

Housing that Fits: Meeting the Needs of Your Community



Massachusetts Municipal Association – 36th MMA Annual Meeting & Trade Show
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Metropolitan Area Planning Council
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The MAPC Region



Dover is in Three Rivers and South West Subregions.
Milton and Needham are in Inner Core and Three Rivers Subregions.

Metropolitan Area Planning Council

- Established in 1963 as a public agency
- Created under MGL Chapter 40B Section 24
- Governed by representatives from each of the 101 cities and towns in Metro Boston, gubernatorial appointees and designees of major public agencies

MAPC Strategic Plan Priorities 2015-2020

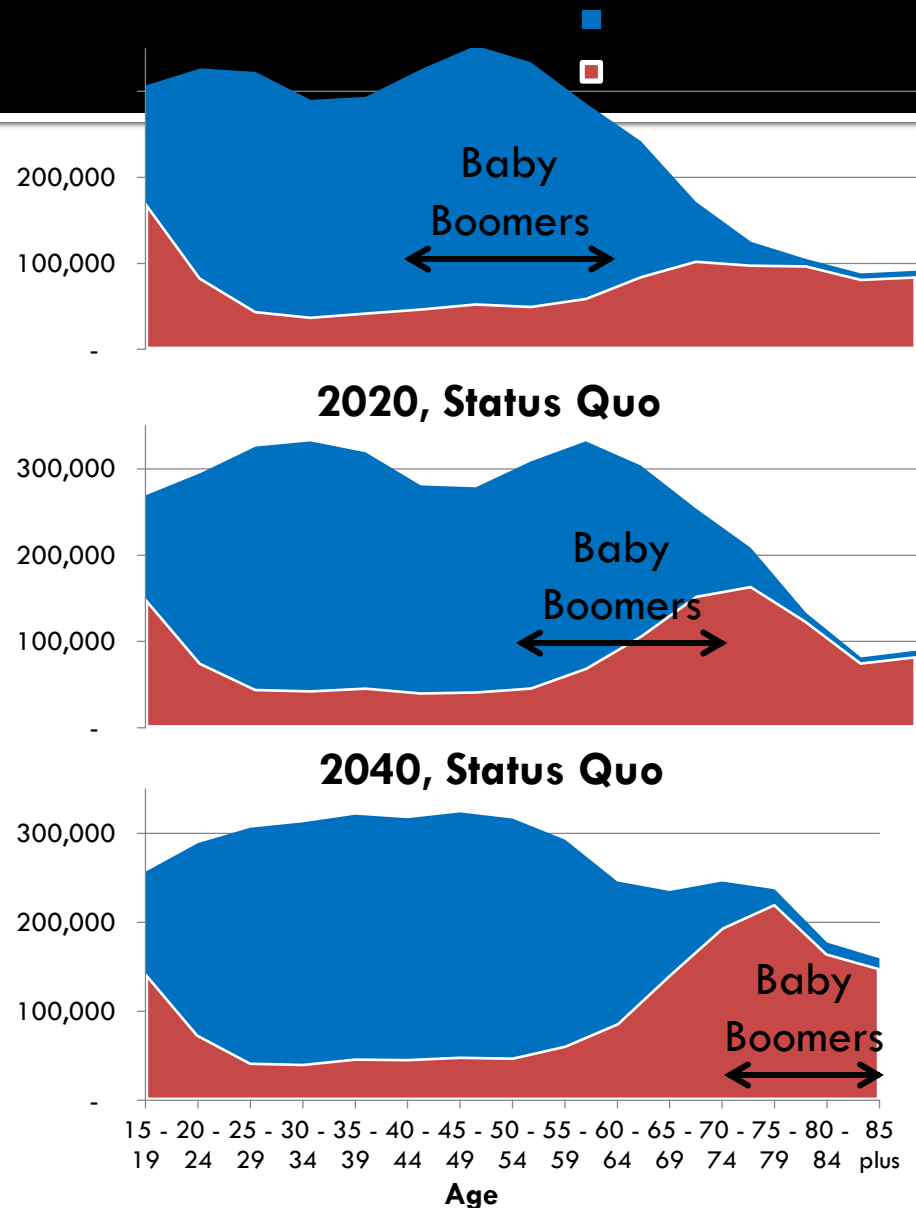
- Encourage development and preservation consistent with **SMART GROWTH PRINCIPLES**.
- Partner with our cities and towns to **PROMOTE REGIONAL COLLABORATION**, enhance **EFFECTIVENESS**, and increase **EFFICIENCY**.
- Play a leading role in helping the region to achieve greater **EQUITY**.
- Help the region reduce greenhouse gas emissions and adapt to the physical, environmental, and social impacts of **CLIMATE CHANGE** and **NATURAL HAZARDS**

MAPC's Current Housing Policy and Planning Work

- HPPs for Acton, Ashland, Bellingham, Canton, Swampscott, Quincy, and Woburn
- Strategies to Produce Housing for Middle-Income Households in Inner Core Communities
- Zoning for multi-family and mixed-income housing
- Advancing state housing policy initiatives
- Exploring Collaboration Opportunities with Housing Authorities
- Providing technical assistance to local affordable housing boards, trusts and committees

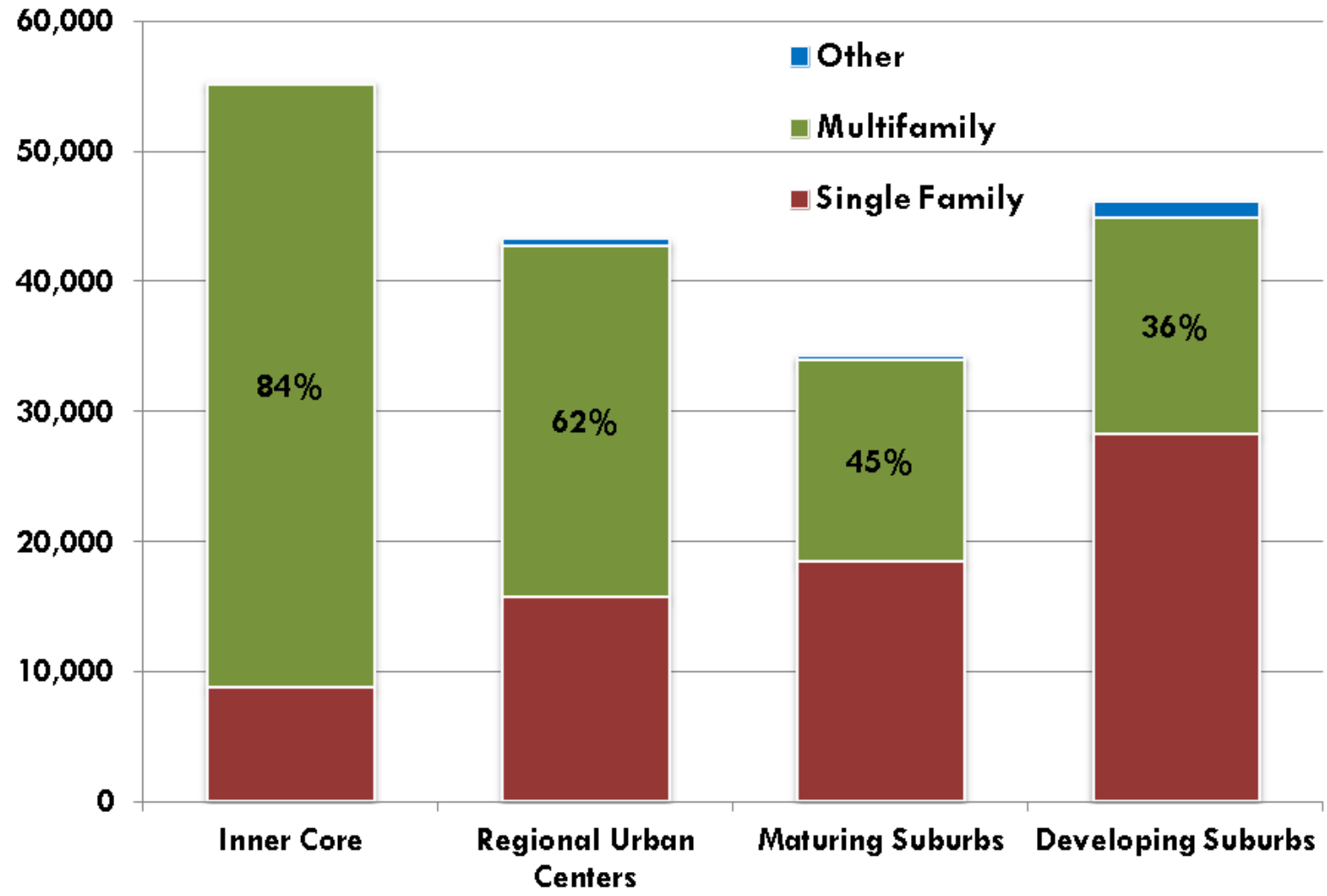
Wave + Impact of Boomer Retirement

- Baby Boomers (born 1945 – 1970) comprise 49% of labor force
- One million workers now over the age of 40 will retire by 2030 (39% of labor force)
- Existing population is insufficient to fill vacant positions



Housing Demand: A Shifting Paradigm

Projected Housing Unit Change -- New Paradigm Scenario, 2010 - 2020



A Strategy to Address Demand + Need

HPPs are created by cities and towns throughout the Commonwealth to adopt a five-year strategy for the production of affordable housing.



A Strategy to Address Many Objectives

- Create homes people can afford
- Advance neighborhood stability
- Maintain and increase economic competitiveness
- Protect existing inventory
- Prioritize and guide 40B development



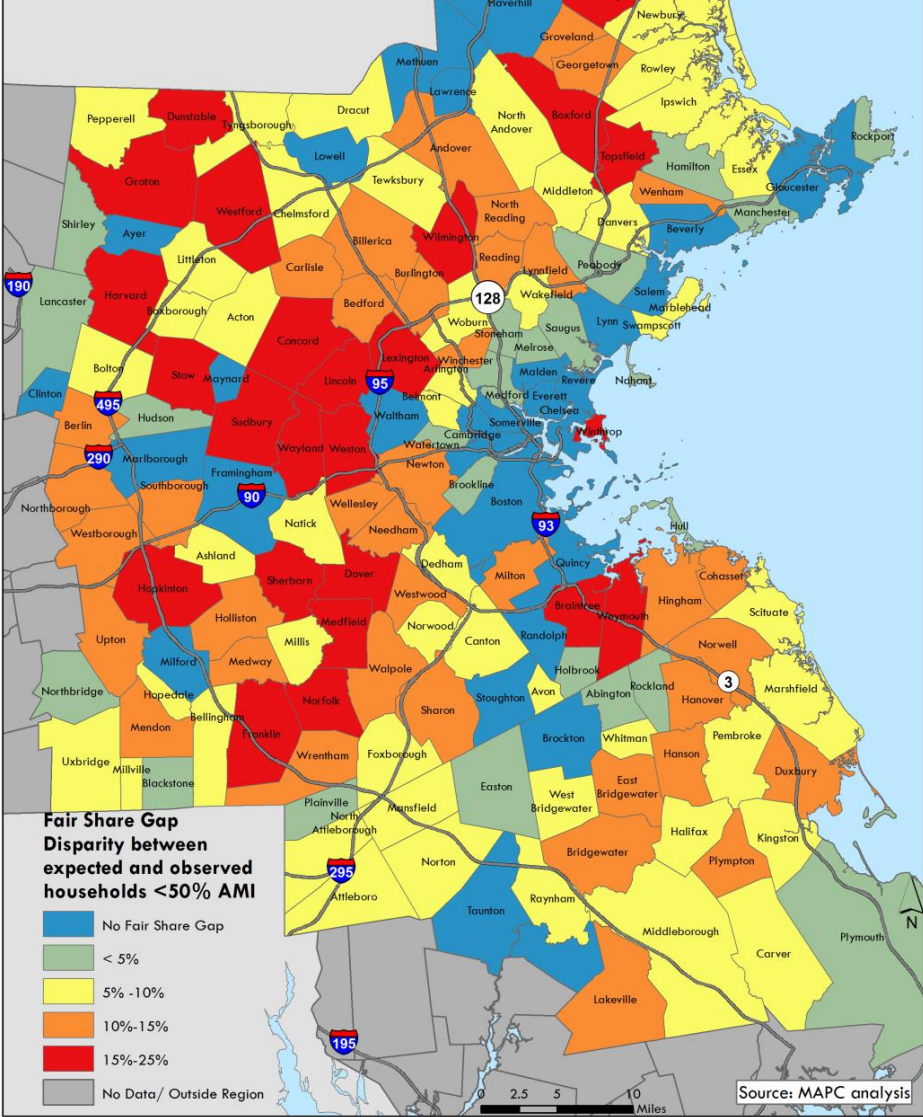
Implementation is Key

- Look for help! – Create new partnerships and seek external resources
- Make your vision by-right! – Amend zoning and make regulatory changes
- Lead! – Address organizational and leadership issues
- Educate, re-educate... - Inform and work with your boards and commissions, Town Meeting, volunteers, town officials, and others

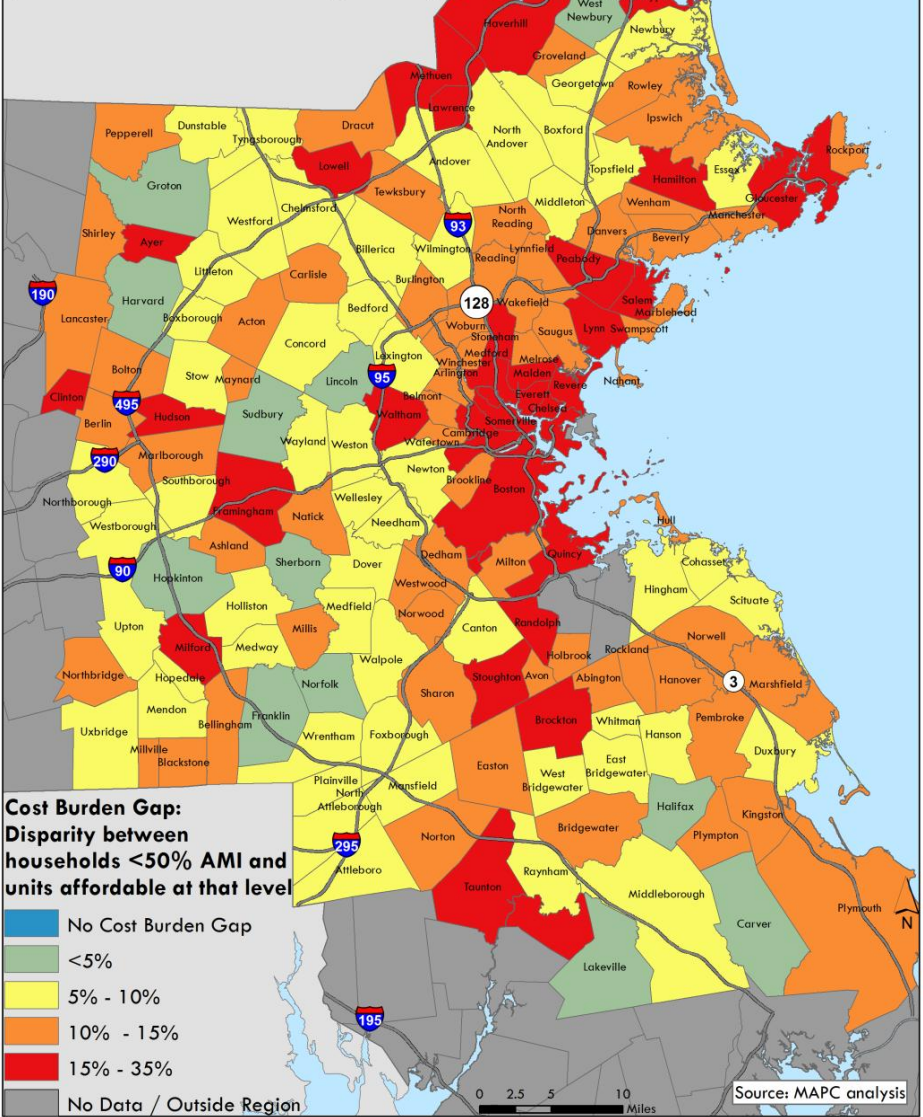


Consistency with State/ Regional Goals

Low Income Fair Share Gap
(share of 2010 Housing Units)



Low Income Cost Burden Gap
(share of 2010 Housing Units)



There are Many Resources for Support

<http://www.housing.ma/>

- The Massachusetts Housing Data portal is a “one stop shop” for all statewide data necessary to prepare the housing needs assessment of HPPs
- Compiles available data from a variety of federal, state, and regional sources and presents this data in easy-to-use formats that can be incorporated into an HPP.
- There are three components to the portal:
 - A housing data profile page
 - A basic needs assessment page
 - A data download page

Housing MA

Housing data, visualizations, and interpretation for Massachusetts

Helping communities plan for the housing needed to create a vibrant and economically competitive commonwealth

Type in your city or town to begin

i.e. Agawam

Get started! ➔

What's Inside

Rich Data



Easily access rich, value-added data compiled from U.S. Census, Building Permits, Zillow, MAPC Projections, and more. Compare your city or town to its neighbors, region, and state.

Guidance



Discover insights into key housing indicators in your city or town. Visualizations, interpretive text, and a user guide help you navigate and understand the data.

Something for Everyone



Housing MA was designed to be used by citizen committees and expert analysts. Text and charts automatically reflect your city or town, and downloading the behind it is always a click away.

Start planning

Ipswich

Select a service to assist your housing production planning process:

Housing Data Profile



Select

View 30 statistics on demographics, housing cost, supply, and more in a single table.

Compare Ipswich to its neighbors, similar cities & towns, the region, and the state.

Export table to CSV.

[View summary tables →](#)

Basic Needs Assessment



Select

View interactive visualizations of ### key housing indicators for Ipswich.

Read and export interpretive text tailored for housing trends in Ipswich.

Provides most of the required data elements for a housing production plan.

Export document to Word.

[Start planning →](#)

Data Download



Select

Download all ### currently available data points for all cities & towns in the state.

Dig deeper and perform your own analyses. Includes metadata and user guide.

[View datasets and guide →](#)

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Built in Boston by



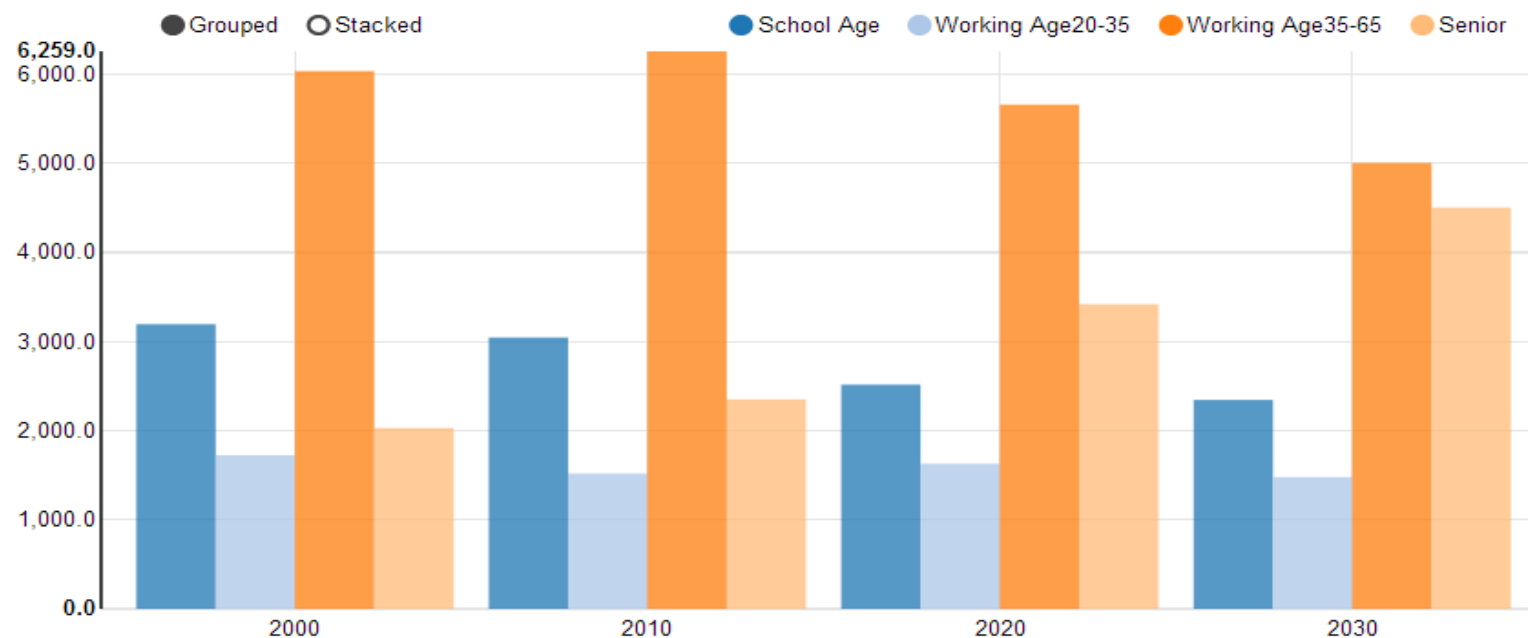
Ipswich Housing Needs Assessment

Housing needs and preferences change over time. Young professionals and seniors on fixed incomes may prefer smaller, more affordable units that are easier to maintain. Families with children may want more space and access to quality schools. This section looks at the population of Ipswich by age and how it is projected to change.

Demographics

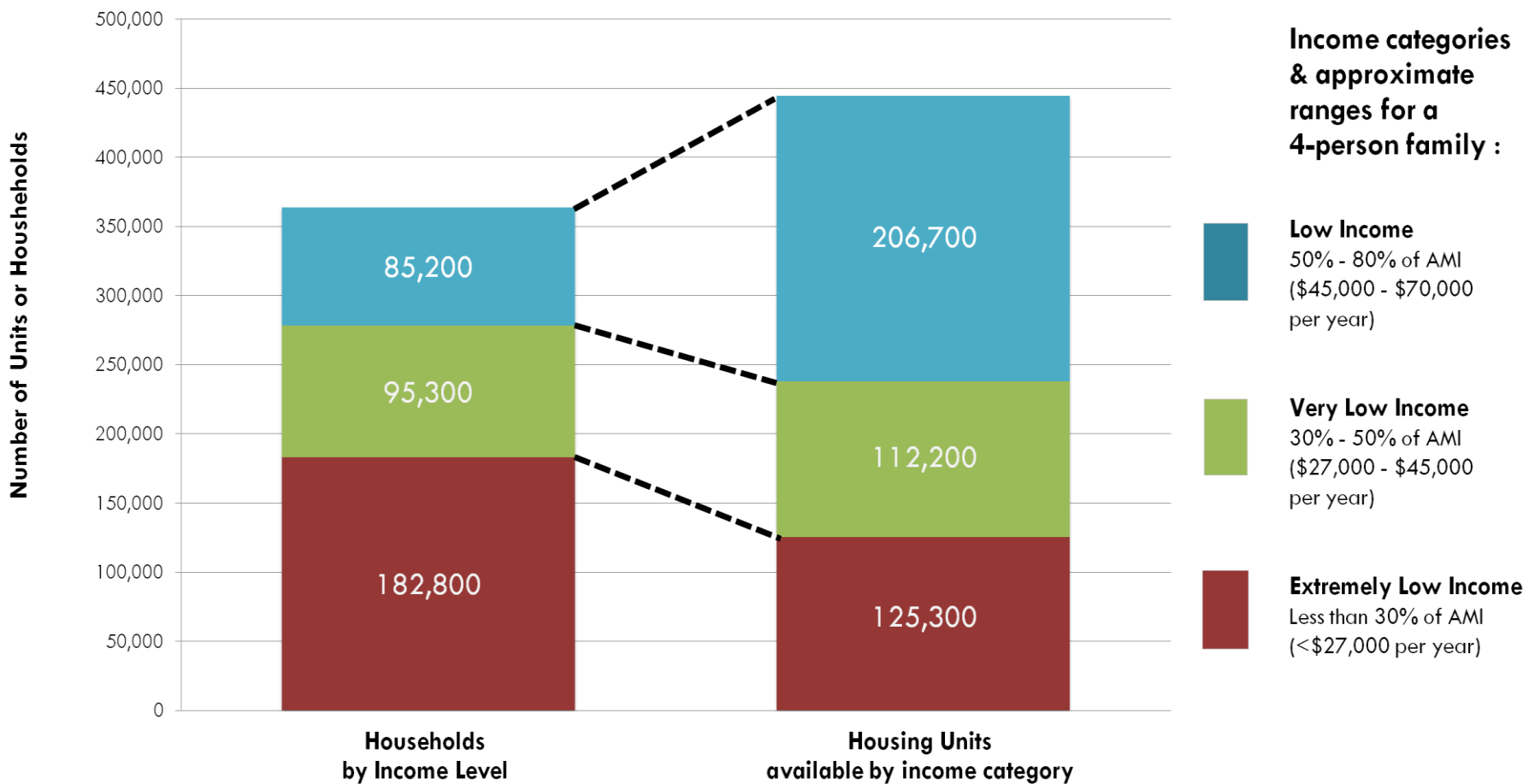
Ipswich is home to 13175 residents, an increase of 1.4% from 2000. School-age children, between 5 and 19, make up 18.7% of current residents. Between 2005 and 2012, school enrollment has increased from 2085 to 2114, or 1.4%. Working-age adults, between 20 and 65, and seniors over 65, make up 59% and 10.1% of current residents, respectively.

Massachusetts is growing older. In all but one municipality, the senior population is expected to grow the most in percentage terms over the next two decades. In Ipswich, the senior population is expected to increase 2154, or 91.6206%, through 2030, as seen below. The total population is projected to increase by 159, or 1.2%, over the same period.



A Shortage of Affordable Units

Affordable Housing Needs and Existing Stock,
by Income Category,
Metro Boston 2005 - 2009



Source: CHAS, 2005 - 2009

AMI= Area Median Income

Includes subsidized and market-rate units

Thank You!

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