
EARLY INSIGHTS REPORT: REMODELLING AND UNIT LOSS IN BOSTON TEAM - A



INTRODUCTION

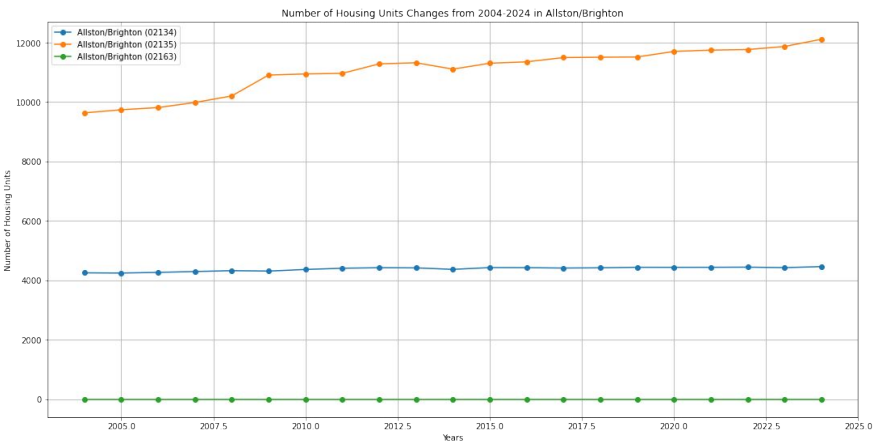


- Community Focus: Detail the approach of filtering data by zip code and neighborhood (e.g., Roxbury, South Boston) to understand the impact on different communities.
- Permit Trends: Initial observations of approved building permits to gauge trends in remodeling..
- Land Use: Analysis of properties where Land Use (LU) is of type R4 i.e. Multi-family and type R1 i.e. Single-family.

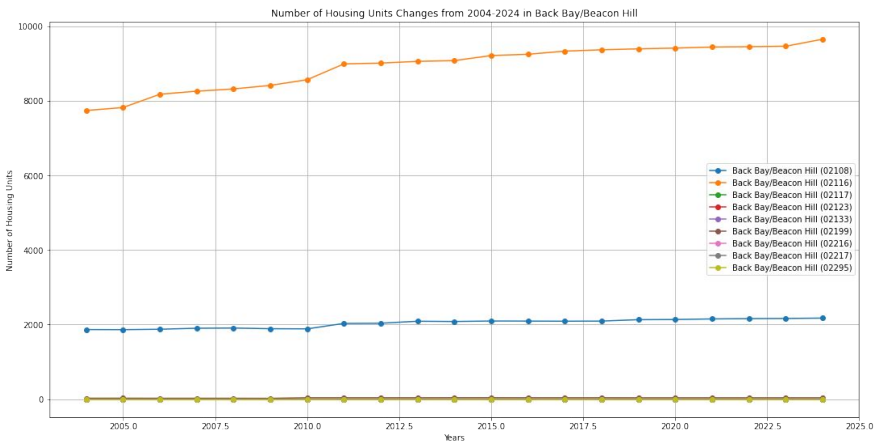
DATA CLEANING



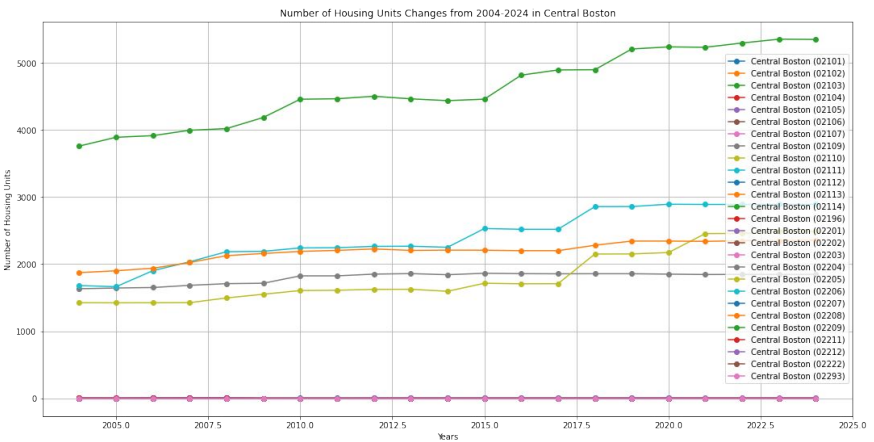
- All the data is grouped by “**Zip Code**” column
- For each year, check if there exists “Zip Code” column
 - **2005 is an exception**, “ZIPCODE” column is **mismatched** to “PTYPE” column
- Check and ensure each zip code is in **correct form** (5 digits)



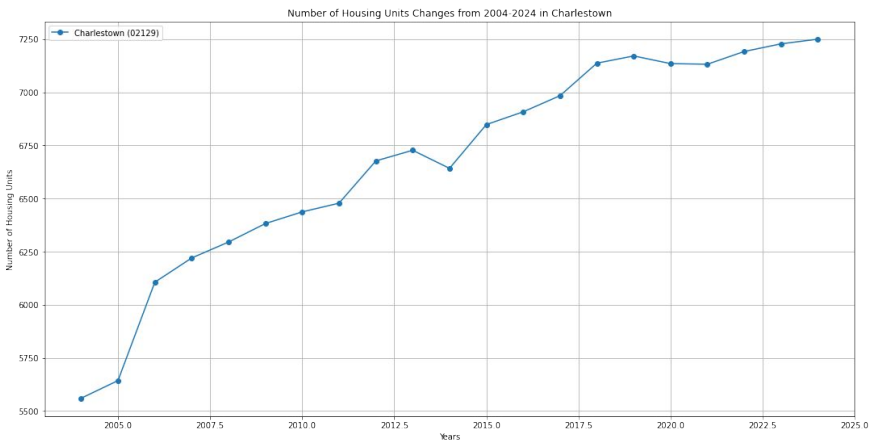
Allston/Brighton



Back Bay/Beacon Hill

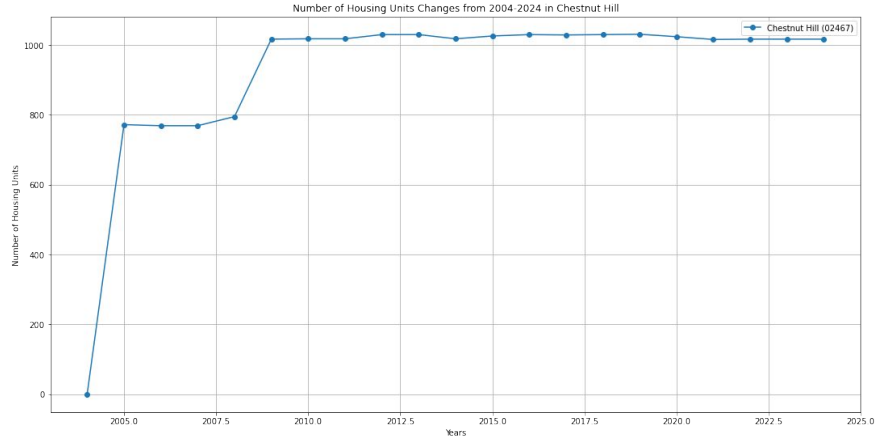


Central Boston

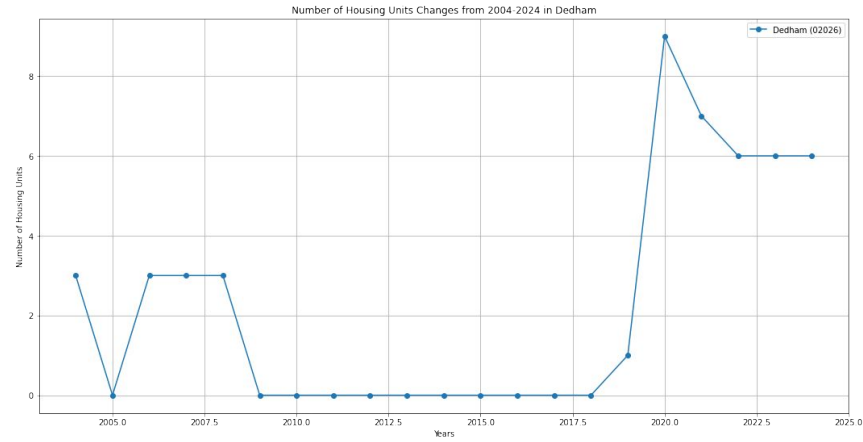


Charlestown

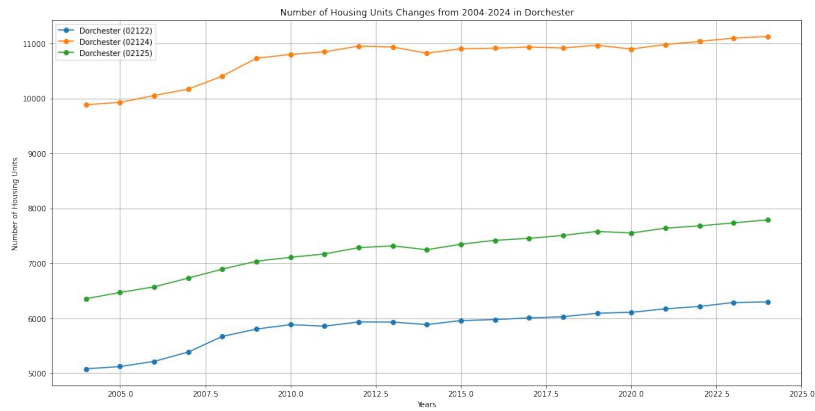
Unit changes by
community



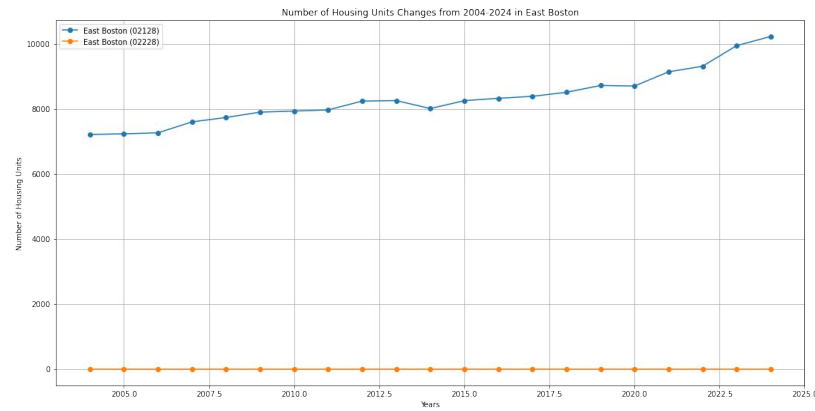
Chestnut Hill



Dedham

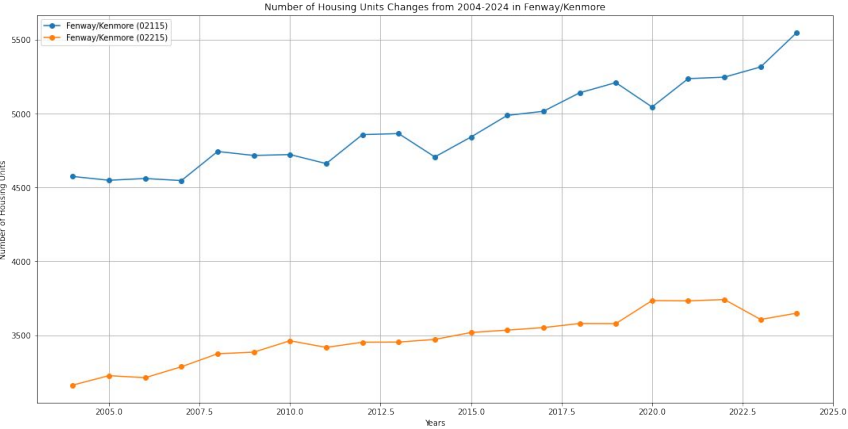


Dorchester

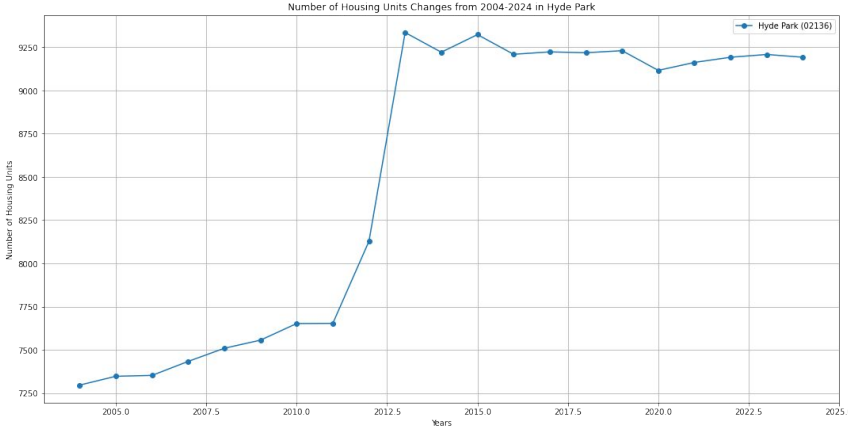


East Boston

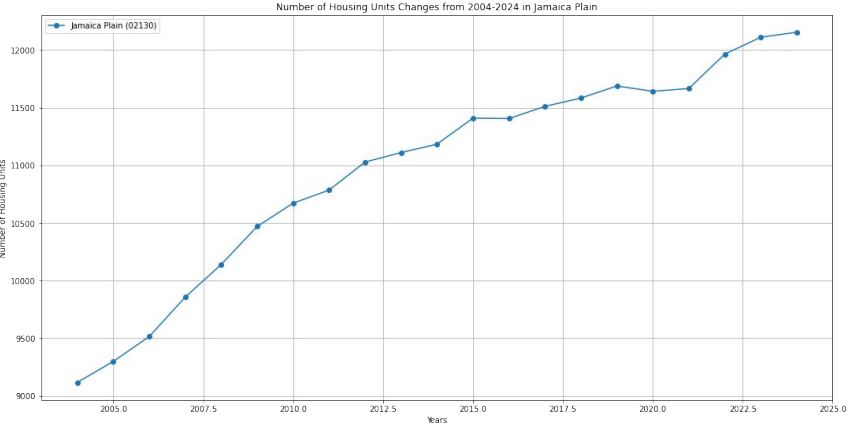
Unit changes by
community



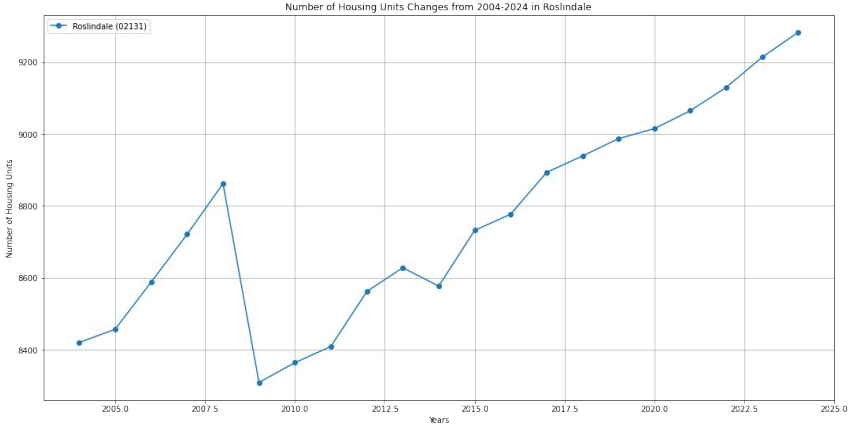
Fenway/Kenmore



Hyde Park

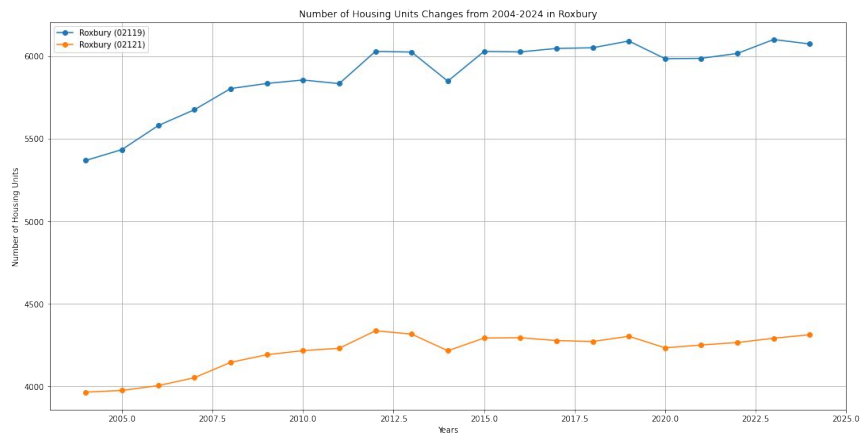


Jamaica Plain

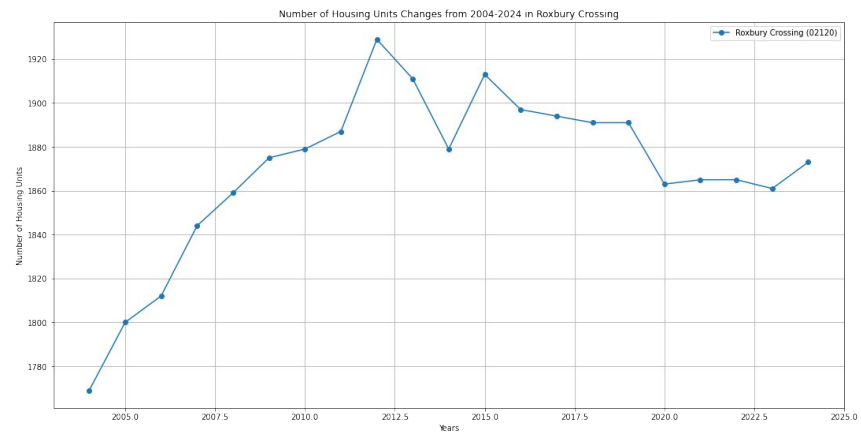


Roslindale

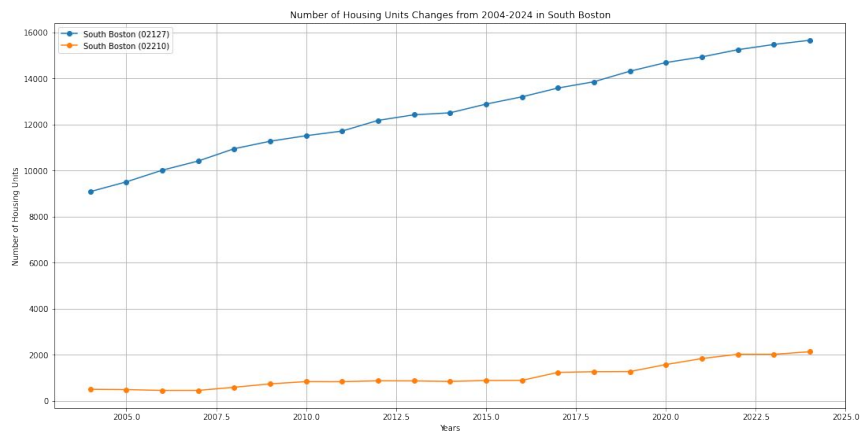
Unit changes by
community



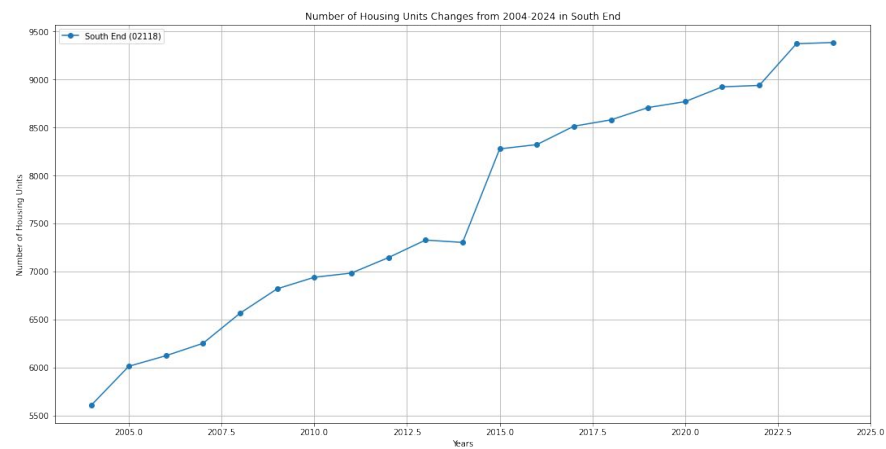
Roxbury



Roxbury Crossing

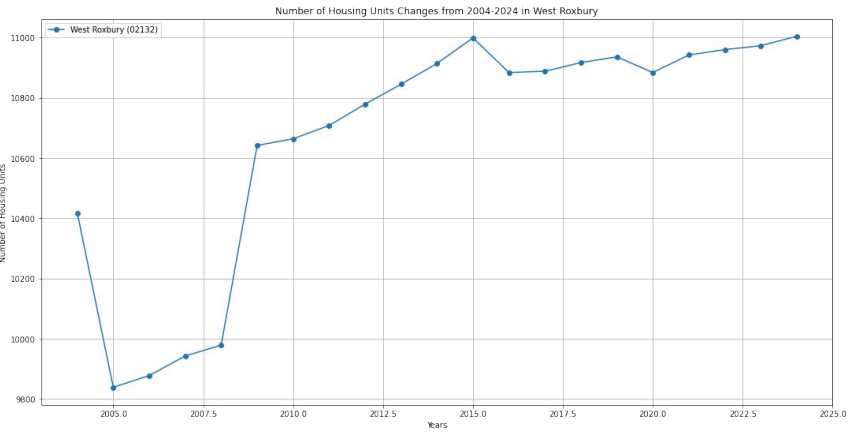


South Boston

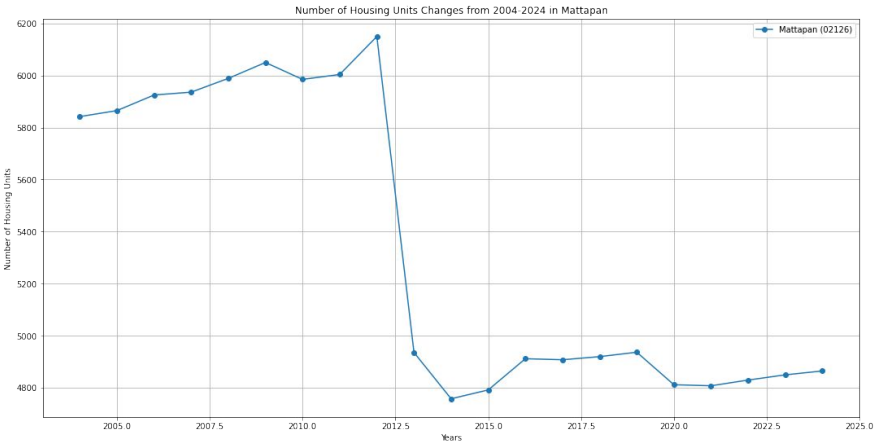


South End

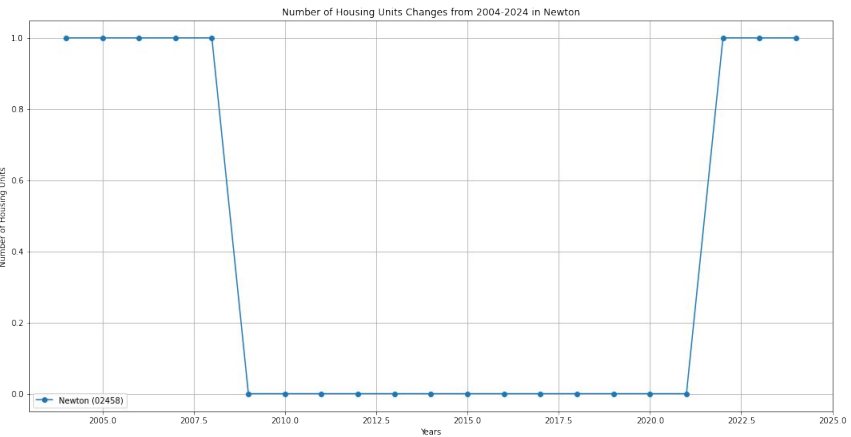
Unit changes by
community



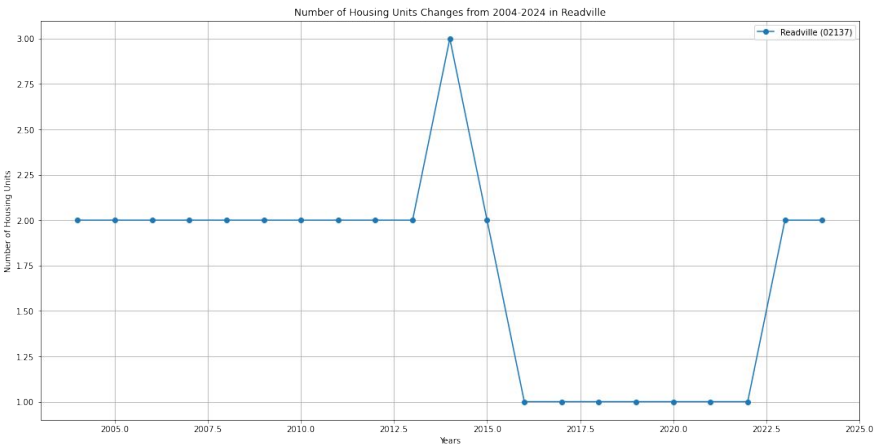
West Roxbury



Mattapan



Newton



Readville

Unit changes by
community

Unit change by Community - Overall Ranking

- | | |
|----------------------------------|-----------------------------|
| 1. South Boston: + 8204 | 11. Fenway/Kenmore: + 1461 |
| 2. Central Boston: + 4557 | 12. Roxbury: + 1052 |
| 3. Dorchester: + 3893 | 13. Chestnut Hill: + 1017 |
| 4. South End: + 3374 | 14. Roslindale: + 863 |
| 5. Jamaica Plain: + 3038 | 15. West Roxbury: + 586 |
| 6. East Boston: + 3016 | 16. Roxbury Crossing: + 104 |
| 7. Allston/Brighton: + 2688 | 17. Dedham: + 3 |
| 8. Back Bay/Beacon Hill: + 2232 | 18. Newton, Readville: + 0 |
| 9. Hyde Park: + 1896 | 19. Mattapan: - 978 |
| 10. Charlestown: + 1690 | |

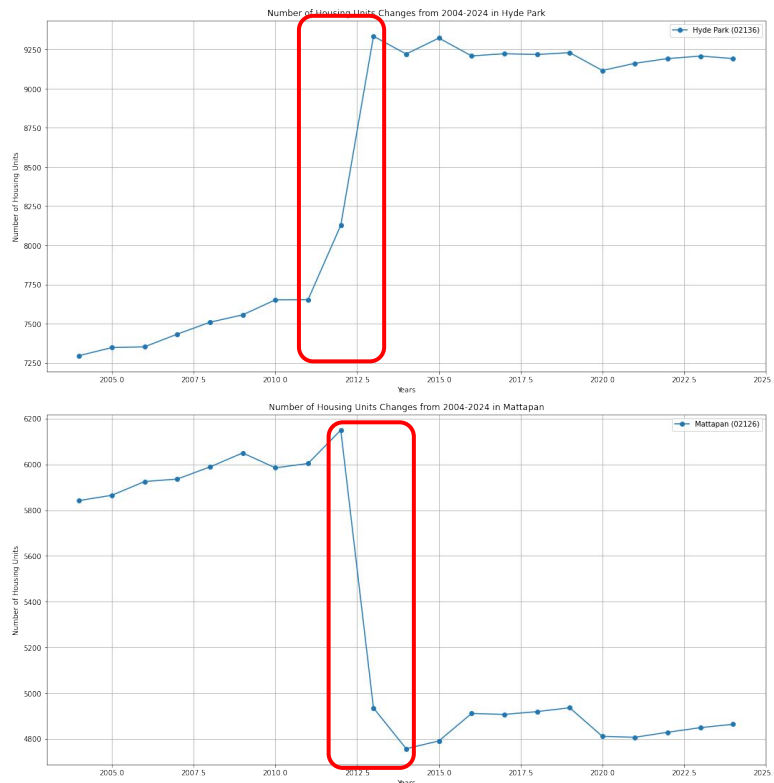
FINDINGS



1. **Increases:** Present significant increases in units in areas like **South Boston** (8204 units), **Central Boston** (4557 units), and the **Dorchester** (3893 units) since 2004.
2. **Decreases:** Address the concerning decrease in **Mattapan** (-978 units).

Other Notables

- **Sharp increase in Hyde Park** from 2012-2013 (14.85%). **Sharp decrease in Mattapan** from 2012-2013
 - Possible Reason: some units in Mattapan being transferred to a Hyde Park zip code in 2013



Unzipped: Hyde Park Slice Wins Independence from Mattapan

By **Tom Acitelli** | @tomacitelli | Mar 27, 2012, 9:14am EDT

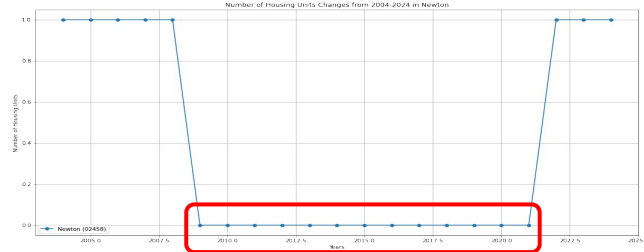
Once upon a time, **Hyde Park** was its own town. Then, in 1912, Boston annexed it. And then **Mattapan** annexed *part* of it—at least according to the federal government. After much wrangling and petition-gathering and explaining why this had to be, the feds are giving that part back to Hyde Park: The area bordered by **Wood Avenue** on the west and **Greenfield Road** on the east, north of Milton, will soon join Hyde Park's **02136 zip code**.

Source:

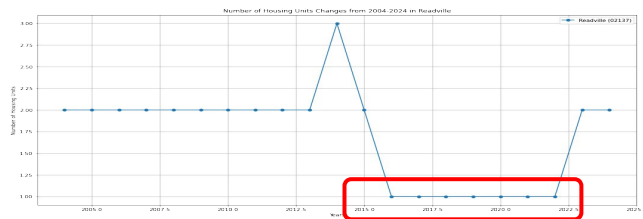
<https://boston.curbed.com/2012/3/27/10385044/unzipped-slice-of-hyde-park-wins-independence-from-mattapan>

Other Notables

- Possible **data missing** for **Newton (2009-2021)** and **Readville (2016-2022)**
- Actual Address \neq Mailing Address



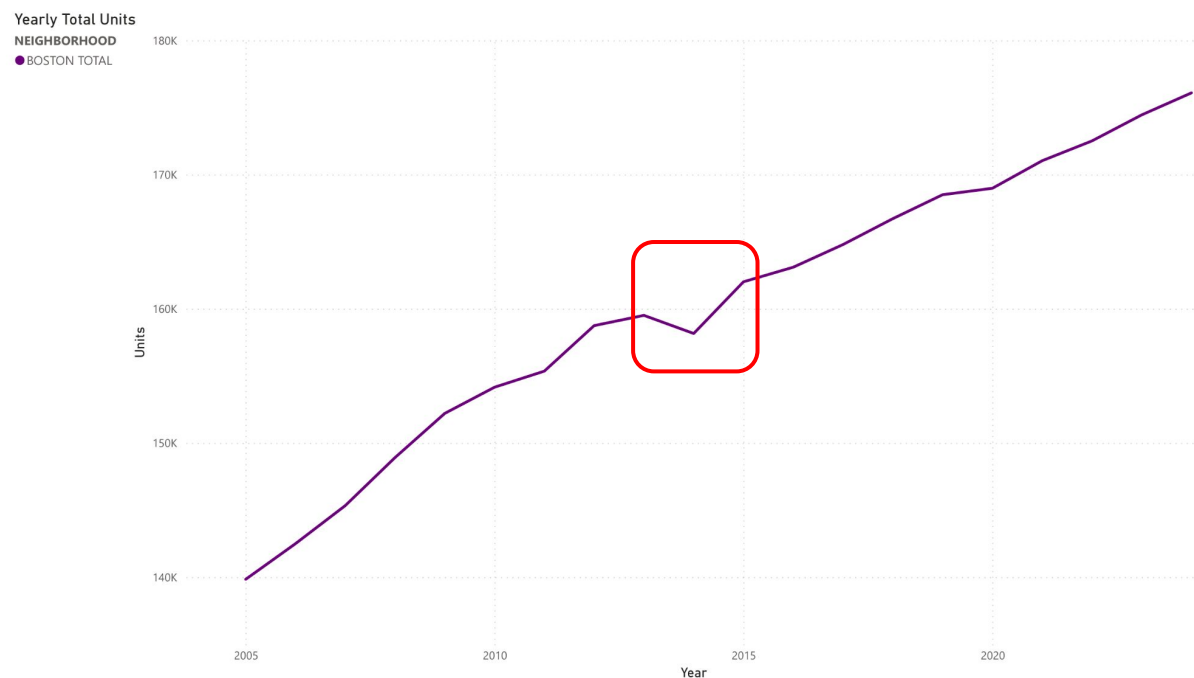
_id	PID	CM_ID	ST_NUM	ST_NAME	ST_NAME_SUF	UNIT_NUM	ZIPCODE	PTYPE	LU	OWN_OCC	OWNER	MAIL_ADDRESS	MAIL_CS	MAIL_ZIPCODE
28804	0400891016	0400891000	123	ST BOTOLPH	ST	8	02115	102	CD	N	DAMON ELSA	98 HOMER ST	NEWTON CENTER MA	02459
29115	0401011008	0401011000	8	GARRISON	ST	102	02116	102	CD	N	ZUSSMAN DAVID T	93 UNION SUITE 401	NEWTON CENTER MA	02459



_id	PID	CM_ID	GIS_ID	ST_NUM	ST_NAME	ST_NAME_SUF	UNIT_NUM	ZIPCODE	PTYPE	LU	OWN_OCC	OWNER	MAIL_ADDRESSEE	MAIL_ADDRESS	MAIL_CS
16257	1302964000_	1302964000_	1302964000_	23	SUDAN	ST		02125_	995	CM	N	TWENTY 3 SUDAN ST CONDO TR	C/O MURPHY SPECIALTY R E ASS	PO BOX 292	READVILLE MA
21145	1403851000_		1403851000_	368	NORFOLK	ST		02124_	104	R2	Y	JOSEPH JIMMY		PO BOX 63	READVILLE MA

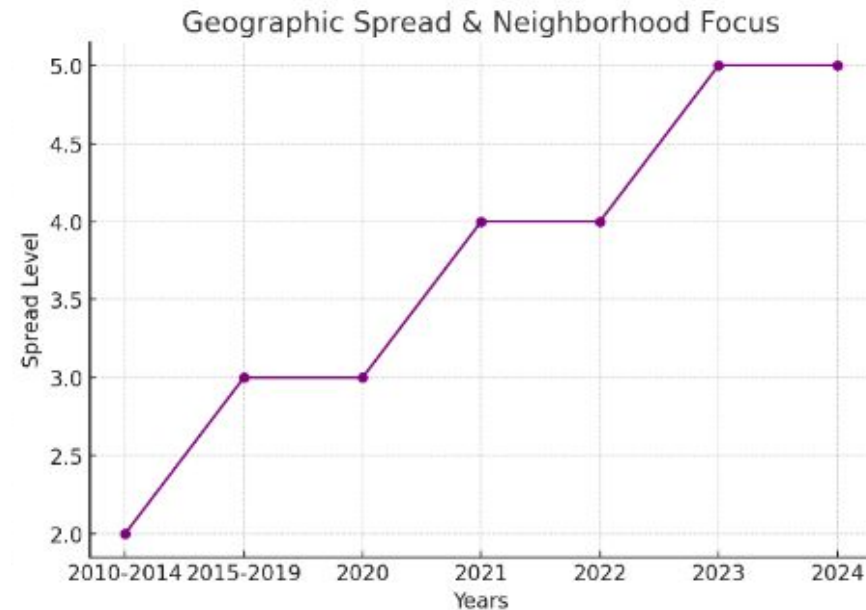
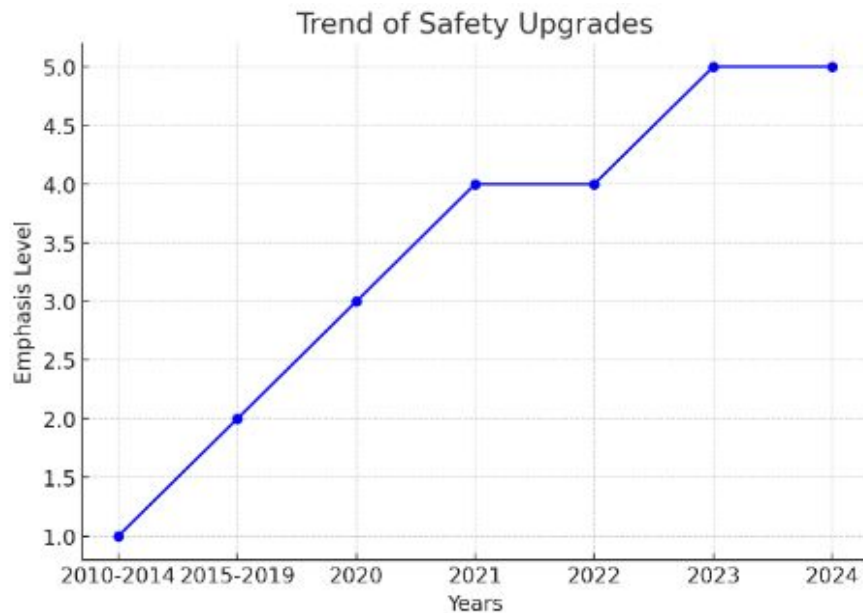
Other Notables

- The changes in Boston overall has the largest percentage **increases** in **2007-2008**, **2011-2012**, and **2014-2015**; largest percentage **decreases** in **2013-2014 (-0.85%)**



Initial Observations in Permit Trends

- Clear trends towards **prioritizing safety improvements**
- Areas with significant renovation activities: **Roxbury, Dorchester, South Boston, East Boston**

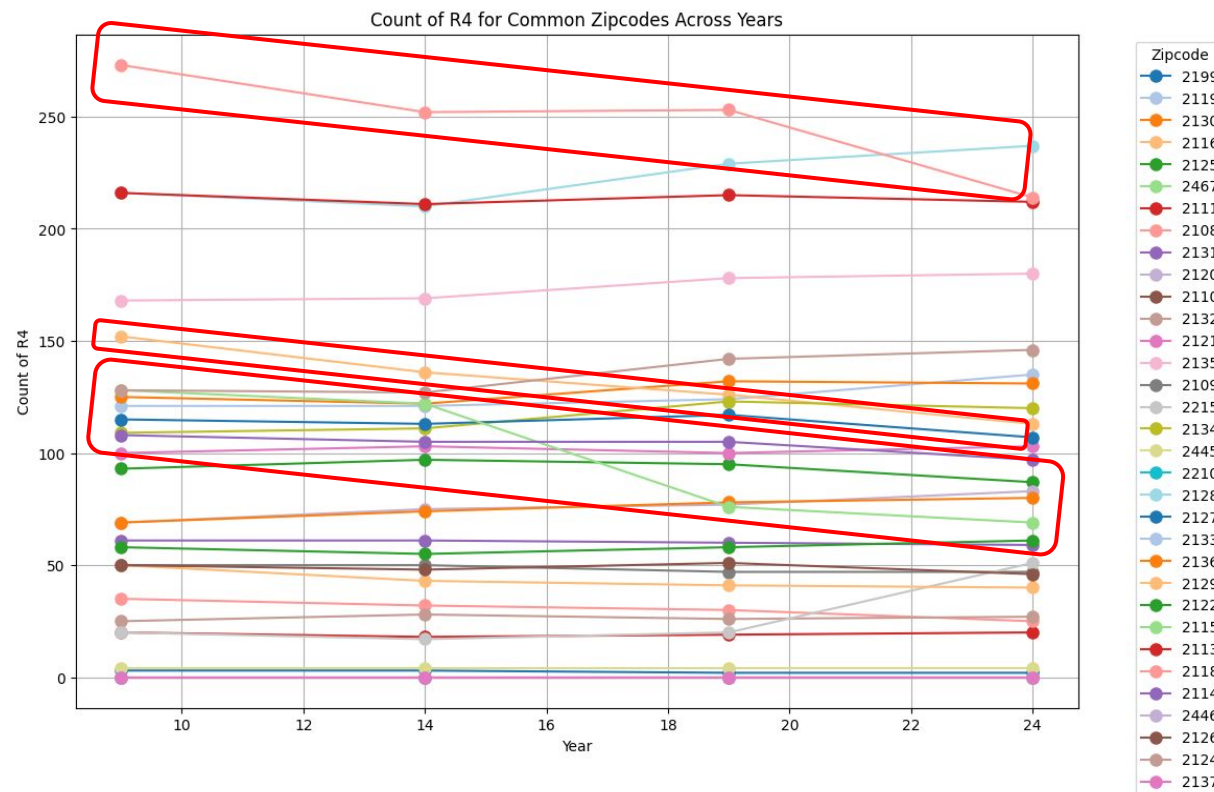


Trends within types of properties

- Specifically residential properties with **4-6 units(R4)**, and residential units with **1 unit(R1)**
 - filtered by the **LU** and **LU_DESC** variables

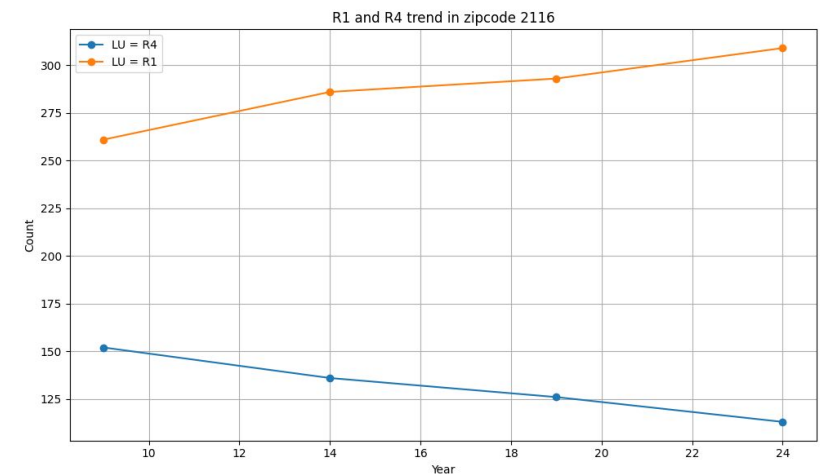
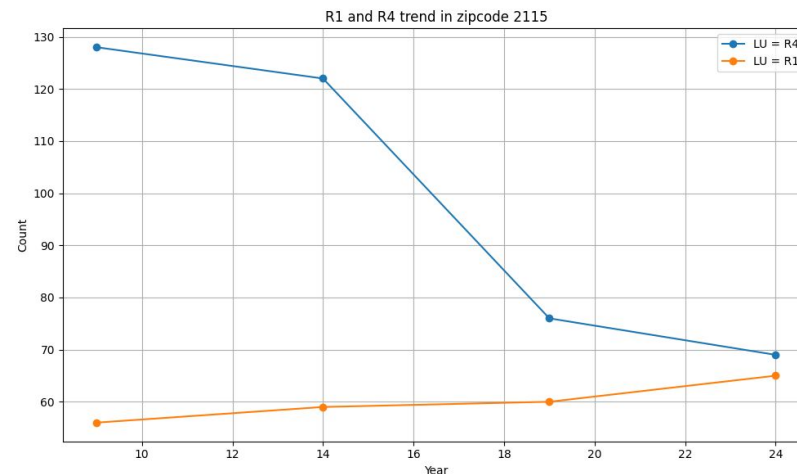
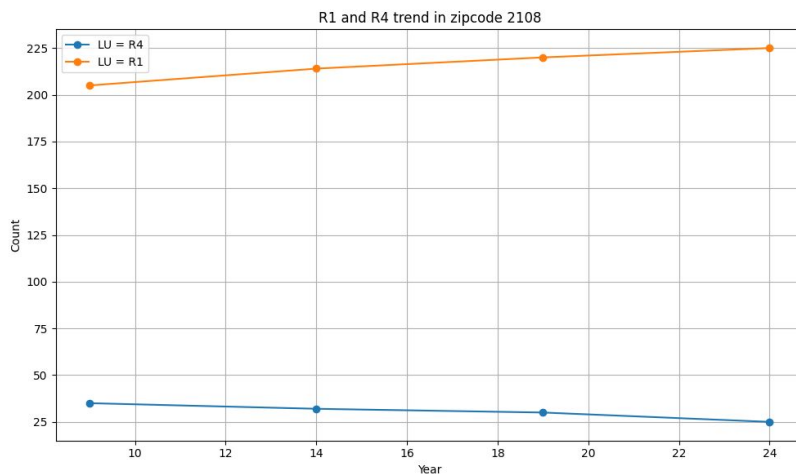
Findings

- large changes in R4 (4-6 units) residential units specifically for zip codes **02108**, **02115** and **02116**



Findings

- As the number of **R4 (4-6 units)** units **decreases**, there was an **increase** in **R1 (1 unit)** units
- Possible Reason: renovations of multi family homes being converted into single family homes



FUTURE PLANS



- Deeper Dive: Further analyze the data to understand the reasons behind the observed trends.
- Permit Connections: Express interest in exploring the relationship between permit types and the renovations in affected communities.

QUESTIONS?

