

# Can you afford to stay in Lynn?

*Some people are being pushed out of their homes and communities as housing costs rise.*

Lynn has long been an affordable place to live, even as Boston and other surrounding communities became expensive. But increased demand to live in the inner core and too little housing production in response is changing that. Between 2015 and 2018, median rent for a 2-bedroom apartment went up 27% and the median home sale price went up 34% in Lynn (MAPC Rental Listings Database; The Warren Group).

If you rent, you might feel this more than homeowners because you have little control over rent increases or changes in property management. But even if you own your home, you may feel pressure to relocate if property taxes rise.



## DISPLACEMENT IS...

A household is said to be displaced when they move for reasons they can't control. Due to historical and ongoing discrimination, lower-income and/or minority households are usually most vulnerable to displacement.

A community is said to be experiencing displacement if a high number of households are displaced. Sometimes displaced households are replaced by households of similar racial and ethnic backgrounds and incomes. But when displacement occurs in lower-income neighborhoods and higher-income residents move in, it's called gentrification.

## CAUSES

Gentrification-associated displacement can be caused by:

- Rising housing costs, like rents or taxes
- Conversion of an apartment to a condominium
- Eviction
- Foreclosure

## VULNERABILITY

Residents and households vulnerable to displacement may share some of these attributes:

- Lower incomes
- Older age
- Rental occupancy
- History of housing instability, like eviction



## Displacement disrupts people's lives and the communities they leave behind.

When you're displaced, you lose your home and sometimes social network, services you rely on, maybe even your job. Your children may have to switch schools. You experience not just financial problems, but sometimes health impacts.

The communities left behind by displaced residents are also impacted. Local economies suffer when they lose residents who work at restaurants, institutions, community organizations, and other businesses. There are also environmental impacts when workers have to commute in from outside the community. This increases traffic and parking pressures, as well as greenhouse gas emissions.

# Let's make sure Lynn stays a place everyone can call home!

Without new housing, prices will continue to rise as demand increases. How can we encourage diverse development that benefits current and new residents alike?

## How can we plan for development without displacement?

*Housing Lynn* is a planning process that aims to engage diverse Lynn residents. Together, the community, the City, and the Metropolitan Area Planning Council will work to understand housing need, set housing goals, and put in place strategies to meet them. We will focus on:



### Housing production

Both deed-restricted Affordable Housing and market-rate housing



### Preservation of existing housing

Either naturally affordable or deed-restricted



### Protections for tenants

And others vulnerable to displacement pressures

Join us! Learn more about Housing Lynn and how to engage at [mapc.org/housing\\_lynn](https://mapc.org/housing_lynn).