

PLANNING AHEAD IN MASSACHUSETTS

Executive Office of Housing and Economic Development
Department of Housing and Community Development

Central Massachusetts Regional Planning Commission
March 13, 2013

Planning Ahead for Growth

- Planning ahead for job and housing growth is critical to our prosperity and to our quality of life.
- As a state, prior to 2007, we largely failed to plan ahead.
- Since 2007, we have been deliberately and consistently planning ahead.



The **4** Core Elements of Our Strategy

1 Identify

Promising places for growth that have community support, are consistent with regional considerations and align with the Sustainable Development Principles

2 Create

Prompt and predictable zoning and permitting in those places (both local and state)

3 Invest

In public infrastructure needed to support growth

4 Market

To businesses and developers interested in locating and growing in the Commonwealth

Economic Competitiveness in MA

The Economic Development Plan Choosing to Compete in the 21st Century

5 Categories, with 55 Actions

Building Talent



Innovation Economy

Empowering Regions

Ease of Doing Business

Improving Cost Competitiveness

Statewide Housing Production Goal

10,000 multi-family units per year

- ✓ **Reasonably dense, multi-family units**
- ✓ **Reasonably located, near employment opportunities and transit nodes**
- ✓ **Reasonably priced, for middle and moderate income families and individuals**

Statewide Housing Production Goal

A visionary plan to move the Commonwealth to a prosperous and healthy future:

- Building 10,000 multi-family homes a year through 2020, particularly near transit, city/town centers and employment centers;
- Shifting the way we travel, by tripling the share of travel by bicycling, transit and walking;
- Reducing greenhouse gas emissions 25% from the 1990 levels by 2020.

Statewide Housing Production Goal

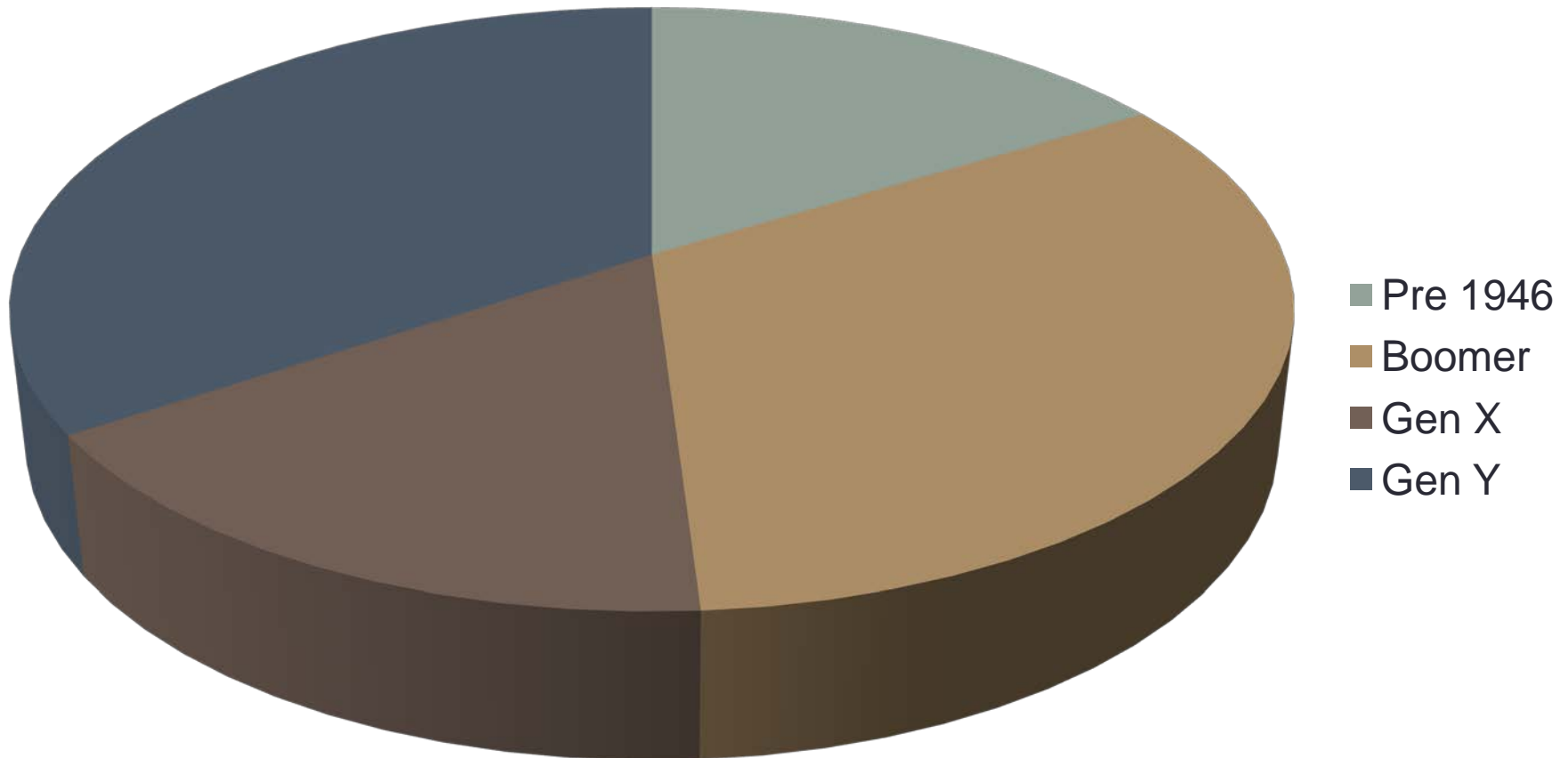
Measurement

- Multi-family is defined as more than one unit
- Performance will be measured on the multi-family permits pulled, statewide and by community
- We will also track multi-family units planned, under construction or completed near transit or commuter stops, in state priority areas (e.g., 40R and 43D districts) and within downtown and employment centers



Who will be making housing decisions?

U.S. Age Cohorts 2010



Households Counts 2010 vs. 2020 – “Current Trends” Projection

Greater Boston (five counties)—from Barry Bluestone presentation at “Under One Roof” Conference 11/13/12

Age in 2010	Number of Households in 2010	Number of Households in 2020	Change, 2010-2020
15-19	31,100	139,700	108,600
20-24	33,000	143,500	110,500
25-29	138,600	166,600	28,000
30-34	125,600	146,900	21,300
35-39	153,400	155,500	2,100
40-44	170,300	172,500	2,200
45-49	197,300	192,400	-4,900
50-54	186,900	182,700	-4,200
55-59	166,000	158,600	-7,400
60-64	145,600	129,200	-16,400
65-69	107,100	90,700	-16,400
70-74	77,600	53,400	-24,200
75+	185,400	50,200	-135,200
Grand Total	1,717,900	1,837,900	120,000

**Age 25-34
in 2020**



Shift in Housing Demand

- Both Gen Y and Baby Boomers require more multi-family and fewer large-lot, single-family homes
- Median household income in Greater Boston for householders under 25 down 31% since 2000 **AND** college debt for Massachusetts students up 66%
- Aging baby boomers want to down-size and are careful about retirement costs



Will Central Mass build what is needed?

Based on history, maybe not...

UMass Donahue Center's 2010 study for MHP projected:

- About 28,000 units would be built by 2020
- Only 15% multi-family
- Result: 18,000 more single-family homes than needed, with slight shortage of multi-family homes

Or maybe yes?

Building Permit Survey, U.S. Census, Worcester County Annual Totals									
Year	Total	1 Unit	2 Units	3 and 4 Units	5 Units or More	2+ units	Percentage 2+		
2003	3,629	3,023	14	3	48	65	1.8%		
2004	3,692	3,356	16	110	198	324	8.8%		
2005	3,598	3,154	12	45	389	446	12.4%		
2006	2,685	2,265	28	10	68	106	3.9%		
2007	1,787	1,660	26	30	71	127	7.1%		
	15,391					1,068	6.9%		
2008	909	803	64	59	297	420	46.2%		
2009	1,419	973	102	142	200	444	31.3%		
2010	1,391	1,067	38	133	165	336	24.2%		
2011	791	726	78	113	48	239	30.2%		
	4,510					1,439	31.9%		
Columns H and I are not columns from Building Permit Survey, but data is from Survey									

Haverhill, Downtown

Three adjacent housing developments consisting of 500 new housing units.

One of the three developments, the Hayes box factory is the redevelopment of two connected vacant mill buildings into 57 units of rental housing with ground floor commercial space

The developments include various unit types, priced for a wide range of incomes, including one-third of the units priced for middle income households

- ✓ Various unit sizes and prices
- ✓ Transit Oriented
- ✓ Chapter 40R, designated in February 2007



Easton, North Easton Village

Redevelopment of the Ames Shovel Works industrial building

Mixed-use, with a new gallery, museum and open space

112 residential units

- ✓ Adaptive re-use of historic buildings
- ✓ Mixed-use
- ✓ 82 market rate units and 30 affordable units



Reading, Town Center

The first development in Reading's town center Chapter 40R district opened in October 2012. With 53 rental units, a restaurant and first floor retail, this development is located a block from the commuter rail station.

Funding Sources:

- Over \$500K in Chapter 40R incentive and bonus payments
- \$200K committed by town for 11 affordable units.



Housing that Works in Action

CORE ELEMENTS



TOOLS

- | | | | |
|--|---|---|---|
| <ul style="list-style-type: none">✓ Priority Development Areas | <ul style="list-style-type: none">✓ Chapter 43D | <ul style="list-style-type: none">✓ Chapter 40B | <ul style="list-style-type: none">✓ Planning Ahead for Growth Online Mapping Tool |
| <ul style="list-style-type: none">✓ Priority Preservation Areas | <ul style="list-style-type: none">✓ Chapter 40R | <ul style="list-style-type: none">✓ Chapter 40R | <ul style="list-style-type: none">✓ Mass.gov website |
| <ul style="list-style-type: none">✓ Gateway Cities | <ul style="list-style-type: none">✓ District Local Technical Assistance | <ul style="list-style-type: none">✓ DHCD Housing Assistance | <ul style="list-style-type: none">✓ Supporting Stakeholders |
| <ul style="list-style-type: none">✓ <u>Compact Neighborhoods</u> | <ul style="list-style-type: none">✓ Best Practices for Model for Streamlined Local Permitting | <ul style="list-style-type: none">✓ <u>MassWorks Infrastructure Program</u> | <ul style="list-style-type: none">✓ Conferences and Events |
| | | <ul style="list-style-type: none">✓ Housing Development Incentive Program | |

Thank you

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