

Arlington Housing Plan



HOUSING PLAN COMMUNITY FORUM

September 14, 2021

6:30-8:30pm



TOWN OF ARLINGTON



**Planning & Community
Development Department**

**Housing Plan
Implementation Committee**



CONSULTANTS



Barrett Planning Group LLC

Judi Barrett

Alexis Lanzillotta

Fiona Coughlan, AICP

Tyler Maren



Horsley Witten Group

Nate Kelly, AICP

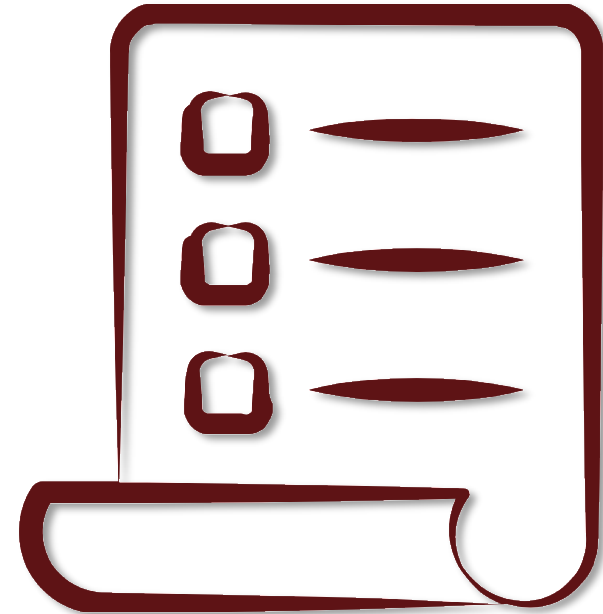
Jeff Davis, AICP

Krista Moravec, AICP

Lena Porell

AGENDA

- PRESENTATION
 - Update on Planning Process
 - Housing Needs Assessment
 - Q & A
- BREAKOUT GROUPS
 - 2016 Goals & Strategies: Where Are We?
 - 2021 Goals & Strategies To Consider
- CLOSE OUT
 - Mapping Exercise link
 - Next Steps
 - Q & A



TONIGHT'S PROCESS

Please keep your microphone on mute unless invited to speak by the meeting hosts and facilitators. We appreciate your cooperation.

Questions and comments will be taken at select times throughout the evening.



PLAN COMPONENTS

The Town has asked us to prepare a housing plan that:

Helps to address needs for affordable housing

Is equitable across all income levels

Discourages concentrations of affordable housing in any one area

Is realistic in Arlington's market area

Qualifies for approval by the Mass. Department of Housing & Community Development (DHCD)



PLAN COMPONENTS

Housing Needs Assessment

- Demographics
- Housing stock
- Development constraints & plans to mitigate
- Infrastructure capacity

Housing Goals

- Mix of housing types
- Housing production goals

Implementation Strategies

- Proposed zoning or policy changes
- Site identification for housing
- Desired characteristics of development
- Regional partnerships

WORK TO DATE

- Community Engagement Plan
- Review of Existing HPP and Other Recent Plans
- Meetings with HPIC
- Group Interviews: May 24-26
- Town Tour: June 1
- Community Forum: June 9
- Focus Groups: August 18
- Google Form Questionnaires
- Draft Needs Assessment
 - Demographic & Housing Data
 - Market Trends
 - Potential Barriers
- Meetings-in-a-Box (5 Completed)
- DPCD Farmers' Market Outreach

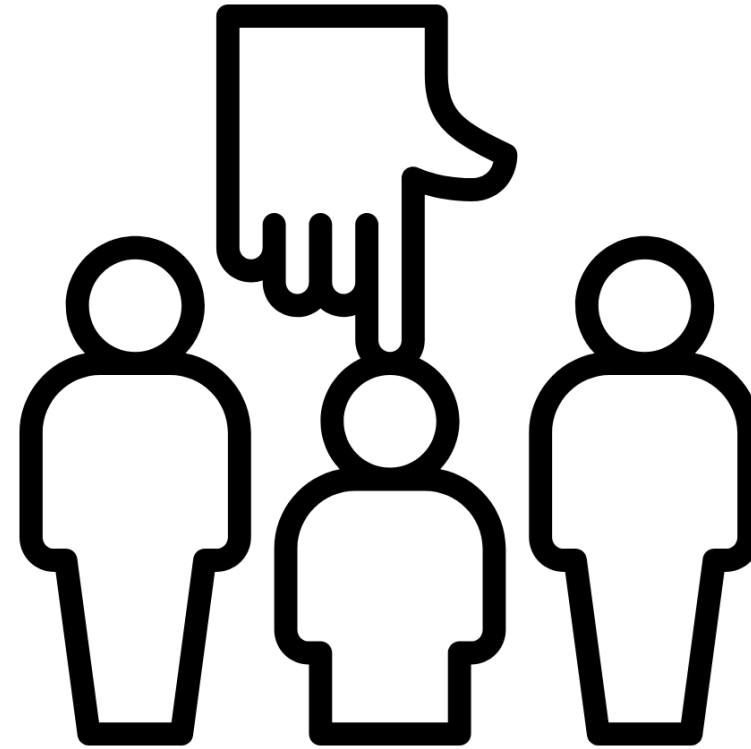
NEEDS ASSESSMENT

ARLINGTON HOUSING PLAN



What are housing needs?

- Affordability
- Suitability
- Condition
- Accessibility
- Housing Equity
- Choice
- Opportunity
- Variety



Basic Social Fairness



Arlington in Context

Geographic comparisons

- Peer communities
Belmont, Brookline, Medford, Melrose, Milton, Natick, Needham, North Andover, Reading, Stoneham, Watertown, and Winchester
- County
- Region (Boston Metro)
- State
- Census tracts and block groups (nodes and neighborhoods)



Findings & observations

Arlington is ...

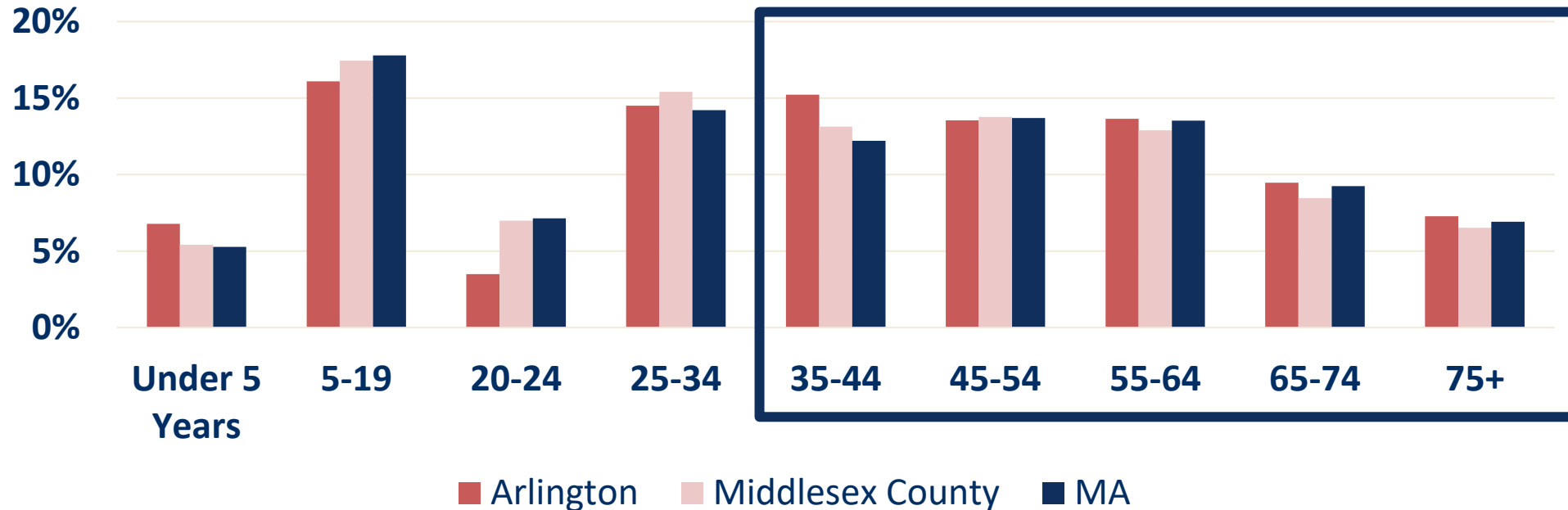
- *Slowly losing rental supply to the homeownership market*
- *Attracting higher-income households as homebuyers*
- *Losing some of its former class diversity and making few if any gains in racial diversity*
- *Redeveloping as older built assets give way to higher-value investment*
- *Not zoned to encourage a mix of housing opportunities*
- *Not zoned to create affordable housing*

Who lives in Arlington? (who's missing?)

Population age

Population Distribution by Age

Source: ACS 5-Year Estimates, 2019, Table B01001

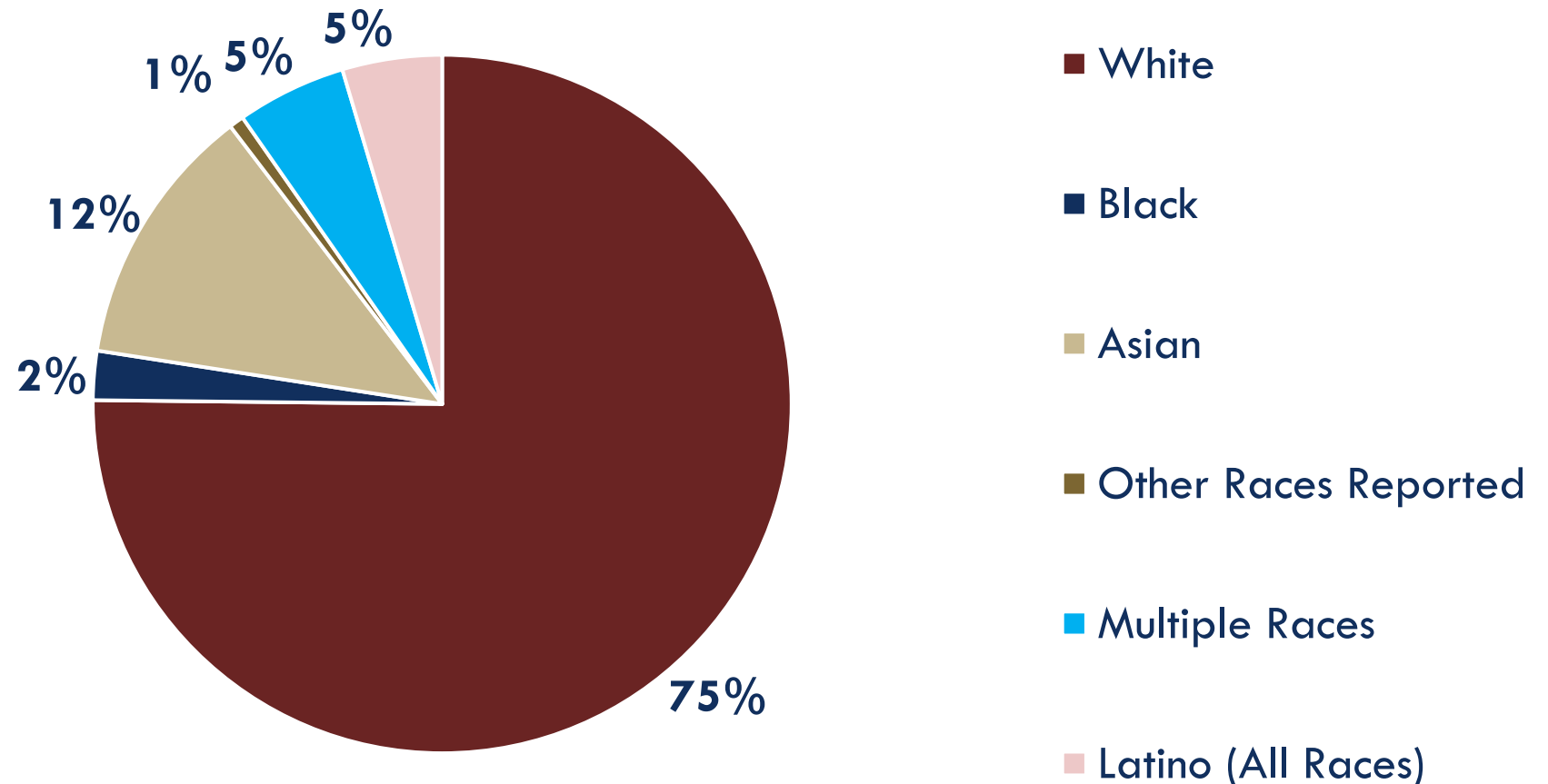


Who lives in Arlington? (who's missing?)

Population by race

Arlington in 2020

Source: Census 2020



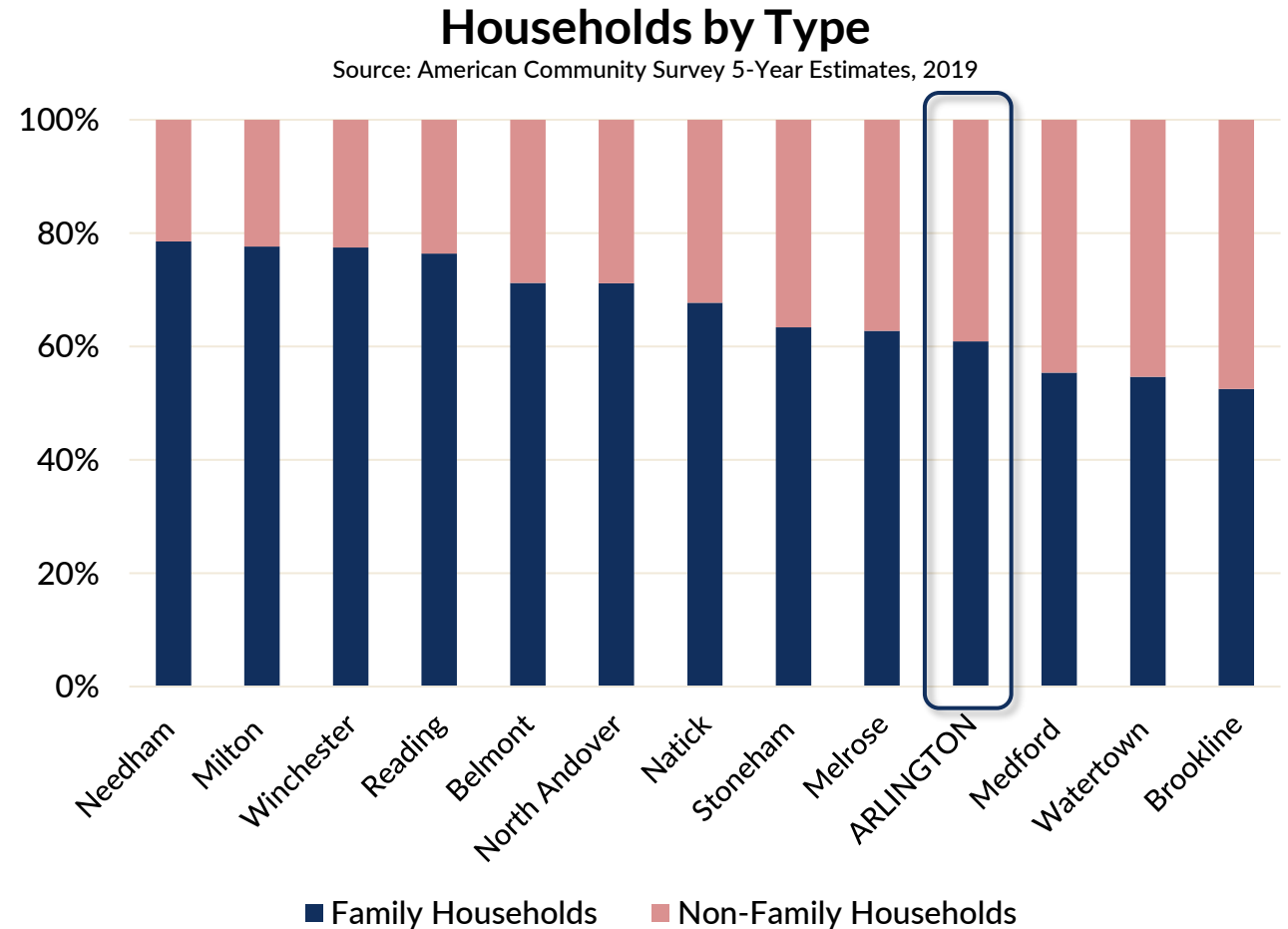
Who lives in Arlington? (who's missing?)

Households and families

As of 2019, Arlington had an estimated 19,065 households, with non-families comprising almost 40 percent of the total.

Compared to its peer communities, Arlington's family household rate of 61 percent is somewhat low, as indicated in Figure 2.8.

As for family type, married couples make up a large share of all families – 82 percent, and 47 percent married with children.



Who lives in Arlington? (who's missing?)

Families with children under 18

Households by Presence of People under 18 Year

Household & Family Type	Households with People <18 Years	Percent	Households with No People <18 Years	Percent
Total All Households: 19,065				
Total by Type	5,812	30.5%	13,253	69.5%
Family Households	5,774	99.3%	5,840	44.1%
Married-Couple Family	4,649	80.0%	4,876	36.8%
Other Family:	1,125	19.4%	964	7.3%
<i>Single Parent, Male</i>	135	2.3%	294	2.2%
<i>Single Parent, Female</i>	990	17.0%	670	5.1%
Nonfamily Households	38	0.7%	7,413	55.9%
<i>Male Householder</i>	38	0.7%	2,718	20.5%
<i>Female Householder</i>	0	0.0%	4,695	35.4%

Source: ACS 5-Year Estimates, 2019



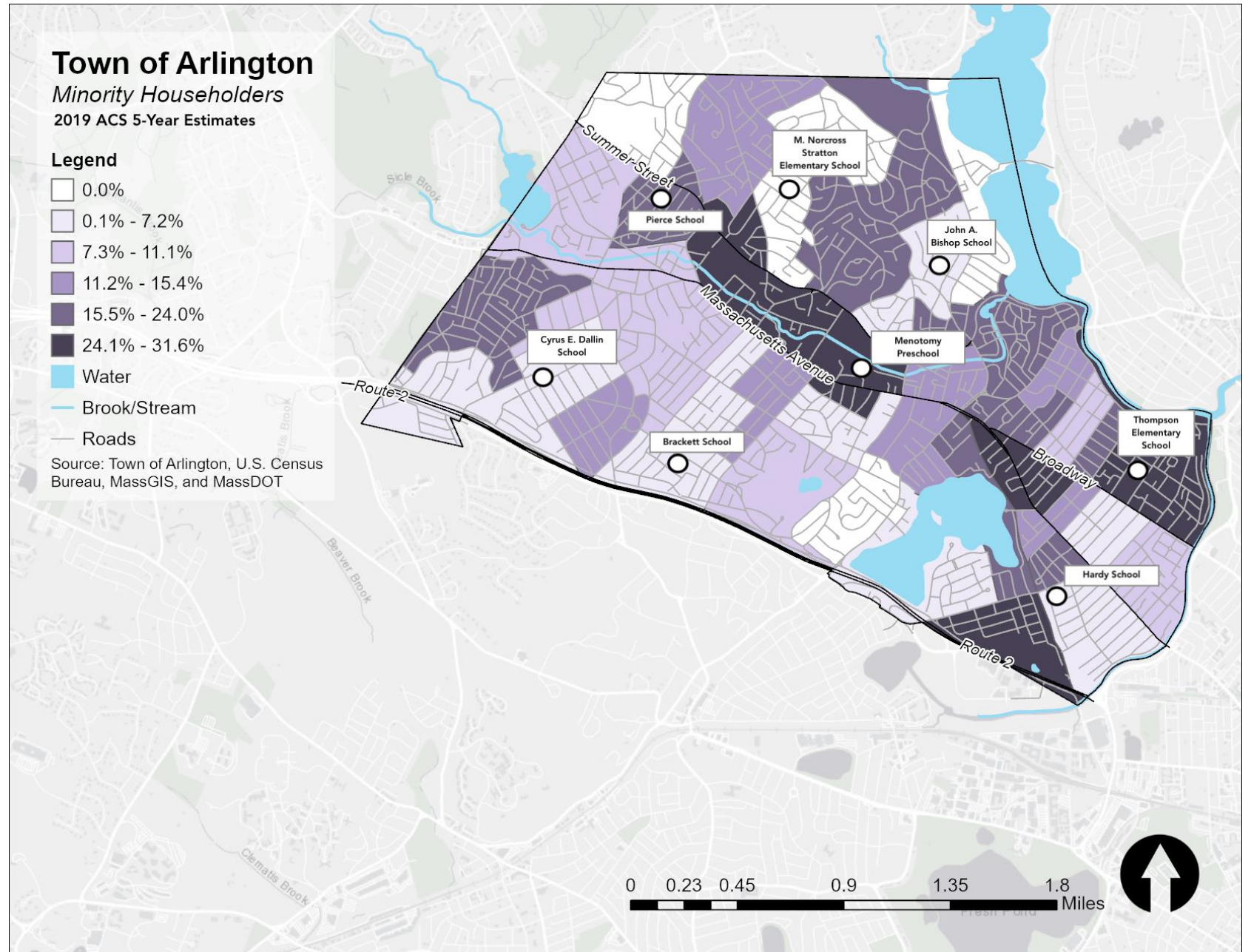
Who lives in Arlington? (who's missing?)

Public school population by race

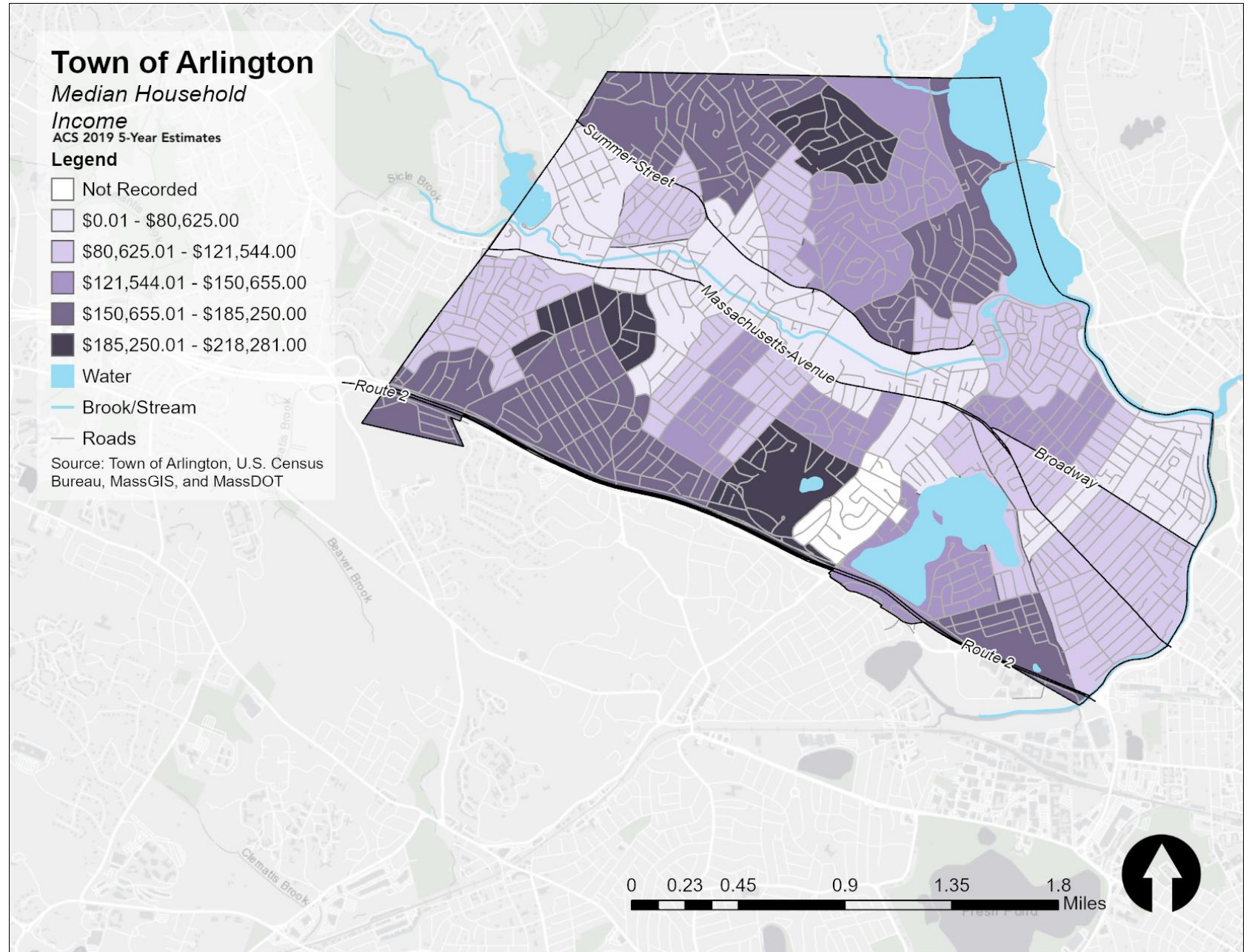
Arlington Public School Enrollment by Student Indicators Tracked by the Commonwealth					
Year	Total Enrolled	Change From Previous Year	Minority Population	English Language Learner	Low Income Status
2020-21	5,755	-4.8%	30.1%	4.1%	9.1%
2019-20	6,047	1.8%	29.5%	5.0%	8.8%
2018-19	5,939	4.0%	29.0%	4.8%	8.4%
2017-18	5,711	3.4%	28.0%	4.8%	8.2%
2016-17	5,524	4.2%	26.7%	4.4%	8.0%
2015-16	5,304	1.8%	25.4%	4.1%	8.3%
2014-15	5,208	3.8%	25.5%	4.0%	8.4%
2013-14	5,020	2.4%	20.3%	4.1%	11.5%
2012-13	4,903	0.9%	20.4%	4.8%	11.5%
2011-12	4,858	1.0%	22.3%	5.3%	11.5%
2010-11	4,808	n/a	21.7%	5.0%	11.0%

Source: MA Department of Elementary and Secondary Education. It is not clear if some of the decrease in 2020-21 has to do with the transfer of some students to private schools or home schooling because of the COVID-19 pandemic.

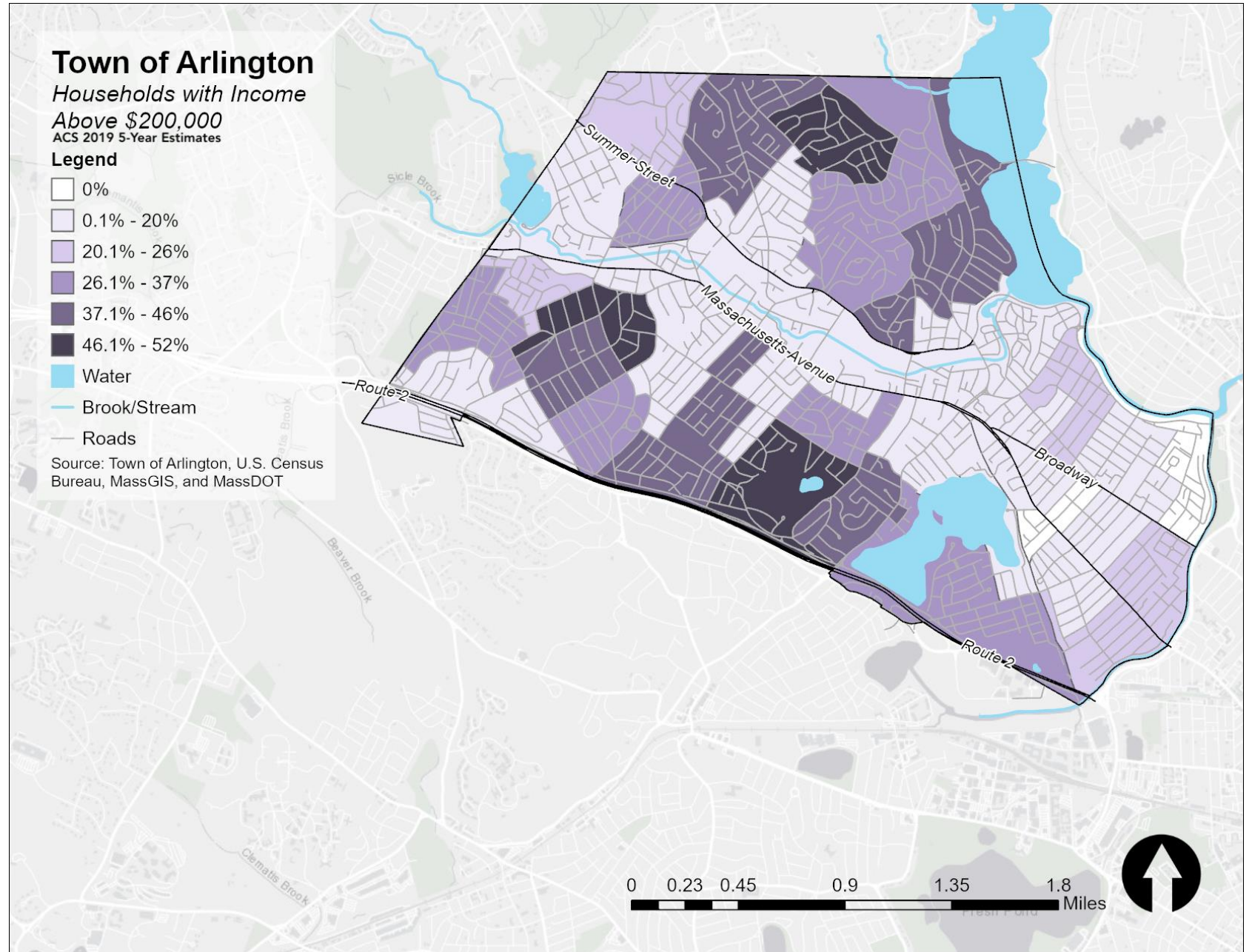
District-wide, or school-specific? (Elementary & PreK Only)



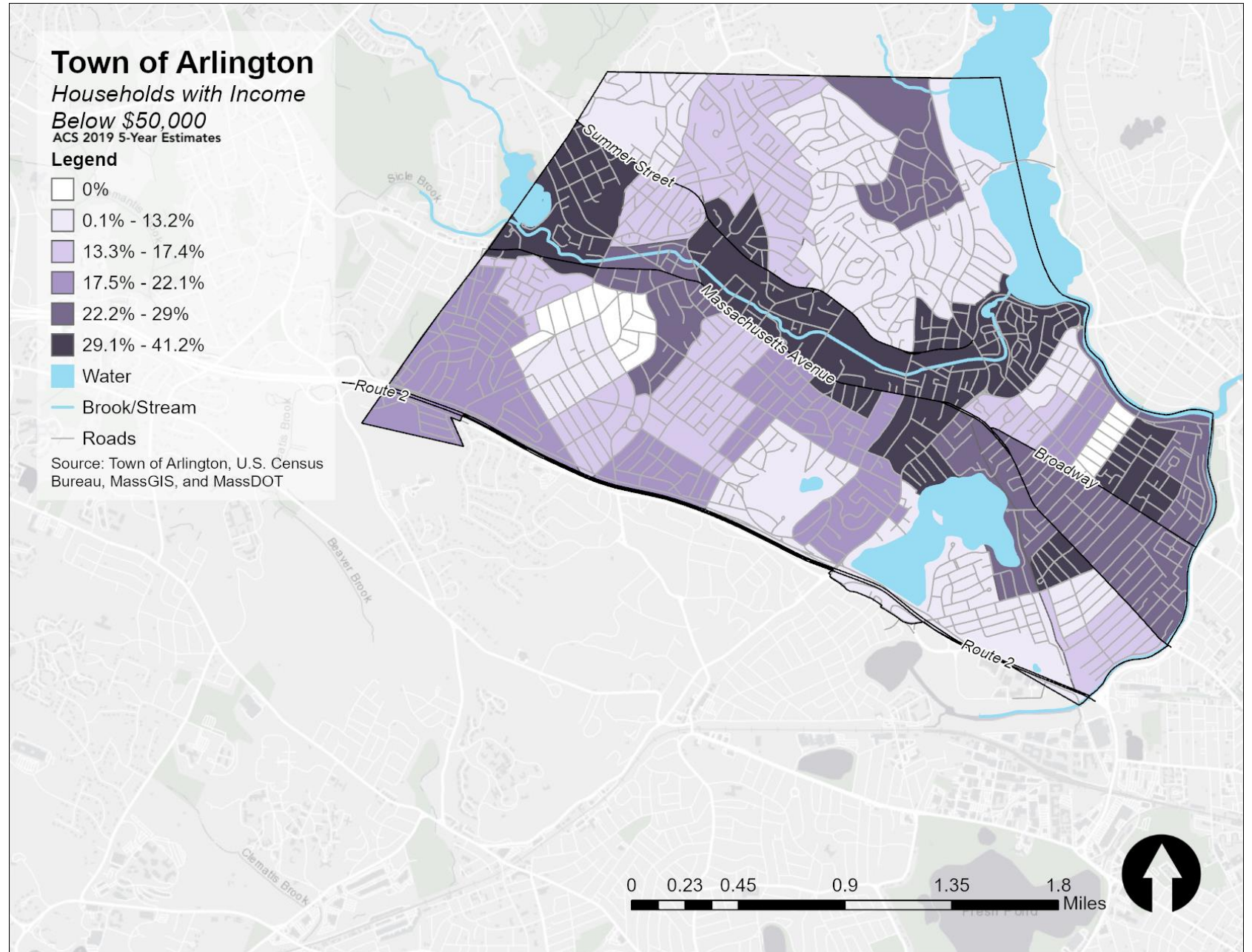
Who lives in Arlington? (who's missing?) Household incomes



Who lives in Arlington? (who's missing?) *Household incomes*



Who lives in Arlington? (who's missing?) Household incomes

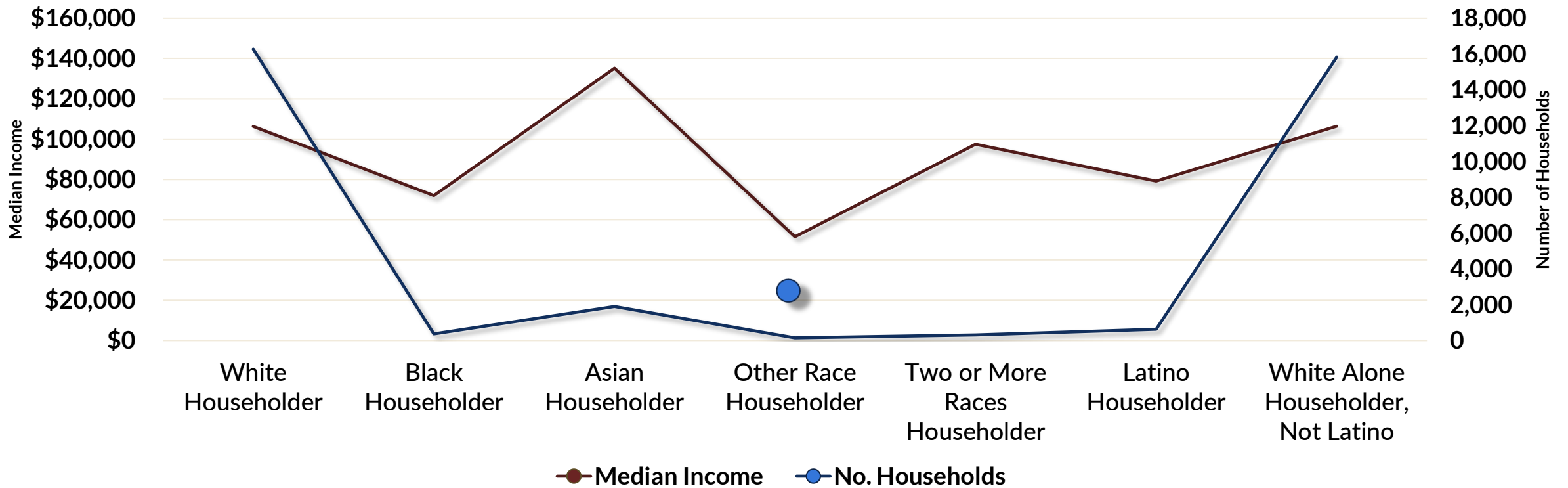


Who lives in Arlington? (who's missing?)

Household income by race

MEDIAN HOUSEHOLD INCOME BY RACE AND ETHNICITY

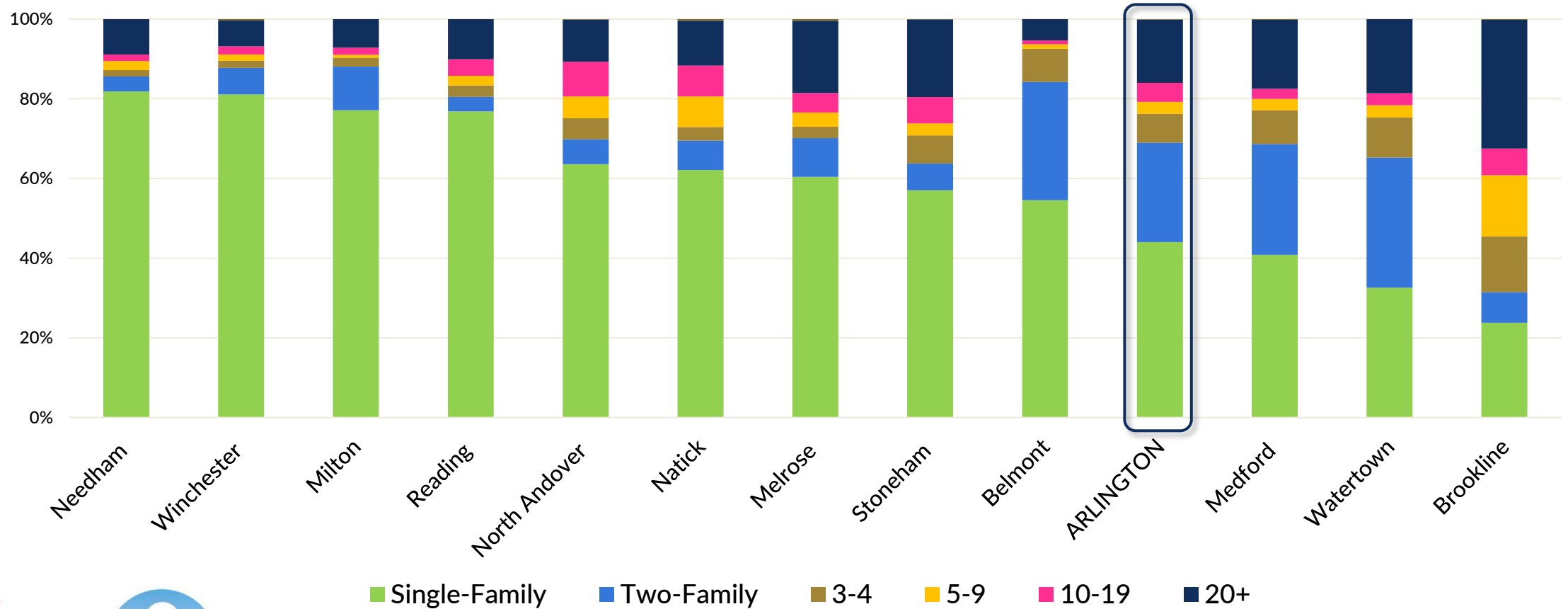
Source: ACS 5-Year Estimates, 2019



Quick facts: housing profile

Housing Units by Building Type

Source: American Community Survey 5-Year Estimates, 2019



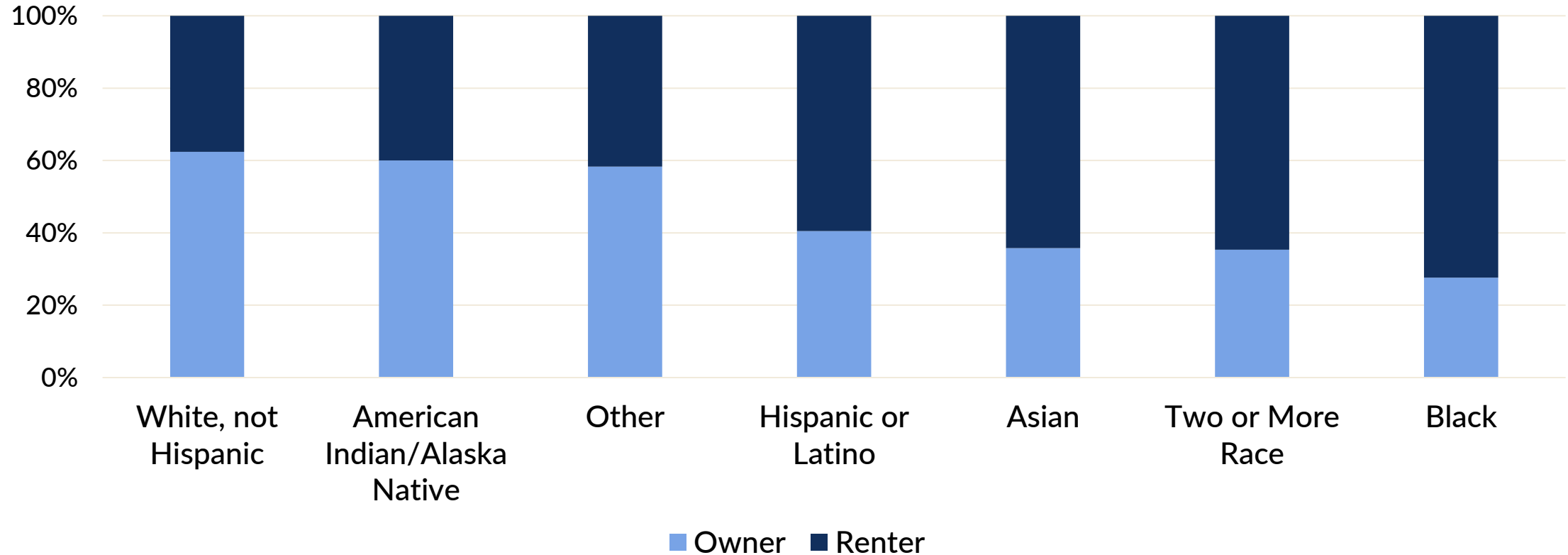
■ Single-Family
 ■ Two-Family
 ■ 3-4
 ■ 5-9
 ■ 10-19
 ■ 20+

Quick Facts: Tenure

Who owns a home in Arlington? (And who doesn't?)

Tenure by Race & Ethnicity of Householder

Source: American Community Survey 5-Year Estimates, 2019



Market Trends

- Condo Conversion
- Demolition/Rebuild
- Multifamily & Infill
- RKG Study
- Building Permits



Changes within the single-family home inventory



Change in Size and Values in Arlington's Single-Family Home Inventory

Age of Dwelling (Year Built)	Number of Records	Average Lot (Sq. Ft.)	Average Residential Floor Area (Sq. Ft.)	Average No. Rooms	Average Ratio of Land Value to Building Value
2000 to Present	292	8,294	3,334	8	0.680
1980-1999	211	7,903	2,451	7	1.090
1960-1979	753	7,510	2,026	7	1.578
1945-1960	2,427	7,751	1,912	6	1.735
1920-1944	3,237	6,353	1,892	7	1.476
1900-1919	752	7,553	2,136	8	1.331
1865-1899	248	8,215	2,283	8	1.320
Pre-1865	81	11,422	2,389	8	1.585

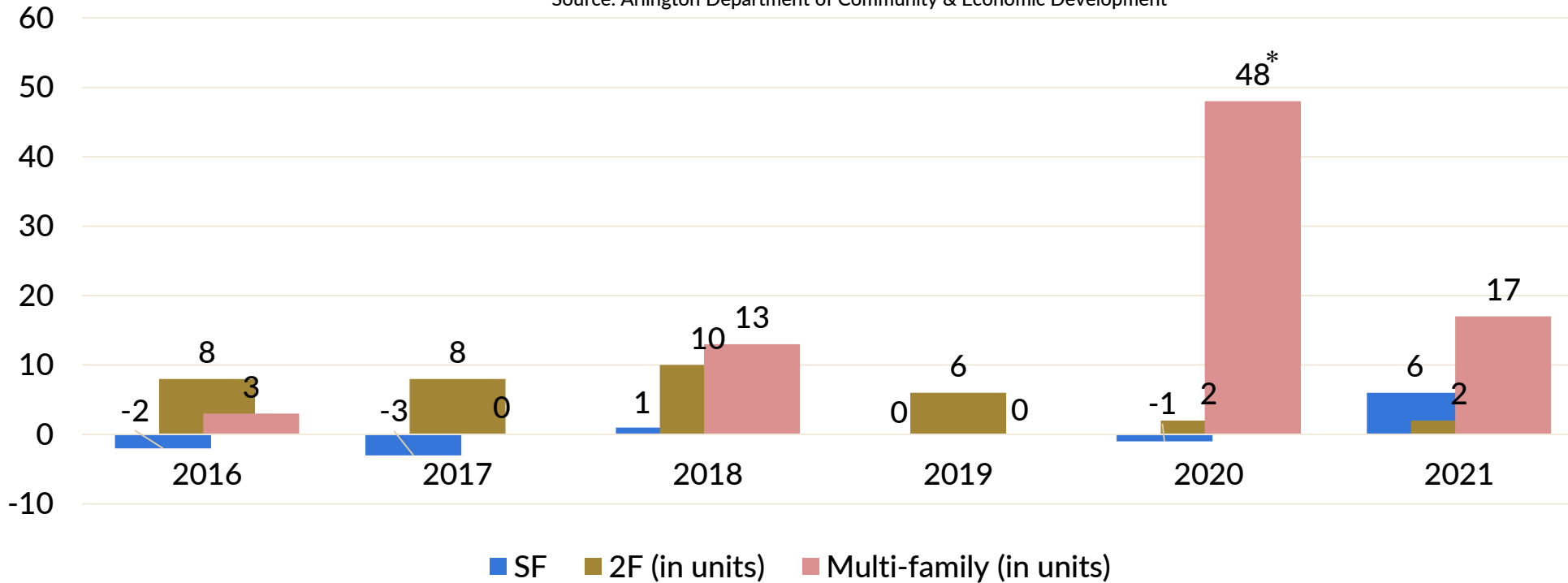
Source: Arlington's Assessor's Parcel Database (2021) and Barrett Planning Group LLC.



Supply trends

Net New Housing Units by Type, 2016-2021

Source: Arlington Department of Community & Economic Development



Negative SF numbers due to SF homes in R2 district being torn down and replaced by 2F

*HCA Downing Square Broadway Initiative units at 19R Park Ave / 114 Lowell St and 117 Broadway**



Sale prices

Recent Sales Trends in Arlington: Median Sale Price, 2016 - 2021

Year	Period	Single-Family Median	% Change	Number of Sales	Condo Median	% Change	Number of Sales
2021	January-July	\$960,000	11.3%	186	\$709,000	8.8%	181
2020	Annual	\$862,500	6.0%	290	\$651,500	6.8%	272
2019	Annual	\$814,000	3.1%	304	\$610,000	5.0%	237
2018	Annual	\$789,500	9.7%	312	\$580,700	5.7%	248
2017	Annual	\$720,000	2.9%	325	\$549,250	15.6%	242
2016	Annual	\$700,000		341	\$475,000		280

Source: Banker & Tradesman, "Town Stats," Arlington Housing Sales.

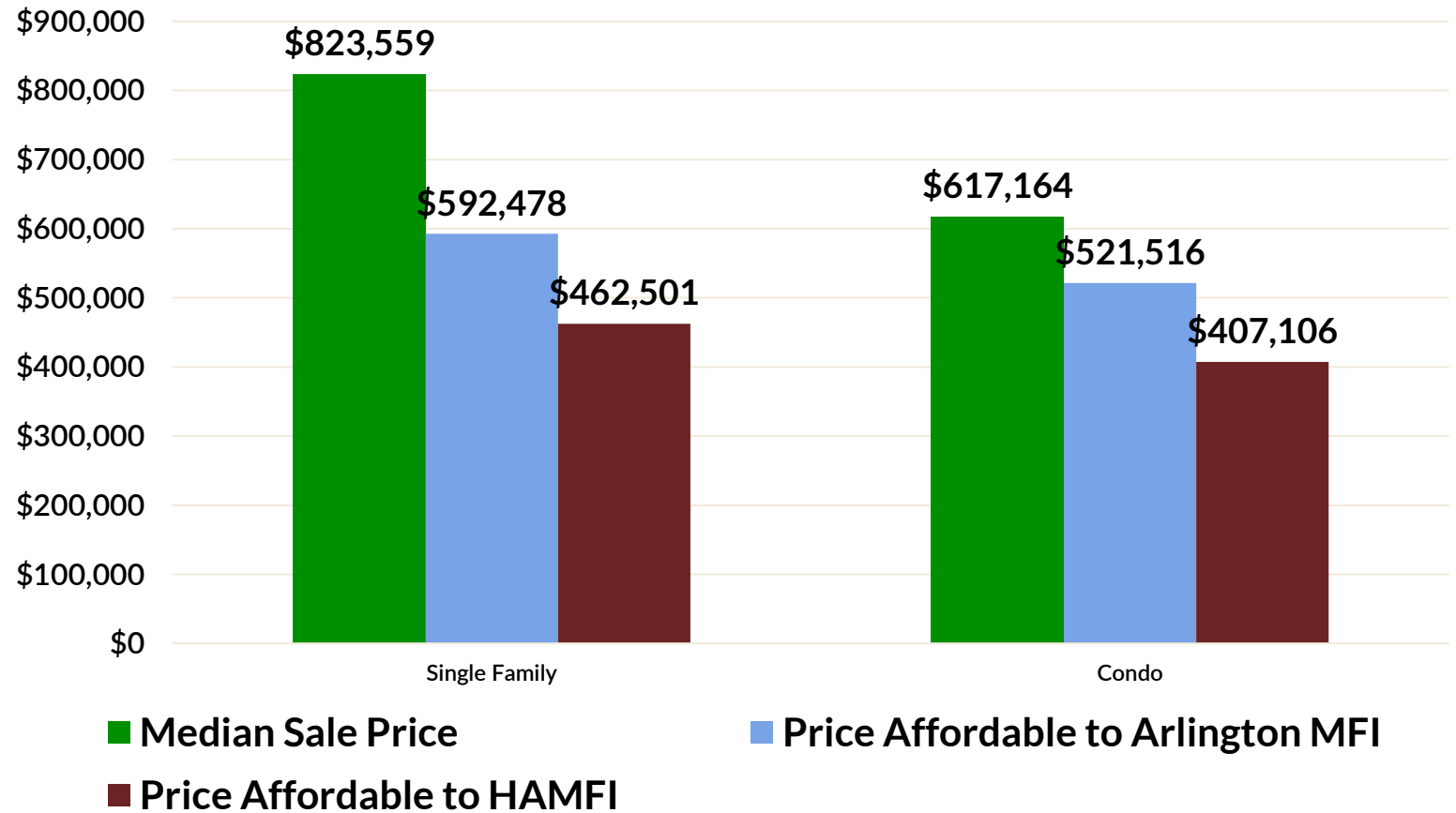


Housing affordability

(For whom is Arlington's housing affordable?)

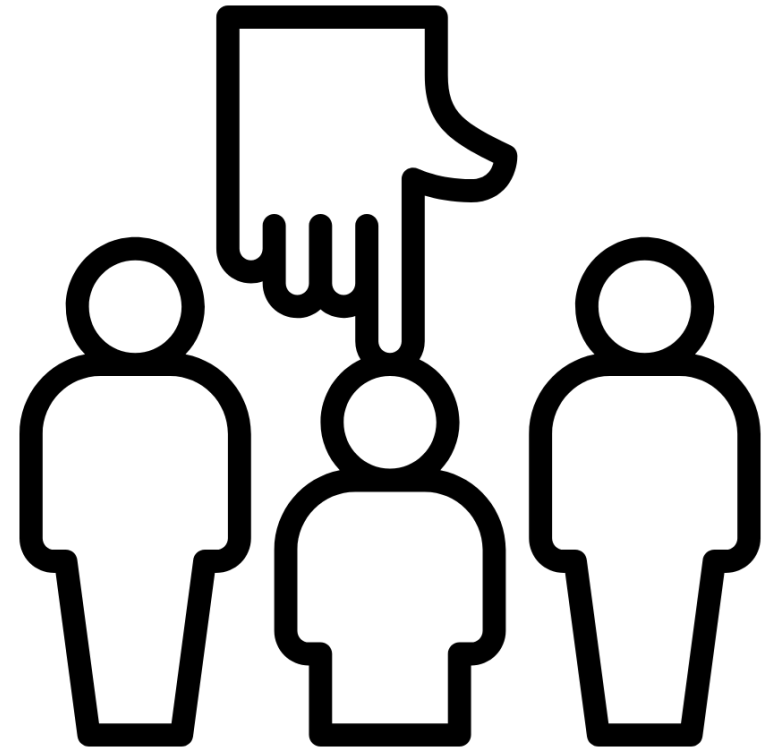
MAXIMUM AFFORDABLE PURCHASE PRICE COMPARED TO MEDIAN SALE PRICES, 2019

Sources: Banker & Tradesman; HUD 2019 Median Family Income; American Community Survey 5-Year Estimates, 2019



Challenges




























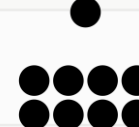


- *Land availability*
- *Asset conversions, market values; correlation with class and racial diversity (who's missing?)*
- *Regulatory reform: uses, density, districts*
- *Effective local capacity*
- *Public information, attitudes*
- *Fair housing*
- *Preservation*



Basic Social Fairness



2021 Goals Framework

	ISSUES FOR WHICH GOALS SHOULD BE INCLUDED TO SUPPORT HPP IMPLEMENTATION					
DHCD Criteria (760 CMR 56.03)	Effective Local Capacity (Advocacy, Knowledge)	Regulatory Reform	Municipal Assets (Real Estate, Funding, Other)	Public Education	Fair Housing	Preservation
<i>Identify zoning districts or geographic areas to modify current regulations to create SHI Eligible Housing housing</i>						
<i>Identify sites to encourage Comprehensive Permits</i>						
<i>Characteristics of proposed residential or mixed-use developments preferred by the town and/or</i>						
<i>Town-owned parcels to develop SHI Eligible Housing and/or</i>						
<i>Regional collaborations</i>						

BREAKOUT SESSIONS

ARLINGTON HOUSING PLAN



BREAKOUT SESSIONS

- Facilitators:
 - Barrett Planning Group: Alexis, Fiona, Tyler
 - Horsley Witten Group: Nate, Jeff, Krista, Lena
- Groups will have a 2-minute warning to wrap up
- There will be time for two breakout groups:
 - 2016 Goals & Strategies: Where Are We?
 - 2021 Goals & Strategies To Consider
- Will reconvene at the end for brief “next steps” from consulting team

NEXT STEPS

ARLINGTON HOUSING PLAN



UPCOMING OPPORTUNITIES FOR FEEDBACK

- Mapping exercise feedback: Complete by September 30, 2021! See project page for link.
- Presentation of Plan tentatively slated for November 9, 2021, so stay tuned.



THANK YOU FOR PARTICIPATING!

ARLINGTON HOUSING PLAN

