

Malden Housing Production Plan (HPP)

Key Findings from Housing Need Assessment

Household Income in Malden

Income impacts the types of housing households can afford.

- The median household income in Malden is \$60,085. Median household income varies by household type: Median income for families is almost double that of non-families: \$71,064 and \$37,158, respectively. Malden's household income is at the midpoint when compared to context communities. (ACS 2012-16)
- Asian (\$61,215) and White (\$60,275) householders have slightly higher incomes than Latino (\$57,153) householders, while Black (\$48,984) householders have the lowest.* (ACS 2012-16)
- More than half of households (55% or 12,720) earn less than 80% of the US Department of Housing and Urban Development's Area Median Income (AMI) and are considered low income, a quarter of households (25% or 5,735) are extremely low income (less than 30% of AMI). (ACS 2012-16)
- Moderate-income households (80-100% of AMI) are a small percentage of all households (10.5% or 2,415 households). (ACS 2012-16)
- Non-family elderly householders and roommates are more likely to be low income than other household types: 86% (2,630) of non-family elderly householders and 57% (3,170) of roommates are low income. (CHAS 2011-15)
- Renter households are more likely to be low income: More than two thirds (68% or 9,205) of renter households are low income, while more than half (52% or 4,860) of owner households have an income higher than the AMI.

*The margin of error for Black householders is higher than other races.

What resonates with you?

What should be a HPP top priority?

Tenure in Malden

Household tenure demonstrates what types of housing are available.

- More than half of households (58.7% or 13,554) in Malden rent, but tenure varies by race and age. (ACS 2012-16)
- White householders are homeowners at a higher rate than any other race (45.2% or 6,580), while Hispanic householders have the highest rate of renters (77.0% or 1,468). (ACS 2012-16)
- Seniors age 65 and older are homeowners at a higher rate than any other age group (23.6% or 2,245), followed by householders age 45-54 (21.8% or 2,076). The majority of renter households are younger, age 25-34 (26.4% or 3,581) and 35-44 (22.2% or 3,013). (ACS 2012-16)
- Homeowner households tend to be comprised of more people than those that rent. The average owner-occupied household size is 2.91 people, while renter-occupied homes have an average of 2.41 people. (ACS 2012-16)
- Most school-age children live in single-family homes and smaller multifamily buildings. Surveys show that only 7% (556) of students enrolled in public, charter, and private schools live in multifamily apartments with more than 5 units. (Malden Redevelopment Authority, 2017)

What resonates with you?

What should be a HPP top priority?

Malden's Housing Stock

The amount, type, and age of housing available in a community can influence what types of households are able to live there.

- There are approximately 26,513 housing units in Malden, 1,352 more than in 2010.* (Malden Planning Department; ACS 2012-16)
- Malden has a variety of housing types. One third of the housing stock is single-family homes (34% or 8,311), one fifth is two-family homes (21% or 5,266), and one quarter is in structures with more than 20 units (25% or 6,016). (ACS 2012-16)
- Malden has a limited number of homes in smaller multifamily buildings. Only 15% (3,594) of homes are in structures with three to nine units. (ACS 2012-16)
- About 8.5% (2,078) of the housing stock is condos. Condo conversions have increased in recent years, from 4 conversions in 2012 to 13 in 2018. Converting multifamily housing to condominiums decreases rental units. (City of Malden Board of Assessors, 2018)
- Half of housing units in Malden were built before 1940 (50% or 11,511). (ACS 2012-16) Older housing stock can be charming but may not be code compliant and can lack energy efficient features and universal design. Older buildings also tend to be more expensive to maintain and operate.
- Approximately 10.1% (2,542 units) of Malden's housing stock is deed-restricted Affordable Housing, but almost one fifth (18% or 470 units) of deed-restricted units could expire by 2030. Plus, with new market-rate housing production, this rate is likely to fall with the new calculation based on the 2020 Decennial Census. (DHCD, 2017)

*Current housing units based on permitting data for multifamily buildings with five or more units. A finalized unit count will also include units in buildings with less than five units.

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Malden's Housing Market

A community's housing market reflects current demand and supply. Greater demand can lead to higher housing prices and limited supply.

- Housing prices for condos and single-family homes have increased following the end of the Great Recession and are nearing the peak 'bubble' prices of 2005 (when adjusted for inflation). The median price for a single-family home in 2017 was \$435,000, compared to \$290,261 in 2012 and \$445,559 in 2005. (ACS 2012-16)
- Median rental price listings range from \$1,450 for a studio to \$2,100 for a 2-bedroom, but newer rental stock is higher priced. The median asking price for a studio and a 2-bedroom built after 2010 is \$1,857 and \$2,806, respectively. (MAPC Rental Listings; CoStar)
- Approximately 5.8% (1,432) of housing units are vacant, slightly lower than the 7% recommended by the Dukakis Center for Urban and Regional Policy, Joint Center for Housing Studies, and HUD's Office of Policy Development and Research, for a healthy market. (ACS 2012-16)
- There are 154 active listings for short term rentals (STR) in Malden. One third of listings are for entire homes (32% or 50), while almost two-thirds are for private rooms (64% or 98), indicating that most STRs in Malden do not remove a unit from the housing supply for longer-term residents. Active STRs have an occupancy rate of 86%. (AirDNA, 2018)

What resonates with you?

What should be a HPP top priority?

Housing Affordability in Malden

Recognizing which households struggle to live adequately in Malden is an integral part of the HPP.

- Almost half (46.2% or 10,147) of all households in Malden pay more than 30% of their income on housing and are considered cost burdened. Among context communities, only Revere (50.7%) and Everett (52.9%) have higher rates of cost-burdened households. (ACS 2012-16)
- More than half (55.6% or 6,944) of all renter households in Malden are cost burdened, as are one third (33.8% or 3,203) of homeowner households. (ACS 2012-16)
- All household types have a high rate of cost burden including seniors with families (42.5% or 729), non-family seniors (51.4% or 1,510), roommates (44.3% or 2,510), small families (44.1% or 4,354), and large families (39.2% or 785). (CHAS 2011-15)
- More than two thirds (67% or 8,504) of low-income households (earning 80% of AMI or less) are cost burdened - the highest rate of any income level. Almost a third (28% or 679) of moderate-income households (80-100% of AMI) are also cost burdened. (CHAS 2011-15)
- Approximately 10.1% of Malden's housing stock is deed-restricted Affordable Housing; that's 2,542 units for 12,720 eligible households already living in Malden. For every low-income household, there is less than one deed-restricted unit. (DHCD, 2017)
- For every low-income household, there is less than one deed-restricted unit. Despite meeting the 10% SHI target, Malden's 2,542 SHI units are outpaced by the 12,720 low-income households in the city. (CHAS 2011-15)
- In Malden, the rate and number of evictions has decreased by 26% (90 evictions) since its peak in 2012 (from 340 evictions in 2012 to 250 in 2016), but remains higher than 2005 pre-Recession rates (145 evictions). (Eviction Lab, 2016)
- Data from the Malden Public Schools and Housing Families points to a small, but significant, homeless population in Malden. Malden Public Schools registered 186 homeless students during the 2017-18 school year, while the Housing Families' Pro Bono Legal Team received calls from 160 different households related to housing instability in 2017. (Malden Public Schools; Housing Families)

What resonates with you?

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Key Findings from Housing Need Assessment

About Malden

A holistic overview of Malden will provide context for the city's housing priorities. This is a draft we need your input on!

- Maldonians take pride in their community's assets, including having one of the most **culturally diverse populations** in the Commonwealth, **transit choices** to the region's booming economic centers, a strong and hardworking community, dependable **public schools**, and **historic architecture**.
- Almost a decade after the Great Recession, Malden's housing market has largely recovered, and the **downtown** in particular has seen new high-priced mixed-use development with residential and retail opportunities.
- While the current economic upturn has restored housing values for many homeowners in the city, there is concern that **rising housing prices** may be prohibitive to households hoping to make a change to their living situation or simply remain as prices increase.
- Maldonians are also grappling with **growing pains** from a surge of new higher-rise development that has changed the urban fabric of the city and brought in higher-income households.
- Many are also concerned that greater growth will coincide with **increased traffic, insufficient public services, reduced civic participation, and a decreased sense of community**.
- Going forward, Malden is faced with having to **balance** its desirability to higher-income households in the region and ensure current Maldonians are able to remain and thrive in the community they've helped create.

What resonates with you?

What are we missing?

Maldonians

Different populations have varying housing needs and desires.

- The population of Malden has increased by 9% (4,906) in the last two decades, from 56,340 in 2000 to 61,246 in 2017. (2000 U.S. Census; 2017 Population Estimate)
- Malden has a young population, almost half (48% or 29,306) of residents are 34 years old or younger. Seniors are a small part of the population; about 12% (7,315) of residents are 65 years old or older. (ACS 2012-16)
- More school-age children are enrolled in the Malden Public School District than in prior years. Malden's public schools have seen an increase of 6.8% (410 students) since the 2006-07 school year, and enrollment is projected to continue increasing by 2.3% (152 students) through 2026. (NESDEC, 2018)
- Maldonians are more racially and ethnically diverse than they were in 2000. Slightly more than half (51% or 31,201) of residents are non-White, a 69% (14,091) increase from 2000. When compared with context communities, only Everett (52%) and Lynn (61%) have a higher percentage of non-White residents. (2000 U.S. Census; ACS 2012-16)

What resonates with you?

What should be a HPP top priority?

Households in Malden

Households are defined as the people occupying a single housing unit. There are many different types of households, including families with children, seniors, and roommates.

- While Malden's population has increased, the number of households has stayed relatively stable since 2000. There are 23,087 households in Malden, a very slight increase (0.3% or 78 households) from 2000. (2000 U.S. Census; ACS 2012-16)
- The majority of households in Malden are families (60.5% or 13,968). Generally, families tend to be comprised of more people than other household types. (ACS 2012-16)
- Malden's households have more people than they did in prior years. The average household size is 2.61, compared to 2.42 in 2000. Nevertheless, Malden's household size is at the midpoint of all context communities. (ACS 2012-16; 2000 U.S. Census)
- Malden's households skew younger: 20% (4,534) of householders are age 25 to 34, 20% (4,639) are age 35 to 44, and 19% (4,436) are age 45 to 54. (ACS 2012-16)

What resonates with you?

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What are Context Communities?

MAPC is conducting data analysis on key demographic and housing statistics as part of the Malden HPP’s Housing Need + Demand Analysis. In order to contextualize these statistics and understand Malden within the region, we pull the same data for other municipalities.

During the first Advisory Committee meeting, you told us what communities you think Malden is similar to, and which ones you aspire to be more like. Similar communities included Everett, Quincy, Melrose, Cambridge, and Somerville; aspiring communities included Newton, Brookline, Cambridge, Lowell, and Salem. Using this feedback, MAPC conducted a data analysis to find the most appropriate context communities based on Malden’s key demographic and housing statistics. A system was used to rank communities based on their similarity to Malden: If a community fell within range of Malden, it got one point. Communities that received eight or more points, compared to Malden’s points, were selected as context communities.

	DEMOGRAPHICS						HOUSING STOCK	HOUSING COST		HOUSING TENURE	HOUSING AFFORDABILITY			TOTAL
	Population increase from 2000 to 2017	Population projected increase from 2017 to 2030*	White population	Non-family households	Change in school district enrollment from 2010 to 2016	Median household income	Housing structures with 3+ units	Median price single-family house	Median 2-bedroom rent	Renter households	Subsidized Housing Inventory	Low-income households (80% of AMI or below)	Cost-burdened low-income households	
RANGE	5%-15%	10%-25%	40%-60%	30%-50%	0%-2%	\$50,000-\$70,000	35%-55%	\$350,000-\$550,000	\$1,500-\$2,500	50%-70%	8%-12%	45%-65%	60%-80%	
EVERETT	22%	19%	48%	30%	15%	\$52,457	44%	\$401,000	\$2,200	61%	6.4%	62%	69%	10
LYNN	6%	6%	39%	34%	13%	\$50,774	45%	\$315,000	\$1,650	56%	12.4%	61%	64%	8
MALDEN	9%	17%	49%	40%	1%	\$60,085	44%	\$435,000	\$2,100	59%	10.1%	56%	67%	13
QUINCY	7%	16%	61%	47%	1%	\$64,890	48%	\$435,800	\$2,100	53%	9.6%	46%	68%	12
REVERE	14%	25%	58%	40%	20%	\$51,482	38%	\$362,500	\$2,340	52%	8.1%	59%	68%	12
SALEM	7%	4%	74%	46%	-17%	\$61,093	50%	\$375,000	\$2,100	52%	12.8%	50%	67%	9
SOMERVILLE	5%	17%	70%	57%	2%	\$78,673	53%	\$720,000	\$2,500	65%	9.7%	42%	67%	8

*See methodology for MAPC projections here: <http://www.mapc.org/wp-content/uploads/2017/08/MetroBoston-Projections-Appendix-F-Formulas.pdf>

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Housing Locations Identification

Potential Areas and Sites Around the City

DHCD requires HPPs to include sites for housing re/development. Locations for new housing will be identified with insight from the Advisory Committee and public forum participants. Identified locations will be overlaid with MAPC’s suitability analysis of constraints and opportunities to assess their future development potential.

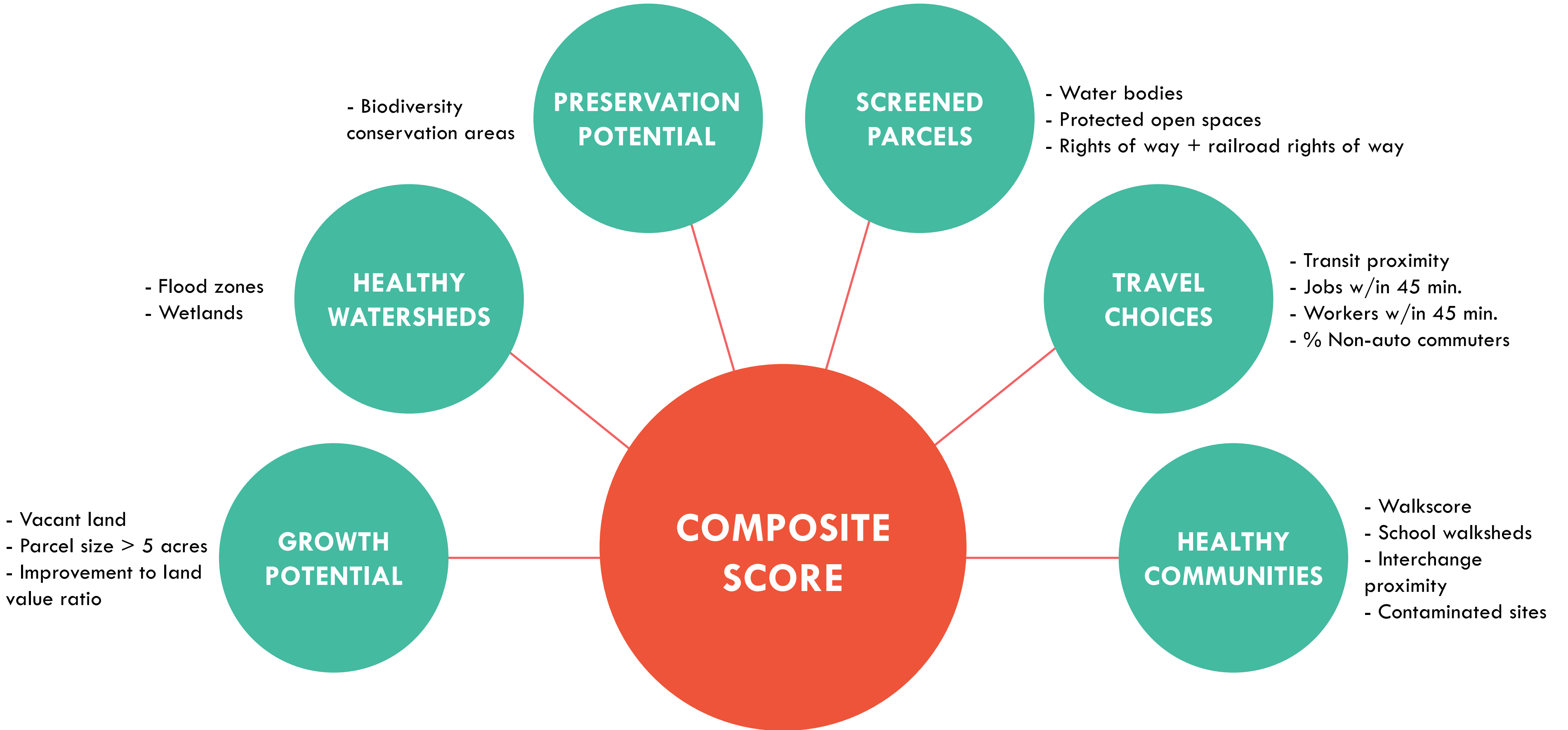
The following sites were discussed by the City of Malden during the HPP city tour on September 10th as places where residential development has been expressed by various parties:

- **Malden Hospital Site**
Address: 100 Hospital Road
Area: 9.6 acres
Zoning: Residence A
- **Malden Department of Public Works**
Address: 356 Commercial Street
Area: 4.3 acres
Zoning: Industrial 1
- **Dartmouth Street Parking Lot**
Address: Ramsdell Road
Area: 2.6 acres
Zoning: Residence B

What do you think of the above sites as potential housing locations? Have you identified sites where housing might be appropriate?

Suitability Analysis

To assess suitable housing development locations and find a range of parcels that can accommodate new housing around Malden, MAPC will engage in a rigorous spatial analysis of development constraints and opportunities. Criteria for suitable sites will include travel choices, healthy community components, preservation potential, watersheds, and growth potential.



Are we missing other criteria? Tell us below!