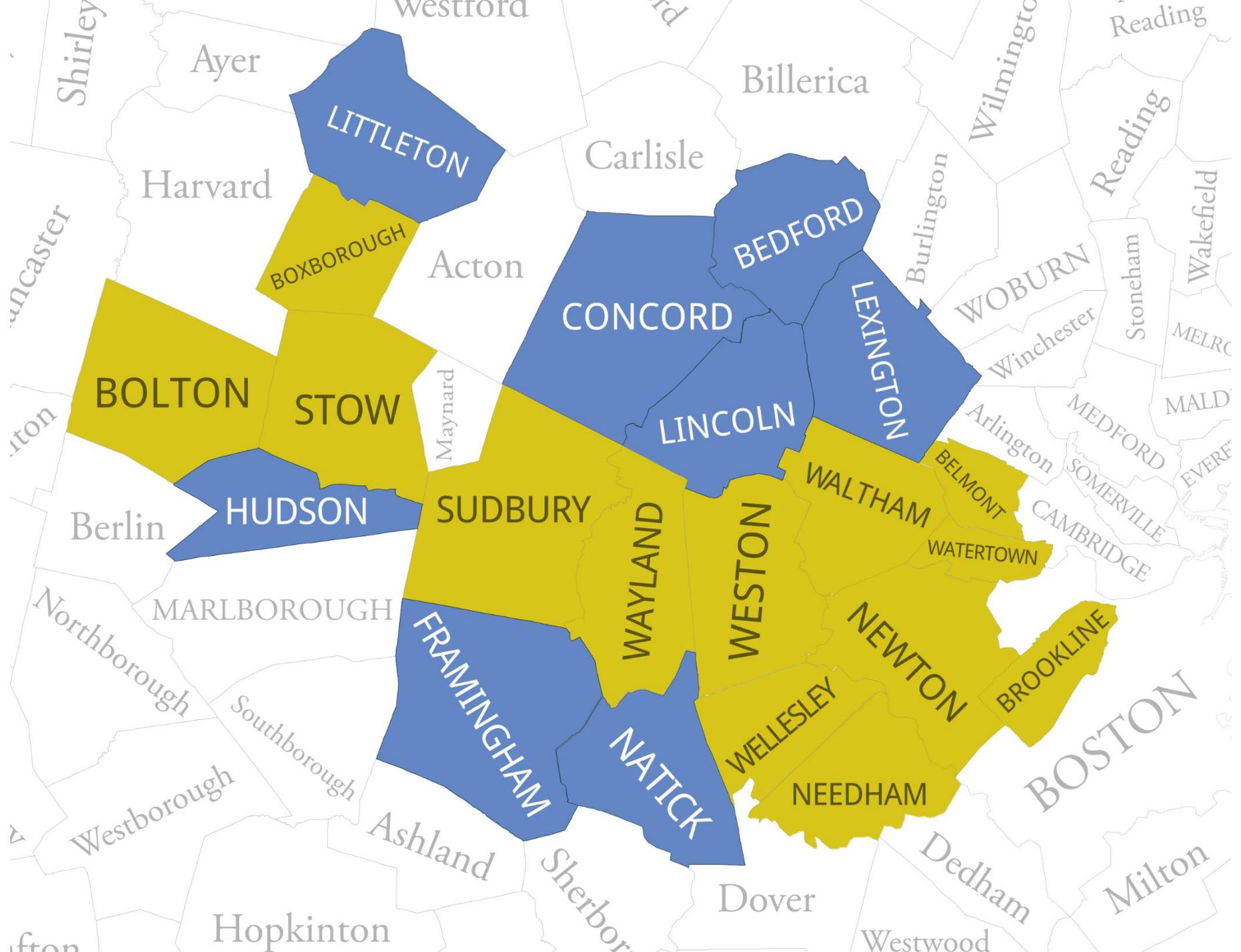
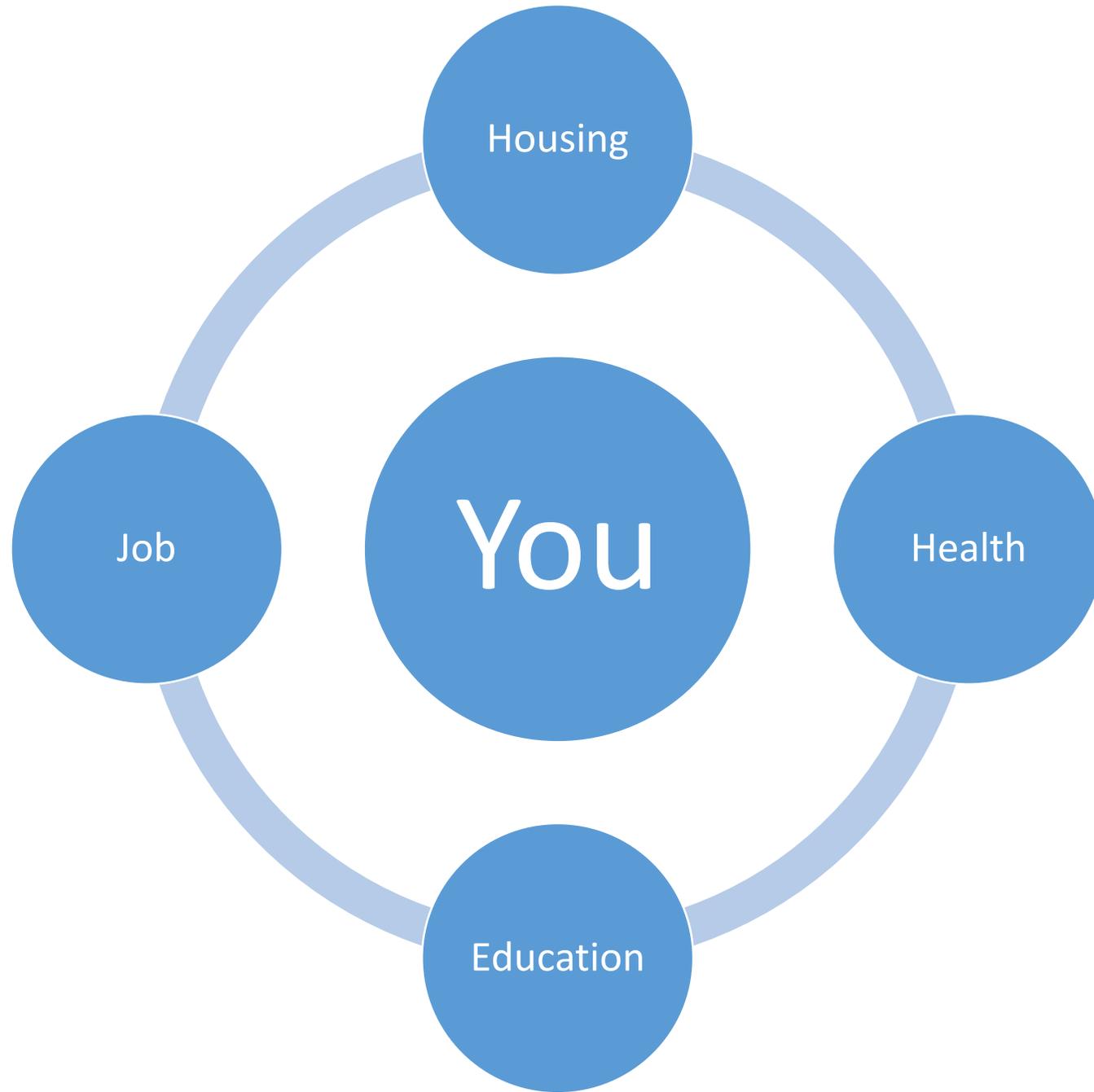




**METRO WEST**

**COLLABORATIVE DEVELOPMENT**





# Where did it come from?

- Building codes of late 1800's
- Housing Act of 1937
- The "Fair Housing Act" of 1968
- LIHTC (1986)
- HOPE VI (1993)



**CONGRESS**

4,977 units to meet 10% goal

“Need” is closer to 35,000 units

For suburbs to reflect racial composition of the state we need to find room for 9,900 people

# Housing Metro Boston

15 cities and towns united in a landmark regional commitment to housing production.

The Metro Mayors Coalition communities are on track to add 235,000 net new jobs from 2015 to 2030. Combined with the imminent retirement of the region's Baby Boomers, this robust economic growth will attract hundreds of thousands of new workers to fill those available jobs.

After factoring in the housing demand created by these new workers, the increasing number of senior households, and the changing needs of existing residents, we estimate that the Metro

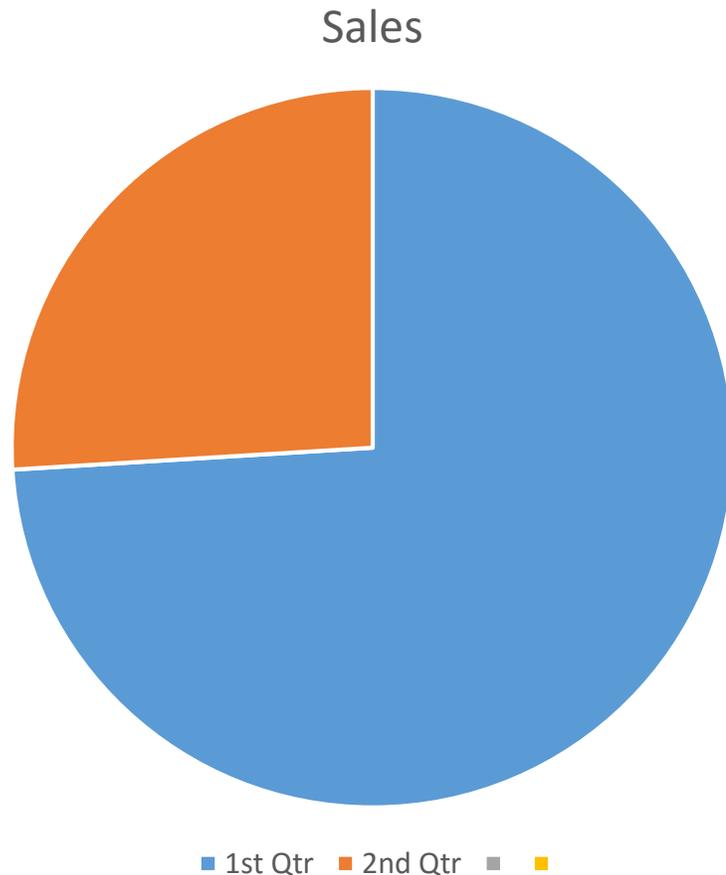
Mayors Coalition **will need to add**  
**185,000 housing units** from 2015 – 2030  
in order to meet demand and reduce – or at least stabilize -- housing costs.

\$3,000 2-bedroom at the Bell (in Watertown)

Requires an income of

**\$120,000**

# \$385,000 to Build a Unit



About \$100,000 can be borrowed against a household's rent at \$58,000/year.

The \$285,000 has to come from **somewhere else**.

That somewhere else is:

- Density
- Public/private subsidies
- (or unsafe building conditions)

# My experience:

- Watertown: positive – 44 units in 11 years
- Newton: negative – 10 units killed by neighbors
- Waltham: mixed – most recently 26 units died by inaction
- Norwell: mixed – 18 units proceeding despite attempts to thwart
- Medway: positive – 92 units permitted in 18 months
- Needham: negative – only supporting small projects
- Harvard: negative – local committee caved to neighbor complaints

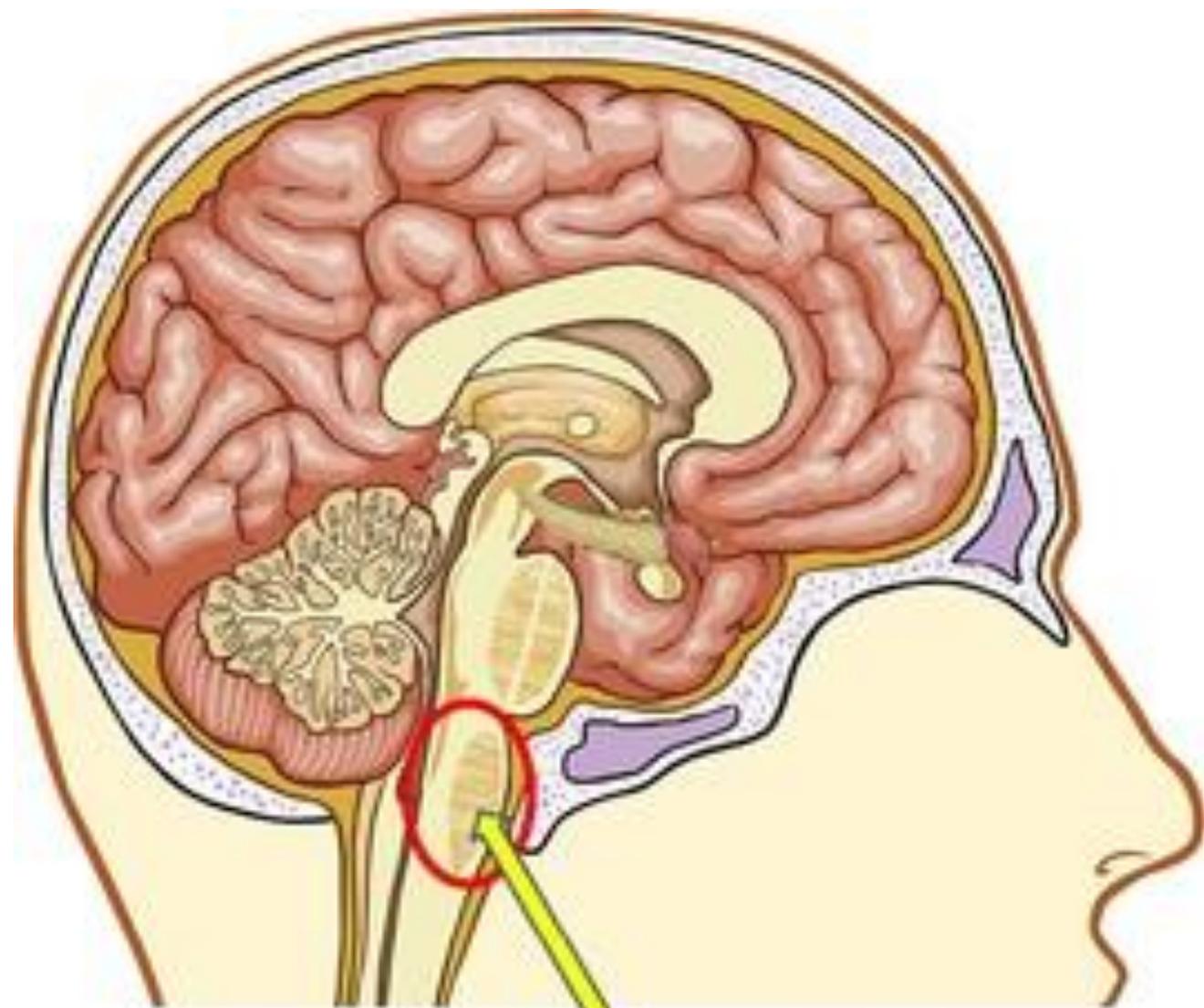
Even though that's a .428 batting average, the losses are brutal

# Current Examples of Discriminatory Thinking

- Disabled people are dangerous
- Children are expensive to educate
- Traffic will ruin our neighborhood
- Dense housing is out of character
- Homeowners take better care of things

**RESULTS in lack of political will to kill projects or stall them to death**





Medulla Oblongata

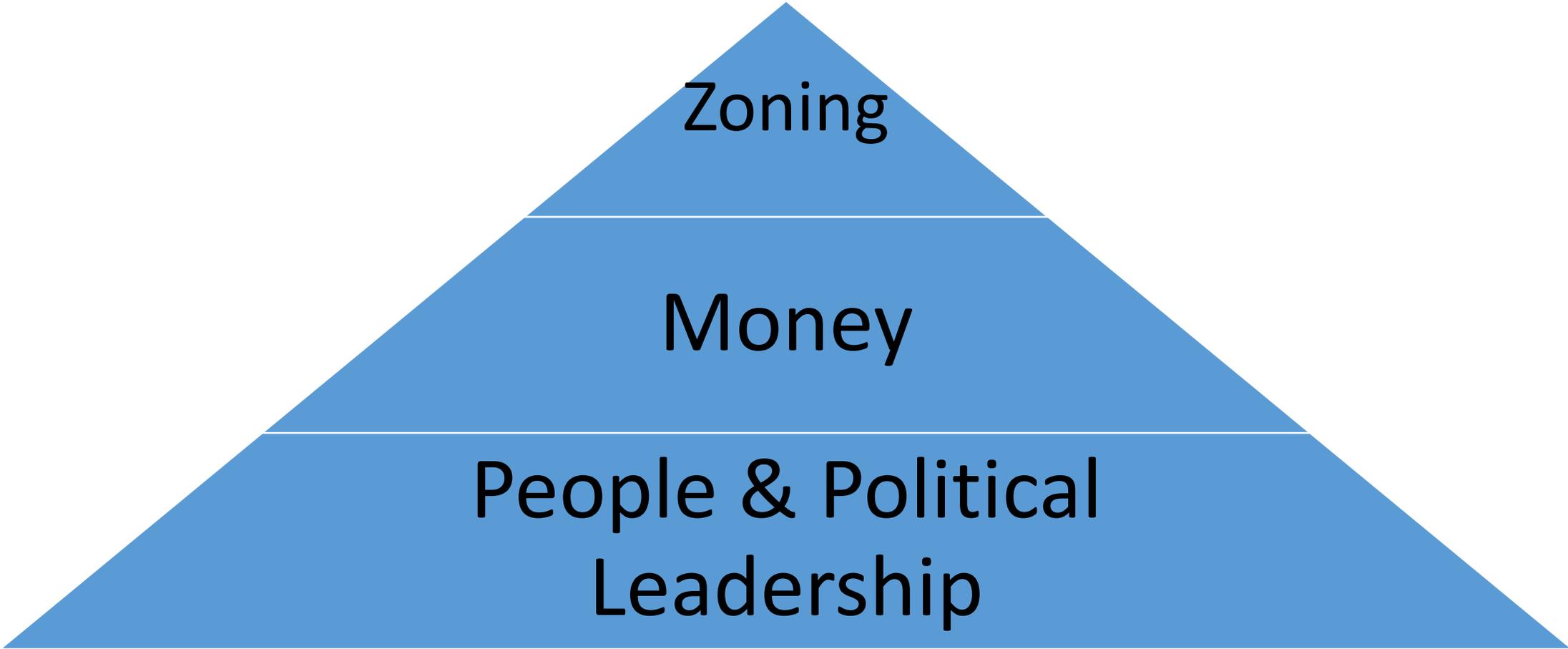
# It is a battle

- Fairness
- Open Heart and Generosity of Spirit
- Lots of Tools!



- Fear
- Anger
- Cost/\$/a system that is stacked

To win you need:



# Some things you can do!

- Join a housing committee in your community
- **Create a Housing Production Plan**
- Stake your claim to municipal land
- **Pass the Community Preservation Act**
- Work for zoning change
- **Work WITH 40B developers**
- Support Habitat (or other non-profit) projects
- **Welcome new affordable housing residents**
- There is a wealth of information, resources and tools out there in Massachusetts for housing advocates. But **the most important thing** is to speak your truth, to your neighbors and elected officials early and often!