



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



Municipal Assessments

No “report card” can be complete without grades, so this final chapter assesses each of the 147 cities and towns in Greater Boston using a set of metrics relating to five key areas: local housing production, racial composition, adoption of best practices, housing stock diversity, and affordability. An explanation of the grading for each category is described in detail below alongside a summary of a combined regional measurement for each category.

Assessment Methodology

Grading Methodology

For each grading category, data were collected and normalized across all 147 communities in the five-county Greater Boston region. Normalization was achieved through a process called min-max normalization, in which the measurement for each community is placed on a scale between the minimum and maximum values within that category. The index will always fall between the values of 0 (assigned to the minimum value out of the 147 communities) and 1 (assigned to the maximum value).

Housing Production

In Chapter 1 of this report, projections show that to achieve the volume of housing we will need by 2025, the five-county Greater Boston region must produce an average of 21,333 units a year.

The production score is based on each municipality’s contribution to this projected housing need normalized by year-round housing stock by town. Specifically, this is calculated as the town’s permitting activity as a percentage of the required pace needed to meet the Greater Boston region’s anticipated housing need by 2025 (based on UMDI projections). This percentage is then divided by the town’s share of total housing stock (using 2010 year-round housing units) in order to normalize by town size. To calculate each town’s contribution toward regional need, five years of housing permit data were used and compared with five years of on-goal pace across the Greater Boston region.

There are good arguments as to why some communities should grow more than others (taking advantage of transit-rich areas, encouraging density for sustainability purposes, etc.), but for this exercise we will assume that each community’s fair share of housing production is in direct proportion to that community’s existing share of the regional housing stock. This, of course, is not aspirational, but it does allow us to determine which towns are contributing the most relative to their present size.

Projections show that current levels of permitting are not on pace to create the volume of housing we will need by 2025. Even as the region overall is falling short of that pace, a handful of individual cities and towns are producing new housing at or above their share. Table A.1 identifies 19 communities that are doing more than their “fair share” in contributing to regional housing production.

TABLE A.1
Communities with Ratios above 1.0

(doing at least their fair share of production toward reaching projected regional demand)

Municipality	Ratio
Boxborough	3.94
Hopkinton	2.60
Salisbury	1.83
Littleton	1.73
Burlington	1.64
Swampscott	1.41
Westwood	1.39
Norfolk	1.38
Watertown	1.32
Chelsea	1.24
Middleborough	1.22
Sudbury	1.20
Everett	1.19
Canton	1.17
Boston	1.10
Kingston	1.05
Middleton	1.02
Plymouth	1.02
Concord	1.01

Sources: Permitted units – U.S. Census Bureau Annual Building Permit Survey, 2013–2017; Projected housing need – projections completed by UMass Donahue Institute

Racial Composition

The racial composition score is based on the percentage point difference between the actual proportion of non-white residents in each town and the proportion of non-white residents across the entire five-county Greater Boston region, which is 30.4 percent. While this is a simplified version of the metrics found in Chapter 3, the goal is to highlight where racial diversity could be improved to reduce overall segregation within the Greater Boston region.

Of the 147 municipalities in the region, 18 have percentages that are higher than the regional level. These 18 municipalities, listed in Table A.2, account for 40 percent of the overall population but 68.7 percent of the people of color living in Greater Boston. Meanwhile, 61 municipalities were over 90 percent white as of 2017. A community-level look at racial composition scores reaffirms the conclusion from Chapter 3 that levels of racial segregation remain high and persistent across the Greater Boston region.

TABLE A.2
Communities with Higher Proportions
of Non-White Population than the
Greater Boston Region as a Whole

Municipality	Percent People of Color
Lawrence	84.5%
Chelsea	78.1%
Randolph	63.8%
Brockton	63.4%
Lynn	62.1%
Boston	55.1%
Everett	54.1%
Malden	53.4%
Lowell	50.9%
Revere	43.8%
Quincy	39.6%
Cambridge	38.4%
Methuen	35.0%
Waltham	34.5%
Framingham	34.0%
Lexington	33.0%
Shirley	31.6%
Acton	30.8%

Source: Racial composition and population – U.S. Census Bureau American Community Survey

TABLE A.3
Communities with Six Best Practices

Ashland
Bedford
Belmont
Beverly
Billerica
Boston
Bridgewater
Carver
Cohasset
Georgetown
Gloucester
Groton
Hamilton
Holliston
Hopkinton
Hudson
Littleton
Marion
Newburyport
North Andover
Sharon
Tewksbury
Tyngsborough
Waltham
Wayland

Source: Amy Dain, The State of Zoning for Multifamily Housing in Greater Boston, 2019, supplemented by independent research conducted by UMDI and MHP

Best Practices

The best practices score is based on a simple count of the six best practices discussed in Chapter 2 of this report, which include multifamily housing by right, accessory dwelling units, mixed-use development, inclusionary zoning, affordable housing trusts, and adoption of the Community Preservation Act. Having best practices in place is likely not enough on its own to generate new and diverse housing types in a community, but certain best practices have meaningful relationships with overall housing production. Most municipalities have adopted at least one best practice; Table A.3 identifies the 25 (17 percent) that have adopted all six best practices.

Housing Stock Diversity

As established throughout this report, diversity in housing stock promotes diversity in communities. When a community fails to provide housing options in different structure types (multifamily versus single-family) or tenure types (rental versus ownership), it can limit who is able to find a home in the municipality.

The housing diversity score is based on an equally weighted composite metric comprising tenure mix and type of housing:

- 50 percent of score – rental units as a percentage of total units
- 50 percent of score – non-single-family units as a percentage of total units

Table A.4 shows that a majority of the 20 municipalities with the highest levels of housing stock diversity are located in the region’s larger cities or within inner core suburbs. (Twelve, or 60 percent, of these municipalities also have higher proportions of non-white populations than Greater Boston region as a whole, as we saw in Table A.2 on page 91.)

TABLE A.4
Municipalities with the Highest Housing Diversity Indices

Municipality	Percent of housing stock that is multifamily	Percent of housing stock that is rental	Housing Diversity Index
Chelsea	88%	74%	1.000
Somerville	85%	66%	0.930
Cambridge	85%	65%	0.919
Lawrence	75%	72%	0.910
Boston	81%	65%	0.895
Everett	73%	60%	0.820
Malden	67%	60%	0.776
Brookline	75%	50%	0.752
Lowell	63%	59%	0.746
Lynn	62%	56%	0.722
Revere	66%	52%	0.720
Salem	66%	50%	0.705
Watertown	67%	49%	0.701
Quincy	61%	53%	0.691
Winthrop	64%	46%	0.663
Waltham	56%	50%	0.645
Brockton	51%	48%	0.601
Medford	56%	43%	0.599
Arlington	55%	40%	0.569
Marlborough	47%	44%	0.556

Source: U.S. Census Bureau, American Community Survey, 2013-2017 5-year estimates

TABLE A.5
Municipalities with the Highest Affordability Indices

Municipality	Median rent relative to region	Median home sale price relative to region	Percentage of units counted on Subsidized Housing Inventory	Affordability Index
Boxborough	74%	31%	13%	1.00
Plainville	95%	69%	17%	0.96
Salisbury	94%	76%	15%	0.92
Brockton	78%	63%	13%	0.87
Chelsea	95%	89%	19%	0.86
Lawrence	79%	61%	15%	0.86
Littleton	72%	94%	13%	0.86
Wrentham	81%	92%	13%	0.85
Holbrook	77%	73%	10%	0.84
Hudson	85%	74%	11%	0.84
Lowell	80%	57%	13%	0.83
Franklin	88%	87%	12%	0.83
Tyngsborough	93%	79%	11%	0.83
Amesbury	82%	68%	10%	0.83
Wareham	79%	53%	8%	0.82
Stoughton	97%	74%	12%	0.81
Salem	85%	80%	13%	0.81
Lynn	81%	76%	12%	0.81
Ayer	69%	65%	9%	0.80
Haverhill	82%	64%	10%	0.80

Sources: Subsidized Housing Inventory – Massachusetts Department of Housing and Community Development, 2017. Median Rents – U.S. Census Bureau, American Community Survey, 2013-2017 5-year estimates. Median Sales Prices – The Warren Group, 2018.

Affordability

Just as housing diversity is important for promoting diversity of people, having housing opportunities available at a range of prices that are affordable at different income levels contributes to socioeconomic diversity, a boon to individual, civic, and commercial health alike.

The affordability score is a weighted composite metric based on home prices, rents, and DHCD's Subsidized Housing Inventory:

- 33.3 percent of score – percent of units counted on the Subsidized Housing Inventory

- 66.6 percent of score – median rent and median home sale price relative to those of other communities in the Greater Boston region. These two metrics are weighted by tenure mix in the town and combined.

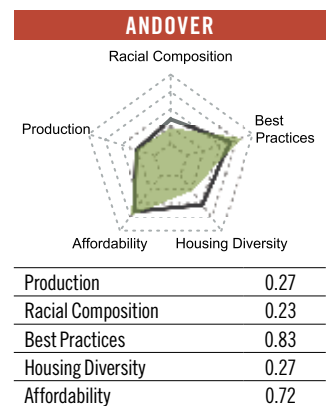
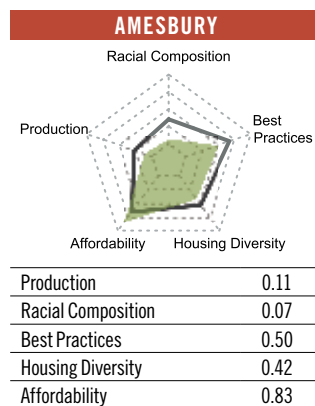
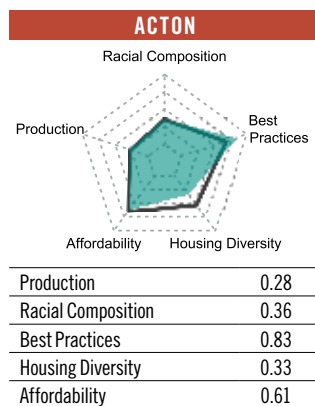
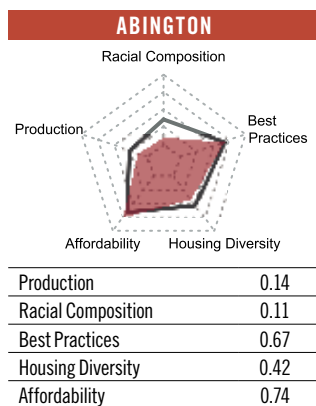
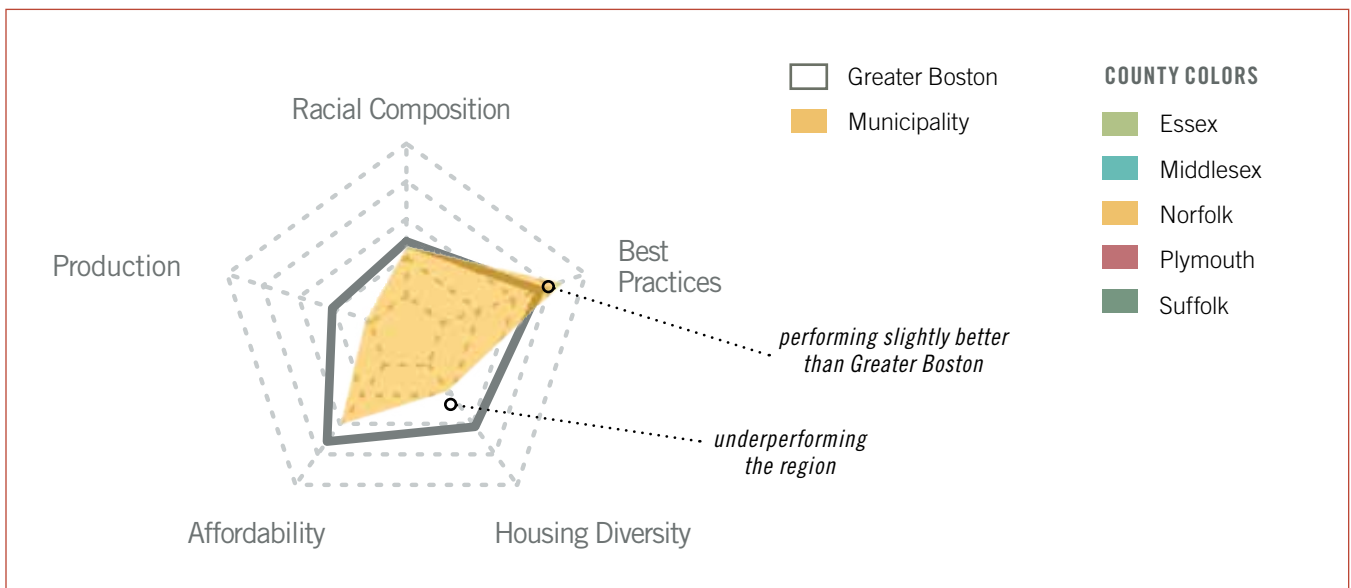
While imperfect, these metrics provide some indication of where relative affordability exists. Table A.5 reflects rental prices, home prices, and subsidized housing availability at the municipal level for those communities with the highest indices. While these municipalities are affordable relative to the rest of the region, it also remains true that housing in many of these places remains unaffordable to many.

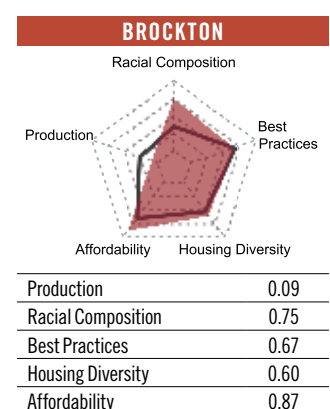
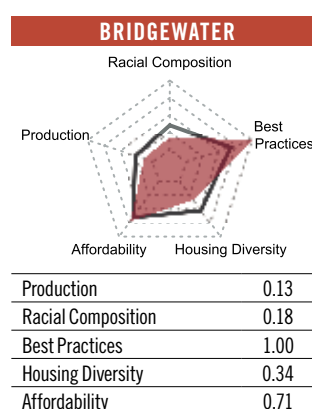
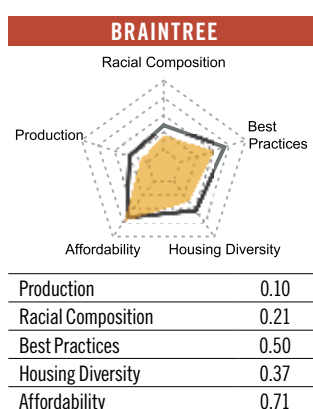
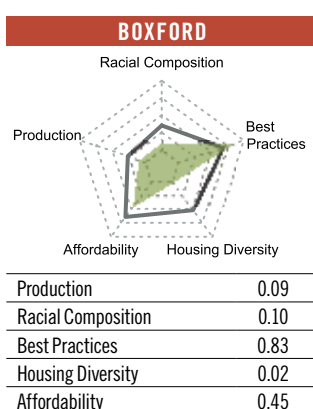
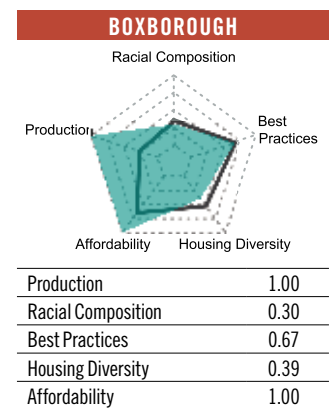
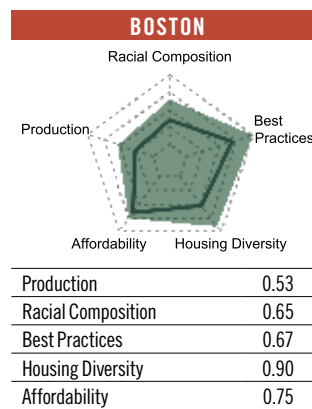
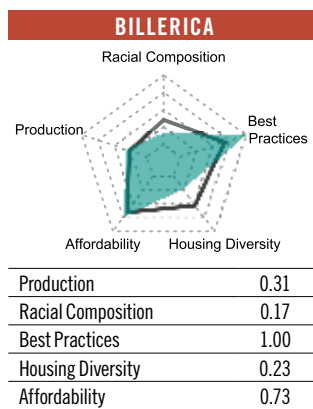
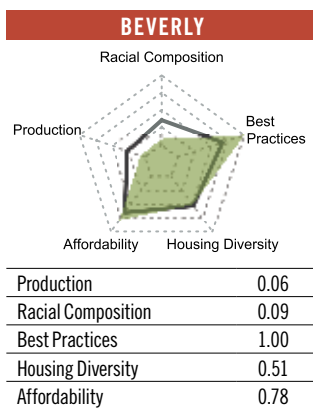
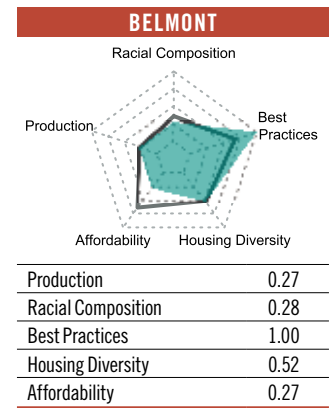
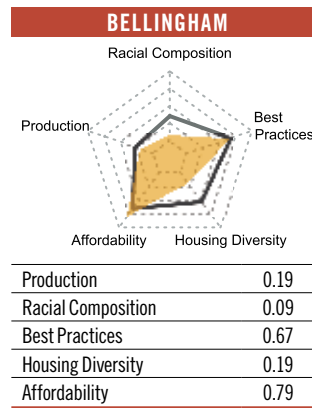
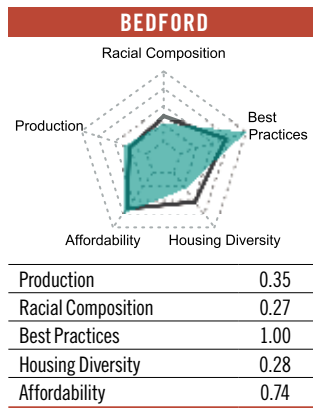
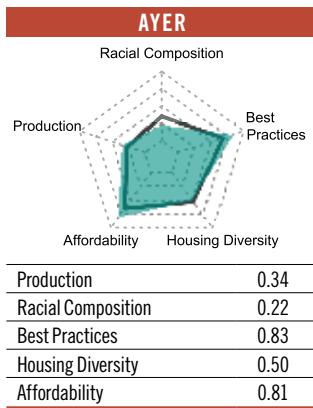
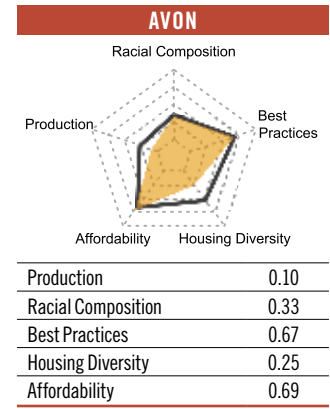
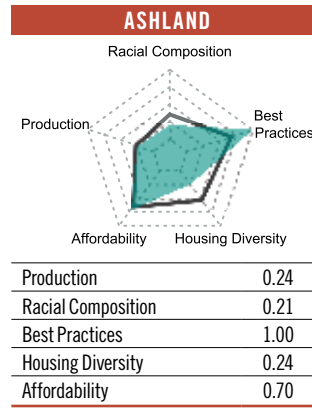
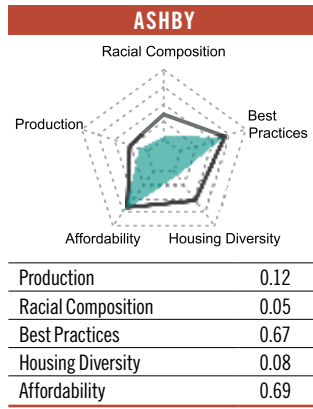
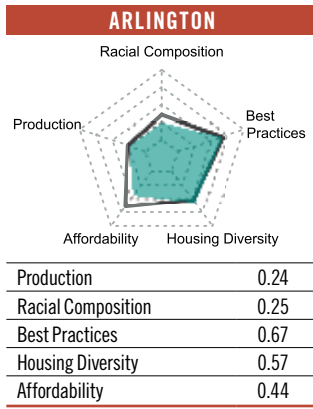
Municipal Assessments of Individual Communities

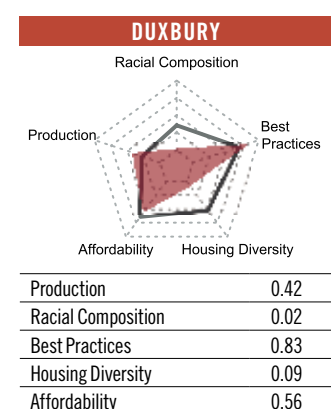
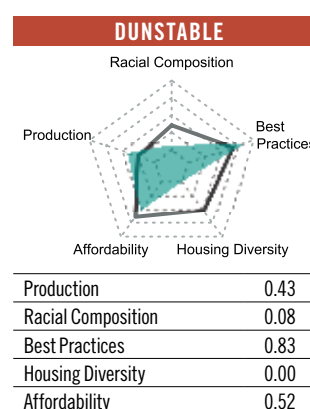
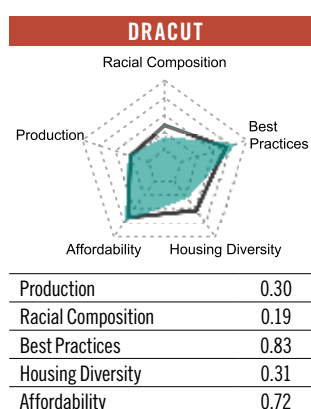
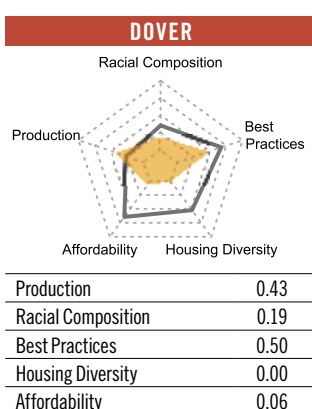
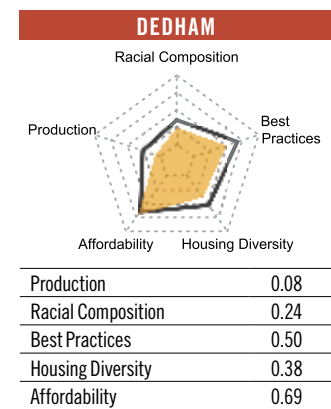
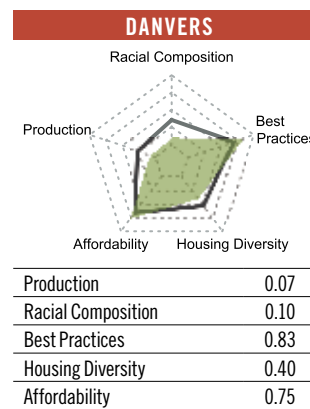
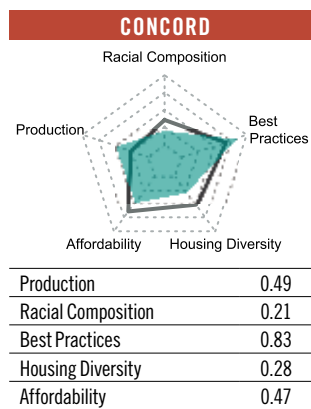
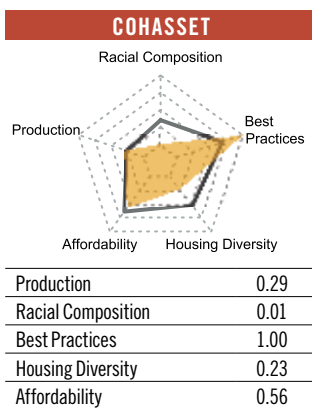
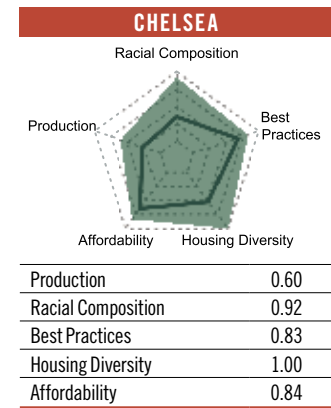
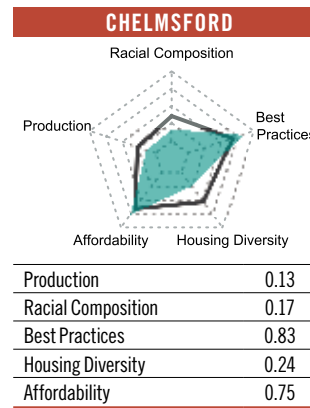
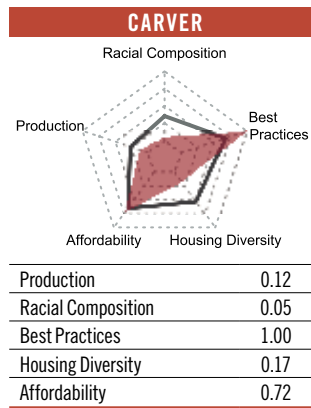
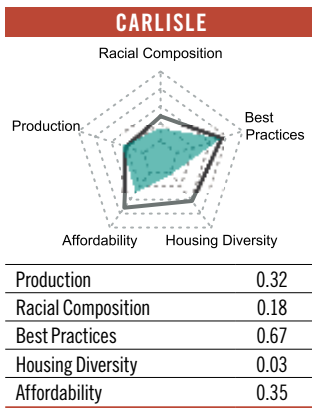
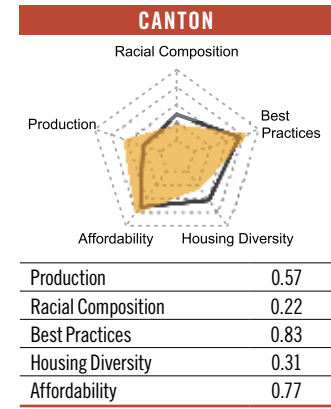
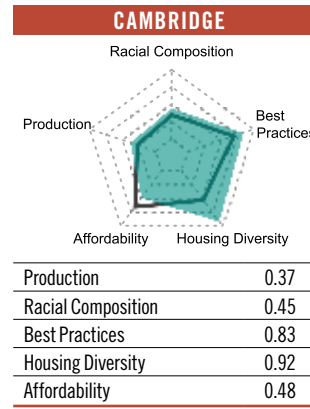
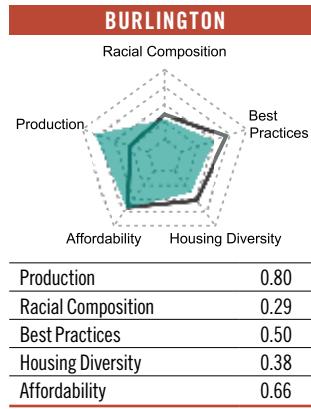
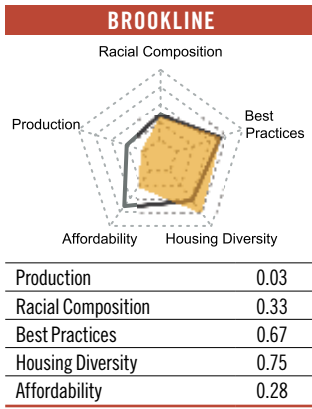
Reading the Report Card

For each municipality the results are visualized on a radar chart, a sample of which is shown below. When the point of the polygon approaches the edge of the chart, the town is performing better on that metric. Each chart will also show the metrics for the region as a whole in a hollow outline. If a town's polygon extends beyond the regional outline, it is doing relatively well on that metric.

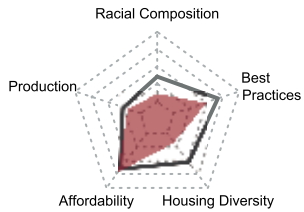
For example, the community shown below is performing slightly better than Greater Boston as a whole in terms of adoption of best practices and about the same on racial composition, but is underperforming the region on production, housing diversity, and affordability.





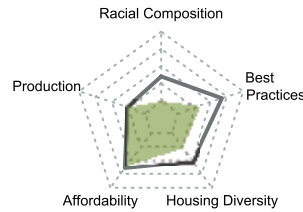


EAST BRIDGEWATER



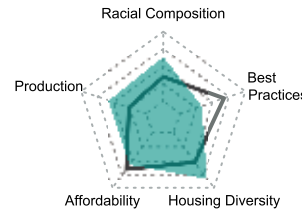
Production	0.20
Racial Composition	0.12
Best Practices	0.50
Housing Diversity	0.17
Affordability	0.70

ESSEX



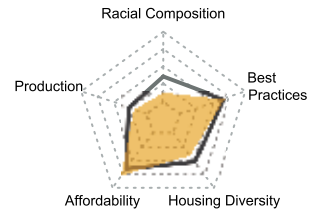
Production	0.27
Racial Composition	0.00
Best Practices	0.33
Housing Diversity	0.27
Affordability	0.60

EVERETT



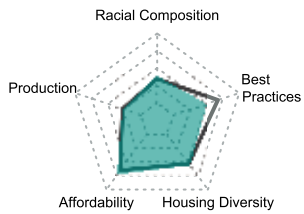
Production	0.58
Racial Composition	0.64
Best Practices	0.33
Housing Diversity	0.82
Affordability	0.57

FOXBOROUGH



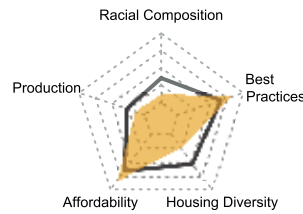
Production	0.18
Racial Composition	0.13
Best Practices	0.67
Housing Diversity	0.41
Affordability	0.77

FRAMINGHAM



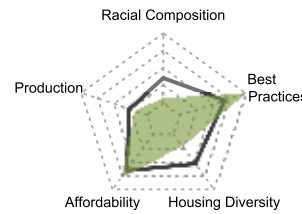
Production	0.26
Racial Composition	0.40
Best Practices	0.50
Housing Diversity	0.55
Affordability	0.72

FRANKLIN



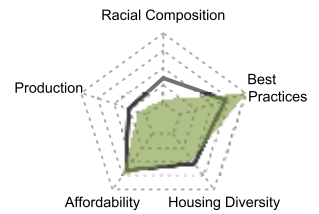
Production	0.14
Racial Composition	0.12
Best Practices	0.83
Housing Diversity	0.24
Affordability	0.83

GEORGETOWN



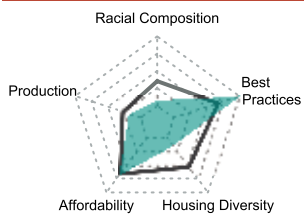
Production	0.19
Racial Composition	0.07
Best Practices	1.00
Housing Diversity	0.22
Affordability	0.77

GLOUCESTER



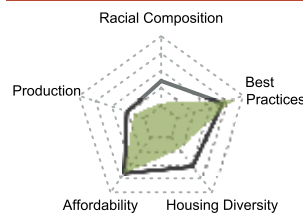
Production	0.13
Racial Composition	0.05
Best Practices	1.00
Housing Diversity	0.46
Affordability	0.72

GROTON



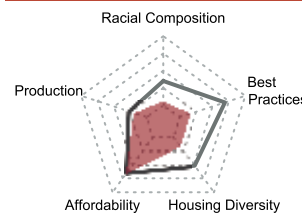
Production	0.17
Racial Composition	0.08
Best Practices	1.00
Housing Diversity	0.14
Affordability	0.67

GROVELAND



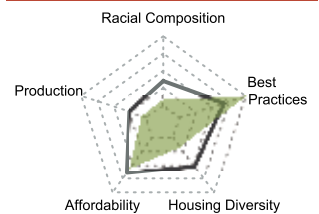
Production	0.16
Racial Composition	0.05
Best Practices	0.83
Housing Diversity	0.20
Affordability	0.65

HALIFAX



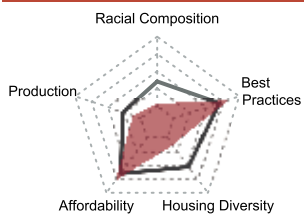
Production	0.19
Racial Composition	0.06
Best Practices	0.17
Housing Diversity	0.17
Affordability	0.66

HAMILTON



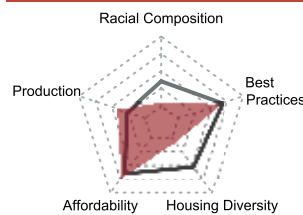
Production	0.07
Racial Composition	0.09
Best Practices	1.00
Housing Diversity	0.17
Affordability	0.57

HANOVER



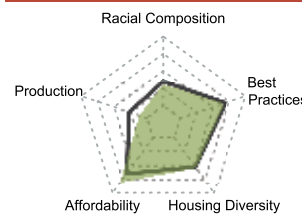
Production	0.12
Racial Composition	0.04
Best Practices	0.83
Housing Diversity	0.13
Affordability	0.77

HANSON



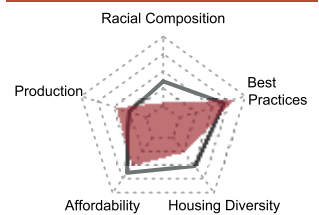
Production	0.41
Racial Composition	0.05
Best Practices	0.67
Housing Diversity	0.09
Affordability	0.73

HAVERHILL

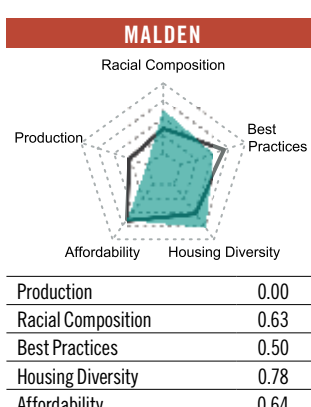
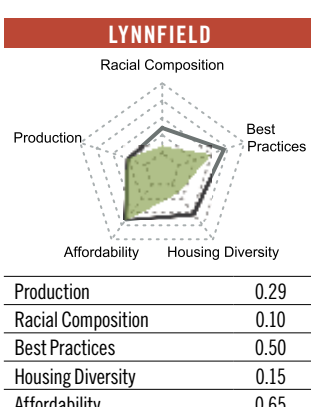
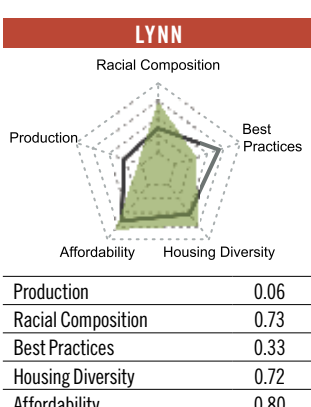
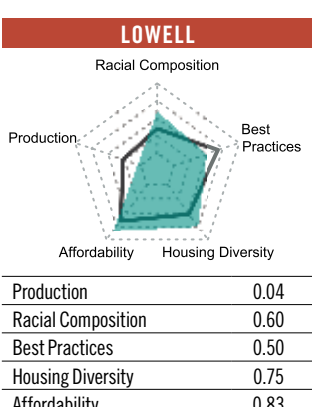
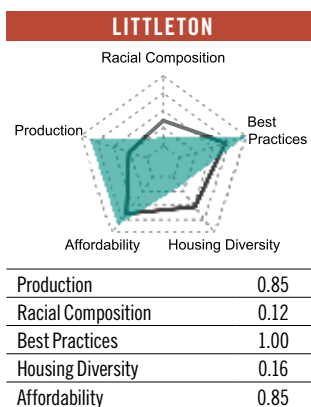
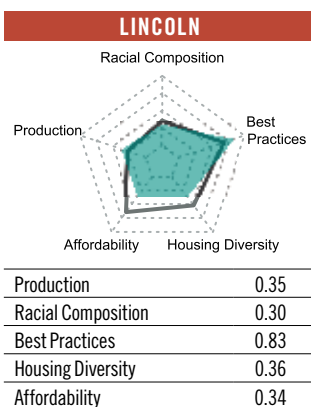
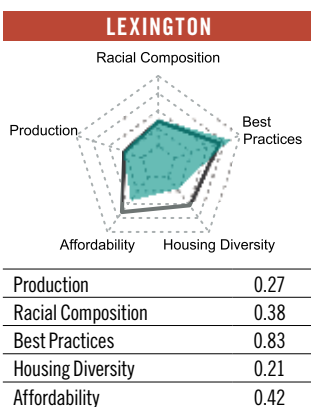
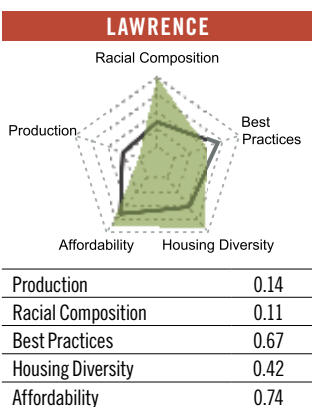
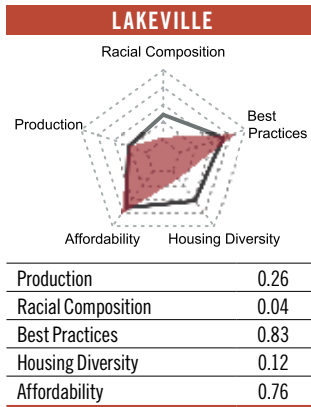
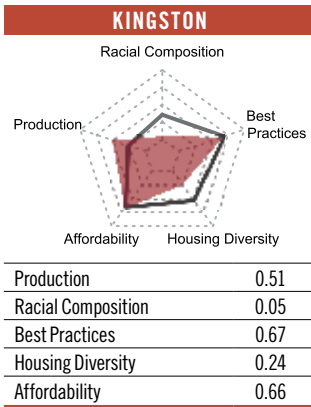
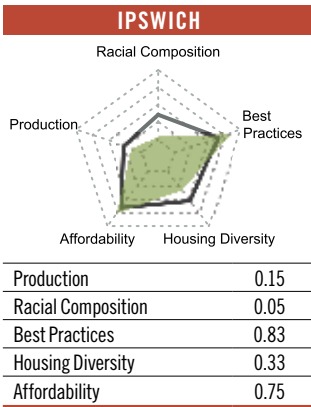
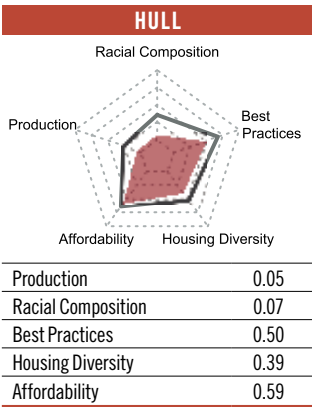
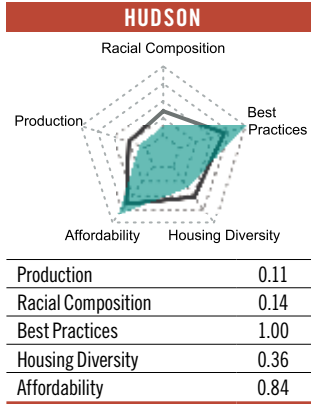
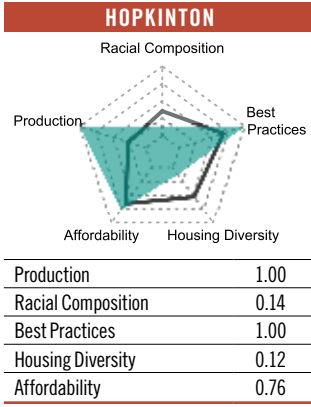
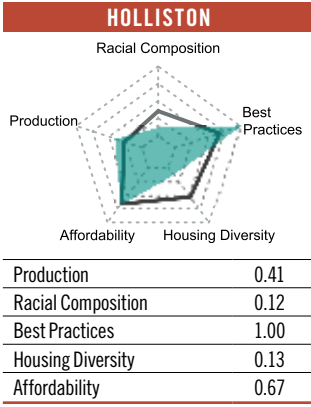
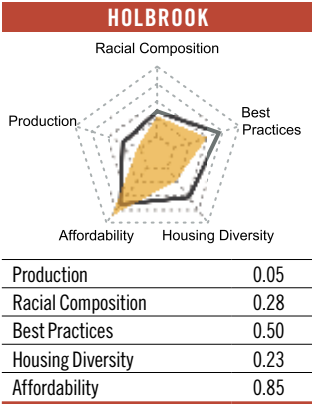


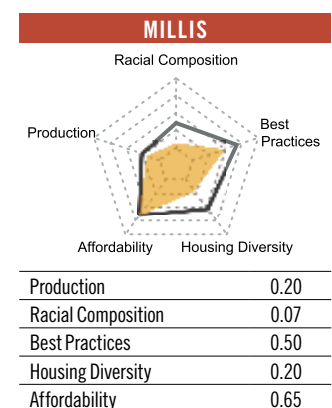
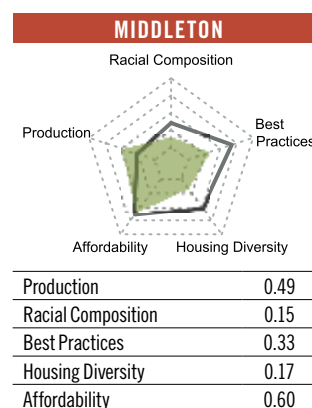
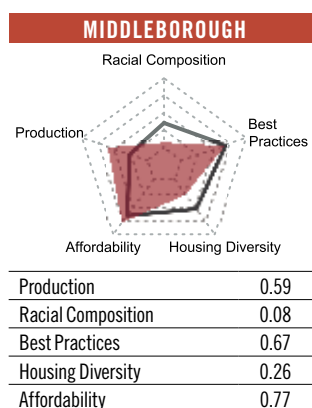
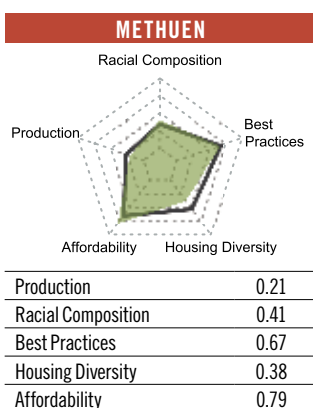
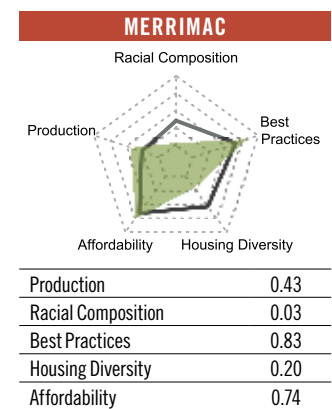
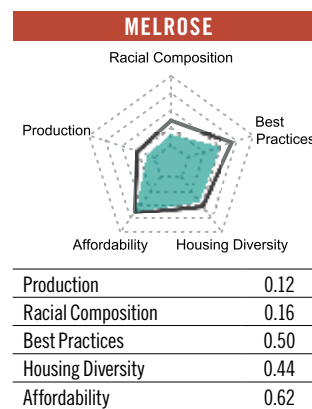
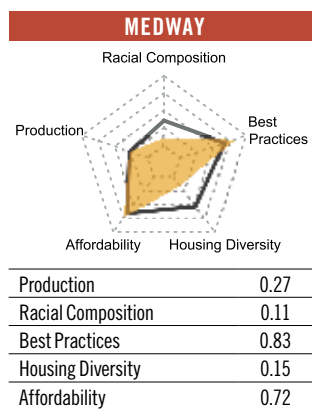
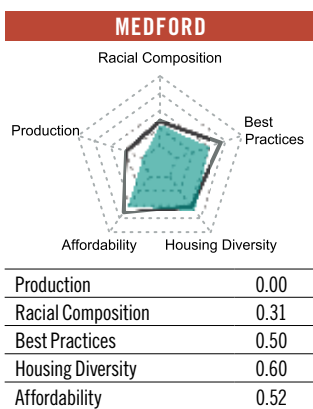
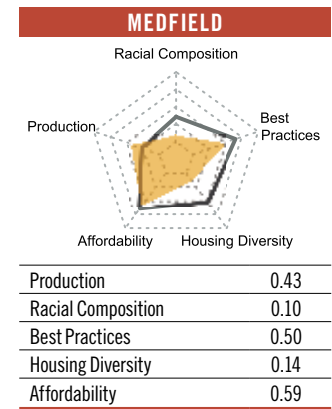
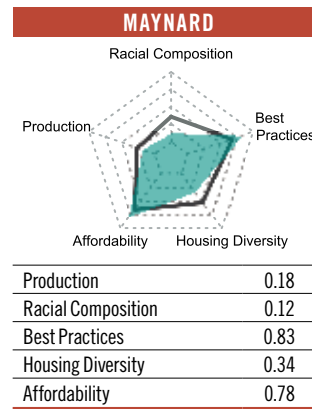
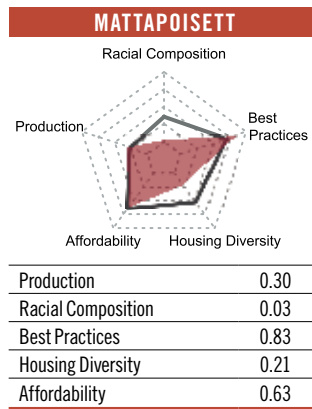
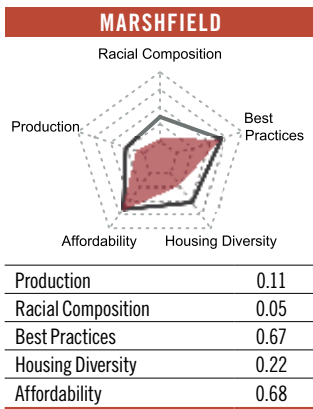
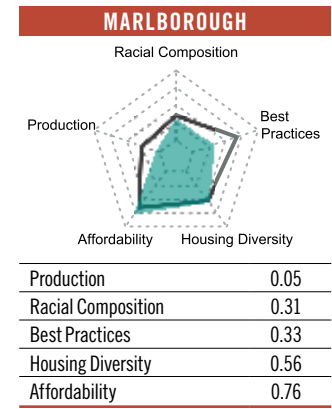
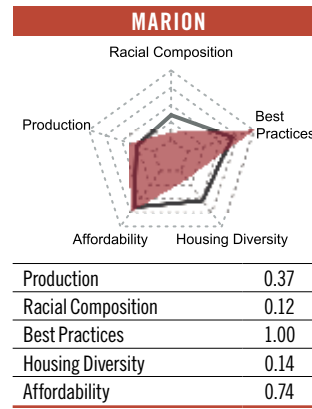
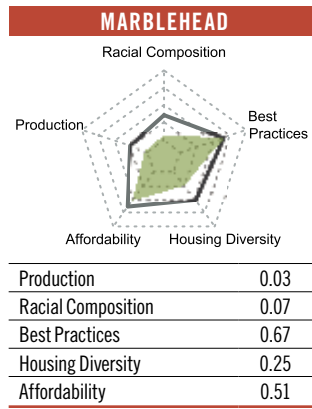
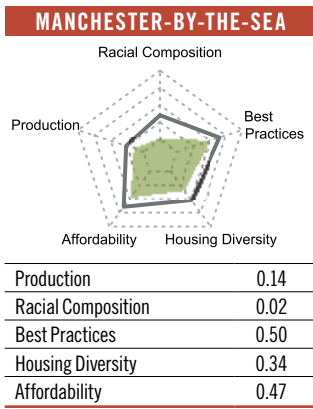
Production	0.11
Racial Composition	0.31
Best Practices	0.67
Housing Diversity	0.54
Affordability	0.80

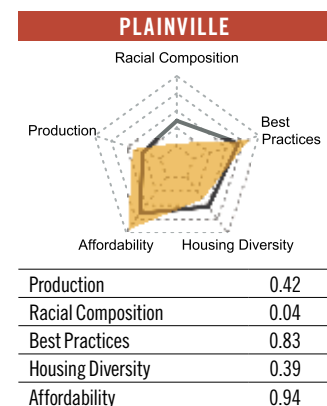
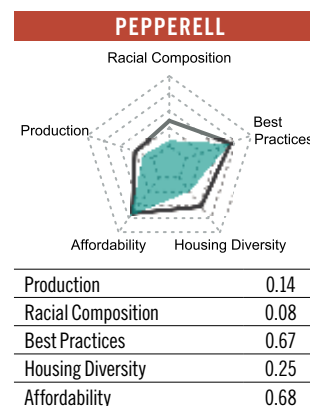
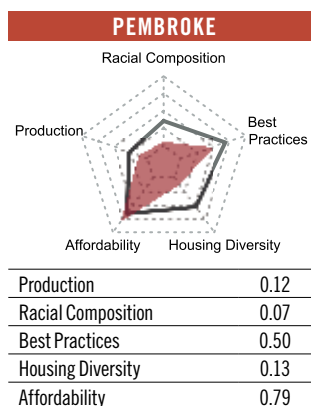
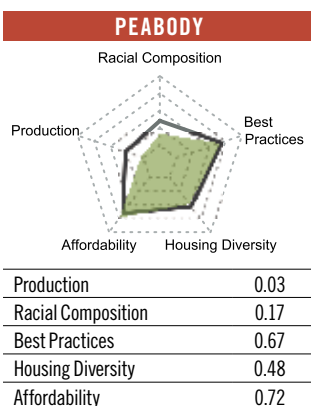
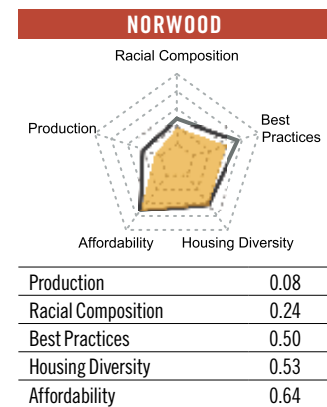
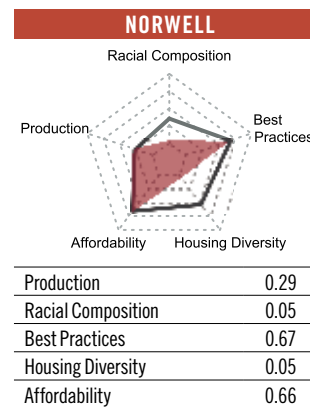
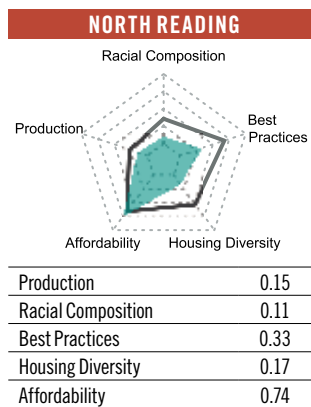
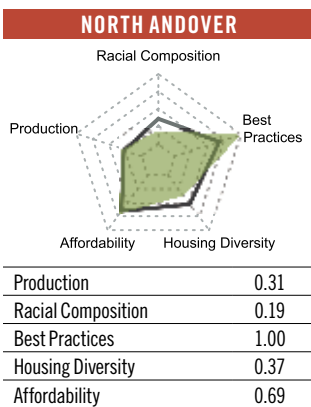
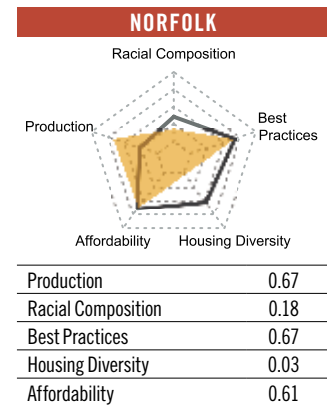
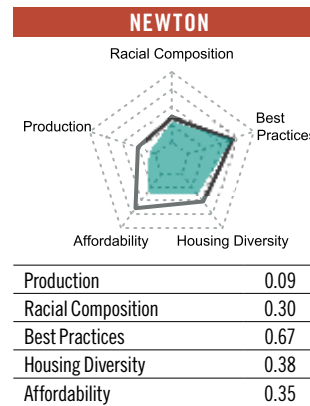
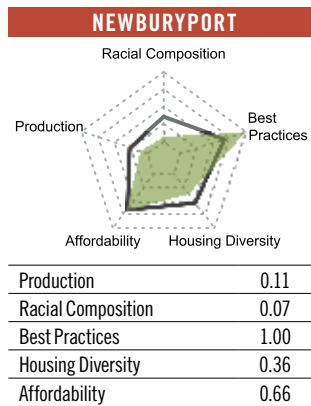
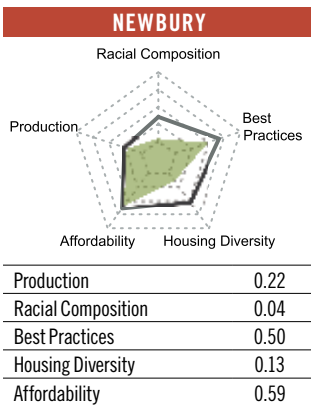
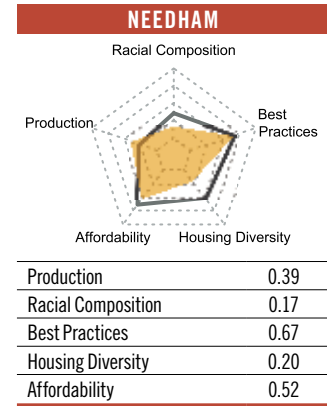
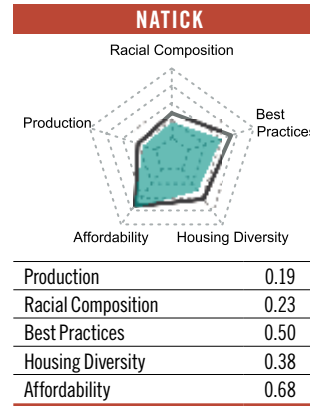
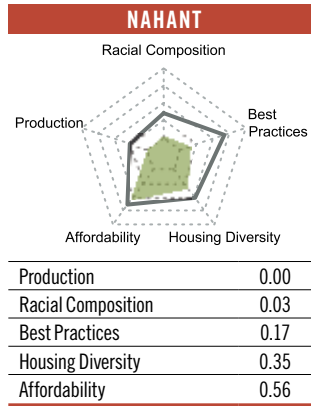
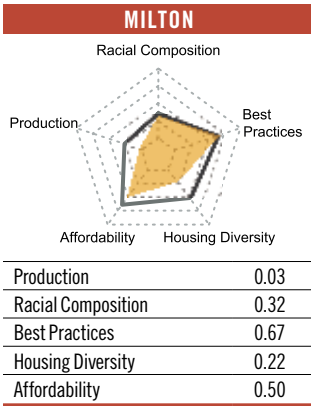
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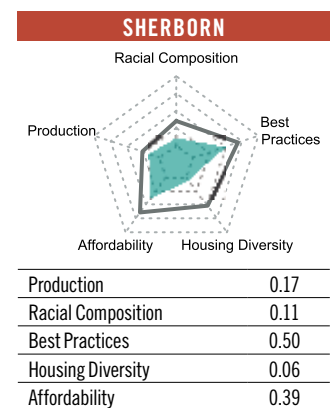
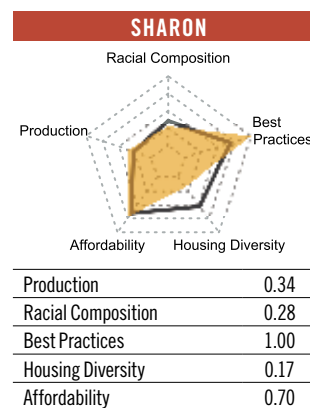
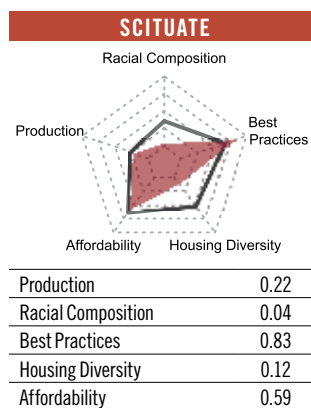
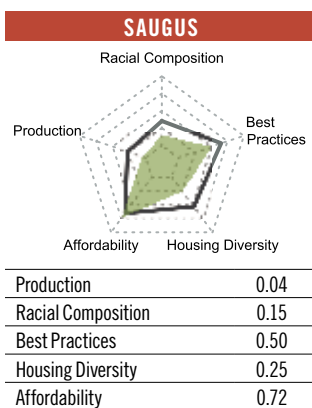
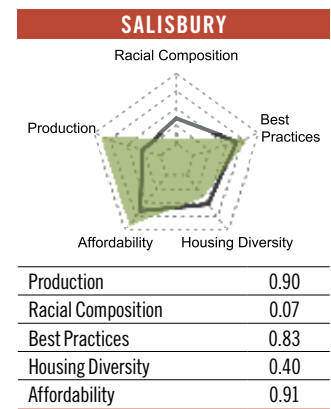
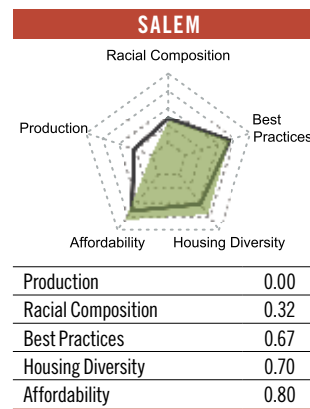
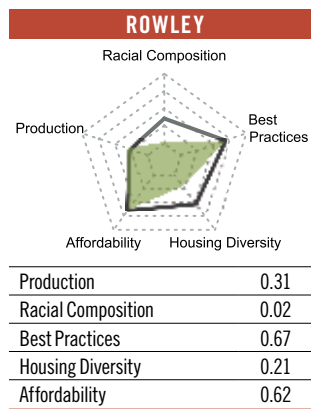
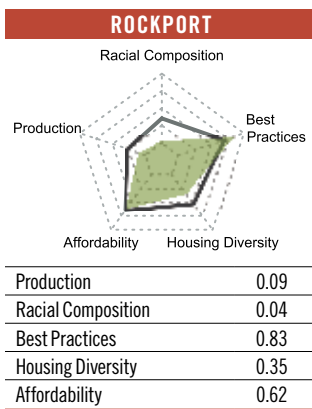
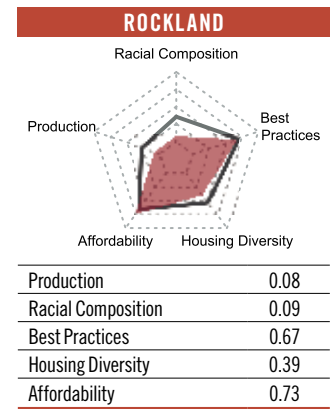
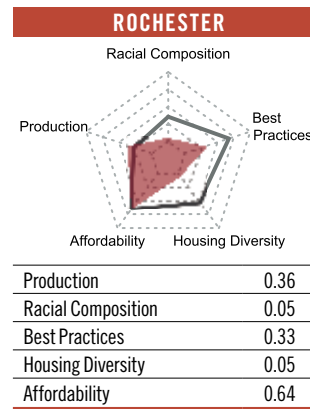
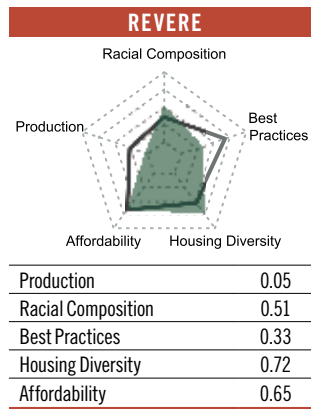
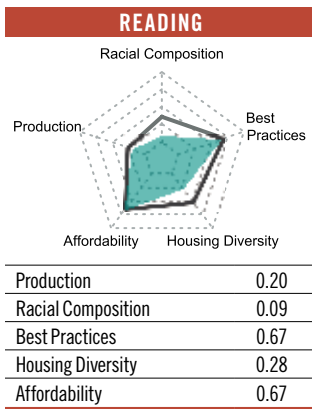
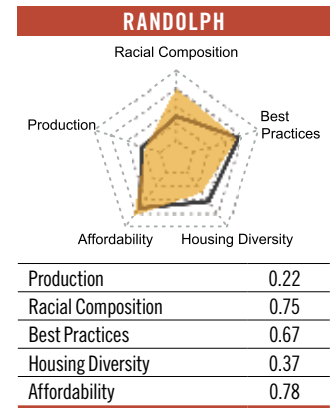
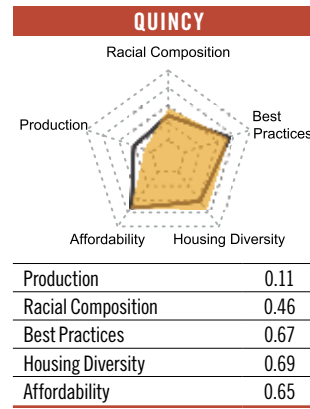
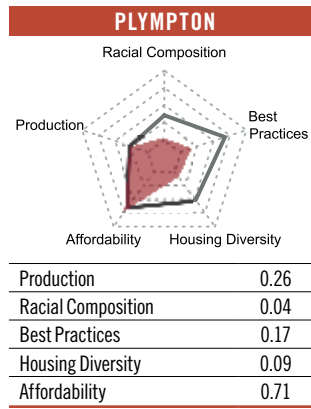
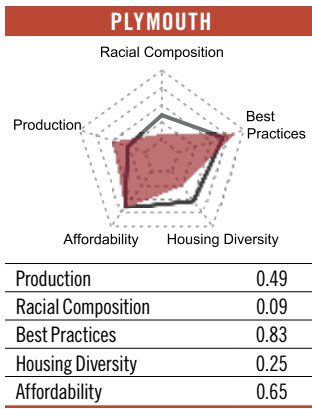


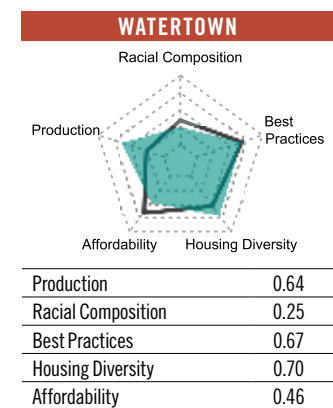
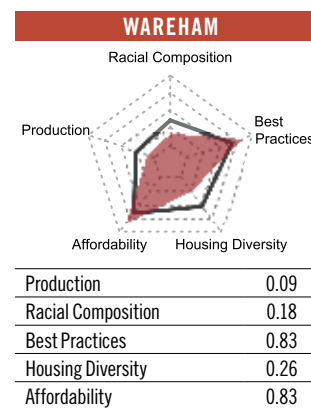
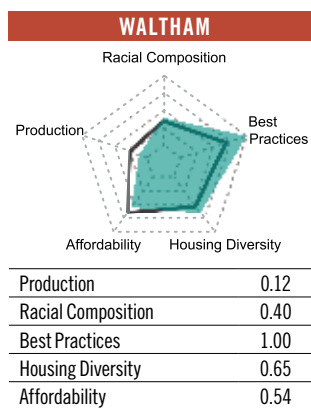
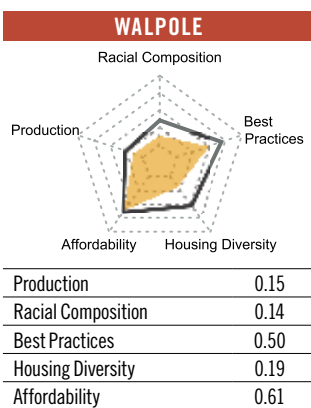
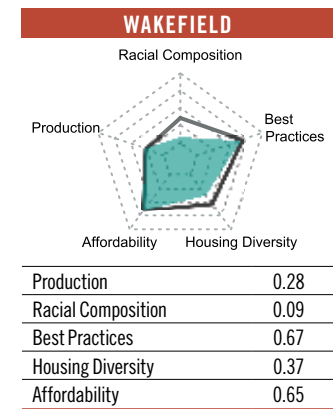
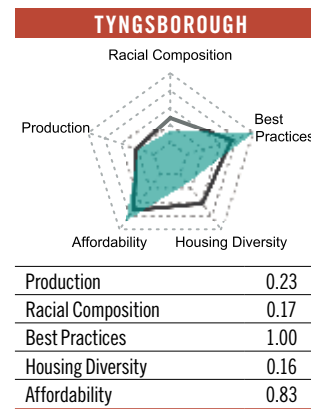
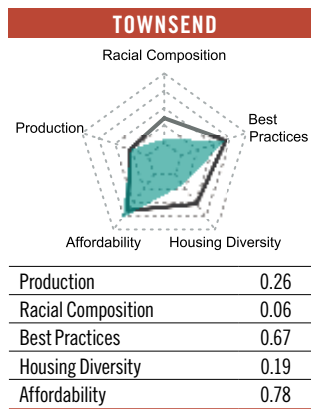
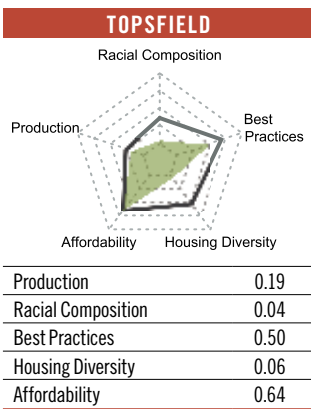
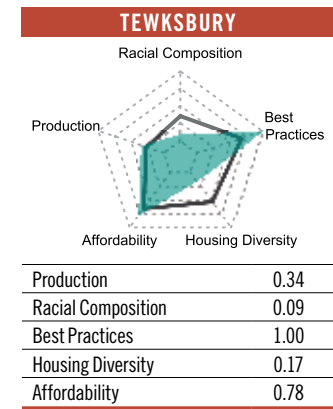
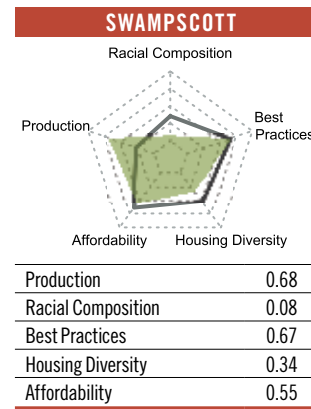
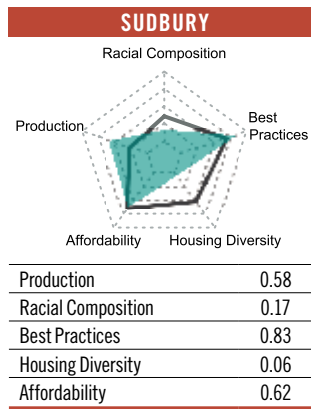
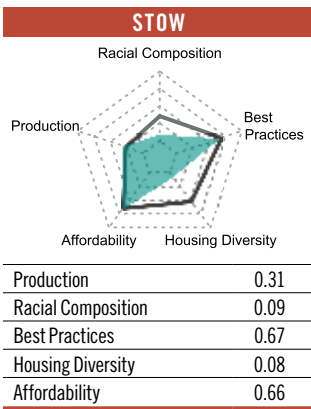
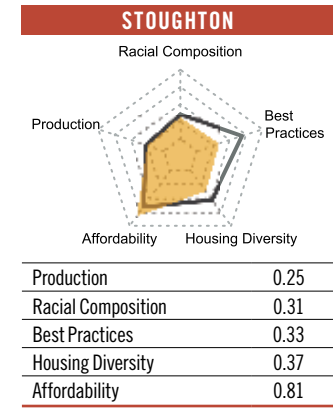
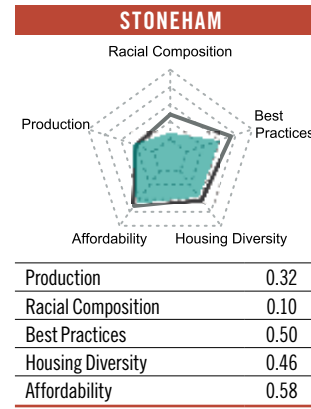
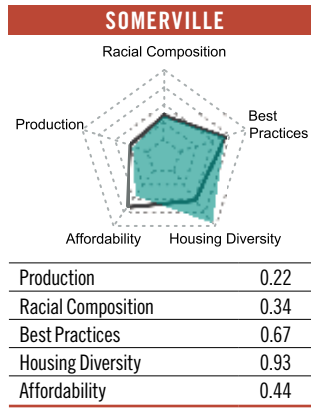
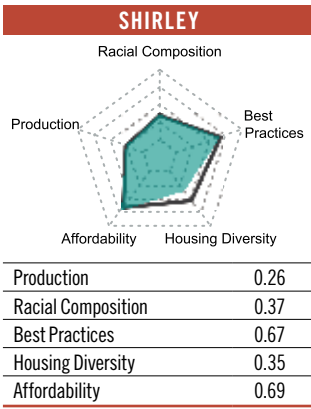
Production	0.45
Racial Composition	0.04
Best Practices	0.83
Housing Diversity	0.27
Affordability	0.50

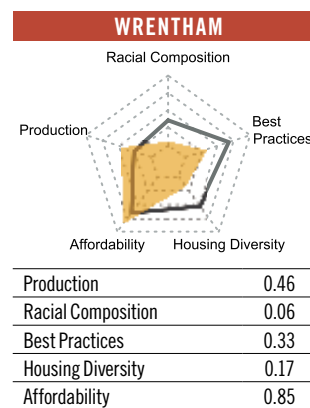
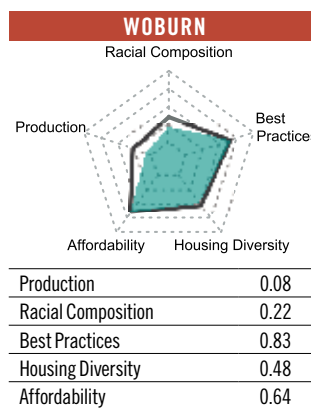
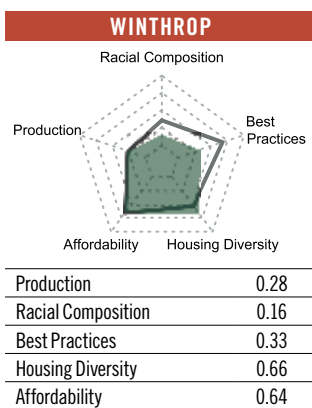
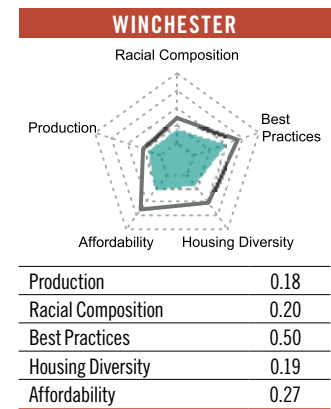
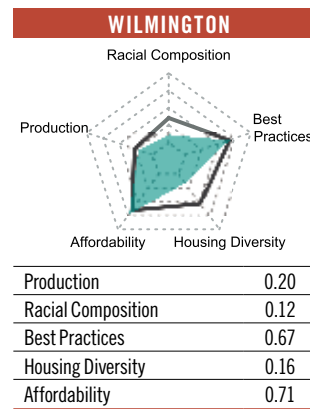
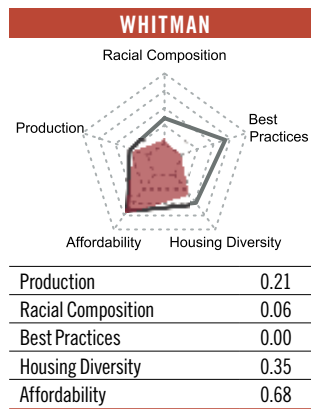
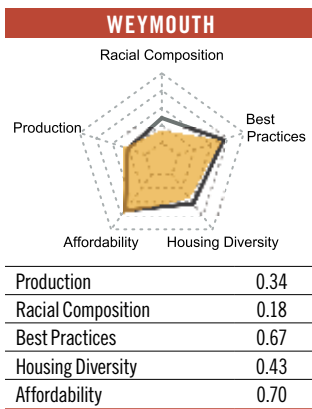
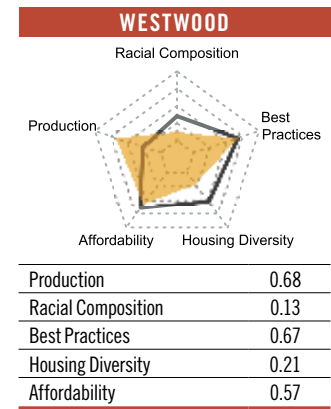
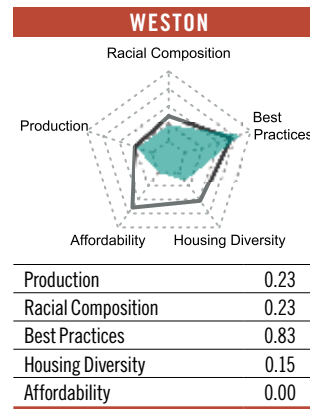
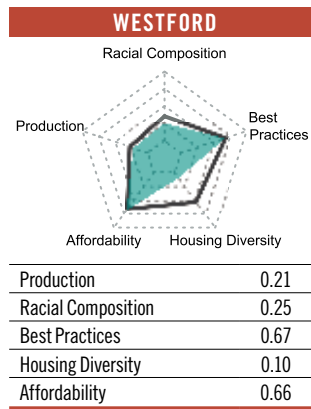
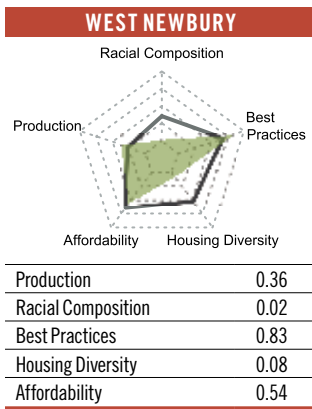
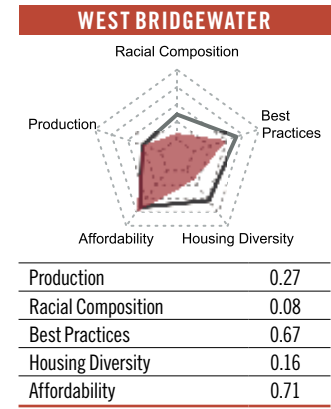
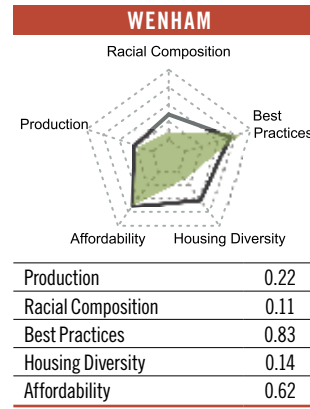
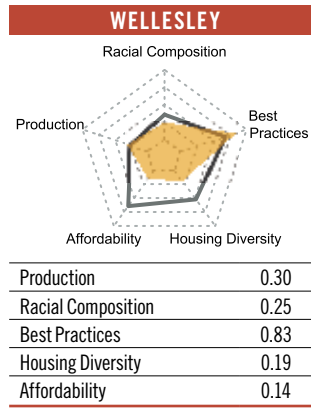
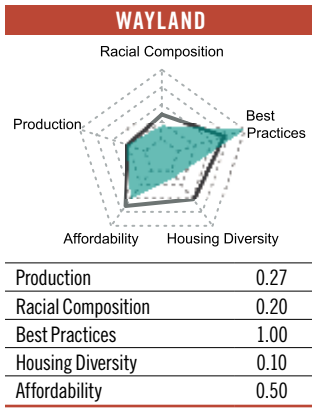












Data Table

Municipality	Production	Racial Composition	Best Practices			
	Permitting relative to proportional share of housing need	Percent people of color, 2013–2017	Is multifamily housing allowed in any part of the municipality, including townhouses?	Is mixed-use (residential and commercial) allowed in any districts?	Are accessory dwelling units (ADUs) allowed in any part of the municipality?	Has the municipality adopted CPA?
Abington	30.2%	10.11%	✓	✓	✓	✓
Acton	59.9%	30.82%	✓	✓	✓	✓
Amesbury	25.3%	7.21%	✓	✓		
Andover	58.2%	20.57%	✓	✓	✓	
Arlington	51.4%	21.60%	✓	✓		✓
Ashby	27.4%	5.07%	✓	✓	✓	
Ashland	51.5%	18.46%	✓	✓	✓	✓
Avon	22.3%	28.60%	✓	✓	✓	
Ayer	71.4%	19.52%	✓	✓	✓	✓
Bedford	73.1%	23.26%	✓	✓	✓	✓
Bellingham	41.5%	8.42%	✓	✓	✓	
Belmont	56.7%	24.46%	✓	✓	✓	✓
Beverly	15.4%	8.38%	✓	✓	✓	✓
Billerica	65.8%	15.44%	✓	✓	✓	✓
Boston	109.8%	55.09%	✓	✓	✓	✓
Boxborough	394.2%	26.38%	✓		✓	✓
Boxford	21.9%	9.61%	✓	✓	✓	✓
Braintree	22.5%	18.77%	✓	✓		✓
Bridgewater	30.0%	16.28%	✓	✓	✓	✓
Brockton	21.5%	63.40%	✓	✓	✓	
Brookline	9.6%	28.56%	✓	✓		
Burlington	163.6%	25.48%	✓		✓	
Cambridge	78.1%	38.38%	✓	✓	✓	✓
Canton	116.8%	19.67%	✓	✓	✓	✓
Carlisle	67.0%	15.97%	✓		✓	✓
Carver	27.9%	5.66%	✓	✓	✓	✓
Chelmsford	29.1%	15.15%	✓	✓	✓	✓
Chelsea	123.9%	78.05%	✓	✓		✓
Cohasset	61.4%	2.30%	✓	✓	✓	✓
Concord	101.2%	18.45%	✓	✓	✓	✓
Danvers	17.5%	9.24%	✓	✓	✓	

Data Table, continued

Municipality	Best Practices (cont.)			Housing Stock Diversity		Affordability		
	Does the municipality have an AHT?	Does the municipality have an IH/IZ bylaw or ordinance?	Number of best practices, 2018	Percent rental, 2013–2017	Percent multifamily, 2013–2017	Median rent, 2013–2017	Median home sale price, 2018	SHI percentage, 2017
Abington			4	33.5%	36.8%	\$1,169	\$345,500	7.6%
Acton		✓	5	26.3%	30.8%	\$1,373	\$540,000	6.7%
Amesbury		✓	3	31.0%	39.4%	\$1,113	\$315,000	10.5%
Andover	✓	✓	5	21.6%	25.6%	\$1,423	\$600,000	13.3%
Arlington		✓	4	39.8%	55.0%	\$1,593	\$730,000	5.6%
Ashby		✓	4	12.2%	4.6%	\$1,174	\$250,050	0.0%
Ashland	✓	✓	6	20.4%	22.3%	\$1,312	\$401,100	6.2%
Avon		✓	4	24.2%	19.1%	\$1,116	\$344,000	4.0%
Ayer		✓	5	40.5%	42.5%	\$934	\$300,000	8.7%
Bedford	✓	✓	6	25.6%	23.1%	\$1,770	\$666,000	18.3%
Bellingham		✓	4	18.9%	14.8%	\$1,364	\$325,000	8.7%
Belmont	✓	✓	6	37.8%	49.0%	\$1,802	\$935,000	3.6%
Beverly	✓	✓	6	40.2%	43.7%	\$1,141	\$420,000	11.6%
Billerica	✓	✓	6	18.8%	22.0%	\$1,340	\$406,450	7.7%
Boston	✓	✓	6	64.6%	81.3%	\$1,445	\$658,275	19.0%
Boxborough	✓		4	25.6%	40.8%	\$1,010	\$142,000	13.0%
Boxford		✓	5	2.6%	5.8%	\$800	\$672,500	1.1%
Braintree			3	28.9%	33.1%	\$1,373	\$455,000	9.7%
Bridgewater	✓	✓	6	26.7%	30.8%	\$1,385	\$347,000	6.6%
Brockton		✓	4	47.9%	50.8%	\$1,054	\$290,000	13.0%
Brookline	✓	✓	4	49.8%	74.5%	\$2,127	\$1,000,000	9.4%
Burlington		✓	3	32.0%	32.1%	\$1,851	\$550,000	13.3%
Cambridge	✓		5	65.3%	84.7%	\$1,880	\$829,000	14.8%
Canton		✓	5	23.4%	31.0%	\$1,570	\$439,900	12.5%
Carlisle	✓		4	5.1%	3.8%	\$1,328	\$865,000	2.9%
Carver	✓	✓	6	7.2%	26.1%	\$1,319	\$328,000	3.2%
Chelmsford		✓	5	17.7%	25.1%	\$1,306	\$380,000	7.8%
Chelsea	✓	✓	5	74.4%	87.6%	\$1,285	\$412,500	19.3%
Cohasset	✓	✓	6	23.8%	15.3%	\$1,496	\$775,000	10.7%
Concord		✓	5	24.1%	24.7%	\$2,006	\$867,025	11.7%
Danvers	✓	✓	5	30.2%	37.3%	\$1,259	\$432,000	10.4%

Data Table, continued

Municipality	Production	Racial Composition	Best Practices			
	Permitting relative to proportional share of housing need	Percent people of color, 2013–2017	Is multifamily housing allowed in any part of the municipality, including townhouses?	Is mixed-use (residential and commercial) allowed in any districts?	Are accessory dwelling units (ADUs) allowed in any part of the municipality?	Has the municipality adopted CPA?
Dedham	19.2%	21.50%	✓	✓	✓	
Dover	89.7%	17.07%	✓		✓	
Dracut	63.5%	16.66%	✓	✓	✓	✓
Dunstable	88.6%	7.34%	✓	✓	✓	✓
Duxbury	87.4%	3.03%	✓		✓	✓
East Bridgewater	42.1%	10.91%	✓	✓	✓	
Essex	57.6%	1.08%	✓			✓
Everett	119.0%	54.10%	✓	✓		
Foxborough	39.5%	12.28%	✓	✓	✓	
Framingham	56.0%	34.04%	✓	✓		
Franklin	30.3%	11.02%	✓	✓	✓	
Georgetown	40.5%	7.04%	✓	✓	✓	✓
Gloucester	28.3%	5.37%	✓	✓	✓	✓
Groton	37.7%	7.53%	✓	✓	✓	✓
Groveland	35.8%	5.05%	✓	✓	✓	✓
Halifax	41.9%	6.18%			✓	
Hamilton	17.0%	8.47%	✓	✓	✓	✓
Hanover	26.4%	4.29%	✓	✓	✓	✓
Hanson	86.0%	5.65%	✓	✓	✓	✓
Haverhill	26.0%	26.92%	✓	✓	✓	
Hingham	93.9%	4.52%	✓	✓		✓
Holbrook	12.6%	24.70%	✓	✓	✓	
Holliston	84.7%	11.05%	✓	✓	✓	✓
Hopkinton	260.4%	12.82%	✓	✓	✓	✓
Hudson	24.1%	12.54%	✓	✓	✓	✓
Hull	13.6%	7.29%	✓	✓		✓
Ipswich	32.1%	5.42%	✓	✓	✓	
Kingston	104.6%	5.15%			✓	✓
Lakeville	55.6%	4.74%	✓	✓	✓	
Lawrence	8.6%	84.47%	✓	✓		
Lexington	58.2%	32.95%	✓	✓	✓	✓
Lincoln	73.9%	26.05%	✓	✓	✓	✓

Data Table, continued

Municipality	Best Practices (cont.)			Housing Stock Diversity		Affordability		
	Does the municipality have an AHT?	Does the municipality have an IH/IZ bylaw or ordinance?	Number of best practices, 2018	Percent rental, 2013–2017	Percent multifamily, 2013–2017	Median rent, 2013–2017	Median home sale price, 2018	SHI percentage, 2017
Dedham			3	32.0%	32.4%	\$1,546	\$487,608	10.9%
Dover		✓	3	4.2%	0.6%	\$2,415	\$1,190,000	0.9%
Dracut		✓	5	24.2%	28.4%	\$1,281	\$312,300	5.2%
Dunstable		✓	5	3.7%	0.4%	\$1,682	\$525,000	0.0%
Duxbury	✓	✓	5	9.5%	8.2%	\$2,176	\$637,500	7.4%
East Bridgewater			3	16.1%	14.9%	\$1,148	\$340,000	3.6%
Essex			2	20.9%	26.3%	\$1,108	\$480,000	2.7%
Everett			2	60.5%	73.4%	\$1,344	\$470,000	6.4%
Foxborough	✓		4	34.9%	33.2%	\$1,397	\$423,000	12.5%
Framingham		✓	3	46.2%	44.8%	\$1,289	\$405,000	10.5%
Franklin	✓	✓	5	19.2%	23.3%	\$1,190	\$400,000	11.9%
Georgetown	✓	✓	6	20.3%	17.6%	\$1,463	\$441,000	11.6%
Gloucester	✓	✓	6	37.3%	39.9%	\$1,051	\$400,000	7.3%
Groton	✓	✓	6	13.3%	13.8%	\$1,289	\$445,812	5.5%
Groveland		✓	5	18.2%	17.6%	\$1,272	\$383,750	3.3%
Halifax			1	11.4%	20.7%	\$1,599	\$304,500	0.9%
Hamilton	✓	✓	6	17.8%	13.2%	\$1,096	\$550,000	3.0%
Hanover	✓		5	13.3%	11.8%	\$1,161	\$520,000	11.9%
Hanson			4	8.0%	10.5%	\$932	\$361,750	4.4%
Haverhill		✓	4	41.6%	48.5%	\$1,110	\$295,000	10.0%
Hingham	✓	✓	5	21.6%	25.0%	\$2,190	\$775,000	11.4%
Holbrook			3	19.5%	20.7%	\$1,046	\$337,250	10.3%
Holliston	✓	✓	6	12.1%	12.9%	\$1,001	\$460,000	4.6%
Hopkinton	✓	✓	6	14.3%	9.1%	\$1,675	\$565,000	14.2%
Hudson	✓	✓	6	25.9%	35.3%	\$1,148	\$341,525	11.2%
Hull			3	33.9%	31.8%	\$1,291	\$365,000	1.7%
Ipswich	✓	✓	5	26.9%	29.9%	\$1,033	\$432,500	8.9%
Kingston	✓	✓	4	21.0%	21.6%	\$1,241	\$394,000	4.2%
Lakeville	✓	✓	5	13.8%	9.6%	\$1,347	\$350,000	7.1%
Lawrence		✓	3	72.3%	74.6%	\$1,067	\$280,000	15.0%
Lexington		✓	5	20.0%	17.6%	\$1,998	\$951,500	11.1%
Lincoln	✓		5	38.2%	21.0%	\$2,275	\$949,250	11.2%

Data Table, continued

Municipality	Production	Racial Composition	Best Practices			
	Permitting relative to proportional share of housing need	Percent people of color, 2013–2017	Is multifamily housing allowed in any part of the municipality, including townhouses?	Is mixed-use (residential and commercial) allowed in any districts?	Are accessory dwelling units (ADUs) allowed in any part of the municipality?	Has the municipality adopted CPA?
Littleton	173.4%	11.03%	✓	✓	✓	✓
Lowell	11.2%	50.87%	✓	✓		
Lynn	14.0%	62.12%	✓	✓		
Lynnfield	62.0%	9.33%	✓	✓	✓	
Malden	3.1%	53.36%	✓	✓		✓
Manchester-by-the-Sea	31.2%	2.78%	✓		✓	
Marblehead	9.4%	7.33%	✓	✓		
Marion	78.2%	10.68%	✓	✓	✓	✓
Marlborough	13.6%	27.03%	✓	✓		
Marshfield	25.6%	5.07%	✓	✓	✓	✓
Mattapoissett	63.0%	3.81%	✓		✓	✓
Maynard	38.4%	11.35%	✓	✓	✓	✓
Medfield	88.8%	9.25%	✓		✓	
Medford	3.5%	26.85%	✓	✓		✓
Medway	56.8%	10.55%	✓	✓	✓	✓
Melrose	27.0%	14.72%	✓	✓	✓	
Merrimac	89.8%	3.73%	✓	✓	✓	
Methuen	44.9%	34.97%	✓	✓	✓	
Middleborough	122.4%	8.08%	✓	✓	✓	✓
Middleton	102.0%	13.87%	✓			✓
Millis	42.5%	7.27%	✓	✓		✓
Milton	9.8%	28.10%	✓	✓	✓	
Nahant	2.9%	3.41%				✓
Natick	41.0%	19.90%	✓	✓		
Needham	82.1%	15.61%	✓	✓		✓
Newbury	47.9%	4.61%	✓	✓	✓	
Newburyport	24.6%	7.22%	✓	✓	✓	✓
Newton	20.6%	26.22%	✓	✓	✓	✓
Norfolk	137.7%	15.90%	✓	✓		✓
North Andover	64.6%	17.20%	✓	✓	✓	✓
North Reading	32.1%	9.85%	✓	✓		
Norwell	62.1%	5.12%	✓		✓	✓

Data Table, continued

Municipality	Best Practices (cont.)			Housing Stock Diversity		Affordability		
	Does the municipality have an AHT?	Does the municipality have an IH/IZ bylaw or ordinance?	Number of best practices, 2018	Percent rental, 2013–2017	Percent multifamily, 2013–2017	Median rent, 2013–2017	Median home sale price, 2018	SHI percentage, 2017
Littleton	✓	✓	6	15.7%	13.4%	\$975	\$435,000	12.9%
Lowell		✓	3	58.7%	62.7%	\$1,089	\$265,000	12.5%
Lynn			2	55.8%	62.1%	\$1,098	\$350,000	12.4%
Lynnfield			3	13.0%	14.9%	\$1,890	\$629,950	11.5%
Malden			3	59.8%	66.7%	\$1,393	\$460,000	10.1%
Manchester-by-the-Sea	✓		3	29.7%	27.8%	\$1,301	\$763,450	5.1%
Marblehead	✓	✓	4	20.2%	23.3%	\$1,408	\$620,000	3.9%
Marion	✓	✓	6	19.6%	5.9%	\$1,078	\$425,000	7.7%
Marlborough			2	44.1%	47.5%	\$1,350	\$340,000	11.4%
Marshfield			4	22.8%	15.3%	\$1,362	\$399,450	5.8%
Mattapoissett	✓	✓	5	22.8%	13.1%	\$1,142	\$415,000	2.7%
Maynard	✓		5	29.5%	28.3%	\$1,111	\$340,000	8.6%
Medfield	✓		3	13.5%	11.9%	\$1,215	\$642,500	7.2%
Medford			3	43.3%	56.1%	\$1,610	\$590,000	7.1%
Medway	✓		5	13.6%	14.9%	\$1,078	\$410,000	6.2%
Melrose			3	33.1%	41.5%	\$1,243	\$595,000	8.0%
Merrimac	✓	✓	5	11.1%	26.0%	\$795	\$389,000	5.6%
Methuen		✓	4	29.8%	33.6%	\$1,160	\$323,000	9.0%
Middleborough			4	19.1%	27.5%	\$1,138	\$315,000	6.6%
Middleton			2	15.0%	15.9%	\$1,686	\$499,900	5.0%
Millis			3	15.6%	21.3%	\$1,557	\$389,950	3.7%
Milton	✓		4	17.5%	21.8%	\$1,520	\$675,000	5.0%
Nahant			1	28.8%	29.8%	\$1,312	\$500,000	3.0%
Natick	✓		3	28.9%	35.3%	\$1,393	\$539,000	10.4%
Needham		✓	4	17.2%	18.9%	\$1,457	\$920,000	12.6%
Newbury			3	16.5%	7.5%	\$1,190	\$510,000	3.5%
Newburyport	✓	✓	6	24.4%	37.7%	\$1,174	\$517,750	7.5%
Newton			4	28.7%	35.9%	\$1,771	\$965,000	7.5%
Norfolk	✓		4	4.9%	3.7%	\$1,280	\$520,500	4.1%
North Andover	✓	✓	6	26.8%	36.5%	\$1,399	\$447,093	8.5%
North Reading			2	15.0%	15.3%	\$1,434	\$465,000	9.6%
Norwell	✓		4	5.7%	6.2%	\$711	\$595,000	8.1%

Data Table, continued

Municipality	Production	Racial Composition	Best Practices			
	Permitting relative to proportional share of housing need	Percent people of color, 2013–2017	Is multifamily housing allowed in any part of the municipality, including townhouses?	Is mixed-use (residential and commercial) allowed in any districts?	Are accessory dwelling units (ADUs) allowed in any part of the municipality?	Has the municipality adopted CPA?
Norwood	19.6%	21.02%	✓	✓		✓
Peabody	8.5%	15.58%	✓	✓	✓	✓
Pembroke	28.0%	6.52%	✓		✓	✓
Pepperell	31.3%	8.16%	✓	✓	✓	
Plainville	87.4%	4.71%	✓	✓	✓	✓
Plymouth	101.6%	8.45%	✓		✓	✓
Plympton	56.1%	4.22%				✓
Quincy	24.6%	39.57%	✓	✓		✓
Randolph	47.7%	63.84%	✓	✓	✓	✓
Reading	43.4%	8.85%	✓	✓	✓	
Revere	12.8%	43.83%	✓	✓		
Rochester	74.3%	5.47%	✓	✓		
Rockland	18.4%	8.52%	✓	✓	✓	✓
Rockport	21.9%	4.15%	✓	✓	✓	✓
Rowley	65.8%	3.06%	✓		✓	✓
Salem	3.6%	28.17%	✓	✓		✓
Salisbury	183.3%	7.17%	✓	✓	✓	
Saugus	10.5%	13.75%	✓			
Scituate	46.6%	4.23%	✓	✓	✓	✓
Sharon	72.0%	24.53%	✓	✓	✓	✓
Sherborn	36.2%	10.62%	✓	✓	✓	
Shirley	56.1%	31.60%	✓	✓	✓	
Somerville	46.8%	29.36%	✓	✓		✓
Stoneham	67.2%	9.10%	✓	✓	✓	
Stoughton	52.8%	27.19%			✓	✓
Stow	65.5%	8.95%	✓		✓	✓
Sudbury	120.3%	15.31%	✓	✓	✓	✓
Swampscott	140.5%	8.01%	✓	✓	✓	
Tewksbury	71.7%	8.85%	✓	✓	✓	✓
Topsfield	40.9%	4.65%	✓	✓	✓	
Townsend	54.5%	6.33%	✓	✓	✓	

Data Table, continued

Municipality	Best Practices (cont.)			Housing Stock Diversity		Affordability		
	Does the municipality have an AHT?	Does the municipality have an IH/IZ bylaw or ordinance?	Number of best practices, 2018	Percent rental, 2013–2017	Percent multifamily, 2013–2017	Median rent, 2013–2017	Median home sale price, 2018	SHI percentage, 2017
Norwood			3	41.9%	45.6%	\$1,414	\$455,250	8.3%
Peabody			4	35.5%	44.6%	\$1,266	\$415,000	9.3%
Pembroke			3	13.0%	11.7%	\$1,633	\$367,700	9.5%
Pepperell		✓	4	23.5%	19.1%	\$1,118	\$322,000	3.0%
Plainville		✓	5	27.2%	38.8%	\$1,290	\$319,000	16.5%
Plymouth	✓	✓	5	22.5%	21.0%	\$1,343	\$356,000	3.2%
Plympton			1	13.9%	4.2%	\$1,216	\$380,000	4.9%
Quincy	✓		4	52.7%	60.6%	\$1,370	\$447,000	9.6%
Randolph			4	33.2%	28.1%	\$1,308	\$345,000	10.7%
Reading	✓		4	22.5%	26.2%	\$1,349	\$530,000	8.7%
Revere			2	52.2%	66.1%	\$1,302	\$424,000	8.1%
Rochester			2	8.3%	4.4%	\$995	\$375,000	0.4%
Rockland			4	28.9%	37.6%	\$1,181	\$329,000	6.4%
Rockport	✓		5	28.7%	29.9%	\$1,078	\$473,000	3.9%
Rowley		✓	4	18.1%	18.8%	\$1,154	\$486,000	4.2%
Salem	✓		4	50.1%	66.0%	\$1,149	\$370,000	12.8%
Salisbury	✓	✓	5	26.1%	43.1%	\$1,280	\$350,000	15.4%
Saugus	✓	✓	3	20.5%	23.7%	\$1,045	\$429,900	6.8%
Scituate	✓		5	13.4%	9.5%	\$1,120	\$565,000	4.4%
Sharon	✓	✓	6	15.8%	16.0%	\$1,762	\$513,875	10.7%
Sherborn			3	7.3%	5.7%	\$1,153	\$800,000	2.3%
Shirley		✓	4	30.2%	28.8%	\$972	\$287,500	2.4%
Somerville	✓		4	66.2%	85.5%	\$1,699	\$800,000	9.7%
Stoneham			3	34.4%	43.1%	\$1,390	\$510,000	5.3%
Stoughton			2	30.0%	31.9%	\$1,313	\$342,000	11.5%
Stow	✓		4	9.9%	7.6%	\$1,507	\$525,000	7.4%
Sudbury	✓		5	7.7%	5.3%	\$923	\$741,589	11.3%
Swampscott	✓		4	23.2%	35.6%	\$1,565	\$499,000	3.7%
Tewksbury	✓	✓	6	13.2%	17.6%	\$1,647	\$386,000	9.7%
Topsfield			3	5.2%	9.2%	\$323	\$607,500	7.2%
Townsend		✓	4	17.2%	16.1%	\$912	\$276,000	4.8%

Data Table, continued

Municipality	Production	Racial Composition	Best Practices			
	Permitting relative to proportional share of housing need	Percent people of color, 2013–2017	Is multifamily housing allowed in any part of the municipality, including townhouses?	Is mixed-use (residential and commercial) allowed in any districts?	Are accessory dwelling units (ADUs) allowed in any part of the municipality?	Has the municipality adopted CPA?
Tyngsborough	49.9%	15.43%	✓	✓	✓	✓
Wakefield	59.9%	8.42%	✓	✓	✓	
Walpole	32.8%	13.05%	✓	✓	✓	
Waltham	27.1%	34.48%	✓	✓	✓	✓
Wareham	21.8%	15.69%	✓	✓	✓	✓
Watertown	131.5%	22.03%	✓	✓		✓
Wayland	57.5%	17.46%	✓	✓	✓	✓
Wellesley	64.1%	21.52%	✓	✓		✓
Wenham	47.1%	10.29%	✓		✓	✓
West Bridgewater	56.9%	8.15%		✓	✓	✓
West Newbury	74.8%	2.60%	✓	✓	✓	✓
Westford	46.0%	21.65%			✓	✓
Weston	48.6%	20.27%	✓		✓	✓
Westwood	138.9%	11.85%	✓	✓	✓	
Weymouth	70.3%	16.11%	✓	✓	✓	✓
Whitman	44.3%	5.95%				
Wilmington	44.1%	11.11%	✓	✓	✓	
Winchester	39.4%	17.80%	✓	✓		
Winthrop	59.0%	14.27%	✓	✓		
Woburn	19.4%	19.18%	✓	✓		
Wrentham	95.2%	5.93%	✓			✓

Data Table, continued

Municipality	Best Practices (cont.)			Housing Stock Diversity		Affordability		
	Does the municipality have an AHT?	Does the municipality have an IH/IZ bylaw or ordinance?	Number of best practices, 2018	Percent rental, 2013–2017	Percent multifamily, 2013–2017	Median rent, 2013–2017	Median home sale price, 2018	SHI percentage, 2017
Tyngsborough	✓	✓	6	14.0%	15.8%	\$1,266	\$365,000	10.7%
Wakefield		✓	4	26.2%	37.4%	\$1,302	\$507,000	7.2%
Walpole			3	15.9%	17.9%	\$1,421	\$519,900	5.4%
Waltham	✓	✓	6	49.9%	56.0%	\$1,507	\$560,000	7.4%
Wareham	✓		5	25.2%	19.0%	\$1,066	\$245,000	7.7%
Watertown		✓	4	48.9%	66.8%	\$1,719	\$622,500	6.9%
Wayland	✓	✓	6	10.7%	8.6%	\$1,086	\$722,500	5.1%
Wellesley	✓	✓	5	18.0%	15.6%	\$1,768	\$1,300,000	6.3%
Wenham	✓	✓	5	10.5%	16.9%	\$1,262	\$633,750	8.4%
West Bridgewater			3	13.1%	17.4%	\$1,289	\$325,000	4.6%
West Newbury		✓	5	6.8%	10.5%	\$2,000	\$510,000	2.5%
Westford	✓	✓	4	10.7%	9.0%	\$1,841	\$512,250	8.3%
Weston	✓	✓	5	14.2%	13.3%	\$1,542	\$1,460,000	4.2%
Westwood		✓	4	16.2%	21.6%	\$1,575	\$760,000	10.7%
Weymouth			4	34.0%	38.6%	\$1,348	\$363,000	7.6%
Whitman			0	27.6%	32.0%	\$1,057	\$315,648	3.6%
Wilmington		✓	4	16.0%	12.4%	\$1,772	\$485,000	10.3%
Winchester		✓	3	14.5%	20.8%	\$1,568	\$967,500	3.1%
Winthrop			2	45.6%	64.3%	\$1,312	\$450,000	7.7%
Woburn	✓	✓	4	38.8%	40.6%	\$1,451	\$465,000	8.7%
Wrentham			2	16.6%	14.2%	\$1,098	\$424,755	12.7%