

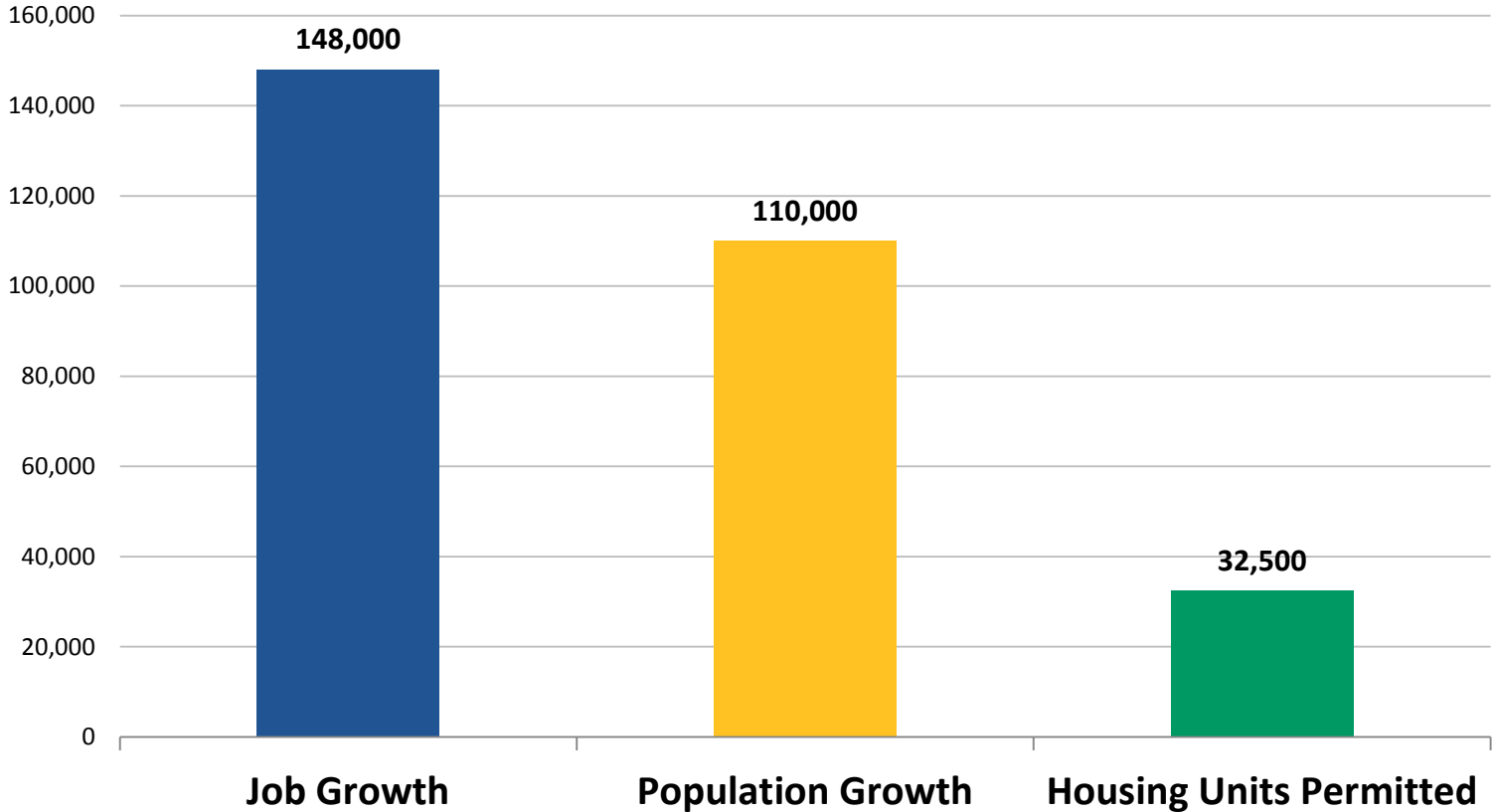
# Housing In Arlington

Why Is This Our Issue & What Should  
We Do About It?

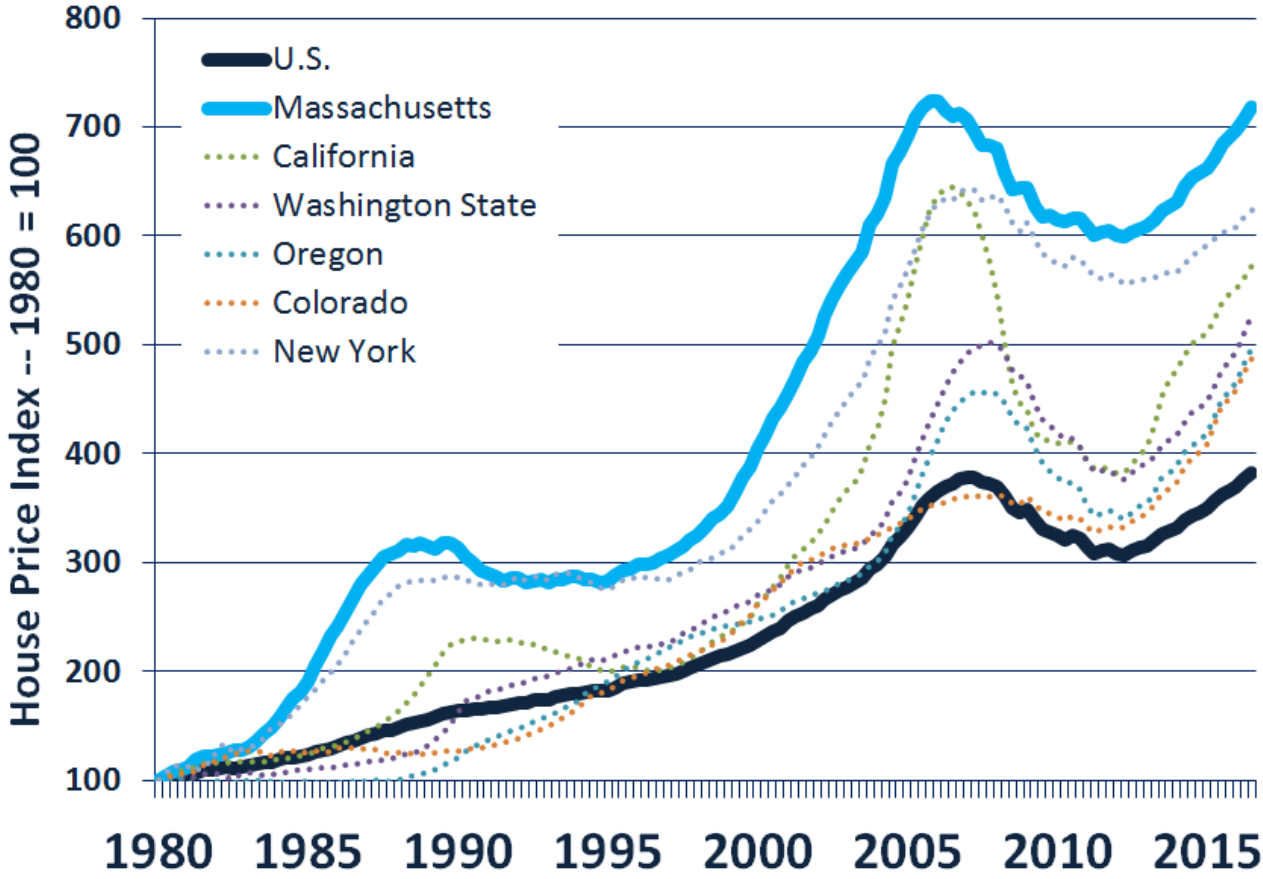
# Overview

- The Housing Crisis
  - Regional Issues and Projections
  - Impacts on Arlington
- Potential Solutions
  - Maintain Current Efforts
  - Efforts of Metro Mayors Coalition
  - Tools for Addressing the Crisis in Arlington
- Next Steps

# Growth in the Metro Mayors Coalition, 2010 - 2017



# Home Prices Have Surged



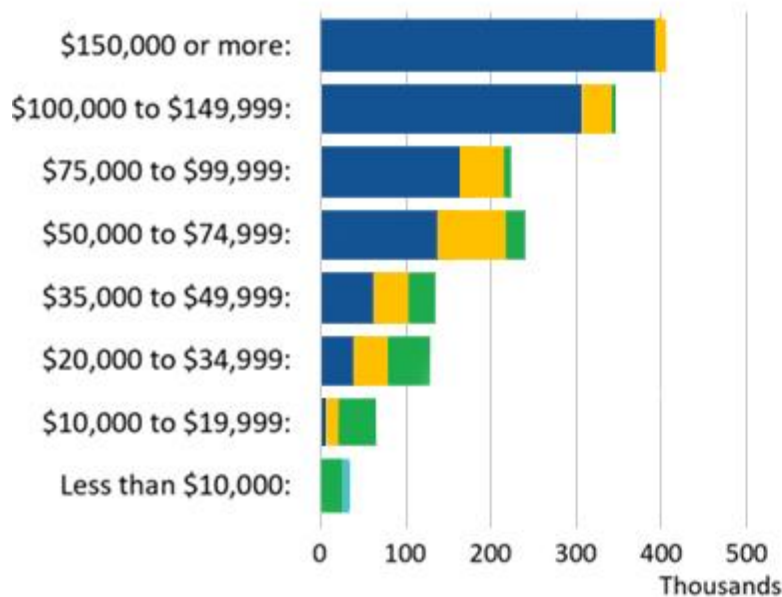
Data source: Federal Housing Finance Agency, House Price Index – All Transactions

# Many Households Are Struggling With Affordability

**182,801**

Severely burdened owner households

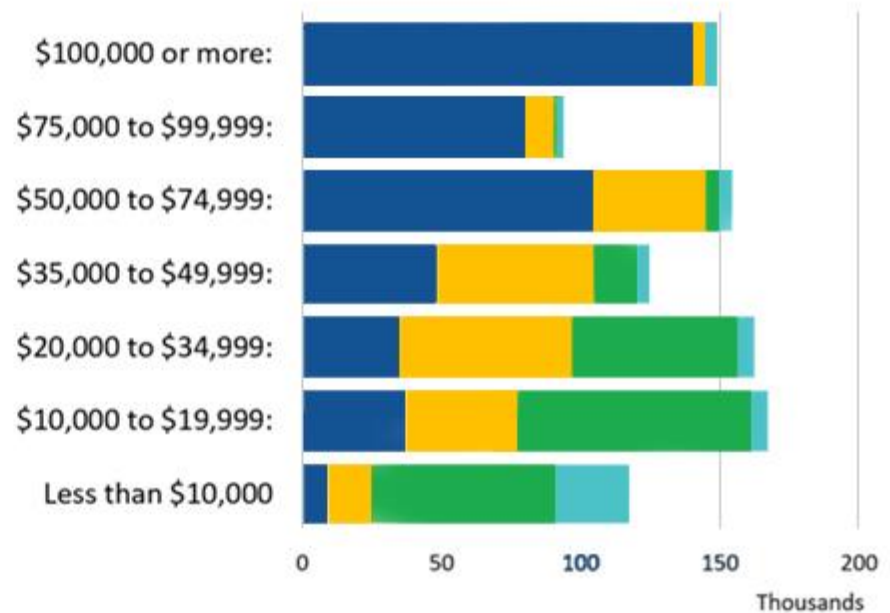
Households by ownership cost burden



**230,585**

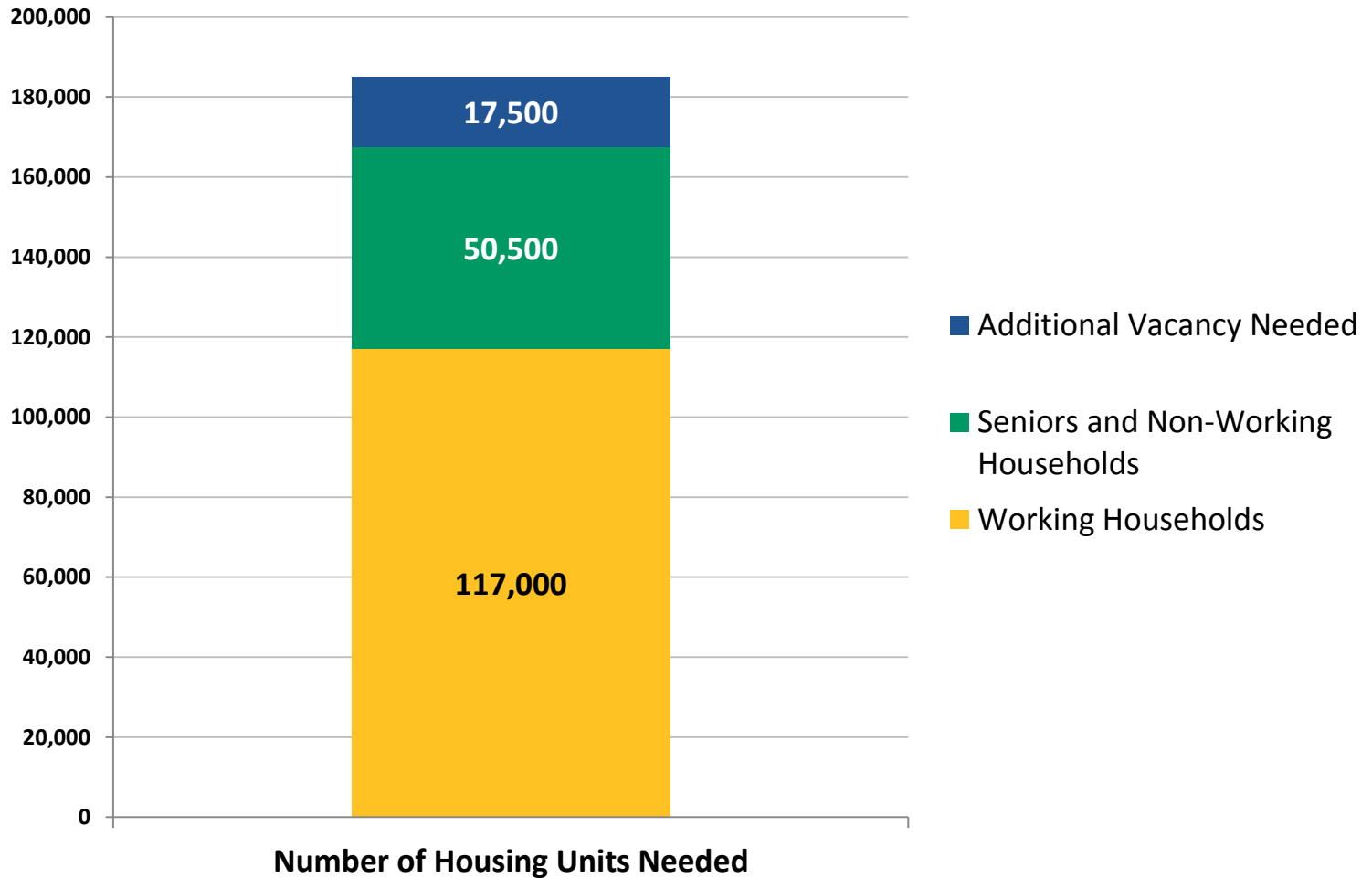
Severely burdened renter households

Households by rent burden



■ Not Burdened      ■ Burdened (>30%)  
■ Severely Burdened (>50%)      ■ Not computed

# Net Housing Unit Demand, 2015 – 2030, Metro Mayors Coalition



# Arlington's Economic Diversity

## ARLINGTON IS AN ECONOMICALLY DIVERSE PLACE.

**MORE THAN ONE IN FOUR HOUSEHOLDS HAVE LOW INCOMES.**



**5,170 households have low incomes<sup>1</sup>**  
27% of all households  
*Low income varies by household size. For a household of 2, low income is \$54,200. This is the most common household size in Arlington.*

**ROUGHLY ONE IN TEN HOUSEHOLDS HAVE EXTREMELY LOW INCOMES.**



**2,100 households<sup>1</sup>**  
11% of all households  
*For a household of 2, extremely low income is \$22,600.*

# Housing Prices in Arlington Are Increasingly Out of Reach

**ONE IN THREE HOUSEHOLDS SPEND MORE THAN 30% OF THEIR INCOME ON HOUSING.**



**5,655 households<sup>1</sup>**  
30% of all households

*(Middle-income & low-income households alike spend a large portion of their income on housing.)*

**LOW-INCOME SENIORS SPEND AN EVEN HIGHER PROPORTION OF THEIR INCOME ON HOUSING.**



**972 low-income senior households (37% of all low-income seniors) spend more than 50% of their income on housing costs.<sup>1</sup>**

**SALE PRICES ROSE FASTER THAN INCOME.**



**Buying a house is too expensive for current residents.<sup>2</sup>** sale price affordable to a median income household in Arlington is about \$310,000, but the median sale price of homes in Arlington was \$580,000 in 2015.

**1,460 rental units were converted to condos between 2000 and 2014.**

*Condos often require greater funds to occupy than apartments. In 2000, there were over 7,800 rental units.<sup>4</sup>*



# Solutions - Efforts of Metro Mayors Coalition

- Established in 2001, the municipal officials in this group represent more than 1.4 million residents in the cities and towns of Arlington, Boston, Braintree, Brookline, Cambridge, Chelsea, Everett, Malden, Medford, Melrose, Newton, Quincy, Revere, Somerville, and Winthrop.
- Early work of the coalition focused on public safety and the creation and administration of the Shannon Grant.
- More recently, the coalition has worked on:
  - Climate Preparedness Taskforce
  - Opioid Working Group
  - Regional Housing Partnership

# Solutions - Tools for Addressing the Crisis in Arlington

- Amendments to Inclusionary Zoning Bylaw
- Housing Creation Along Commercial Corridor  
– Mixed Use & Zoning Along Corridor
- Accessory Dwelling Units – Potential Age & Family Restrictions
- Stormwater & Climate Resiliency

# Next Steps

- Select Board & ARB Hold Joint Meeting in Early Fall
- ARB Recommends Strategies to Pursue in Late Fall/Early Winter
- Public Engagement Throughout