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



# INTRODUCTION

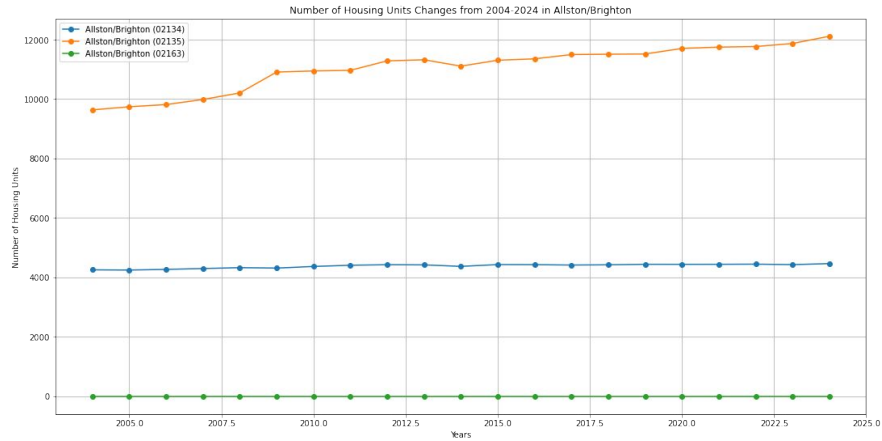


- **Community Focus:** Detail the approach of filtering data by zip code and neighborhood (e.g., Roxbury, South Boston) to understand the impact on different communities.
- **Permit Trends:** Initial observations of approved building permits to gauge trends in remodeling..
- **Land Use:** Analysis of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

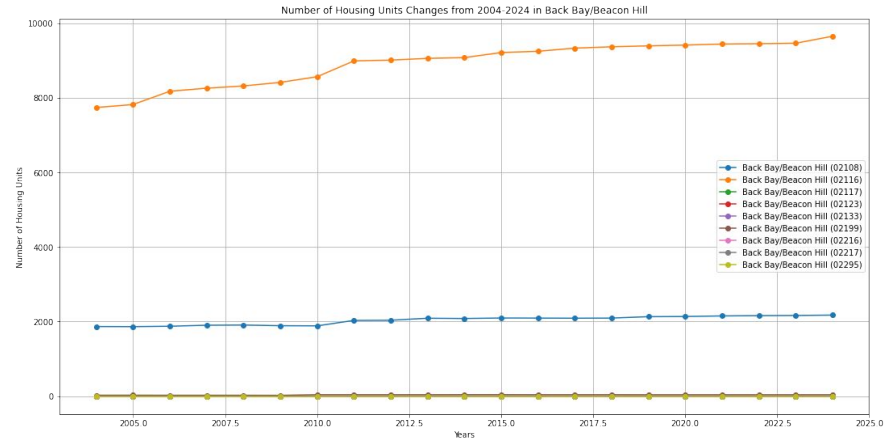
# DATA CLEANING



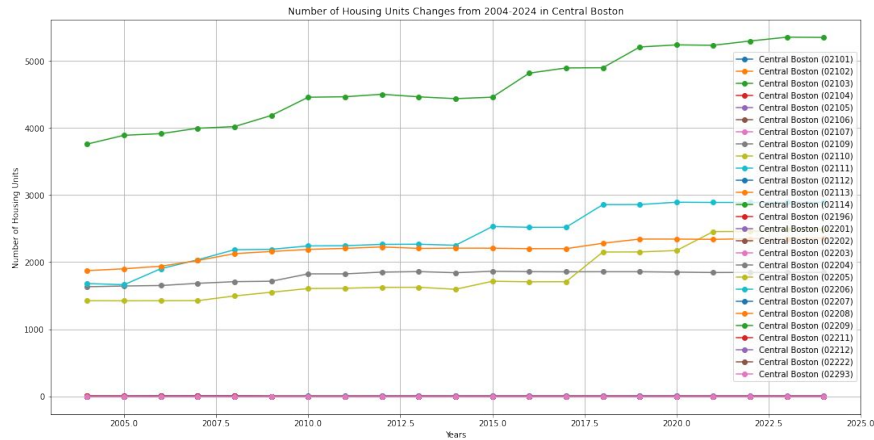
- All the data is grouped by “**Zip Code**” column
- For each year, check if there exists “Zip Code” column
  - **2005 is an exception**, “ZIPCODE” column is **mismatched** to “PTYPE” column
- Check and ensure each zip code is in **correct form** (5 digits)



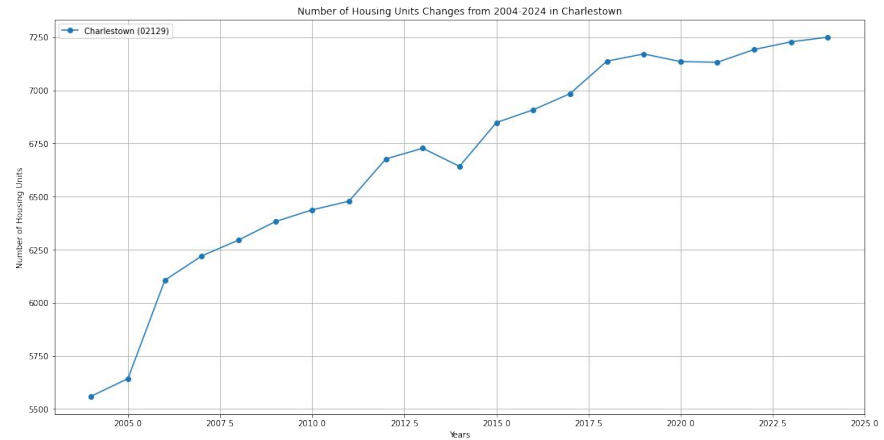
## Allston/Brighton



## Back Bay/Beacon Hill

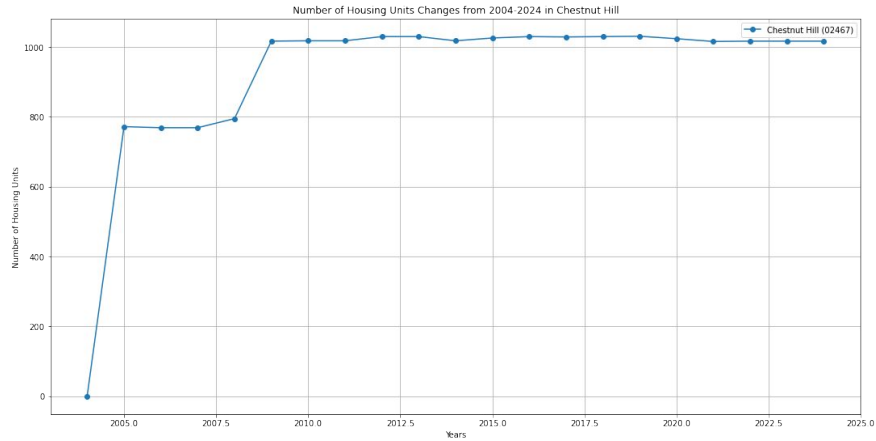


## Central Boston

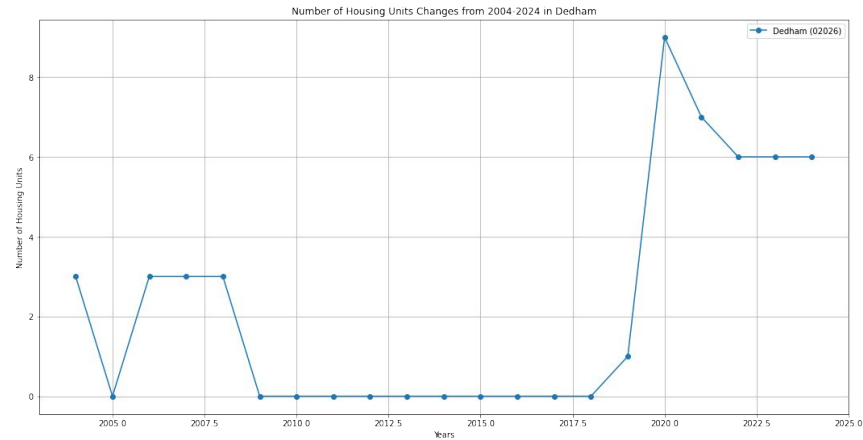


## Charlestown

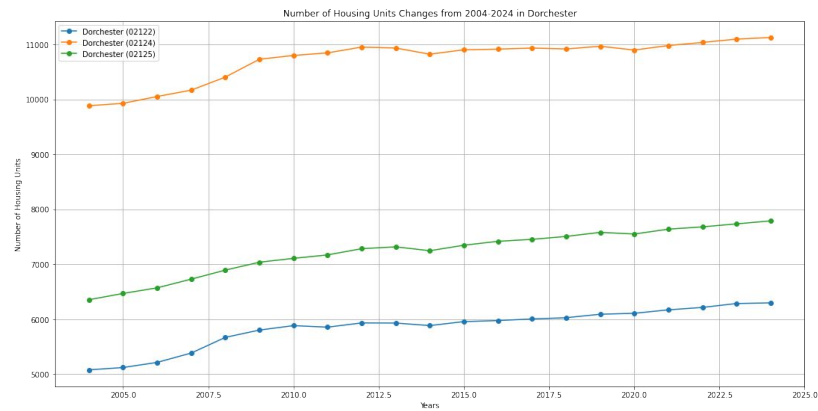
Unit changes  
by  
Community



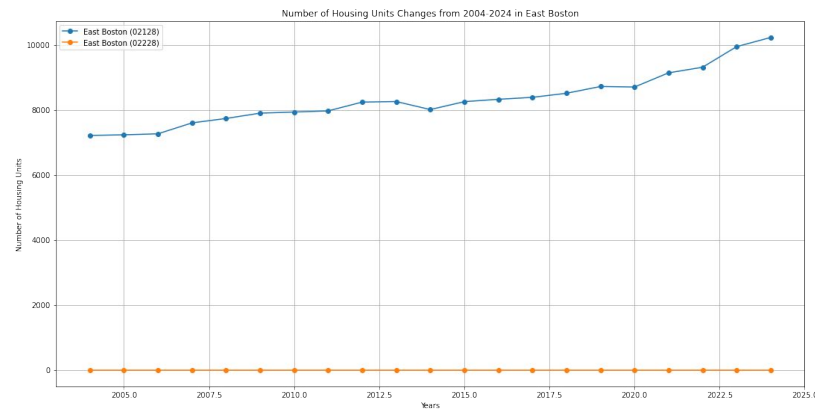
## Chestnut Hill



## Dedham

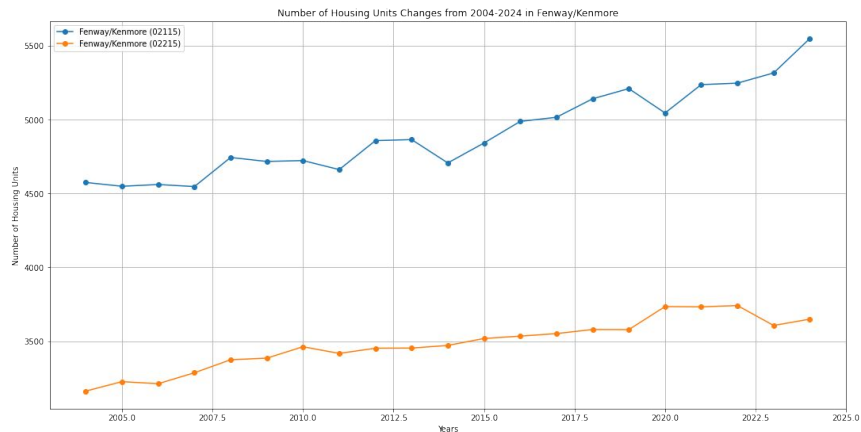


## Dorchester

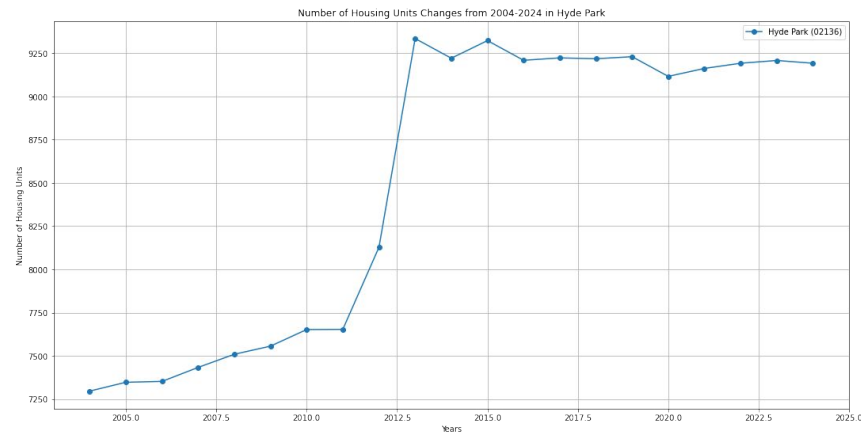


## East Boston

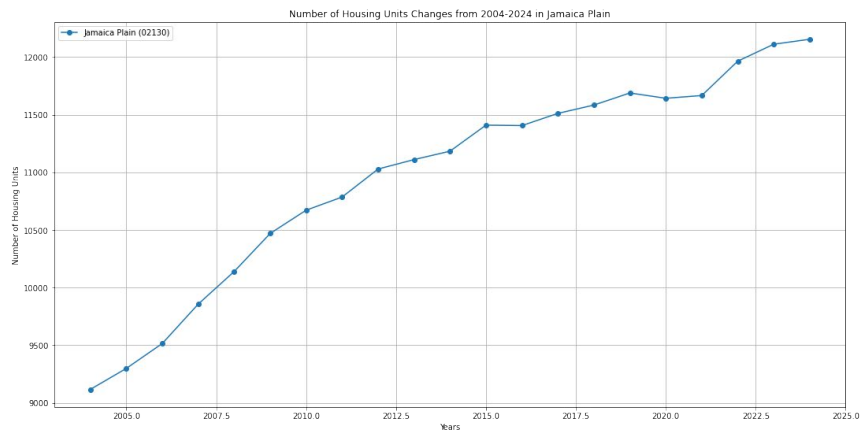
Unit changes  
by  
**Community**



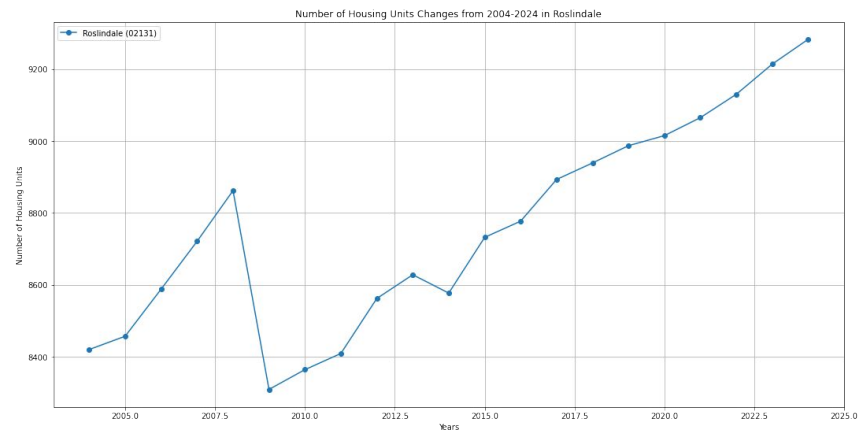
## Fenway/Kenmore



## Hyde Park

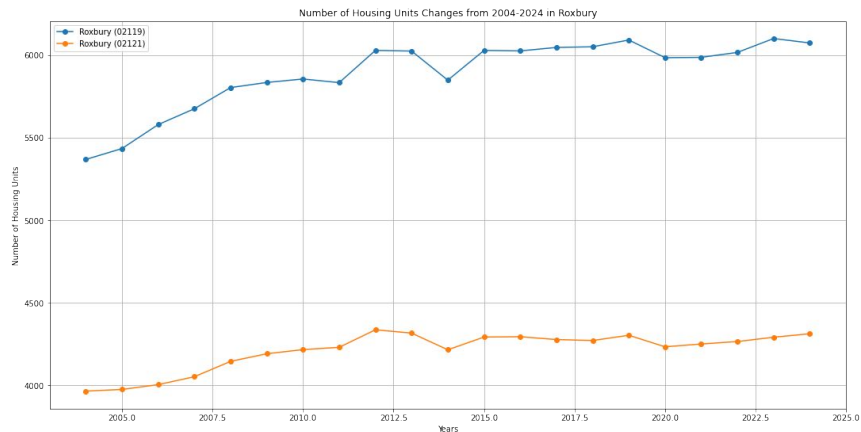


## Jamaica Plain

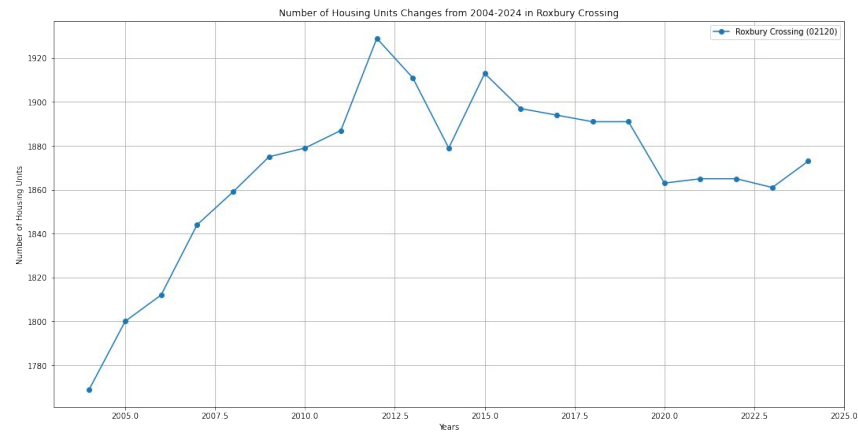


## Roslindale

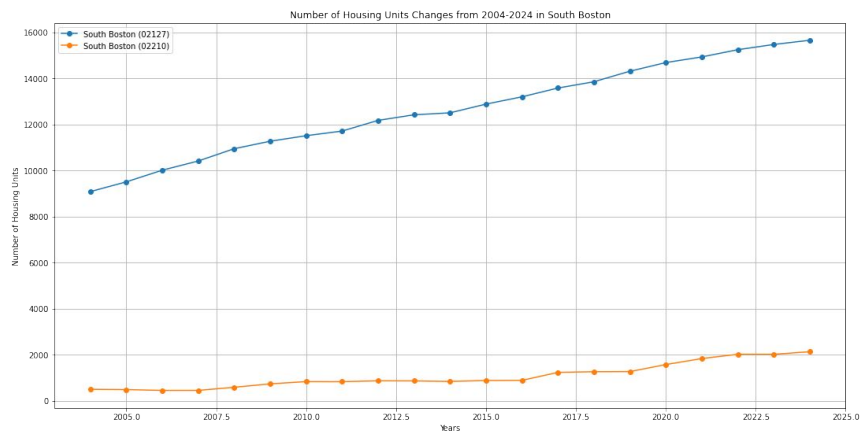
Unit changes  
by  
**Community**



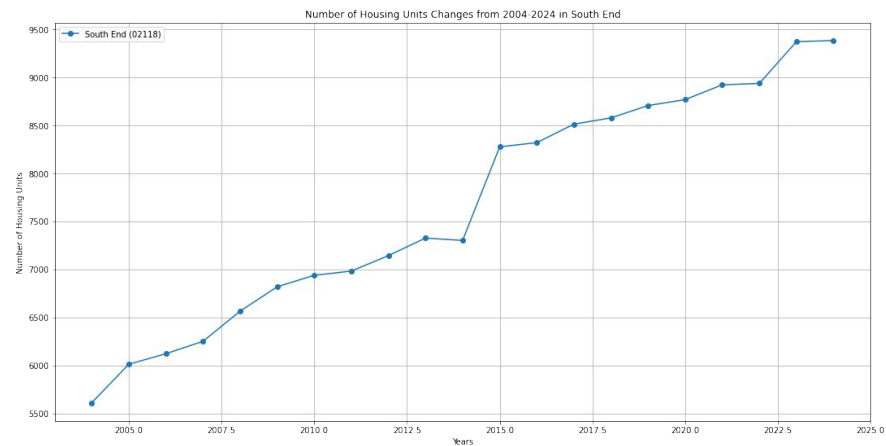
Roxbury



Roxbury Crossing

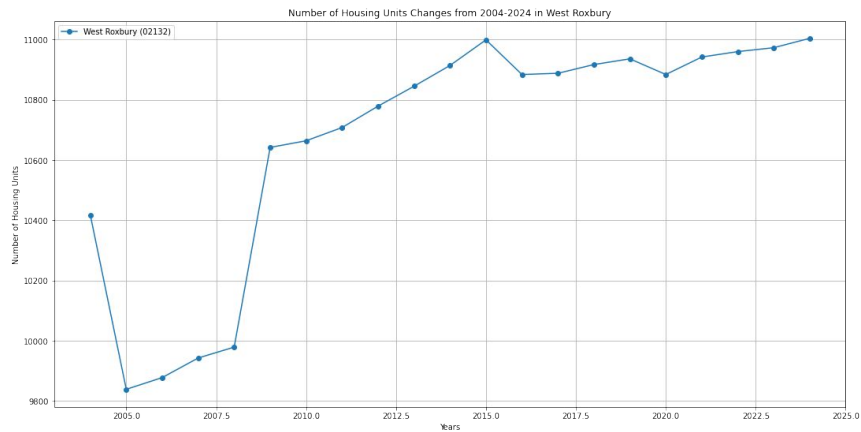


South Boston

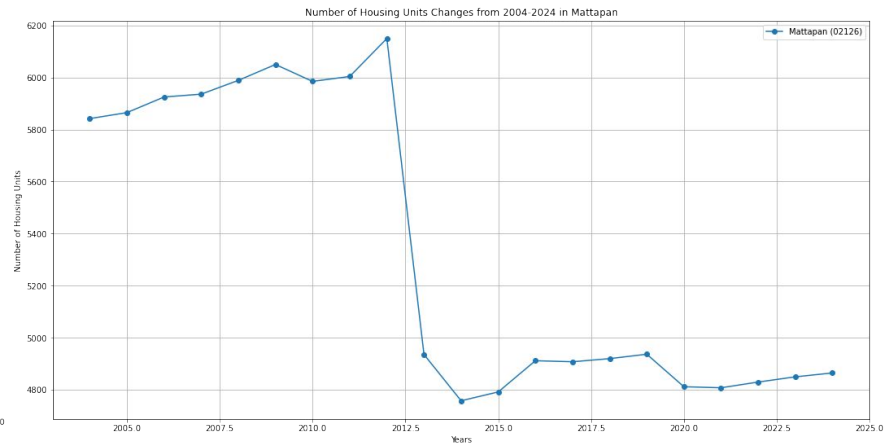


South End

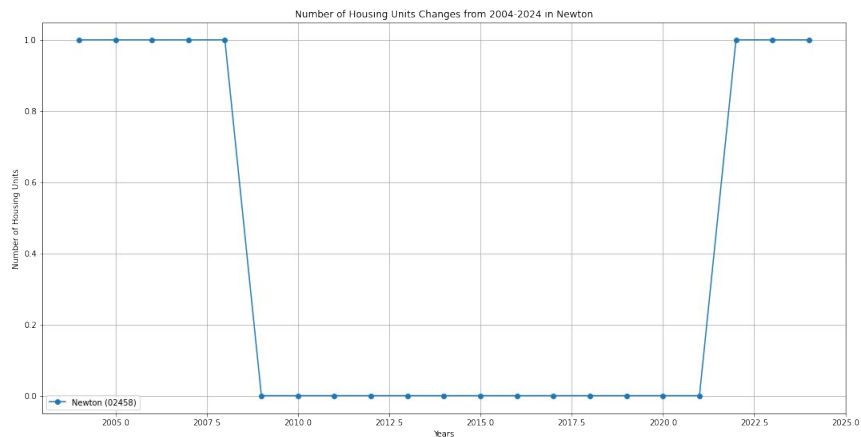
Unit changes  
by  
**Community**



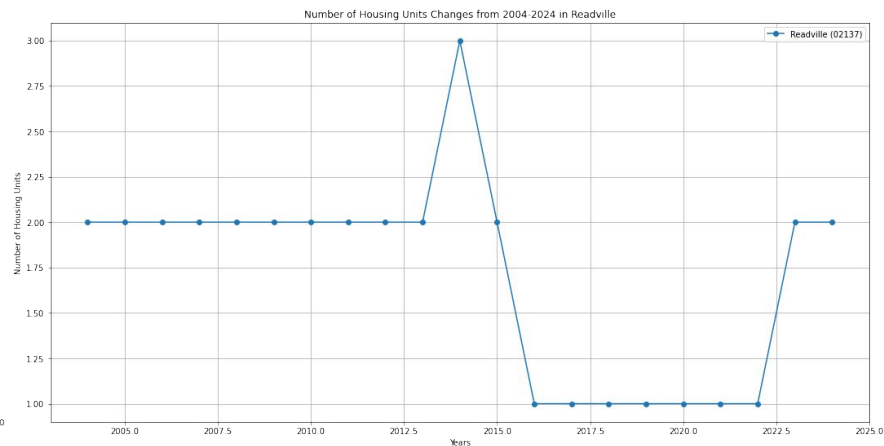
West Roxbury



Mattapan



Newton



Readville

Unit changes  
by  
**Community**



## Unit change by Community - Overall Ranking

- |                                  |                             |
|----------------------------------|-----------------------------|
| 1. <b>South Boston: + 8204</b>   | 11. Fenway/Kenmore: + 1461  |
| 2. <b>Central Boston: + 4557</b> | 12. Roxbury: + 1052         |
| 3. <b>Dorchester: + 3893</b>     | 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          |                             |

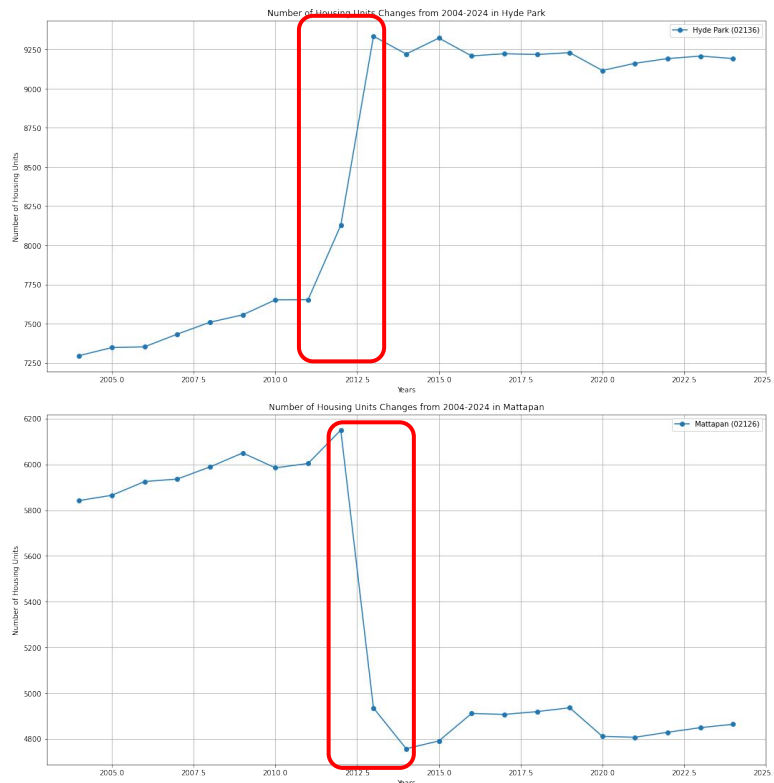
# FINDINGS



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

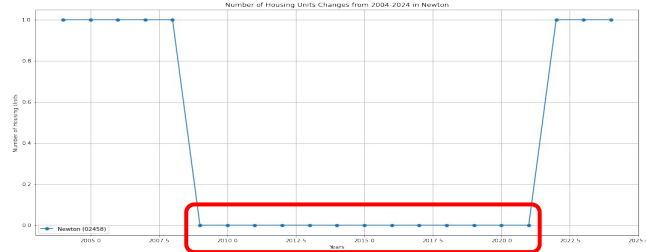
Once upon a time, **Hyde Park** was its own town. Then, in 1912, Boston annexed it. And then **Mattapan** annexed *part* of it—at least according to the federal government. After much wrangling and petition-gathering and explaining why this had to be, the feds are giving that part back to Hyde Park: 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:

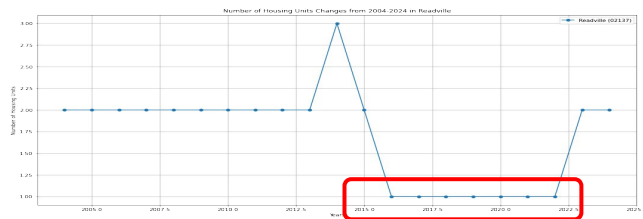
<https://boston.curbed.com/2012/3/27/10385044/unzipped-slice-of-hyde-park-wins-independence-from-mattapan>

# Other Notables

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



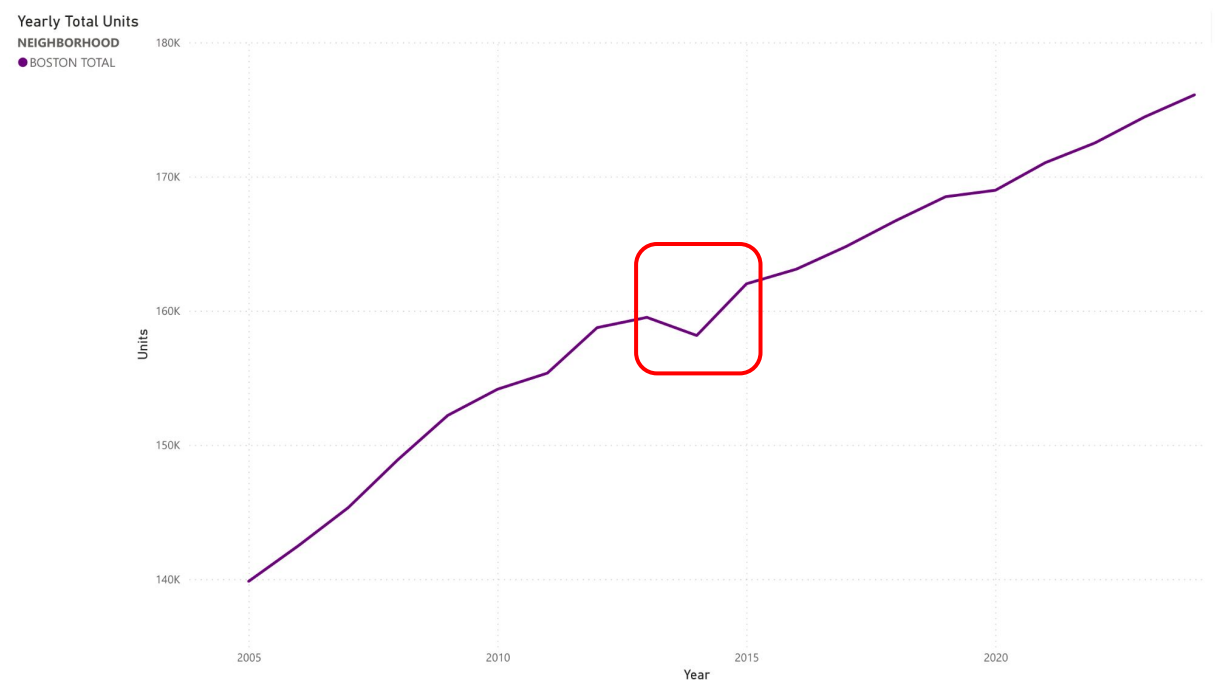
| _id   | PID        | CM_ID      | ST_NUM | ST_NAME    | ST_NAME_SUF | UNIT_NUM | ZIPCODE | PTYPE | LU | OWN_OCC | OWNER              | MAIL_ADDRESS          | MAIL_CS                | MAIL_ZIPCODE |
|-------|------------|------------|--------|------------|-------------|----------|---------|-------|----|---------|--------------------|-----------------------|------------------------|--------------|
| 28804 | 0400891016 | 0400891000 | 123    | ST BOTOLPH | ST          | 8        | 02115   | 102   | CD | N       | DAMON<br>ELSA      | 98 HOMER ST           | NEWTON<br>CENTER<br>MA | 02459        |
| 29115 | 0401011008 | 0401011000 | 8      | GARRISON   | ST          | 102      | 02116   | 102   | CD | N       | ZUSSMAN<br>DAVID T | 93 UNION SUITE<br>401 | NEWTON<br>CENTER<br>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<br>SUDAN ST<br>CONDO TR | C/O MURPHY<br>SPECIALTY R E ASS | PO BOX 292   | READVILLE<br>MA |
| 21145 | 1403851000_ |             | 1403851000_ | 368    | NORFOLK | ST          |          | 02124_  | 104   | R2 | Y       | JOSEPH<br>JIMMY                  |                                 | PO BOX 63    | READVILLE<br>MA |

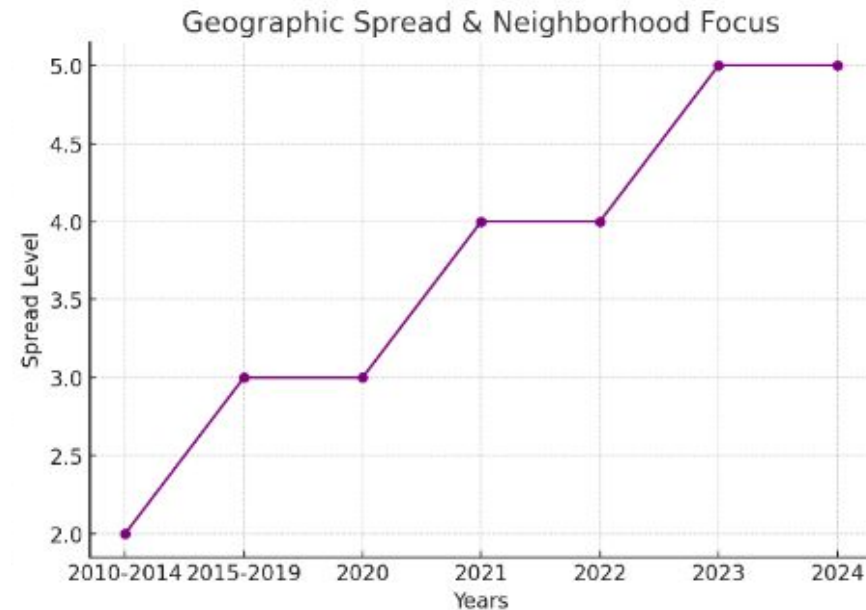
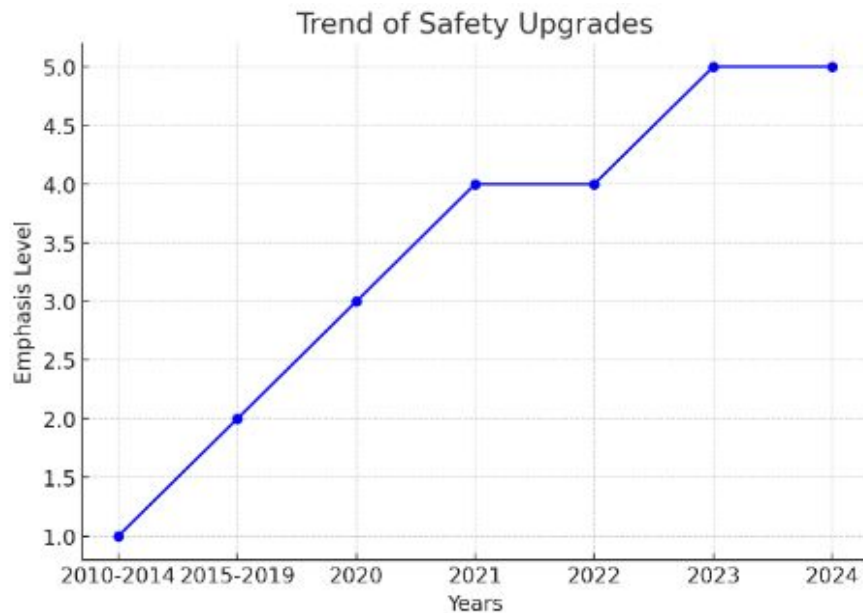
# Other Notables

- 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**



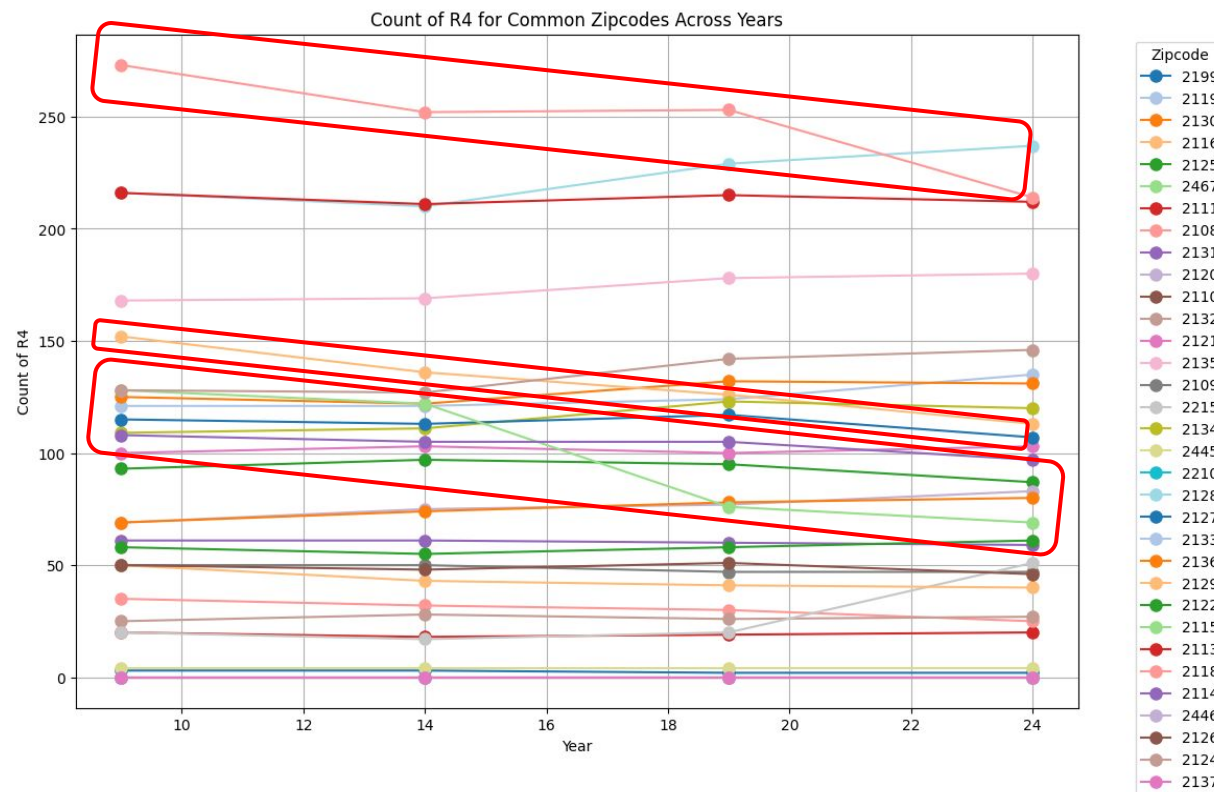
## Trends within types of properties

- 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**

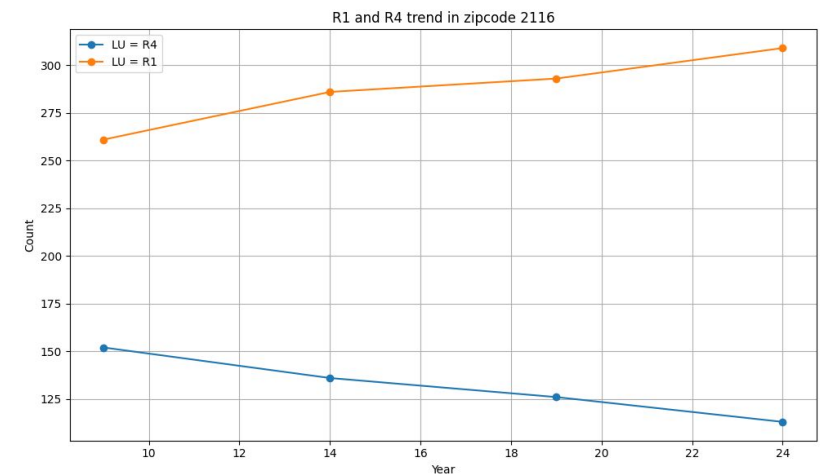
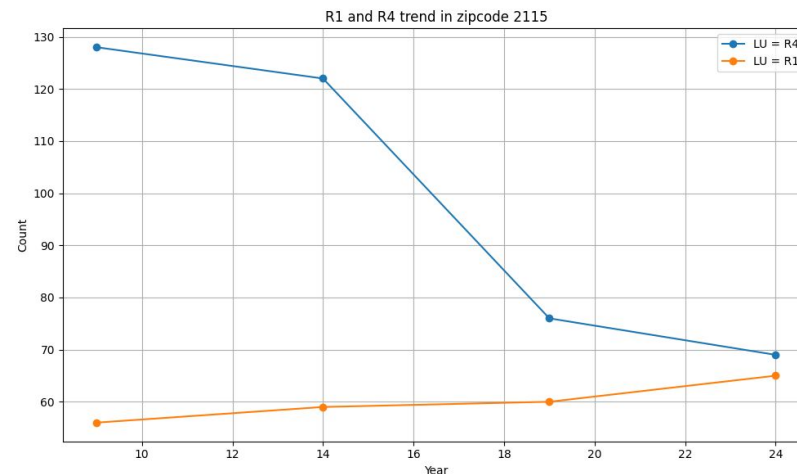
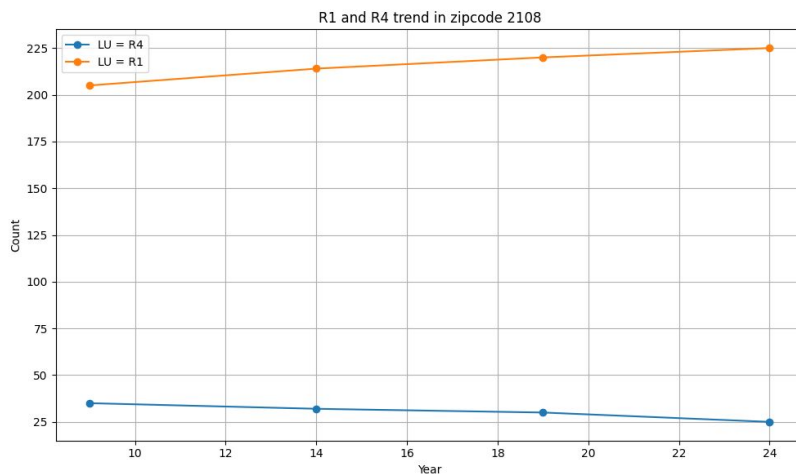
and **02116**





# 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.

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# QUESTIONS?

