

CITY OF BOSTON: BUILDING VIOLATIONS

SUMMER 2024

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DATASETS- 2019 TO 2024

**PROPERTY
ASSESSMENTS**

**BUILDING AND
PROPERTY
VIOLATIONS**

311

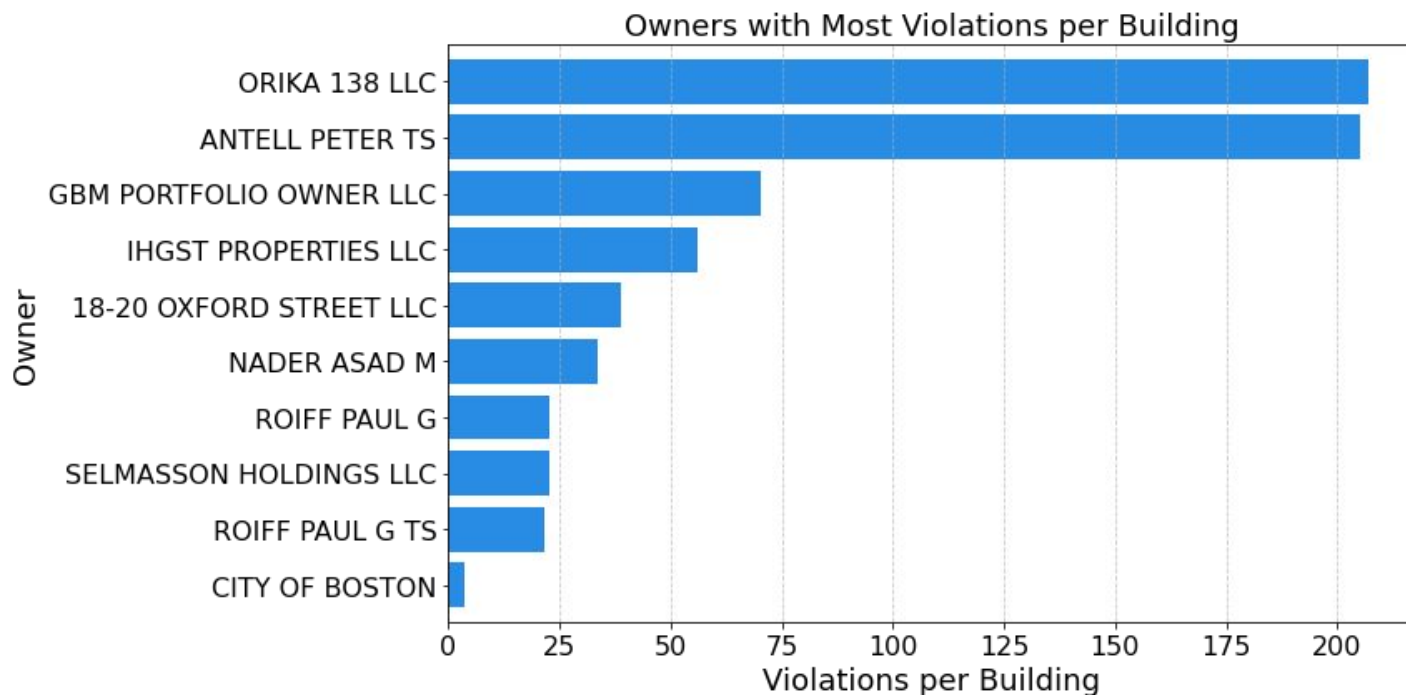
**LIVE STREET
ADDRESS
MANAGEMENT (SAM)**

**PUBLIC WORKS
VIOLATIONS**

BASE QUESTIONS

- 1** Are there certain landlords/management companies that have repeated violations?
- 2** Are there common features of certain buildings?
- 3** What neighborhoods/communities are affected most?
- 4** What kinds of building complaints are people making around the city?

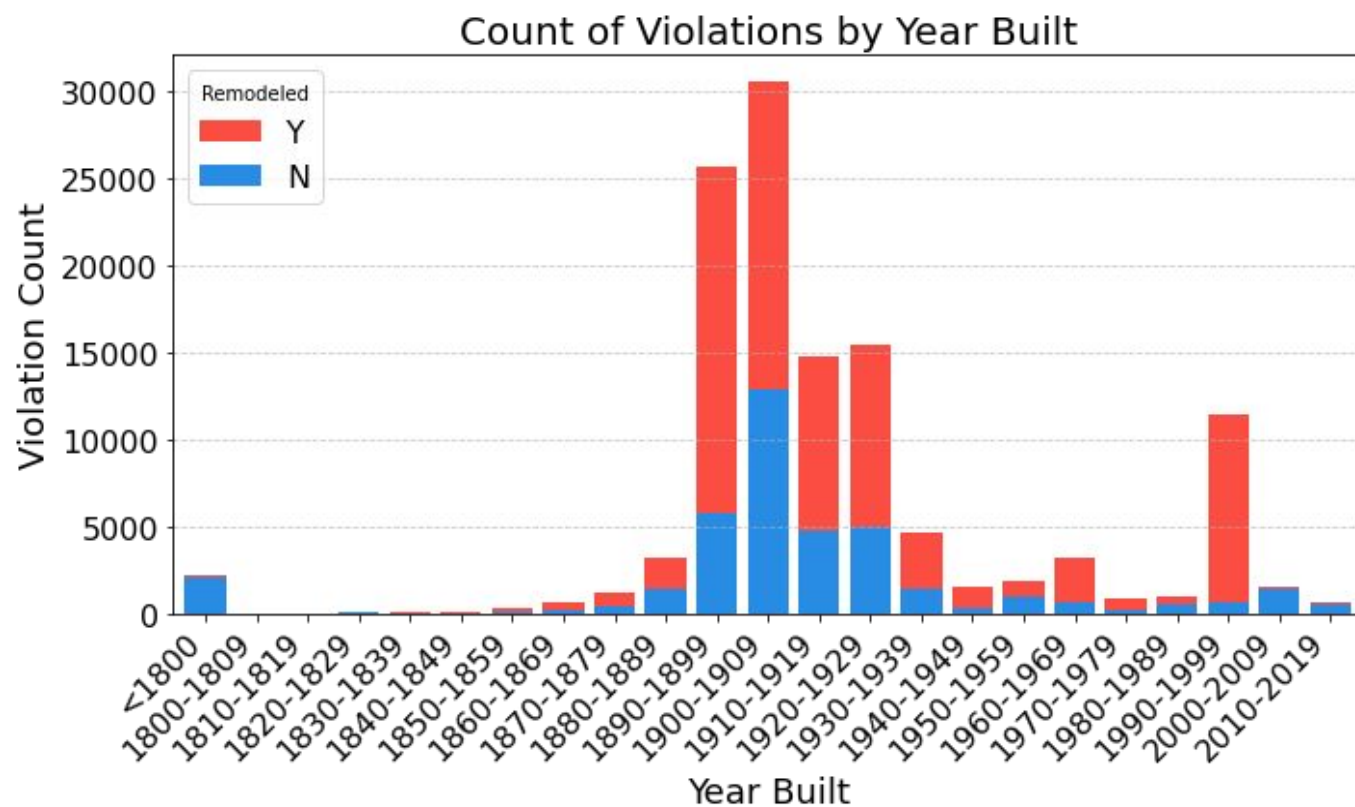
REPEATED LANDLORDS/ COMPANIES



INSIGHTS

- Majority LLC - hard to identify individuals
- Peter Antell - Died in 2021
- Paul Roiff

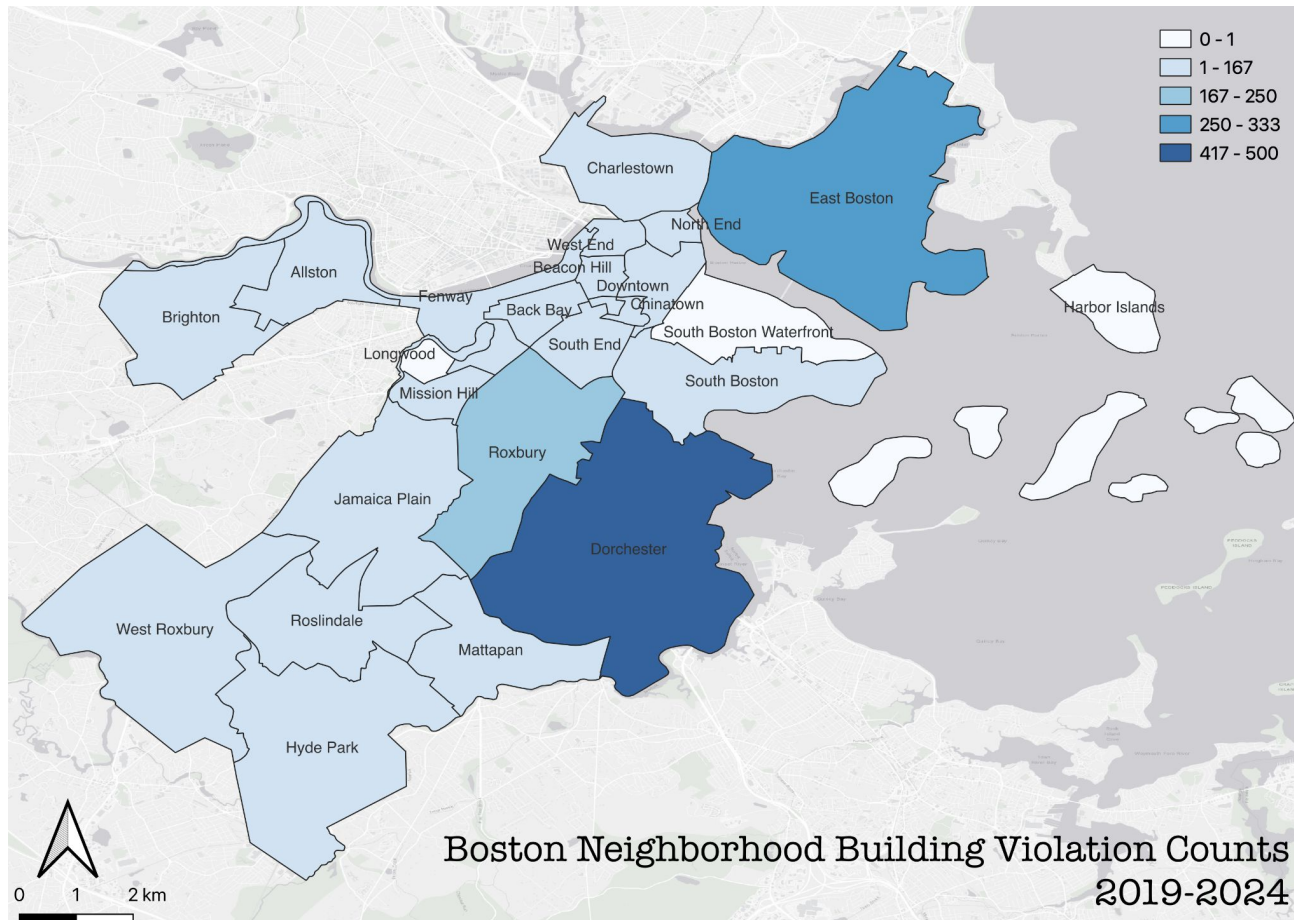
COMMON FEATURES



INSIGHTS

- Older Buildings (1890-1930) but recently renovated
- Spike during 1990s
- Bad landlords vs old buildings

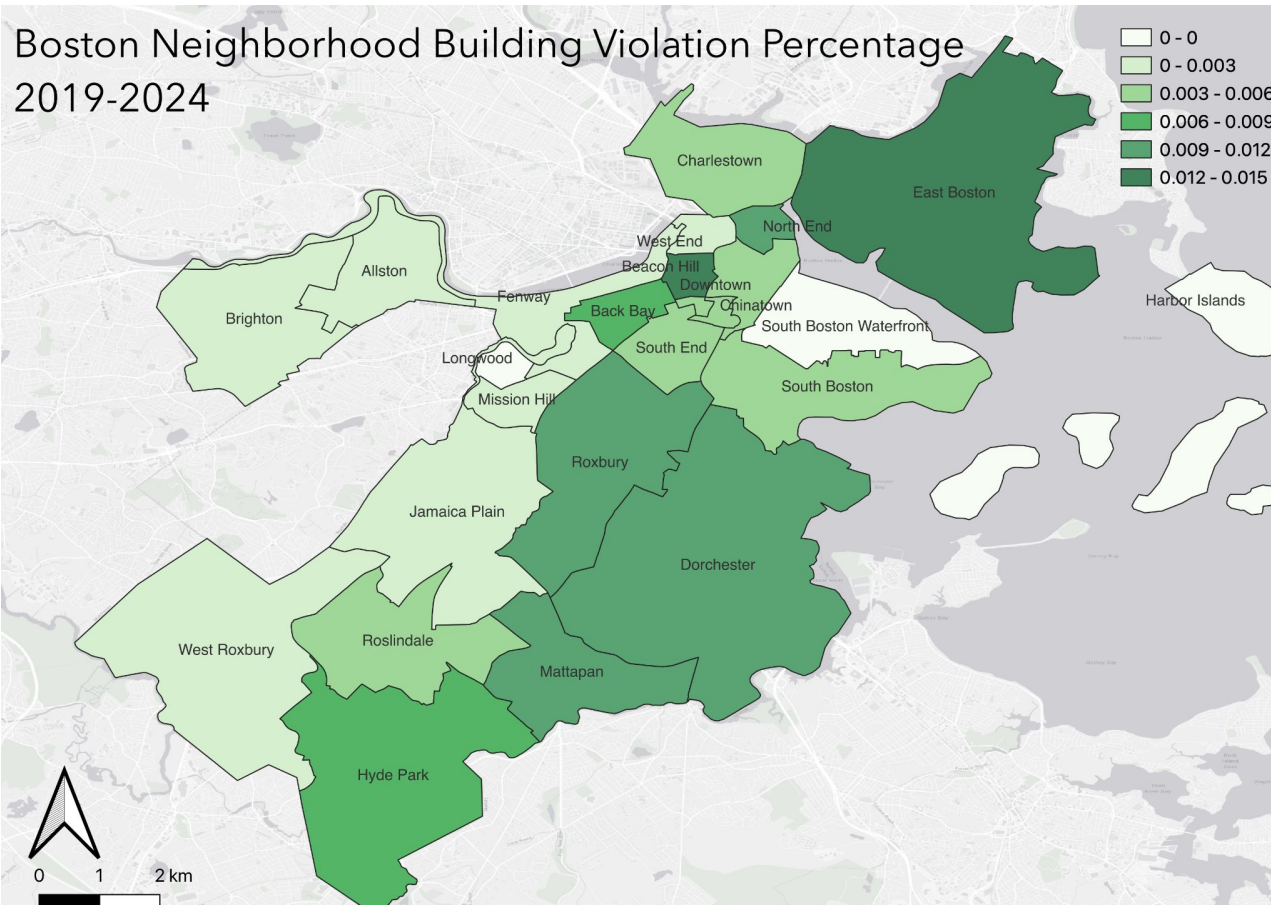
AFFECTED COMMUNITIES



INSIGHTS

- By count:
- Dorchester, East Boston, and Roxbury
- Normalization needed

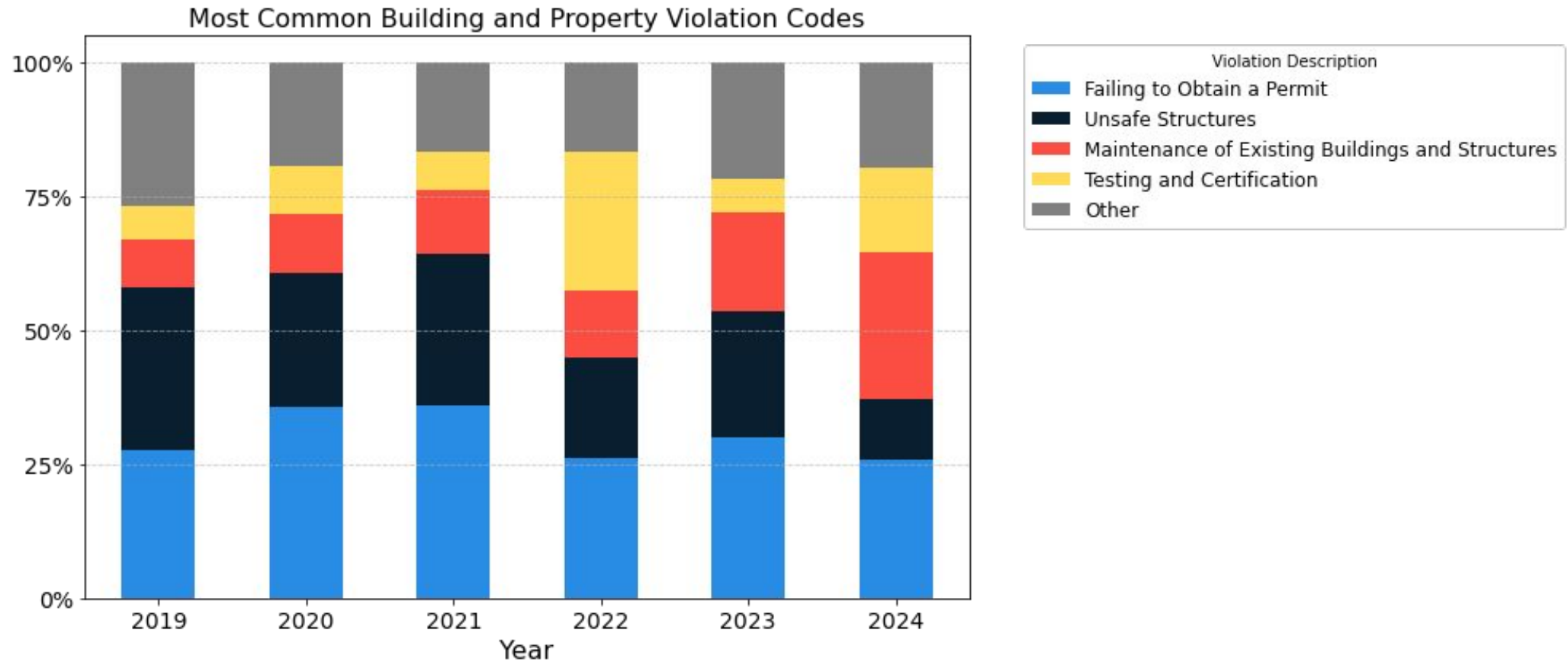
AFFECTED COMMUNITIES



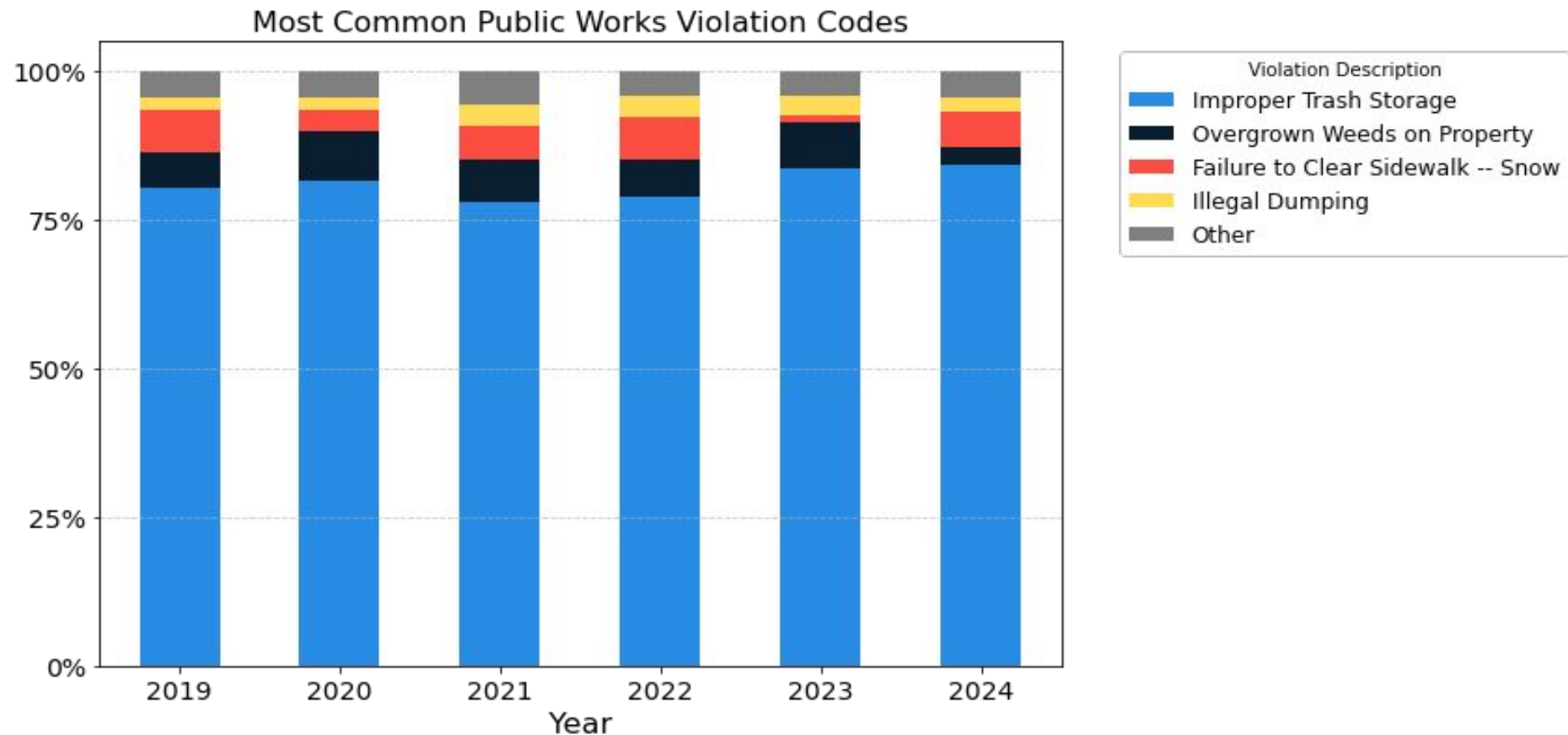
INSIGHTS

- By percentage:
- East Boston, Beacon Hill, North End
- Have older buildings, correspond with the answer to Q2

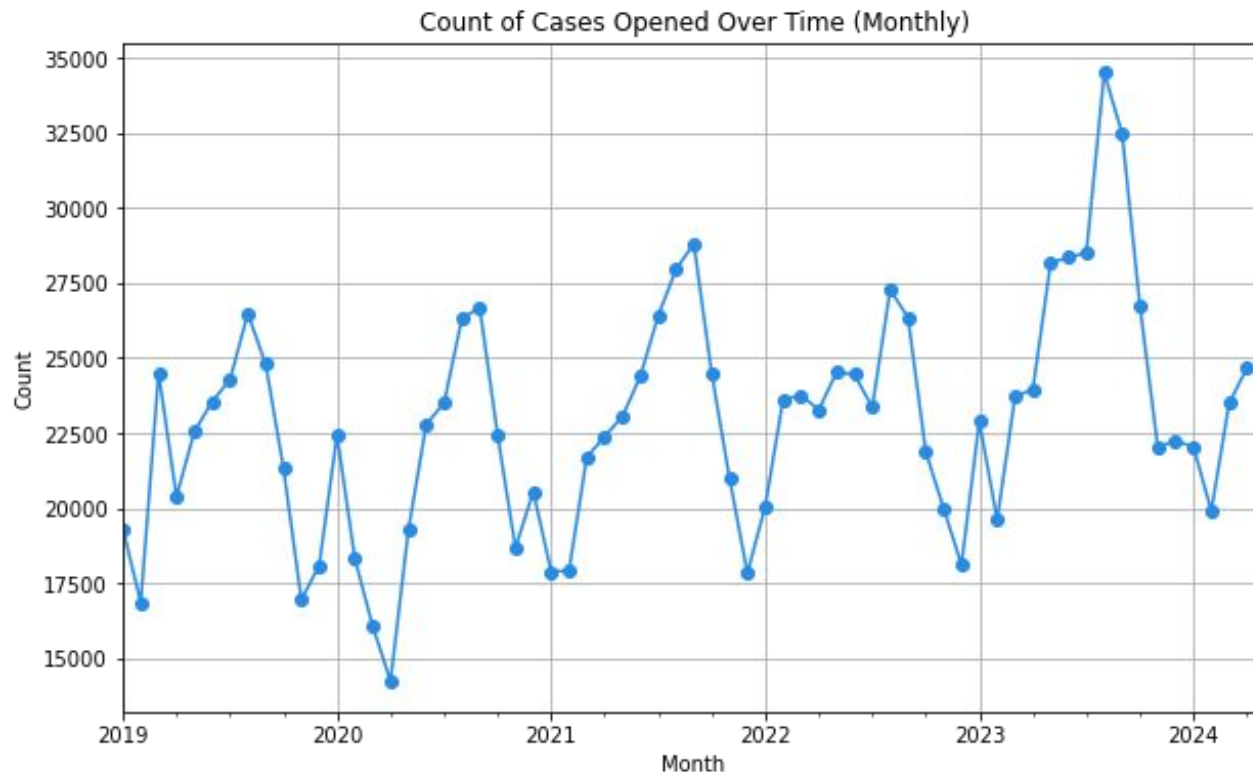
TYPES OF COMPLAINTS- BUILDING VIOLATIONS



TYPES OF COMPLAINTS- PUBLIC WORKS VIOLATIONS



TYPES OF COMPLAINTS- 311



INSIGHTS

- Seasonal trend
 - High- Aug to Sep
 - Low- Nov to Feb
- Most common relevant complaint
 - Unsatisfactory Living Conditions

CONCLUSION

- A small number of landlords and management companies, such as LLCs, are responsible for a large number of violations
- Buildings constructed in the early 1990s and renewed in the late 1900s and early 2000s are more prone to having violations
- East Boston, Beacon Hill and North End neighborhoods have the highest building violation rates
- The most common types of violations relate to failure to obtain permits, unsafe structures, and improper maintenance
- Boston 311 data top complaints: rodent activity, graffiti removal, and unsatisfactory living conditions



Q&A



THANK YOU

Questions?