

Complete Neighborhoods

May 23, 2023
Mass. Municipal Association

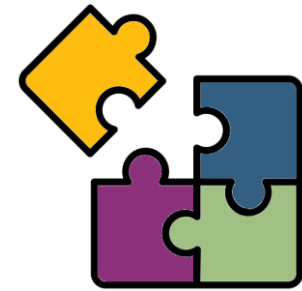
Christine Madore, AICP
Senior Development Manager



Chelsea, MA

Massachusetts Housing Partnership

MHP works with communities to create innovative policy and financing solutions that provide affordable homes and better lives for the people of MA.



Community Assistance

- Technical assistance
- 40B
- Trainings

Lending

- Financing for affordable rental projects
- Over \$1.4B for over 27,000 units

ONE Mortgage

- First time homebuyers
- Fixed-rate, 30-year
- No PMI

Center for Housing Data

- Collect, analyze & share info for effective policy creation



The 8 Domains of Livability

Developed by the WHO Global Network of
Age-Friendly Cities and Communities

What is a Complete Neighborhood?

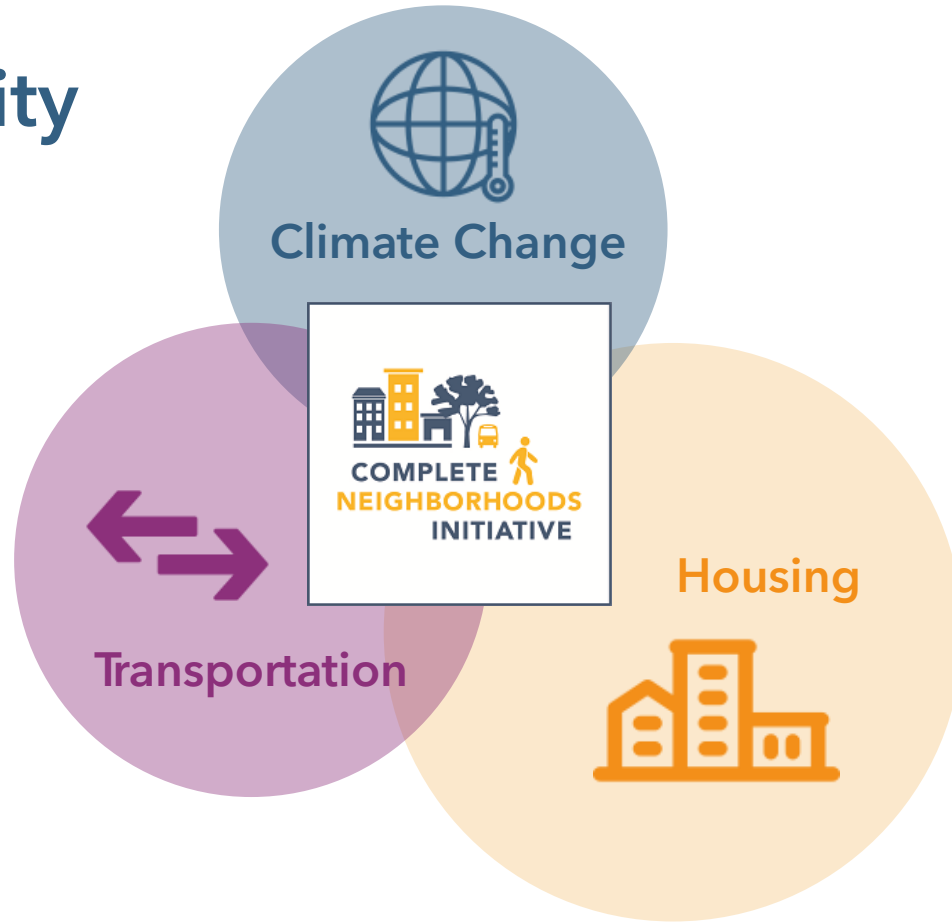


Plan Melbourne 2015-2050



Portland Plan, 2013 www.pdxplan.com

Intersectionality



Intersectionality



Jobs
Rich



Mobility
Rich



Opportunity
Rich

Why Complete Neighborhoods?

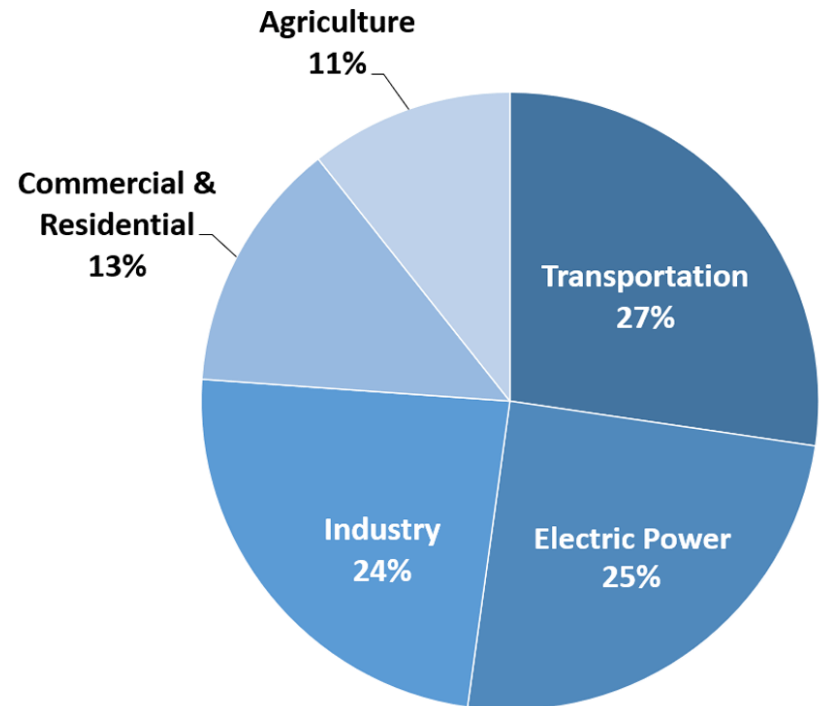
- Climate Action
- Wealth
- Health
- Equity
- Community

Climate Action

"The critical energy drain in a typical American suburb is not the Hummer in the driveway; it's everything else the Hummer makes possible - the oversized houses and irrigated yards, the network of new feeder roads and residential streets, the costly and inefficient outward expansion of the power grid, the duplicated stores and schools, the two-hour solo commutes."

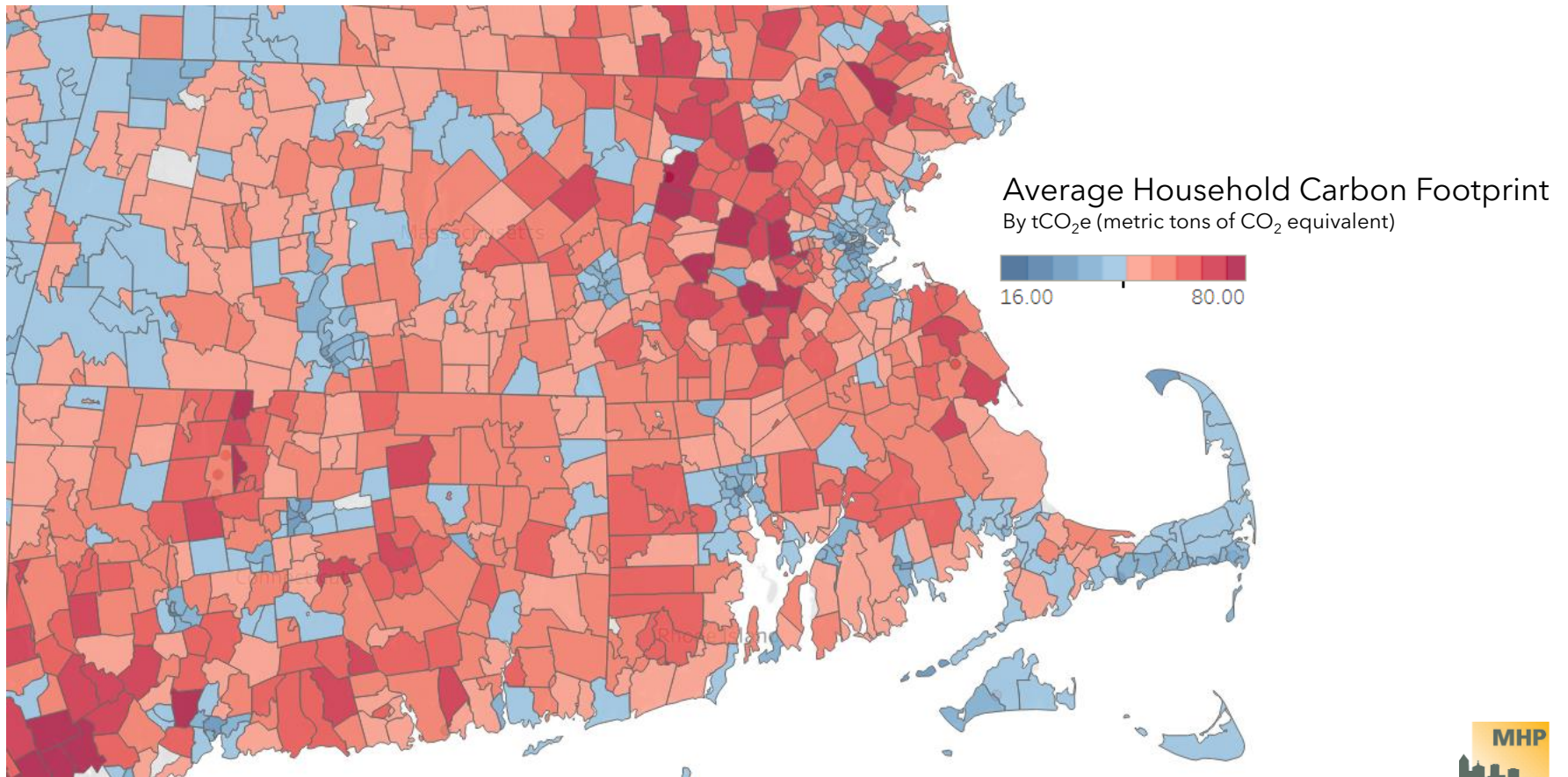
- David Owen, *Green Metropolis*
2009

Total U.S. Greenhouse Gas Emissions by Economic Sector in 2020



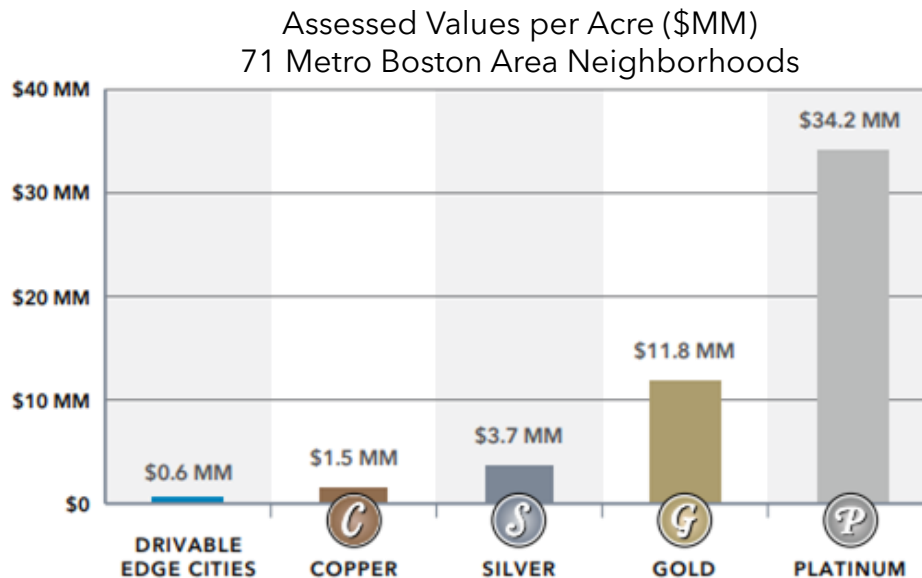
U.S. Environmental Protection Agency (2022). Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2020

Climate Action



Wealth

A neighborhood's walkability and proximity to transit has positive correlations with assessed property value and sales price.



	WalkScore	Intersection Density	Gross FAR
Copper	83	132	0.56
Silver	80	173	0.65
Gold	89	299	1.05
Platinum	91	344	2.2

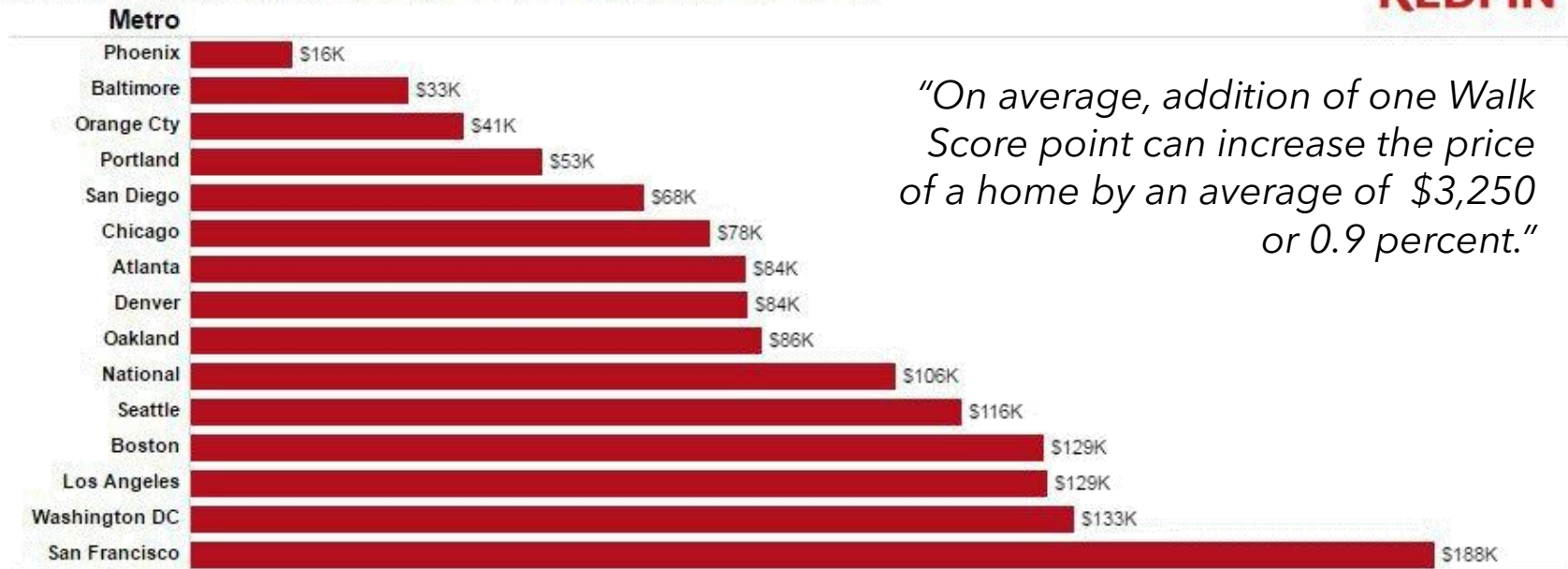
The WalkUP Wake Up Call: Boston by Christopher B. Leinberger & Patrick Lynch, George Washington University School of Business, 2016



Wealth

Home Price Premiums for Increases in Walk Score from 60 to 80

REDFIN



"On average, addition of one Walk Score point can increase the price of a home by an average of \$3,250 or 0.9 percent."

How Much is a Point of Walk Score Worth? Redfin.com/news/how-much-is-a-point-of-walk-score-worth/
October 2020



Wealth




The Real Estate Mantra -
Locate Near
Public Transportation



American Public Transportation Association
National Association of Realtors
2019


PROPERTY NEAR TRANSIT HAS HIGHER APPRECIATION (2012-2016)

INCREASED HOME VALUES



4-24%
HIGHER NEAR TRANSPORTATION

INCREASED VALUE OF OFFICE SPACE



5-42%
MORE IN PUBLIC TRANSIT STATION AREAS

HIGHEST GAINS NEAR RAPID RAIL TRANSIT, BRT, AND COMMUTER RAIL



in regions served by multiple transit modes

INCREASED DEMAND FOR RENTALS NEAR TRANSIT



2-14%
RENT PRICE INCREASES WERE HIGHER IN PUBLIC TRANSIT STATION AREAS

EMPLOYERS PREFER TO LOCATE IN URBAN CORES TO ATTRACT TALENT



40,500 RENTAL UNITS ADDED ACROSS ALL 7 STUDY REGIONS

1 in 4 HOUSEHOLDS NEAR TRANSIT DOES NOT OWN A VEHICLE



THESE HOUSEHOLDS SPEND \$2,500-\$4,400 LESS ON TRANSPORTATION



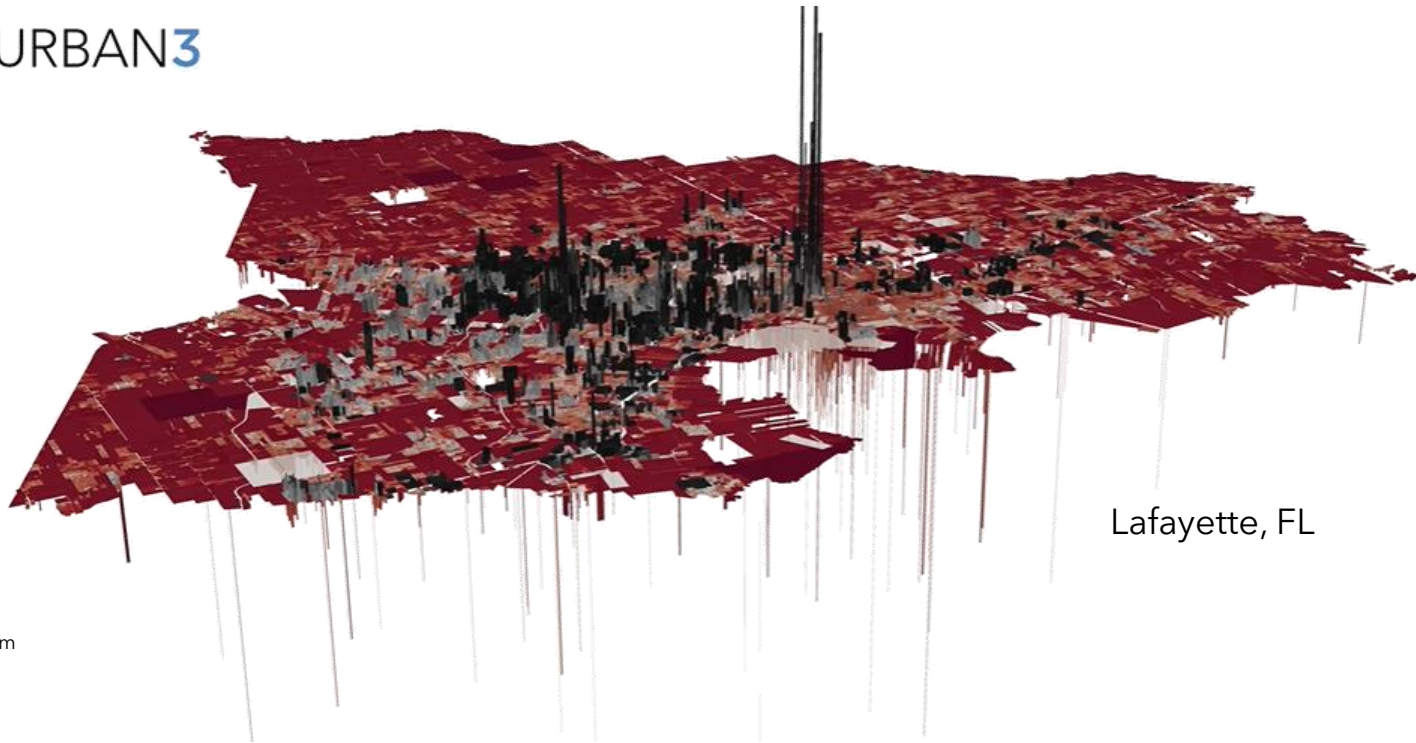
THE REAL ESTATE MANTRA - LOCATE NEAR PUBLIC TRANSPORTATION



Wealth

Walkable, mixed-use neighborhoods economically outperform car-centric suburbs.

URBAN3



Lafayette, FL

www.urbanthree.com



Wealth

	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY
RESIDENTIAL	 -\$1,381	 \$1,498	 \$3,061
MIXED-USE	 \$2,540	 \$3,515	 \$10,472
COMMERCIAL	 \$551	 \$9,614	 \$12,051

www.urbanthree.com

Not Just Bikes: <https://www.youtube.com/c/NotJustBikes>

Eugene, OR

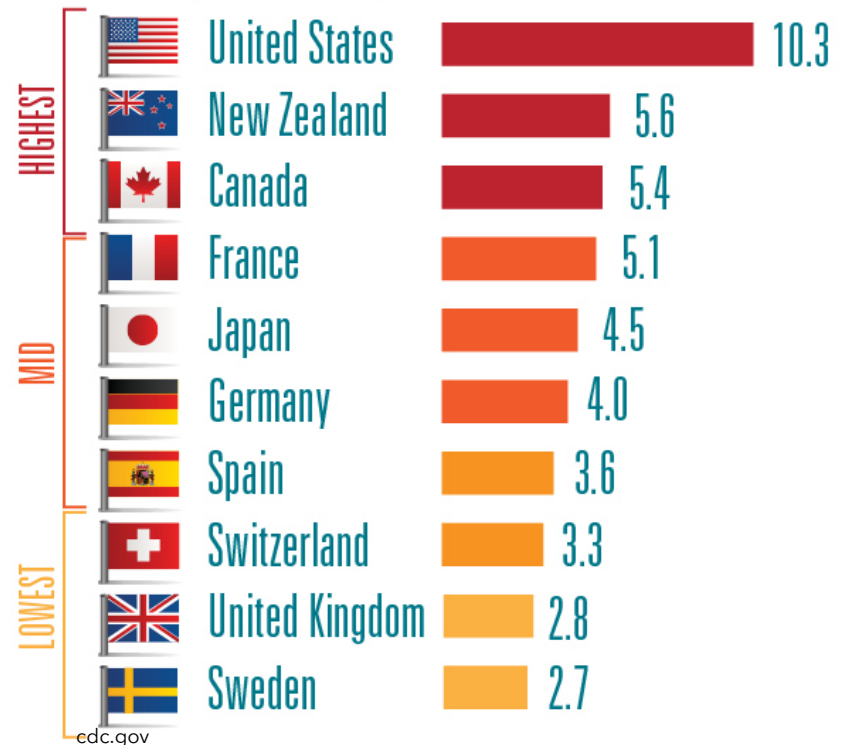
Health

Walkable communities save lives.

Americans are four times more likely to die in a car crash than Britons and three times more than the Dutch or Japanese.

"In 2019, the population-based death rate in the United States (11.1 per 100,000 population; 36,355 deaths) was the highest among the 29 high-income countries and was 2.3 times the average rate of the 28 other high-income countries (4.8)."

Motor vehicle crash deaths in 10 comparison high-income countries, 2013



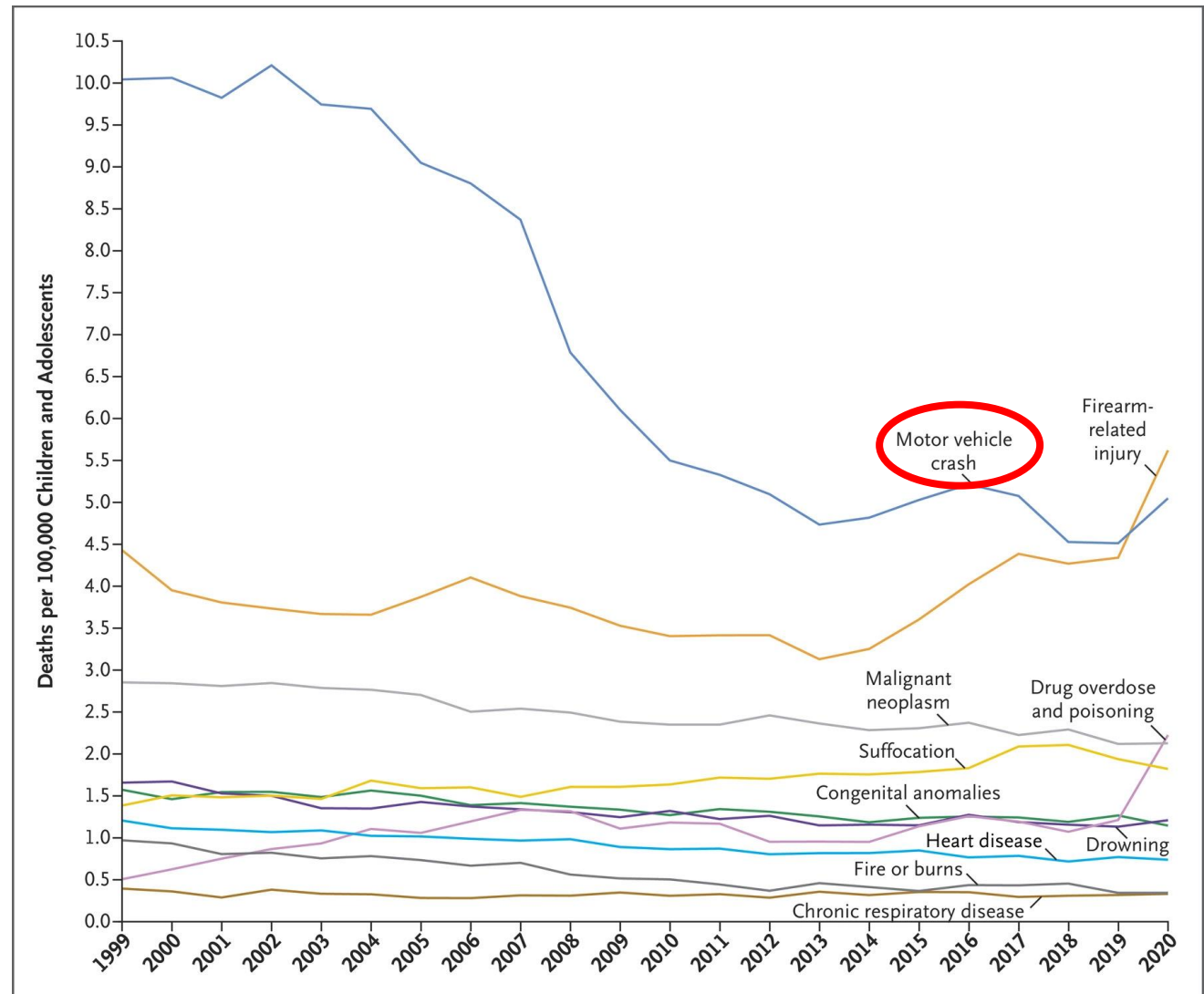
Deaths per 100,000 people

SOURCE: WHO Global Status Report on Road Safety, 2015.

Health

Causes of Death for Children and Adolescents

New England Journal of
Medicine
May 2022



Health

Prevalence of chronic diseases and premature deaths are linked to community design.

HEI

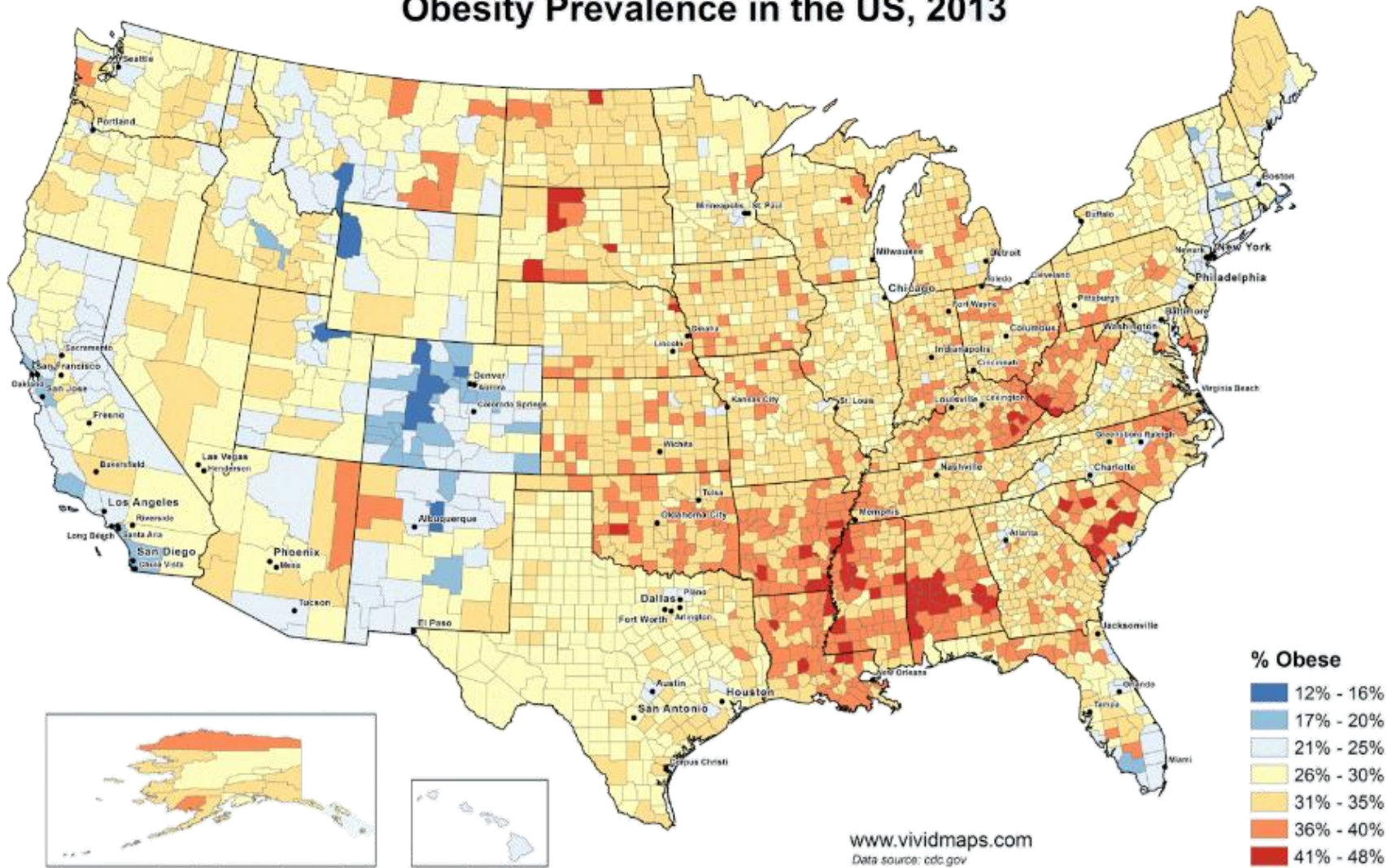
SPECIAL REPORT 17

January 2010

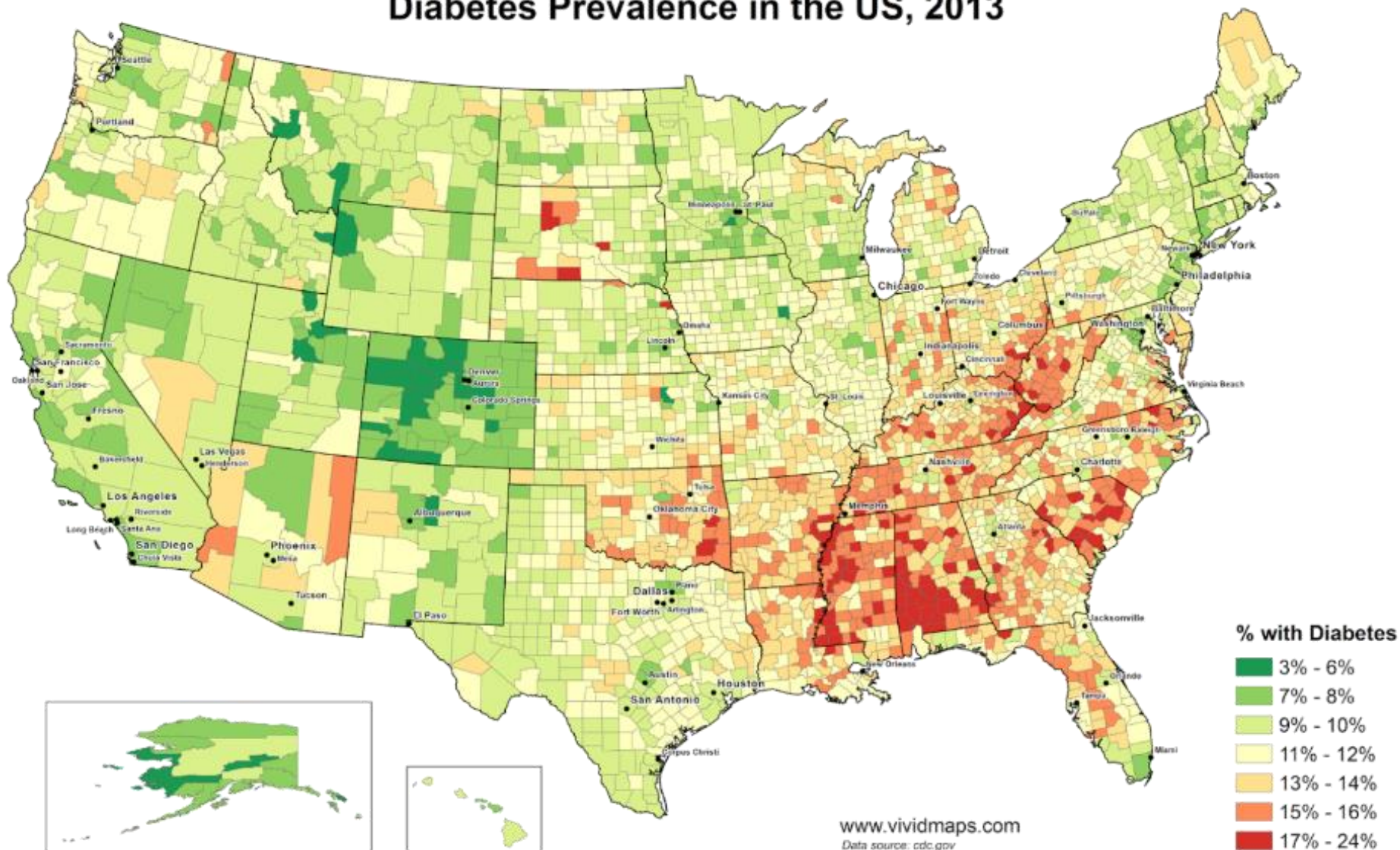
“Eleven studies qualified as studies of asthma prevalence in children. From these studies, the Panel concluded that living close to busy roads appears to be an independent risk factor for the onset of childhood asthma.”

“Among the more than 20 cohort and cross-sectional studies reviewed that examined the association between exposure to traffic-related pollution and wheezing (an important symptom in the expression and diagnosis of asthma) in children, there was a high degree of consistency in finding positive associations, many of which reached statistical significance.”

Obesity Prevalence in the US, 2013

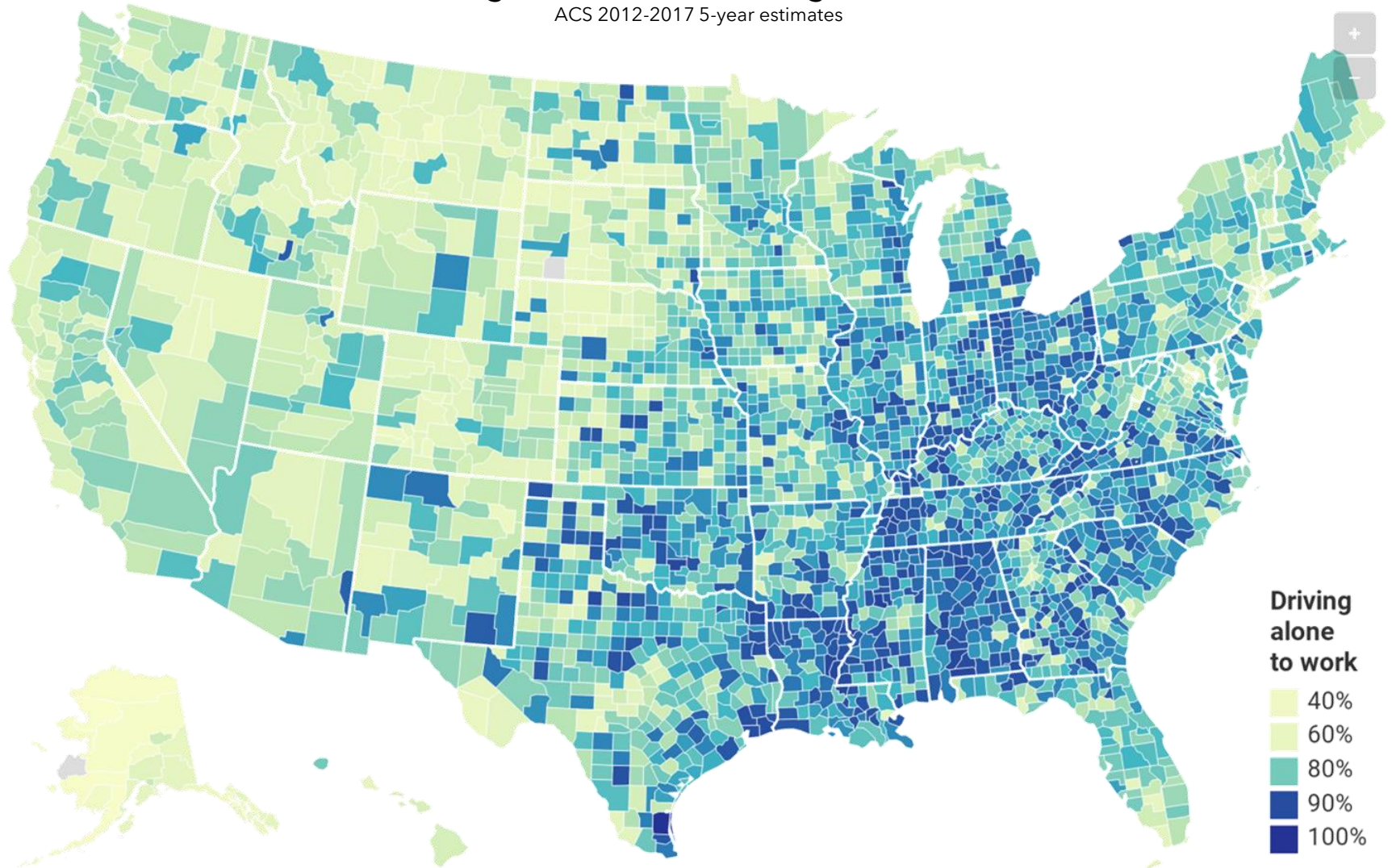


Diabetes Prevalence in the US, 2013



Percentage of Commuters Driving Alone to Work

ACS 2012-2017 5-year estimates



**Driving
alone
to work**

- 40%
- 60%
- 80%
- 90%
- 100%

Equity

Complete neighborhoods can address inequities in public health risks and economic opportunity.

15%

of American adults don't possess a driver's license

60%

of transit riders (bus and rail) identify as non-white

2x

On average, BIPOC are 2 times more likely to be killed while walking

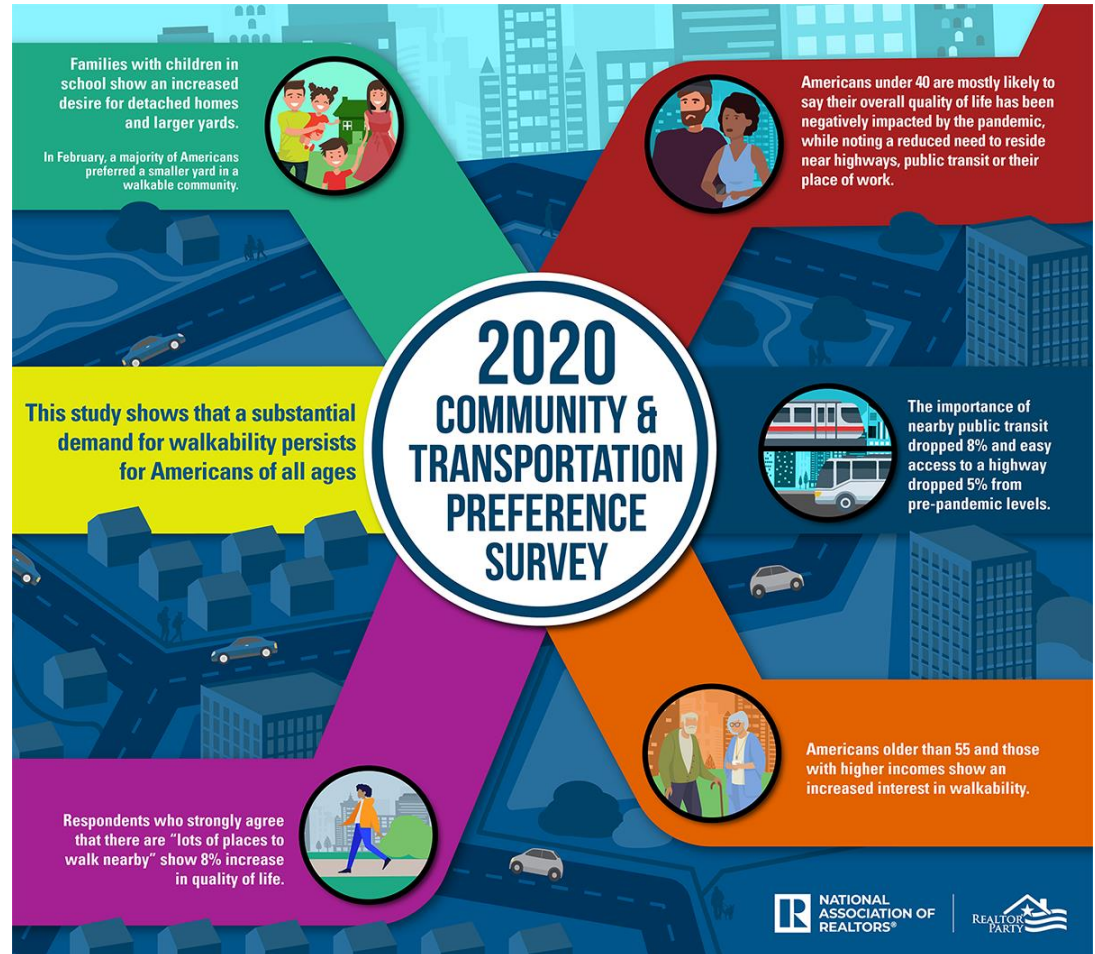
30%

of pedestrian deaths occur in low-income neighborhoods, despite accounting for 17% of our population

Equity

Walkable neighborhoods prolong autonomy and independence for children and older adults.

The number of amenity and mobility-rich neighborhoods in the U.S. are limited, despite increasing demand from people of all ages in all stages of life.



Equity

In most American cities, the poor subsidizes the wealthy.

URBAN3



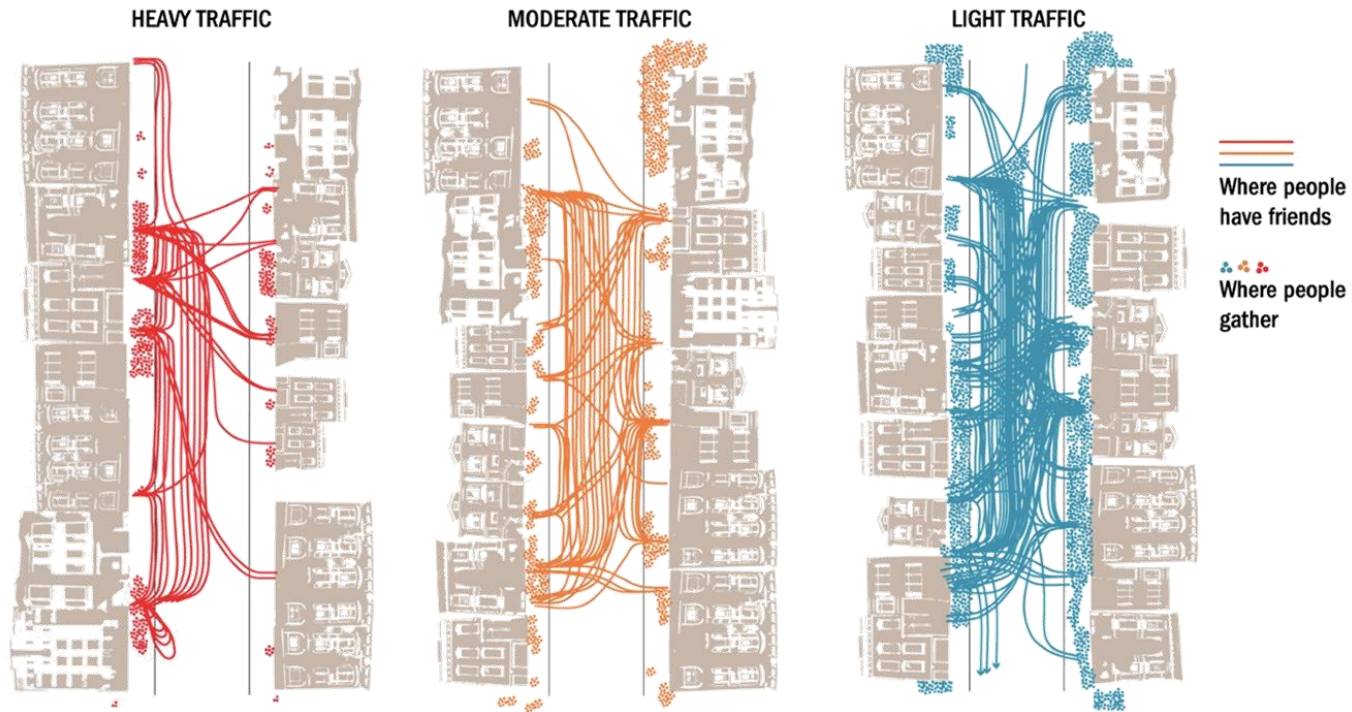
Lafayette, FL

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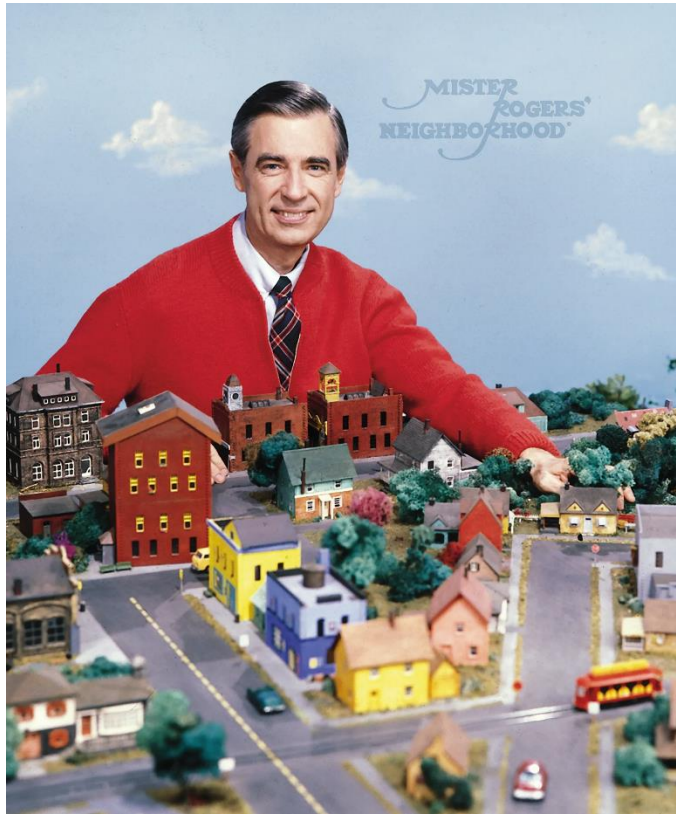


Community

Walkable communities build social capital.



Livable Streets, Donald Appleyard (1981)





Livable communities don't happen by accident.





Questions?

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Sign up for news and announcements at

<https://bit.ly/CNInews>

Learn more about Complete Neighborhoods Initiative at

<https://www.mhp.net/community/complete-neighborhoods-initiative>

