

ARLINGTON HOUSING PRODUCTION PLAN

Visioning Public Forum

Tuesday, February 2, 2015

Presented by the Metropolitan Area Planning Council and JM Goldson



J M Goldson

community preservation
+ planning



AGENDA

Welcome & Project Overview

Exercise #1 Report-Outs: *Places You've Called Home*

Group Polling: *What Do You Know About Arlington's People & Housing?*

Presentation: *About Arlington & Local Housing Needs & Demand*

Exercise #2: *Community Housing Goals*

Next Steps

PROJECT OVERVIEW

Arlington's **2015 Master Plan** recommends that the town create and submit to the DHCD a **Housing Production Plan (HPP)** that considers the needs of all demographics, including families, elderly, households with special needs, and households with low and moderate incomes.

PROJECT OVERVIEW

Timeline & Structure

OCT.	NOV.	DEC.	JAN.	FEB.	MAR.	APR.	MAY	JUNE
Advisory Committee Mtg.		Advisory Committee Mtg.		Advisory Committee Mtg.	Advisory Committee Mtg.	Advisory Committee Mtg.	Advisory Committee Mtg.	
				Public Forum	Public Forum		PB & BoS ADOPTION	SUBMIT TO DHCD



PROJECT OVERVIEW

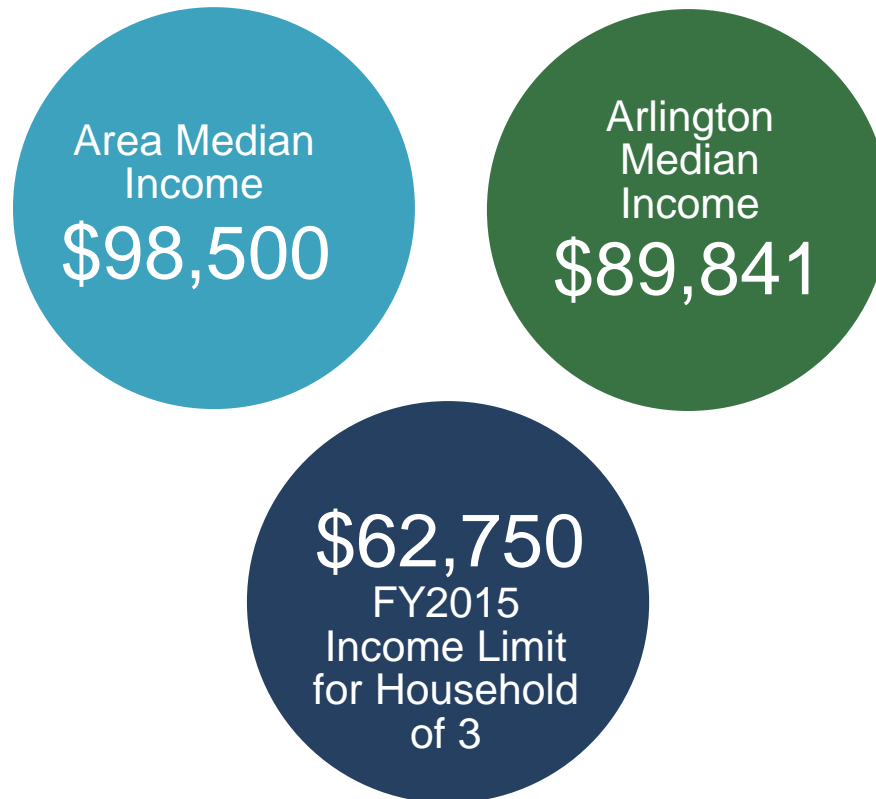
HPPs help municipalities to:

- understand local housing needs and demand;
- assess development constraints and opportunities; and
- establish goals and implementation strategies

in order to guide the type, amount, and location of housing in town

PROJECT OVERVIEW

Affordable Housing refers to units that are deed restricted to be affordable to households earning 80% of area median income or below



ABOUT ARLINGTON

Arlington has limited capacity for growth:



Arlington Vacancy and Existing Development

- Commercial Vacant
- Residential Vacant
- Buildings
- Rivers and Streams
- Water Bodies
- Wetlands
- Permanently Protected Open Space
- Other Open Space

0 0.125 0.25 0.5 Miles

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

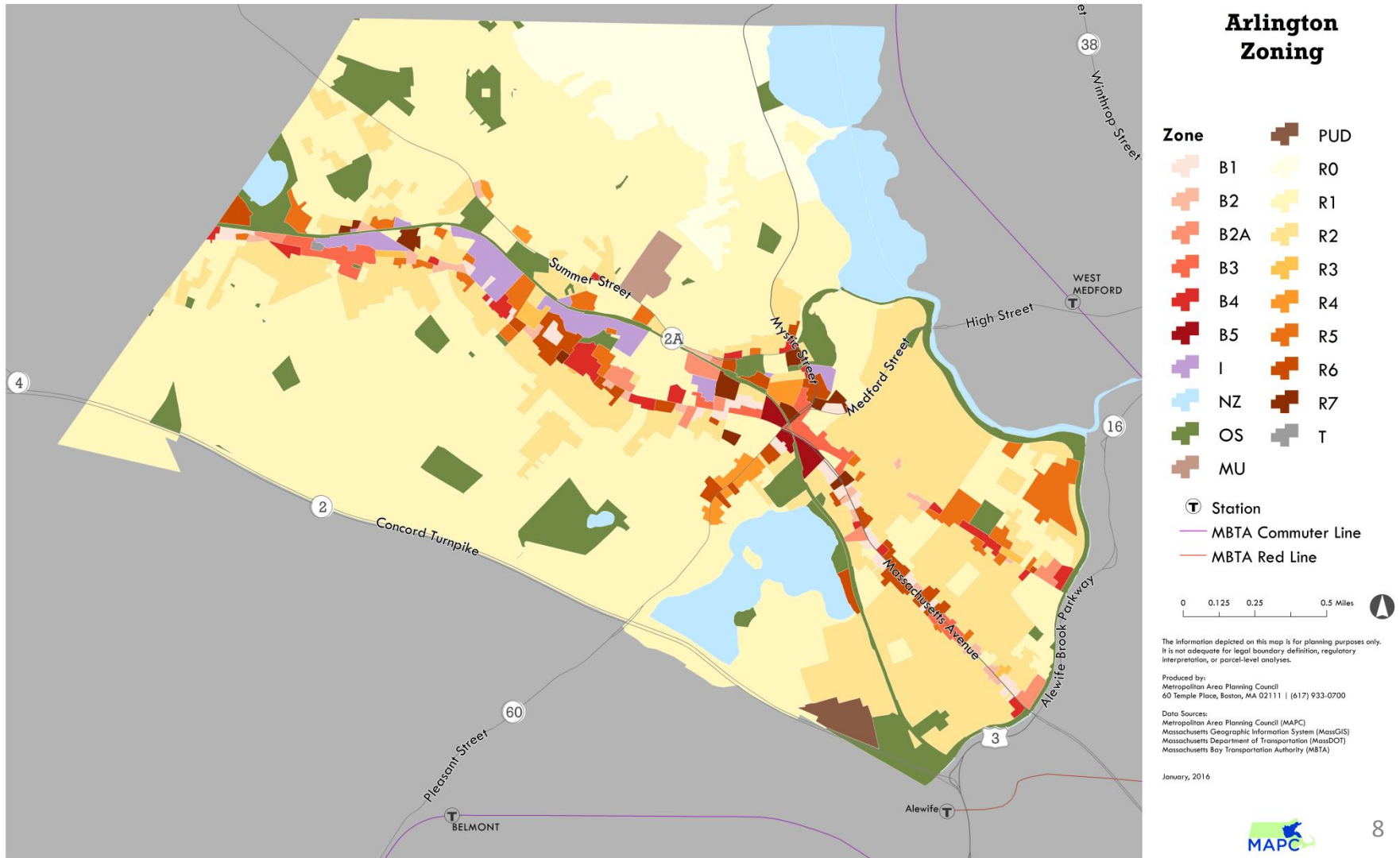
Produced by:
Metropolitan Area Planning Council
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Data Sources:
Metropolitan Area Planning Council (MAPC)
Massachusetts Geographic Information System (MassGIS)
Massachusetts Department of Transportation (MassDOT)
Massachusetts Bay Transportation Authority (MBTA)

January, 2014

ABOUT ARLINGTON

Zoning does not readily accommodate a range of development types:



ABOUT ARLINGTON

Schools need improvements and there are concerns about capacity:



Clockwise from left: Arlington High School, Thompson School, Stratton School, Brackett Elementary School, Ottoson Middle School, Dallin Elementary School

HOUSING DEMAND

HOUSING DEMAND: UPDATED HOUSING

1 in 2 housing units were built prior to 1939

52% of Arlington's housing stock dates back to 1939 or earlier and is costlier to maintain than newer housing



There were 56 teardowns in town between 2013-2015

This decreases the supply of starter homes because they're replaced with larger, more expensive units



1,460 rental units were converted to condos between 2000-2014

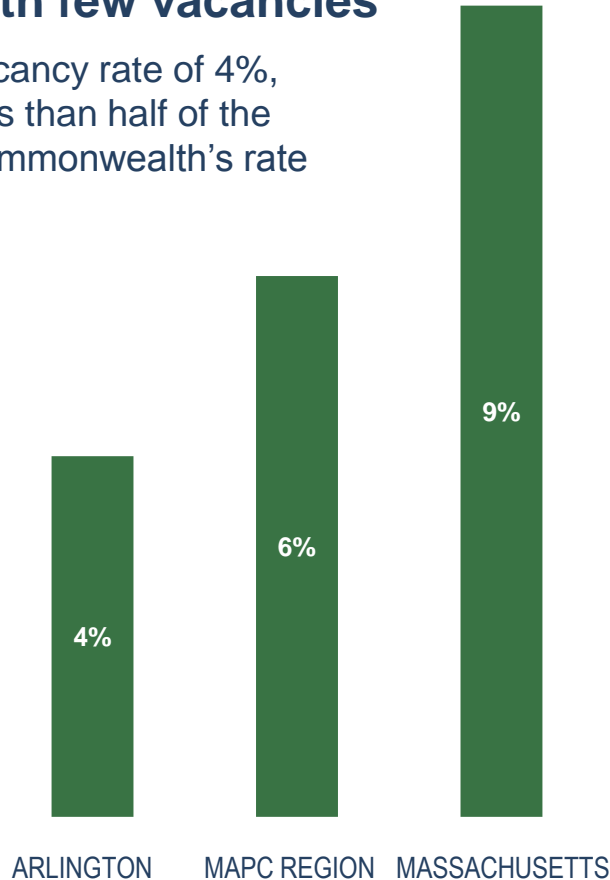
This results in more options for ownership housing, but decreases the supply of rental units in town



HOUSING DEMAND: EXPANDED HOUSING SUPPLY

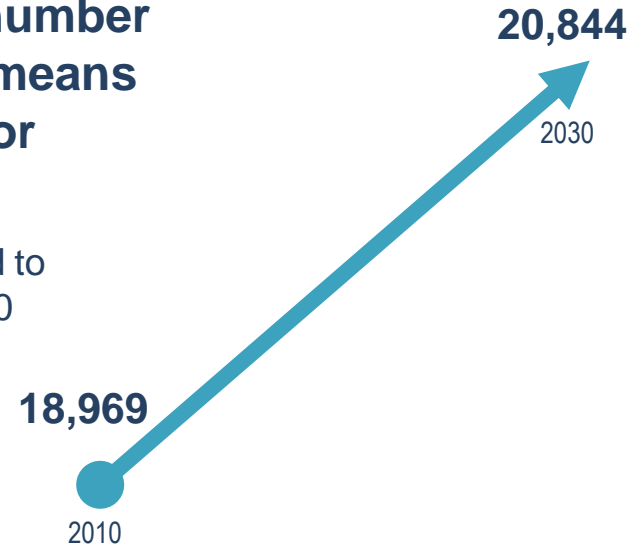
Arlington has a very tight housing market with few vacancies

Vacancy rate of 4%, less than half of the Commonwealth's rate



An increasing number of households means more demand for housing units

Households projected to increase 10% by 2030



Relatively low permitting rate compared to neighbors

Arlington issued 782 residential permits between 2000-2013, while 12 of 21 of neighboring municipalities issued more

HOUSING DEMAND: EXPANDED HOUSING SUPPLY

Demand for roughly 300 additional housing units projected through 2020

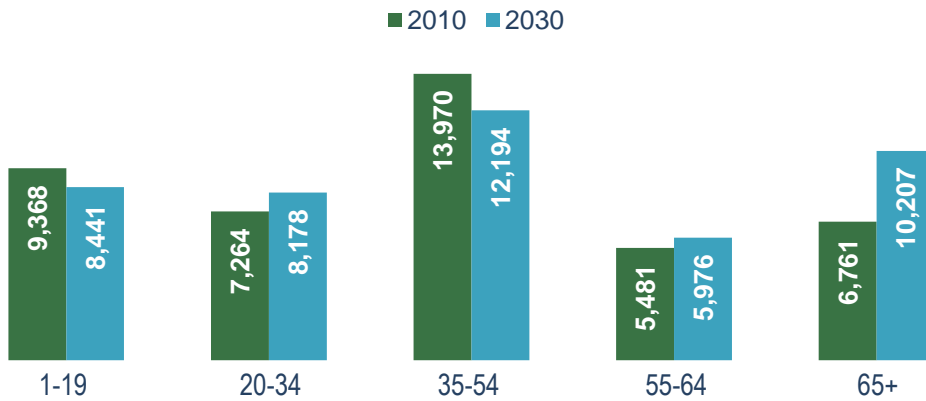
Arlington issued an average of 56 permits/year for the past 13 years, but will need to increase this rate to meet projected demand by 2020



HOUSING DEMAND: DIVERSE HOUSING

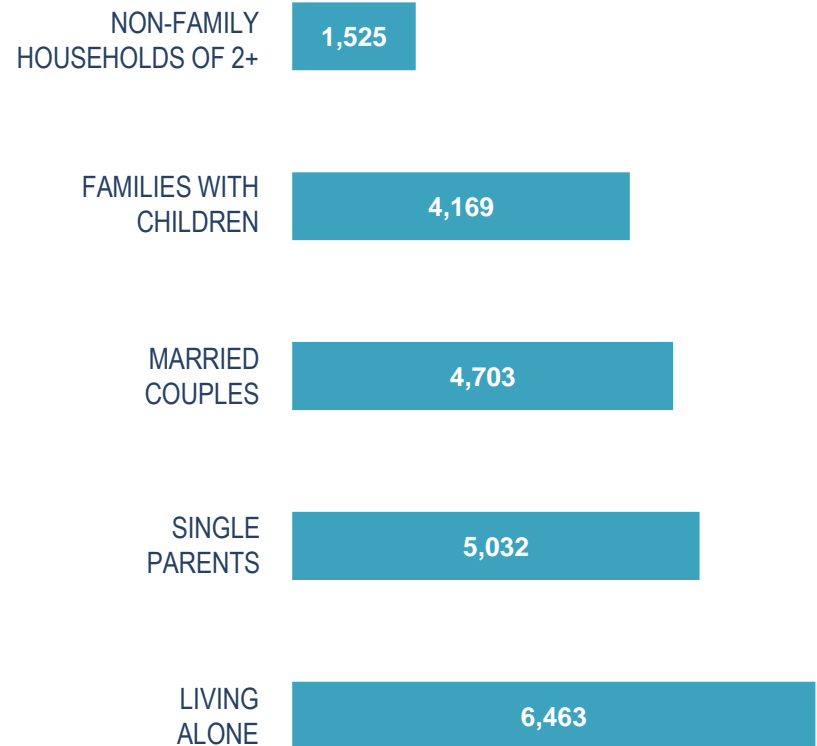
The population is aging

People need different housing types at different life stages



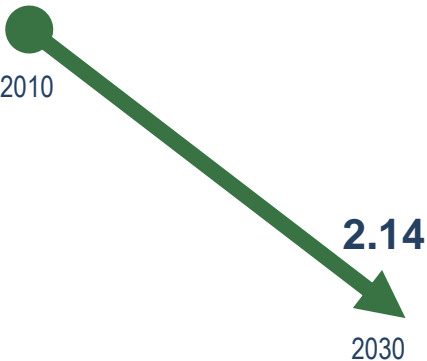
Arlington is home to a range of household types

Different household types, and sizes, need different housing types



2.24

2010



2.14

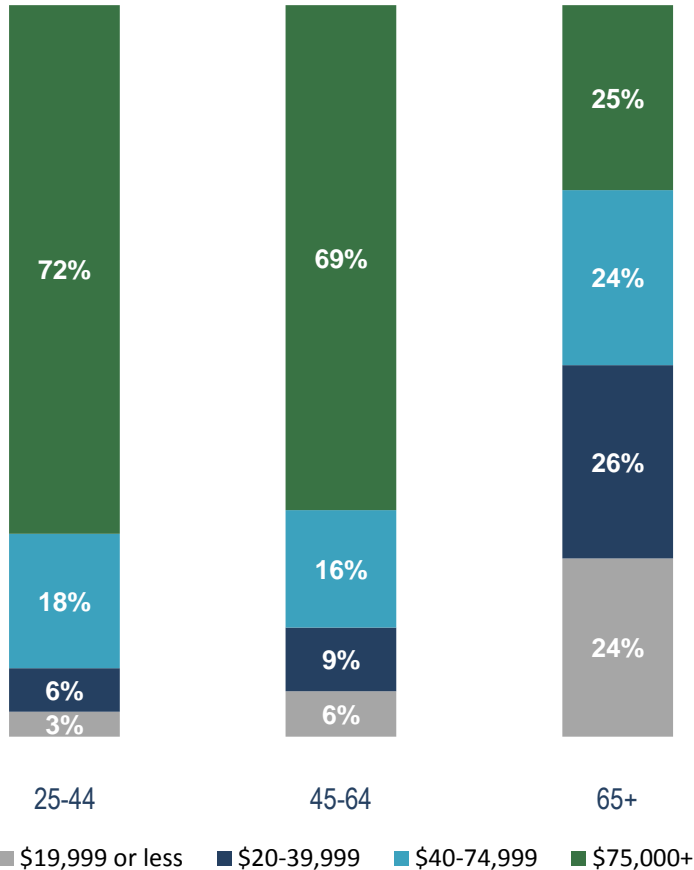
2030

Household size is shrinking

Arlington is home to smaller households compared to the region (2.44) and the state (2.48) and they need smaller housing units

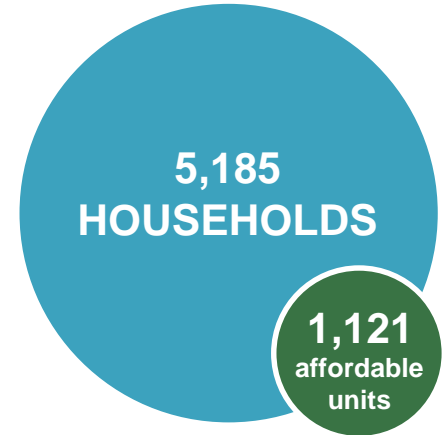
HOUSING DEMAND: DIVERSE HOUSING

Incomes vary across age ranges

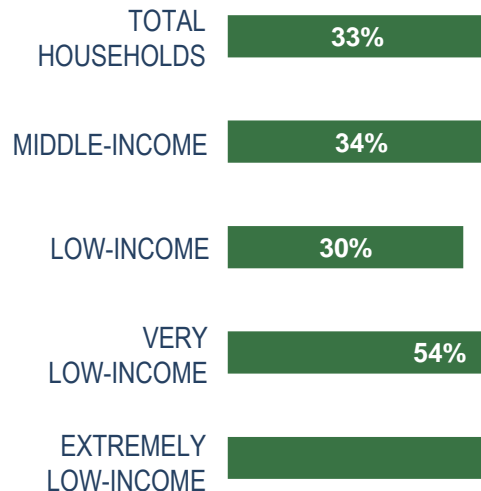


Need for affordable housing outweighs demand

Of Arlington's 19,552 housing units, there are far fewer affordable deed-restricted units than eligible (low-income) households



More than a third of all households are cost burdened



A significant portion of households at different income levels spend more than a third of their earnings on housing

Clockwise from left: U.S. Census Bureau, 2009-2013 American Community Survey; Department of Housing and Community Development, 10/26/15; U.S. Census Bureau, 2009-2013 American Community Survey and HUD Comprehensive Housing Affordability Strategy (CHAS), 2008-2012

HOUSING DEMAND: DIVERSE HOUSING

**Given these attributes and changes in Arlington,
what market-rate and affordable housing types are needed?**



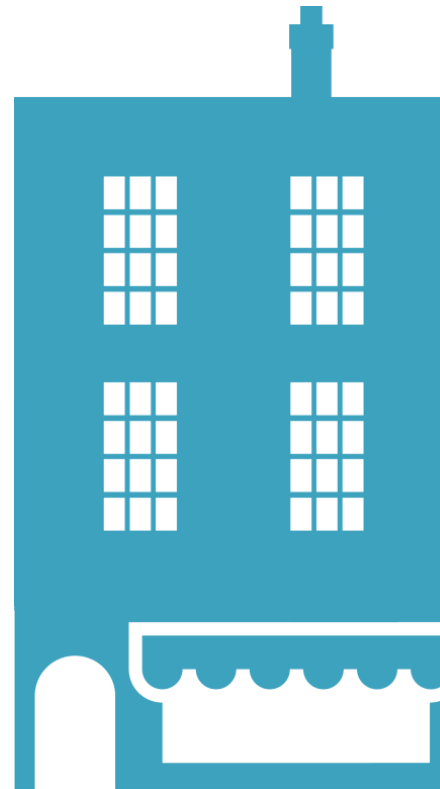
Accessible &
Adaptable Housing



Smaller
Housing



Multifamily Housing



Mixed-Use Development



Other Ideas

EXISTING TOOLS TO ADDRESS HOUSING DEMAND

Arlington has a demonstrated commitment to maintaining and increasing housing diversity and affordability:

- Community-driven Master Plan with housing goals
- Inclusionary Zoning
- Home Improvement Loan Programs
- Community Development Block Grant for affordable housing
- HOME Investment Partnerships Program
- Community Preservation Act
- Arlington Housing Authority
- Housing Corporation of Arlington
- Director of Housing
- First-Time Homebuyer Programs

QUESTIONS?

INTRODUCTION TO EXERCISE #2

We are going to work in small groups on a discussion exercise.

Objective:

Work together to imagine a better housing future for your community.

Use of Results:

Your discussions tonight will help the project team identify housing goals and develop draft strategies for further consideration at Public Forum #2.



Workshop Guidelines Pyramid



EXERCISE #2 SCHEDULE

30-45 minutes - group discussion

15-20 minutes - presentations



GROUP EXERCISE #2

Arlington's 2015 Master Plan and associated working paper on housing raised several questions about housing issues. The discussion topics below are drawn from the Master Plan and designed to help your group imagine and create a better housing future for your community.

DISCUSS THE TOPICS IN THE MATRIX BELOW WITH YOUR GROUP AND SUMMARIZE DISCUSSION IN SPACE PROVIDED.

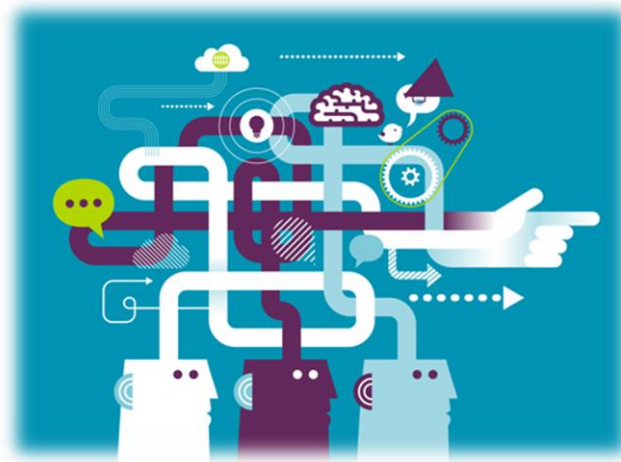
Indicate areas of agreement, unresolved issues, and differing perspectives:

- 1 Using perfect-world thinking, imagine that Arlington had a variety of housing options for a range of incomes, ages, family sizes, and needs. What would that be like? Describe what your group sees.
- 2 To build on your vision (#1, above), what type of housing should be available in Arlington that is not available today? How can this housing reinforce or complement the character Arlington's existing neighborhoods?

EXERCISE #2 INSTRUCTIONS

1. Introductions & select a clerk
2. Silently jot down your first ideas
3. Start discussion of each question in round robin for one go-around the table
4. Then open for naturally flowing discussion
5. Raise your hand when complete

YOU MAY BEGIN!

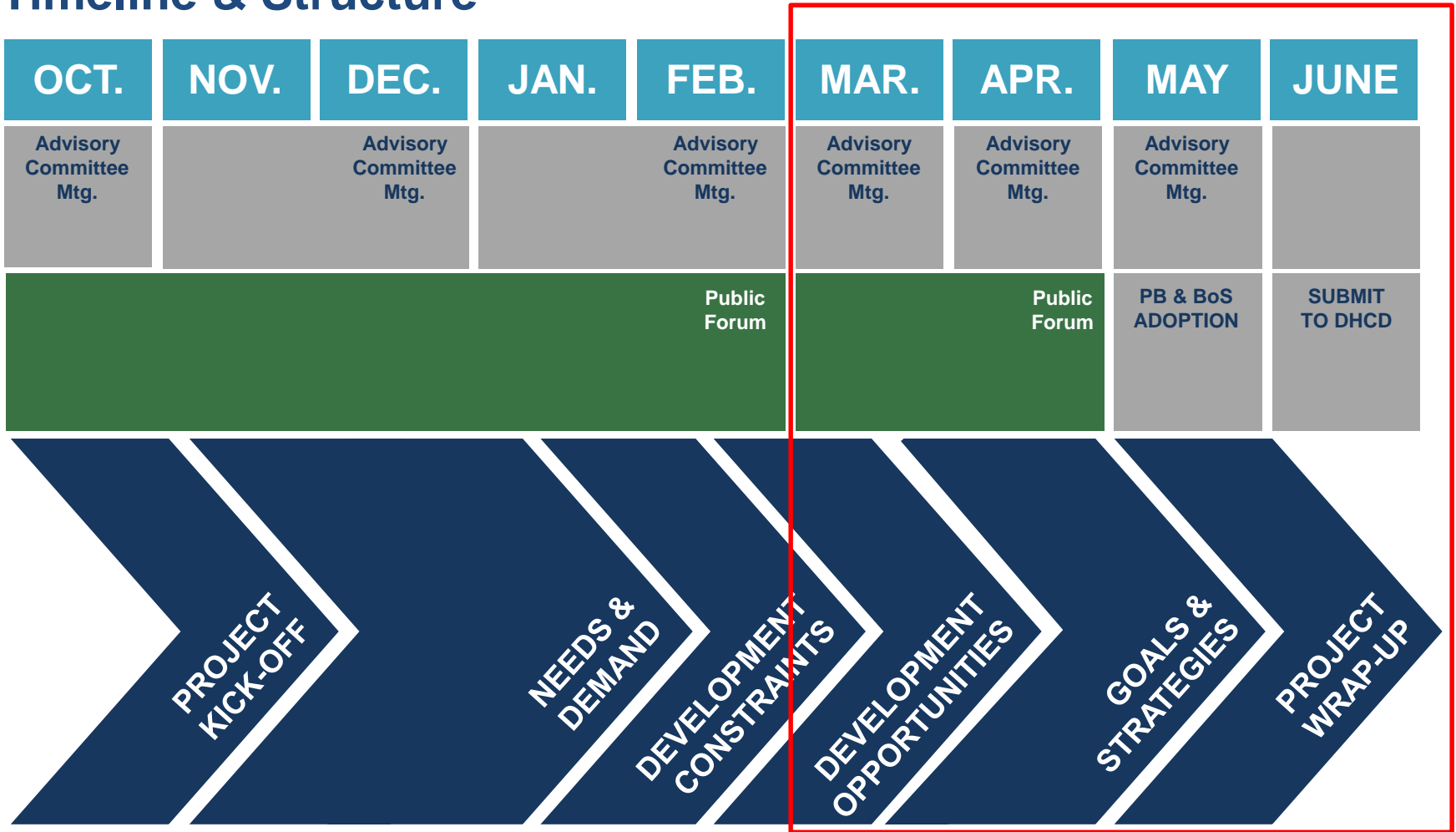


EXERCISE #2 PRESENTATIONS



NEXT STEPS

Timeline & Structure



THANK YOU!

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