



Housing Production Plan Update 2021-2022

# HOUSING QUINCY



Webinar #2  
April 28, 2022

# Agenda

- Introduction
- Goals
- Strategies
- Actions
- Housing Locations & Types
- Q&A
- Next Steps



# Format for Tonight

- This meeting is being recorded
- All meeting attendees are muted with videos off
- If you have a question for the project team, please ask it in the Q&A box
- We will try to answer simple questions in real-time and discuss more complicated/recurring questions during the Q&A portion of the forum
- Chinese (Mandarin) interpretation is available

# Introduction

# Project Leads

- City of Quincy Department of Planning & Community Development (PCD)
  - Sean Glennon, Community Development Director
  - Sherry Zou, Housing Programs Manager
- Metropolitan Area Planning Council (MAPC)
  - Emma Battaglia, Senior Housing & Land Use Planner

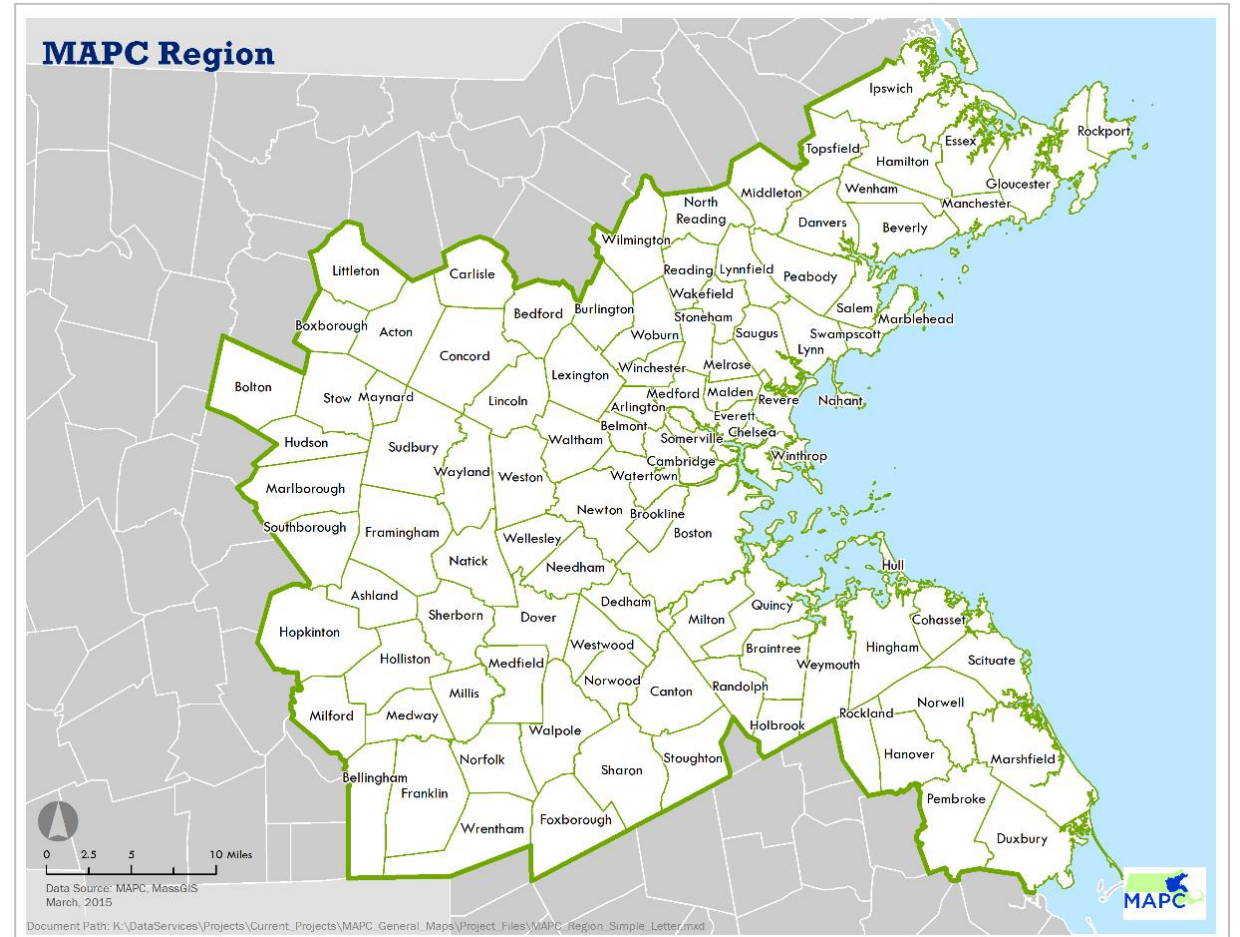
# Advisory Committee

- Beth Ann Strollo, Quincy Community Action Programs (QCAP)
- Chuck Phelan, Ward 5 Councillor\*
- Donna Ackerman, NeighborWorks Housing Solutions (NHS)\*
- Joe King, City of Quincy
- Reverend Sheldon Bennett\*
- Rob Stevens, City of Quincy
- Sean Glennon, City of Quincy
- Sherry Zou, City of Quincy
- Tom Fabrizio, City of Quincy\*

\*Affordable Housing Trust Committee

# Role of MAPC

- Mission-driven
- Focus on smart growth, equity, and sustainability
- Regional perspective



# What is a Housing Production Plan?

- A Housing Production Plan (HPP) is a **proactive strategy** for communities to plan for and guide development of housing, both market rate and affordable
- HPPs help communities understand their **housing needs**, identify **housing goals**, and **make progress** towards achieving them
- This project is an update to Quincy's 2016 HPP



# HPP Components

- Housing needs and demand assessment
- Housing goals
- Analysis of development constraints
- Identification of housing development opportunities
- Strategies (policies, programs, etc.) to achieve goals
- Housing production targets

# Community Engagement

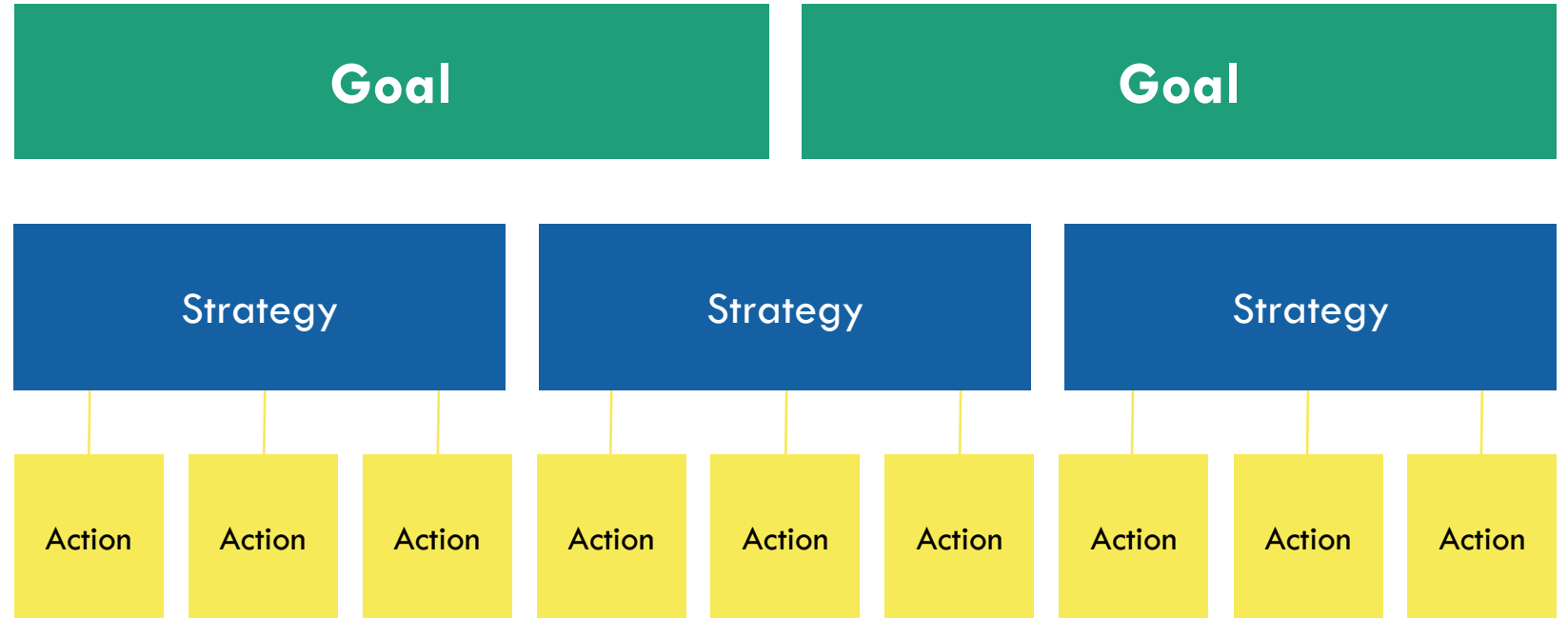
- Due to COVID, this has been an all-virtual process
- Emphasis has been to engage those who would most benefit from this plan (renters, people of color, non-English speakers, other underserved protected classes)
- Methods:
  - Webinar and Online Open House for Digital Engagement Campaign #1: Existing Conditions, Vision, & Goals (December/January)
  - Webinar and Online Open House for Digital Engagement Campaign #2: Development Opportunities and Recommendations(April)
  - Focus groups with housing service providers and Asian community members
  - Targeted interviews

# Goals → Strategies → Actions

**Goal:** broad aspirational statement of intention

**Strategy:** general activities by City government (e.g., zoning, new policy, direct funding program)

**Action:** specific activity that the City or partners can undertake



**Each strategy and action can impact multiple goals**

# Goals

# Housing Needs

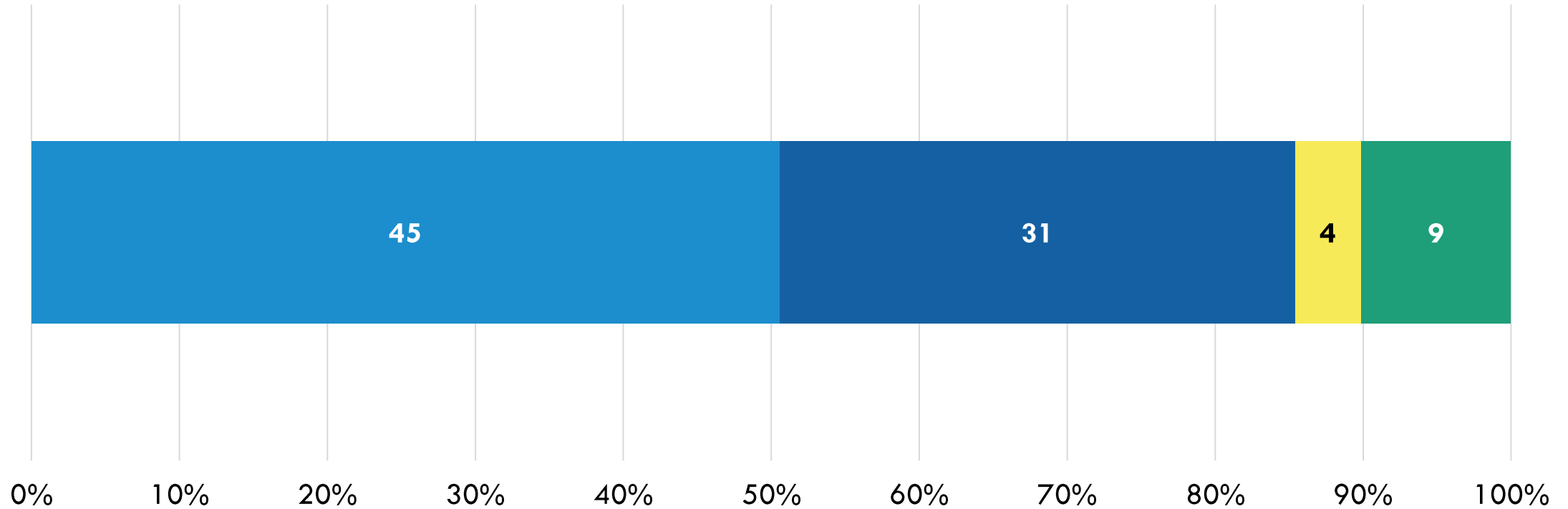
**The following housing needs emerged from community feedback:**

- Range of housing types available do not meet the needs of current/future residents
- Housing is unaffordable to current Quincy residents, especially low-income residents
- Lack and loss of naturally affordable properties
- Seniors cannot afford to stay in their homes
- Residents of color, new families, and people with disabilities lack housing options
- Lack of Affordable homeownership options
- City has limited capacity to support new housing initiatives
- Sustainability/climate resilience in housing
- Resources for owners to maintain or renovate their home
- Safe and secure housing

# Proposed Goals

1. **Diverse & Affordable Housing.** Develop a diverse and affordable housing stock that meets the needs of current and future Quincy residents.
2. **Preservation & Anti-Displacement.** Preserve the affordable housing stock and protect existing residents' housing stability, especially low-income and immigrant households.
3. **Health & Safety.** Protect and promote healthy, safe, sustainable, and climate-resilient housing.
4. **Anti-Discrimination.** Be a leader in anti-discrimination by affirmatively furthering fair housing obligations and advancing racial and economic diversity in Quincy.
5. **Capacity Building.** Identify and build up municipal staff and partner agency capacity to implement HPP strategies and actions.

# Feedback on Goals



■ These goals reflect my priorities a great deal

■ These goals reflect my priorities a little

■ These goals reflect my priorities a moderate amount

■ These goals don't reflect my priorities

# Feedback on Goals

## What topics would you add, remove, or change about these goals?

- Promote affordability over high-income units
- Improve public safety
- Pay attention to environmental/climate impact and eliminate fossil fuel dependency
- Prevent increases to property taxes
- Protect Quincy's neighborhoods (especially those in Residential A District)
- Increase affordable home ownership opportunities and address decreasing home ownership rates
- Hold developers to their promises
- Prioritize on-site Affordable Housing in mixed-income developments
- Protect middle-income housing
- Promote development focused on community
- House the homeless
- Improve City infrastructure to support new and existing housing
- Preserve green space
- Promote dense housing near MBTA stations
- Encourage good landlord practices
- Capacity building should not be a goal



# Strategies

# Types of Strategies

- **Local Policies:** Implemented by legislation or executive action without significant funding implications; sometimes require state action
- **Tax Policies:** Alter property taxes or create new taxes; typically require state action
- **Programs:** Local interventions managed by the executive branch that require local or state funding to initiate
- **Zoning Adjustments:** Implemented at the local level; typically require only local approval
- **Partnerships and Advocacy:** Implemented at the local or regional level; involve minimal funding to set up but may require funding to sustain

# Proposed Strategies

- A. Explore amending the City's zoning ordinance to better facilitate a range of new housing development.
- B. Support the creation of new deed-restricted, Affordable Housing for households earning up to Quincy's median income.
- C. Create tools and resources to preserve Quincy's existing affordable housing stock.
- D. Protect residents' ability to stay in Quincy, particularly low-income, senior, and immigrant households.
- E. Establish and implement resources that the City can use to protect the most vulnerable populations and fight discrimination.
- F. Leverage municipal resources to ensure healthy and sustainable homes.
- G. Increase the City's administrative and financial capacity to implement HPP goals.

# Strategies Ranked by Priority

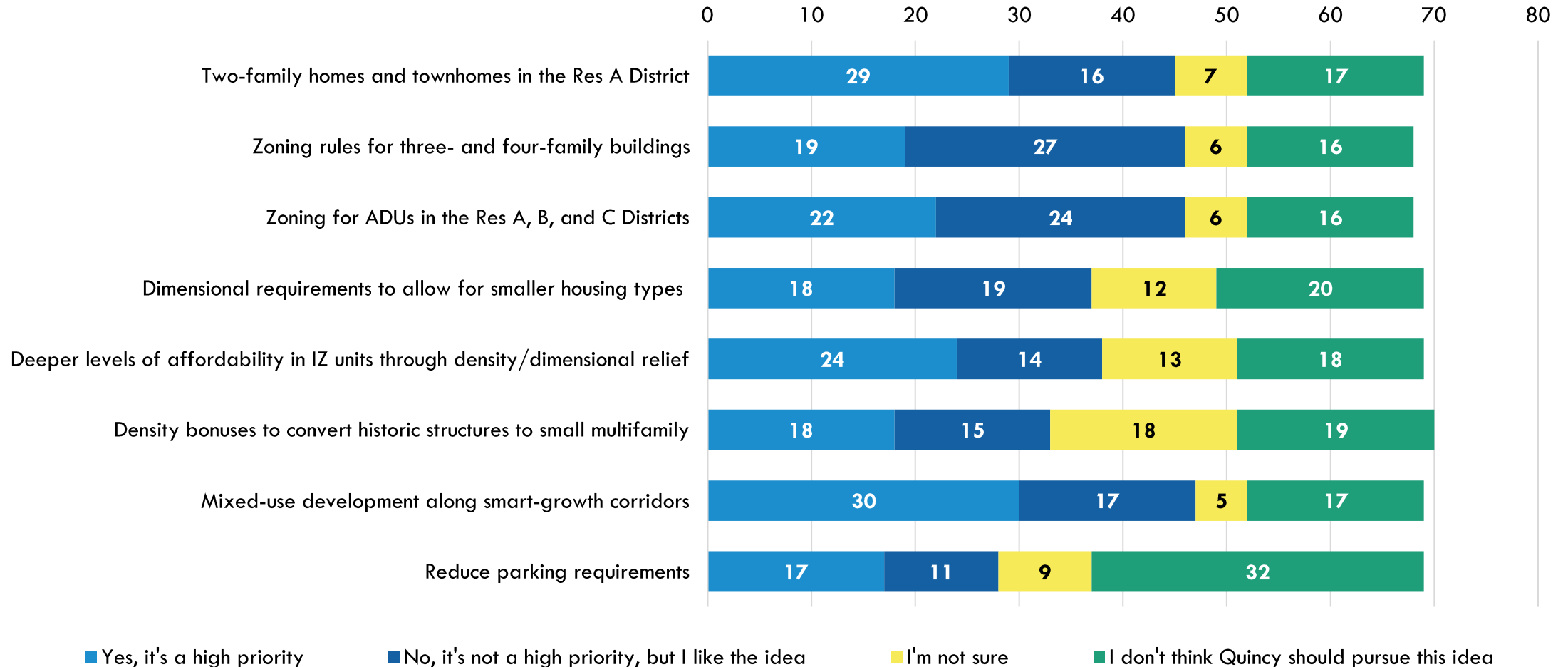
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3. Create tools and resources to preserve Quincy's existing affordable housing stock.
4. Establish and implement resources that the City can use to protect the most vulnerable populations and fight discrimination.
5. Explore Amending the City's zoning ordinance to better facilitate a range of new housing development.
6. Leverage municipal resources to ensure healthy and sustainable homes.
7. Increase the City's administrative and financial capacity to implement HPP goals.

# Actions

## Strategy A: Explore amending the City's zoning ordinance to better facilitate a range of new housing development.

- **A.1:** Explore amending zoning to allow two-family homes and townhomes in the Res A District.
- **A.2:** Create zoning rules for three- and four-family developments distinct from the rules for larger multifamily developments to allow for historic development types
- **A.3:** Explore amending zoning code to allow accessory dwelling units (ADUs) in Res A, Res B, and Res C zoning districts.
- **A.4:** Propose amendments to dimensional requirements to allow for a range of smaller housing types that match historic development patterns.
- **A.5:** Incentivize deeper levels of affordability in Inclusionary Zoning units through further density or dimensional relief.
- **A.6:** Use density bonuses to incentivize conversion and/or expansion of historic structures into small multifamily homes, in order to preserve architectural heritage while producing housing.
- **A.7:** Encourage mixed-use development along key smart-growth corridors.
- **A.8:** Reduce parking requirements to facilitate housing development.

## Strategy A: Amend the city's zoning ordinance to better facilitate a range of new housing development.

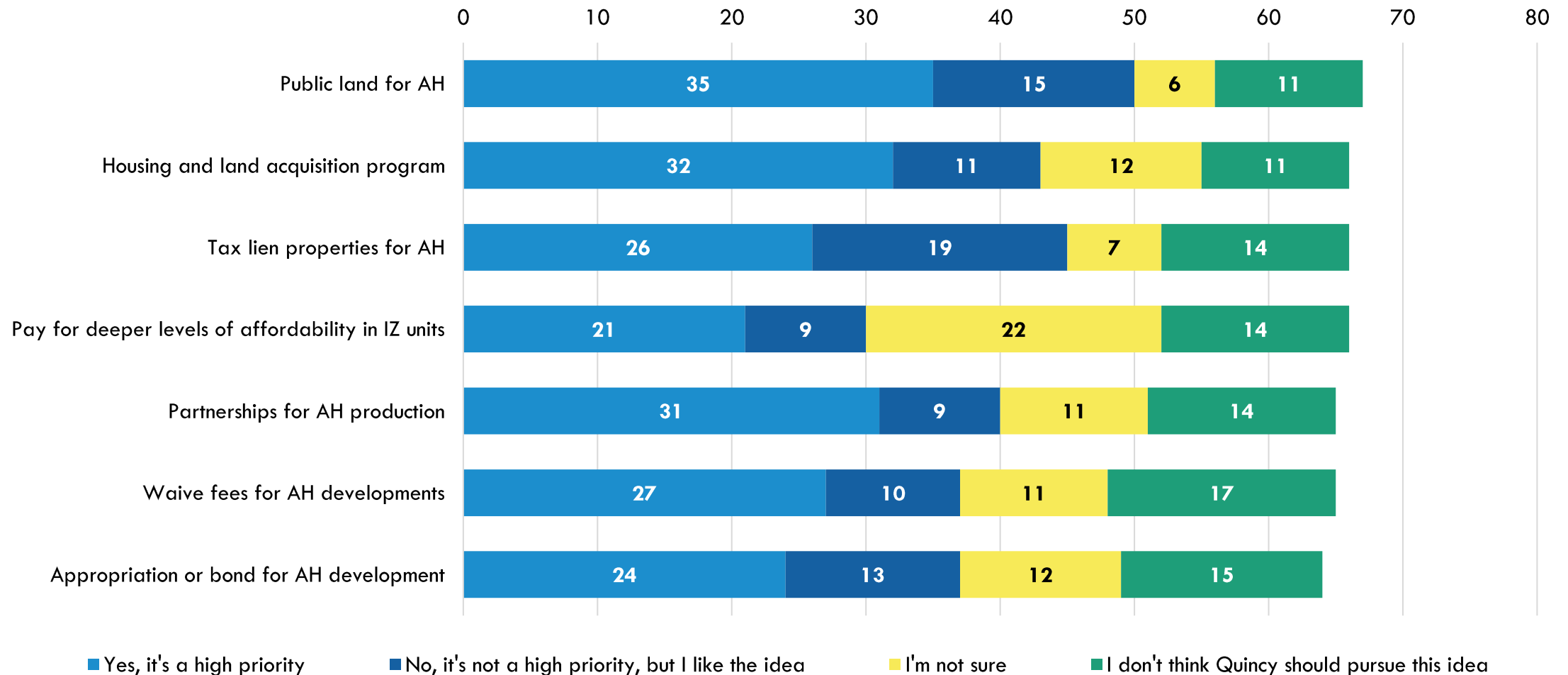


## Strategy B: Support the creation of new deed-restricted, Affordable Housing for households earning up to Quincy's median income.

- **B.1:** Use public land for Affordable Housing.
- **B.2:** Establish a housing and land acquisition program.
- **B.3:** Use property acquired through tax liens for Affordable Housing development.
- **B.4:** Pay for deeper levels of affordability in Inclusionary Zoning units.
- **B.5:** Continue building partnerships to maximize resources for Affordable Housing production.
- **B.6:** Waive fees for Affordable Housing developments.
- **B.7:** Explore committing to an annual General Fund appropriation and/or General Obligation bond for Affordable Housing development and preservation.



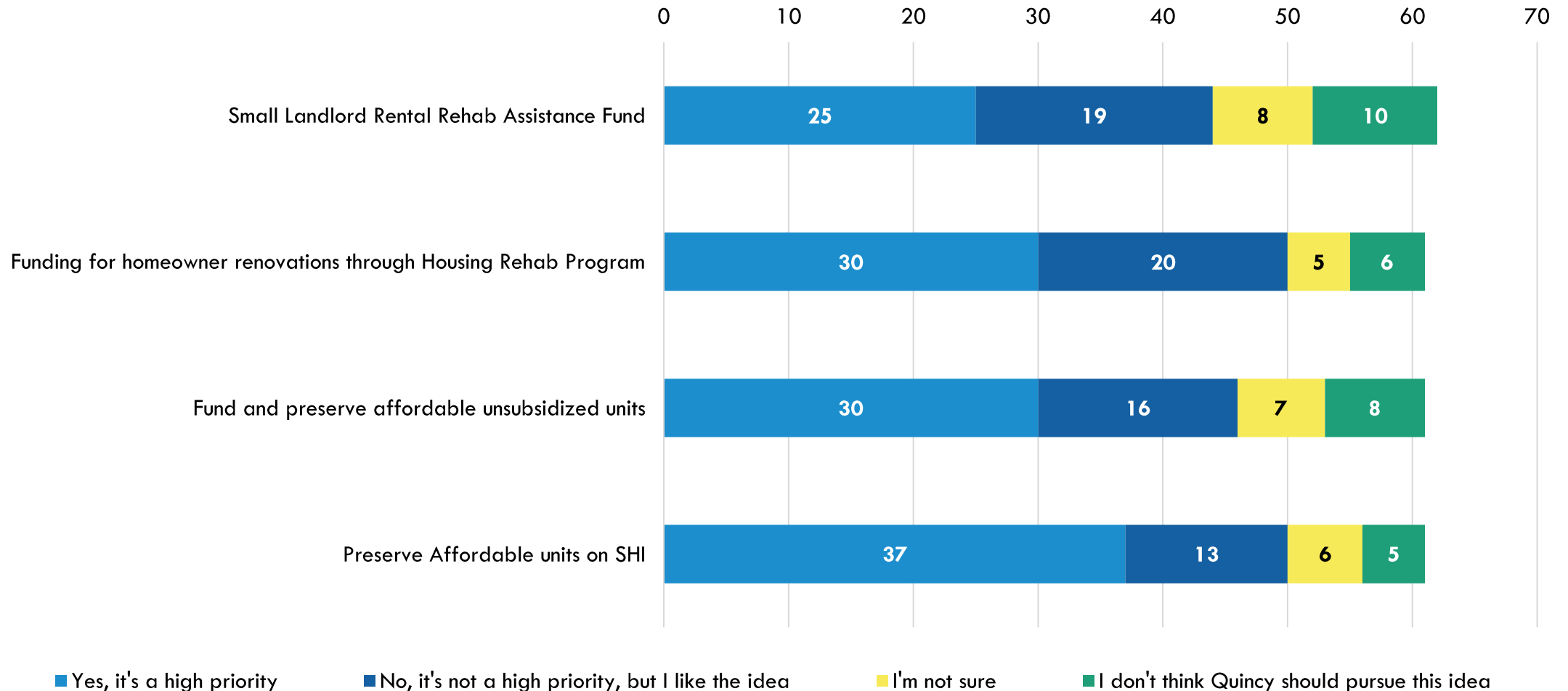
## Strategy B: Support the creation of new deed-restricted, Affordable Housing for families earning up to Quincy's median income.



## Strategy C: Create tools and resources to preserve Quincy's existing affordable housing stock.

- **C.1:** Establish a Small Landlord Rental Rehab Assistance Fund.
- **C.2:** Continue and expand funding for owner-occupied home renovations through the Housing Rehabilitation Program.
- **C.3:** Fund and facilitate the preservation of low-cost, unsubsidized rental housing.
- **C.4:** Preserve existing Affordable units on the Subsidized Housing Inventory with deed-restrictions at risk of expiring.

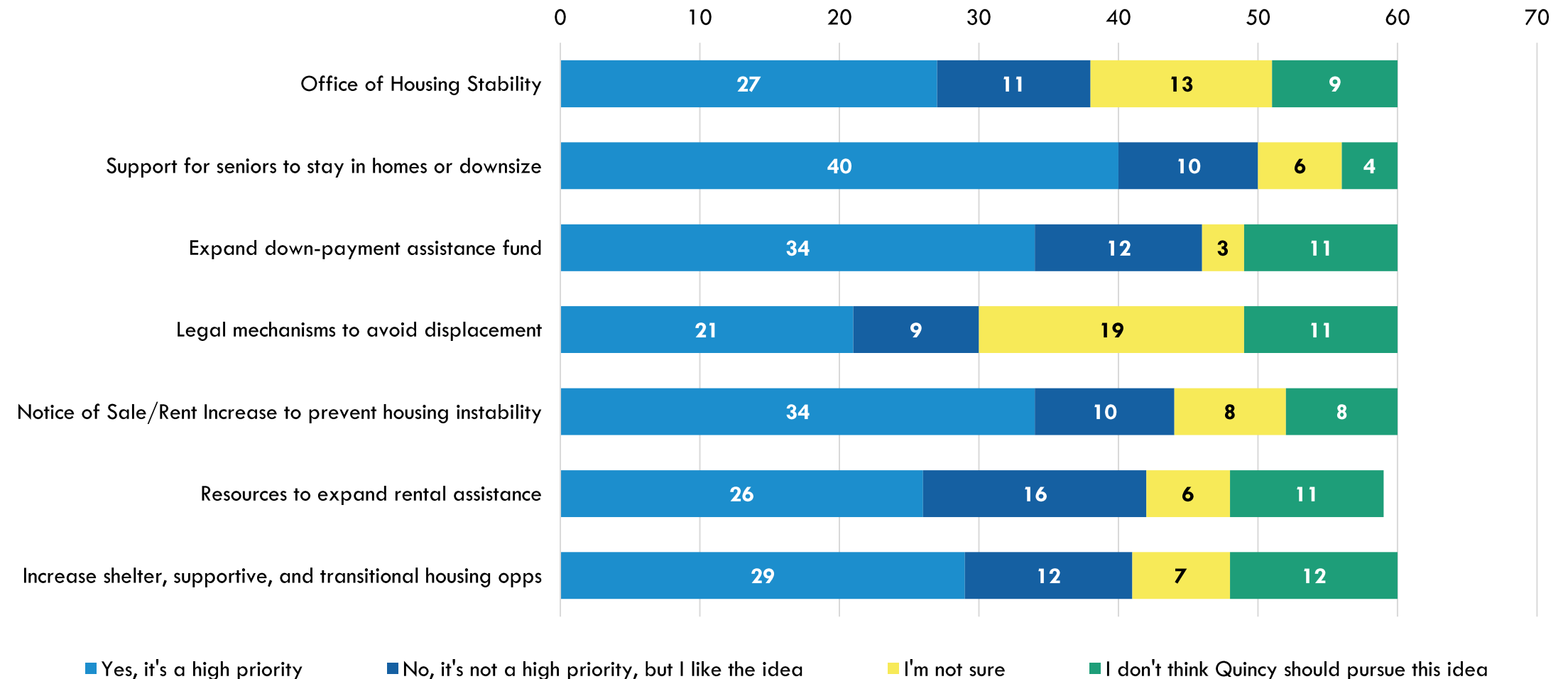
## Strategy C: Create tools and resources to preserve Quincy's existing affordable housing stock.



## Strategy D: Protect residents' ability to stay in Quincy, particularly low-income, senior, and immigrant households.

- **D.1:** Establish an Office of Housing Stability.
- **D.2:** Provide direct support for seniors to stay in their homes or downsize.
- **D.3:** Promote and expand the City's down-payment assistance fund for households looking to purchase a home in Quincy, targeting low homeownership rates among marginalized communities.
- **D.4:** Explore a local Tenant Right of First Refusal, Just Cause Eviction policy, or other legal mechanisms to avoid displacement.
- **D.5:** Explore local requirements for a Notice of Sale and Notice of Rent Increase to Quincy tenants to prevent housing instability.
- **D.6:** Utilize resources to expand rental assistance programs.
- **D.7:** Work with partners to increase the amount of shelter, supportive, and/or transitional housing opportunities in Quincy.

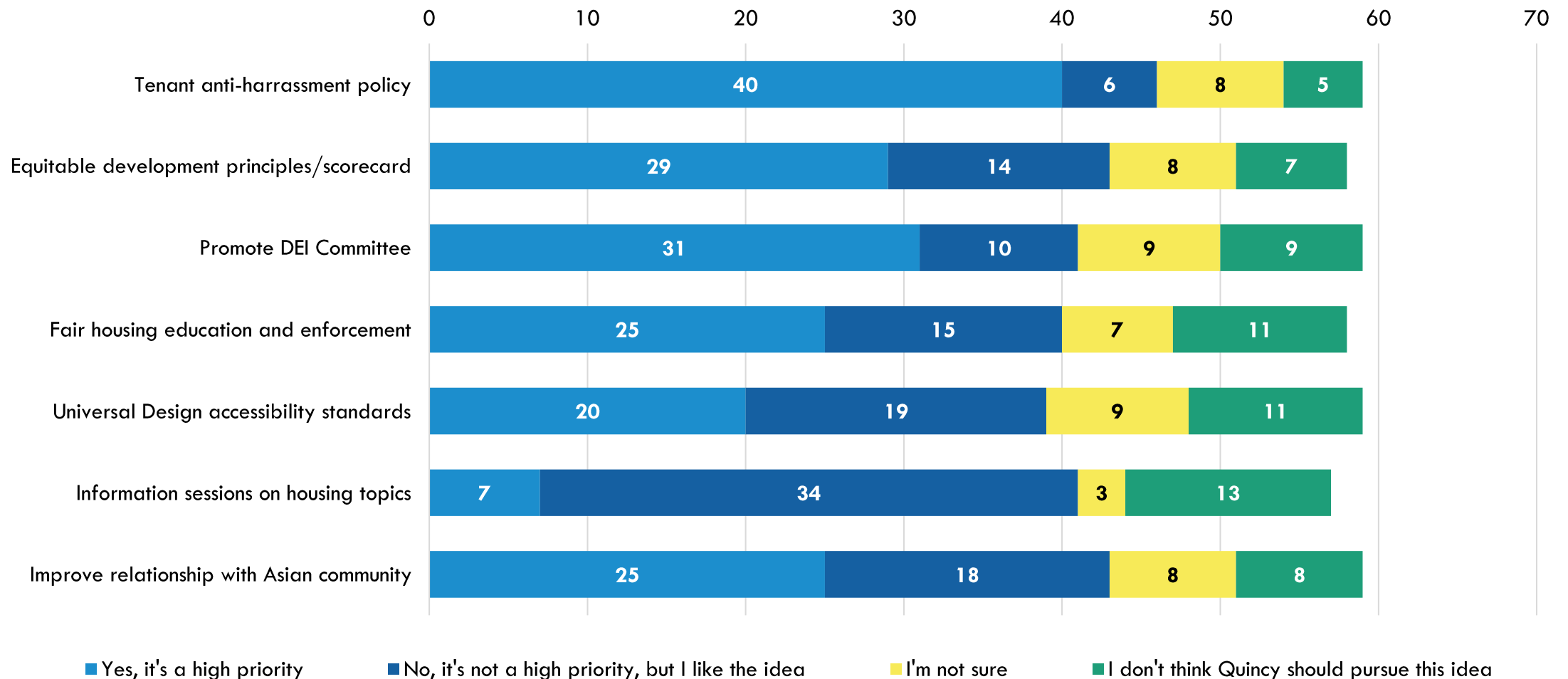
## Strategy D: Protect residents' ability to stay in Quincy, particularly low-income, senior, and immigrant families.



## Strategy E: Establish and implement resources that the city can use to protect the most vulnerable populations and fight discrimination.

- **E.1:** Adopt a tenant anti-harassment policy.
- **E.2:** Create equitable development principles and scorecard for new housing development.
- **E.3:** Promote Quincy's Diversity, Equity, and Inclusion Committee.
- **E.4:** Work with a regional nonprofit to perform fair housing education and enforcement services.
- **E.5:** Create Universal Design accessibility standards and encourage use of those standards in new housing.
- **E.6:** Host regular information sessions on the history of housing in Quincy and the region, racial equity and housing, sustainable development, the homebuying process, tenants' rights, and other housing topics.
- **E.7:** Improve partnerships and trust with Quincy's Asian community.

## Strategy E: Establish and implement resources that the city can use to protect the most vulnerable populations and fight discrimination.

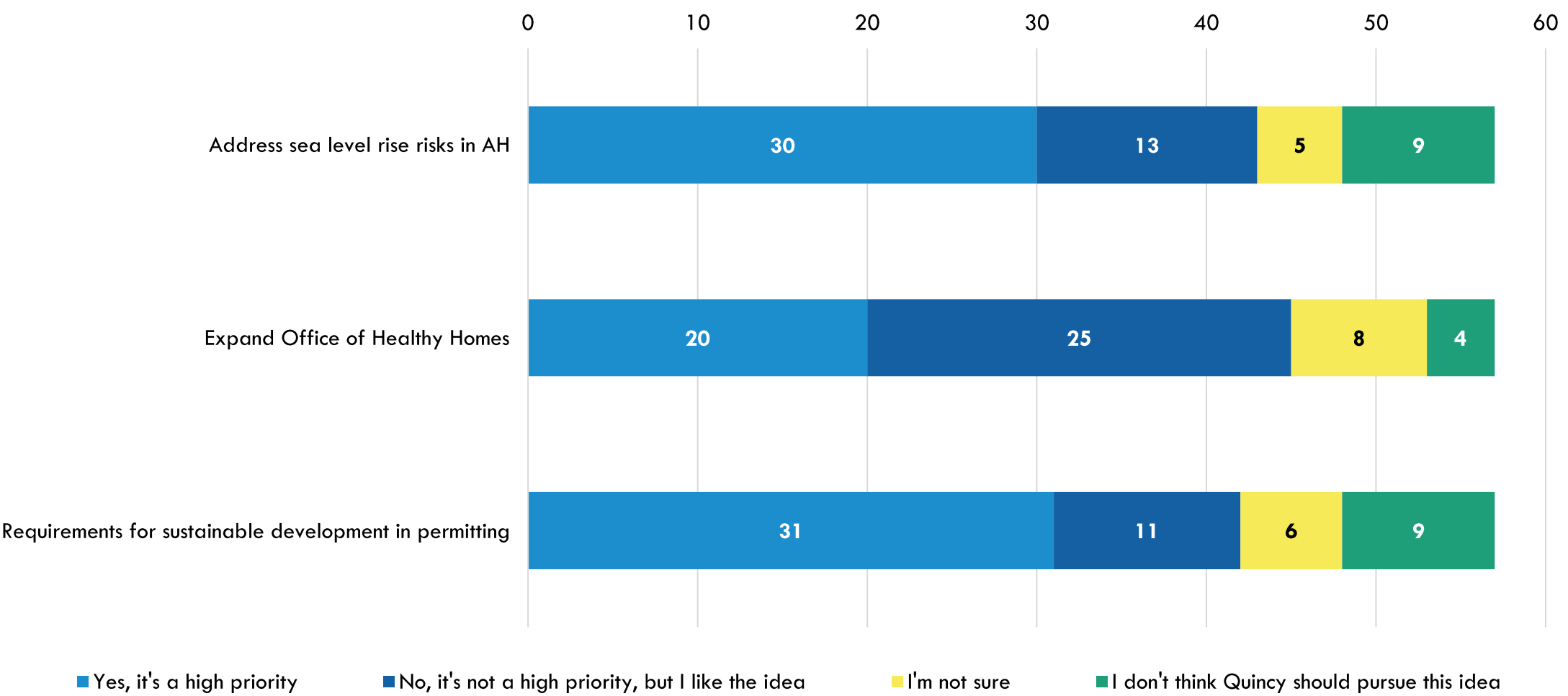


## Strategy F: Leverage municipal resources to ensure healthy and sustainable homes.

- **F.1:** Address sea level rise risks in Affordable Housing.
- **F.2:** Continue and expand the City's Office of Healthy Homes.
- **F.3:** Consider integrating baseline requirements for sustainable development into the permitting process.



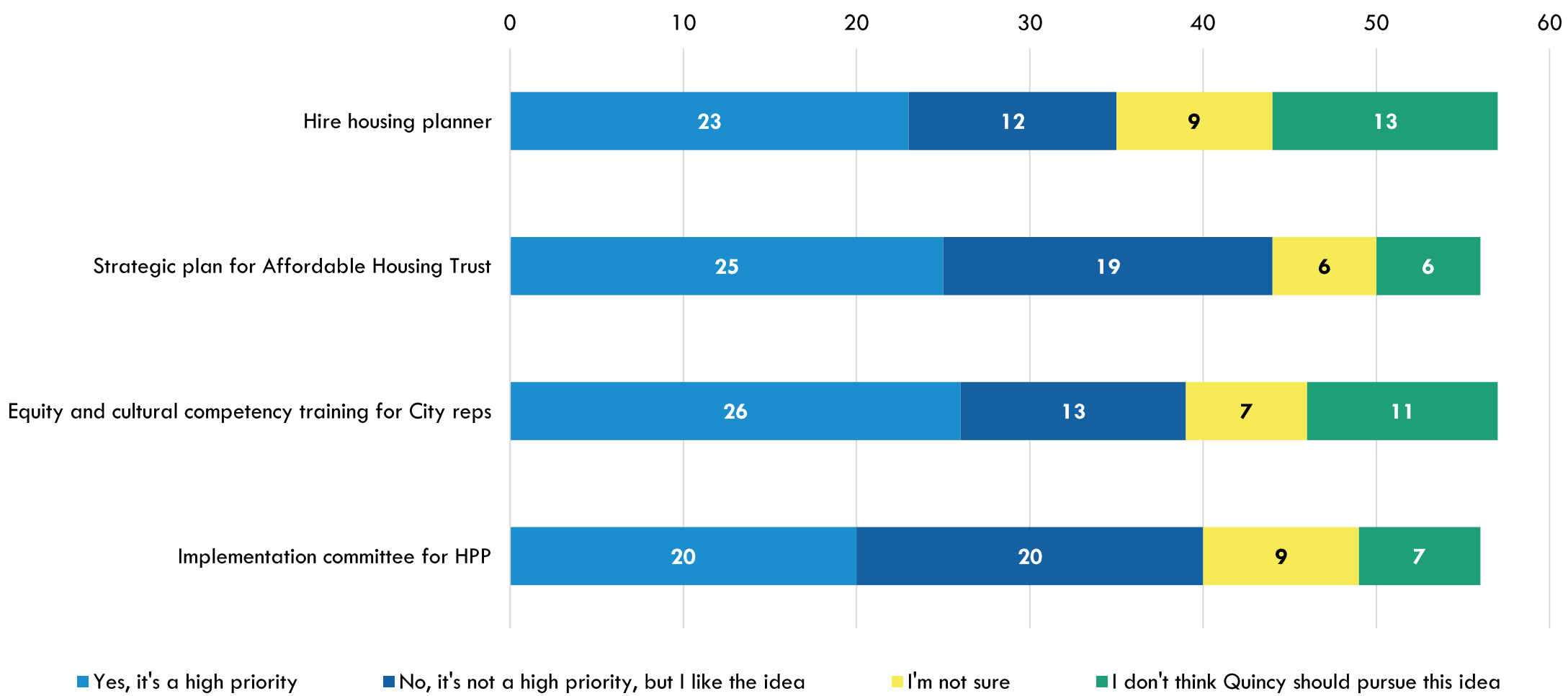
# Strategy F: Leverage municipal resources to ensure healthy and sustainable homes.



## Strategy G: Increase the City's administrative and financial capacity to implement HPP goals.

- **G.1:** Hire a housing planner.
- **G.2:** Create a strategic plan for the Affordable Housing Trust that would implement elements of this HPP.
- **G.3:** Formalize the practice of providing equity and cultural competency training for City staff, volunteers, and elected and appointed officials.
- **G.4:** Create an implementation committee to oversee implementation of this Housing Production Plan and continue the public discussion.

# Strategy G: Increase the City’s administrative and financial capacity to implement HPP goals.



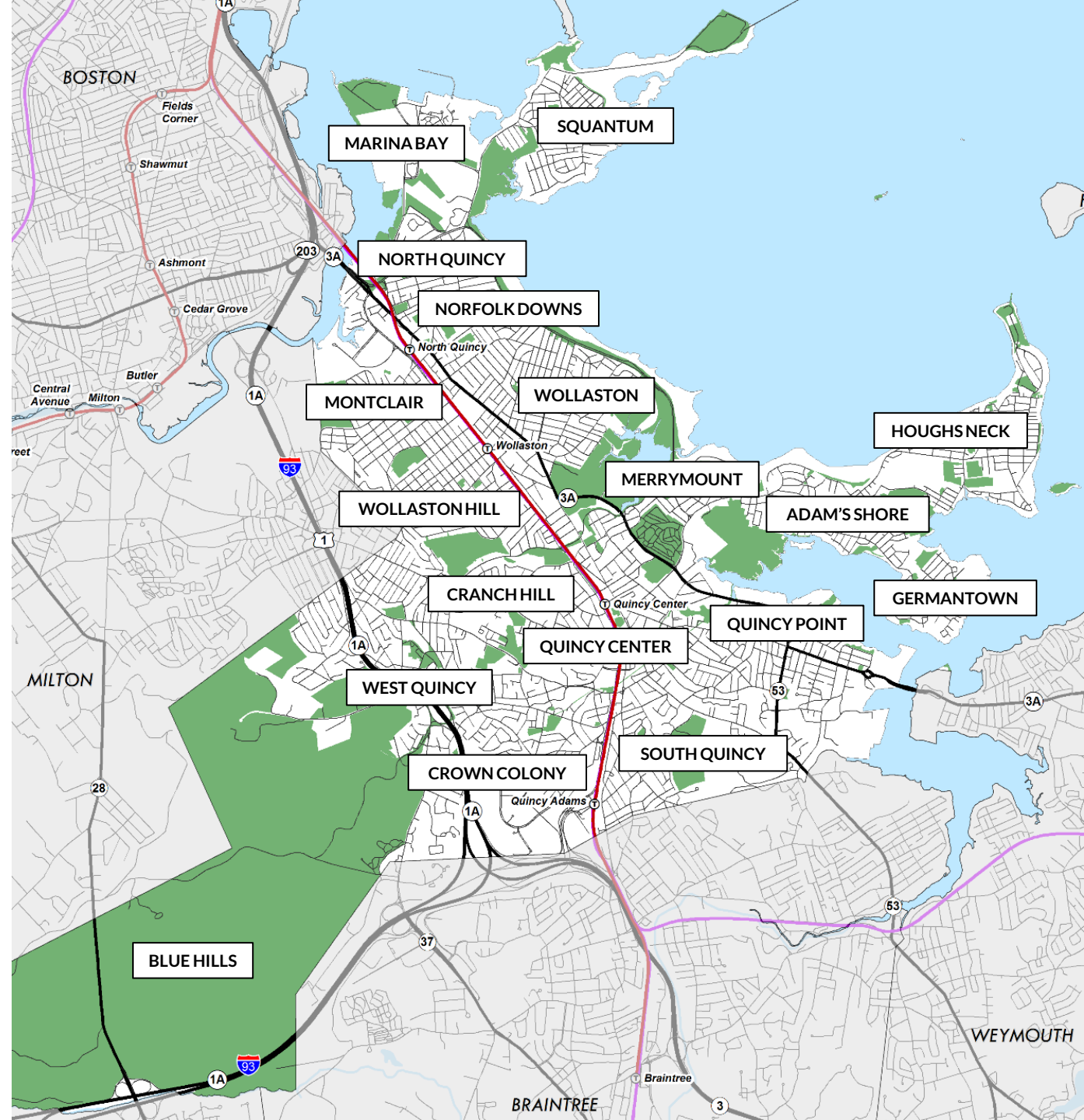
# Highest Priority Actions

1. **Action D.2:** Provide direct support for seniors to stay in their homes or downsize.
1. **Action E.1:** Adopt a tenant anti-harassment policy.
3. **Action C.4:** Preserve existing Affordable units on the Subsidized Housing Inventory with deed-restrictions at risk of expiring.
4. **Action B.1:** Use public land for Affordable Housing.
5. **Action D.3:** Promote and expand the City's down-payment assistance fund for households looking to purchase a home in Quincy, targeting low homeownership rates among marginalized communities.
5. **Action D.5:** Explore local requirements for a Notice of Sale and Notice of Rent Increase to Quincy tenants to prevent housing instability.
7. **Action B.2:** Establish a housing and land acquisition program.
8. **Action B.5:** Continue building partnerships to maximize resources for Affordable Housing production.
8. **Action E.3:** Promote Quincy's Diversity, Equity, and Inclusion Committee.
8. **Action F.3:** Consider integrating baseline requirements for sustainable development into the permitting process.

# Housing Locations & Types

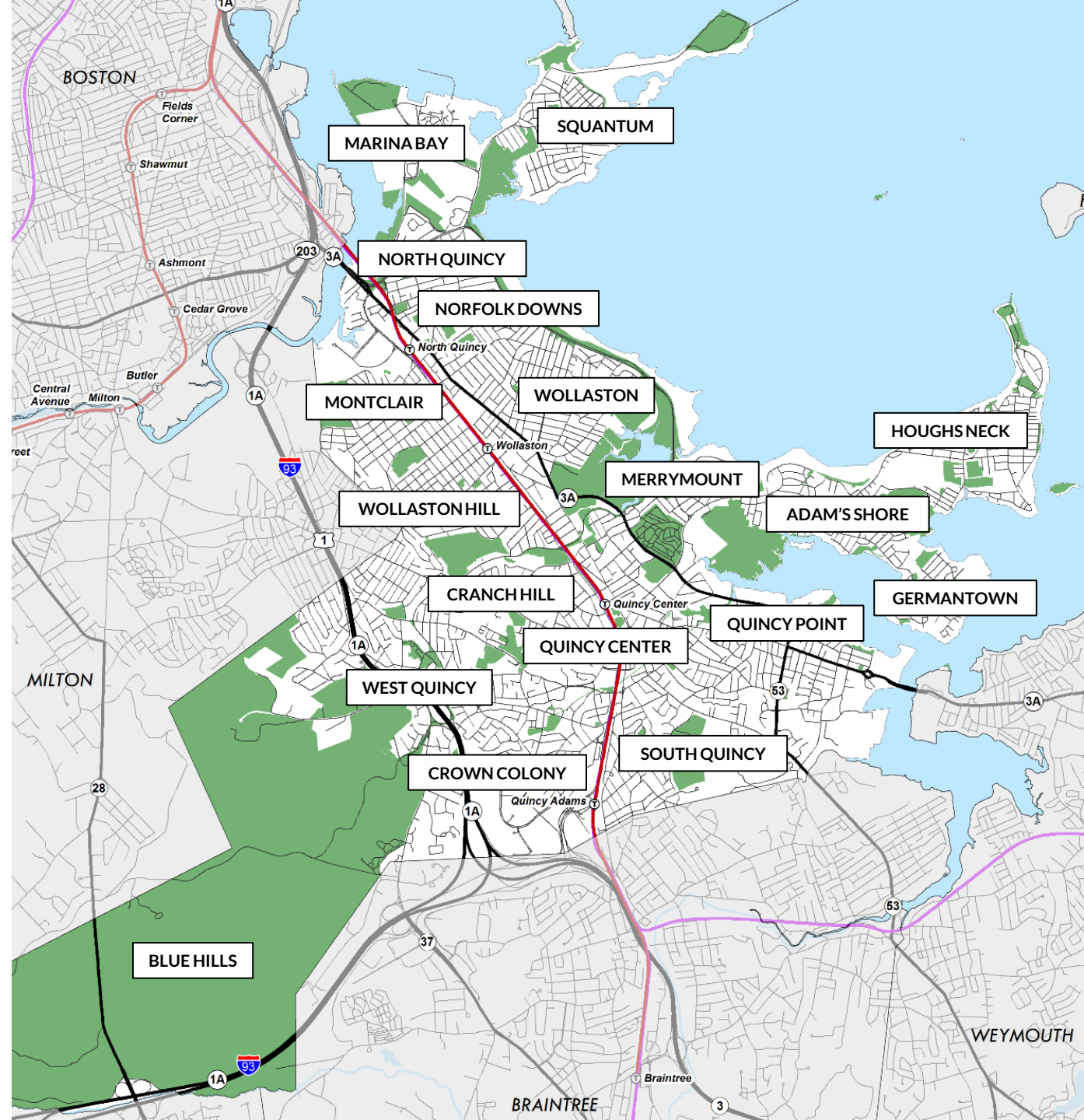
# Housing Locations

**Click the neighborhood map to place up to three dots in the general areas where you think new housing should go.**



# Housing Locations Ranked

- |                   |                   |
|-------------------|-------------------|
| 1. Wollaston      | 10. Marina Bay    |
| 2. Quincy Center  | 10. Merrymount    |
| 3. South Quincy   | 10. Montclair     |
| 4. North Quincy   | 10. Squantum      |
| 5. Crown Colony   | 14. Adam's Shore  |
| 5. West Quincy    | 15. Cranch Hill   |
| 5. Wollaston Hill | 15. Norfolk Downs |
| 8. Quincy Point   | 16. Houghs Neck   |
| 9. Germantown     |                   |





# Housing Types

For each neighborhood listed, select which type of housing you think is appropriate.



Single-Family Homes



Accessory Dwelling Units



Cottage-Style Housing



Two-Family Homes



Three-Family Homes



Townhouses



Small Multifamily



Mid-Rise Multifamily



High-Rise Multifamily



Mixed-Use



# Housing Types by Location

	Single-Family	ADU	Cottage-Style	Two-Family	Three-Family	Townhouses	Small MF	Mid Rise MF	High Rise MF	Mixed-Use	Total
Adam's Shore	26	15	16	22	14	23	20	6	4	7	153
Cranch Hill	20	14	12	23	16	17	15	6	2	6	131
Crown Colony	15	14	11	21	17	16	10	19	13	19	155
Germantown	22	11	17	22	18	20	19	9	3	5	146
Houghs Neck	22	12	15	17	14	19	19	8	3	6	135
Marina Bay	14	8	12	18	20	15	11	16	17	19	150
Merrymount	27	14	13	22	13	19	15	6	4	8	141
Montclair	23	14	12	22	18	19	17	8	4	8	145
Norfolk Downs	22	13	12	23	19	17	17	13	6	8	150
North Quincy	20	13	14	26	21	14	14	17	13	17	169
Quincy Center	13	9	6	15	23	12	10	19	21	22	150
Quincy Point	21	12	14	25	18	18	19	11	7	11	156
South Quincy	22	14	13	24	17	19	21	11	5	10	156
Squantum	26	14	13	20	13	20	17	10	5	6	144
West Quincy	24	15	13	19	15	19	21	9	3	7	145
Wollaston	24	15	17	24	19	20	22	11	6	17	175
Wollaston Hill	23	16	15	21	16	21	21	8	6	10	157
Total	364	223	225	364	291	308	288	187	122	186	

More  
Popular

Development Type BY Location Type

Less  
Popular

More  
Popular

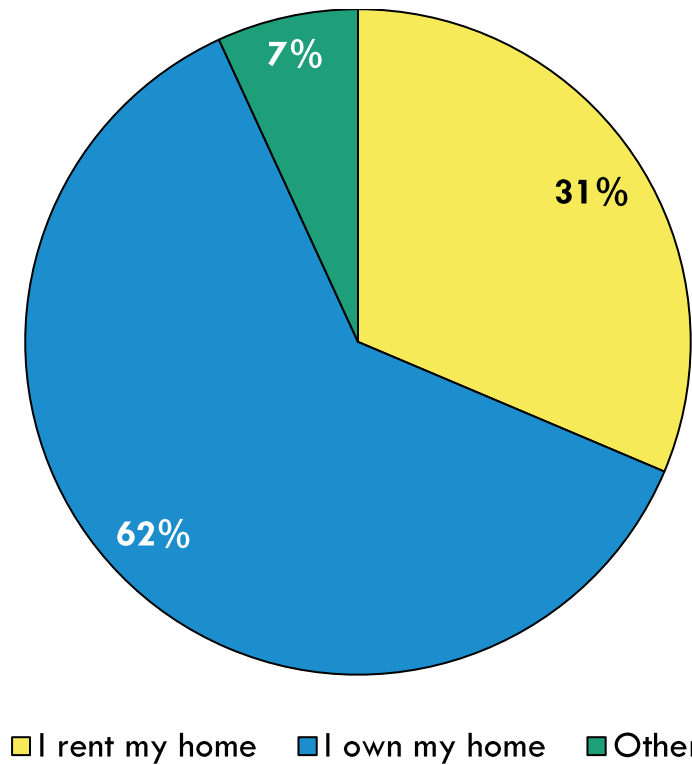
Development Type Total OR Location Type Total

Less  
Popular

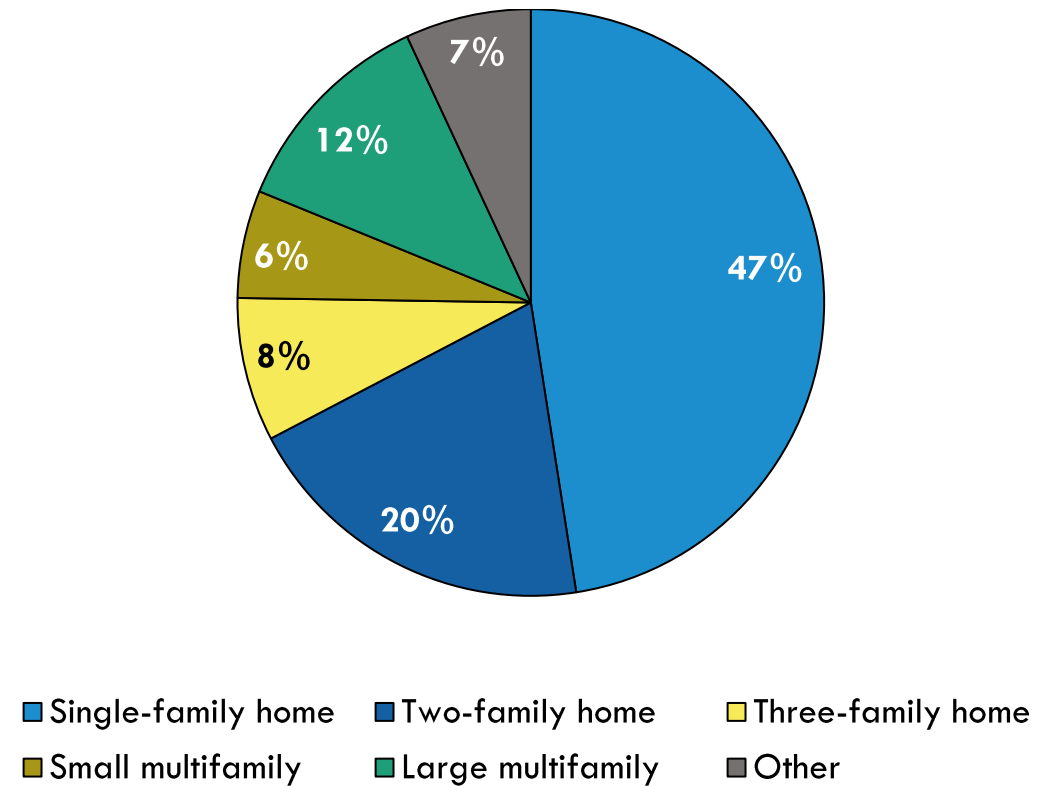
# Demographic Information

# Tenure & Housing Type

How would you describe your living situation?

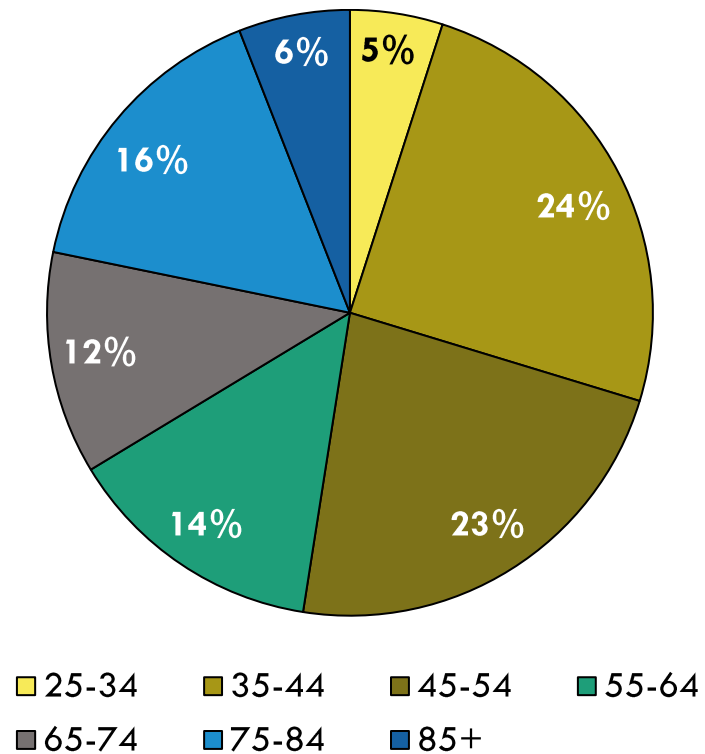


What kind of housing do you live in?

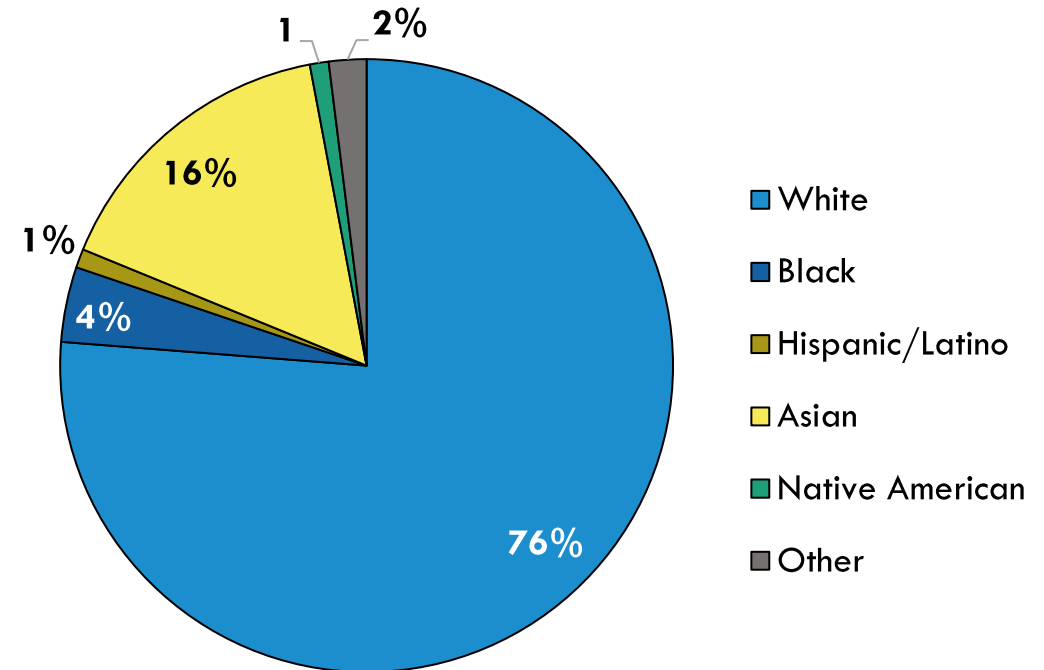


# Age & Race/Ethnicity

How old are you?

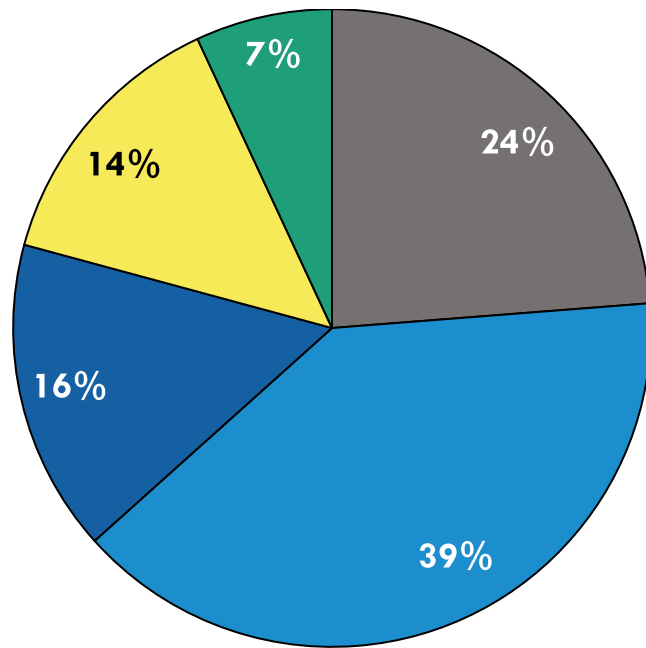


Which categories best describe your racial/ethnic identity?



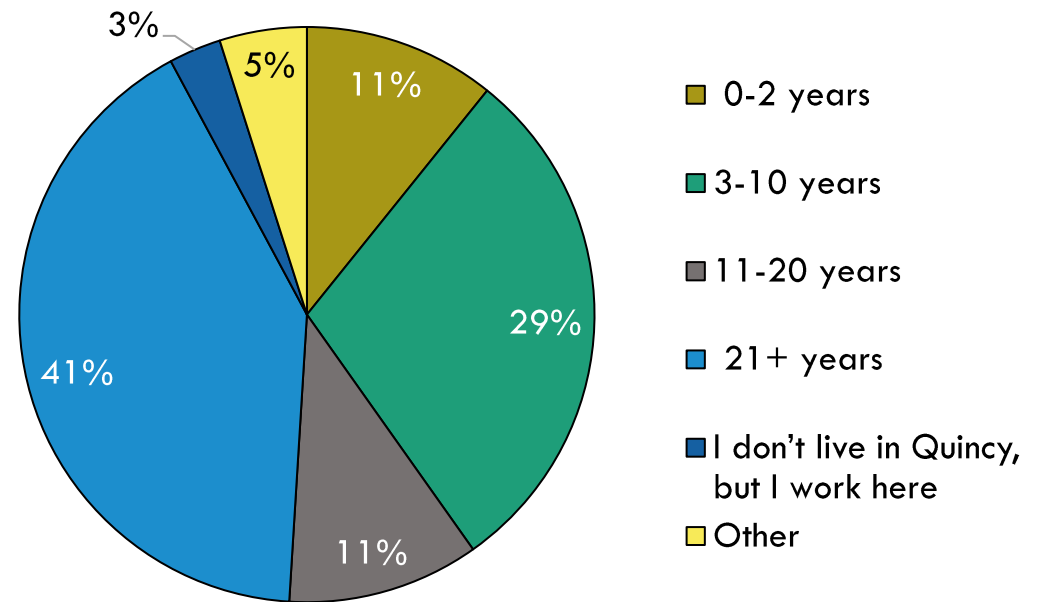
# Household Size & Time in Quincy

How many people live in your household?



■ 1 ■ 2 ■ 3 ■ 4 ■ 5+

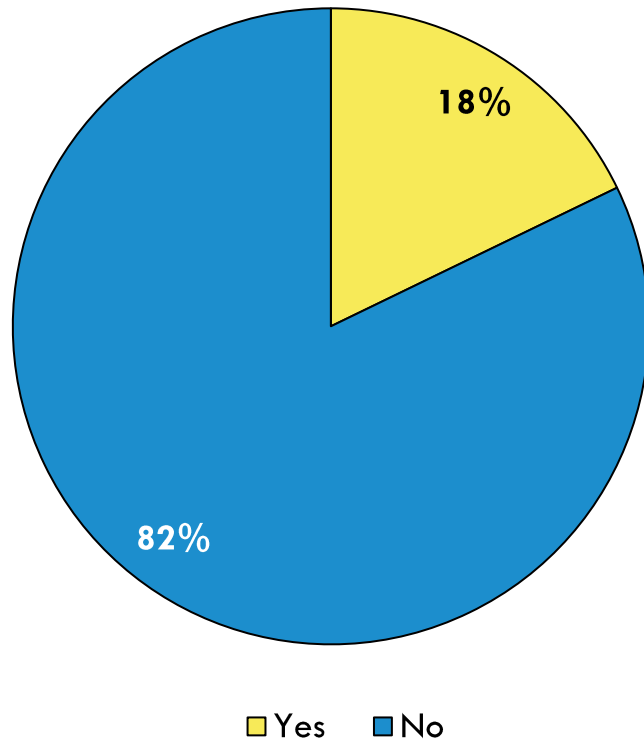
How long have you lived in Quincy?



■ 0-2 years  
■ 3-10 years  
■ 11-20 years  
■ 21+ years  
■ I don't live in Quincy, but I work here  
■ Other

# Participation in Housing Quincy

**Did you participate in any of this plan's engagement activities last winter?**



# Q&A

# Q&A

- Write your questions in the Q&A box and the project team will answer as many as we can



# Next Steps

# Next Steps

- Following this webinar, the project partners (working with the Advisory Committee) will finalize recommendations based on public input
- Project partners will finalize and release the Housing Production Plan document
- The HPP document will go before the City Council and Planning Board for local adoption in May/June
- Finally, the plan will be submitted to DHCD for approval

# Thank you!

[www.mapc.org/housing-quincy](http://www.mapc.org/housing-quincy)

