

MEMORANDUM

To: Deborah Burke, Executive Director, Malden Redevelopment Authority (MRA), and Maria Luise, Special Assistant to the Mayor, City of Malden

From: Karina Milchman, Chief of Housing + Neighborhood Development, MAPC

On: 1/08/2019

Re: Malden Housing Production Plan, Advisory Committee Meeting #3, 1/07/2019

OVERVIEW

MAPC staff visited Malden on Monday, January 7th, 2019, from 6:30PM to 8:00PM to hold the third Advisory Committee (AC) meeting for the Malden Housing Production Plan (HPP). The AC meeting focused on discussion of several data points that required deeper analysis based on questions raised at the last AC meeting on November 5th. Nine of the ten AC members were in attendance.

PROJECT UPDATE

MAPC provided a brief update on the HPP process, noting that work thus far has focused on data collecting and analysis to understand the demographics and housing stock in the city. Next steps will include a deeper dive into development constraints. A draft document summarizing these analyses will be prepared. Housing goals, strategies, and possible sites for redevelopment or new development are later components of the HPP.

In addition, MAPC gave an update on the General Land Area Minimum calculation staff has been working with the City on – a separate process from the HPP. MAPC has received final data from the City and will be working to finish the analysis within two weeks from this meeting date.

HOUSEHOLDS + HOUSING

The last AC meeting on November 5th focused on demographic and housing stock data collected to drive a discussion of housing needs in Malden, some members of the Committee posed questions about three key data points. Following that meeting, MAPC staff did a deeper dive into population and household growth over time, housing stock by age, and housing stock by units in a structure. MAPC's Director of Data Services Tim Reardon and Analytical Services Manager Lily Perkins-High attended this meeting to share that work.

Tim Reardon gave a presentation that began with an overview of data sources included in our analysis, ranging from several by the Census to the those from the City. He then shared recent data analysis:

- Malden's population peaked in 1950 with 59,840 people. By 1980, population had dropped to 53,386. Population surpassed its 1950 peak in 2011 and has risen since then.
- City permit data tells us more than 1,600 units have been permitted between 2010 and 2017, rather than the 71 reported by the City to the Census Building Permit Survey. Because the City under reported to the Census, Census household estimates were impacted.
- Accurate household estimates, based on City permit data, shows an increase of 6.5% from 2010 to 2017, rather than a decrease of 2.7%.
- American Community Survey data, Malden Assessors data, and Malden permit data were analyzed to understand the age of the City's housing stock. By all estimates, at least 50% of housing units in Malden were built before 1940. City data shows newer housing stocked added since 2014, not captured in other data sets.

- Because older housing stock has affordability and accessibility implications for residents, we also considered when these units last turned over, which could indicate whether they'd been updated. Of those structures with less than 5 units built before 1940, more than 4,000 units have not sold in the past 28 years.
- Compared to America Community Survey data, Assessors and Malden permit data show a higher rate of housing units in 2-unit and 50-plus-unit buildings.

AC members asked questions and suggested other data analyses that might inform the HPP, such as tracking school enrollment and changes in race and ethnicity.

PREVIEW OF APPROACH TO DEVELOPMENT CONSTRAINTS

The meeting concluded with a brief presentation of the approach MAPC attends to take to assessing development constraints in Malden. This will include analysis of factors ranging from absolute constraints (e.g., water bodies and permanently protected open space) to functional constraints (e.g., flood zones and wetlands). In addition, MAPC will investigate potential community-wide constraints like school, sewer, and transportation capacity.

MAPC will also conduct a zoning audit at a later date to understand how current zoning constrains residential development and to help inform discussion of potential housing strategies to expand and diversify the housing stock.

The meeting concluded with a brief Q+A.