Summary

Rep. Nika Elugardo introduced a bill that would make it easier for affordable public housing to be built. The bill would allow public housing authorities to borrow against unused state land and make the funding of affordable housing easier. The bill would also enable the state to sell its unused lands to make this land more readily available to developers to either create affordable land or to generate capital for building or renovating affordable housing elsewhere.

Our goal this semester is to identify plots of land that are near hospitals and universities so that they can act as partners in the development of affordable housing or leases the land to generate revenue to build affordable housing.

Our findings are detailed in the graphs and data below.
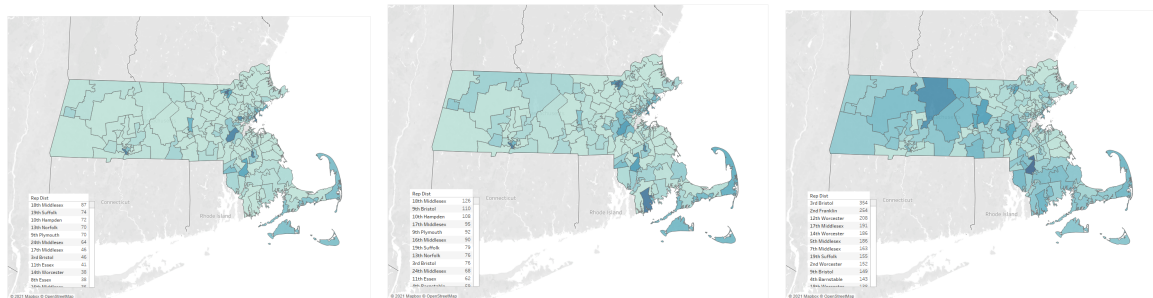

What the data are

Most of the data we used was collected by students working on this project in previous semesters. Our main dataset was generated by choosing state owned parcels out of the Metropolitan Area Planning Council(MAPC) Parcel Database. In addition to fields included in the dataset, the previous semesters' analysis gives us other generated fields, most notably, Massachusetts House District. We also generated the same data for a hospital and university owned parcels using a slightly modified version of last semester's program and the same dataset. We have also used a Massachusetts legislative district dataset to make visualizations and add a field to the main dataset to show state senate districts.
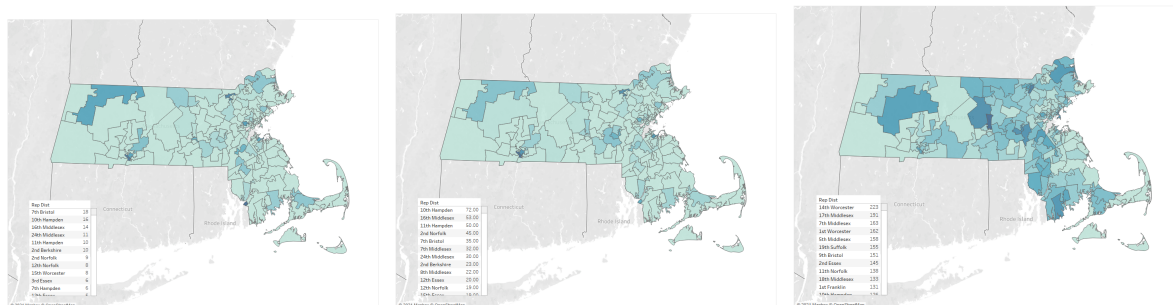
What we got from the data
- Progress
  - List of state owned parcels
  - Generated list of hospitals and universities from MAPC parcel list
    - Divided into charitable/private hospitals, private/public universities, which are our target during this semester
  - Calculated and grouped the number and acres of parcels by
    - Distance: 0.5, 1, 5, 25 miles and
    - Charitable/private hospitals, private/public universities
  - Assessed value
    - Calculate the assessed value for each charitable/private hospitals and private/public universities
  - Contiguous land

- - ■ Find out the parcels that share the same border with the hospitals/universities
    - ○ Assign parcels to legislature districts
    - ○ Visualization
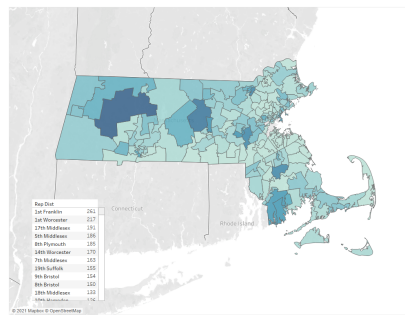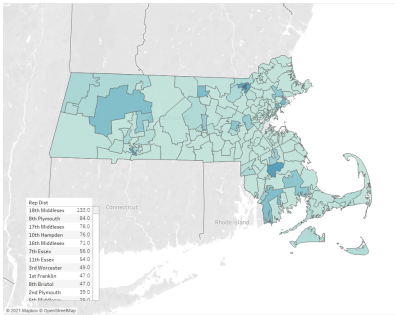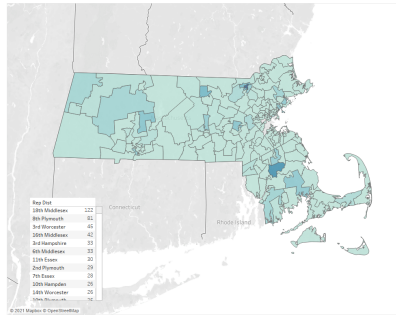 - ● Moving forward / difficulties

    Since representative Elugardo is busy, we have limited time meeting with her thus suffer time lag when figuring out the next step. Also, since the data varies based on district, we may need to use different standards when evaluating the proximity. Diving into the data, we found that even the land codes for state agencies change based on district.
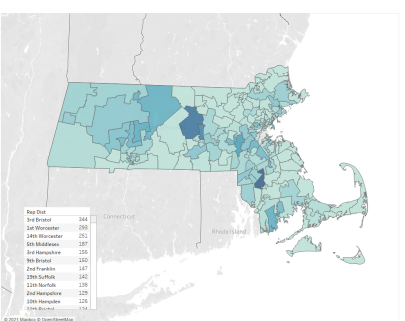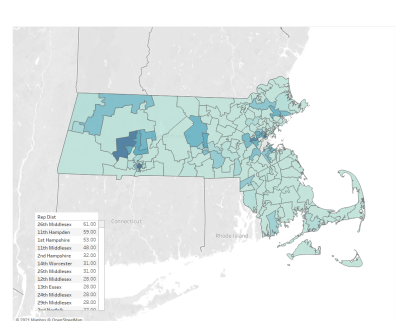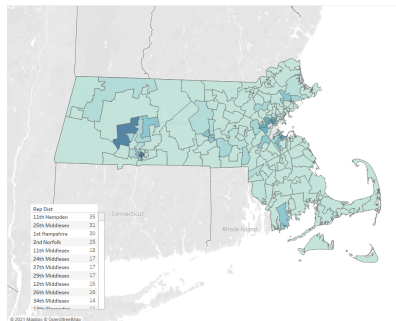

Heatmaps by legislative district showing the number of parcels within .5(left), 1(center), and 5(right) miles of a charitable hospital

Heatmaps by legislative district showing the number of parcels within .5(left), 1(center), and 5(right) miles of a private hospital

Heatmaps by legislative district showing the number of parcels within .5(left), 1(center), and 5(right) miles of a public university

Heatmaps by legislative district showing the number of parcels within .5(left), 1(center), and 5(right) miles of a private university