



The Greater Boston Housing Report Card 2019
**Supply, Demand and the Challenge
of Local Control**



Endnotes

Introduction

1. See the online appendix for a detailed explanation of each of the geographical definitions that are used in this report: <http://www.tbf.org/GBHRC-2019-appendix>.

Chapter 1

1. Additional information about the trend of international migrants can be found in this Boston Indicators blog post from Jan. 2019. Ciurczak, Peter. "If Not for International Migration, Massachusetts Would Be Losing Population." *Boston Indicators* (blog), January 31, 2019. <https://www.bostonindicators.org/article-pages/2019/january/international-migration>.
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3. "Religion in America: U.S. Religious Data, Demographics and Statistics." Pew Research Center's Religion & Public Life Project. May, 2015. Accessed May 08, 2019. <https://www.pewforum.org/religious-landscape-study/>.
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6. Bluestone, Barry, and James Hussey. *The Greater Boston Housing Report Card 2017: Ideas from the Urban Core*. The Boston Foundation. November 2017. <https://www.tbf.org/-/media/tbf/reports-and-covers/2017/2017-housingreportcard.pdf>.
7. "America in 2015: A ULI Survey of Views on Housing, Transportation, and Community." Urban Land Institute. May 2015. <http://americas.uli.org/wp-content/uploads/sites/2/ULI-Documents/America-in-2015.pdf>.
8. Metro Boston, also known as the Boston MSA, is a census-defined area that includes Worcester, Nashua, NH, and Fall River, MA. It is not the same region as the five-county area the rest of the study uses to define Greater Boston.
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12. Ibid.
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Chapter 2

1. Information about the Housing Choice Initiative and the list of resources for municipalities can be found at "Housing Choice Resources" page. <https://www.mass.gov/lists/housing-choice-resources>.
2. Dain, Amy, and Jenny Schuetz. "Housing Regulation Database: Massachusetts Municipalities." Pioneer Institute and Rappaport Institute. 2005. <http://www.masshousingregulations.com/dataandreports.asp>.
3. "Massachusetts Community Types: A Classification System Developed by the Metropolitan Area Planning Council." Metropolitan Planning Council. 2008. http://www.mapc.org/wp-content/uploads/2017/09/Massachusetts-Community-Types-Summary-July_2008.pdf.
4. For the purposes of this survey report *multifamily* means any building with three or more dwelling units, including townhouses. Multi-family dwelling units can be rental or condominiums. They can be in a freestanding residential building or part of a mixed-use building, new construction or conversion of a preexisting building.
5. Dain, Amy. "The State of Zoning for Multi-Family Housing in Greater Boston." Massachusetts Smart Growth Alliance, et al. 2019. https://ma-smartgrowth.org/wp-content/uploads/2019/06/03/FINAL_Multi-Family_Housing_Report.pdf.
6. More information about by-right and special permit zoning can be found on the Massachusetts Housing Toolbox website: <https://www.housingtoolbox.org/zoning-and-land-use/zoning-basics>.
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Chapter 3

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4. Logan, John, and Brian Stults. 2011. *The Persistence of Segregation in the Metropolis: New Findings from the 2010 Census*. <https://s4.ad.brown.edu/Projects/Diversity/data/report/report2.pdf>
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7. To meet the racial/ethnic concentration threshold a census tract must have a non-white population of 50 percent or more (i.e., non-Latino whites must be in the minority). To meet the poverty threshold the tract must have the lower of 40 percent or more of the population living at or below the poverty line or a poverty rate that is three times the average tract rate, weighted by population, for the metro area/region.
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21. Note that we measure subsidized housing using the gap between the 10 percent threshold required by Chapter 40B and the municipality's actual subsidized housing inventory (SHI) percentage.
22. Please see the technical appendix (<http://www.tbf.org/GBHRC-2019-appendix>) for these results.
23. See the technical appendix for the regression coefficients and the test of statistical significance.
24. See the technical appendix for results showing the relationship between the share of the population that is white and housing production.
25. See the technical appendix for the regression coefficients and the test of statistical significance.
26. Please see the technical appendix (<http://www.tbf.org/GBHRC-2019-appendix>) for these data.

Conclusion

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