



# MIT Housing Affordability Conference

MIT Center for Real Estate  
Housing Affordability Initiative  
May 25, 2005

# Housing Affordability Initiative of the MIT Center for Real Estate

- Long-term initiative, joint with MIT's Dept. of Urban Studies and Planning and others
- Uses skills of MIT faculty and graduate students for high-quality research on useful topics
- Topics chosen in consultation with broad range of interested organizations and individuals
- Create a central repository of studies, data and tools located on our website:  
<http://web.mit.edu/cre/research/hai/>

# HAI Research Framework

- Serious housing affordability problems exist in Boston area
- Research and solutions should consider the *entire* Boston Metro area housing market
- Thus strong focus on location by towns, but as they are linked to the region
- Many results will be summarized as “layers” on a Boston area map

# Previous HAI Research

- Examined impact of 40B developments on single-family house values in their neighborhoods
- Seven case studies in six towns
- No significant difference between quality-controlled house price trends in impact areas and control areas
  - Impact and control area house price indexes track each other over time
- Fear of negative impact on values unfounded

# Today's Presentations

- Affordable Rental Housing
  - Where is it located and whom does it serve?
- Getting from Home to Work
  - Where are the jobs and the demand for housing
- A Rental Housing Affordability Index for the Boston Metro Area
  - Matching Rental Housing with Jobs
- How Are We Using Our Undeveloped Land?
  - The Extent of Recent Low Density Residential Land Consumption

# Why Construct Housing Affordability Indexes?

- Initiate broader discussion about what affordability means
  - Previous studies tend to focus on homeownership
  - Previous studies rely on widely available data that limits what questions can be answered
  - Other efforts focus on tracking measures defined by statutes and existing subsidy programs
- Create an instrument that can help inform local decision making and investment

Work on the Housing Affordability Initiative's

Housing Affordability Index

is being carried out with the  
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MassHousing

# Your Role Today

- Today, we will present some preliminary work and findings
- But, we also want to hear your ideas and feedback and to instigate an on-going discussion
- Notice the note-taking sheet and a notepad in your packet
  - Take notes to ask during the sessions
  - Save ideas/questions for the panel members and discussion this afternoon
  - Leave your research ideas and data questions with us in the box at the back of the room