

Household – The people living together in the same house. A household can be a family, roommates, or a person living alone.

Market-rate housing – Housing that sells or leases at the “going rate” on the free market.

Naturally occurring affordable housing (NOAH) – Housing that tends to be less expensive due to size, age, or other characteristics.

Deed-restricted Affordable Housing – Subsidized housing legally reserved for income-eligible households at a cost they can afford (typically costs are limited to 30% of income).

Subsidy – A form of financial aid given by the government to reduce the costs of a service or good, like housing.

Income – Money earned from doing work or received from investments.

Area Median Income (AMI) – A measure of income set by the federal government and used by housing programs to determine eligibility for deed-restricted Affordable Housing based on income and household size. The AMI for the geographic area that includes Lynn is \$107,800 (US Department of Housing & Urban Development).

Local median income – The median income (the figure where half the households earn less and half the households earn more) in a municipality. The City of Lynn’s median income is \$53,513. For homeowners, the median is \$85,892; for renters, it is \$34,096 (ACS, 2013-17).

Cost burden – Paying more than 30% of income on housing. Paying more than 50% of income on housing is called severe cost burden. In Lynn, 25% of households are cost burdened and 21% are severely cost burdened (ACS, 2013-17).

Income-eligible household – A household that meets the income requirements of a housing program; these are typically low-income households defined as having incomes at or below 80% of AMI. In Lynn, that’s \$73,000 for a 3-person household (US Department of Housing & Urban Development).

Get involved!

We need you to share your housing knowledge of Lynn and hopes for the future!

- Join us at one of our public forums! The first forum will take place on January 28th, 2020.
- Sign up for our email list here mapc.ma/housing-lynn-news for regular updates on engagement events and plan progress.

- Visit mapc.org/housing_lynn for plan materials and draft content.
- Email housinglynn@mapc.org if you have questions about the plan or ideas for creating better housing in Lynn.



How do we get deed-restricted Affordable Housing?



PUBLIC INVESTMENT

The federal, state, and local government are all involved in the provision of Affordable Housing.



Local housing authorities, like the Lynn Housing Authority & Neighborhood Development, own and operate Affordable Housing for low-income people, older residents, and people with disabilities.

Localities can also provide land or funding to private developers for the purposes of Affordable Housing.

At the state level, the MA Department of Housing & Community Development allocates funding from multiple state and federal subsidy programs so that private developers can build Affordable Housing (see below).

MassHousing, an independent quasi-public agency, has financing programs that support the construction and preservation of rental Affordable Housing.

Rental vouchers help income-eligible households rent market-rate apartments by covering a certain amount of rent. The household pays the difference between the voucher amount and the cost of the apartment. Vouchers can be issued by the state or the federal government.



PRIVATE DEVELOPMENT

Today, Affordable Housing is often privately developed and owned.

In this case, renting or selling homes below market rates requires some form of subsidy. This can be public subsidy like the Low-Income Housing Tax Credit (LIHTC), which provides a tax incentive to construct or rehabilitate Affordable Housing. It is issued by the federal government to states, where it is awarded to private developers.

Privately developed Affordable Housing can also be “cross-subsidized” through mixed-income development. In this case, the revenue from the sale or lease of the market-rate units in the development offsets the cost of the Affordable Housing.

A primary tool to create this kind of housing is inclusionary zoning, where localities incentivize private developers to include Affordable Housing in projects of a certain scale. More than 100 municipalities in Massachusetts have inclusionary zoning, though Lynn currently does not.



A plan for inclusive growth



A guide to understanding Affordable Housing in the city



Lynn has long been an affordable place to live, home to many working folks and residents of different races and ethnicities.

Even as Boston and other surrounding communities became increasingly expensive over the past couple of decades, Lynn remained an option for people with moderate or low incomes. But now, greater demand to live in the inner core has driven up housing costs in Lynn. The City has welcomed new housing development in recent years, but it hasn't been sufficient to meet demand and stabilize prices. It's also primarily been high-end development that many current residents can't afford.

The city finds itself at a crossroads:

New development brings economic benefits like tax revenue, jobs, amenities, and of course homes. It also tends to appeal to higher-income residents who can bid up the cost of housing. For the full Lynn community to enjoy the benefits of new development, the city needs a plan.



Housing Lynn is a new, inclusive process to develop a housing plan for the city.

The Mayor's Office and the Lynn Housing Authority & Neighborhood Development has partnered with the Metropolitan Area Planning Council (MAPC) to engage the community in establishing goals and strategies for new market-rate and Affordable Housing development, preservation and upkeep of existing housing, and protections for Lynn residents who could be pushed out by rising housing costs.

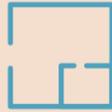
A growing population has increased demand for housing in Lynn, but many residents can't afford what's being built in the city.



For decades, Lynn has experienced steady population growth. This trend continues, with 4,019 new residents coming here between 2000 and 2017, an increase of 5% (US Census, ACS, 2013-17). This growth has brought many benefits to Lynn, including greater racial and ethnic diversity and a larger tax base.

It also put increased pressure on the housing supply. After a decade or so with little development, the 2000s brought about 1,000 new units, mostly in single-family homes and buildings with 2-4 units. Today, parts of the city have been seeing development of larger multifamily projects, but these new units tend to be very expensive.

\$1,700



median rent for a one-bedroom unit

\$1,975



median rent for a two-bedroom unit

Between 2015 and 2018, median asking rents increased 51% to \$1,700 per month for one-bedroom apartments and 27% to \$1,975 for two-bedrooms (MAPC Rental Listings Database).

\$315,000



median price for a single-family home

\$203,450



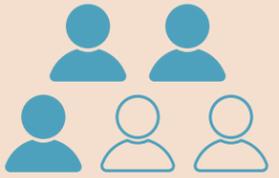
median price for a condo

The median price of condominiums increased 51% to \$203,450 and the median price of single-family homes increased 66% to \$315,000 between 2014 and 2017 (The Warren Group).

More than half of all households in Lynn are low income.

About 62% of all households in Lynn have an income lower than 80% of AMI and are eligible for most Affordable Housing (CHAS, 2012-16).

More than 3 out of 5 low-income households are cost burdened.



In Lynn, 63% of all low-income households are cost burdened (CHAS, 2012-16). Low-income households who are cost burdened may have to compromise basic needs like food, healthcare, and transportation in order to cover the cost of housing.

For every 4 low-income households, there is 1 Affordable Housing unit.



There are about 4,435 Affordable Housing units for 19,840 low-income households in Salem (MA SHI; CHAS, 2012-16). The rest of these households live in market-rate housing and often pay more than they can afford. As more people compete to live in Lynn, the cost of this housing could go up.

Most folks who work in Lynn can't afford to live here.

As housing costs increase, wages can't keep up. More than 62% of employees in Lynn work in manufacturing, retail, and healthcare and social assistance. These folks contribute to Lynn's economy and community, but these industries don't pay nearly enough to cover the cost of housing here.

Lynn's Median Monthly Rent vs. Average Monthly Wages for Lynn Workers

(NAICS; MAPC Rental Listings Database)

\$1,700/month
median one-bedroom rent



\$1,686/month
manufacturing wage



\$672/month
retail wage



\$784/month
healthcare wage

New development has created more homes in the city, and brought more residents to support Lynn's diverse restaurants and shops, but it's not affordable to many who live and work here.