

Millis Housing Production Plan

*Presented to the Town of Millis by the Metropolitan
Area Planning Council*

June 29, 2016

7 – 9 PM

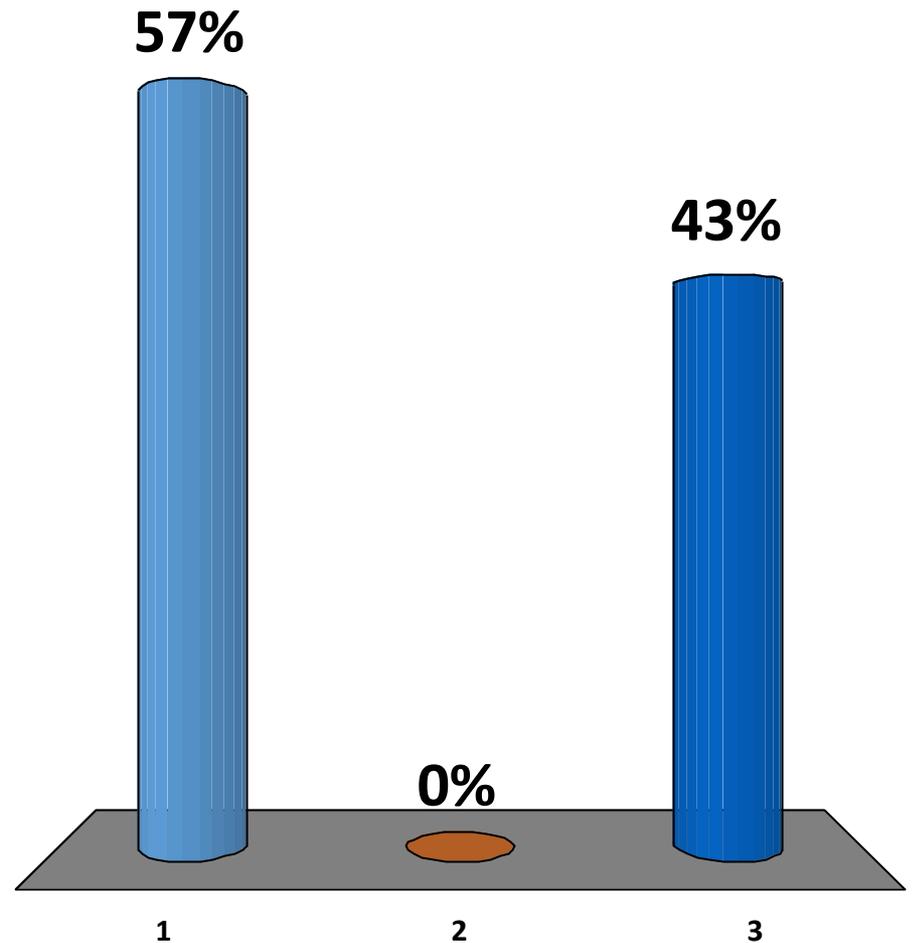


Overview of tonight's discussion

- Welcome & introductions
- Survey questions
- What is a Housing Production Plan?
- Regional demographic context
- Local housing needs and demand
- Health and housing
- Housing goals for the future
- Housing opportunities and challenges in the Town

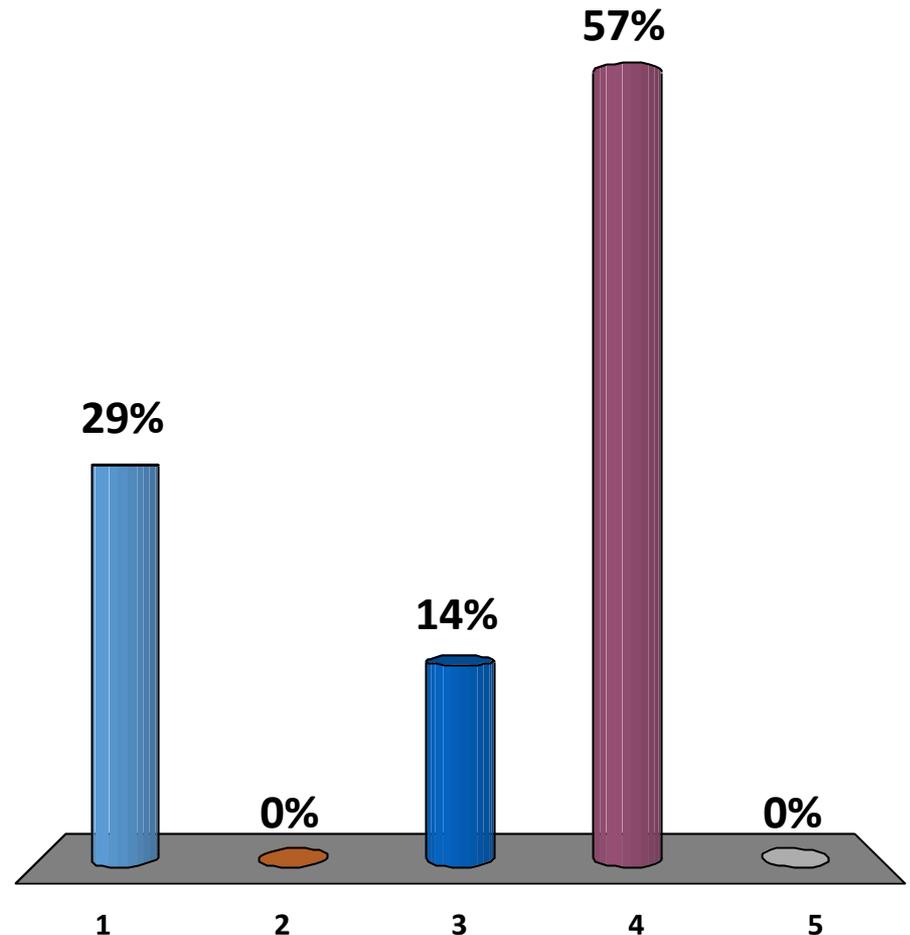
Are you a resident of Millis?

1. Yes
2. I used to be
3. No



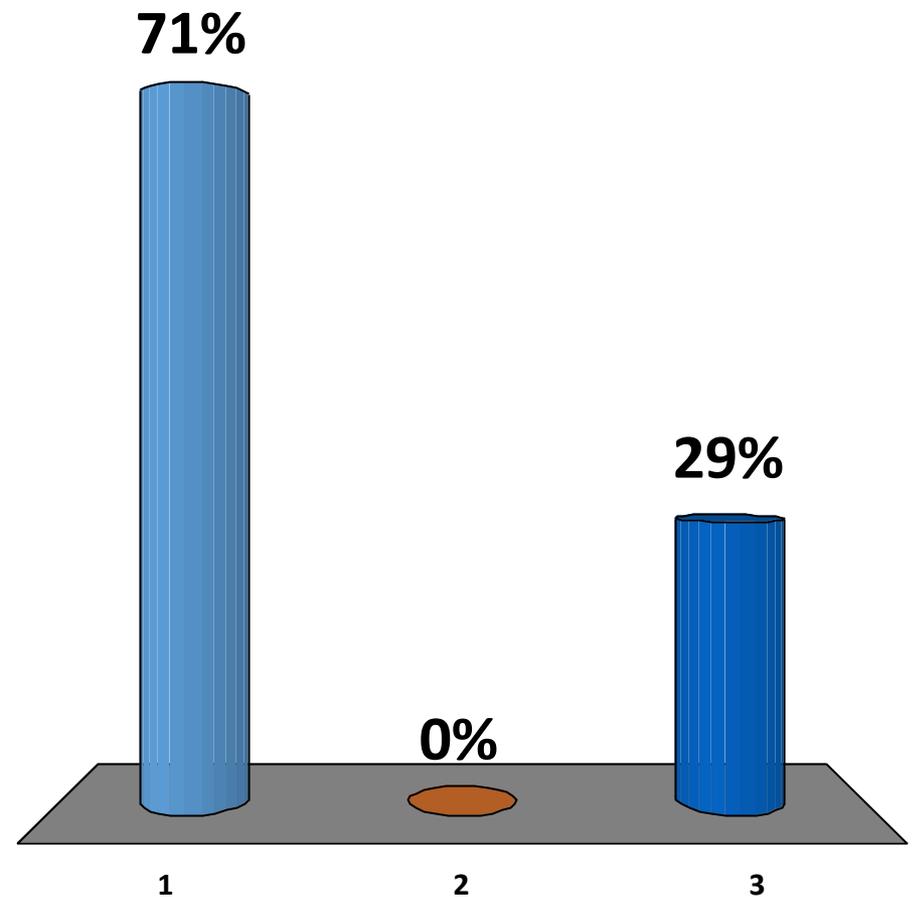
How long have you lived/worked in Millis?

1. Less than 10 years
2. 11-20 years
3. 21-30 years
4. Over 30 years
5. I don't live or work here



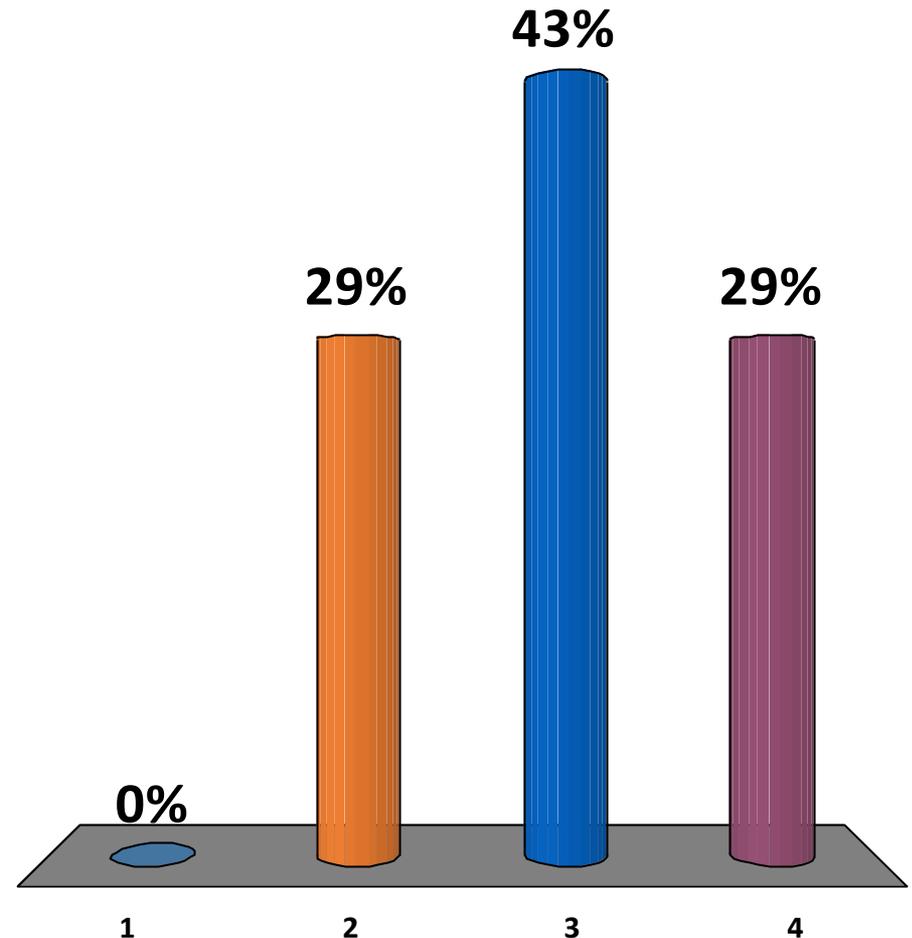
Does your household own or rent your home?

1. Own
2. Rent
3. N/A



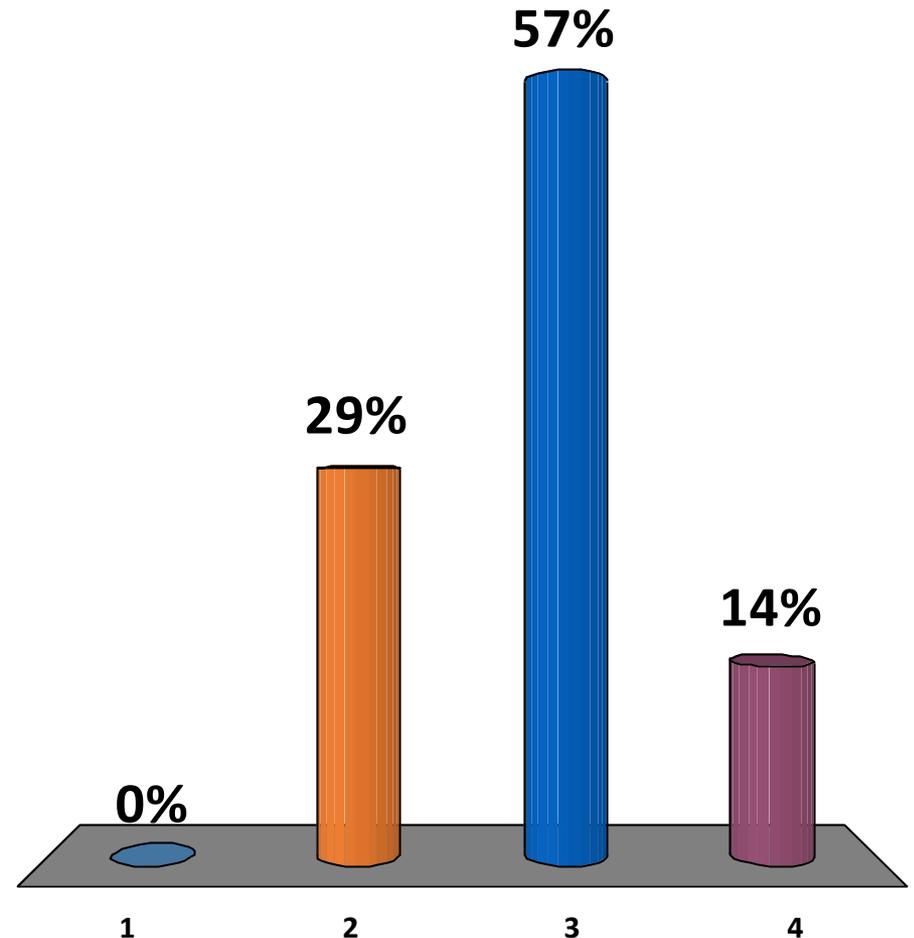
Per the 2010 U.S. Census, about 12% of Millis' population was age 65+. By 2030, the 65+ population is projected to:

1. Decrease
2. Stay about the same
3. Increase to 27%
4. Increase to 35%



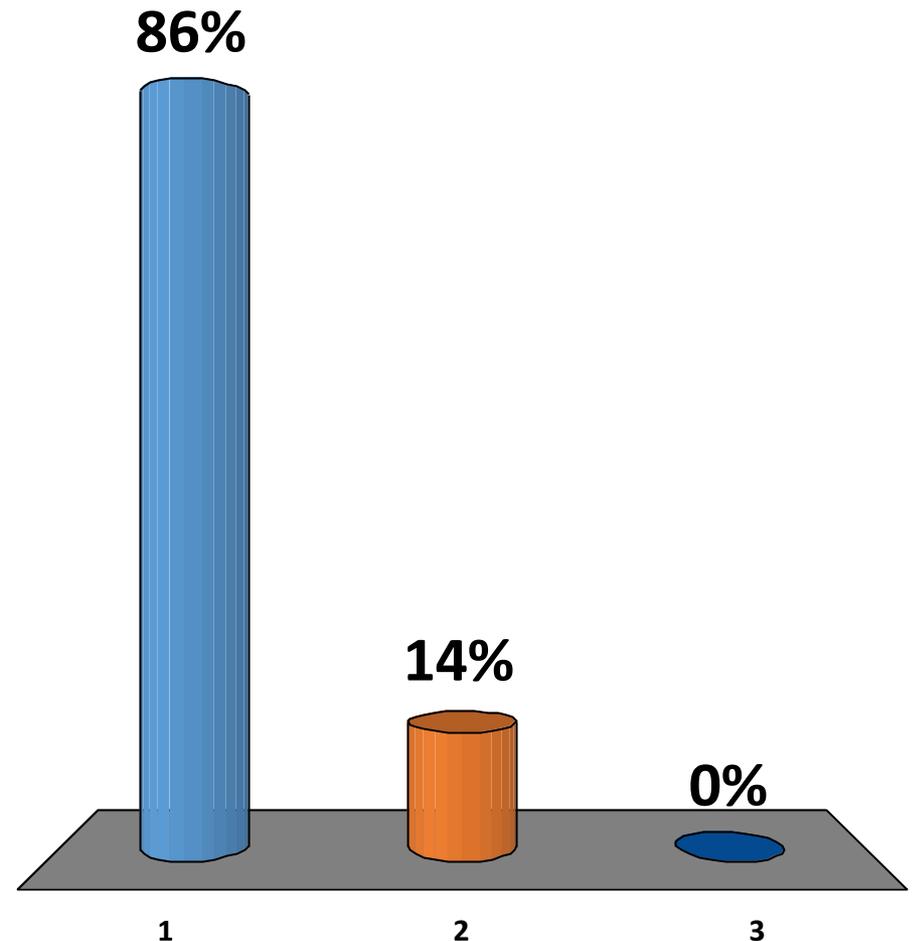
What percentage of Millis households are estimated to spend more than 30% of their income on housing?

1. 10%
2. 25%
3. 33%
4. 50%



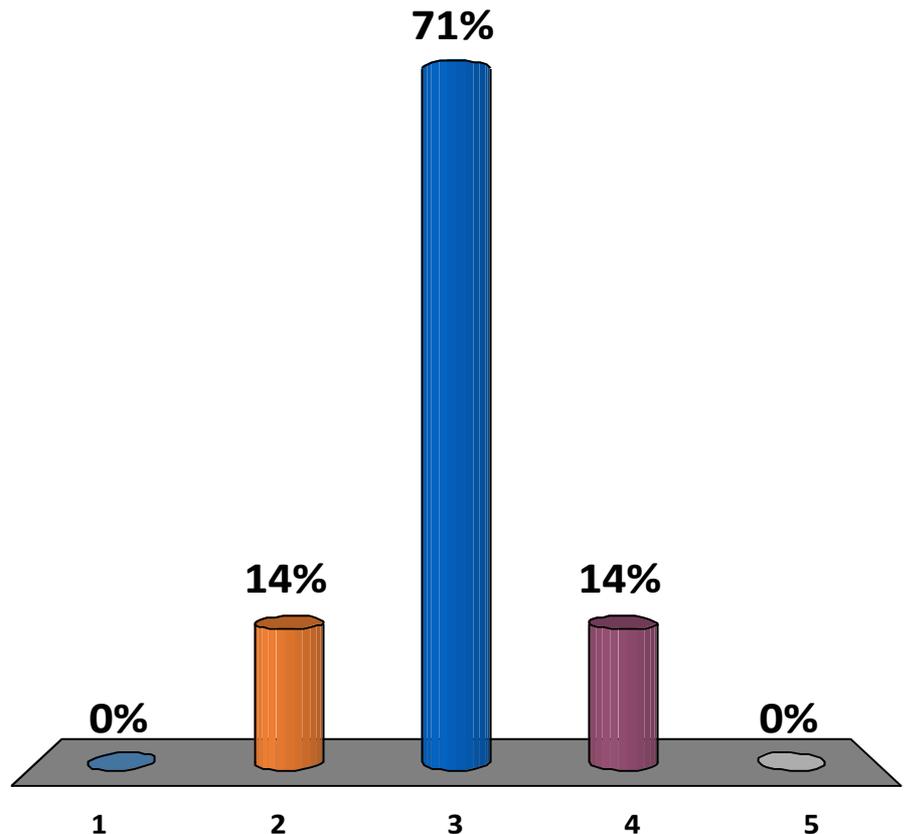
Roughly, what % of Millis' housing units are renter-occupied?

1. Less than 20%
2. 20-25%
3. Over 25%



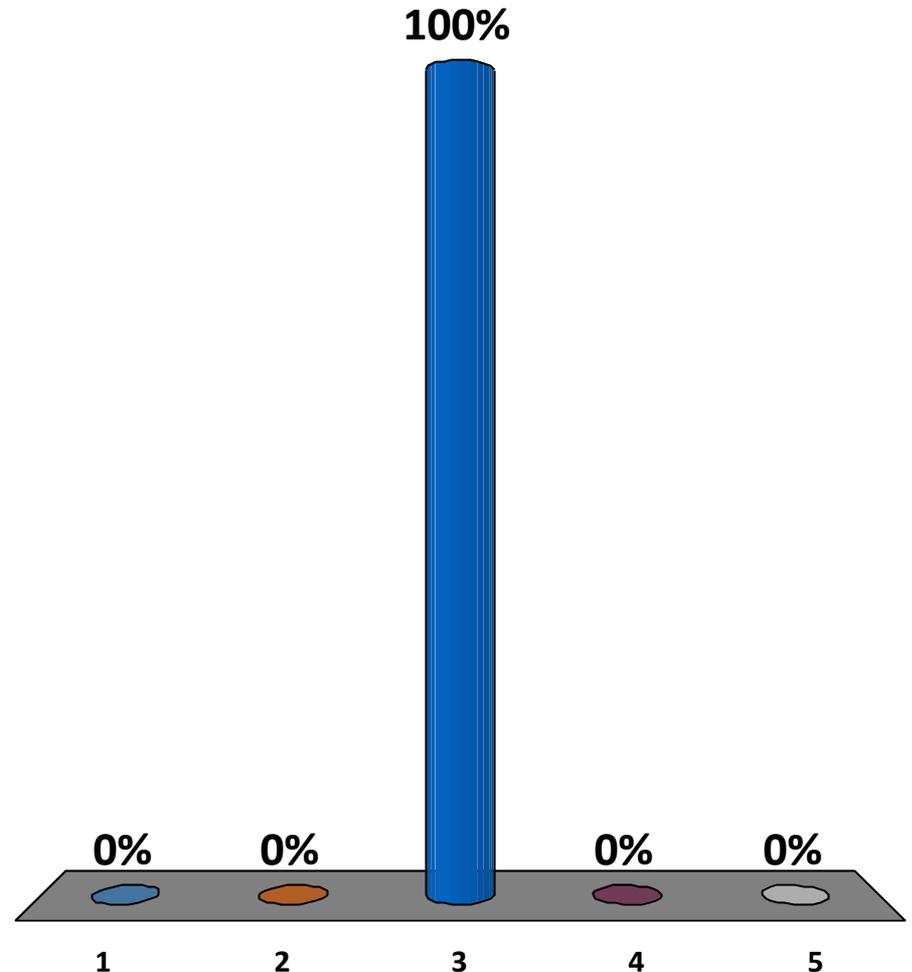
What is the 2015 median rental listing for an apartment in Millis?

1. \$1,055
2. \$1,135
3. **\$1,289**
4. \$1,631
5. \$1,880

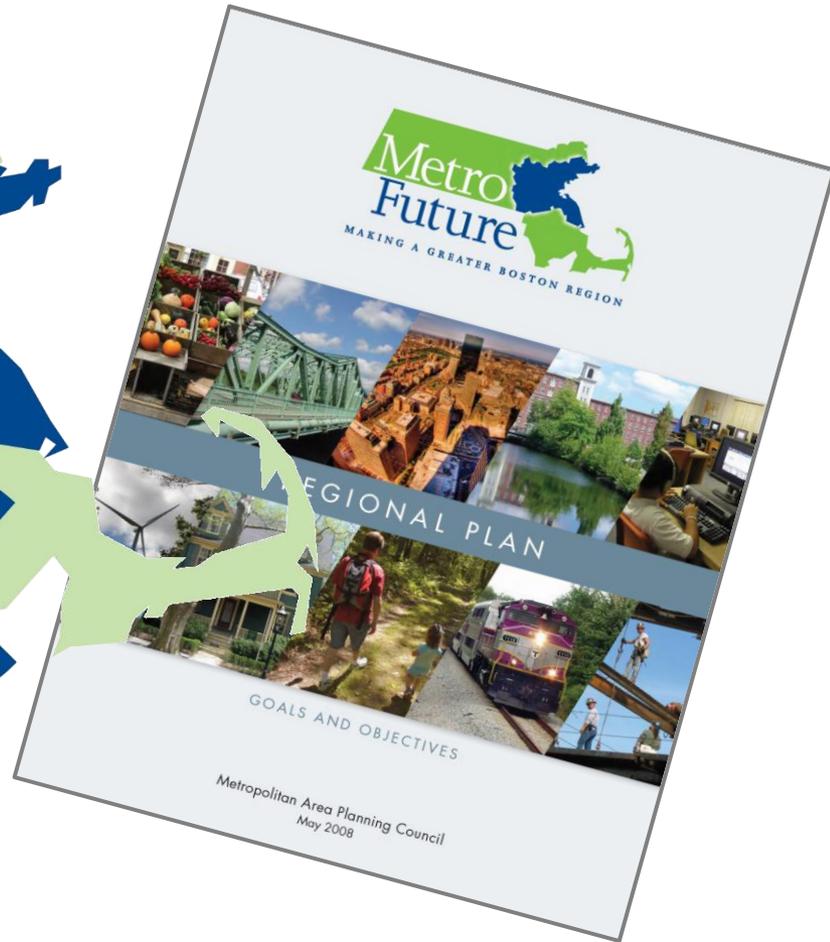


What is the median sales price of single-family homes in Millis?

1. \$272,000
2. \$348,000
3. **\$372,000**
4. \$424,000
5. \$501,000



MAPC and Our Work



Chapter 40B

- Commonwealth of Massachusetts mandates that 10% of all housing units within a community must be subsidized affordable units
 - Affordable for HHs earning 80% AMI or lower
- Millis' SHI: 3.84% (121 of 3,148 units)
 - Franklin: 9.7%
 - Medfield: 4.5%
 - Medway: 5.2%

What is a Housing Production Plan?

City of Quincy, Massachusetts

1: HOUSING NEEDS ASSESSMENT

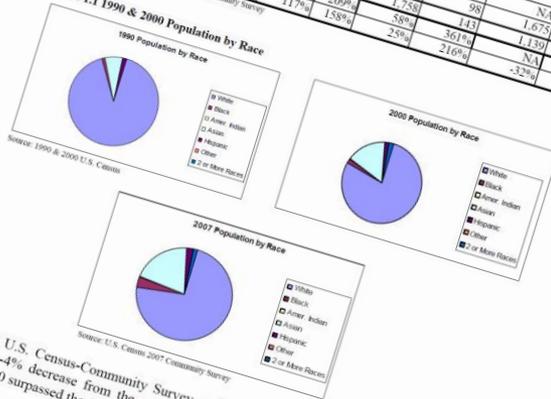
1.1 CITY OF QUINCY DEMOGRAPHICS

Table 1.1 Population by Race

Year	White	Black	American Indian	Asian	Hispanic	Other Race	Two or more Races	Total
1990	77,506	812	87	5,432	1,115	31	NA	84,983
2000	69,098	1,572	189	13,997	1,396	98	1,675	88,025
2007 Community Survey	61,104	3,119	283	16,823	1,758	143	1,130	84,368
1990-2007 Change	-21%	284%	224%	209%	58%	361%	NA	-1%
2000-2007 Change	-11%	94%	117%	158%	25%	216%	-32%	-1%

Source: 1990, 2000 U.S. Census and 2007 Community Survey

Figure 1.1 1990 & 2000 Population by Race



The 2007 U.S. Census-Community Survey statistics indicate that Quincy's total population was 84,368, a -4% decrease from the previous high recorded in the 2000 Census. Historically, the 2000 Census surpassed the previous peak for total population of 87,966 from the 1970 Census.

Comparing the 1990 and 2000 Census along with the 2007 Community Survey the population by race category highlights the trend of new immigrants moving to the city. The 1990 Census shows that minority populations made up 8.8% of the total population. Fast forward 17 years and the 2007 Community Survey data shows that minority populations now make up more than a quarter of the total population (27.5%) in the City. This trend is enhanced by the continued out migration of the

2010-2014 Housing Production Plan

City of Quincy, Massachusetts

4: AFFORDABLE HOUSING GOALS AND STRATEGIES

The City of Quincy is blending old with new with its affordable housing strategy. It uses the best practices from years of experience addressing housing issues while incorporating new affordable practices coupled with new funding streams to create new affordable housing units and to

HOUSING GOALS

Part for the Inclusionary Zoning Ordinance (IZO) and work towards the creation of affordable housing units in the City. Work towards acquiring more affordable rental units for low and moderate-income families (particularly for families with more than one child and the elderly) through the U.S. Department of HUD funding sources (CDBG, HOME and McKinney-Homebuyer Program that provides down payment and closing cost assistance to assist low and moderate income persons with making the transition from homeownership.

Maintain existing affordable housing through the operation of homeowner and rehabilitation programs. When applicable, apply for Lead paint Grants, and FEMA Hazard Mitigation Grants from the federal government to expand existing rehabilitation programs. Provide support for housing counseling services. Review existing regulations and explore changes that would encourage redevelopment and in-fill development of new housing units near the City's transit stations (Red Line, Commuter Rail) and the continuing need for translation services for minority families that do not speak English well.

DEVELOPMENT STRATEGIES

The new State or Federal Affordable Housing initiatives or programs. Review existing regulations and explore changes that would encourage redevelopment and in-fill development of new housing units near the City's transit stations (Red Line, Commuter Rail) and the continuing need for translation services for minority families that do not speak English well.

Development Block Grant (CDBG)

In 1974, The City of Quincy has received from the U.S. Department of HUD, as part of the Community Development Block Grant (CDBG) funding. One of the purposes of the CDBG Program, from a local perspective, is the amount of local control each

Production Plan

What is a Housing Production Plan?

- A Housing Production Plan (HPP) guides housing development within a community and is composed of:
 - A comprehensive housing needs assessment;
 - Affordable housing goals and objectives;
 - Analysis of development constraints and opportunities; and
 - Implementation strategies

What do HPP's do?

- Housing Production Plans help communities to:
 - Understand local housing need and demand, including affordable housing
 - Influence the type, amount, and location of affordable housing
 - Set a numerical goal for annual low- and moderate-income housing production of at least 0.5% of total units
- The HPP will help Millis meet the mandatory 10% threshold and accommodate increasing demand appropriately
 - If Town meets goals, it has greater control over Comprehensive Permit project proposals

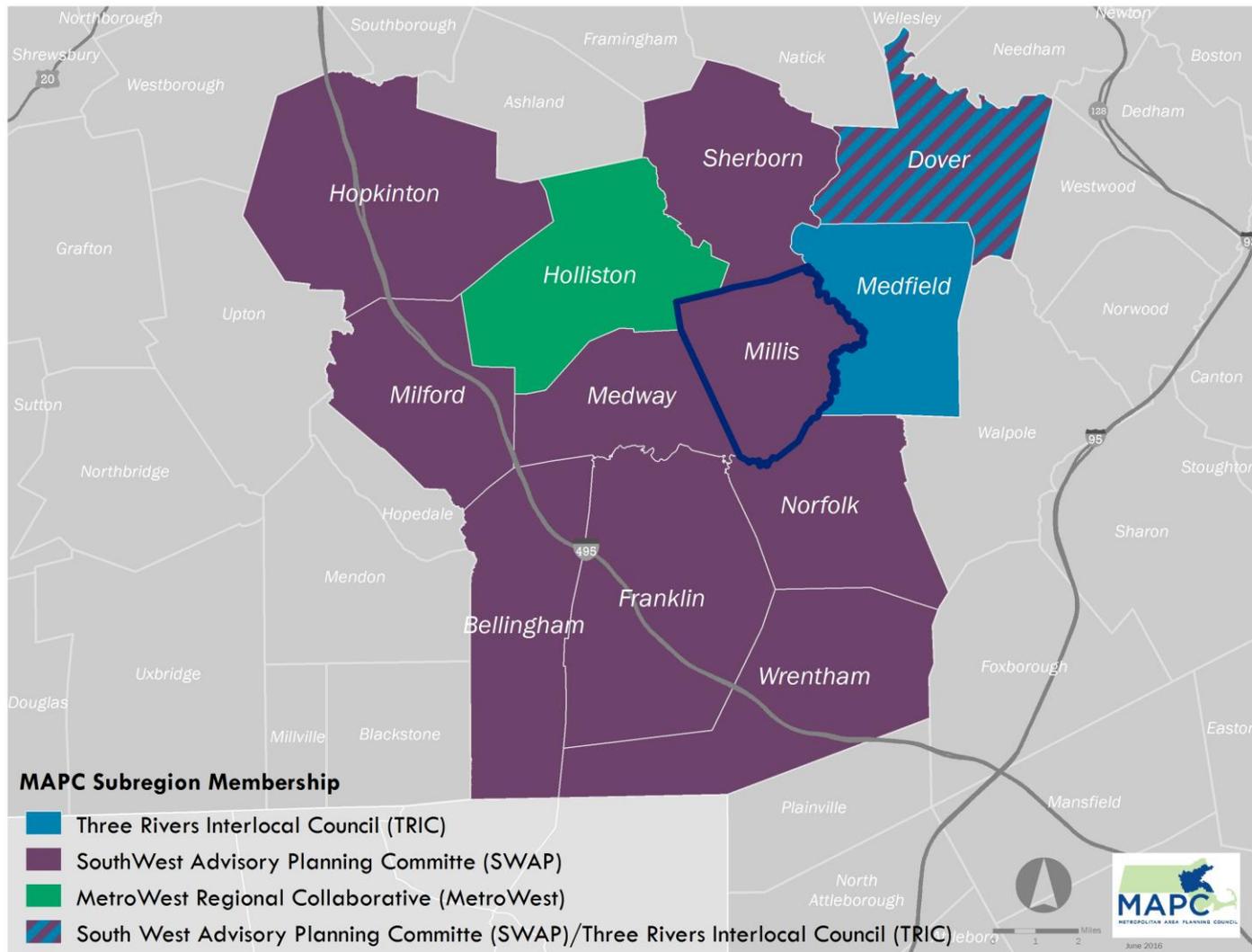
Implementing a Housing Production Plan

- A commitment to housing production goals
- Comprehensive Permits and friendly 40Bs
- Partnerships with non-profit organizations
- Zoning for affordability
- Municipal organization, leadership, and oversight

Demographic and housing data

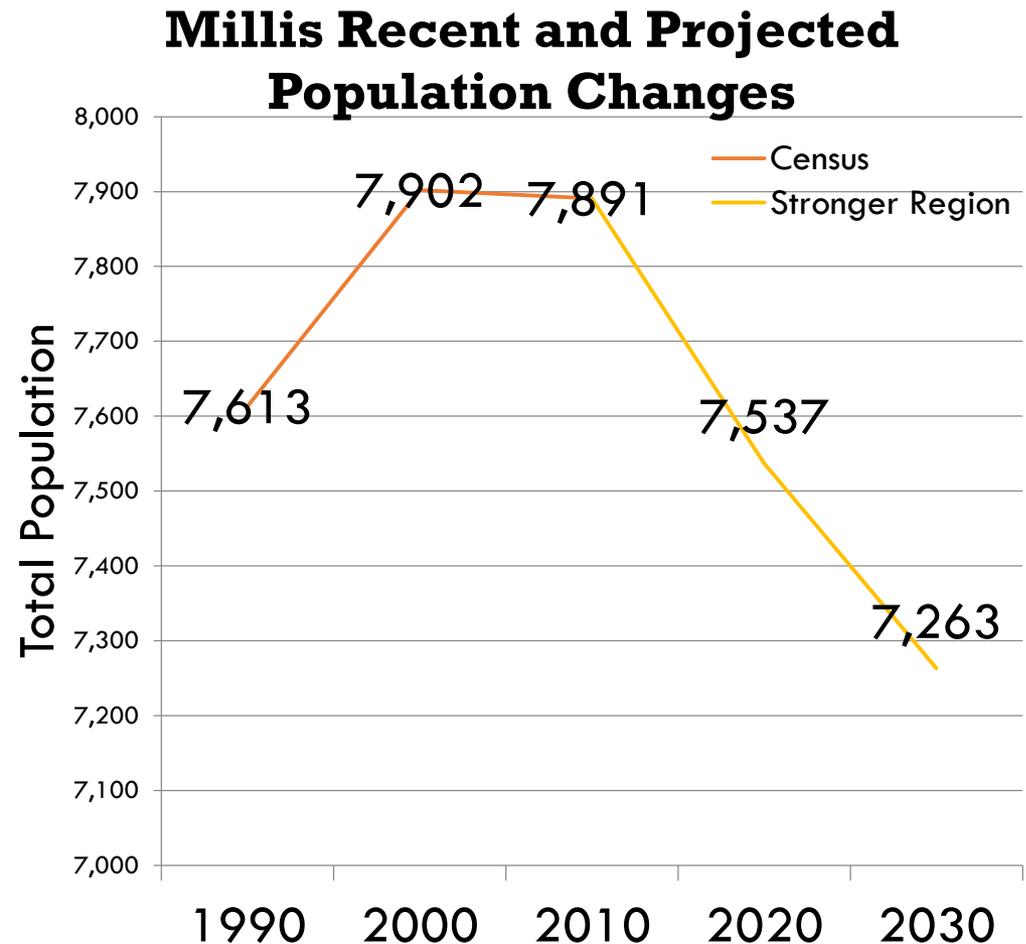


Millis and towns used for comparisons



In 2030, Millis will likely have a smaller population...

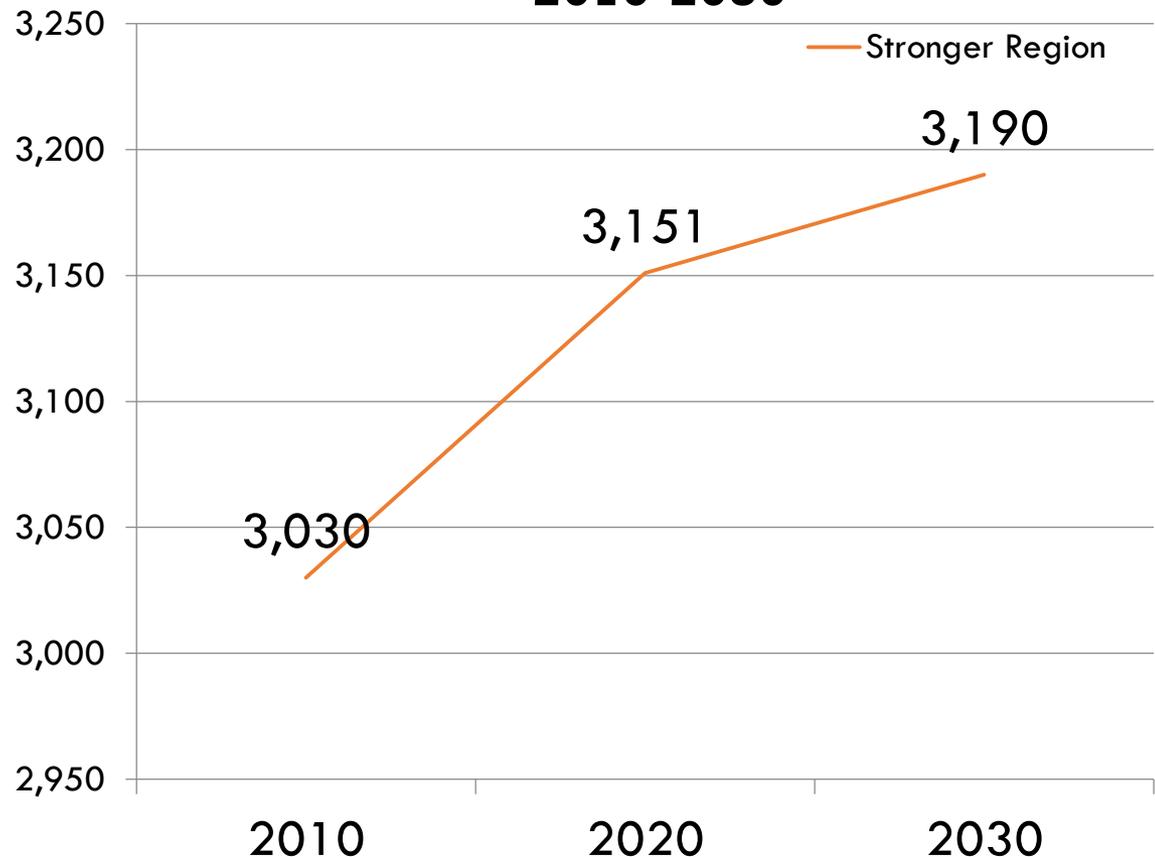
- Local population increased 4% from 1990 to 2000 and remained stable to 2010
- Population is expected to decrease roughly 8% from 2010 to 2030
- In the past 20 years, school enrollment has increased 16% overall, but there were small declines in last 5 years



...But is projected to have a higher number of households.

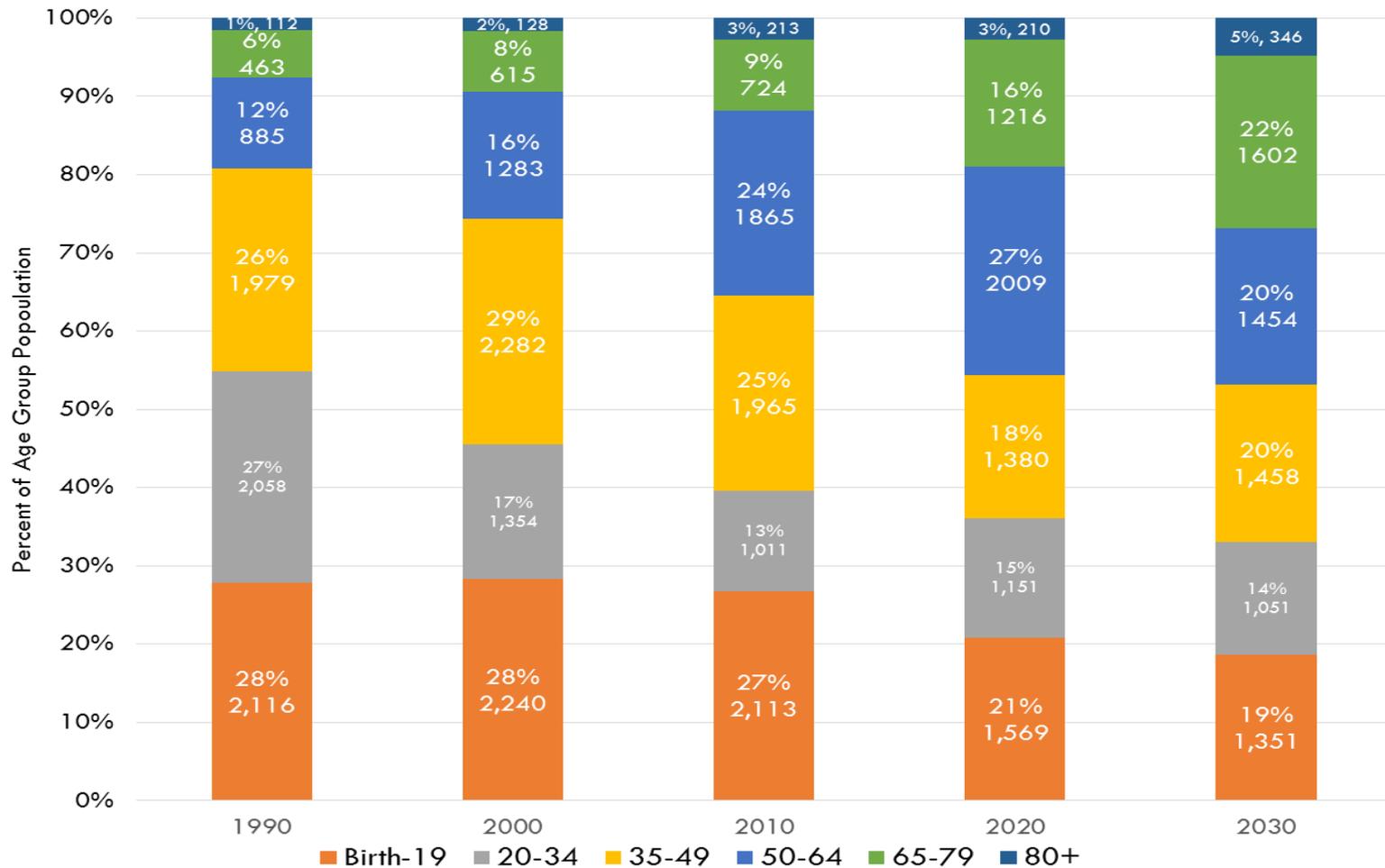
- Although population is expected to decrease, the number of households is projected to grow 5%
- Average household size was 2.59 persons/ household in 2010 and is projected to decrease to 2.39 by 2020 and 2.26 by 2030

**Millis Household Projections,
2010-2030**



The population is aging

Millis Population by Age, 1990-2030



Source: U.S. Census, MAPC Population and Housing Demand Projections, 2014

Income and affordability indicators

Millis Median Household Income

\$96,773

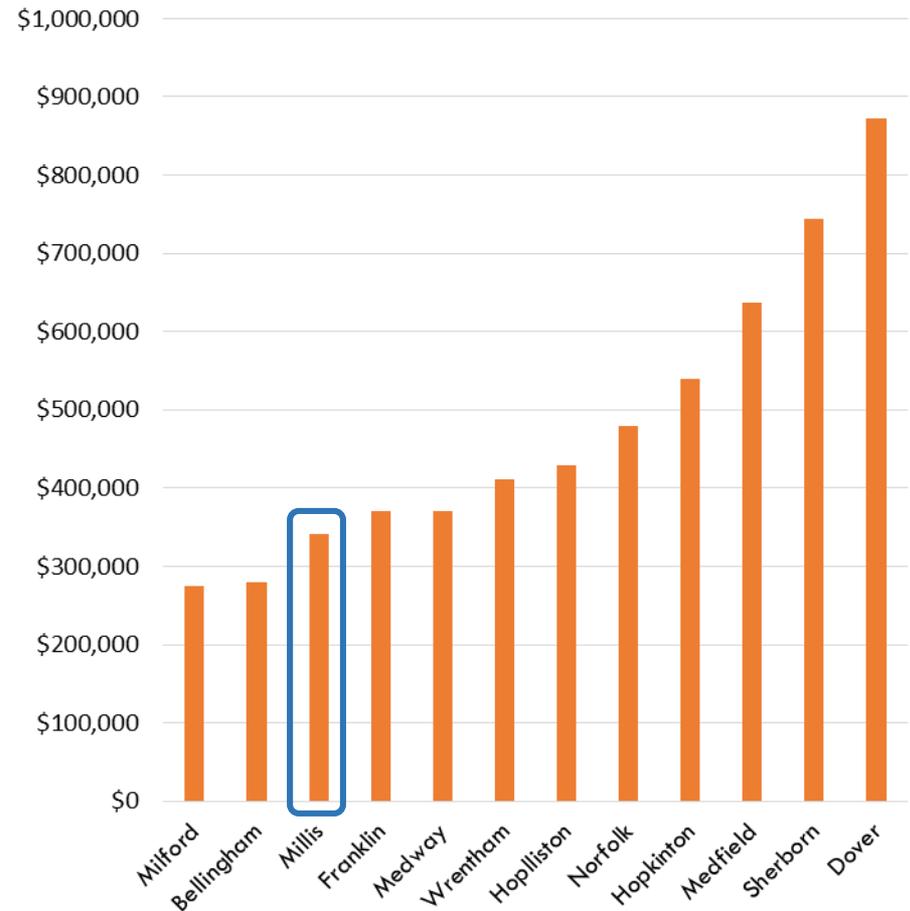
Lower than most neighbors
Higher than Massachusetts

Millis Cost Burden Rate

1 in 3

Households spending more than
30% of income on housing

Median Home Sales Price in 2015



Housing and household characteristics

Proportion of Owner-Occupied Homes

78%

Proportion of Single Family Homes

79%

Proportion of Family Households

71%

Proportion of Housing Stock built between 1940-1999

80%

Less than 9% since 2000

Population increase 1950-1960

72%

Reflected in development patterns

Housing demand: How does Millis meet the need?

- Given these attributes and recent and projected changes in Millis, what market-rate and affordable housing types are needed?



Family
Housing



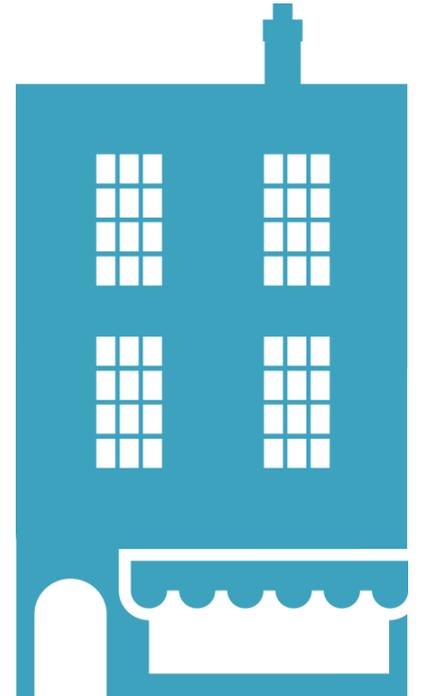
Smaller
Housing



Multifamily Housing



Accessible &
Adaptable Housing



Mixed-Use
Development



Housing to Health

Why Health? A Story



Health in the Story

Asthma triggers

No heat

(poorly sealed)

Pests (Roaches)

Lead

Asthma Medication

Missed School

High Utility Bills

Poor Quality of Life

Infectious Disease (Maybe)

Lead Poisoning

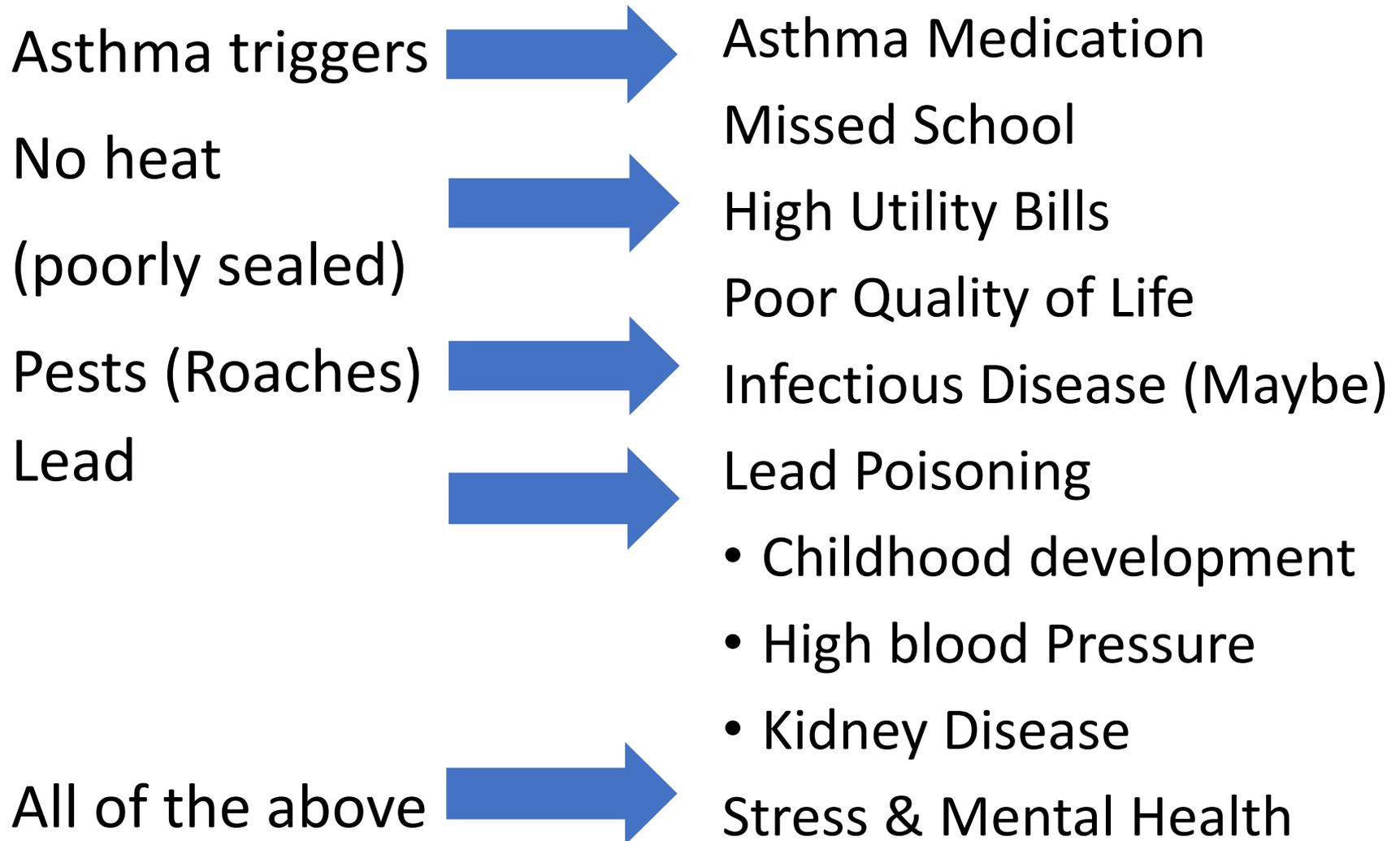
- Childhood development

- High blood Pressure

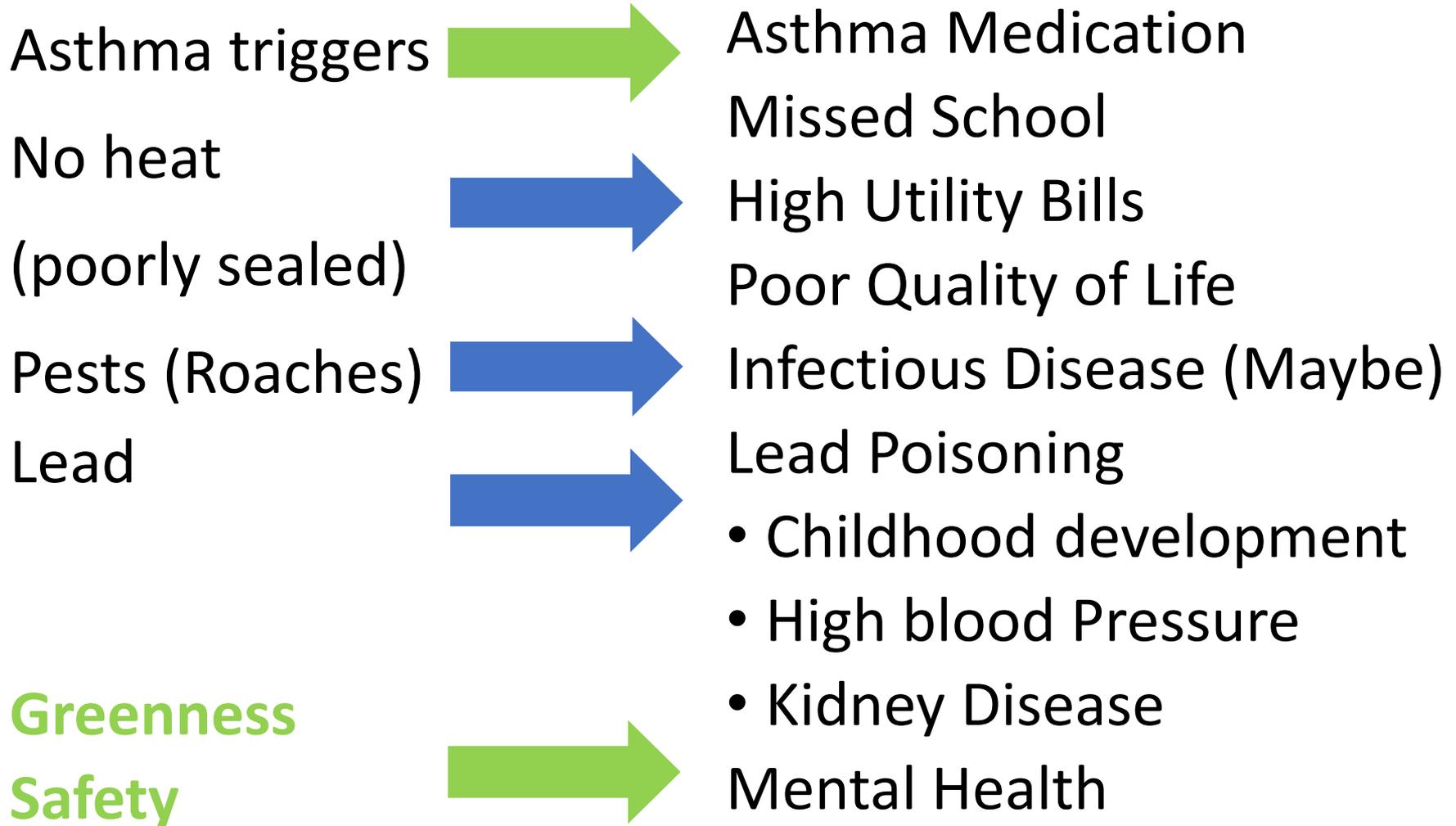
- Kidney Disease

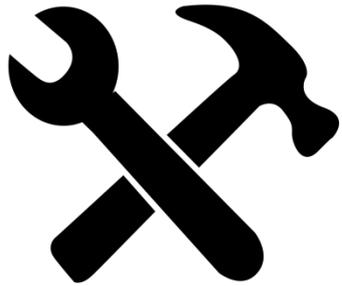
Stress & Mental Health

Health in the Story



Health in the Story





Quality &
Design



Stability &
Affordability



Location

Health conditions impacted



Asthma
Allergies
Elder Falls
Mental Health
Childhood Brain
Development
Smoking
Cardiovascular
Disease



Mental Health
Malnutrition
Childhood
Development
& Lifetime
Health
Substance Use

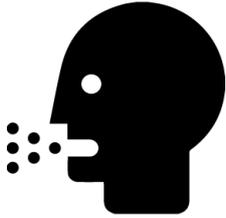


Cardiovascular
Disease
Depression
Mental Health
Respiratory
Disease
Chronic Disease

How we measure this



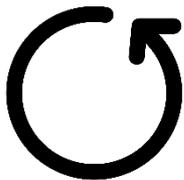
- Hospitalizations/Health Care Usage



- Prevalence/Quantity of Conditions



- Health Behaviors



- Access & Environment

What we looked at overall:

- Hospitalizations

Asthma

Chronic Obstructive Pulmonary Disease

Substance abuse

Cardiovascular disease

Mental health

- Conditions

Obesity

Diabetes

Blood lead levels

Depression

- Behaviors/Risk Factors

Excessive drinking

Smoking

Consuming 5+ vegetables/day

Youth school performance

Social isolation

Top issues overall

- Hospitalizations

Asthma
Chronic Obstructive Pulmonary Disease
Cardiovascular disease
Substance abuse
Diabetes

- Conditions

Mental health
Obesity

Blood Lead Levels

Depression
Excessive drinking
Smoking

Consuming 5+ vegetables/day

Youth school performance

Social isolation

- Behaviors/Risk Factors

These data were since confirmed to be an error in a Bureau of Environmental Health Report, which is now being corrected. Millis does NOT in fact have higher blood lead levels than average in MA

Senior health (65+)

- Hospitalizations+
Health Care
Usage
 - Physical visits per year
 - Rate of inpatient hospital stays
 - Inpatient hospital readmissions
 - Medicare managed care enrollees
 - Dementias
- Conditions
 - Heart failure
 - Heart disease
 - Chronic Obstructive Pulmonary Disease
 - 4+ Chronic conditions & 0 chronic conditions
 - Falls
- Risk Factors
 - % disabled for a year or more
 - Social isolation

Top Issues for Seniors (65+)

- Hospitalizations & Health Care Usage

Physical visits per year

Rate of inpatient hospital stays

Inpatient hospital readmissions

Medicare managed care enrollees

Dementias

Heart failure

Heart disease

- Conditions

Chronic Obstructive Pulmonary Disease

4+ Chronic conditions

0 Chronic conditions

Falls

- Risk Factors

% Disabled for a year or more

Social isolation



Housing Location Priorities

Social Isolation

Climate Change Risk
of Infectious Disease

Lack of Access to
Goods and Services



Cardiovascular Mortality per
10,000 People

76.9 vs 69.9

Cancer Mortality per 10,000 People

211.2 vs 179.8

Cardiovascular disease and cancer mortality ranges were confirmed after this meeting and are not statistically significant. They are therefore no longer being highlighted as a priority.



Housing Quality Priority: Lead

These data were since confirmed to be an error in a Bureau of Environmental Health Report, which is now being corrected. Millis does NOT in fact have higher blood lead levels than average in MA, which is now reflected in the updated report for the Town.

Proportion of Housing with Lead

62% vs 71%

Screening Rate for Children < 3

68% vs 77%

Blood Lead Levels >
3.7 per 1,000
children under 3

Higher
than
State

Priorities to Focus on in Millis

1. Rate of blood lead poisoning in children
2. Transportation to basic amenities
3. Climate change related impacts: social isolation, greenery, infectious disease
4. Risks of social isolation
5. Age-friendly housing

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Housing Goals, Challenges & Opportunities

- Based on what you have heard this evening, what do you think should be Millis' housing goals?

Housing Goals, Challenges & Opportunities

- What are the barriers to achieving these housing goals in Millis?

Housing Goals, Challenges & Opportunities

- Are there specific housing opportunities that exist for redevelopment, preservation, or new housing?
- What about for new partnerships, resources, and support?
- What resources, organizations, or models are current assets worth replicating in the future?

Next Steps

- Develop housing production goals
- Establish Plan Implementation Strategies
- Public forum to share these strategies
- Discussion with Town staff
- Adoption of HPP by Planning Board and Board of Selectmen
- Submission of HPP to DHCD

Thank you for coming!

Thank you for coming!

- Please join us for the next meeting to discuss **Plan Implementation Strategies** and **Housing Sites**, date to be determined
- For more information, please contact:
 - Ralph Willmer, FAICP, Principal Planner
rwillmer@mapc.org -or- 617.933.0734
 - Noémie Sportiche, Public Health Research Analyst
nsportiche@mapc.org -or- 617.933.0716