

Designing Dedham



Master Plan Committee Meeting #9

Tuesday, September 15th, 2020



Designing Dedham 2030

Photo: Town of Dedham

09/15/2020

Zoom Webinar Protocols

- **All Committee members are panelists**
- **The meeting is being recorded**
- Please mute your audio to avoid feedback issues
- If available, please turn your video on
- Committee members if you have a question or comment, please raise your hand or unmute yourself
- Public if you have a question or comment, please use raise your hand function or type in the Q+A box



Meeting Agenda

- **Welcome and Introductions** (10 minutes)



Topic Area: Housing (90 minutes)

- MAPC Presentation – Existing Data and Analysis
 - MAPC Presentation – Survey Results for Housing
 - Facilitated Committee Discussion – Defining Topic Area Goals
- **Next Steps** (10 minutes)
 - **Public Comment/Adjourn** (10 minutes)

Committee Values and Expectations

- **Open-mindedness**
- **Respect**
- **Address conflict**
- **Organized**
- **Transparent**
- **Goal minded**
- **Respect history without fearing change**





Welcome and Introductions



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Steering Committee

Jessica Porter, Co-chair

Sarah MacDonald, Co-chair

Margaret Adams Whitfield

James Antonizick

Dieckmann Cogill

Josh Donati

Nathan Gauthier

Dan Hart

Justin A. Humphreys

Daniel T. Maher

Shaw McDermott

Jay O'Brien

Alix M. O'Connell

Sharna Small Borsellino

Scott Steeves

Andrew Tittler

Jeremy Rosenberger, Planning Director

Michelle Tinger, Planning Specialist

Relationship to Plan



Topic Area Meetings

Meeting 1



Meeting 2



Meeting 3



Meeting 4



Meeting 5



Meeting 6



Meeting 7



- Brief presentation by MAPC staff leads
- Committee discussion focused on priorities and goals for the topic
- Initial drafting of a topic one-sheet summary
- Setting up for broader community engagement around topics later in the fall



Topic Area – Housing



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- **Dedham Housing Demographics**
 - Population
 - Housing and racial equity
- **Housing/ Population Mismatch**
 - Demographic data and housing supply
 - Survey results
- **Housing/ Wage Mismatch**
 - Housing costs, local wages, and cost burden
 - Survey results
- **Zoning Mismatch**
 - Map of nonconforming lots
- **What should Dedham focus on over the next ten years?**
 - Defining topic areas and goals around the town vision



Topic Area – Housing

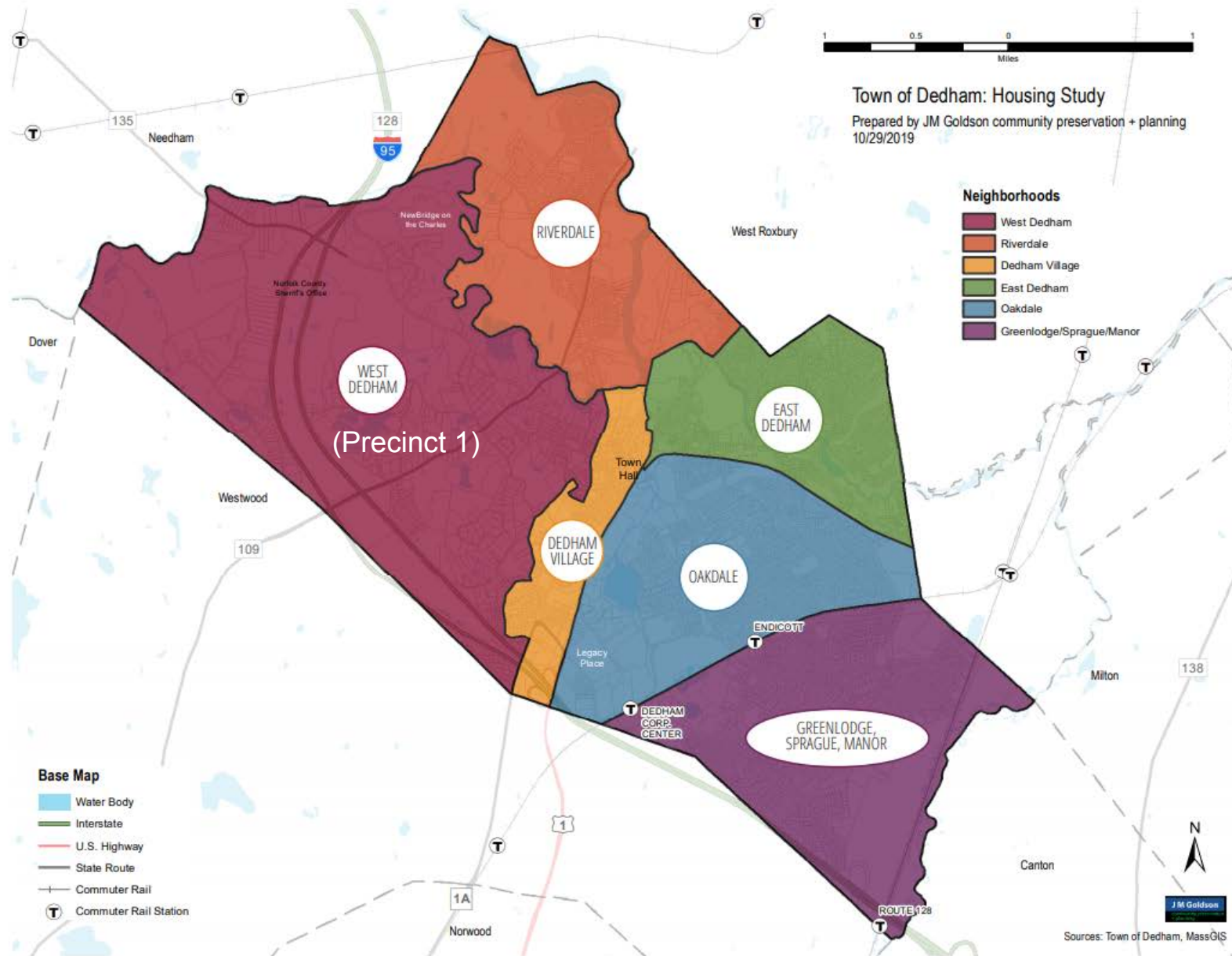
Existing Data and Analysis

Data sources:

- Census and American Community Survey (5 yr estimates)
- Warren Group, 2019
- CHAS, 2015
- Employment and Wage (ES-202) data 2018
- 2019 Housing Study
- Additional studies and reports

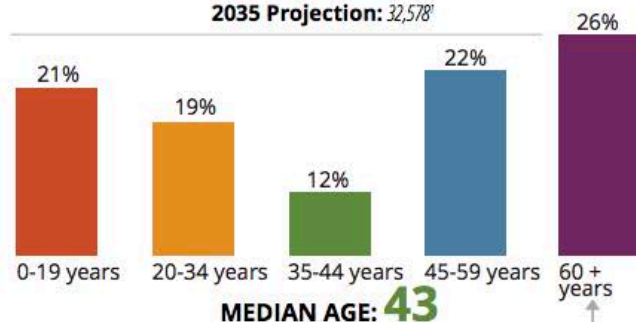


Dedham Neighborhoods – 2019 Housing Study



Demographic Profile – 2019 Housing Study

Population & Age

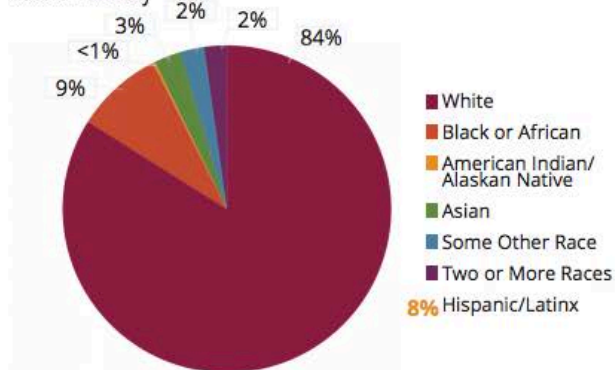


Trends and Change (2000 - 2017)

- 8% population increase
- 3% decrease in youth (under 20)
- 31% increase in older adults/seniors (60+)
- Slight increase in median age (40-43)

Projected to increase more than 60% (2010-2030)²

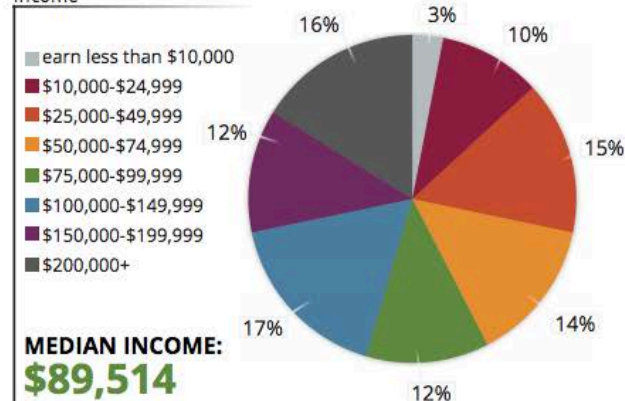
Race & Ethnicity



Trends and Change (2000 - 2017)

- 12% increase in racial diversity
- 6% increase in Hispanic/Latinx population ratio

Income



Trends and Change

- 2% reduction in median income (inflation adjusted) (2000 - 2017)
- Area Median Income (AMI)⁶ is \$113,300 (2019)

Trends and Change (2000 - 2017)

- 8% decrease in family households
- 10% increase in single-person households
- 2% increase in seniors living alone
- Average household size decreased by 7%

Households



63% FAMILY³ HOUSEHOLDS

44% with kids
77% two-parent households
23% single-parent households
41% households with seniors⁴



37% NON-FAMILY HOUSEHOLDS

9% roommates or other communal living
91% living alone (State & County = 80%)
44% senior living alone

Sources: 2013-2017 ACS; 2000, 2010 US Census; ¹Umass Donohue Population Projections

²MAPC Population Projections

³The US Census Bureau defines "family" as two or more people related by birth, marriage, or adoption and residing together; all such people, including related subfamily members, are considered as members of one family.

⁴Family households with at least one person age 60 or older

⁵MassDOT Commuter Rail Counts (2012-2018)

⁶Department of Housing and Urban Development (HUD) 2019 AMI (Boston-Cambridge-Quincy, MA-NH FMR Area) for a family of four.



34% One-person households



29% two-person households



14% three-person households



23% Four+ person households

AVERAGE HOUSEHOLD SIZE (2017): 2.43
(State = 2.53; County = 2.58)

SECTION I

RESIDENTIAL SECURITY MAP

LEGEND

- A FIRST GRADE
- B SECOND GRADE
- C THIRD GRADE
- D FOURTH GRADE
- SPARSELY BUILT UP
(COLOR INDICATES GRADE)
- INDUSTRIAL
- COMMERCIAL (IMPORTANT RETAIL AND WHOLESALE AREAS)
- UNDEVELOPED OR FARMLAND
(NO PROBABLE CHANGE WITHIN 5 YEARS)

LEGEND

- Boston Boundary
- Town Boundaries
- Surface Transportation Lines
- Rapid Transit Lines
- House Numbers
- Cemeteries
- Ward Boundaries
- Ward Numbers
- Public Schools
- Parochial Schools
- Parks, Boulevards and Play Grounds
- Golf and Country Clubs
- Public Libraries
- Police Stations
- Fire Stations

PREPARED BY
DIVISION OF RESEARCH AND STATISTICS
WITH THE CO-OPERATION OF THE
APPRAISAL DEPARTMENT
HOME OWNERS' LOAN CORPORATION
FEB. 1, 1938

Cram's Street Map of the BOSTON AREA

260 Square Miles

Including Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Lexington, Malden, Medford, Melrose, Milton, Needham, Newton, Quincy, Revere, Somerville, Waltham, Watertown, Winchester and Winthrop

SHOWING
Streets, Roads, Boundaries, Wards, Transportation Lines, Park Systems, Boulevards, Golf and Country Clubs, Schools, Libraries, Cemeteries, Police and Fire Stations.

COMPLETELY INDEXED

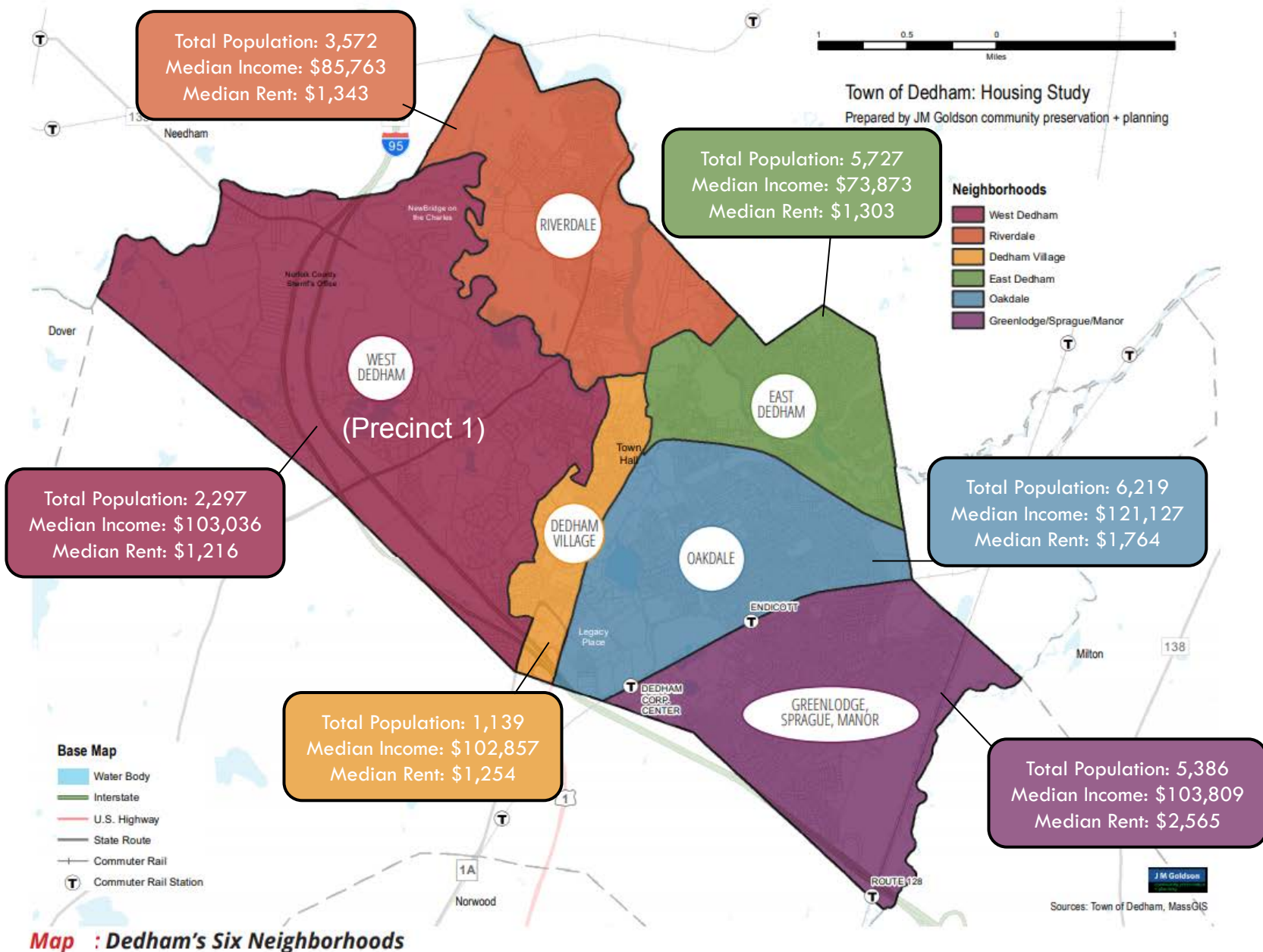
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Boston, Mass.

SCALE 1" = 1 MILE
SCALE 1" = 1/2 MILE

Dedham Neighborhood Comparison – 2019 Housing Study



To connect to the interactive poll:



Open an internet browser and go to:

pollev.com/mapcmtg





What surprised you/stood out to you in this housing and demographic data?

Top





Topic Area – Housing

Existing Data and Analysis

1. There is a mismatch between the types of housing units available and the homes needed throughout Dedham and the town's neighborhoods.



Topic Area – Housing

Existing Data and Analysis

1. Housing/ Population Mismatch

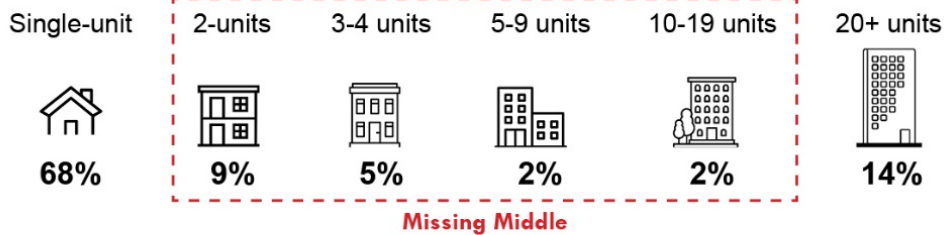
Housing Units

Source: Dedham Housing Study, 2019

10,246
Total housing units

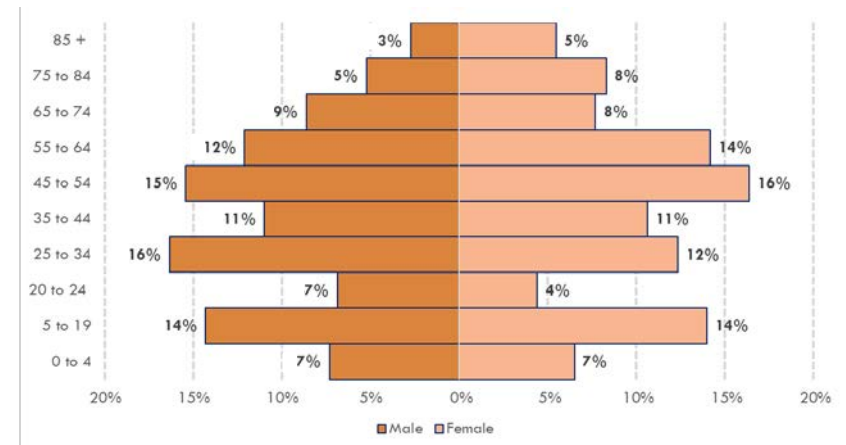
69%
Owner-occupied

31%
Renter-occupied



Dedham Population Pyramid

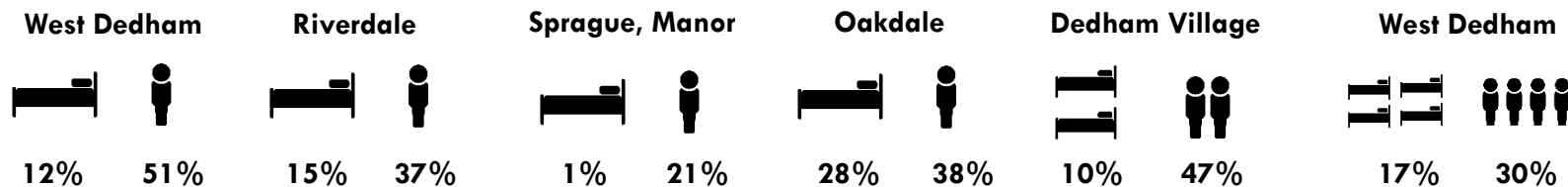
Source: American Community Survey, 2014-2018



Bedrooms versus Average Household Size

Source: Dedham Housing Study, 2019

Bedroom(s) Household size



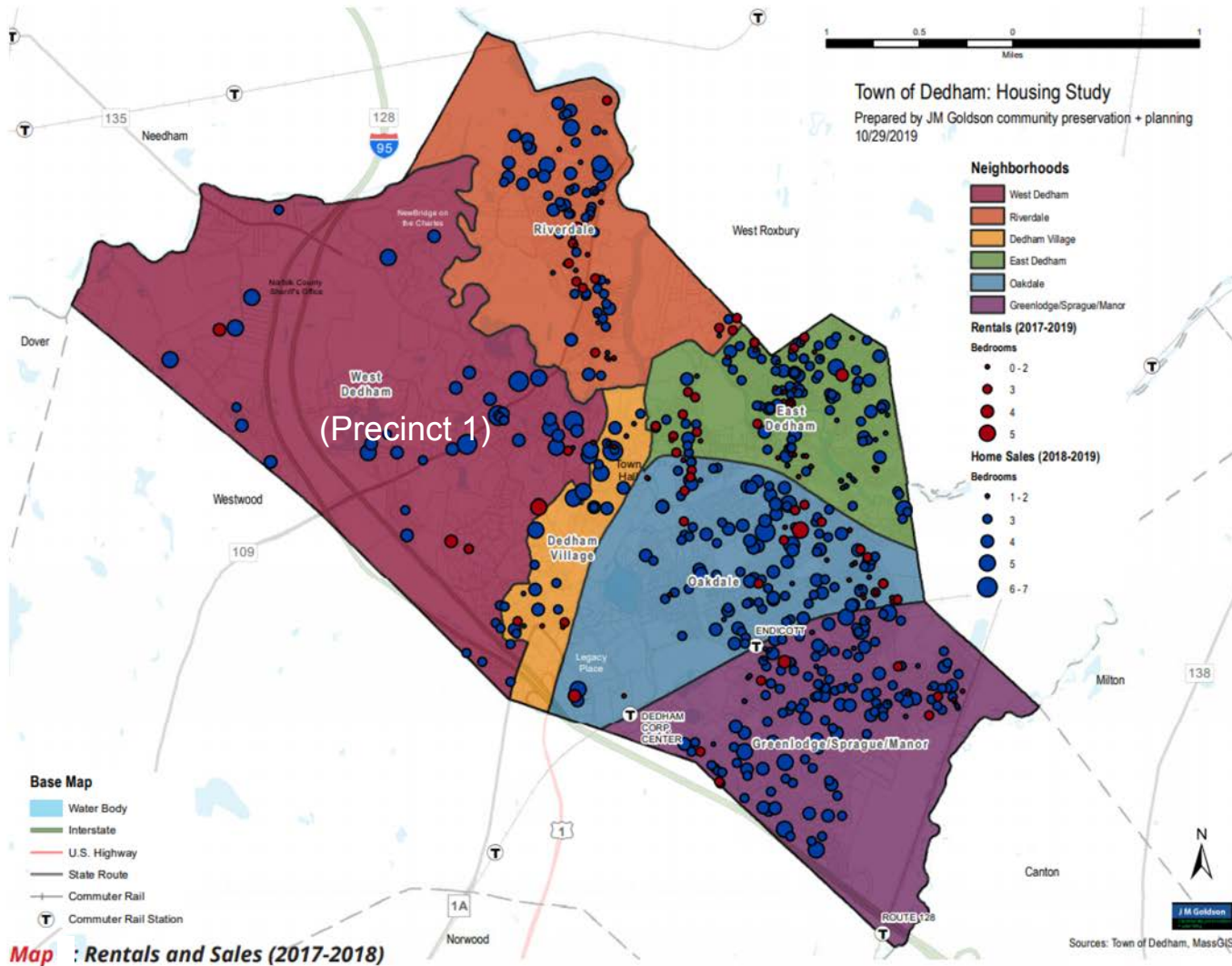
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Topic Area – Housing

Existing Data and Analysis

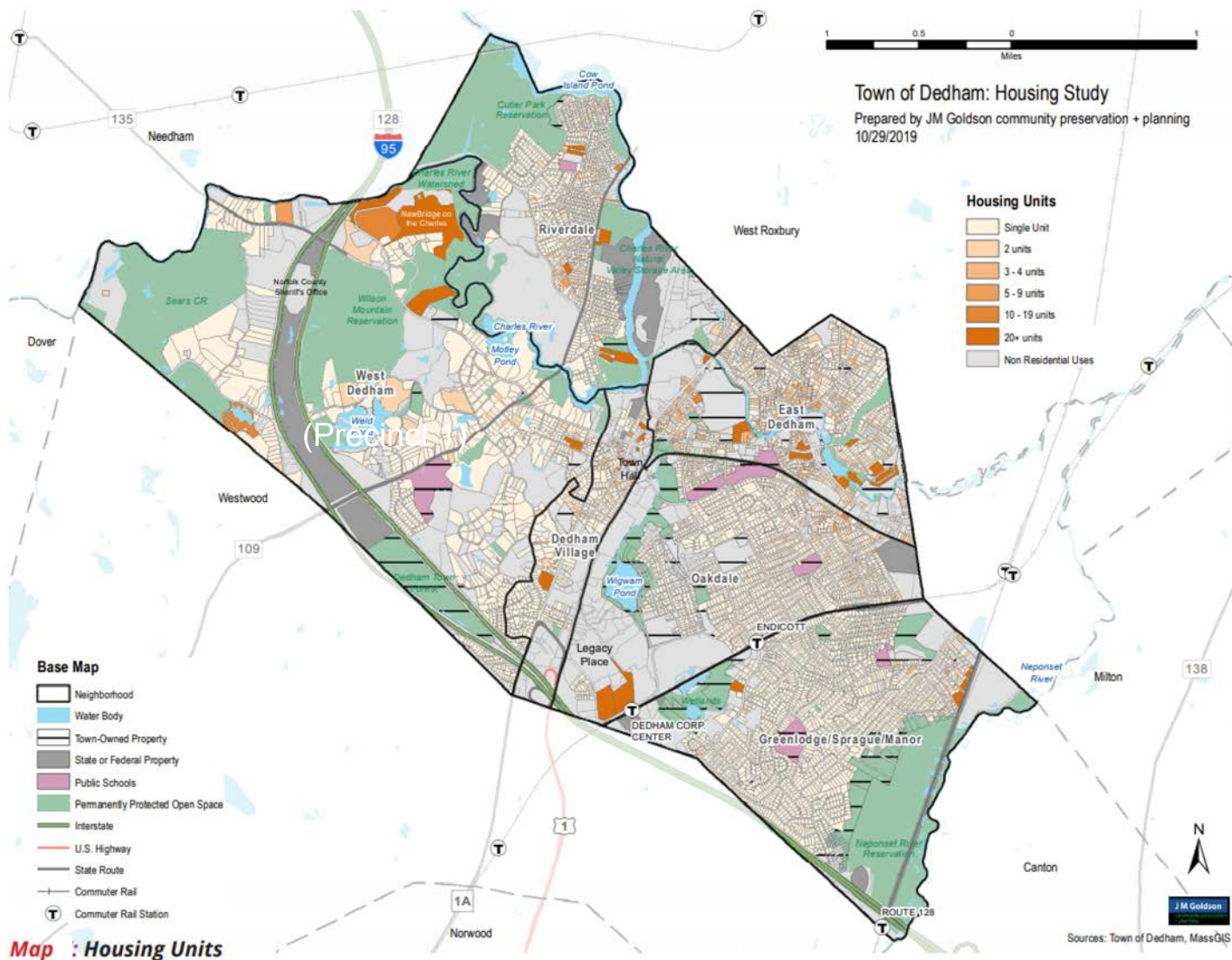


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Topic Area – Housing

Existing Data and Analysis

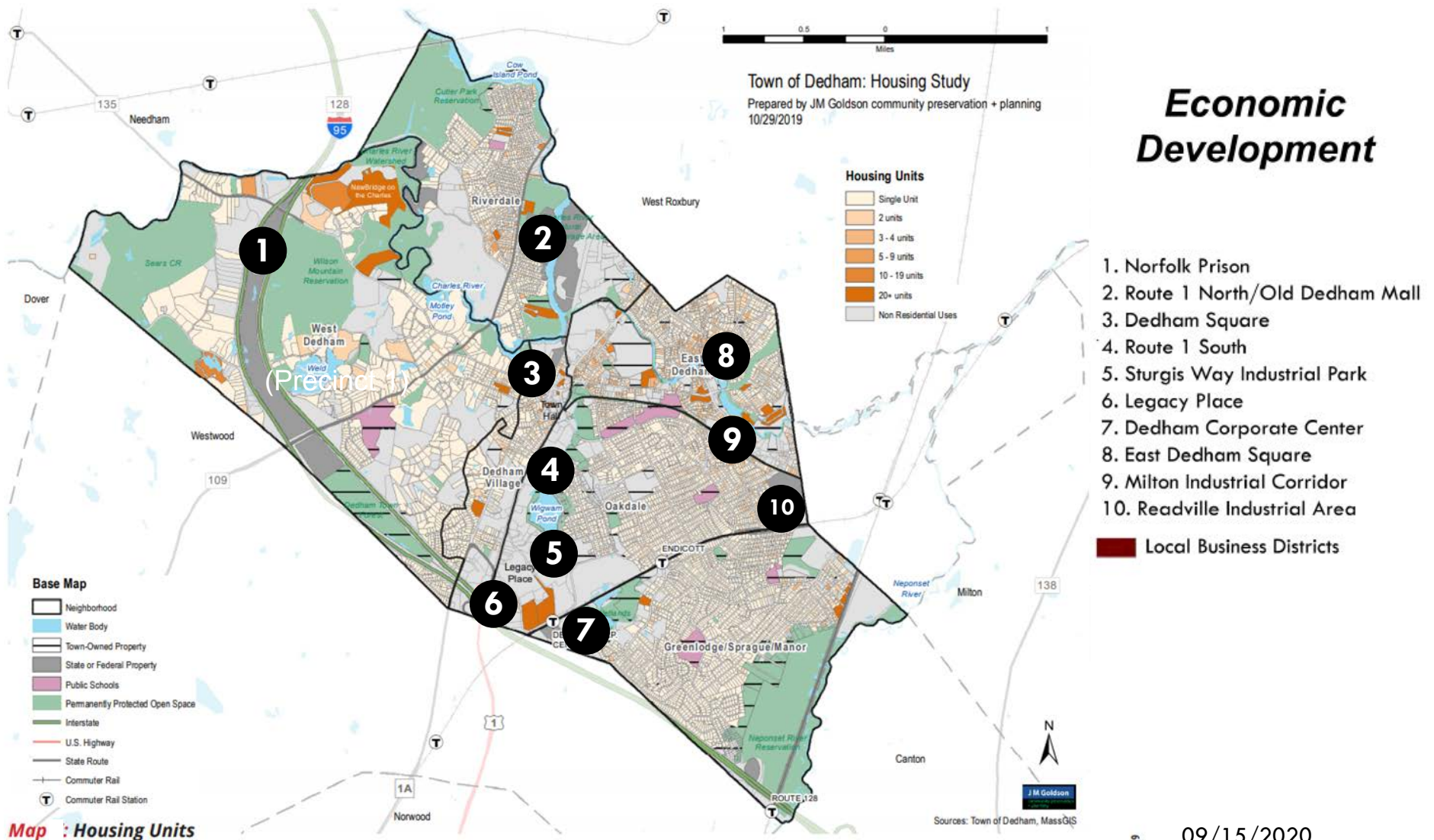


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Topic Area – Housing

Existing Data and Analysis





Topic Area – Housing

Survey Results for Housing

- **75%** of participants said affordability was **important (41%)** or the **most important (34%) housing challenge**
 - Neighborhoods facing change through development pressure **70%**
 - A mismatch between the type of housing and the needs of the population **59%**
 - Not enough variety of housing types **49%**





Topic Area – Housing

Existing Data and Analysis

This mismatch makes it difficult for seniors to downsize, reducing turnover in single-family homes needed by growing families.



Workers, young professionals, and those that would like to purchase their first home have limited choices in Dedham and may choose to live elsewhere.



Topic Area – Housing

Existing Data and Analysis

A lack of housing options in general also prevents opportunities for people of color and contributes to historic racial inequities.



What do you see as lacking in the types of housing available in Dedham?

Top



Topic Area – Housing

Existing Data and Analysis

2. There is also a mismatch between the cost of housing and what many households in Dedham can afford.



Topic Area – Housing

Existing Data and Analysis

2. Housing/Wage Mismatch

Median Rent

Source: Dedham Housing Study, 2019 and MAPC Rental Database, 2018

\$1,546

Median rental cost based on MLS Data provided by local realtors

\$2,092

Median cost of a one-bedroom apartment based on online rental listings from Craigslist and Padmapper

Median For Sale Price

Source: The Warren Group, 2019

\$520,200

Single-family

\$104,040

20% downpayment

\$380,200

Condominium

\$76,040

20% downpayment

Subsidized Housing Inventory

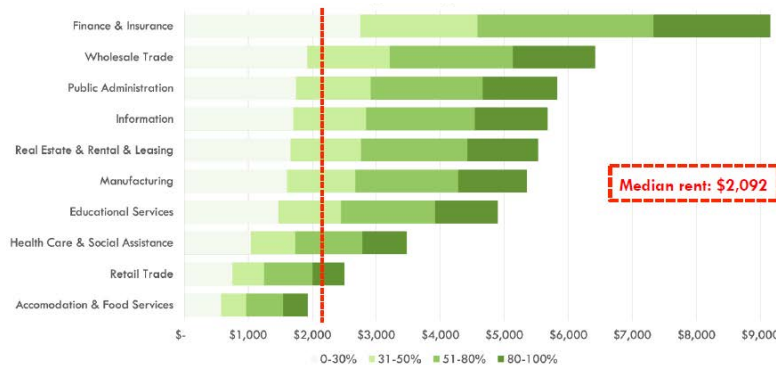
Source: Massachusetts Department of Housing and Community Development, 2017

There are **3,410 households** in Dedham that are **eligible** for Affordable Housing. For these households there are **1,104 housing units** on the Town's SHI, a ratio of **3 to 1**.



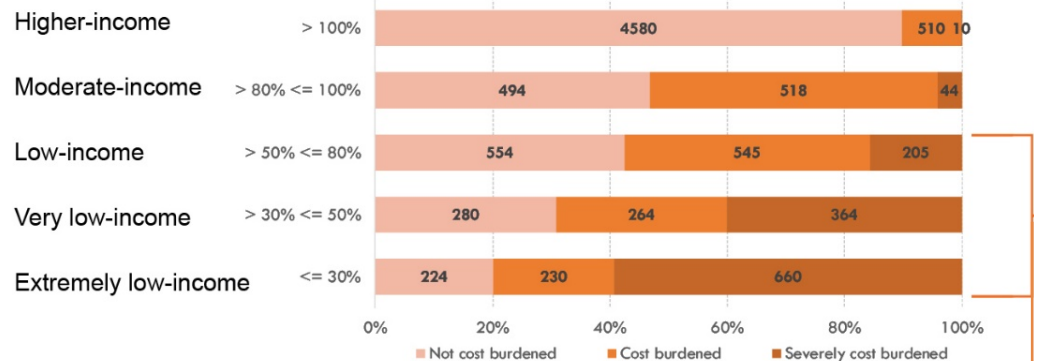
Monthly Wages Top Dedham Employment Industries

Source: ES-202 NAICS, 2018



Cost Burden by Income Level

Source: United States Census Bureau, American Community Survey, 2011-2015



2,268 Households



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Topic Area – Housing

Survey Results for Housing

- What are the greatest challenges for the Town of Dedham?

(Scored 1-13)

- Rising cost of living/housing (**32%** ranked **#1, 564 total**)
- Traffic congestion/inability to get around (**32%** ranked **#1, 604 total**)
- Local tax rates and municipal finance (**21%** ranked **#1, 511 total**)
- Access to jobs ranked second lowest (**1%** ranked **#1, 176 total**)





Topic Area – Housing

Existing Data and Analysis

This mismatch makes it difficult to live and work in Dedham, contributing to higher rates of commuter traffic and congestion. The needs of many households are not met in the market-place and there isn't enough naturally occurring or deed-restricted Affordable Housing for these households.



Topic Area – Housing

Existing Data and Analysis

An economic development strategy in Dedham will need to address the high cost of housing:

- **Reduce cost burden**
- **Provide workforce housing and increase spending power for local businesses**
- **Attract young professionals, families, and other households deciding where to settle**



What are your observations about housing affordability in Dedham?

Top



Topic Area – Housing

Existing Data and Analysis

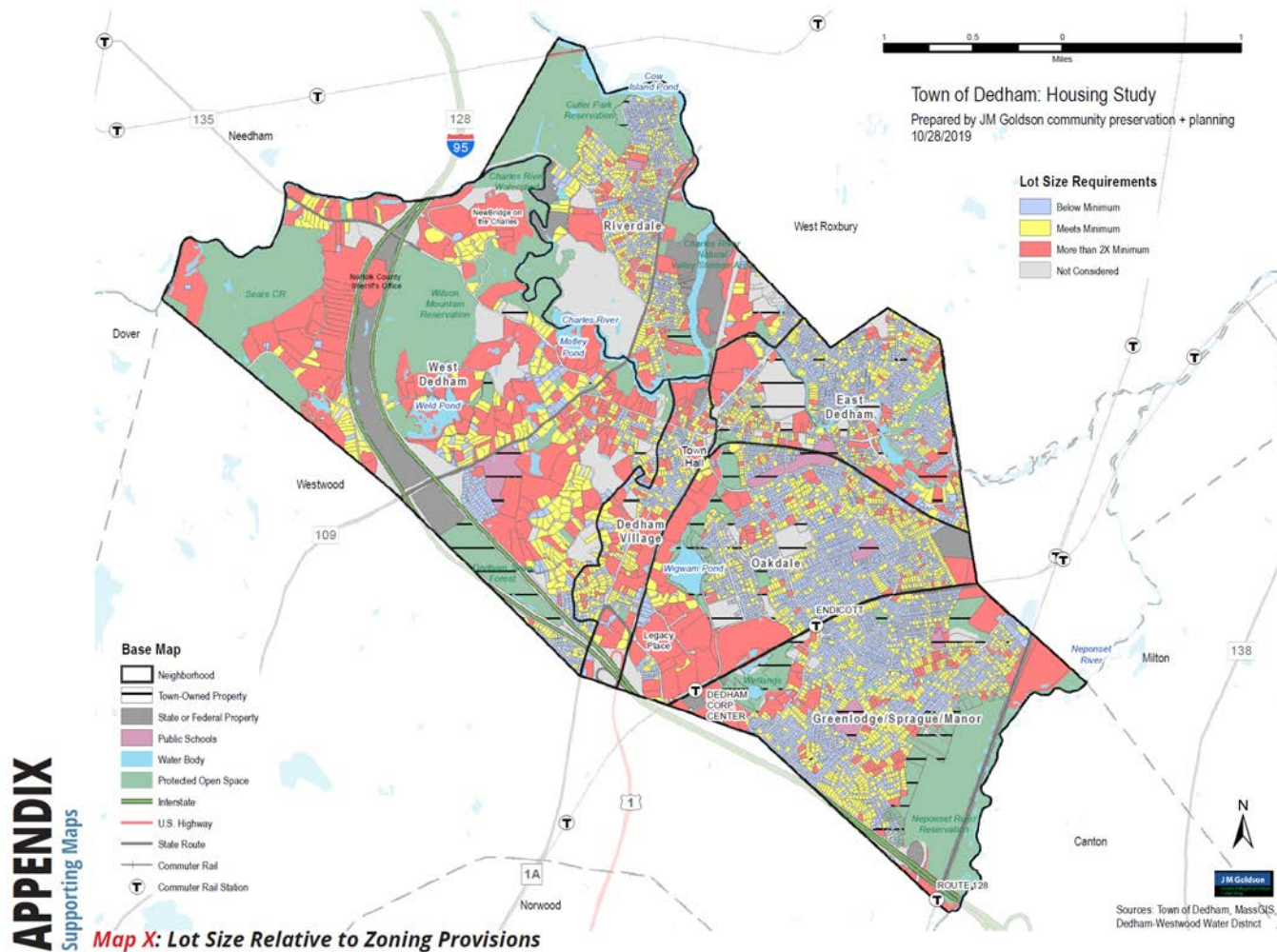
3. Zoning regulations in Dedham are also mismatched with the current built environment and the needs of households.



Topic Area – Housing

Existing Data and Analysis

3. Zoning Mismatch



62% of parcels are below the minimum lot size and nonconforming.

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Topic Area – Housing

Survey Results for Housing

- **57%** of participants said their future housing goal was to remain in their current home for as long as possible
- **86%** of participants said increasing the variety of amenities and uses that can be accessed by walking was **important (39%)** or the **most important (47%) zoning challenge**



Topic Area – Housing

Existing Data and Analysis

This mismatch makes home conversions, accessory dwelling units, home improvements, and redevelopment on nonconforming lots more difficult because additional board review will be required.

Seeking approval for these changes can be particularly discouraging for small property owners that are not accustomed to the development process and have limited resources



Have you observed zoning issues impacting housing?

Top





Defining Topic Area Goals

1. Naturally Occurring Affordable Housing (NOAH)

Facilitate the development of housing that households can afford in the marketplace through flexible regulations and incentives.

2. Deed-restricted Affordable Housing (AH)

Facilitate the development of housing that must be affordable to households, meeting the needs of income-eligible households.

3. Zoning Alignment

Align zoning with the current built environment to realize improvements, redevelopment, and infill development in key areas of town.



Defining Topic Area Goals

4. Guide Mixed-use Development to Existing Retail Centers

Encourage mixed-use and the redevelopment of strip malls and areas of town where housing can support retail and workers.

5. Strategic Community Engagement

Alleviate misconceptions about naturally occurring and deed-restricted Affordable Housing, create awareness for housing need, and build support for the actions required to address housing need.



Are these the housing goals you see as crucial to address in the master plan?

Very Close

Close

Not Close

None of the above



Are there other housing goals you would define based on the information discussed?

Top



Topic Area – Housing

Defining Topic Area Goals

- 1. Naturally Occurring Affordable Housing (NOAH)**
- 2. Deed-restricted Affordable Housing (AH)**
- 3. Zoning Alignment**
- 4. Guide Mixed-use Development to Existing Retail Centers**
- 5. Strategic Community Engagement**





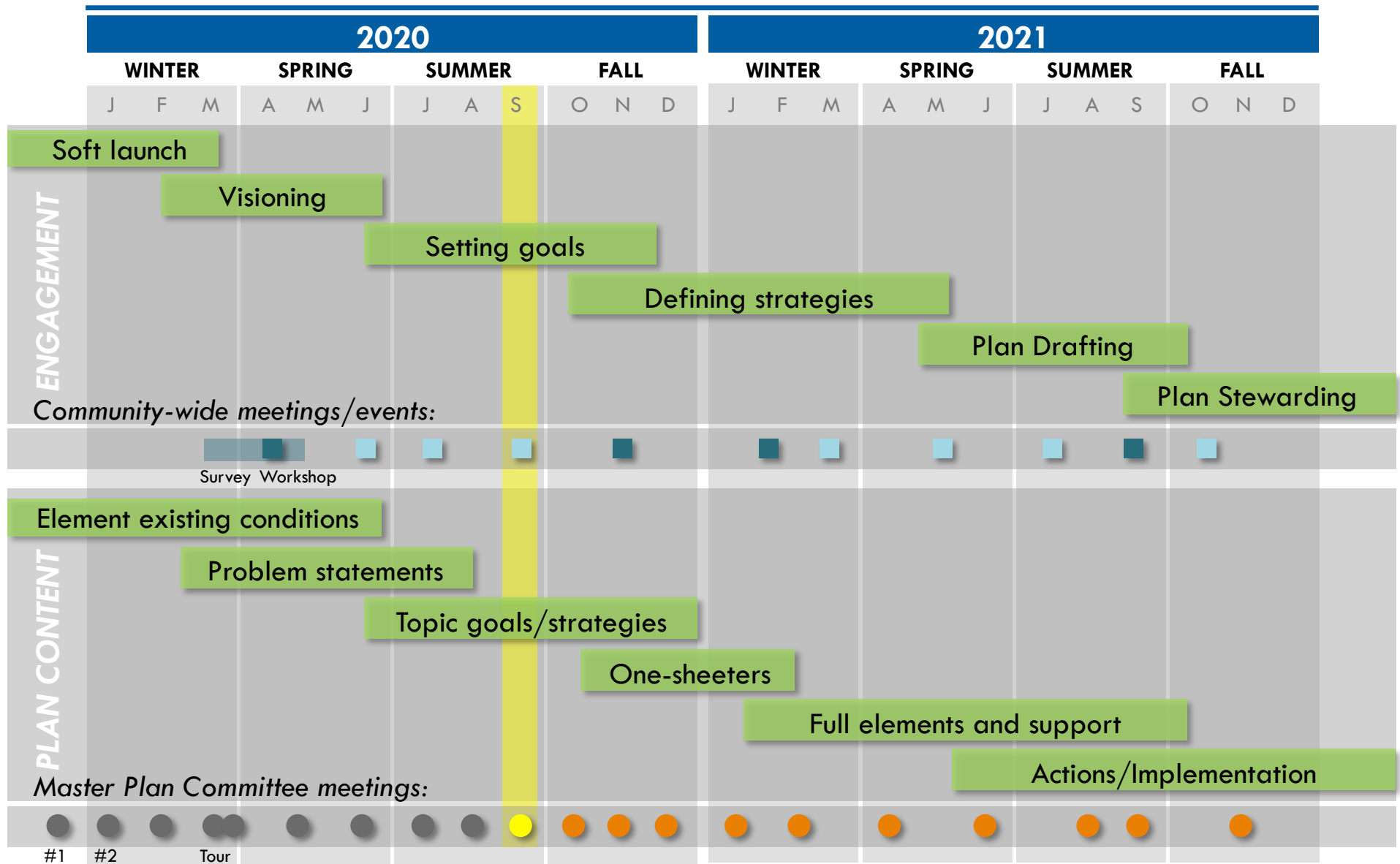
Next Steps



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Process outline and approach



Topic Areas Community Engagement

- One sheet summary of each topics most important data and analysis with draft goals
- Distribution of one sheet summaries to targeted stakeholder groups and broader community
- **Virtual Open House – Topic Series**
 - November 3rd – Economic Development and Transportation
 - January 26th – Housing, Public Health and Livability, Natural, Cultural and Historic Resources
 - March 30th – Land Use, Community Services and Facilities, Governance



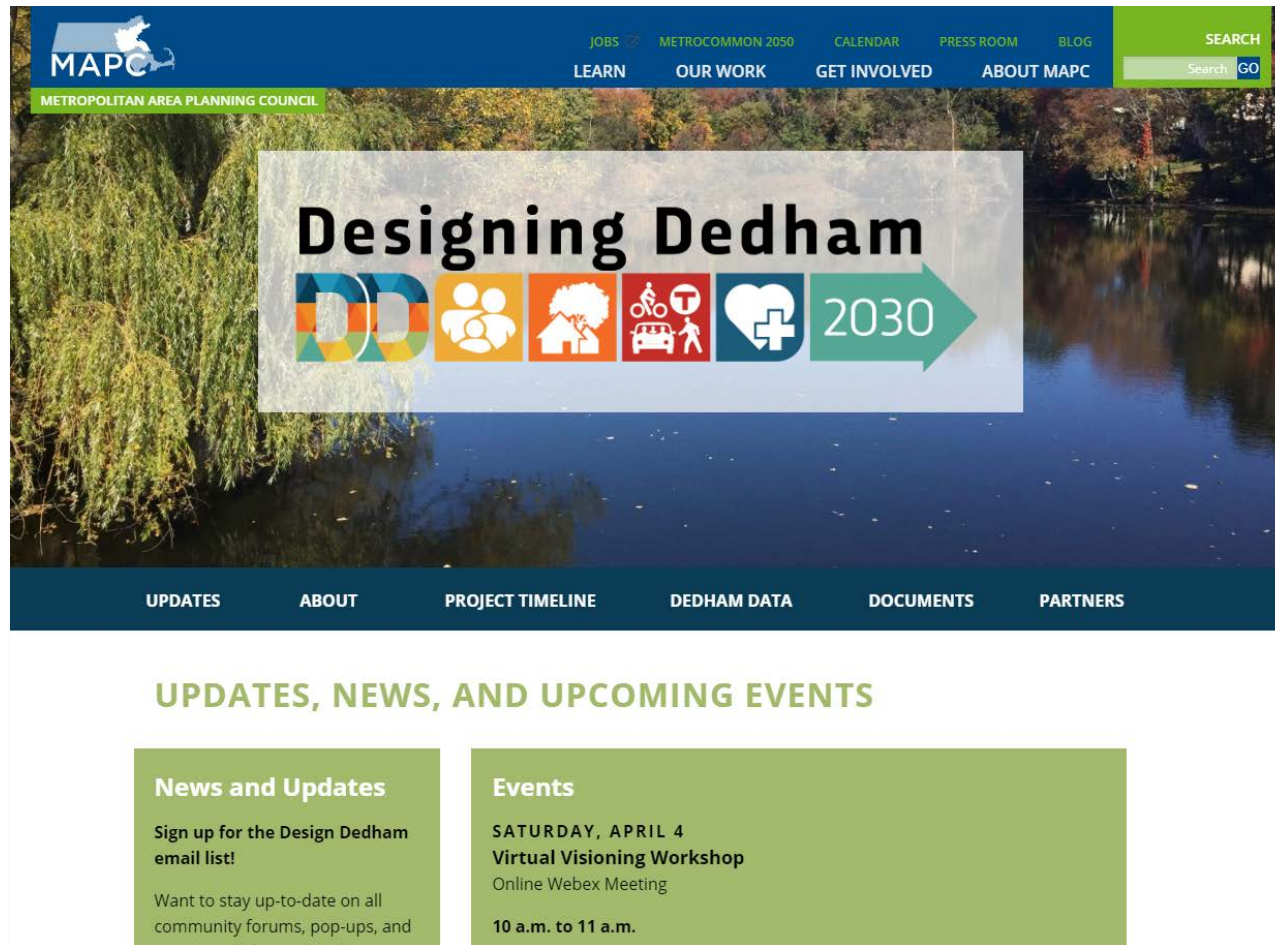
Next Steps

- Discussing each topic area in a Committee Meeting
- Drafting one-sheet summaries for Economic Development and Transportation
- Committee review one-sheet summaries
- Outreach with one-sheet summaries and promotion of Virtual Open Houses
- Vision Statement Working Group convening



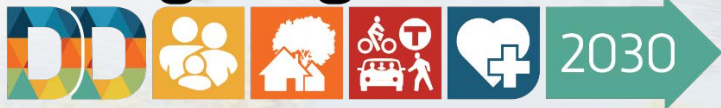
Stay Involved

<http://DesigningDedham2030.org>



Public Comment/Adjourn

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