

Advisory Committee Meeting #3

Malden Housing Production Plan

January 7, 2019



Agenda

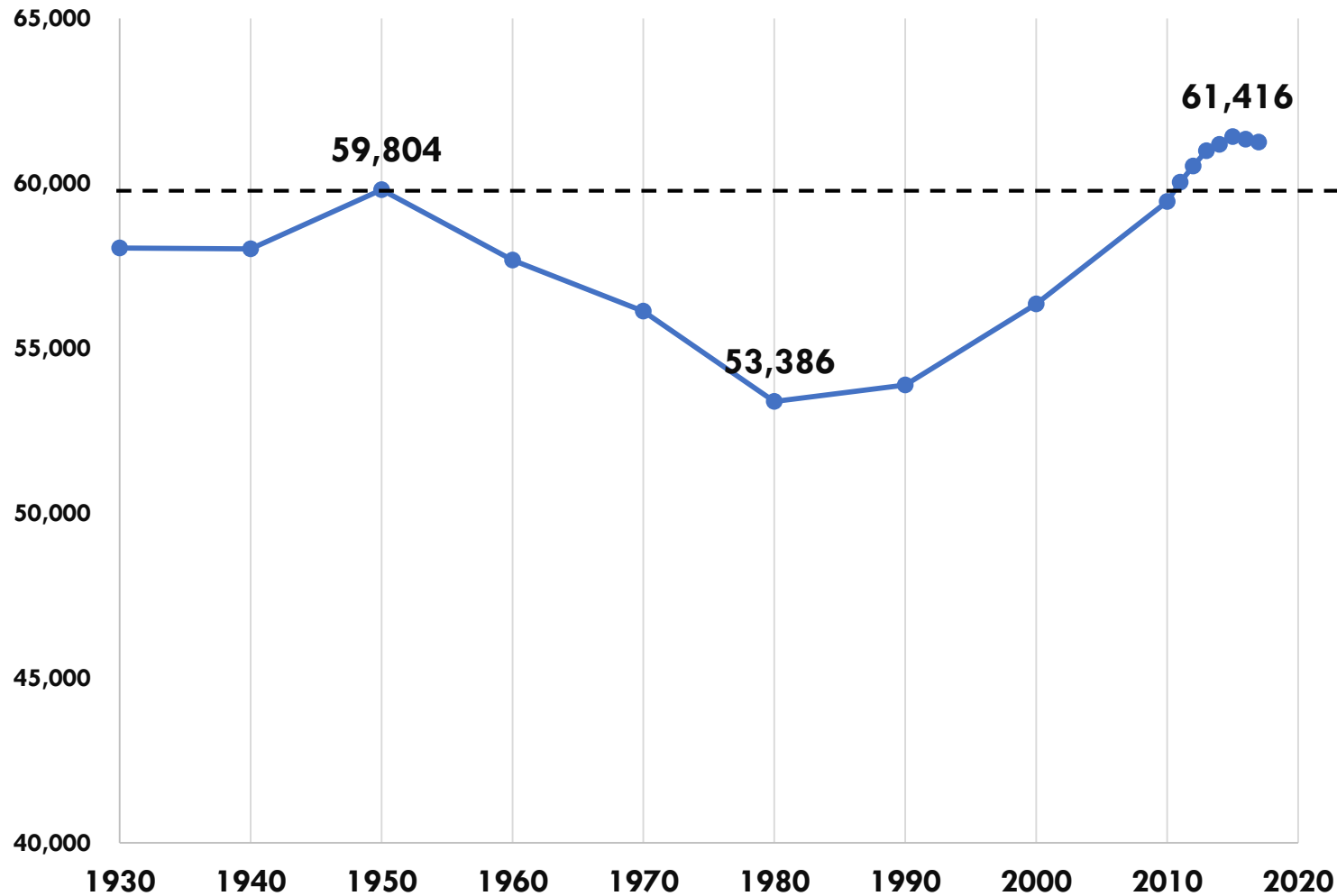
- Purpose of Meeting
- Introduction to Data Analysis
- Households and Housing
- Preview of Development Constraints Analysis

**Updated analysis of population,
housing growth, and housing stock**

Data Sources

- Decennial Census
- American Community Survey
- Census Population Estimates Program
- Census Building Permit Survey
- Building Permit Data from the City of Malden
- Building Permit Data reported to Department of Housing and Community Development “Housing Choice” Program

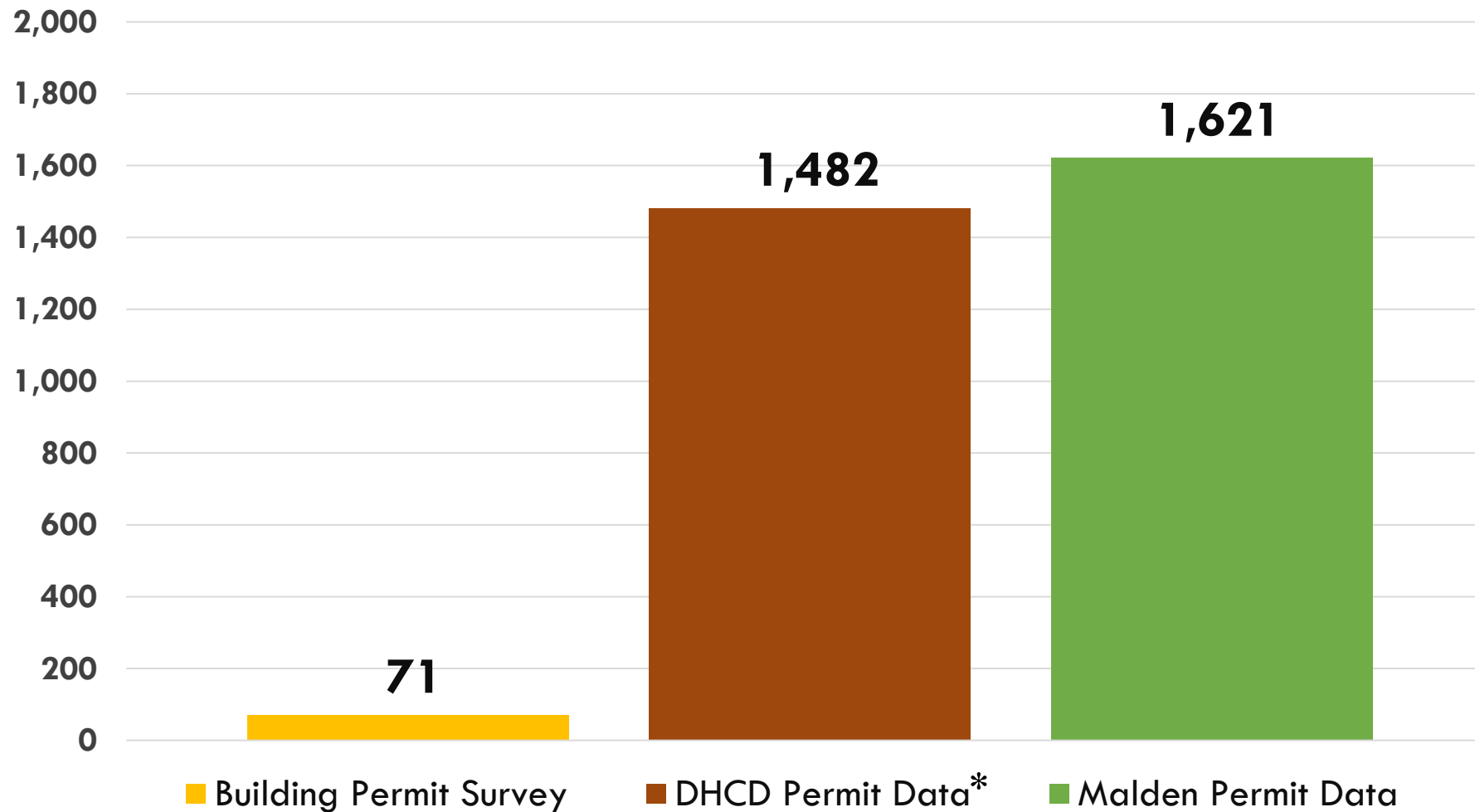
Malden's Population (1930 – 2017)



Year	Estimate	Source
1930	58,036	U.S. Census
1940	58,010	
1950	59,804	
1960	57,676	
1970	56,127	
1980	53,386	
1990	53,884	
2000	56,340	
2010	59,450	
2011	60,030	
2012	60,524	Census Population Estimates Program
2013	60,984	
2014	61,176	
2015	61,416	
2016	61,336	
2017	61,246	

Malden's population peaked in 1950 with 59,804 people. By 1980, population had dropped to 53,386. Malden's population surpassed its 1950 peak in 2011 and has risen since then.

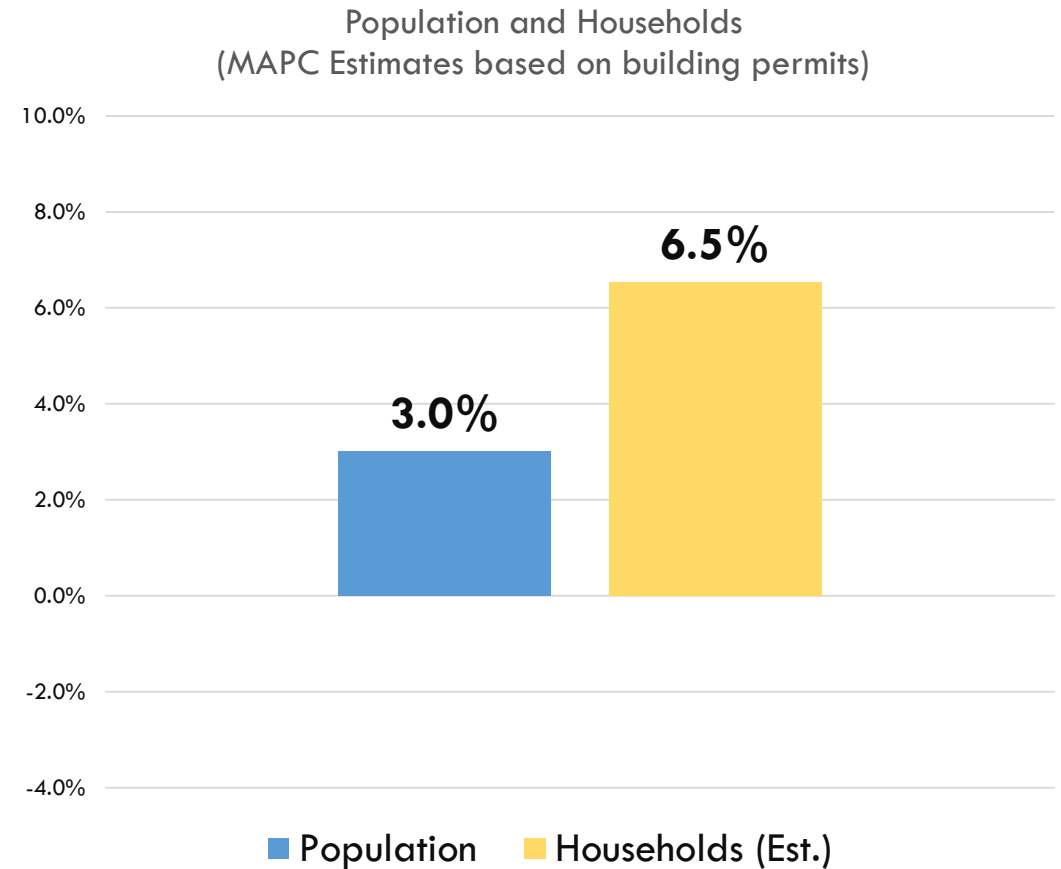
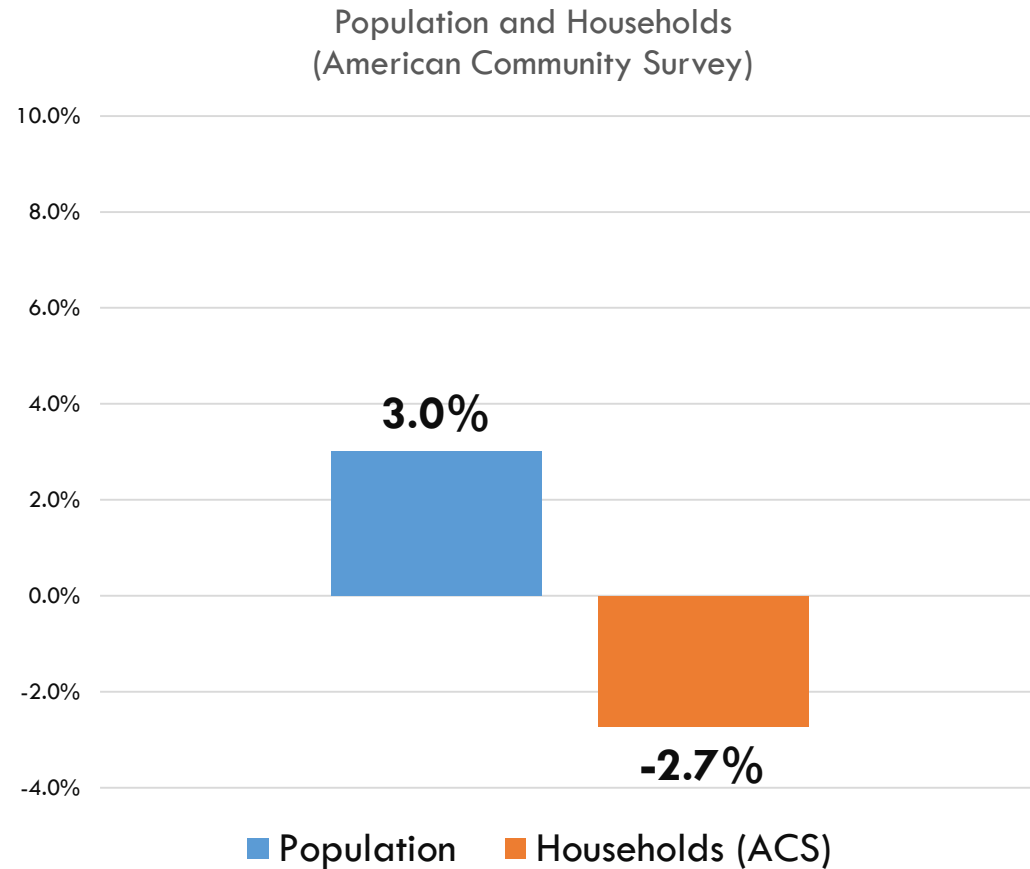
New Housing Units Permitted (2010 – 2017)



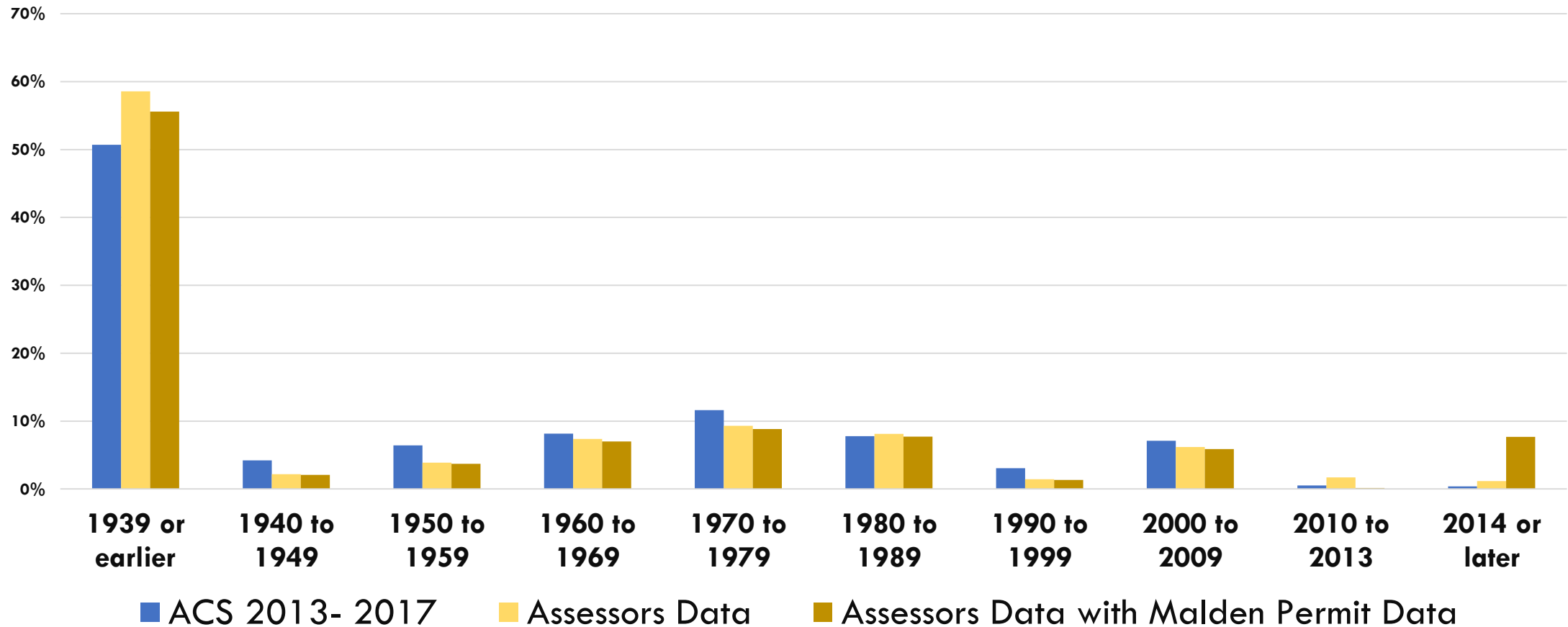
Malden did not report building permits to the Building Permit Survey between 2012 and 2015. The City reported 1 month of data in 2016 and 5 months of data in 2017.

* DHCD Permit Data does not include permits reported during 2010, 2011, and 2013.

Percent Change in Population and Households (2010 to 2017)



Estimated Housing Units by Year Built

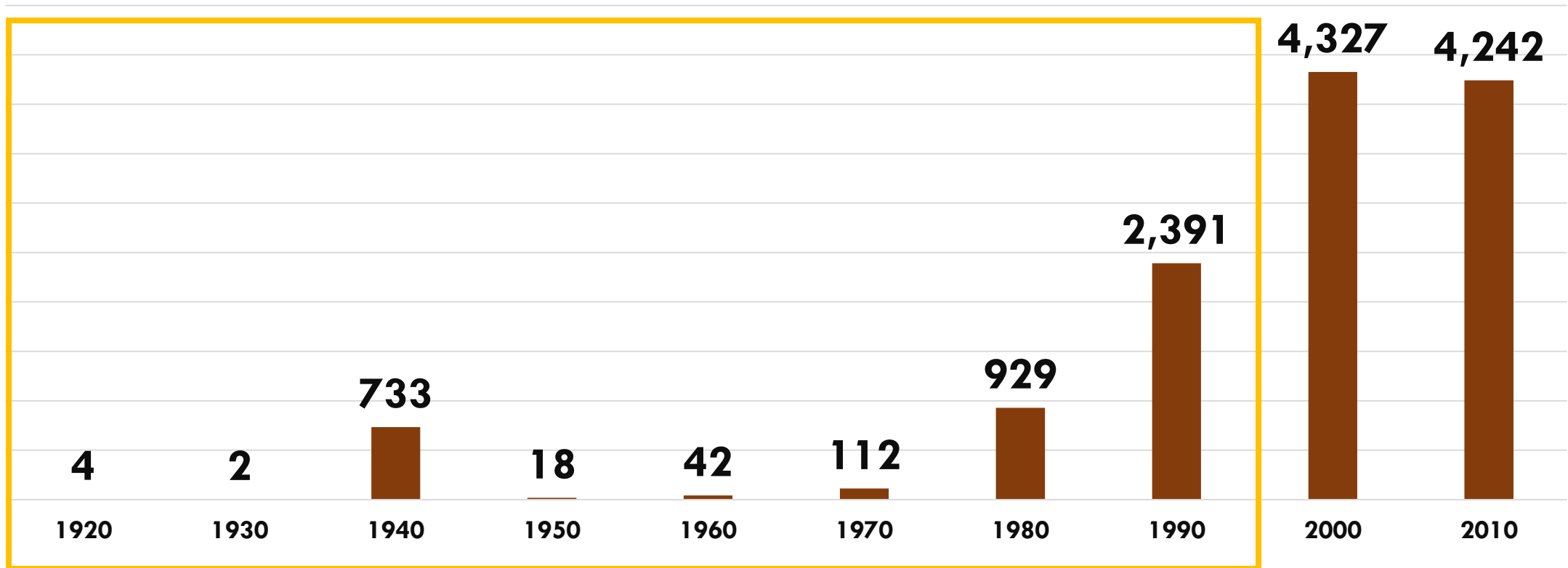


By all estimates, at least 50% of housing units in Malden were built before 1940.

Turnover of Malden's Oldest Housing Stock

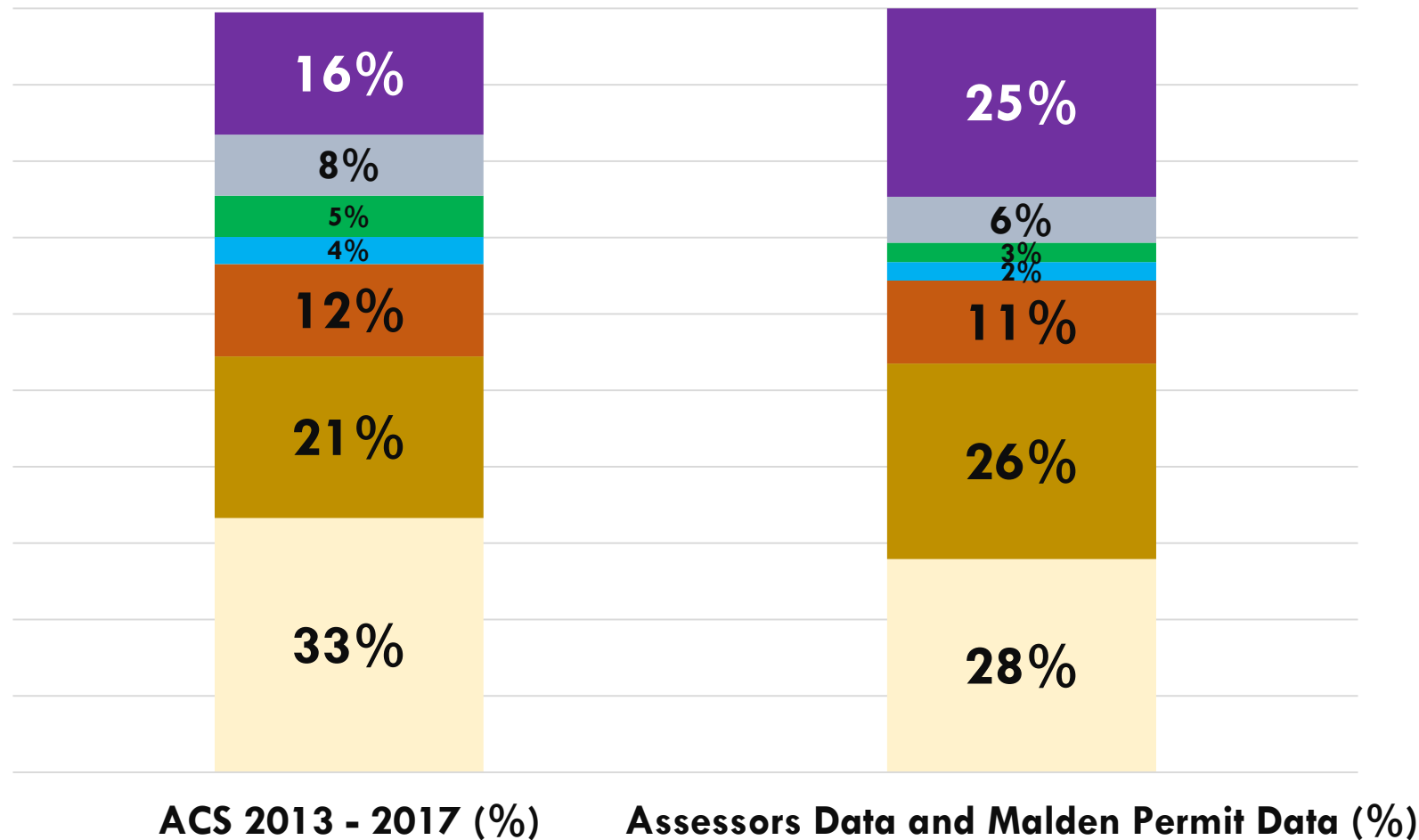
Sum of Housing Units by Decade Last Sold

Structures with Less than 5 Units, Built Before 1940



Of structures with less than 5 units, built before 1940, 4,200 housing units have not sold in the past 28 years.

Estimated Housing Units in a Structure (2017)



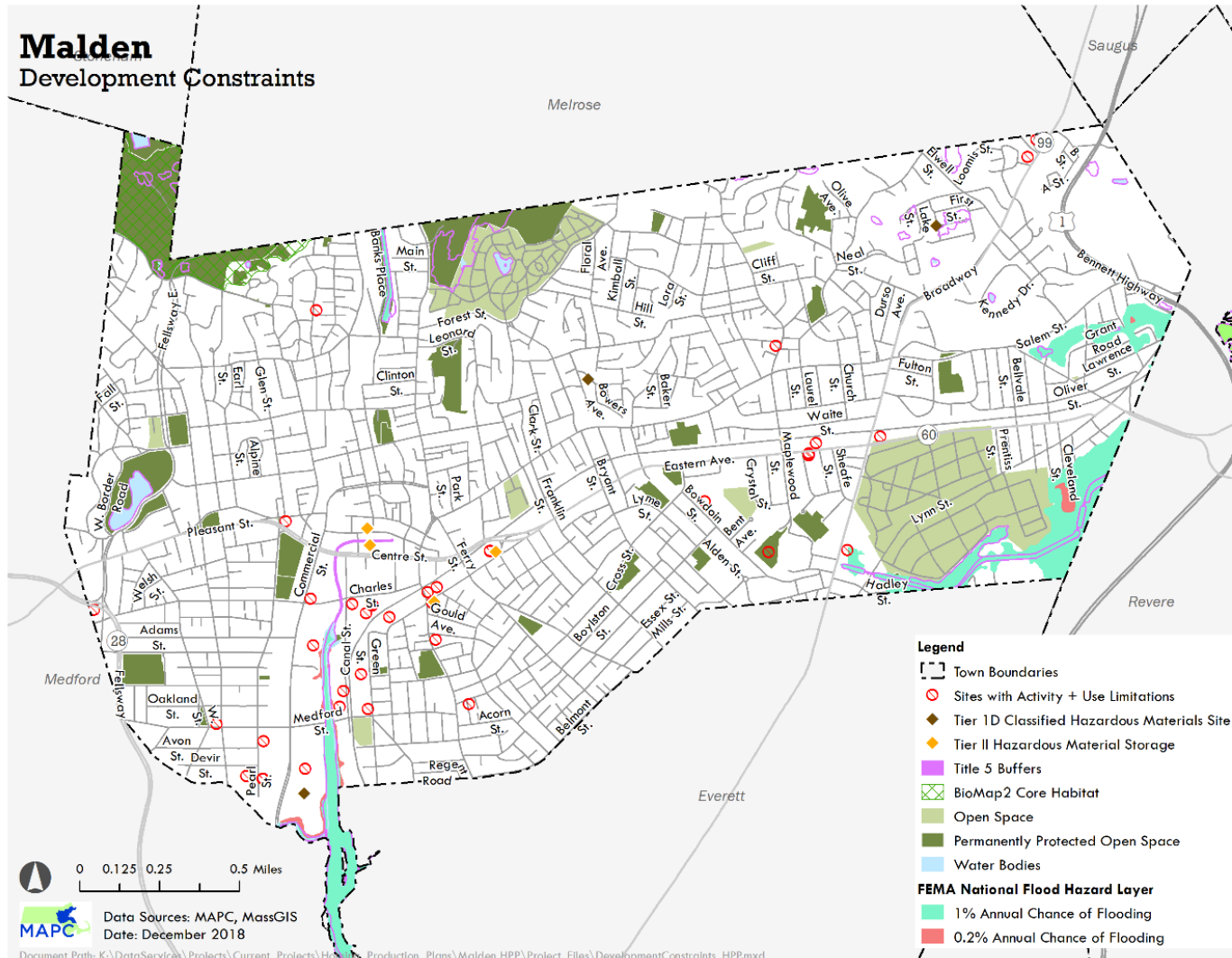
The Housing Units in a Structure Data Set developed using Assessors Data and Malden Permit Data show a greater portion of housing units located in 2-unit and 50+ unit buildings.

- 50+ Units
- 20 to 49 Units
- 10 to 19 Units
- 5 to 9 Units
- 3 to 4 Units
- 2 Units
- 1 Unit

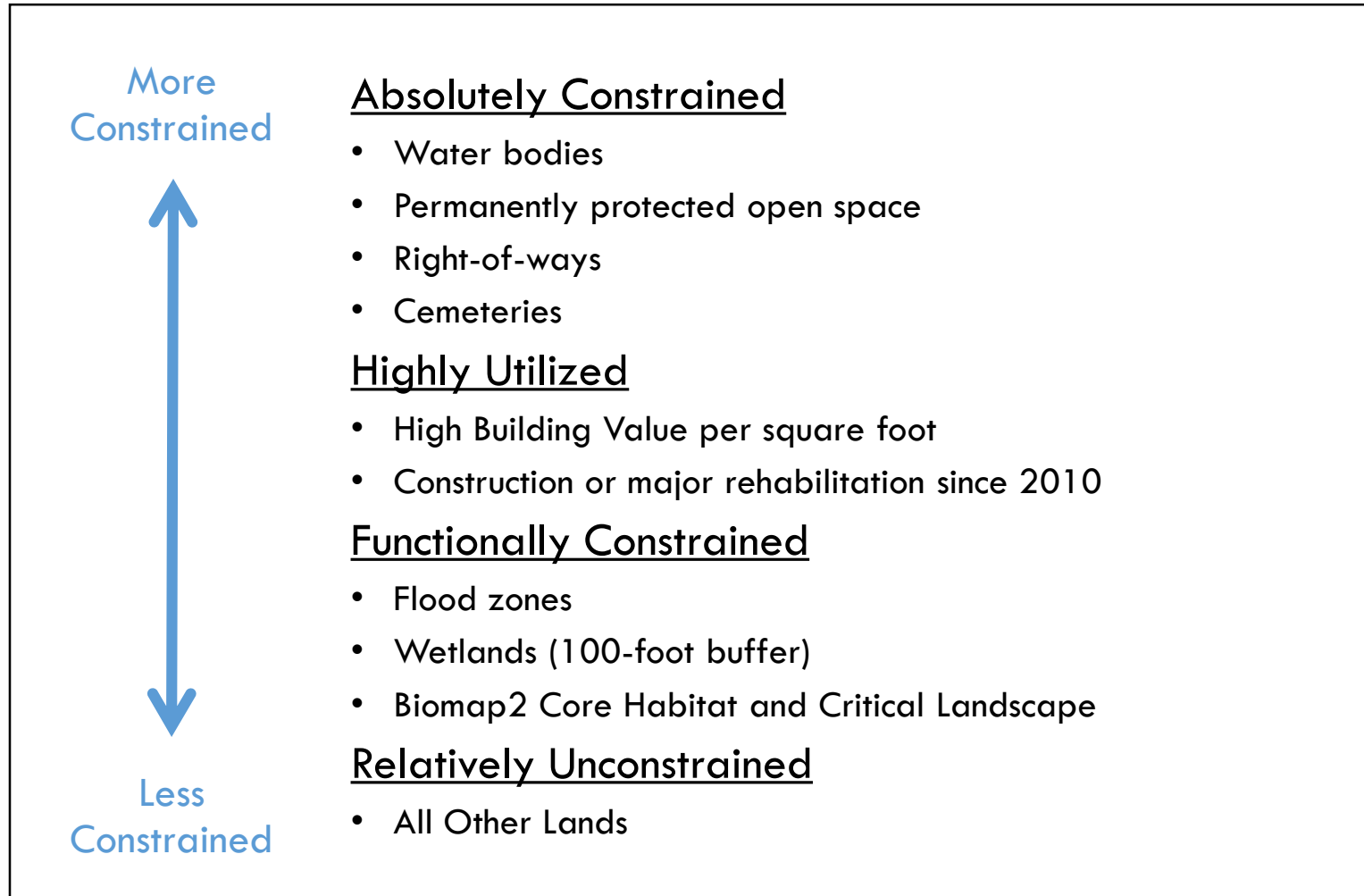
Questions and Answers

Preview of Development Constraints Analysis

Preview of Development Constraints Analysis



Preview of Development Constraints Analysis



Unknown Constraints

- Public ownership
- Chapter 21E sites (150-foot buffer)
- Activity and Use Limitations (150-foot buffer)

Community-wide Constraints

- School capacity
- Sewer capacity
- Transportation capacity

Questions and Answers

Thank you

January 7, 2019

