

A plan for inclusive growth

City Council Meeting

February 25, 2020





Goals for tonight



- Intro
 - Introduction to Housing Lynn

2

Overview of Lynn's housing landscape

3

Preview of next steps

4

Questions

What is Housing Lynn?



Housing Lynn is a plan for the city to grow together by meeting the housing needs of low-to-moderate income residents and planning for future housing demand.



Production of housing that's affordable to a range of incomes, particularly lower incomes

Preservation of existing affordable housing, especially deed-restricted homes





Protections for residents at risk of displacement

What is Housing Lynn?



Supported by state grants and technical assistance from MAPC



Community-driven process





A five-year plan for housing development and policy

Meets requirements for a "Housing Production Plan" under M.G.L. Chapter 40B



Process to continue through Fall 2020



Requirements under Chapter 40B



- HPPs are recommended in communities with less than 10% Affordable Housing. Lynn is voluntarily undertaking this HPP.
- The plan must include:
 - Demographic and housing analysis, including projections for the future
 - Assessment of development constraints and opportunities, including specific locations for new housing
 - Housing goals and actions, including an Affordable Housing production target
- Lynn's City Council and Planning Board must adopt the plan, then it can be approved by the state.

Process so far





- Preliminary analysis of past plans and current demographics and housing supply (Fall 2019)
- Lynn City Summit: Housing Workshop (November 2019)

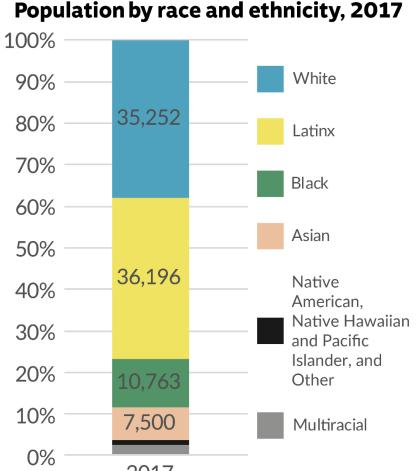


- Engagement (December 2019 Present)
 - Steering committee
 - 3-5 focus groups
 - Countless 1:1 interviews
 - Public forum #1 on January 7



Lynn is a unique community that remains home to....

people of color



Source: ACS, 2013-2017 2017 2017

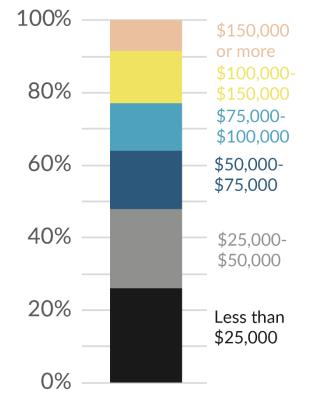


Lynn is a unique community that remains home to....

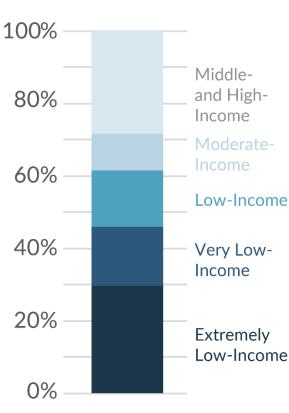
people of color

low-income households

Households by income



Households by income status



Source: ACS, 2013-2017 08/22



Lynn is a unique community that remains home to....

people of color

low-income households

renters



Source: ACS, 2013-2017 09/22



Lynn is a unique community that remains home to....

people of color

low-income households

renters

families



Source: ACS, 2013-2017

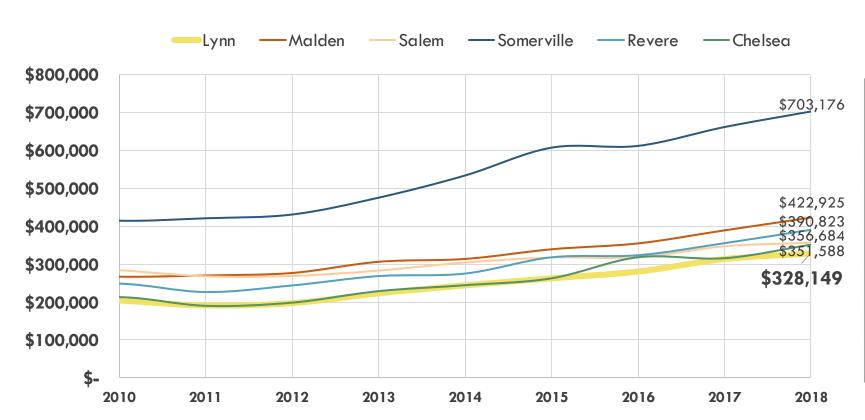






Median Single-Family and Condo Unit Sale Price, 2010-2018

(2019 Dollars)



Percent Change (2010 to 2018)					
Lynn	61%				
Chelsea	65%				
Malden	58%				
Salem	26%				
Somerville	69%				
Revere	57%				

Source: The Warren Group, 2010-2018

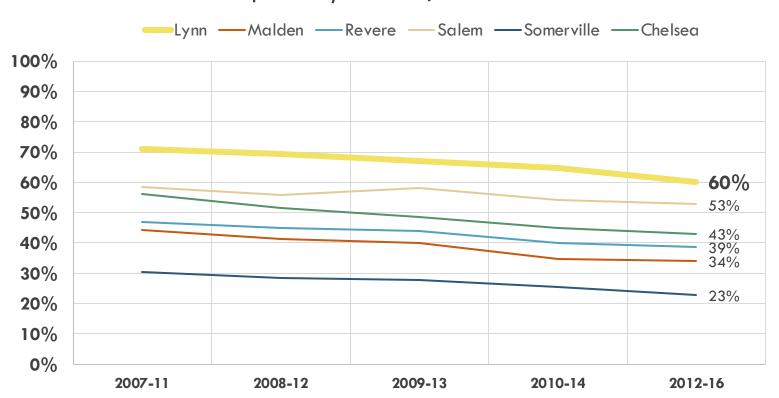


Listed Rents by Unit Type, 2018





Percent of Renters Paying Less than \$1000/Month, 2005-2016



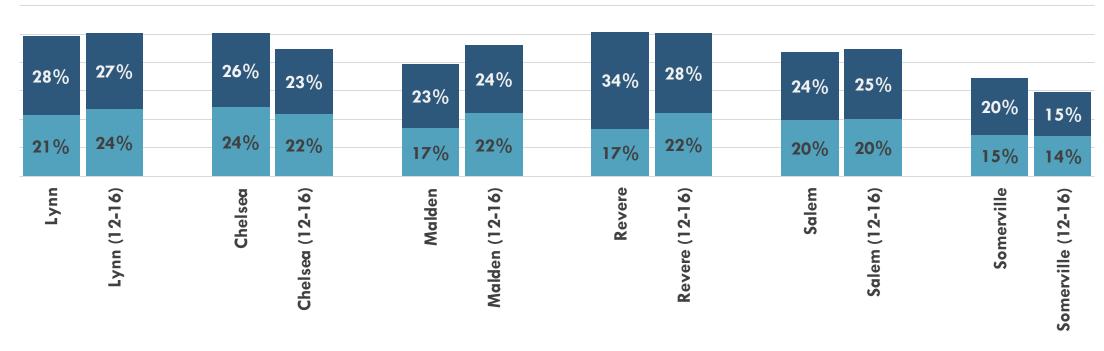
Percent Change (2007-2011 to 2012-2016)					
Lynn	-16%				
Chelsea	-23%				
Malden	-23%				
Salem	-10%				
Somerville	-25%				
Revere	-17%				

Source:: ACS, 2007-2016



Cost Burdened Low-income Renter Households, 2007-2011 to 2012-2016





Source: CHAS, 2007-2016



Many places that would benefit from affordability don't yet have some important tools to achieve it

	Inclusionary Zoning Ordinance	Affordable Housing Trust Fund	Accessory Dwelling Units	40R Smart Growth Overlay District	Community Preservation Act	Housing Choice Community	Tenants Right to Counsel	Office of Housing Stability
Lynn								
Chelsea	✓	✓			✓	✓		
Malden		✓			✓	\checkmark		
Salem	In process	✓	In process					
Somerville	✓	✓	✓		✓	✓		
Revere								



In communities with inflating markets and little or no affordability strategy, we see . . .

- Increased cost burden among low-income households
- Displacement
- Loss of diversity
- Political divide and backlash









city hall



The benefits of affordability trickle up

the community

individuals

Greater political stability

Less spending on public services

Greater tax revenue + jobs through new development

Increased household purchasing power + economic strength

Improved educational outcomes + greater future earnings

Improved health + less stress

Retention of a diverse community

Increased housing stability



What we've heard from Lynners...

Key Housing Challenges

- Lack of affordability
- Displacement
- Insufficient supply
- Poor/unsafe building conditions
- Homelessness
- Few public benefits come with new development

A Vision for the Future

- Affordable
- Safe
- Diverse and inclusive
- Friendly and welcoming
- Sustainable
- Clean

Advancing the discussion



Housing Lynn will provide a blueprint for how to address these challenges and work towards the vision by answering these questions:



What programs can respond to Lynn's housing challenges?

How can zoning and development advance inclusive growth?





What resources are needed to support these programs?

Advancing the discussion





Join us at a future forum!

- 2. Responding to housing challenges (Spring 2020)
- 3. Zoning and development (Early summer 2020)
- 4. Draft plan input (Fall 2020)

Stay up to date!

- Visit the plan website: mapc.org/housing-lynn
- Sign up to receive email updates: mapc.ma/housing-lynn-news

Thank you!



mapc.org/housing-lynn

Questions?

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