

Housing that Fits

Andre Leroux
Executive Director



MASSACHUSETTS SMART GROWTH
ALLIANCE

www.ma-smartgrowth.org

MASSACHUSETTS SMART GROWTH ALLIANCE

www.ma-smartgrowth.org



AIA Massachusetts
A Chapter of
The American Institute of Architects



Choices for living



Diverse housing for different households and to support the life cycle of families

Options for transportation



Convenient and vibrant places (mixed uses / compact development)



Walkable and bikable connections to schools, groceries, employment, friends, services, entertainment, parks

Vibrant places where people live, work, shop and play

Prosperous communities with diverse tax base



Healthy lifestyle and environment



Clean air from trees and parks
Fresh, local food / farmers markets
“Natural exercise” (walking and biking for transportation)



Strengthening the Connection between People and Place



Choices for living



Diverse housing for different households and to support the life cycle of families

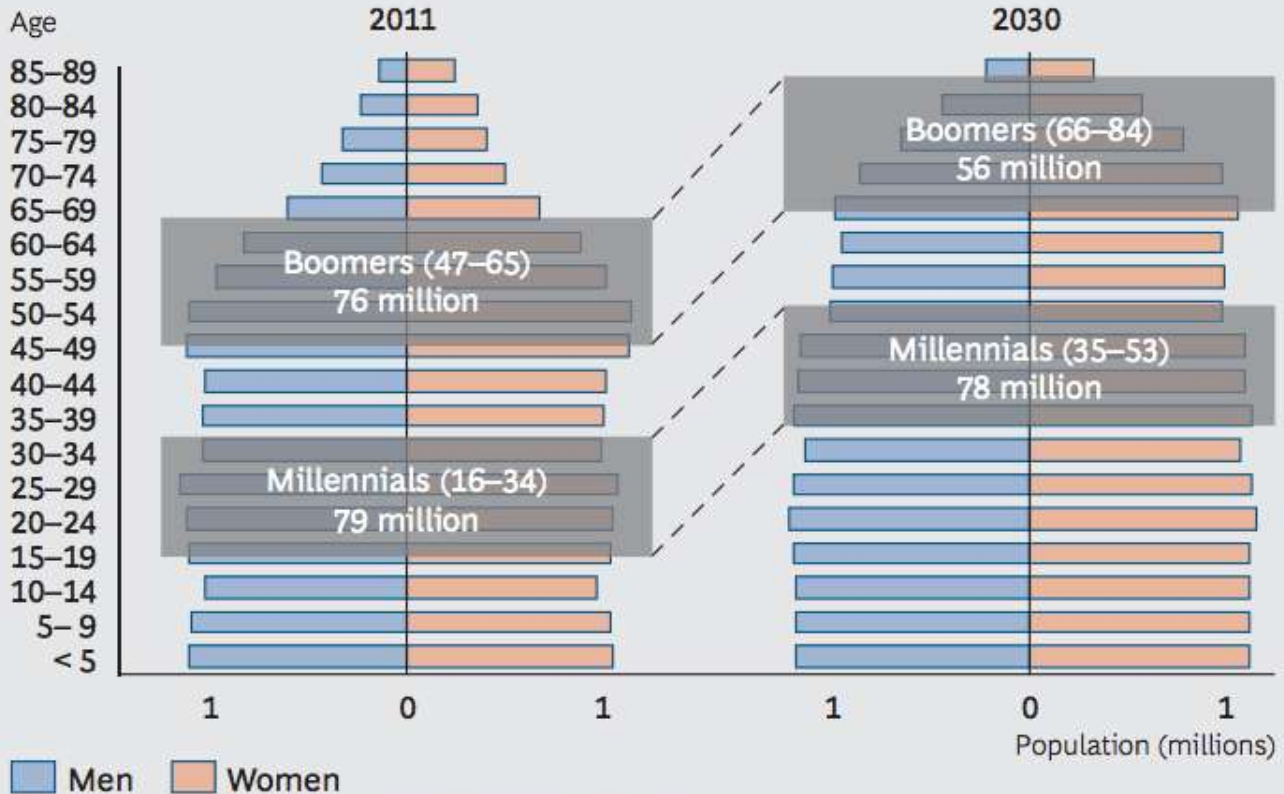
Millennials!



- 80 million nationally
- Born 1980 to early 2000s
- Pick a place to live, then look for a job

Millennials

U.S. Millennials Will Outnumber Boomers by 22 Million by 2030



Source: U.N., Department of Economic and Social Affairs.

Changing Household Size

- Households without children account for 73% of the population. Up from 52% in 1960 and 67% in 2000
- 75% of housing growth will be households without children—this is what's driving growing demand for smaller, lower maintenance homes



Average Household Size, Metro Boston, 1970 - 2040

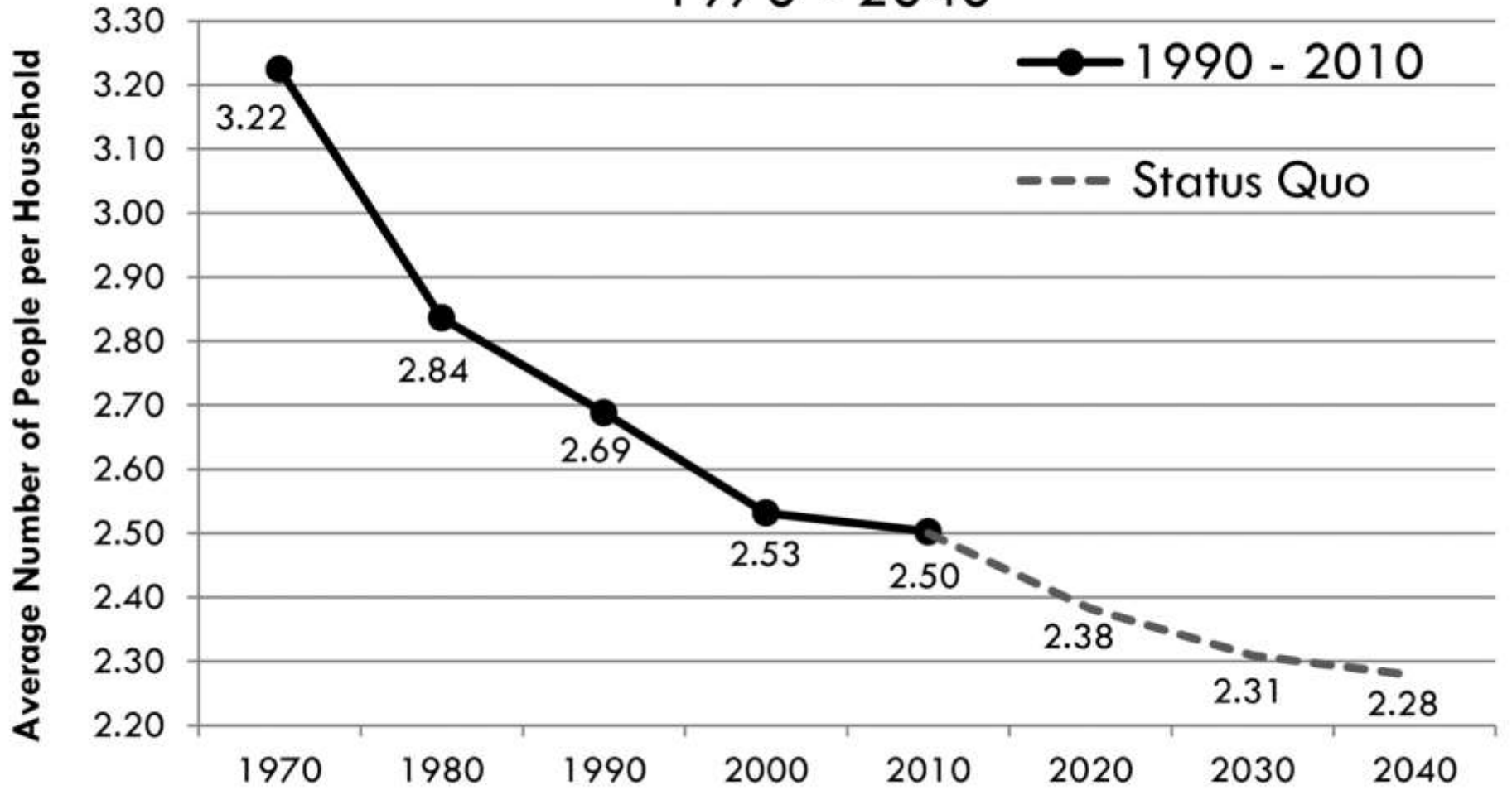
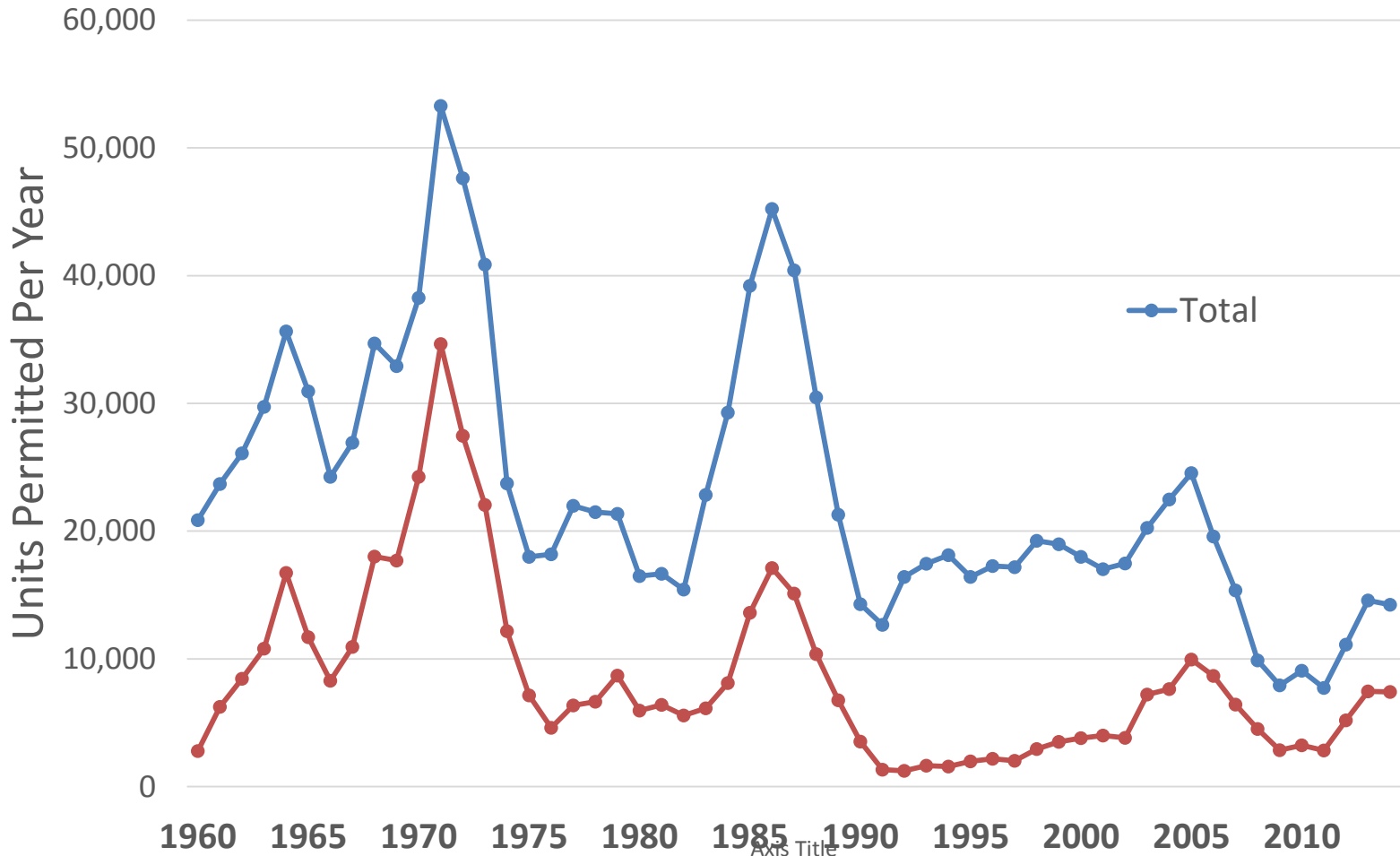


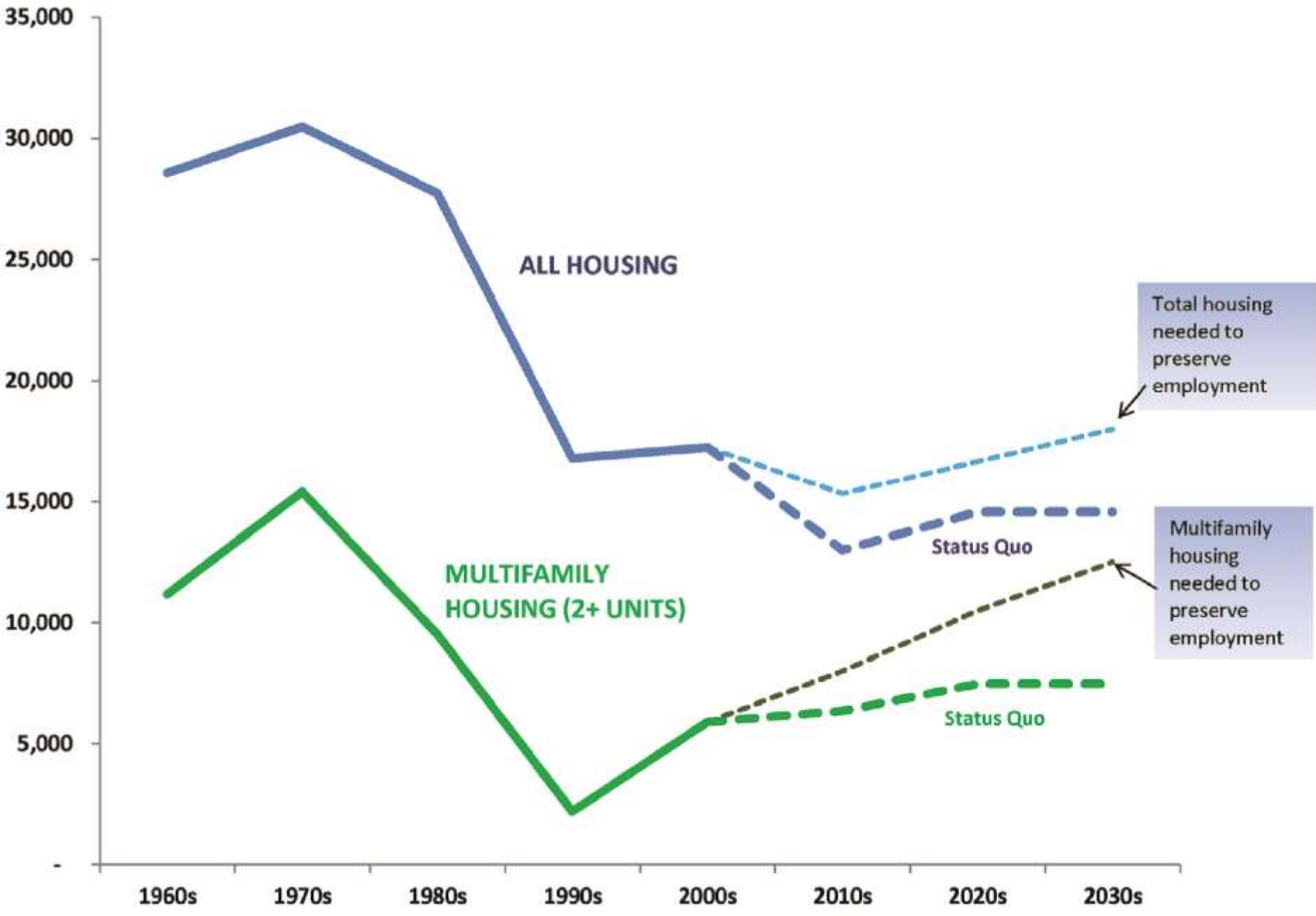
Figure 21. Average Household Size, Metro Boston, 1970–2040.

*Declining household size alone will result in
approximately 86,000 additional
households over the next ten years.*

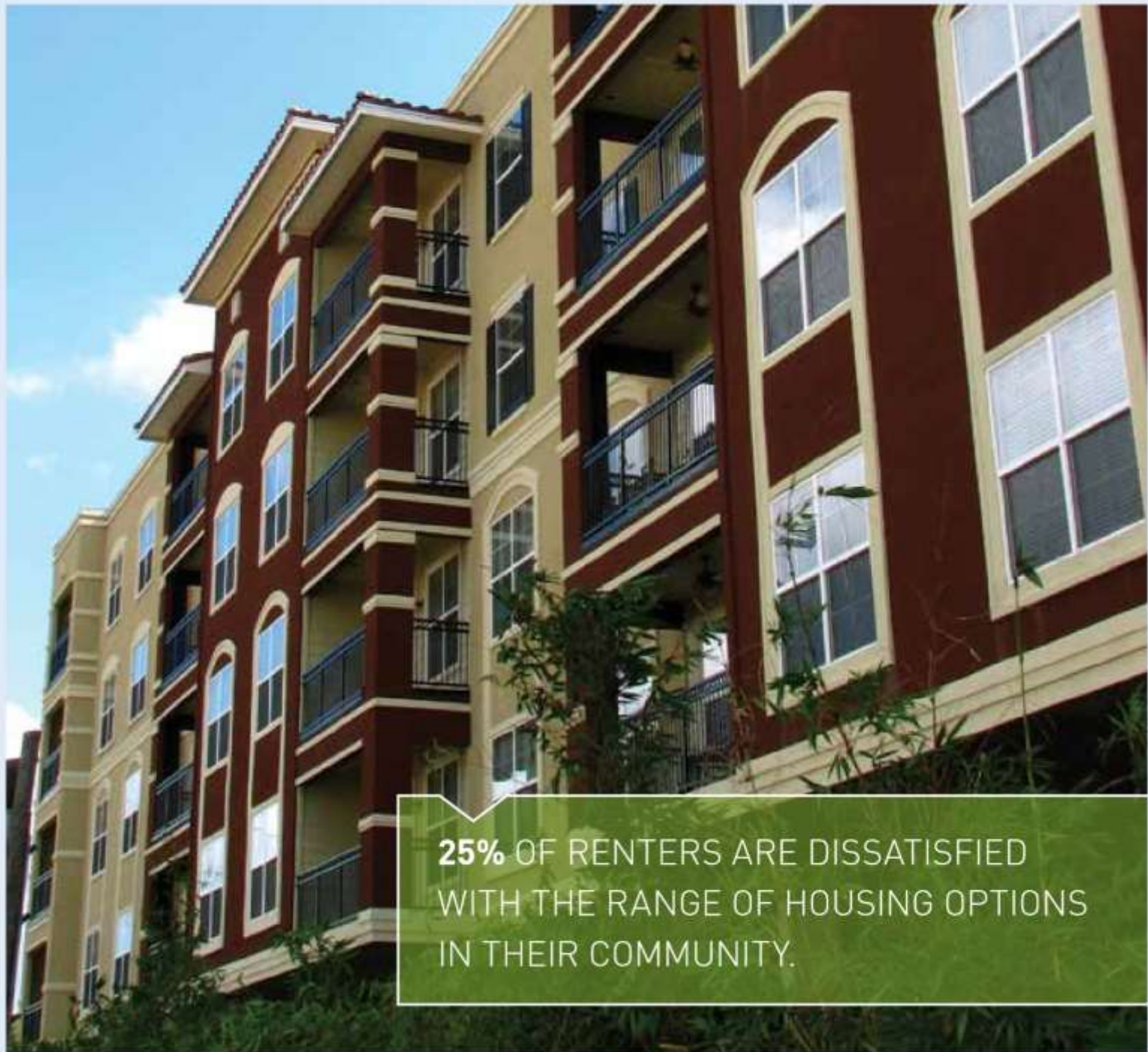
	Stronger Region, 2010 - 2040
Population	+ 560,900 (12.6%)
Households	+ 395,000 (23%)
Housing Units	+ 435,300 (24%)
Percent Multifamily	61.7% of new units
Median Age	42.9 yrs.
Labor Force Population	+ 175,000 (6.9%)

Housing Production in Massachusetts 1960 to Present





Sources: U.S. Census Bureau; Metropolitan Area Planning Council



25% OF RENTERS ARE DISSATISFIED
WITH THE RANGE OF HOUSING OPTIONS
IN THEIR COMMUNITY.

Other states are doing a better job of attracting and retaining domestic innovation workers.

For every 100 innovation industry workers MA gained from TX, we lost 170 workers who moved there.

5 Largest Migration Imbalances


Source: U.S. Census Bureau, 2009-2014 American Community Survey




Rental Housing Crisis

TOP 5 JOBS FOR MASSACHUSETTS'S DISTRESSED RENTERS

 25,929
food service
employees

 23,726
office and admin.
workers

 16,441
personal care and
child care workers

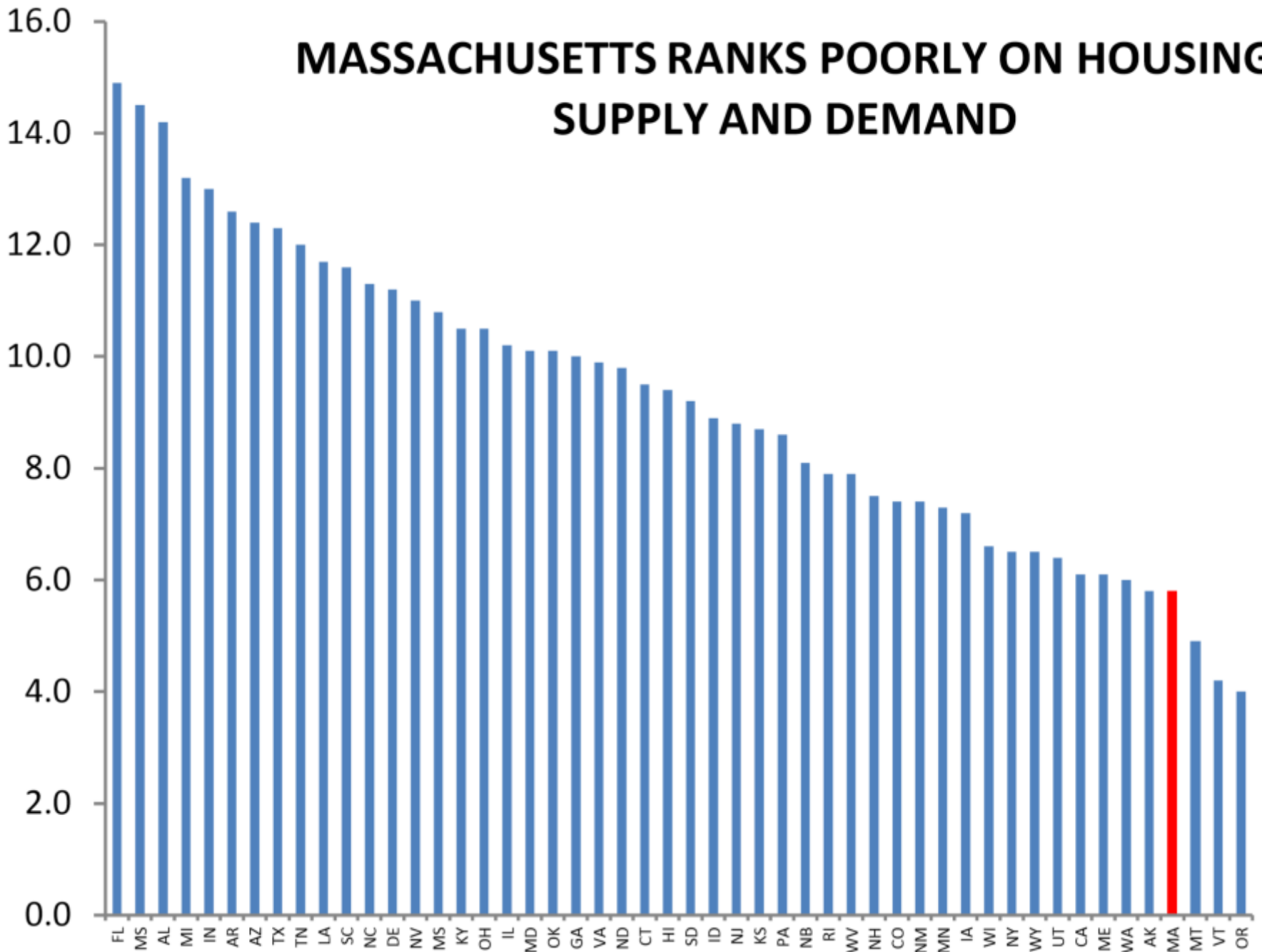
 16,058
building and
maintenance workers

 16,058
transportation
workers

- **249,000** households pay more than 50% of their income on housing
- **26%** of renters in spend at least half of their income on rent

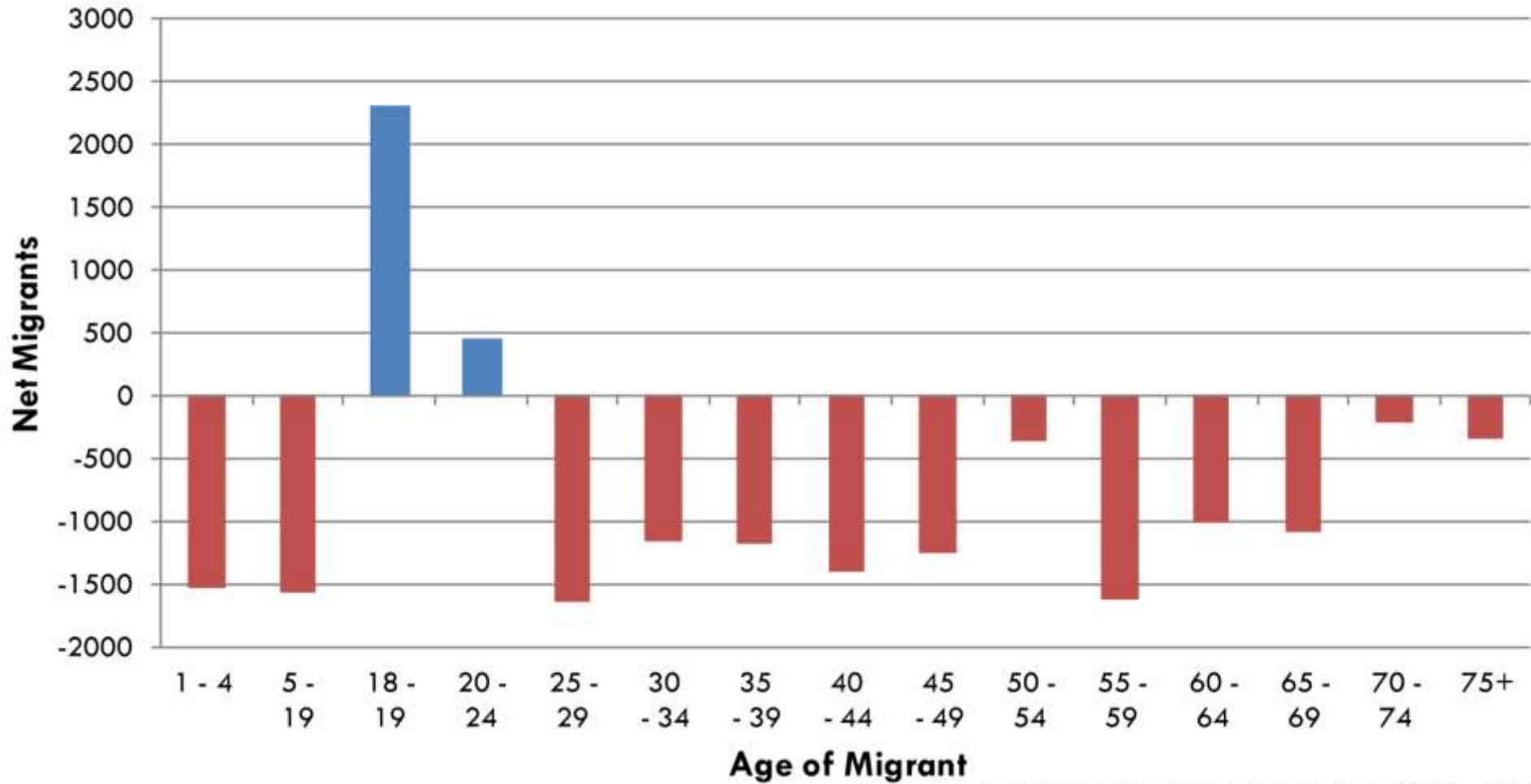
MASSACHUSETTS RANKS POORLY ON HOUSING SUPPLY AND DEMAND

STATE RENTAL VACANCY RATES, 2011



Without adding a single person we would need more than 28,000 additional housing units simply to achieve normal vacancy rates and to make our housing costs competitive with other states.

Net Domestic Migration by Age, 2006 - 2010 (From Metro Boston to/from Other States)



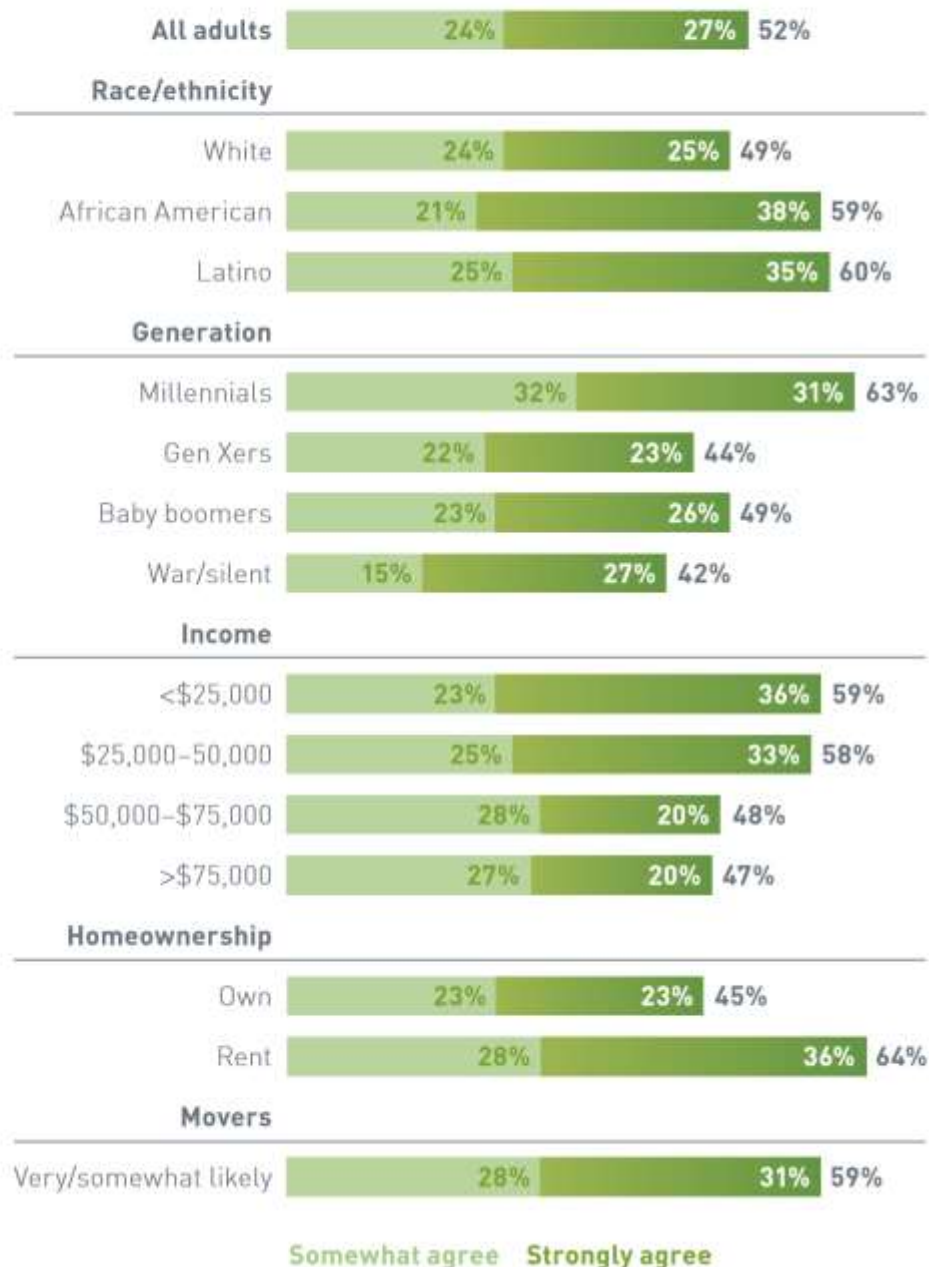
Source: American Community Survey, 2006 - 2010
Data for 5 Metro Boston Counties; Does not include intra-state migration

52%

of Americans would like to live in a place where they do not need to use a car very often.

Preference for Car-Optional Places

Percentage of respondents indicating "somewhat" or "strongly" agree, analyzed by major group



Since 2000, Boston's walkable urban places, which constitute just 5.4 percent of metro area land, have attracted nearly 70 percent of Metro Boston's growth in young, college-educated people.

Zoning: 1 Unit Per Acre



Photo: Visualizing Density, Lincoln Land Institute



Photo: Visualizing Density, Lincoln Land Institute

Figure 2.3: Zoning in Massachusetts—Towns with greater than 50% of area in low-, medium-, or high-density zoning

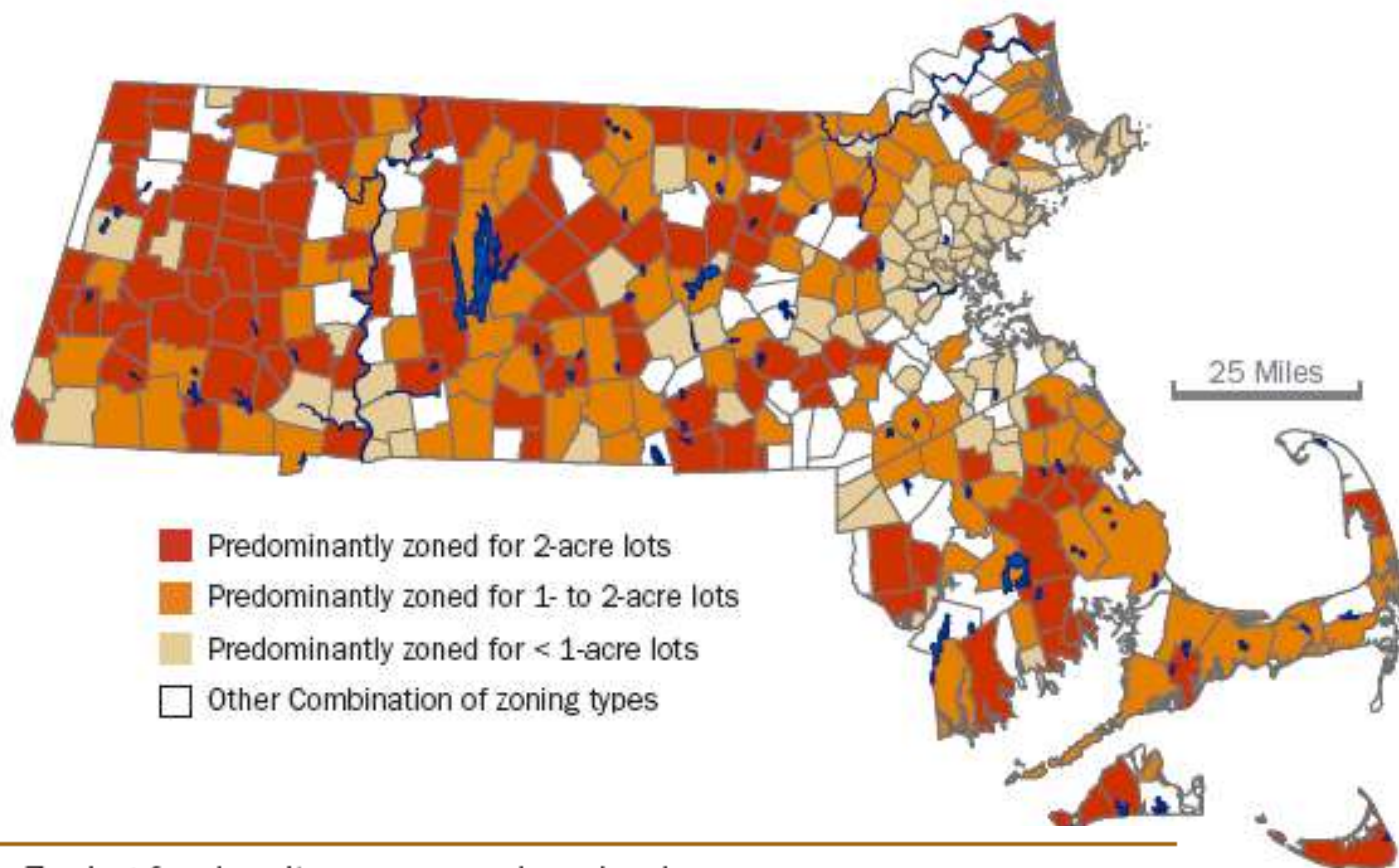


Table 2.1: Zoning for density consumes less land

	Predominantly zoned for 2-acre lots	Predominantly zoned for 1- to 2-acre lots	Predominantly zoned for less than 1-acre lot
New residential units	20,617	32,937	28,283
Total parcel-acres	53,790	48,136	15,503
New units/parcel-acre	0.38	0.68	1.95

From MassAudubon, *Losing Ground 2009*

Zoning rules and local approval process often make it difficult to build the housing we need.

Greater Boston median lot size:

Greater Boston average lot size:



Metro Boston: 0.52 Acre

Northeast: 0.37 Acre

Midwest: 0.29 Acre

South: 0.22 Acre

West: 0.17 Acre

Sources: U.S. Census Bureau and MHP analysis of The Warren Group data

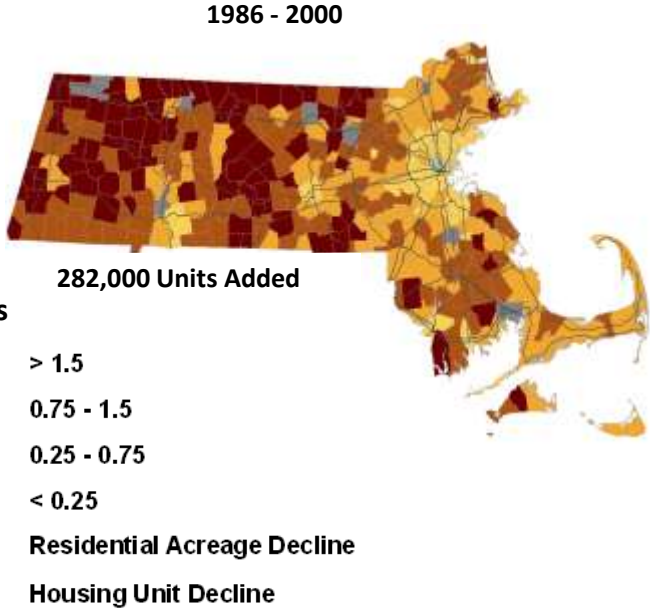
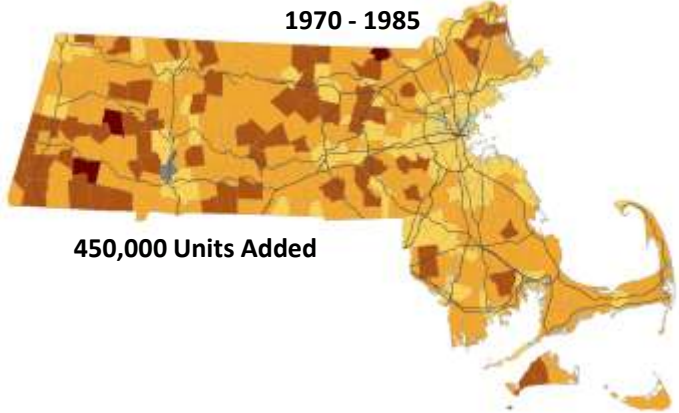




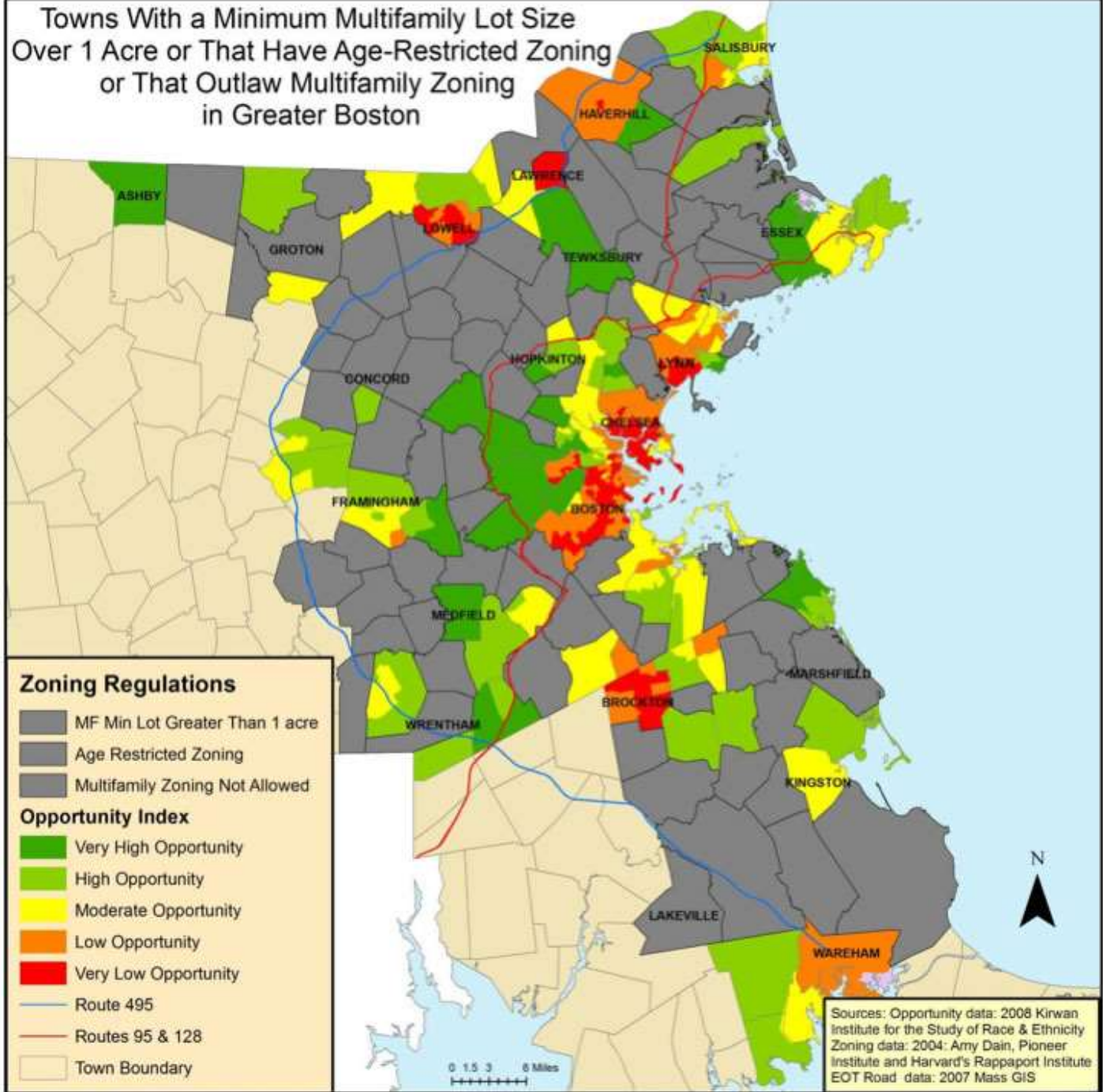
Fewer Homes on Larger
Lots

= Housing Shortage

Acres Developed per New Housing Unit



**Towns With a Minimum Multifamily Lot Size
Over 1 Acre or That Have Age-Restricted Zoning
or That Outlaw Multifamily Zoning
in Greater Boston**



Zoning Regulations

- MF Min Lot Greater Than 1 acre
- Age Restricted Zoning
- Multifamily Zoning Not Allowed

Opportunity Index

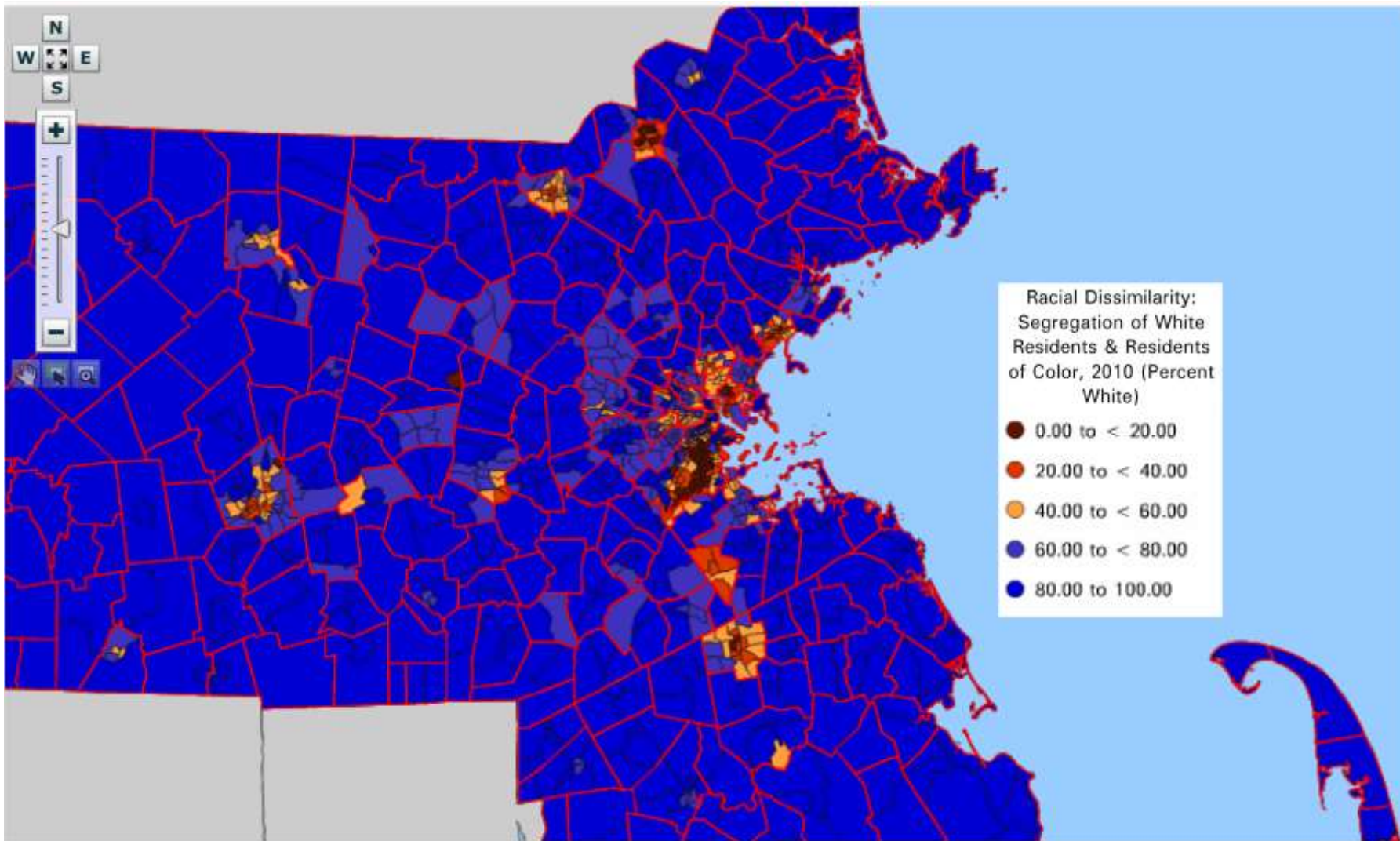
- Very High Opportunity
- High Opportunity
- Moderate Opportunity
- Low Opportunity
- Very Low Opportunity

— Route 495
— Routes 95 & 128
□ Town Boundary

Sources: Opportunity data: 2008 Kirwan Institute for the Study of Race & Ethnicity
Zoning data: 2004: Army Dain, Pioneer Institute and Harvard's Rappaport Institute
EOT Road data: 2007 Mass GIS

0 1.5 3 6 Miles











ALMA GARDENS

NE Orenco Station

NO
PARKING
ANY
TIME



Research Triangle Park | Raleigh, NC



Current Research Triangle Park



Illustrative concept from
Research Triangle Park Master Plan

Santa Monica's Third Street Promenade



**Placemaking:
someplace you
want hang out
for a while**

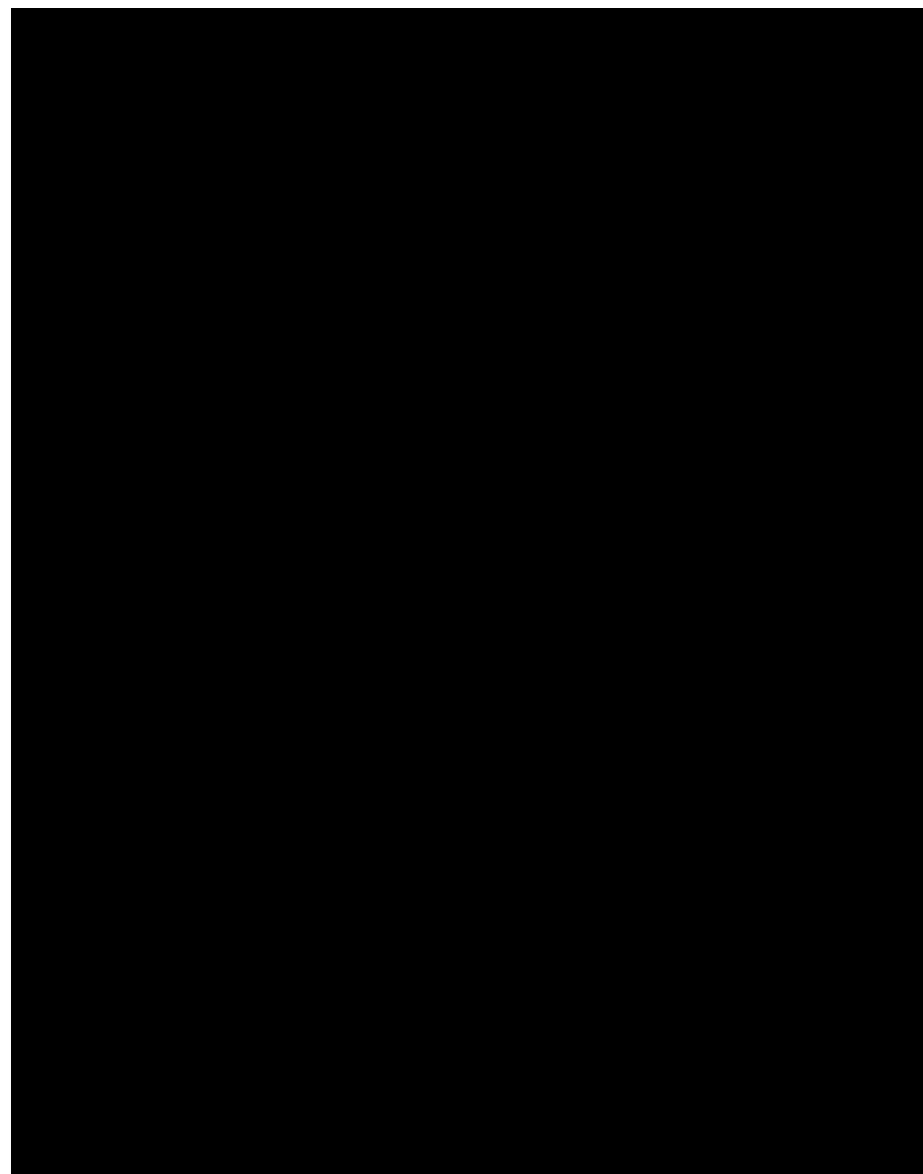
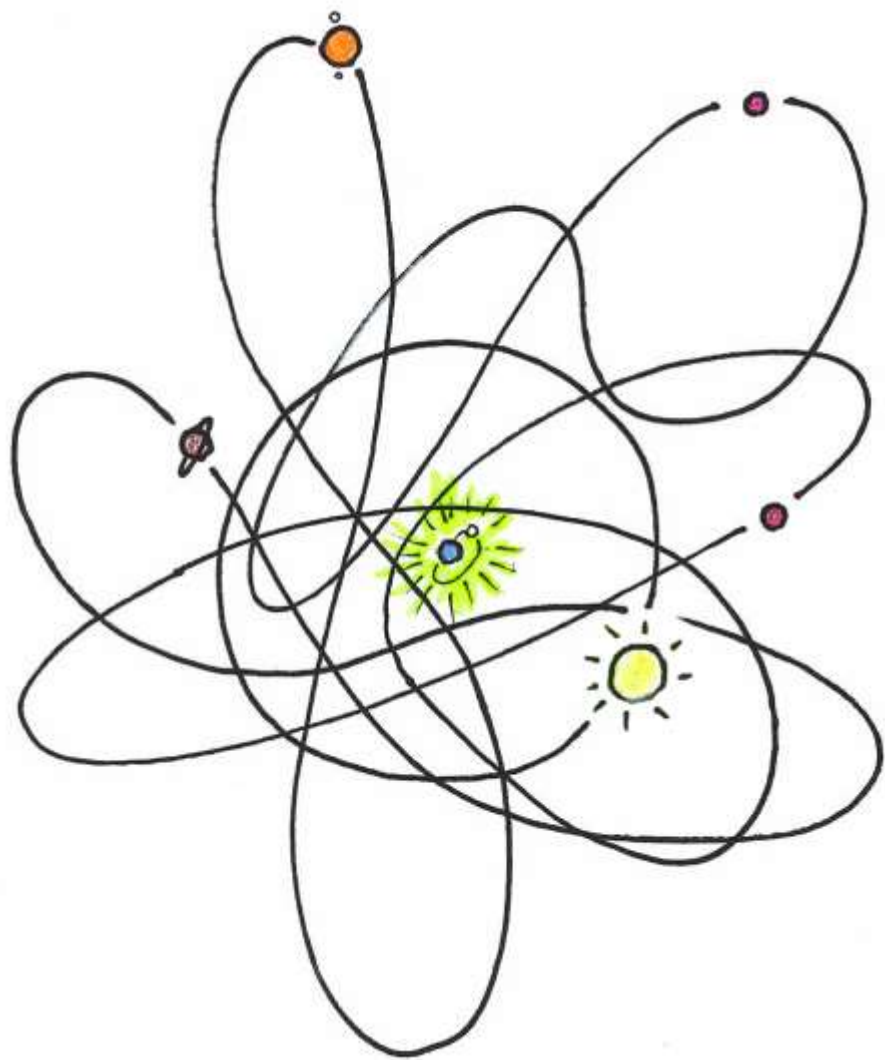


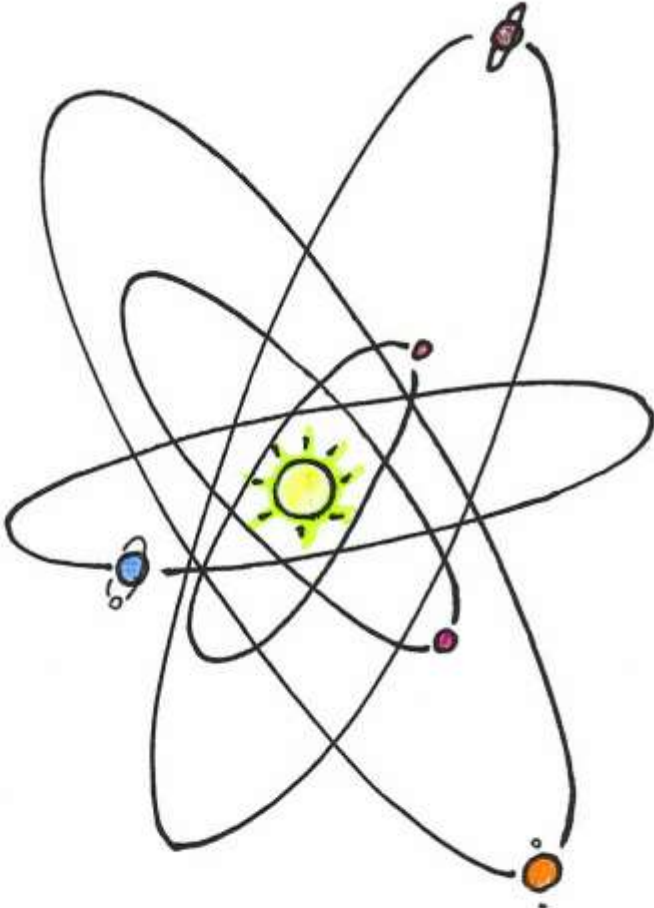
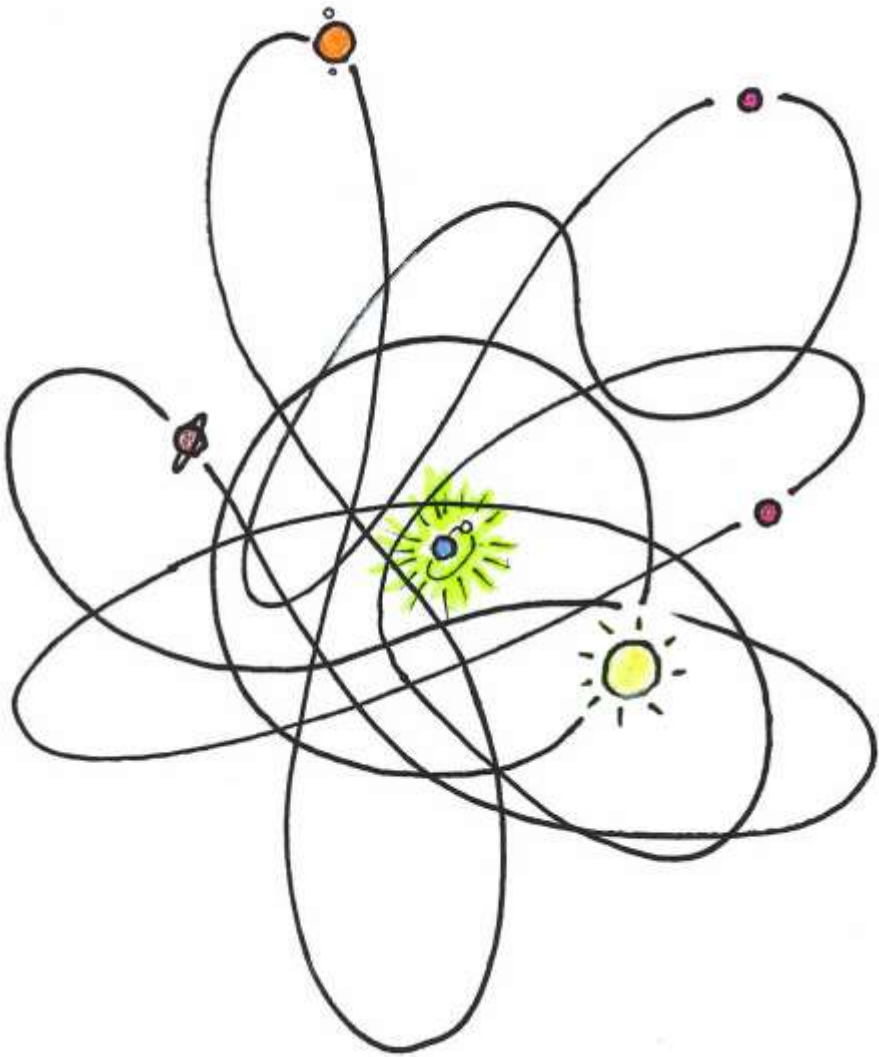
Options for transportation

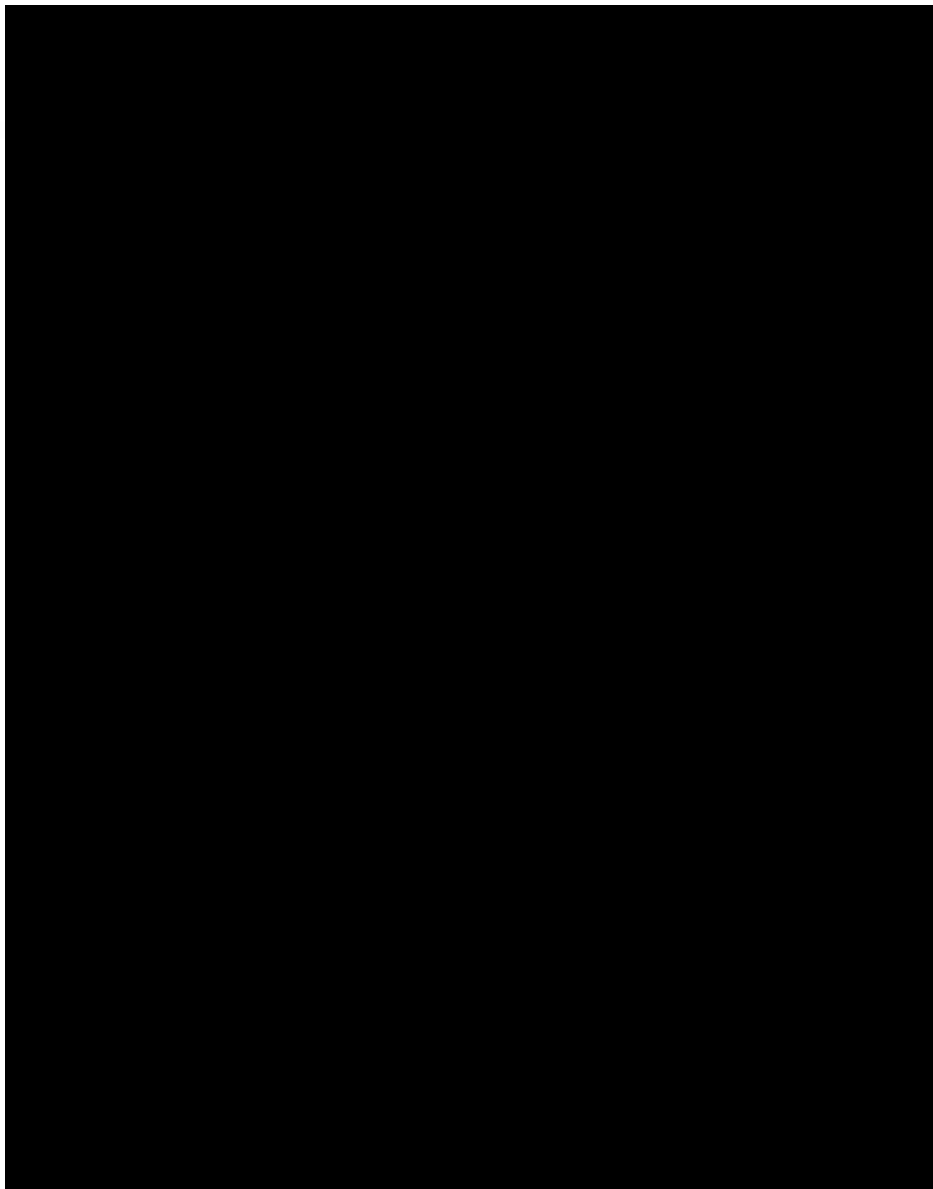
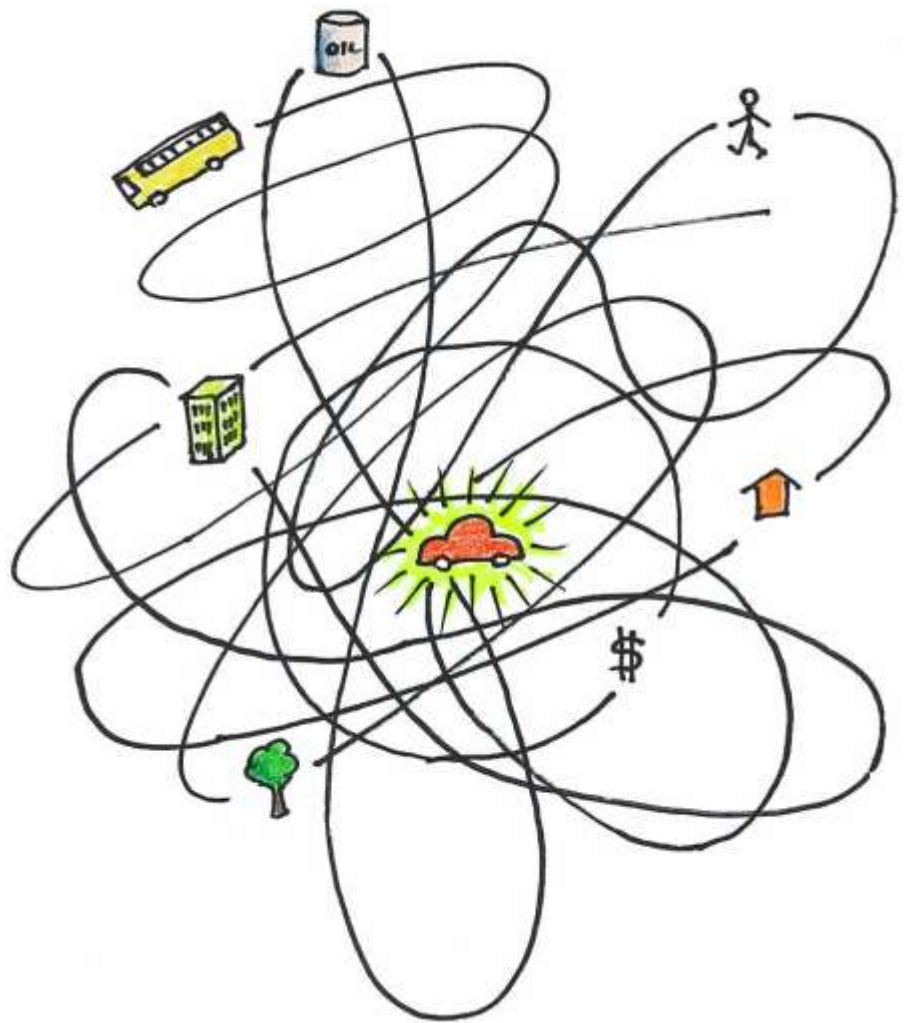


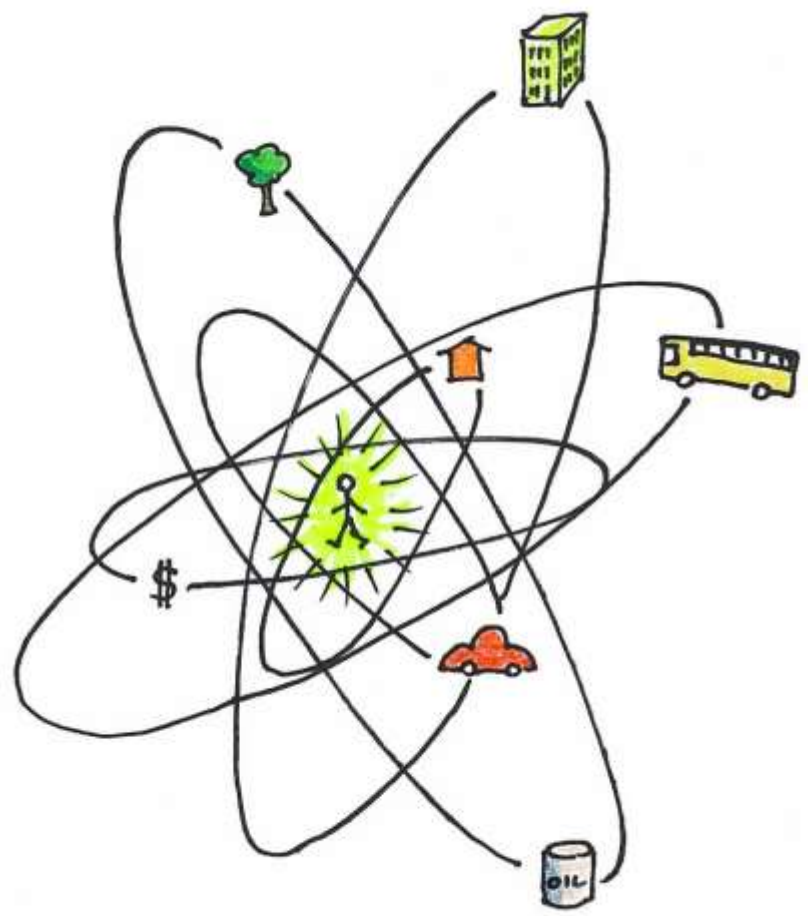
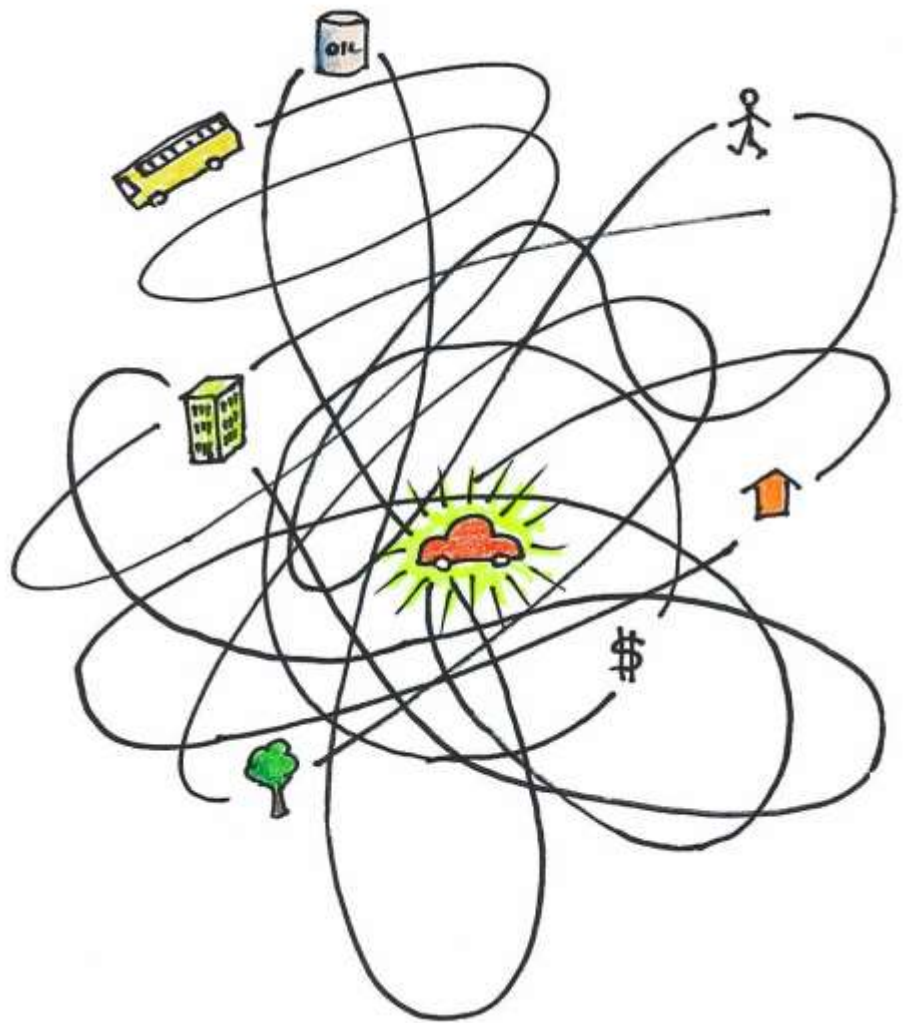


*The cost of annual car
ownership is \$8,698*









If you plan cities for cars and traffic, you get cars and traffic.



If you plan for people and places, you get people and places.





Where would you rather walk?



Chico, CA

Nord Avenue



Chico, CA

Nord Avenue



Chico, CA

Nord Avenue



Chico, CA

Nord Avenue



Chico, CA

Nord Avenue



Chico, CA

Nord Avenue



THE ROLE OF

Communities

IN PROMOTING PHYSICAL ACTIVITY

WALKABLE COMMUNITIES

People who live in walkable neighborhoods are

2
times

as likely to get enough physical activity as those who don't.

JOINT USE

The number of children who are physically active outside is

84% higher when schoolyards are kept open for public play.

TRAILS

People who live near trails are

50%

more likely to meet physical activity guidelines.

RECREATIONAL FACILITIES

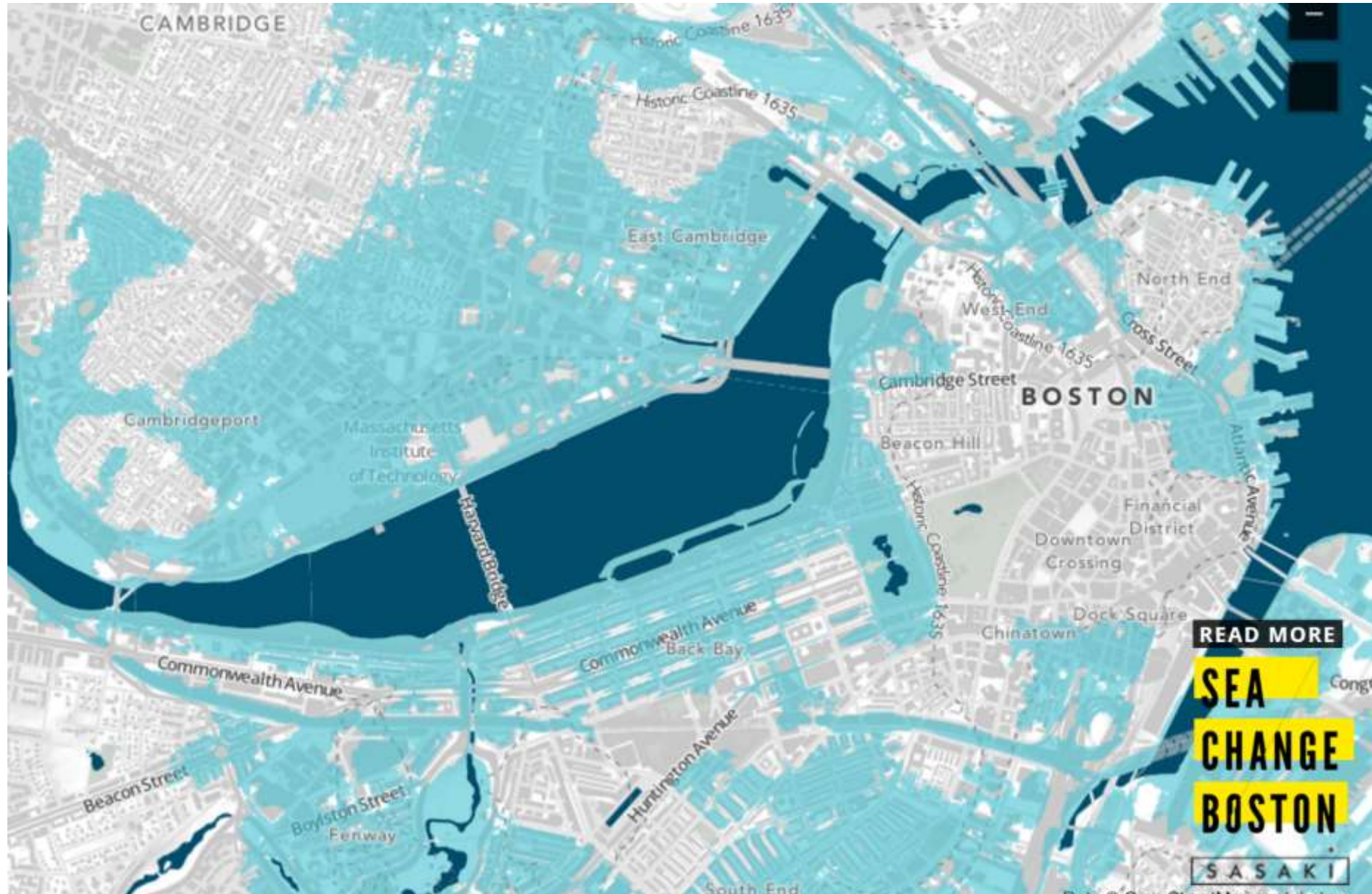
Teens who live in poor or mostly minority neighborhoods are

50% less likely to have a recreational facility near home.

Active Living Research

www.activelivingresearch.org

Sea Level Rise: 6 Feet, Year 2100





GREAT NEIGHBORHOODS

COMMUNITIES THAT WORK
FOR FAMILIES AND SENIORS

An Act Building for the Future of the Commonwealth
House Docket #2587

Lead Sponsors: Rep. Stephen Kulik, Rep. Sarah Peake

An Act Promoting Housing and Sustainable Development
Senate Docket #1609

Lead Sponsor: Sen. Harriet Chandler

Supporting Neighborhoods and Families

- Multifamily housing where it is needed while allowing for regional and local differences
- Accessory Dwelling Units (ADUs) so that seniors can live with family or caregivers
- Allow artist live-work spaces by special permit statewide
- Make variance rules more reasonable
- Illegal to discriminate through land-use decisions

Promoting Healthy Communities and Protecting Open Space

- Encourages walkable development patterns and a vibrant mix of uses
- Provides notice of development projects to local boards of health
- Promotes cluster development
- Reduces cookie-cutter development to curb sprawl (ANR reform)
- Tightens rules for “grandfathering” (vesting rights)
- Establishes natural resource protection zoning

Empowering Municipalities

- Replaces Approval Not Required (ANR) with minor subdivision (local option)
- Enables development impact fees statewide
- Authorizes inclusionary zoning statewide
- Authorizes form-based codes
- Reduce excessive vesting rights for developers
- Allows lower thresholds for zoning and special permit approval by local option
- Authorizes site plan review statewide and create consistent standards for that review

Planning for the Future

- Make it easier to master plan
- Expand local board training opportunities
- Give communities the local option to approve new zoning changes by less than a super-majority if desired
- Facilitate transfer of cases to Land Court
- Modest appeal reforms
- Improve processes for alternative dispute resolution
- Secure additional funding for local planning and rezoning in budget

WWW.MA-SMARTGROWTH.ORG

