

Housing Need and Demand Assessment

Everett is a diverse city with a variety of housing needs. There is no summary of all conditions that does not compromise individual experiences in some way. Nonetheless, this assessment attempts to outline the housing needs and demand that represent Everett's population as a whole based on quantitative data analysis and qualitative information collected through public engagement. It aims to highlight the voices of those who experience the greatest challenges to securing affordable, safe, and adequate housing. Everett residents have aided the planning team in illuminating a portrait of their community: what stories are important, what dynamics may be misunderstood, and what elements were missing from the conversation.

At the widest level, this narrative can be summarized by the following statements, which provide an outline for this section of the plan:

1. Demand for housing in Everett is growing and there is a need for more rental and ownership options, housing suitable for families, and deeply affordable housing.
2. Everett has a significant supply of "middle" housing, however much of this stock is aging and there is a stark disparity in the condition, type, and cost of housing between "old" and "new" Everett¹.
3. Everett's supply of Affordable Housing does not adequately meet the current needs of the community.
 - There are an estimated 9,900 households in Everett eligible for Affordable Housing based on their income², but Everett has just 819 units of Affordable Housing on the Subsidized Housing Inventory (SHI)³.
 - Median income in Everett is considerably lower than the Area Median Income used by HUD to determine eligibility for affordable housing, and as a result, the greatest share of income eligible households is among those who earn less 30% AMI and 50% AMI. Much of Everett's limited Affordable Housing stock is set aside for those who earn 80% AMI, preventing many in the community from accessing even the limited stock that is available.
4. Many households and others in Everett are vulnerable to displacement, and the inability to afford market-rate housing heightens concerns about displacement over time.
 - Half of all Everett residents are housing cost-burdened and nearly 70% of low-income households in Everett are housing cost-burdened .
 - When households lose the ability to control where they choose to live due to rising costs or formal removal from housing, displacement can occur.
 - Increasing investment in Everett can exacerbate existing instability from unaffordable housing leading to displacement.

¹ "Middle Housing" refers to residential buildings (of various types) at a scale between single-family homes and large multifamily buildings.

² Comprehensive Housing Affordability Strategy, 2015-2019 5-year estimates

³ Subsidized Housing Inventory, Executive Office of Housing and Livable Communities (EOHLC) 2023

- Investor activity creates competition pressure in the housing market that makes it harder for potential homebuyers, particularly low-income homebuyers to make purchases and for renters to avoid eviction or rent increases.

Data Sources & Analysis

A number of quantitative data sources were used for this plan: the US Census, including Decennial Census, American Community Survey (ACS), and Comprehensive Housing Affordability Strategy (CHAS) data; City data; and real estate property and transaction databases. The City of Everett provided support in understanding the data estimates from ACS data. While this data can be less precise than decennial data because ACS data is based on sample size, ACS data offers information that's not included in decennial census, allowing for more in-depth analysis into areas of interest. All sources for data are cited throughout this report, primarily in tables and figures. Unless otherwise stated, data appearing in text can be attributed to the 2017-2021 ACS. In some cases, data is pulled from other years due to data consistency or availability. Below is a brief explanation of the US Census data sources used for this plan.

- **Census of Population and Housing (decennial census):** Demographic and housing counts. This report uses data from the 2010 and 2020 Census.
- **American Community Source (ACS):** 5-year demographic and housing estimates for large and small geographic areas based on monthly surveys. Estimates are based on a small population sample, but results of each monthly survey are aggregated to provide a larger dataset. This plan primarily uses data from the 2017-2021 ACS survey, the most recent available data when this assessment began in the June, 2023. Following best practice, percentages are used in lieu of numbers for most estimates to avoid sharing numbers that may not be precise since they are based on a sample.
- **US HUD Comprehensive Housing Affordability Strategy Data (CHAS):** Custom tabulations of ACS data that demonstrate the extent of housing problems and housing need, particularly for low-income households. This plan uses the most recent available CHAS data from 2015-2019 and 2016-2020.

Context Communities⁴

To understand the meaning of a given data point in Everett within the regional context, this plan uses "context communities." Context communities were selected with assistance from the City using a point system to compare and contrast Everett to nearby municipalities. Context communities hold similarities to Everett in geography, urban fabric, population, housing stock and market, and demographics. The municipalities selected as context communities for this analysis are:

- | | |
|-------------|--------------|
| • Malden | • Somerville |
| • Revere | • Boston |
| • Chelsea | • Salem |
| • Arlington | • Lyn |

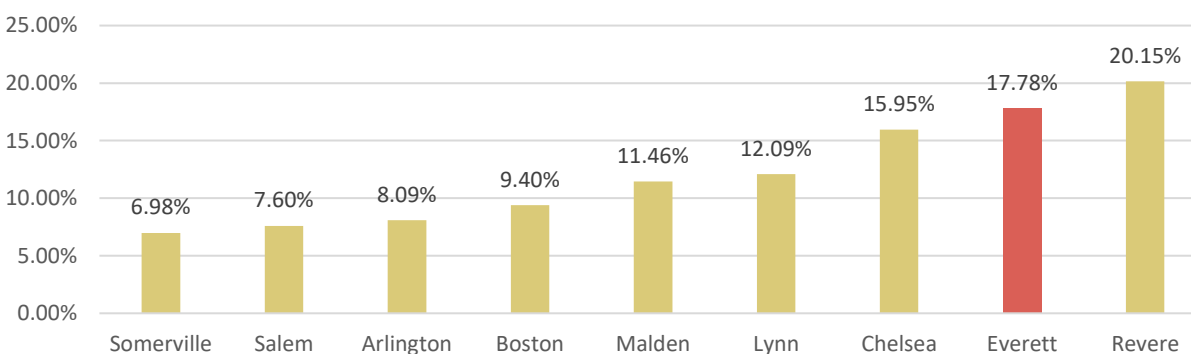
⁴ Please refer to Appendix X for additional information regarding the methodology used to select Context Communities for this plan.

Demand for Housing in Everett

Population Growth

Everett's population has grown rapidly in the last ten years. While all context communities experienced population growth, Everett stands out. With a recorded population of 49,075 in the 2020 US Decennial Census, between 2010 and 2020, Everett saw the second largest percent increase in population among context communities (growing by nearly 18%), exceeded only by Revere⁵.

Fig. Population change, Everett and context communities, 2010-2020



Source: US Decennial Census, 2010 and 2020

In the early 1900s, Everett saw rapid growth as a result of rail line connections to the City and opportunities for industrialization along the waterfront. By 1920, the land of Everett was mostly built up⁶. As a result, the city is now among the most densely populated in the region and has little open land for new development.

The post-war era saw a decline in population consistent with the patterns of redlining⁷ and suburbanization characteristic of many urbanized areas in the country and region at this time⁸. Everett saw the sharpest decline in population between 1970 and 1980. In 1975, the Charlestown Elevated (what was then the northbound extension of the orange line) was demolished and re-routed, running instead to Malden and no longer stopping in Everett⁹.

Since 1990, population growth has rebounded in Everett. That growth has been driven primarily by immigrant communities, with Brazil, El Salvador, and Haiti being the most common countries of origin¹⁰. Growth in Everett today is still driven by its growing diversity but may also be driven by

⁵ US Decennial Census, 2010 and 2020

⁶ City of Everett 2019 Open Space and Recreation Plan

⁷ *Redlining* refers to a discriminatory practice established in the 1920s and 1930s that consists of the systematic denial of services such as mortgages, insurance loans, and other financial services to residents of certain areas, based on their race or ethnicity. Under this practice, nearly all land in Everett was zoned as Class C and D areas, denying residents access to loans and other financing services and significantly impacting access to housing, homeownership, and other investment in the community.

⁸ City of Everett 2019 Open Space and Recreation Plan

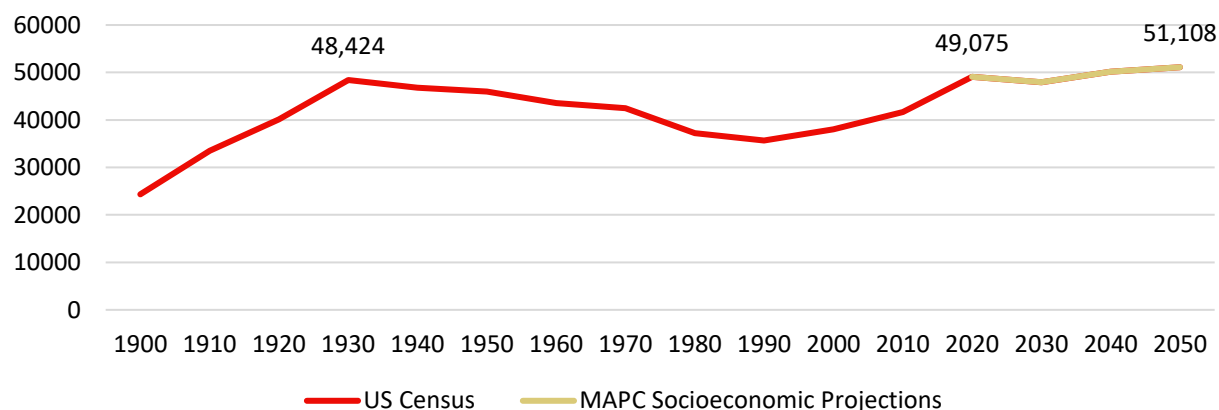
⁹ Belcher, Jonathan ["Changes to Transit Service in the MBTA district 1964-2023"](#), 17 December 2023

¹⁰ City of Everett 2019 Open Space and Recreation Plan

regional growth patterns. As Boston, and neighboring Cambridge and Somerville alongside it, continue to become more and more expensive, Everett has historically been an affordable alternative for many people in the region who wish to remain close to Boston. But rising housing costs in Everett in recent years have made Everett far less affordable and out of reach for many, including existing residents.

Everett's population of just over 49,000 people is the largest in its history. This plan explores the impact of Everett's growth and development on the City's housing stock and the many housing stories of the people who now call Everett home.

Fig. Population change and population projections, Everett, 1900-2050



Source: US Decennial Census 1900-2020, MAPC Socioeconomic Projections

Population Projections

Everett's population is projected to grow to 51,108 people by 2050, according to MAPC's Socioeconomic projections¹¹. The socioeconomic projections outline trends in the growth of the population based on births, deaths, households moving in and out of the region, and historical trends related to development and household formation. Patterns of economic growth have driven recent population growth, increasing regional demand for housing. Since the Great Recession of 2007-2009, the demand for new housing has altered the demographic and housing makeup of many cities and towns, including Everett. Projections are not official predictions, and they cannot account for all regional, national, and global events. In addition, local policy can impact, to a limited degree, the trajectory of population growth and demographic change in an individual city. Nonetheless, projections offer one relatively likely view of the future of Everett, and this plan will prepare Everett to meet housing need for that potential future.

Undercounting

Today's population count is most likely an underestimate given Everett is home to historically undercounted populations. Immigrants, communities of color, people who lack English proficiency,

¹¹ MAPC Socioeconomic Growth Projections 2010 - 2050

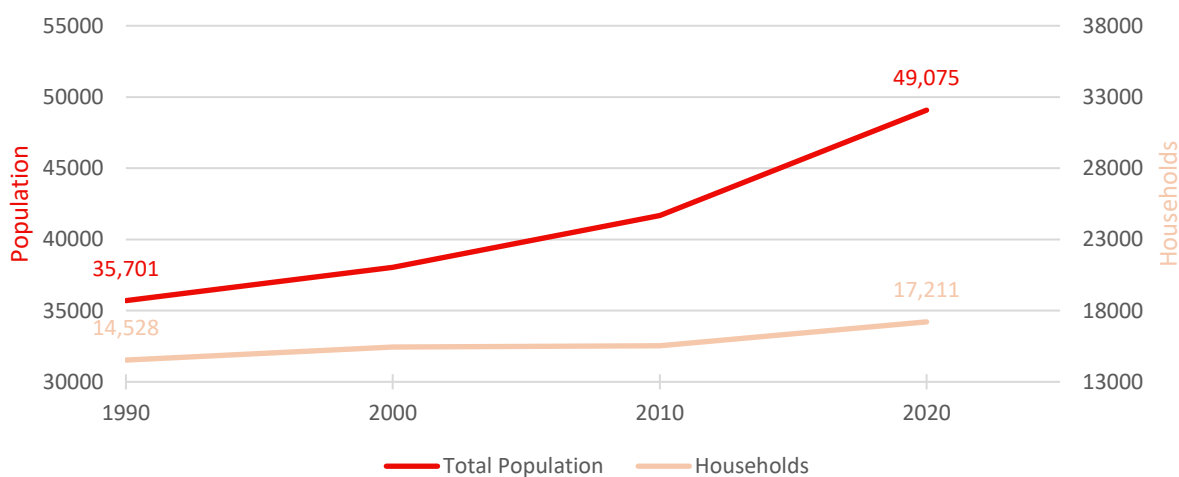
and children are typically undercounted during the decennial census.¹² (For instance, the Census Bureau estimates that, nationwide, it undercounted the Black and Latinx populations by approximately 3.30% and 4.99% respectively, in the 2020 Census.¹³) These baseline undercounts are carried forward in estimates produced annually by the American Community Survey and Population Estimates Program. Furthermore, the Census Bureau's annual population estimates are partly based on building permits, so these estimates will not account for an increase in overcrowding, the illegal subdivision of apartments, or the marketing of housing as having more bedrooms than it's built for (e.g., the conversion of living rooms to bedrooms). Members of the community expressed that these dynamics were common in Everett's housing, so there is likely some undercounting in the population for these reasons as well.

Household Growth

Household growth in Everett has occurred more slowly than population growth since 2010.

According to the US Census Bureau, households in Everett increased by 10.7% while the population increased by nearly 18% between 2010 and 2020. Most household growth in Everett is among renter-occupied households, which increased by approximately 14% between 2017 and 2021 compared to just 1.6% among owner-occupied households¹⁴. Additionally, a high share of both population and household growth is among multi-racial households¹⁵.

Fig. Population and household growth, Everett, 1990-2020



Population growth outpacing household growth indicates that household sizes are likely increasing. Household size refers to the number of people who live in a housing unit. The overall

¹² The prospect of including a citizenship question on the 2020 Decennial Census survey likely exacerbated undercounting by discouraging people fearing deportation and people who did not trust the government. Although the Supreme Court struck down the Trump administration's effort to include the question, the rhetoric surrounding it likely had a detrimental effect on census participation.

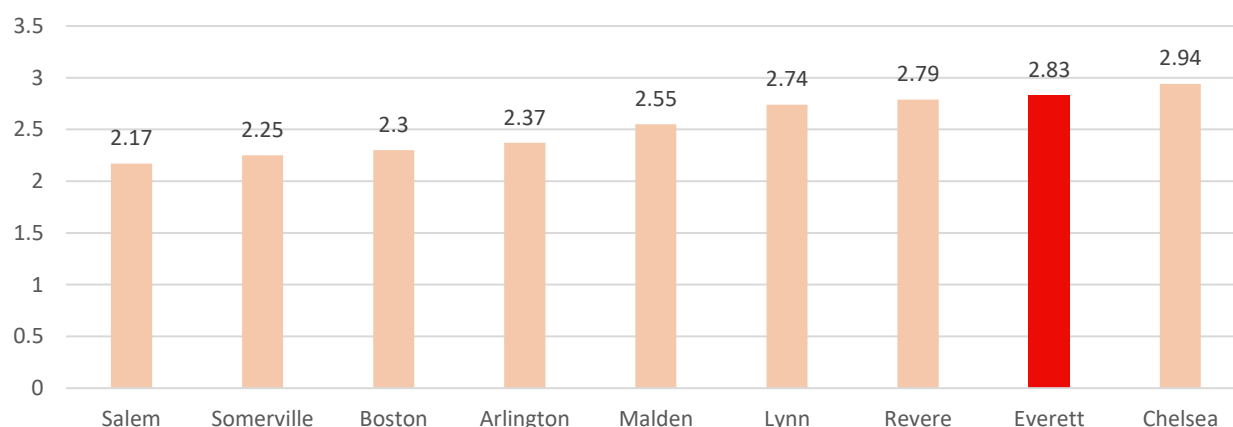
¹³ Census Bureau "Census Bureau Releases Estimates of Undercount and Overcount in the 2020 Census," May 12, 2022: <https://www.census.gov/newsroom/press-releases/2022/2020-census-estimates-of-undercount-and-overcount.html>

¹⁴ American Community Survey, 2013-2017 and 2017-2021 5-year estimates

¹⁵ US Decennial Census 2010, 2020, American Community Survey, 2013-2017 and 2017-2021 5-year estimates

average household size (for renters and owners combined) increased from 2.64 in 2010 to 2.83 in 2021.¹⁶ This trend was driven by significant increases in the size of renter-occupied households. The average size of owner-occupied households decreased by 0.7% percent in this time while the average size of renter-occupied households increased by nearly 15%.¹⁷ Everett's average household size was the second highest among context communities, exceeded by only Chelsea¹⁸. As housing becomes more expensive, increases in household size likely also reflect more people cohabitating to pool resources to afford rising rents. These trends demonstrate a need for more housing affordable to Everett residents and a need for larger homes available to rent, as many who need larger homes likely cannot afford to purchase them.

Fig. Average household size, Everett and context communities, 2021



Source: American Community Survey 2017-2021 5-year estimates

Two- and three-person households are the most common household sizes in Everett among Family Households¹⁹. Among Non-Family Households²⁰, it is most common for people to live alone. Between 2010 and 2020, Everett saw an increase in all households with two or more people. While single-person households make up a large share of households in Everett, they were the only group to decrease between 2010 and 2020, though the decrease is within the margin of error. Growth among Family Households (13%) far outpaced growth among Non-family households (6%). **As the cost of housing in Everett increases, fewer people may be able to afford to live alone, choosing to live with a partner, roommate, or family member, or look for more affordable places to live.**

¹⁶ American Community Survey, 2006-2010 and 2017-2021 5-year estimates

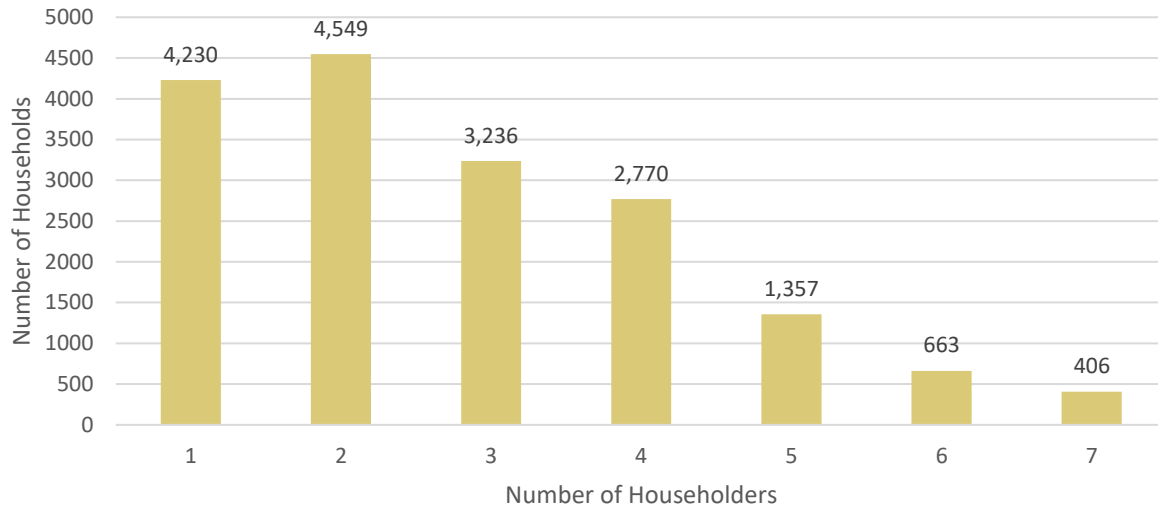
¹⁷ American Community Survey, 2006-2010 and 2017-2021 5-year estimates

¹⁸ American Community Survey, 2017-2021 5-year estimates

¹⁹ US Decennial Census, 2010 and 2020.

²⁰ According to the U.S. Census Bureau, a family household includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home only with people to whom he/she is not related (e.g., a roommate).

Fig. Households by number of people per household, Everett, 2020



Source: US Decennial Census, 2020

Residents have expressed a need for housing suitable for families. An estimated 66% of all households in Everett are considered Family Households and 36% of all households are Family Households with Children²¹, the highest share among all context communities. Additionally, among Family Households with Children in Everett, nearly 45% are considered Other Family Households with Children²² – this may include single parents with children, children living with an alternative caregiver such as a grandparent or guardian, as well as multigenerational or combined family households. Between 2011 and 2021, Other Family households with children in Everett increased by more than 30%, while this household type decreased in almost all other context communities²³. Single-parent households face significant housing affordability challenges, often struggling to afford a two- or three-bedroom unit on a single income. A limited supply of housing suitable for families will likely continue to increase costs for this housing type and those who need it. The supply of housing suitable for families may also be impacted by overcrowding²⁴.

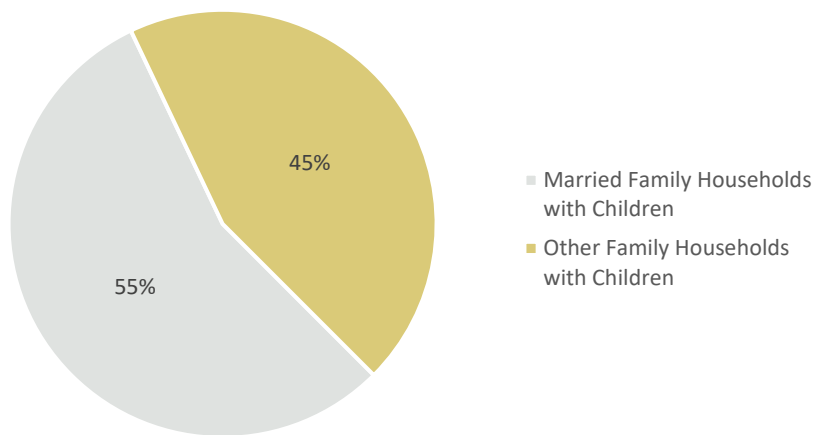
²¹ American Community Survey, 2017-2021 5-year estimates

²² American Community Survey, 2017-2021 5-year estimates

²³ American Community Survey, 2006-2011 and 2017-2021 5-year estimates. Somerville, Chelsea, Salem, Arlington, Boston, Lynn, and Revere all showed a decrease in Other Family Households with Children between 2011 and 2021. Malden showed an estimated 4% increase.

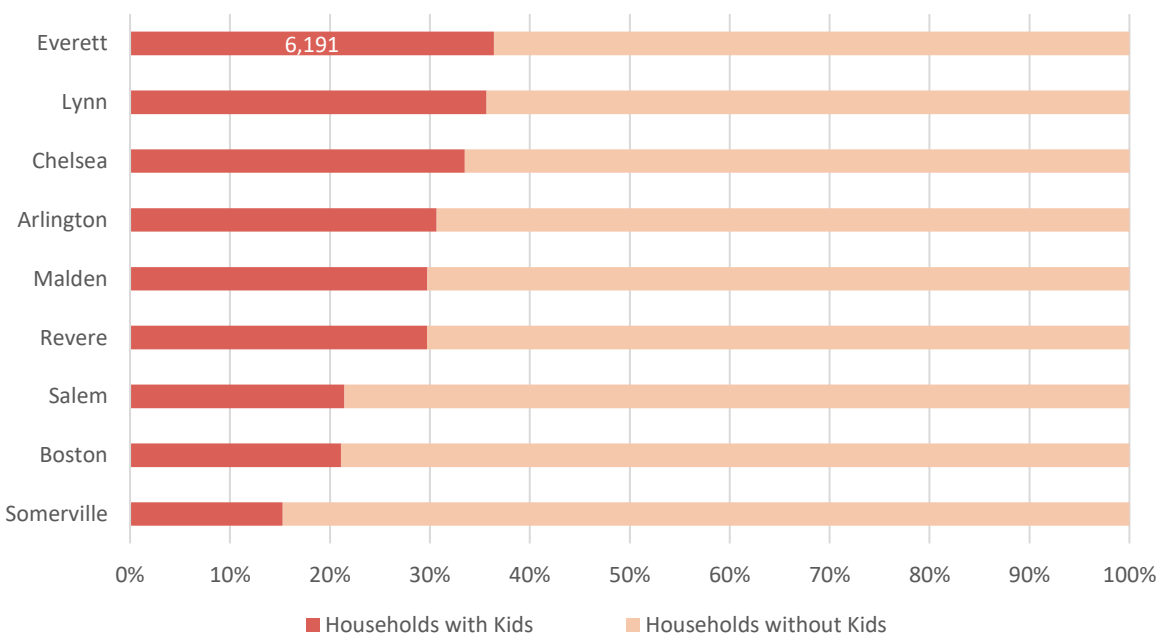
²⁴ Overcrowding occurs when the number of people living in a dwelling unit exceeds its expected occupancy, commonly measured by the number of people per room. Overcrowding creates significant health and safety risks for residents and stresses the condition of existing housing stock and infrastructure.

Fig. Family Households with Children, Everett, 2021



Source: American Community Survey, 2017-2021 5-year estimates

Fig. Households with Children, Everett and context communities, 2021



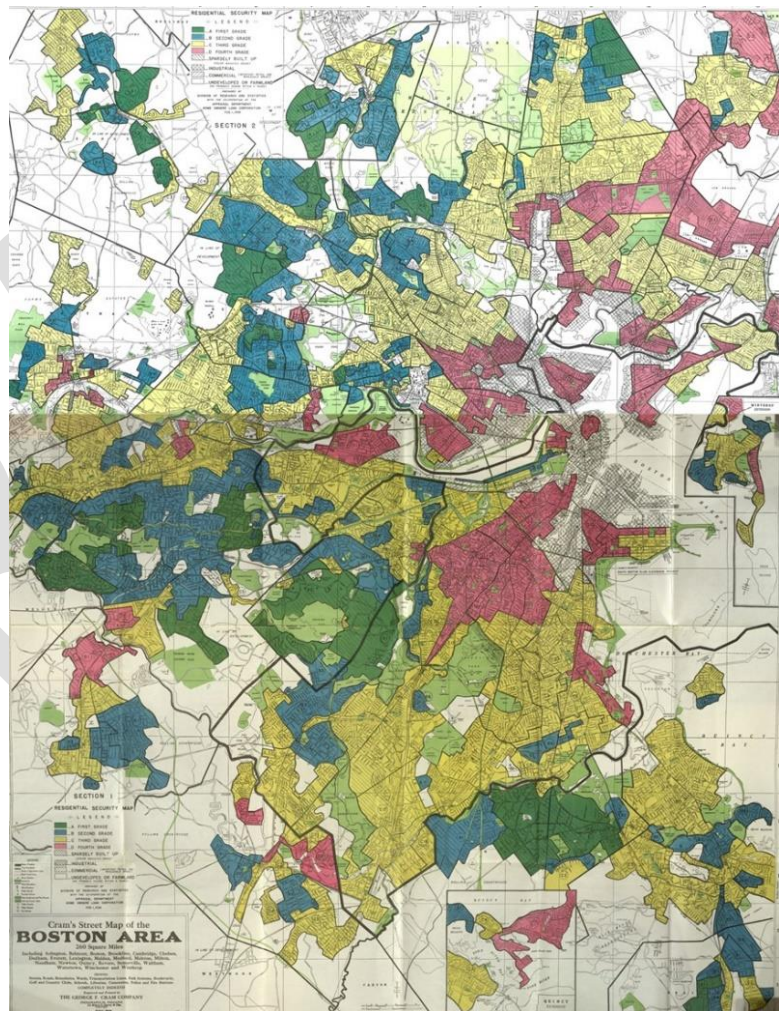
Source: American Community Survey, 2017-2021 5-year estimates

Racial & Ethnic Composition

The racial and ethnic composition of a community is important to understand when evaluating housing needs and considering local housing policy because there is a strong link between racial equity and housing. The demographic makeup we observe in Everett today is shaped by a history of housing discrimination present throughout the nation. Communities across the Commonwealth and the country are segregated, reflecting clear disparities in wealth which often fall along racial lines. These inequities are in large part rooted in a practice called redlining that started in the 1930s and was once supported by the US government. For decades, many banks in the US denied mortgages to people in communities outlined in red ink on maps, mostly people of color in urban areas, preventing them from buying a home in the suburbs or neighborhoods where public resources were more abundant.

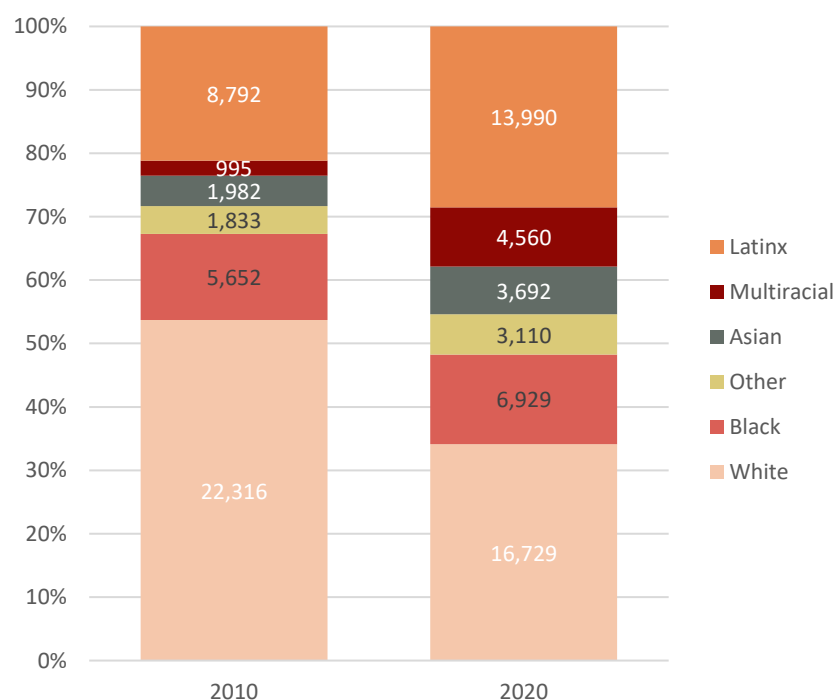
Areas deemed less desirable on redlining maps experienced decades of disinvestment that created poor urban conditions, shaping the land use patterns and socio-economic dynamics we see today. Everett was classified in redlining maps as C – Declining (yellow) and D – Hazardous (red). This classification and subsequent policy contribute to the historical population of immigrants and people of color in Everett. The areas of Everett south of Route 16 and along the Mystic Valley River where we see a concentration of current and former industrial uses are also shaped by redlining. Today these areas are attracting new investment like the Encore Casino and a boom in high-rise residential development. The City will need to think about ways to redress the impacts of historic housing discrimination like redlining and create fairness through the housing policy being considered today.

Fig. Redlining Map, Everett and Greater Boston



Everett has become more racially and ethnically diverse over the last several decades, but especially within the last 10 years. Among context communities, Everett is one of the most diverse.²⁵ While the white population is still the largest single racial group in Everett, White residents make up only an estimated 34% of the population; Chelsea is the only context community with a smaller share of its population made up of White residents (around 20%).²⁶ Multiracial, Black, Indigenous, Asian, and Latino communities make up more than 65% of the population in Everett. Lynn has the most similar composition among context communities, though a much higher share of the population is made up of Latinx residents.

Fig. Population by race and ethnicity, Everett, 2010-2020

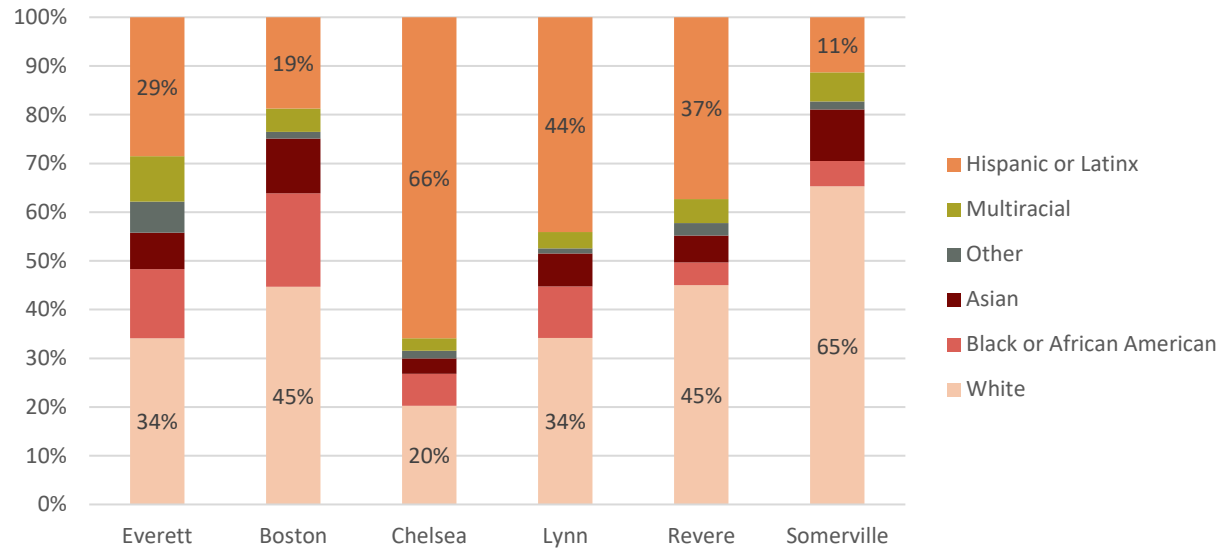


Source: US Decennial Census, 2010 and 2020. Indigenous American, Alaska Native, Native Hawaiian, and Other Pacific Islander are not shown for visual clarity. These groups make up approximately 0.1% of Everett's population.

²⁵ US Decennial Census, 2020. Everett's population is 34% White, 29% Latinx, 14% Black, 7.5% Asian, 0.1% Native or Indigenous, 9.2% multiracial, and 6% other.

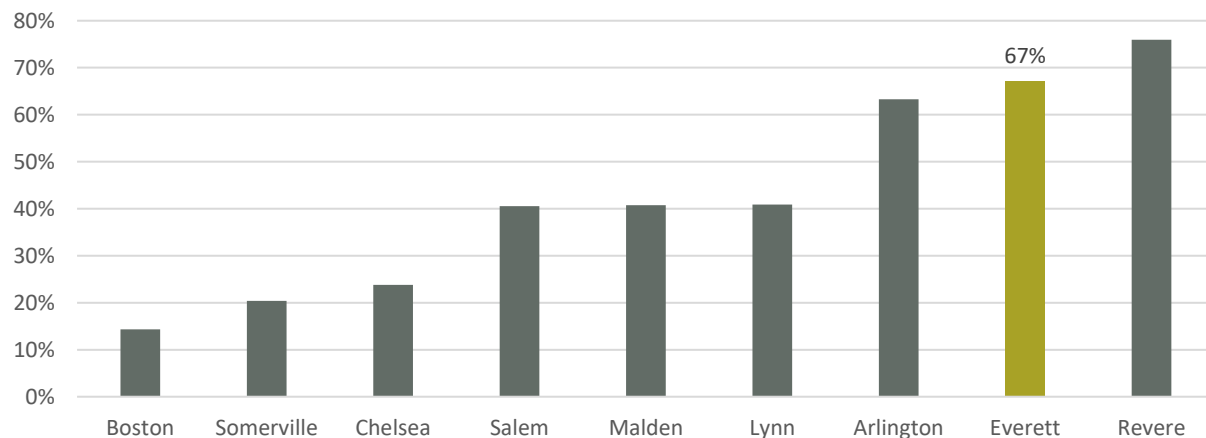
²⁶ Ibid

Fig. Population by Race, Everett and context communities, 2020



Source: US Decennial Census, 2020 Indigenous American, Alaska Native, Native Hawaiian, and Other Pacific Islander are not shown for visual clarity and make up a small percentage of the population in each of the municipalities shown. See Appendix X for tables showing full population by race for all context communities.

Fig. Percent Change in BIPOC population, Everett and context communities, 2010-2020



Source: US Decennial Census, 2010 and 2020, population includes Hispanic Latino, Black alone, Asian alone, Native American, Pacific Islander, multi-racial, and other.

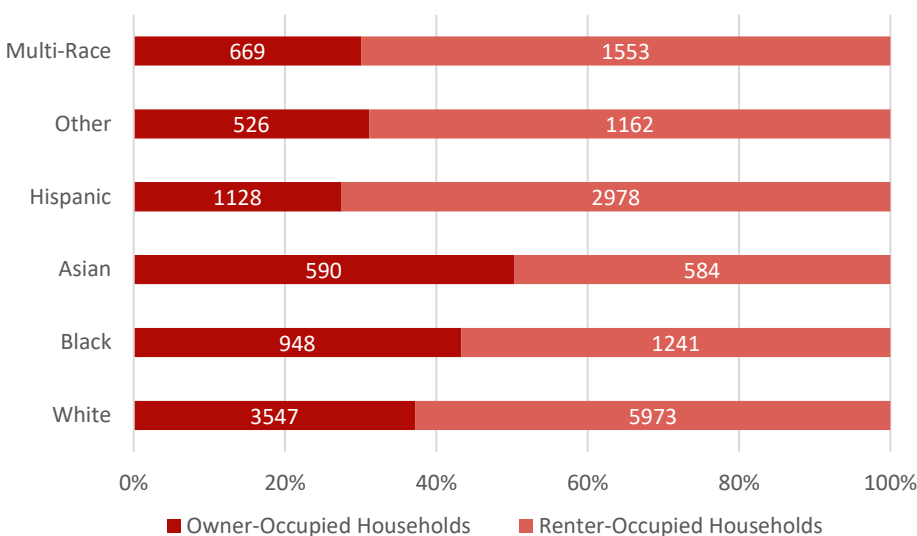
Differences in race and ethnicity do not translate into demand for different types of housing. In some cases, family sizes might be larger and multigenerational living more of a cultural norm among people of color than white people, calling for multi-bedroom units and/or buildings with multiple units.

Everett diverges from regional trends in racial income disparities that often dictate access to the housing market and shape housing demand. In Everett, the need for affordable housing choices cannot be drawn cleanly around racial or ethnic bounds. Median household incomes for Asian, Black, and Multiracial households in Everett (\$93,360, \$93,560, and \$74,515 respectively)

exceed Everett's median household income of \$71,510. Median household income for White and Latinx households are comparable, \$67,670 and \$67,940 respectively, and both fall below Everett's median household income. While Asian, Black, and Multiracial households may appear to fare better than White or Latinx households in Everett, it is important to take these differences into context. Median household income for all racial and ethnic groups in Everett still falls well below the Area Median Income (median income for greater Boston) and it is likely that all racial and ethnic groups in Everett contain households struggling to afford housing.

While tenure rates are relatively similar across most racial and ethnic groups, Latinx households see the lowest rate of homeownership among racial groups in Everett²⁷.

Fig. Tenure by Race & Ethnicity, Everett 2021



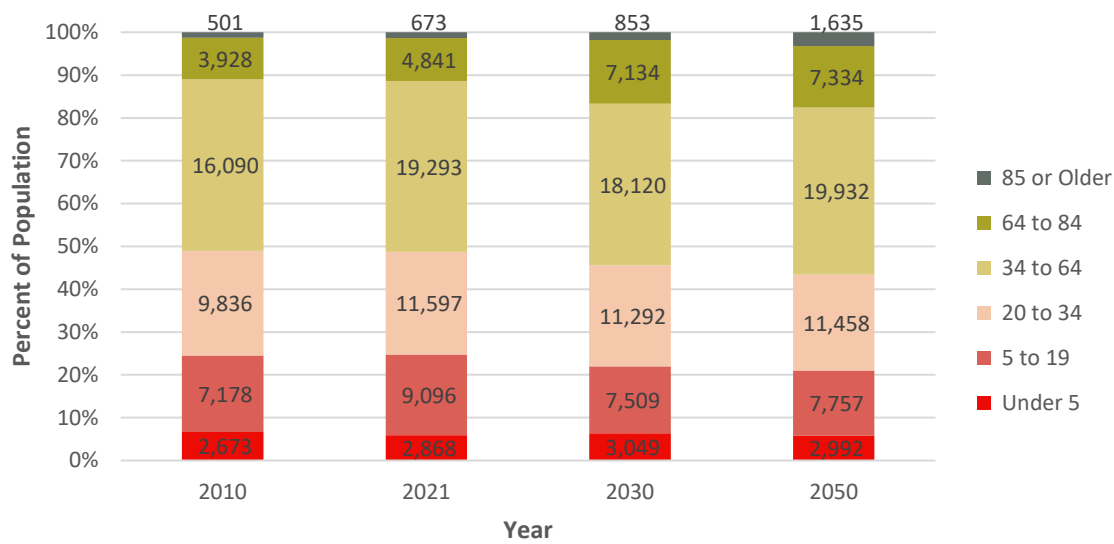
Source: American Community Survey, 2017-2021 5-year estimates

Age Structure

Age is often a determinant of whether a new household is formed and what type of housing is demanded. In many cases, younger adults form new households and desire smaller housing options in which to live alone or larger multi-bedroom homes to occupy with roommates. As they age and form families, larger housing options tend to become more desirable. Eventually, as children in those families form their own households, parents no longer require large housing and may seek to downsize. As seniors age, they may then seek specialty housing, including housing accessible to people with disabilities. Desired housing through the age spectrum does not always align with available or affordable housing in a community.

²⁷ American Community Survey, 2017-2021 5-year estimates

Fig. Population by Age, 2010-2050 (projected)



Source: American Community Survey, 2017-2021 5-year estimates; MAPC Socioeconomic Projections

In Everett, an estimated 6% of residents are under the age of 5 and another 19% are aged 5 to 19. The largest cohorts are younger adults aged 20 to 34, comprising 24% of the population, and those aged 35 to 54, comprising another 30%. These groups are most likely to be families and are likely to prefer housing that is suitable for families, such as larger units with two or three bedrooms or units located near schools, parks, and transit. Older adults aged 55 to 64 comprise 10% of the population, those 65 to 84 comprise another 7%, and those aged 85 or older comprise just 1.3% of the population. Everett's population is spread across all stages of life with a broad variety of housing needs. As the population continues to grow, the housing stock should grow across a diverse range of housing types to meet the varied needs of the Everett community.

Declining Vacancies

Higher demand for housing in Everett led to decreases in vacancies from 2011 to 2021. The total vacancy rate fell from approximately 7.5% in 2011 to 4.9% in 2021²⁸. Estimates of stable vacancy rates vary, but in general a stable rental vacancy rate is around 6%, while a stable ownership vacancy rate is around 3%. Without enough housing for people seeking homes, landlords and sellers can ask for increasingly high rents and prices, which advantages wealthier renters and buyers and encourages overcrowding among lower-income households.

²⁸ American Community Survey, 2007-2011 and 2017-2021 5-year estimates

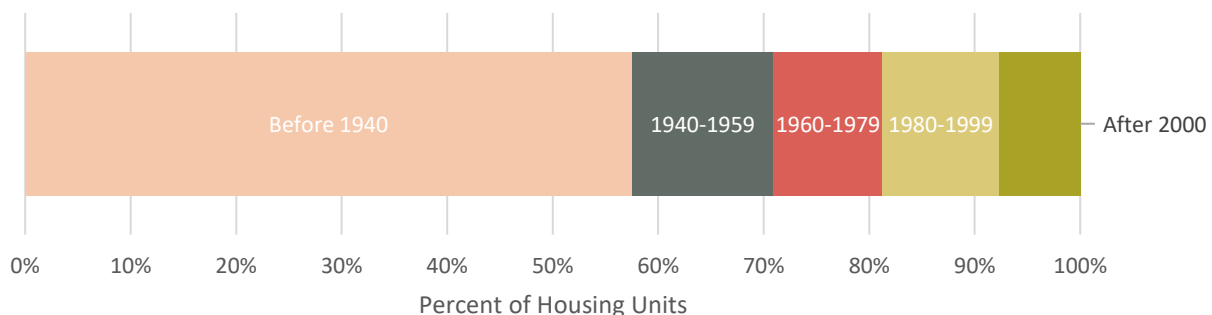
Much of Everett's housing stock is aging and the new housing being produced differs significantly from the existing housing stock.

Everett's housing stock is split between the old and the new. Much of Everett's housing stock is growing older due to a long period of underinvestment in housing by the private for-profit market. In contrast, in recent years, Everett experienced significant development and growth, and a particular boom in the development of new market-rate housing, consisting mostly of high-rise multifamily development. However, because this new housing differs so drastically from the existing housing stock and the types of housing provided in the new stock are priced to meet the needs of higher income residents, the older stock becomes more important for "naturally occurring affordable housing."²⁹ There is still tremendous upward pressure on housing costs throughout the city, incentivizing overcrowding at the lower end of the market and disincentivizing the maintenance of low-cost housing as competition for tenants becomes unnecessary. Older homes that have been under-maintained are a public health and safety risk for their residents and the community.

Age of Housing Stock

The vast majority of Everett's housing is older. An estimated 57% of Everett's housing is in buildings built before World War II (1940), with another 25% built between 1940 and 1980. 7.6% of the existing housing stock was built since 2000.³⁰

Fig. Housing units by year of construction, Everett, 2021



Source: American Community Survey, 2017-2021 5-year estimates

Compared to more modern units, older housing units may not be code compliant, may have exposed lead paint, and are unlikely to be accessible for people with disabilities.³¹ Older units may also lack heating and energy efficiencies (which add to monthly utility and maintenance costs for occupants) or require additional maintenance and repairs.

²⁹ Naturally occurring affordable housing (NOAH) is housing that is affordable in the market-place costing 30% of a household's income or relatively less than other housing. NOAH is often less costly because it is older or smaller in size. However the affordability of this type of housing is not protected and can change with the market.

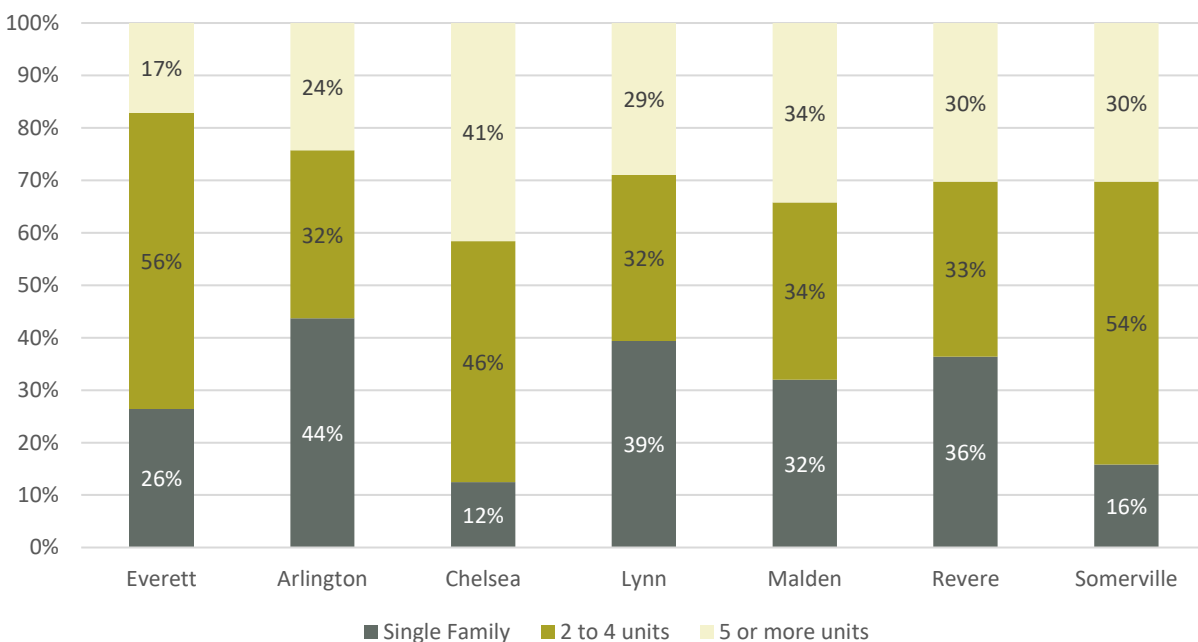
³⁰ American Community Survey 2017-2021 5-year estimates

³¹ Lead paint, which is highly toxic and dangerous for children, was not banned until 1978. The Americans with Disabilities Act, which provides minimum accessibility requirements for multifamily buildings, was not passed until 1990.

Housing Types

Everett contains a broad mix of housing types, including a significant supply of “middle” and small multifamily housing. Unlike many communities in the region, most of Everett’s roughly 18,000 total housing units are found in multifamily housing (buildings of two or more housing units). More than 50% of the housing supply is smaller “middle” multi-family housing (structures with two to four units)³², the highest share among context communities. Middle housing refers to residential buildings (of various types) at a scale between single-family homes and large multifamily buildings. Middle housing and diverse housing options tend to accommodate a greater range of housing needs due to their smaller size and tendency to be relatively affordable in the marketplace. Among context communities, only Somerville (around 56%) and Chelsea (around 46%) have similar shares of smaller multifamily housing. Both Chelsea and Somerville have higher shares of larger multifamily housing and smaller shares of single-family housing compared to Everett.

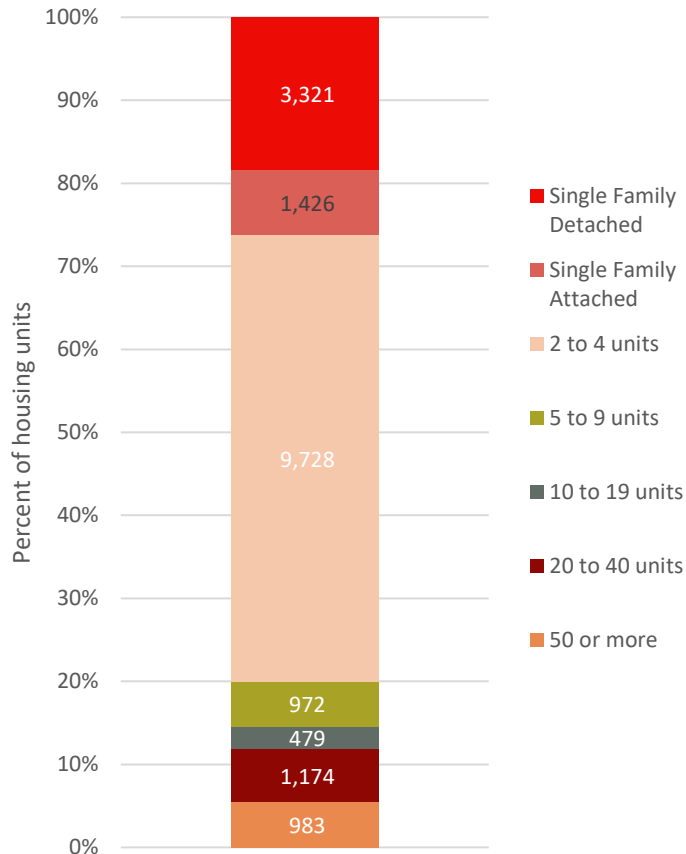
Fig. Housing units by units in building, Everett and Context Communities



Source: American Community Survey, 2017-2021 5-year estimates

³² American Community Survey 2017-2021 5-year estimates

Fig. Housing units by units in building, Everett, 2022



Source: American Community Survey, 2018-2022 5-year estimates

Much of Everett's "middle" and small multi-family housing (buildings with 2-4 units, like duplexes or triple-deckers) is likely contained within the older and aging housing stock and care should be taken to ensure that this asset is maintained and preserved. Small multi-family tends to be more suitable for families, can accommodate larger unit sizes, and, in Everett, is generally located closer to parks, schools, and other daily goods and services. This middle housing stock provides density to many neighborhoods in the city that are unlikely to be redeveloped and it is the stock most likely to require maintenance and repairs or fall into disrepair and be lost if not properly maintained. Additionally, small multi-family housing is not the type of housing currently being built as a part of new development in the city. Housing of this type that is lost from the aging housing stock is unlikely to be replaced by current development trends, limiting the types of housing choices available to Everett residents. Speculative investment likely poses additional risks to Everett's middle and small multifamily housing stock. Two- and three-family homes are often targeted by speculative investors who purchase homes with profit as the primary goal, rather than providing home or shelter. This type of speculation impacts both renters and those seeking to purchase homes in a community because investors take properties off the market that could otherwise be sold to people intending to live in a home, and renters often suffer from investors buying their buildings and hiking up their rents, if not evicting them outright.

Everett's older housing stock is also made up of many units with 2- or 3-bedroom units. This is a preferred unit size for many, especially those who have expressed a desire for family-sized housing units. Like the middle stock, this type of housing is unlikely to be replaced or grown through current development trends.³³ As the supply of this housing type tightens, costs will likely continue to increase for larger unit sizes.

Fig. Housing Units by Number of Bedrooms, 2022³⁴



Source: American Community Survey, 2018-2022

Changing Housing Types

Everett's housing stock is changing. Since 2010, Everett has seen significant development of new housing, increasing the total number of housing units in the city from 16,715 units in 2010 to an estimated 18,208 in 2020³⁵. New development in Everett is largely located in areas south of

³³ Though larger units are not mutually exclusive with larger multi-family development, developers often do not willingly choose to include larger units as they limit the total number of units able to be developed within a project. Developers often need additional incentives or regulations to include larger unit sizes in these types of developments.

³⁴ Note: The margins of error for this data set are statistically significant and these values should be taken as estimates not absolutes.

³⁵ US Decennial Census, 2010 and 2020

the Revere Beach Parkway and in the Commercial Triangle districts where upzoning has occurred and former industrial land is being redeveloped.

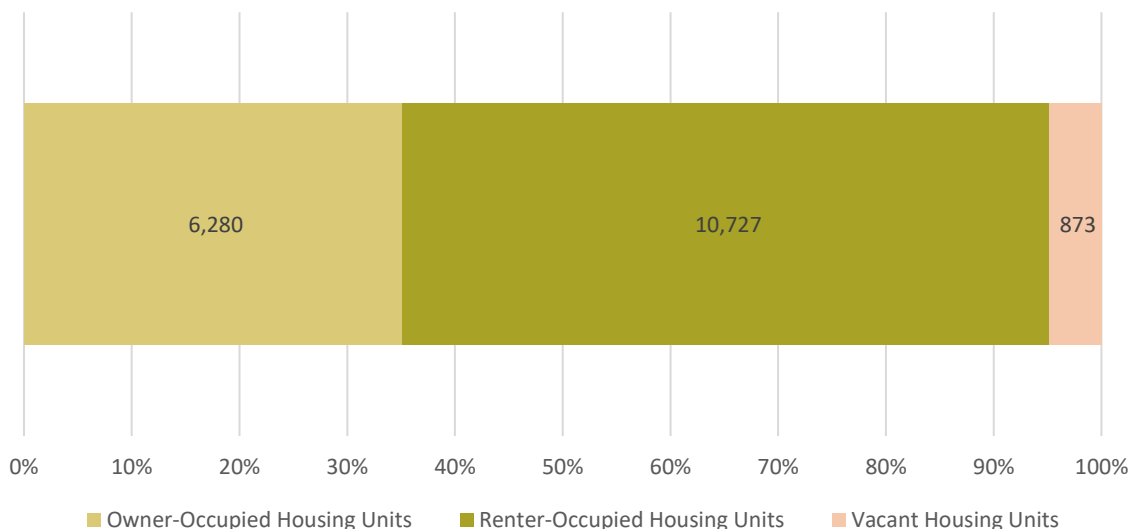
Everett permitted approximately 4,821 housing units between 2015 and 2022³⁶. About 12% of permitted units were deed-restricted affordable and the vast majority of those units were set aside for households earning 80% of the Area Median Income (AMI)³⁷. In interviews, developers described most new market-rate developments in the city as large, multifamily buildings (100+ units), consisting predominantly of 1-bedroom and studio units, with few 2- and 3-bedroom units.

Everett has seen a tremendous amount of development in recent years. While this housing production is meeting critical regional housing needs, **there remains a gap between the housing needs served by new development patterns in the city and the housing needs of many Everett residents.** Community members have shared that many people feel the new housing being constructed in the city is not for people like them. This new supply of housing feels unattainable for many residents, noting both the cost of housing and the lack of family-sized housing within new development.

Household Tenure

Most Everett households are renter households and the renter population in Everett continues to grow. 63% of households in Everett rent their homes, while 37% of households are homeowners³⁸. Most household growth in Everett was made up of an increase in renter households between 2017 and 2021³⁹. Increased supply of rental housing and increased competition for limited homeownership opportunities is likely driving this pattern in Everett.

Fig. Housing Tenure, Everett, 2021



³⁶ Data provided by municipality to MAPC Metropolitan Mayors Coalition Housing Task Force

³⁷ Ibid

³⁸ American Community Survey 2017-2021 5-year estimates

³⁹ American Community Survey 2012-2017, 2017-2021, 5-year estimates

While both owner and renter households occupy a mix of different housing types in Everett, differences in tenure can be seen across housing types. As is true in many communities, most of the single-family housing stock is owner-occupied. However, Everett has a relatively high share of renter-occupied single-family homes compared to most municipalities in the region⁴⁰. All other housing types in Everett are predominantly renter-occupied. Roughly 70% of small multi-family housing stock (buildings with 2-4 units) is renter-occupied, a higher share than overall rental tenure⁴¹. While the small-multifamily stock serves both owner and renter households in Everett, it is more likely to be renter-occupied housing. Furthermore, around 85% of larger multifamily housing (buildings with 5 or more units) is renter-occupied and only 15% of larger multifamily housing is owner-occupied⁴².

Overcrowding

Insufficient housing supply in response to increased demand leads to rising housing costs, which in turn can lead to overcrowding, defined as more than one person per room by the US Department of Housing & Urban Development. (Overcrowding relates to the number of people living in a housing unit, not the density of units in a building). Unmet demand for living space can drive young adults to live with parents longer, seniors to live in housing with their children when they otherwise might live independently, families to share individual housing units, and room-sharing arrangements. Overcrowding is more common in high-cost housing markets, and disproportionately impacts lower-income households and, therefore, people of color and immigrant households. Overcrowded households significantly impact quality of life for their residents and, when widespread, lead to poorer public health outcomes⁴³.

Overcrowding may be practiced by homeowners or rental households, sometimes without a landlord's knowledge or sometimes with their tacit acknowledgment. Some landlords also convert non-bedroom living spaces into makeshift bedrooms or illegally subdivided apartments to increase occupancy and thereby rents, which also results in overcrowding.

During public outreach for this plan, Everett residents and service providers described housing overcrowding as a common occurrence in the city. An estimated 895 homes (5.5% of homes) in Everett are overcrowded using the federal definition. This is almost certainly an underestimate, given that most overcrowding happens without official acknowledgment by landlords or tenants. In 2015, 4.3% of homes were overcrowded according to estimates⁴⁴. Between 2015 and 2020, the share of overcrowded homes in Everett increased more rapidly than the total housing supply.

While overcrowding is always a concern for health and safety, it was an especially dangerous circumstance during the COVID-19 pandemic. Studies show that housing overcrowding is a driver of the virus's spread. Transmission increases with more people in a home (particularly essential

⁴⁰ American Community Survey, 2017-2021 5-year estimates. Approximately 65% of single-family households are owner-occupied, 35% are renter-occupied.

⁴¹ Ibid

⁴² Ibid

⁴³ US Department of Health and Human Services "[Social Determinants of Health Literature Summaries: Housing Instability](#)"

⁴⁴ Comprehensive Housing Affordability Strategy, 2016-2020 and 2011-2015 5-year estimates

workers and others coming and going, interfacing with those outside the home), less room to isolate, and more time spent together in the same space, breathing recycled air. Because many people of color and immigrants in Everett have low incomes and are more likely to live in overcrowded conditions—as well as experience other circumstances that put them at risk, such as exposure at work—these residents also disproportionately contracted and died of COVID-19.

Condition of Housing

Numerous physical conditions of housing affect the health and safety of households in their homes. These include the presence of mold; rodent and insect infestations; cleanliness of common interior and exterior areas; condition of the walls and roof; condition of the kitchen systems, plumbing, electrical, and temperature control systems; presence of lead paint; quality of workmanship on repairs; and more. Unfortunately, very little reliable data exists measuring these conditions in housing. (NOTE: this section will be developed based on discussions with the Everett Inspectional Services Department).

The Census Bureau only measures two variables related to housing conditions: completeness of kitchen facilities and completeness of plumbing facilities. In Everett, these datasets carry high margins of error and the estimates available are not reliable year-over-year.

Many residents cannot afford market-rate housing in Everett.

Housing is a fundamental need for all people. In most American cities, that need is met (or not) by the private housing market, where independent housing providers charge the maximum price a buyer or renter in that housing market is willing to pay. The rent or sales price is determined by a multitude of factors, including the regional housing market, the incomes of prospective buyers/renters in the market, the condition of the housing, the location of the housing, the rents and prices of nearby housing, and the idiosyncrasies of any given landlord or home-seller. Everett has grown and changed significantly in recent years, and with that growth comes increased competition for housing and increased housing costs for residents to remain in the community. Many households in Everett cannot afford these market rates; the choice for many Everett households is to pay proportionally more for housing than is financially sustainable or to leave the community.

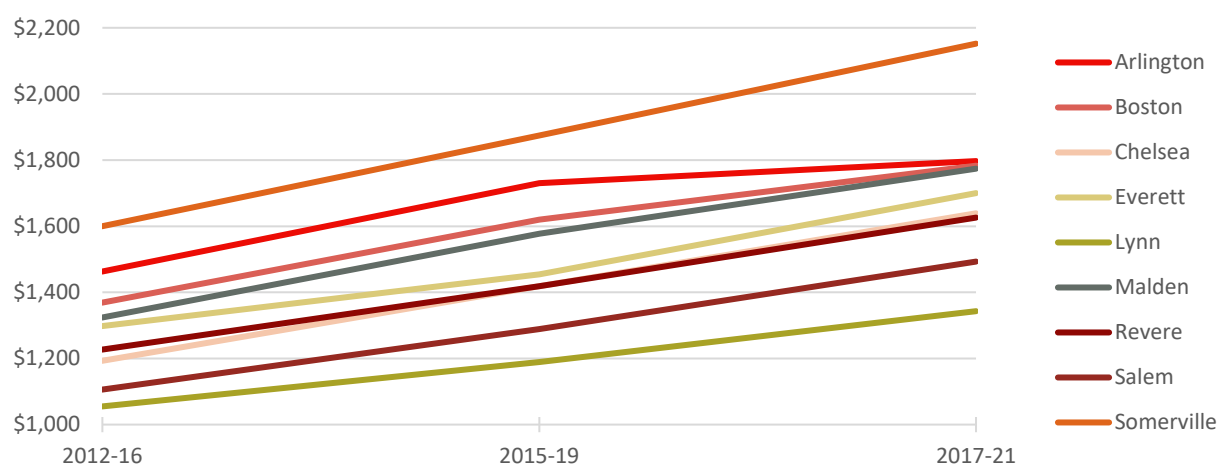
Market Rents

Because Everett has many households who rent, trends in rental costs are a critical component of understanding housing affordability in Everett. The rental market is complex and rents are influenced by many factors including time of year, type and condition of housing, market demand, and neighborhood change, among others. Because of this complex landscape, rents are often a difficult metric to capture. This plan uses two measures to understand rental trends in Everett.

The first, is data collected by the American Community Survey. This data is useful for understanding general trends and relative change over time, but tends to lag behind real-time costs. The figure below shows that overall median rents in Everett increased by an estimated 17% between 2019 and 2021, similar to trends in Chelsea, Revere, Salem, and Somerville. According

to ACS 5-year estimates for 2021, median rent in Everett was higher than that of Lynn, Salem, Revere, and Chelsea and lower than rent in Malden, Boston, Arlington, and Somerville⁴⁵.

Fig. Gross Median Rent in Everett and Context Communities, 2016-2021



Source: American Community Survey, 2012-2016, 2015-2019 and 2017-2021 5-year estimates

The second source available is the Metro Boston Rental Listings Database, developed by MAPC. The Rental Listings Database is a comprehensive database of point-level market value rental listings, based on data collected from various online platforms including Craigslist and Padmapper. This data is updated monthly and offers a more current picture of real rental costs that households would encounter in today's marketplace.

Rental Listings data for 2022 suggest that median rents in Everett are relatively low compared to most context communities. In 2020 and subsequent years, the COVID-19 pandemic had a significant impact on rental markets across the region and in Everett. These impacts manifested differently in different communities and the rebound of rents in 2021 and 2022 were not consistent across all communities. This volatility is clearly seen in the figure below, showing the drastic change in median rents across all context communities from 2018 (pre-pandemic) through 2020 and beyond.

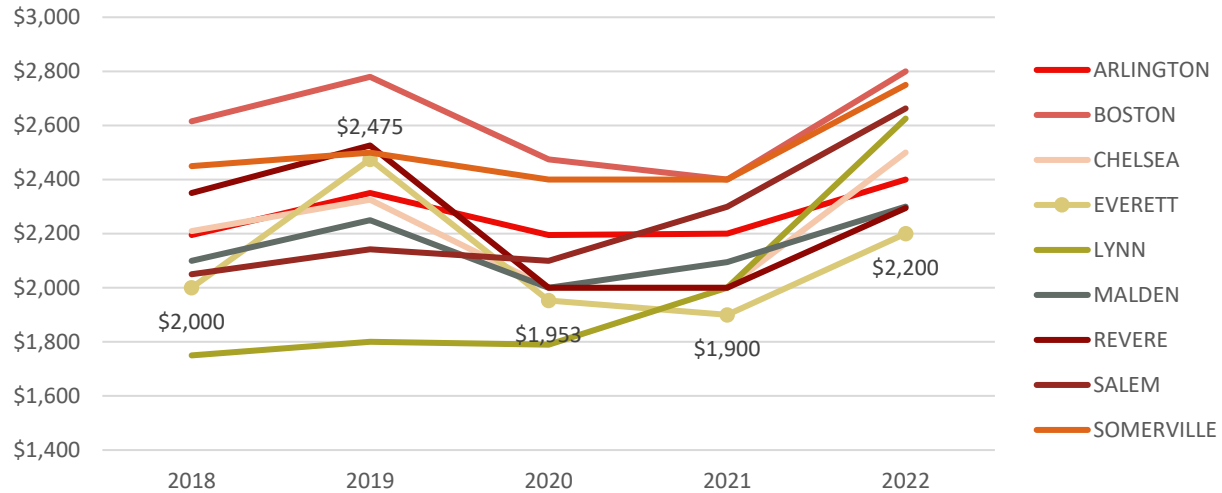
Table: Median rental listings by bedroom count, Everett, 2018-2022

	Studio	1-bedroom	2-bedroom	3-bedroom
2018	\$2,000	\$2,000	\$2,000	\$2,250
2019	\$2,050	\$2,176	\$2,475	\$2,475
2020	\$1,900	\$1,600	\$1,953	\$2,300
2021	\$1,400	\$1,600	\$1,900	\$2,700
2022	\$1,875	\$1,695	\$2,200	\$2,800

Source: MAPC Rental Listings Database

⁴⁵ American Community Survey, 2015-2019 and 2017-2021, 5-year estimates

Fig. Median 2-Bedroom Rents in Everett and Context Communities, 2018-2022



Source: MAPC Metro Boston Rental Listings Database

In Everett, median rents for 1- and 2-bedroom units have not increased back to pre-pandemic prices. Median rents for 3-bedroom units in Everett did not experience as severe of a decrease in 2020, have continued to increase over time, and are comparable to many context communities. Median rents for studio units saw a high level of volatility throughout the pandemic and are now second highest among context communities. Preliminary analysis of trends for 2023 suggests that median rents have continued to increase across all units types in Everett.

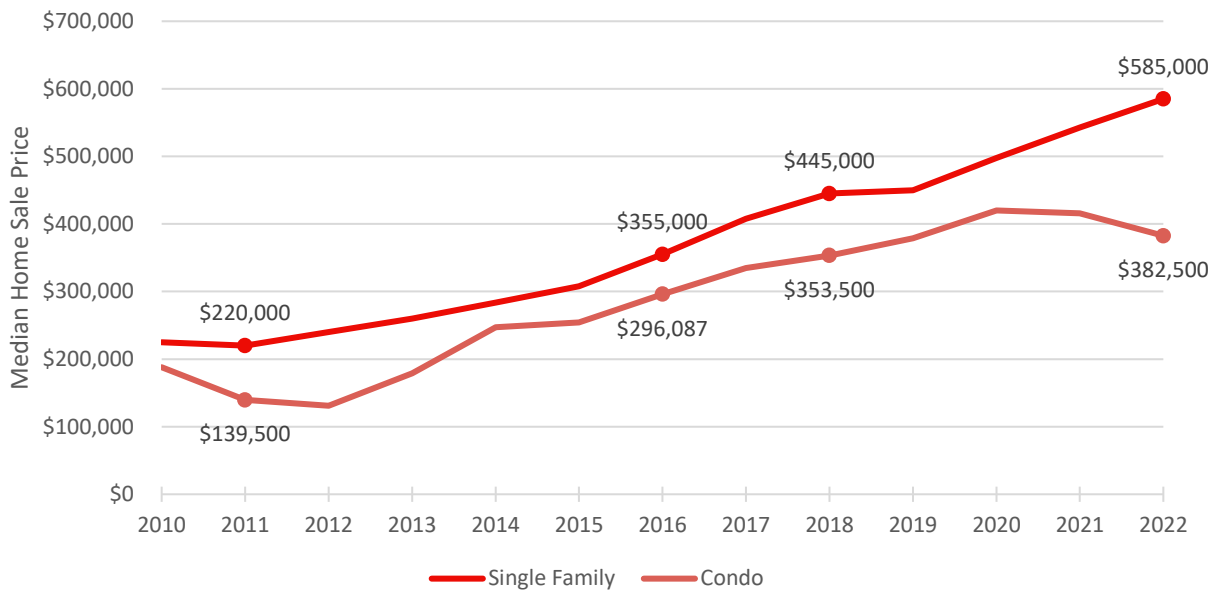
Sales Prices

As housing regionally becomes more expensive, people are more likely to seek housing in more affordable locations. For many years, Everett was considered relatively affordable compared to neighboring Boston, Cambridge, and Somerville. While the median home price in Everett is still considerably lower than the average home price in places like Boston or Somerville, increased competition for a limited supply of homes has led to a significant increase in homes sales prices since 2011.

Between 2011 and 2022, the median home sale price of a single-family home in Everett more than doubled, increasing from an estimated median sale price of \$220,000 in 2011 to a median sale price of \$585,000 in 2022. For context, the median sales price in Massachusetts in 2011 was \$274,000, increasing to \$530,000 in 2022. In other words, in 2011, median home prices in Everett were lower than the median in Massachusetts and in 2022, median home prices now exceed the median for Massachusetts by more than \$50,000. Among the many factors influencing home sale prices, lower interest rates in 2020 in response to the COVID-19 pandemic resulted in large increases in for-sale prices across the region.

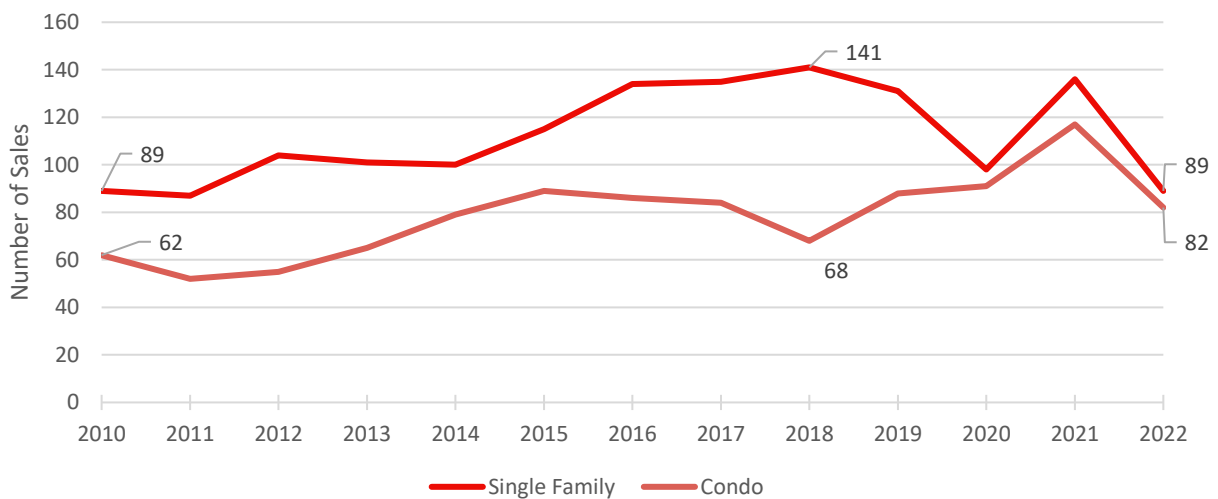
Between 2010 and 2022, the increase in home sale prices for single-family homes in Everett far outpaced that of condominiums. Median condominium sale prices have declined since 2020, while sales prices for single-family homes continue to increase. Additionally, condominium sales now make up a much larger share of home sales compared to single-family homes.

Fig. Median sales price for single-family homes and condominiums, Everett, 2010-2022



Source: The Warren Group, 2010-2022

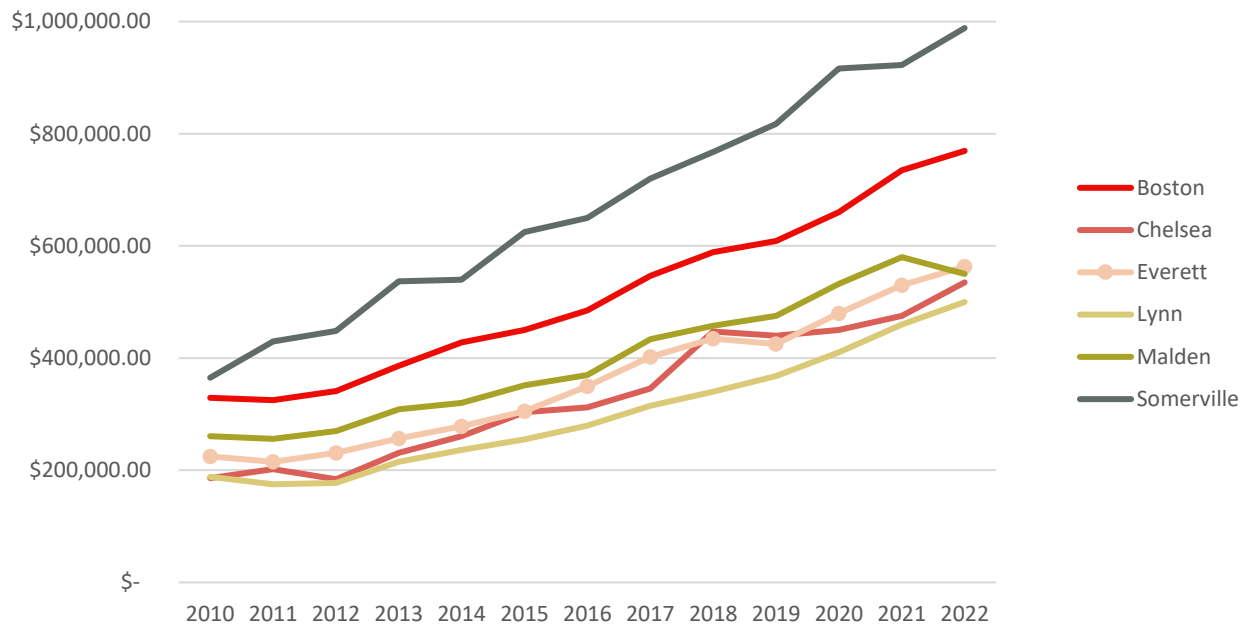
Fig. Count of Sales for single-family homes and condominiums in Everett 2010-2022



Source: The Warren Group, 2010-2022

In response to the economic downturn associated with the COVID-19 pandemic, the Federal Reserve lowered interest rates in 2020. In many communities, lowered interest rates resulted in an increase in buyers seeking to purchase homes and the competition among a large pool of homebuyers caused many to pay over asking price, driving up sale prices significantly.

Fig. Median sale price for single family home, Everett and Context Communities, 2010-2022



Source: The Warren Group, 2010-2022. Revere and Salem are not shown in this figure for visual clarity but are the Context Communities that most closely match Everett in both real value and growth trends.

When compared to context communities, home prices in Everett have generally followed increases seen in regional trends. In 2022, the median sales price for a single-family home in Everett was lower than prices in Somerville, Boston, Salem, and Revere, and higher than in Malden, Chelsea, and Lynn⁴⁶. While home sale prices in Everett remain lower than in many other communities, most Everett households cannot afford to purchase a home in Everett.

Income

Median household income in Everett is much lower than the Area Median Income. Area Median Income, or AMI, is the standard used to determine eligibility for most housing assistance programs, including deed-restricted affordable housing units and various voucher programs. In communities like Everett where the local median income is drastically lower than the AMI, many household incomes fall well below 80% of the AMI and are only eligible for housing at deeper levels of affordability. In 2021, Everett's median household income of \$71,150 was roughly 80% of the Massachusetts median household income of \$89,026 and roughly half of the Area Median Income of \$120,800.⁴⁷ For context, the median income in Everett is most similar to median income in Salem and Revere, but considerably lower than median income in Boston, Somerville, and Arlington.⁴⁸

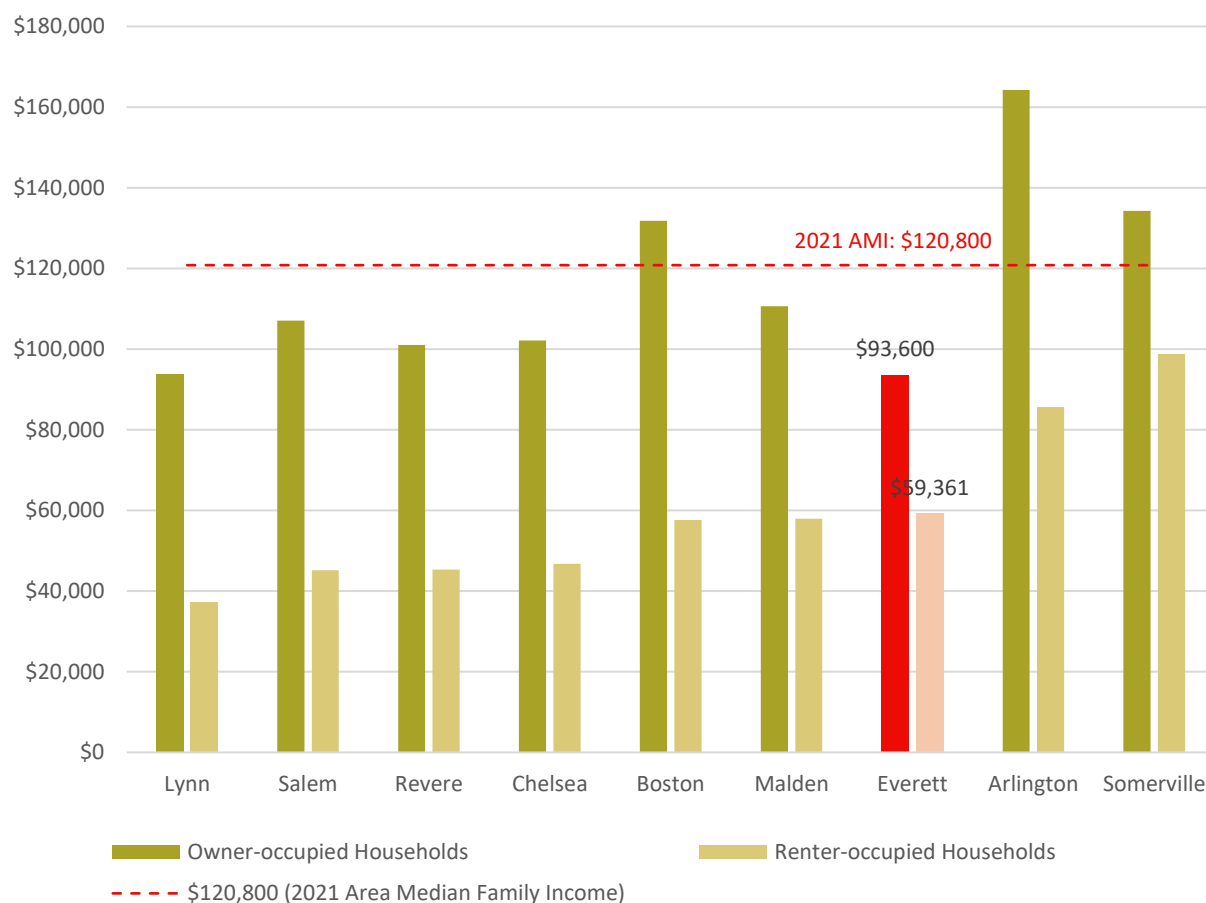
⁴⁶ The Warren Group, 2022

⁴⁷ American Community Survey 2017-2021 5-year estimates, HUD Income Limits FY2021

⁴⁸ According to American Community Survey 2017-2021 5-year estimates, median household income is estimated as \$72,884 in Salem, \$73,041 in Revere, \$81,744 in Boston, \$108,896 in Somerville, and \$125,701 in Arlington.

There is an income disparity between homeowners and renters in Everett, though the gap is smaller in Everett than most context communities. Everett's median homeowner household income of \$93,600 is more than \$30,000 more than the median renter household income of \$59,361. This disparity is most similar to the gap in Somerville and much narrower than that of other context communities. Notably, median homeowner income in Everett is much lower than in other communities with similar renter incomes (median renter income is most comparable to Boston and Malden, while median homeowner income is the lowest among context communities, including Lynn, Revere, and Chelsea).⁴⁹

Fig. Median household income by tenure, Everett and context communities, 2021

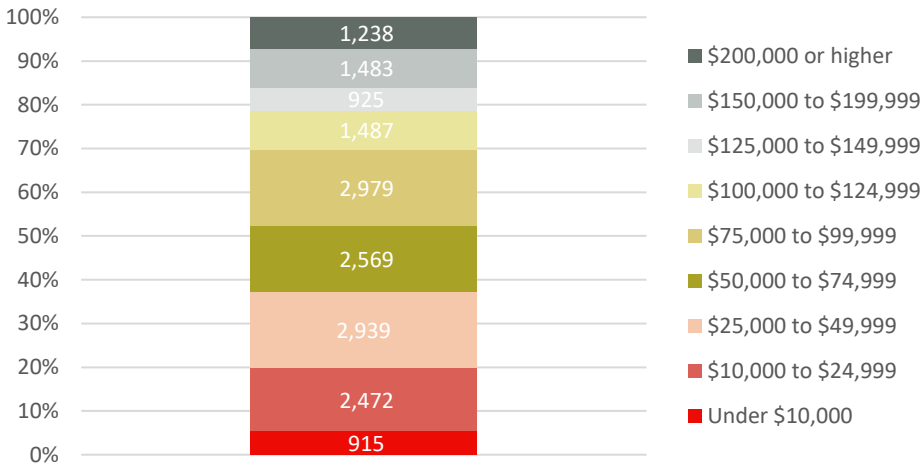


Source: American Community Survey, 2017-2021 5-year estimates

The distribution of incomes in Everett shows the prevalence of households with incomes so low that no current market-rate housing options would ever be affordable. More than half of Everett households have an income of less than \$75,000 and about one in five Everett households has an income of less than \$25,000. Household incomes in Everett show that market-rate housing is likely unaffordable for many in the community and there is a strong need for deeply affordable deed-restricted Affordable Housing.

⁴⁹ American Community Survey 2017-2021 5-year estimates

Fig. Households by annual income, Everett, 2021



Source: American Community Survey, 2017-2021 5-year estimates

Housing Cost Burden

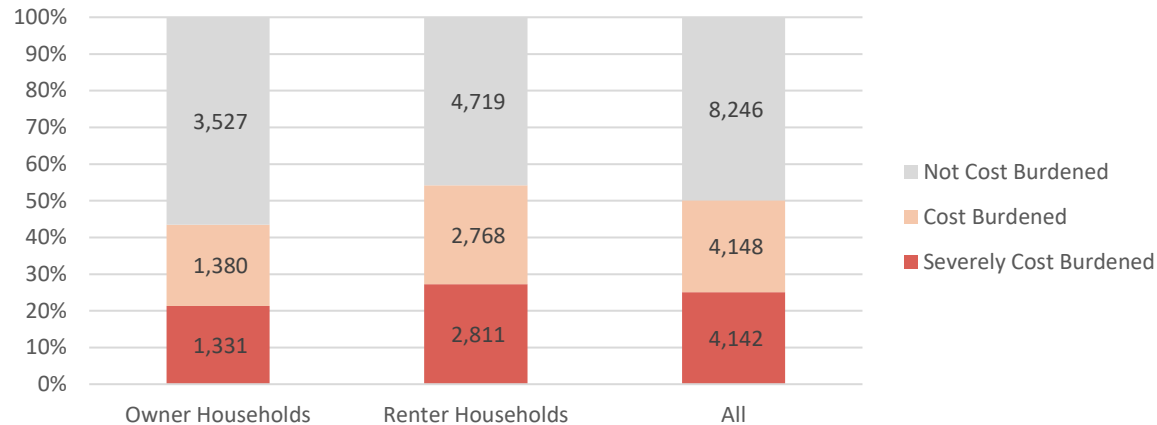
About half of all Everett households are housing cost burdened. Per federal standards, a household is considered housing cost burdened when it pays 30% or more of its income on housing (including utilities), whether that be homeownership costs, like a mortgage or taxes, or rent. A household is considered severely cost burdened when it pays more than half its income towards housing costs. Cost-burdened households often must make hard financial choices, such as delaying the payment of non-housing bills or foregoing food or healthcare.

Roughly half of Everett's cost-burdened households pay between 30% and 50% of their income for housing costs and the other half, roughly 25% of all households, pays more than half of their income on housing. **While both renters and homeowners experience cost burden in Everett, renters are more likely to experience housing cost burden.** An estimated 54% of renters are housing cost burdened and 43% of owner households are housing cost burdened; roughly 50% of cost burdened households in both groups are severely housing cost burdened.⁵⁰

Many compounding factors impact housing stability for renter households. Broadly speaking, tenants have few protections from fluctuations in housing costs and other factors limiting housing stability. Renters are both more likely to experience housing cost burden and more likely to see increased housing costs compared to homeowners (rents increase with much greater scale and frequency than traditional mortgage payments). Additionally, renters are more likely to have lower incomes and lower-income households have fewer resources to manage rapid changes in housing costs. These compounding factors indicate both cost burden and tenure status as key risk factors for residential displacement in Everett.

⁵⁰ Comprehensive Housing Affordability Strategy, 2015-2019 5-year estimates

Fig. Housing cost burden by tenure, Everett, 2021

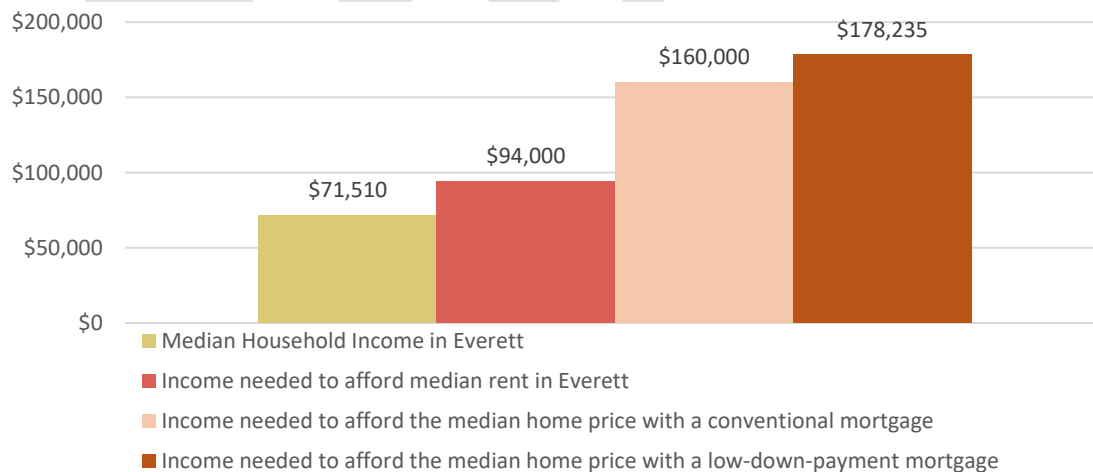


Source: American Community Survey, 2017-2021 5-year estimates

Affordability Gap

There is a significant gap between the income needed to pay the median housing costs in Everett and the median income of Everett residents. In order to not be cost-burdened, a household must spend less than 30% of its monthly income on housing costs. For the median Everett household, that affordability threshold is about \$1,800 per month⁵¹. To pay the median rent of \$2,200 plus utilities, a household would need a pre-tax income of \$94,000⁵², or roughly \$23,000 more than Everett's median household income of roughly \$71,150.

Fig. Housing affordability gap, Everett, c. 2022-2023



Source: American Community Survey, 2017-2021; MAPC Rental Listing Database, 2022; The Warren Group, 2022; MAPC Calculations

⁵¹ American Community Survey 2017-2021 5-year estimates, MAPC calculations

⁵² MAPC Rental Listings Database, 2022 fourth quarter; American Community Survey, 2017-2021 5-year estimates; MAPC calculations. The affordability calculation budgets \$150 per month on utilities. Calculations assume that to afford a home, households do not pay more than 30% of monthly income towards housing costs.

The income needed to affordably purchase a home depends on numerous factors, including the mortgage. Assuming a 30-year fixed-rate mortgage with a 7.5% interest rate and a conventional down payment of 20%, a household in Everett would need an income of \$160,000 to affordably purchase a home at the median price of \$585,000⁵³. This income is roughly \$90,000 more than the median income in Everett⁵⁴. This ownership scenario also assumes the purchasing household has \$117,000 available for the down payment. If the purchasing household took out a low-down payment mortgage, such as a federally-insured Federal Housing Administration (FHA) mortgage, the down payment for the median Everett home would be \$17,550, but monthly mortgage payments would be greater, requiring an annual income of \$178,235 to be affordable⁵⁵, or \$107,000 more than the median Everett income⁵⁶.

Everett's current supply of Affordable Housing does not sufficiently meet the present need.

While some homes on the open housing market in Everett may be relatively inexpensive when compared to other communities in Greater Boston, they cost more than many Everett residents can afford. Moreover, these homes may become more expensive as the housing market tightens. Likewise, some renters in market-rate housing receive rent subsidies through vouchers, but if market-rate housing costs rise quickly, those voucher holders are unlikely to find housing they can afford even with the subsidy.

Only deed-restricted Affordable Housing, which must be rented or sold to income-eligible households at a regionally affordable rate, is protected from market changes. This Affordable Housing (with a capital A and capital H) is treated differently than other forms of housing in the market and must cost no more than 30% of a household's income. Everett's Affordable Housing stock is not large enough to meet current local need. As the market changes and housing costs rise, this discrepancy will be felt more acutely.

Subsidized Housing Inventory

Everett has a limited supply of affordable housing. In 2023, the state's Subsidized Housing Inventory (SHI) shows that Everett has only 819 SHI units of Affordable Housing, representing just 4.51% of the City's housing supply (EOHLC 2023). The SHI is a list of deed-restricted Affordable Housing units maintained by the state's Executive Office of Housing and Livable Communities (EOHLC), though it also includes market-rate units in some mixed-income rental developments. It

⁵³ The Warren Group, 2022; MAPC calculations. The affordability calculation budgets \$150 per month for utilities, \$1000 annually for insurance, and assumes property taxes at a rate of \$11.78 per \$100,000 of assessed values, where the assessed value is equal to home price. Calculations assume that to afford a home, households do not pay more than 30% of monthly income towards housing costs.

⁵⁴ American Community Survey 2017-2021 5-year estimates, MAPC calculations

⁵⁵ The Warren Group, 2022; American Community Survey, 2013-2017 5-year estimates; MAPC calculations. The affordability calculation budgets \$150 per month for utilities, \$1000 annually for insurance, and assumes property taxes at a rate of \$11.78 per \$100,000 of assessed values, where the assessed value is equal to home price. The affordability calculation assumes an additional \$450 per month for mortgage insurance for a low-down payment mortgage.

⁵⁶ American Community Survey 2017-2021 5-year estimates, MAPC calculations

does not count housing rented with vouchers or unsubsidized housing that happens to be inexpensive (sometimes called “naturally occurring affordable housing”).

The state sets a target of at least 10% of housing units to be on the SHI for each municipality. If less than 10% of a city’s total housing stock is on the SHI, MGL Chapter 40B allows developers of mixed-income housing to override local zoning through a comprehensive permit process if at least 20-25% of units in the project are Affordable Housing. In addition to falling well below the state’s 10% threshold, **Everett’s SHI represents both the smallest share of affordable housing units and the lowest count of affordable units compared to context communities.**

Table: Subsidized Housing Inventory, Everett and context communities, 2023

Municipality	Total Housing Units	Subsidized Housing Inventory	% SHI
Everett	18,177	819	4.51%
Arlington	20,400	1,299	6.37%
Boston	299,238	57,443	19.20%
Chelsea	14,521	2,416	16.64%
Lynn	36,699	4,307	11.74%
Malden	27,676	2,594	9.37%
Revere	24,459	1,728	7.06%
Salem	20,235	2,065	10.21%
Somerville	36,167	3,236	8.95%

Source: Executive Office of Housing and Livable Communities (EOHLC) 2023

Despite the adoption of an Inclusionary Housing policy and an increase in development in recent years, there has been little increase in the number of Affordable Housing units available in Everett. Everett’s SHI declined from 7.81% in 2011 to 4.51% in 2023⁵⁷. Some units have been lost to expiring deed-restrictions and, as of 2023, there have been no additions to the SHI since the previous HPP in 2018.

Among other factors limiting the development of Affordable Housing in Everett, many sites suitable for new development are located south of the Revere Beach Parkway, in locations with former industrial uses. Everett’s Inclusionary Housing Ordinance automatically reduces the inclusionary requirement for developments on sites with Activity and Use Limitations (AULs) from 15% of units to just 5% of units. This promotes financial feasibility and offsets the remediation costs of development on these sites but limits the City’s capacity to capitalize on this development to generate affordable housing units.

While permitted projects do not equate to units built, the increase in permitted affordable units in recent years does show improvement. Between 2010 and 2017, Everett permitted no new units of Affordable Housing but, according to data provided by the City to the Metropolitan Mayors

⁵⁷ The Boston Indicators, 2023 Greater Boston Housing Report Card

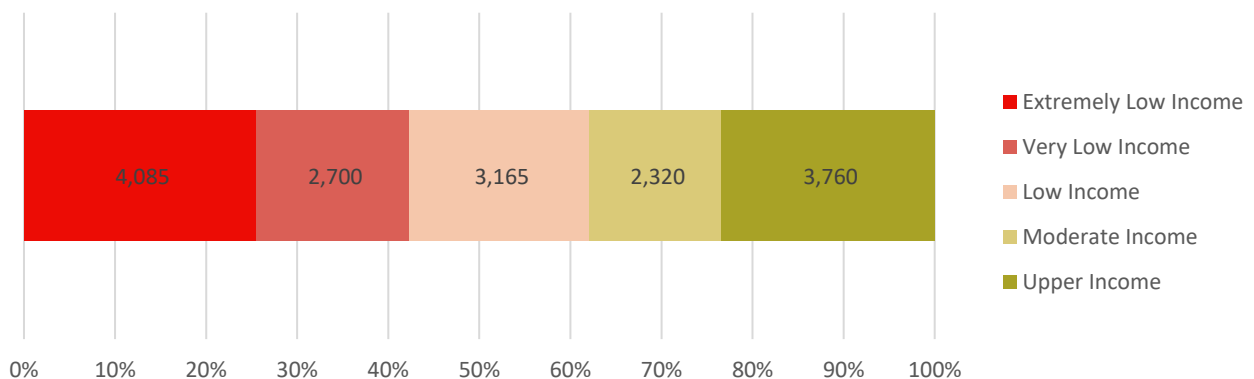
Coalition Housing Task Force, Everett permitted 565 units of Deed-restricted Affordable Housing between 2018 and 2022. Of the deed-restricted Affordable units permitted between 2018 and 2022, the vast majority of those units were permitted via the City's Inclusionary Housing Policy, requiring that units be affordable to households earning 80% of the Area Median Income⁵⁸. Although the SHI does not make a distinction about the depth of Affordable Housing units (whether it is affordable to a household earning 80% AMI versus 30% AMI), to meet the present needs of the community the supply of affordable housing should reflect the real economic needs of the community.

Low-Income Households in Everett

More than 60% of all households in Everett are eligible for Affordable Housing based on their income. An estimated 9,950 Everett households (62% of all Everett households) qualify as low-income under the federal definition, with 25% of households defined as extremely low-income.⁵⁹

The US Department of Housing & Urban Development defines income status for Everett households by measuring income against the Area Median Income (AMI) for households in the greater Boston region (from Plymouth County to southern New Hampshire) and accounting for the number of people in each household. Low-income status is 80-50% of AMI or less, very low-income status is 50-30% of AMI, and extremely-low-income status is 30% of AMI or less; low income can also refer to households with incomes at 80% of AMI or less. Based on the latter meaning, a one-person household in Everett in 2023 is low income if they earn \$82,950 or less per year; for a four-person household, that low-income threshold is \$118,450 or less⁶⁰. Low-income households are eligible for housing assistance, such as deed-restricted Affordable Housing and housing vouchers.⁶¹

Fig. Households by income status, Everett, 2019



Source: Comprehensive Housing Affordability Strategy, 2015-2019 5-year estimates

⁵⁸ Data provided by the City of Everett to the Metropolitan Mayors Coalition Housing Task Force, 2018-2022

⁵⁹ Comprehensive Housing Affordability Strategy data, 2015-2019 5-year estimates

⁶⁰ US Department of Housing & Urban Development, 2023. Eligibility is different based on household size.

⁶¹ Moderate Income is 80-100% of AMI and middle and high-income is 120% of AMI and above.

The greatest need for Affordable Housing in Everett is for deeply affordable housing, or housing that is affordable to those earning less than 30% or 50% of the Area Median Income. An estimated 27% of Low-Income Households in Everett earn 50% AMI or less and more than 40% of low-income households earn 30% AMI or less. Because most low-income households in Everett are considered Extremely Low or Very Low-income households (those earning less than 30% or 50% of the AMI), even units deed-restricted to households earning 80% AMI remain unaffordable and inaccessible for many Everett households in need.

Affordable Housing & Low-Income Residents

Everett's supply of deed-restricted Affordable Housing units can only provide housing for one in every twelve eligible local households. Everett has approximately 9,950 low-income households who could potentially qualify for deed-restricted Affordable Housing units. The remaining households must find their housing on the open housing market. Given the number of eligible households in Everett, even meeting the state's minimum SHI threshold of 10% would not come close to meeting the real needs of the community.

Fig. Affordable Housing gap, Everett 2023

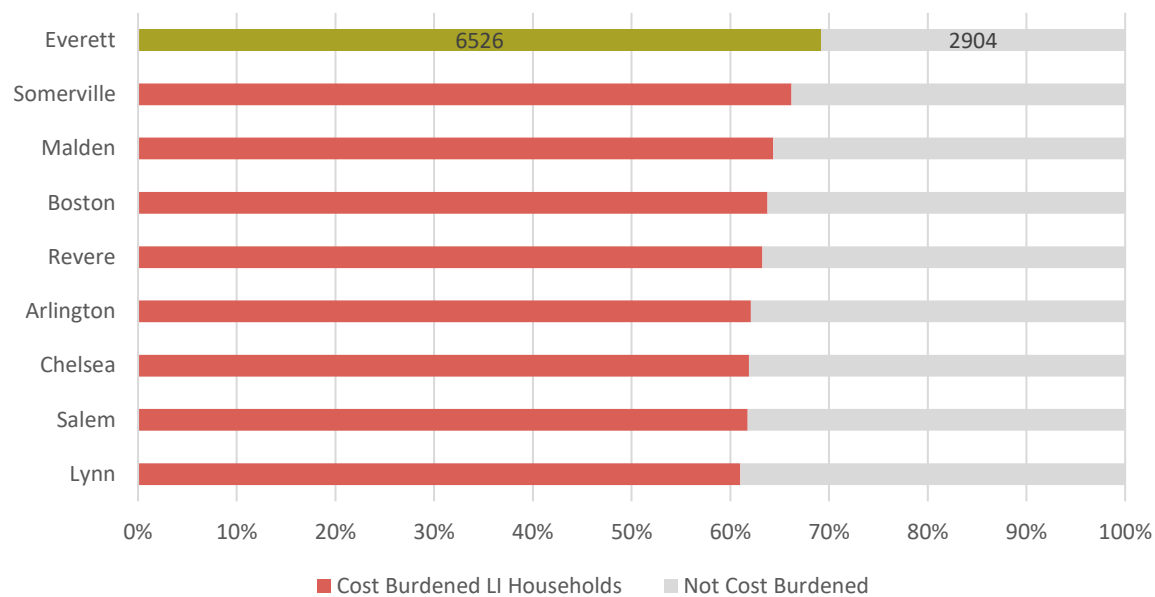


Source: Comprehensive Housing Affordability Strategy, 2015-2019 5-year estimates, EOHLC Subsidized Housing Inventory 2023

Households that aren't living in deed-restricted Affordable Housing and do not have a housing voucher either live in low-cost private housing (that is typically older and sometimes in poor condition or poorly maintained) and/or they simply pay more than they can afford for housing. In Everett, 69% of low-income households (regardless of tenure) are housing cost burdened; 57% of that group is severely housing cost burdened⁶².

⁶² Comprehensive Housing Affordability Strategy data, 2016-2020 5-year estimates

Fig. Percent of low-income households that are cost-burdened, Everett and context communities, 2020



Source: Comprehensive Housing Affordability Strategy data, 2016-2020 5-year estimates

Expiring Affordability

Since 2017, Everett has lost an estimated 242 units of deed-restricted affordable housing as a result of expiring affordability⁶³. When deed restrictions expire, the units can be converted to market-rate rentals or sales. The City of Everett can try to maintain these affordability restrictions through negotiation with Affordable Housing property owners and additional subsidies, but property owners are typically free to convert units to market-rates without state intervention.

Table: Affordable Housing Expirations 2017-2023

Development Name	Unit Type	Units	Affordability Expiration
Everett Square Plaza	Rental	131	2019
Glendale Court	Rental	29	2018
Everett HOR Program	Ownership	32	5/26/2019
Whitney-Lorenti House	Rental	50	2022
Total		242	

Source: EOHLC Subsidized Housing Inventory 2017, 2021, 2023

Expiring affordability creates a significant risk of displacement for Everett households. Though Everett is expected to bring a number of new Affordable Housing units online in the coming years, the impact of the loss of Affordable Housing cannot be overlooked. With an already constrained supply of Affordable Housing and a tremendous amount of community need, residents who lose

⁶³ EOHLC Subsidized Housing Inventory 2017, 2021, 2023

their housing as a result of these expirations are unlikely to find similar or comparable homes in Everett. As a result, residents face a high risk of being displaced and forced to leave the community.

Care should be taken to preserve the limited supply of Affordable Housing in Everett. There are two sites on Everett's SHI with deed-restrictions that expire within the next six years that should be monitored by the City and preserved if possible.

Table: SHI Sites with Expiring Affordability Restrictions 2023-2030

Development Name	Unit Type	Units	Affordability Expiration
Hancock Street	Rental	34	11/18/2029
The Norwood SRO	Rental	28	10/26/2026
Total		62	

Source: EOHLC Subsidized Housing Inventory 2023

Rental Vouchers

The Everett Housing Authority administers three primary forms of rental vouchers to Everett residents: Section 8 vouchers, the Massachusetts Rental Voucher Program (MRVP), and Alternative Housing Voucher Program (AHVP).

In 2023, the Everett Housing Authority serves 374 Section 8 voucher holders currently under lease; 227 in Everett and 147 outside of Everett. The current wait time is estimated to be 8-10 years from the date of application. There are additional Section 8 voucher holders that are administered in Everett through other agencies.

The Everett Housing Authority is allotted 52 MRVP vouchers through EOHLC. The EHA currently has 46 voucher holders under lease (21 in Everett and 25 outside of Everett). To access these vouchers, applicants must go through a centralized waitlist through CHAMP. This waitlist fluctuates regularly, and the wait time is difficult to estimate but may be around 5 years depending upon the availability of vouchers.

The Everett Housing Authority currently has 2 voucher holders under lease in Everett through the Alternative Housing Voucher Program (AHVP). EHA has been awarded 10 additional vouchers which will soon become available to applicants from the centralized CHAMP waitlist.

Many households in Everett are vulnerable to displacement.

Displacement Risk

Neighborhood Level Displacement

MAPC defines neighborhood displacement as “*aggregated displacement of income-poor or working-class people, communities of color, and other households vulnerable to household-level displacement.*” In the last ten years, Everett has seen an increase in populations that are often at risk of displacement. While increasing property values benefit current resident owners and foster the building of generational wealth, this trend is unlikely to benefit households or families who are not currently homeowners. Despite increases in rental costs in recent years, rents in Everett are still relatively low compared to other communities with similar proximity to Boston. These trends suggest that Everett’s population increases are likely shaped, at least in part, by households coming to Everett to afford a place to live. Many of these households may have already been displaced from their previous community and their impact on the supply of housing available for existing Everett residents is complex. These are households that may have already been displaced from their previous community and may impact the supply of housing available for existing Everett residents.

Household Level Displacement

MAPC’s definition of household level displacement is an “*involuntary household move due to factors outside of the household’s control.*” The three main factors are: affordability, control over housing, and removal. Displacement is fundamentally a question of choice. Measuring displacement often marks the departure of low-income residents and BIPOC residents from a neighborhood, but this underscores the nature of housing choice in America: wealth and whiteness have always meant more choice in housing.

Measuring Disinvestment and Exclusion

The housing crisis in Massachusetts has led to displacement of residents and communities. The people, and the institutions that serve them, have sought space they can afford and found rising costs, competition with private investors and institutions, evictions, and foreclosures that forced moves they otherwise would not make. Everett is an Environmental Justice community and a Gateway City. The Environmental Justice definition in MGL (Chapter 30 Section 62) acknowledges the groups that have disproportionately experienced negative impacts from land use decisions, and Gateway Cities are Massachusetts cities and towns that have historically offered “gateways to the American Dream,” but in recent years have experienced disinvestment.

⁶⁴

Displacement can be a product of investment and disinvestment. While investment can look like more housing development, amenities, and local entrepreneurship, disinvestment in a neighborhood can look like vacancy, land banking, and other land uses that do not contribute to the community. Despite its proximity to Boston, Everett has seen disinvestment in its land use. About 6% of Everett’s land is occupied by triple-deckers, but 8% of the land area is occupied by gas

⁶⁴ <https://massinc.org/our-work/policy-center/gateway-cities/about-the-gateway-cities/>

tanks. A total of 16% of Everett is industrial uses compared to 38% for residential.⁶⁵ However, development interest in what has historically been underutilized industrial and commercial land has brought investment to Everett in recent years. In that transition from “naturally occurring affordable” housing, kept affordable by disinvestment, displacement can emerge in the instability in affordable housing choices, competition with market pressure, and forceable removal from housing.

Displacement also involves inclusion and exclusion. Exclusionary housing practices have created the institutionalized risk to people who have been excluded from housing opportunity, while inclusionary housing policies work to ensure the market rates do not exclude households from being able to choose where they live due to price. Both rental and homeownership households face challenges from the speculative investment section of the housing market.

Affordability risk concentrated among low-income households

Rents, controlled by private housing providers, have increased steadily in the last three years after sharply dropping during the pandemic across the MAPC region. Compared to context communities, Everett has the lowest median two-bedroom rent, \$2,400⁶⁶. During the regionwide rent decrease in 2021, about 50% of the apartments would have been affordable to the median Everett household. High rates of cost burden mean that as rents increase there is little room for households to find more affordable units either in Everett or its neighboring cities. Without stronger tenant protections to keep rents from increasing rapidly or keep tenants in their homes, the ability for renters to control their housing situation is low.

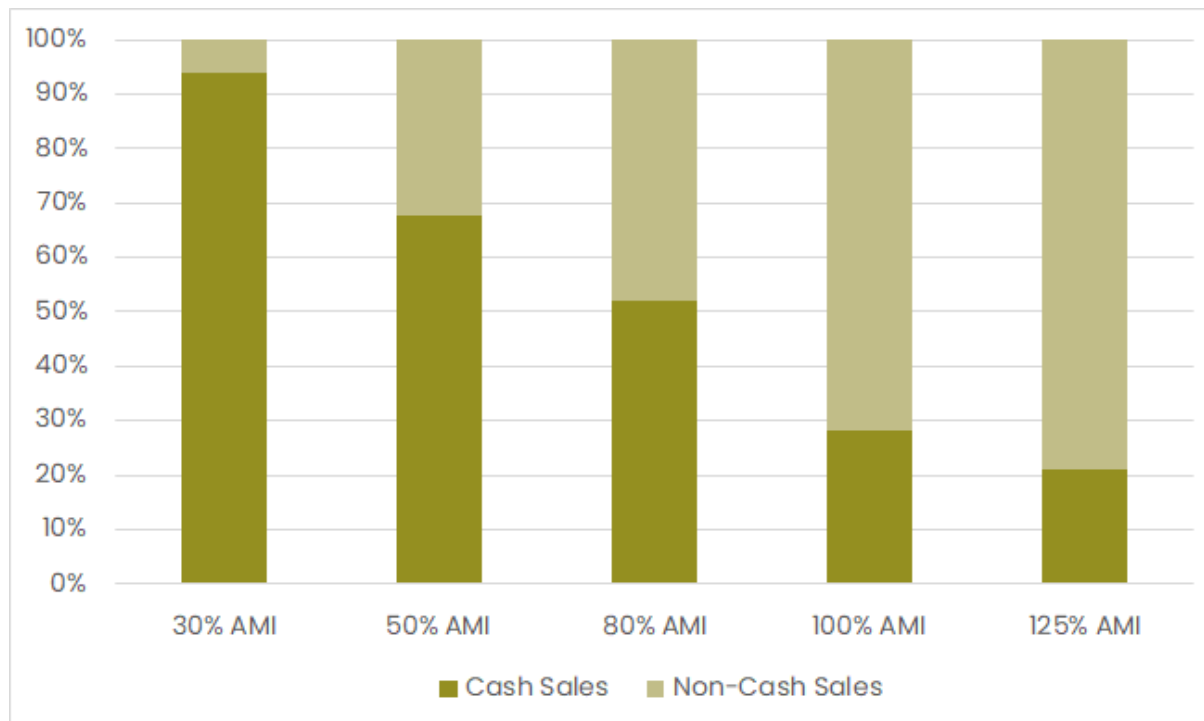
Control over Housing Out of Reach for Most Low-Income Households

The alternative to renting is homeownership. But affording a home is out of reach for households making less than \$187,000. Assuming a potential homebuyer gets a fair fixed rate 30-year mortgage with a 20% downpayment and pays Everett property taxes and homeowner insurance, the monthly costs would exceed the 30% monthly income of a household making even 125% Boston’s area median income. Most homeowners in Everett have a household income of about \$72,000 (80% AMI). Even if the homebuyer decides to purchase a home that is “unaffordable,” there are barriers and competition in the market that create additional challenges. The homes closer to low-income affordability see higher rates of cash buys: 90% of home sales that would have been affordable to an extremely low-income household and 65% of home sales affordable to very low-income households were purchased in cash in Everett. This trend disadvantages low-income homebuyers because they are less likely to be able to compete with a cash offer while they secure the financing to purchase the house. Even first-time home buyer programs that can reduce the cost of a financed home have enough bureaucracy that they are often less competitive. Black and Latine mortgage approval rates are lower than white mortgage approval rates in most of Everett. (HMDA 2021)

⁶⁵ Assessor’s Tier 3 Land Parcels, FY2022

⁶⁶ MAPC Metro Boston Rental Listings Database, 2022

Fig. Condo, One Family and Two Family Home Sales Affordable to HUD Income Limits by share of Cash Sales in Everett 2010-2022



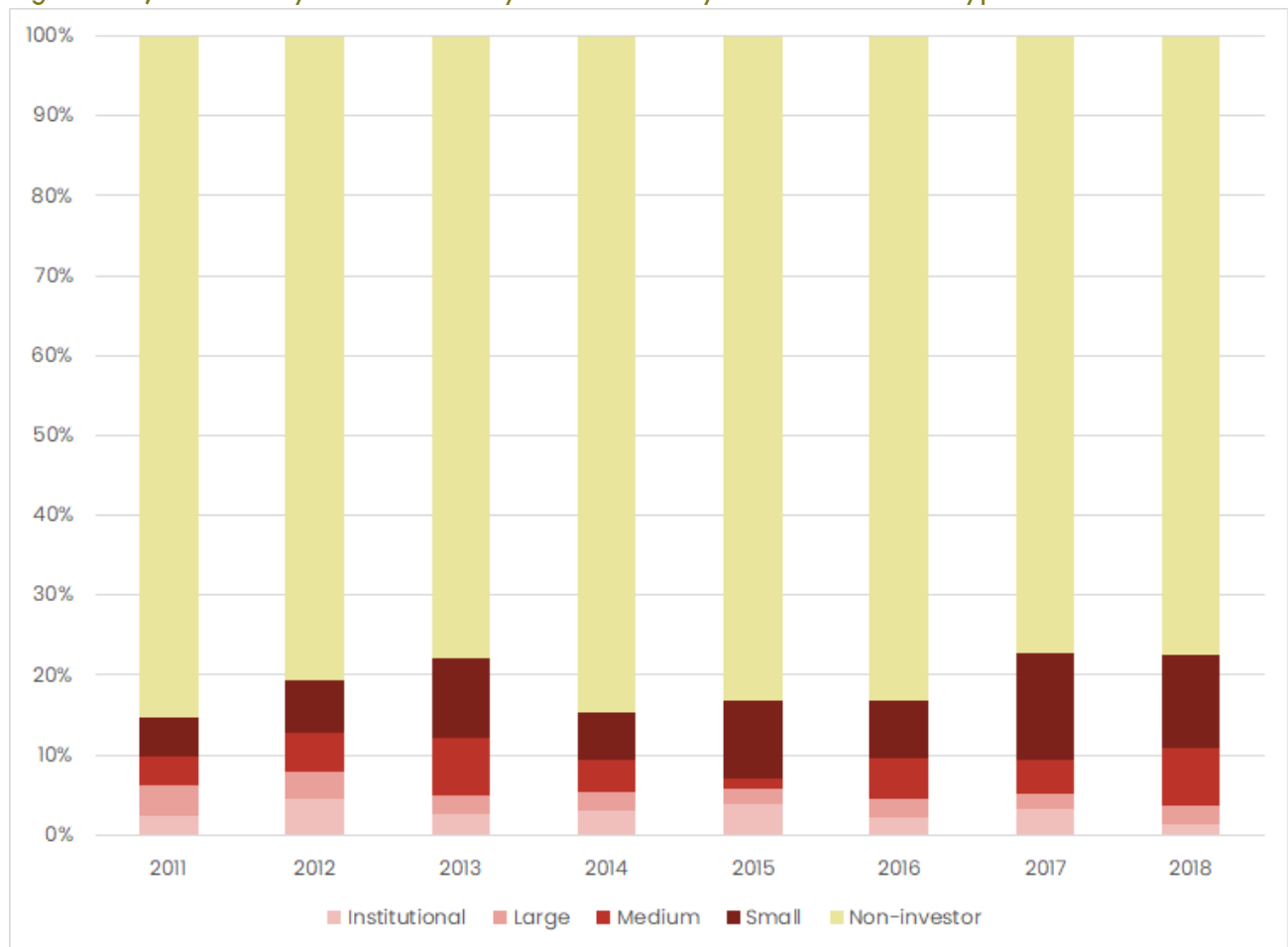
Source: HUD Income Limits 2023; The Warren Group, 2022; MAPC Calculations

20% of Single Family and Condo Sales purchased by Investors since 2011

A challenge for homeowners and renters alike is the growth of investor purchases in the residential market. Renters with corporate landlords struggle to ensure they have a property that is well kept or negotiate rent increases. While investment in housing stock is important, the speculative investment market is focused not on creating housing but on creating profit. Homebuyers at all incomes are disadvantaged competing with investors who have the resources to purchase in cash or make multiple purchases at once with financing. Flips, when an investor buys, remodels, and sells a property in less than 2 years, can also quickly increase housing prices that shut even moderate-income home buyers out of the market. If the investors keep the housing as rental property, renters find themselves negotiating often with property managers or landlords who might not even live in Massachusetts. 20% of Everett residential parcels are owned by non-Everett residents, 4% by out-of-state owners.⁶⁷

⁶⁷ Assessor's Tier 3 Land Parcel Database, FY2022

Fig. Condo, One-Family and Two-Family Home Sales by Investor Purchase Type



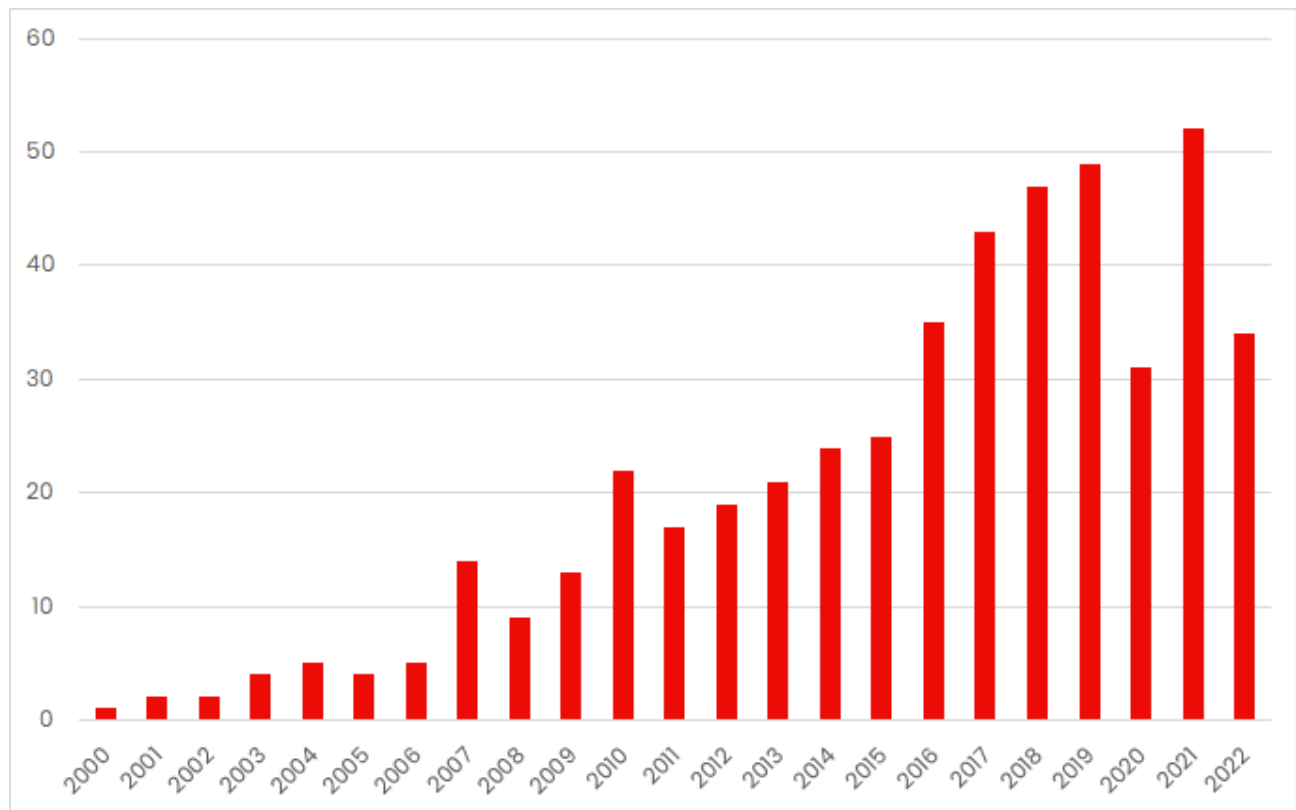
Source: The Warren Group, 2022; MAPC "Homes for Profit"

Note: Investors are defined by 1) count investors, who purchased more than three residential properties within any five year window in the study period; 2) LLC investors, who purchased any residential property through an LLC, 3) building investors, who purchased any residential building with four or more units, and 4) value investors, who spent at least \$3.45 million on residential properties over the 23-year period, or an average of at least \$150,000 annually throughout the period. Because of the five-year period definition, investor type can only be determined through 2018.

LLCs have Purchased almost \$600 million (2022 USD) of Everett Property Since 2000

In the last 10 years, Limited Liability Companies (LLCs) have purchased and operate increasing shares of residential housing in Everett. There are advantages to using an LLC as a landlord, including corporate tax rates and protection of personal assets. However, for tenants, interacting with an LLC makes building relationships with landlords more difficult making it harder to negotiate rents, mediate evictions, and make repairs to housing. The number of properties purchased by LLCs each year is also increasing. In 2021 there were over 50 purchases (9% of all property purchased in 2021) that were bought by LLCs.

Fig. Number of Properties Purchased by LLCs Each Year in Everett, 2000-2022



Source: The Warren Group, 2022; MAPC "Homes for Profit"

Removal from Housing

In Everett, all 167 renter households who went before a judge in 2023 facing an eviction for non-payment had no legal representation while only 11% of landlords represented themselves in court. Evictions are the most disruptive factor in displacement, as they can result in homelessness when a lack of affordable options or outright discrimination against evictees prevents re-housing. In 2023, the state issued a cap on the number of families guaranteed emergency shelter in Massachusetts. This cap limits the number of families able to access emergency housing and places additional pressure on evicted households and other households who have lost safe housing that now have less access to shelter. According to the dashboard published by the Executive Office of Housing and Livable Communities, on January 10th there were between 50 and 200 families in Everett enrolled in Emergency Assistance housing. ⁶⁸

⁶⁸ <https://www.mass.gov/info-details/emergency-assistance-ea-family-shelter-resources-and-data>