



**Remarks of Mayor Martin J. Walsh
“Housing a Changing City: Boston 2030” Announcement
October 9, 2014**

As prepared for delivery

Thank you, **Sheila [Dillon]**, and your team at the Department of Neighborhood Development. I also want to thank the Housing Advisory Task Force, many of whom are here today; the Housing Transition Group.

A lot of people have worked very hard on this report. They are experts on the challenges we face, and they care deeply about the future of our city. That future depends on us working together, as a city, to make sure there is high-quality housing for everybody.

Here in Chinatown, at the foot of the Greenway, we are in a good place to talk about both the challenges we face and the solutions we are putting forward to meet them. The market is producing high-end units all around us. But this community was built by senior citizens, low-income residents, and a middle-class workforce. They provide the vitality that makes this place so special.

So I was proud to break ground here in May on 363 units of mixed-income housing, with the City contributing \$3.7 million. I stood here with **Janelle [Chan]** and the Asian CDC; with labor unions; state officials; banks;

contractors; and community advocates. We talked about why a mixed-income focus is necessary. And we talked about the collaboration it took to get it done.

The Housing Plan we are releasing today is a roadmap for repeating this kind of success all across the city.

-We have to make sure there is housing for everyone.

-We have to take into account the special mix of needs in each neighborhood.

-And we have to make sure that as we grow, we protect and enhance the diversity that makes Boston great.

The plan explains what the needs are, and it shows how we are going to meet them. It is focused on two main goals: preparing for growth and promoting equity.

The first thing it tells us is that Boston is growing. We are on pace to reach 700,000 residents by the year 2030, a figure not seen since the 1950s. This growth is a product of our success. Business is thriving in Boston and people of all ages want to live in Boston—and we embrace that.

But a bigger Boston must also be a better Boston. Prosperity must reach every neighborhood. Anyone who wants to contribute to our city should be able to find a home—no matter their income, age, race, or abilities.

That means we have to plan for growth, not just react to it. And that's why we have put forth a bold plan. It's a plan with wide community input. It's a

plan that is rigorously data-driven. And it's a plan that's achievable. It is a plan that focuses our collective will as a city.

It tells us that to grow the city responsibly, we must build **53,000 units** of housing, across all income levels, by **2030**.

That includes **20,000 units of middle income housing**—requiring us to double our current rate of production. It won't be easy—but we have to make sure our workforce can afford to live here, to sustain our growth and support our civic life.

To achieve that pace, we have developed an innovative and collaborative approach to middle-income housing. Government, developers, and labor will work together. We will provide zoning relief and tax incentives; continue to streamline permitting; and free up City-owned land. Developers will work with us in a transparent process.

And I am working with my former colleagues in the Building Trades to develop a residential wage rate. It will apply to affordable and middle-income projects, cutting labor costs and material costs in places where growth makes sense.

These steps mark a new era of cooperation in residential development. You can't overcome difficult market dynamics using intimidation or micro-management. We are doing it with research and innovation, trust and collaboration.

And it will continue. We will work actively with colleges to help them create 16,000 safe new dorm beds: reducing student renters by 50 percent, and returning 5,000 units to the workforce market.

This middle-income growth will not distract us from our increased commitment to **affordable housing**. We are going to protect our nation-leading stock of subsidized units. And we are going to raise the production rate of affordable housing by 50 percent, adding 6,500 new units. Whatever their age or race, we have to make sure that those who are most in need of safe housing can find it in Boston.

Senior housing is another major component of the Plan. Seniors are the fastest-growing segment of our population. They must be able to age in their own homes. They have earned that right, and we need them as our neighbors. To stay in place, many will need support services and financial assistance. In addition, we will create 5,000 new units of senior housing. This will take focused collaboration between developers, the City, and service providers.

Collaboration is the hallmark of this Plan. And it's the hallmark of this administration. That's why I'm confident we can meet these goals.

I know the numbers are large. I know there will be skepticism. But if you look at each category, you see an achievable goal. And you see stakeholders who are already at the table, committed and working together.

That's one of the things that make this Plan unique. The city has announced housing goals in the past. This time, it's very different.

-First, this plan is data-driven. It provides a cutting-edge demographic analysis, conducted with outside experts.

-Second, it looks at the City's own systems, to see what we can do to remove barriers to new housing. We couldn't make big asks without cleaning up our own side of the street first.

-Third, it reflects the opinions of Boston's residents. It began with the town hall meetings held across the city by the Housing Transition team. It continued with our diverse Housing Advisory team. We took time to listen and learn. And we are ready to lead.

And more than that: I know the people of Boston have the collective will to move forward together.

As an Administration, we are stepping up. And I'm calling on everyone to step up with us. We can't execute this Plan by ourselves. We need all hands on deck: developers and architects. Contractors and unions. Colleges and civic associations.

Everyone has a stake, and everyone has a role to play. As long as we continue to be successful as a City, our population will grow. It is up to us to manage that growth together. In the end, these numbers aren't just needs we have to meet, or challenges we have to face.

They describe our positive vision for the future: the city we want to be, and the city we are becoming. It's a city of widely shared prosperity; a city of diverse neighborhoods, vibrant campuses, and thriving civic spaces; and a city where there is a home for everyone.

Thank you.