



MILFORD

Comprehensive Plan **2024**

Ad Hoc Committee Meeting #6
September 17, 2024



Agenda

Initial draft goals discussion

Fall community engagement

Topic discussion: Housing

Next steps



Milford Comp Plan Ad Hoc Committee

Joseph Calagione, Planning Board

Marble Mainini, Planning Board

Jose Morais, Planning Board

Paul Mazzuchelli, Select Board

Brant Hornberger, Finance Committee

Jeffrey Frederick, Conservation Commission

Richard Villani, Town Administrator

Supported by Larry Dunkin, Town Planner



Comprehensive Plan Timeline





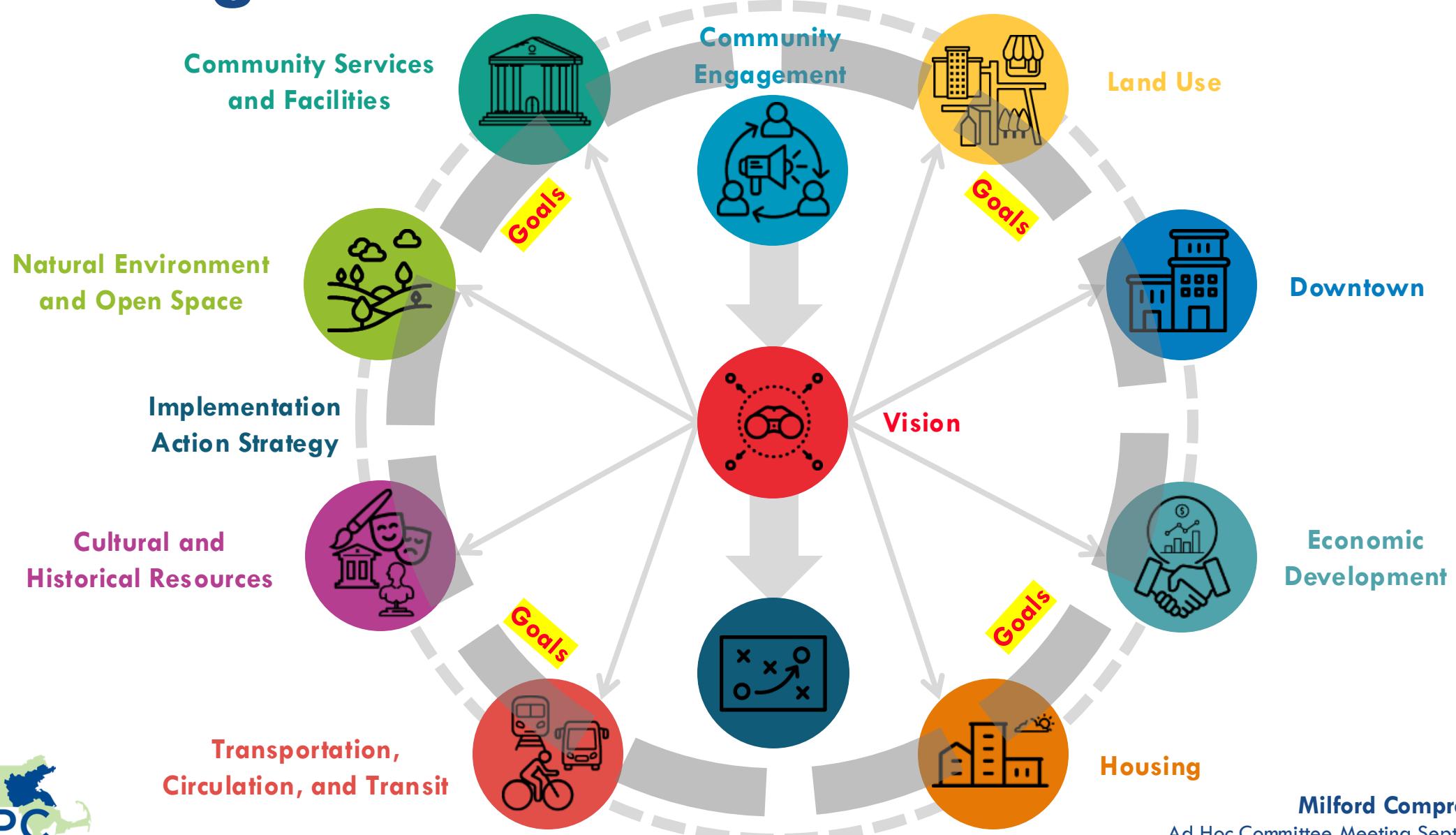
Initial draft goals discussion



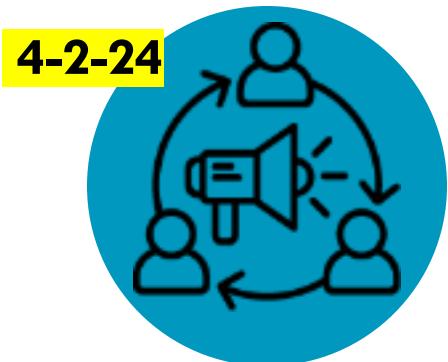
Initial draft goals process

- Initial draft goals developed from MAPC team
- Based on findings from initial community engagement and existing conditions analyses
- Provide an initial foundation for conversations with the community to discuss and define goals
- Goals will continue to be refined throughout the process, but will settle into a core set by about November

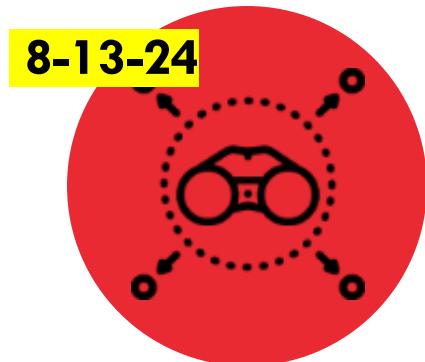
Plan Organization



Plan Topics Discussed



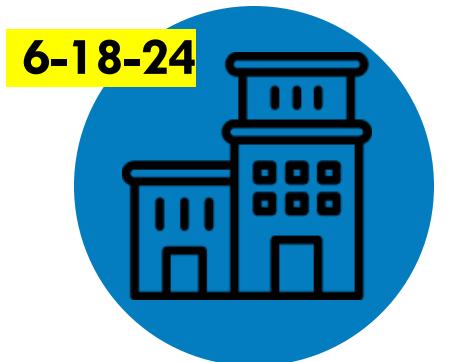
Community Engagement



Values, Vision, and Goals



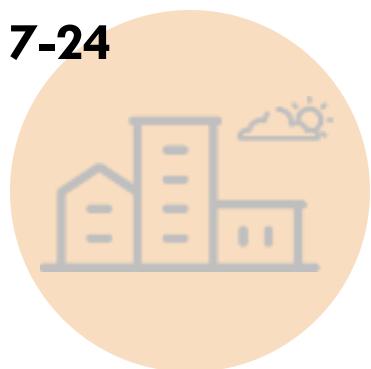
Land Use



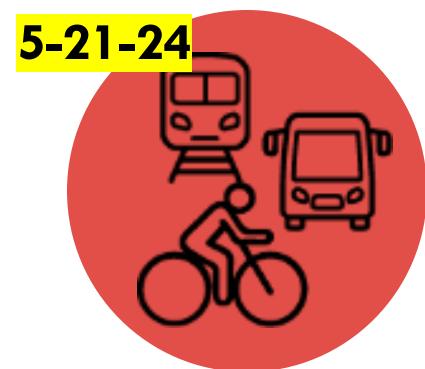
Downtown



Economic Development



Housing



Transportation, Circulation, and Transit



Cultural and Historical Resources



Natural Environment and Open Space



Community Services and Facilities



Transportation, Circulation, and Transit

Initial Draft Goal Ideas

- Explore opportunities to **address congestion** by changing roadway configurations and improving traffic signalization
- **Expand and improve walking, biking, and rolling** connections and infrastructure throughout the Town to provide non-motor vehicle transportation options and reduce congestion
- Increase **roadway safety** for all, especially for vulnerable road users (seniors, children, people with disabilities, people walking/biking/rolling) and at locations identified as vehicular and pedestrian crash clusters
- Decrease congestion and **dependence on single-occupancy vehicles** through Transportation Demand Management (TDM) and increased use of MWRTA's transit in and around Milford.
- Revise Town zoning and parking ordinances to **encourage more activity and density of use** in existing activity centers, while also reducing single-occupancy vehicle trips and congestion
- Assess parking needs and **implement parking management strategies** in and around Milford's Downtown
- Plan for infrastructure to meet current and **future transportation technology needs** and demands in Milford (including electric and autonomous vehicles, electric bikes and scooters, and shared transportation options)





Economic Development

Initial Draft Goal Ideas

- Add **capacity for business engagement** (for example, Downtown Business Liaison) and complementary new business development
- Support the **commercial tax base** by preserving and supporting industrial opportunities and addressing office park vacancies
- Enhance Milford's **industrial and medical zoning** and connect these districts to **local workforce development**
- Attract **restaurants and small retail shops** and services as community amenities
- Proactively engage residents to support **addressing income disparities**
- Assess **redevelopment opportunity** throughout town and downtown to meet community needs and enhance the tax base



Downtown

Initial Draft Goal Ideas

- Pursue **mixed-use development** to both better utilize upper floor spaces and attract larger scale redevelopment
- Activate downtown as a district that is a **community and cultural center** with support for local small businesses, public art, and events
- Develop an area specific plan for Milford's downtown and **adopt design guidelines** for new and redeveloped sites to promote cohesive development and continuity of the streetscape
- Market the downtown as a cultural, business, government, and recreation destination and build on Milford's distinct neighborhood and cultural identities to **attract local and regional business**
- **Manage parking** and provide parking wayfinding (may put this in Transportation section)



Land Use

Initial Draft Goal Ideas

- Manage and **direct growth to appropriate areas** of town while maintaining the character of existing neighborhoods, expanding housing options, and enhancing transportation and circulation
- **Continue to update Milford's Zoning Bylaw** to align with the Comprehensive Plan Vision
- Enhance Milford's downtown and commercial areas by exploring zoning options that allow and **support a mix of uses and increased residential density by-right**
- Update the zoning bylaw to allow and **encourage industrial mixed-use** in appropriate areas of town
- Identify **open space preservation priorities**, integrating recreation, resilience, and connectivity considerations



Housing

Initial Draft Goal Ideas

- Create more **opportunities for multifamily** housing to help meet demand
- Increase the **share of Affordable Housing** through zoning and housing policies
- Support **diversifying the housing stock**
- Provide additional support for property owners to **maintain aging properties**
- Create **mixed-use residential opportunities** in the Downtown and potentially other commercial districts
- Continue to **address overcrowding** while **preventing displacement**
- Explore programs and support for **unhoused populations**



Cultural and Historical Resources

Initial Draft Goal Ideas

- **Strengthen understanding and documentation** of historic resources and themes
- Leverage historic resources to **facilitate community belonging**
- Integrate historic preservation into **zoning and regulations**
- Promote **equitable access** to cultural assets
- Preserve and **celebrate cultural diversity**
- Strategically integrate arts and culture into **public spaces**
- Sustain and expand **community and cultural events**



Natural Environment and Open Space

Initial Draft Goal Ideas

- Protect watersheds, groundwater, and improve **water quality**
- Expand open space features and resources as part of **resilience improvements**, stormwater management, and expanded green infrastructure
- Expand **small-scale publicly accessible parks** and open spaces throughout the Town
- Expand walking and biking connections and **access to open space** and recreation assets
- Develop preservation **priorities for unprotected open space**
- Maintain and improve existing resources, recreational facilities, and programs **strengthening amenity, accessibility, and inclusiveness**



Community Services and Facilities

Initial Draft Goal Ideas

- Improve and update **capital improvement processes and practices**
- Continue to evaluate **current department structures and organization** for efficient delivery of services
- Improve **resident outreach and accessibility** of town resources, especially regarding town policies and decision-making processes
- Continue to improve **environmental sustainability and resiliency** for Town facilities, services, and residents
- Continue to plan for **long term financial resiliency and sustainability**
- Support **effective boards and committees**
- Continue to improve **inclusivity and equitable access** to town services



Fall community engagement



Fall Community Engagement

- Continue to build awareness and engagement in the Comprehensive Plan process
- Gathering feedback on draft vision statement
- Gathering feedback on initial goals for each topic

Fall Community Conversations

- Series of topic-related meetings – joining or convening groups interested/engaged in topics (October)
- Multiple meetings will be planned per day targeting:
 - Thursday, October 17th
 - Friday, October 18th
 - Monday, October 28th
 - Wednesday, October 30th

Fall Community Conversations

- Focus Group (1): Land Use and Economic Development
- Focus Group (2): Housing and Cultural and Historical Resources
- Focus Group (3): Downtown and Transportation
- Focus Group (4): Natural Environment and Community Facilities
- Focus Group (5): Small Business Focus Group
- Focus Group (6): Spanish-speaking Focus Group
- Focus Group (7): Youth Focus Group

Fall Community Meetings

- Host a Spanish- and Brazilian Portuguese-speaking session in-person (November 4th, 6th, 13th, or 18th)
- Host an English-speaking session via Zoom (November 4th, 6th, 13th, or 18th)
- Prepare and promote a second community survey focused on the draft vision statement and goals (October)



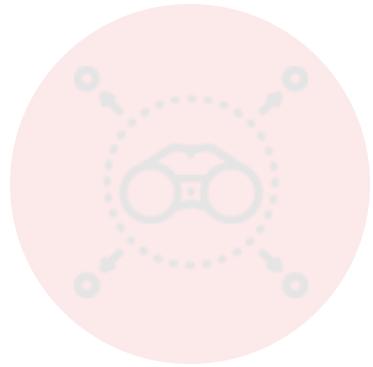
Topic discussion: Housing



Plan Topics



Community Engagement



Values, Vision, and Goals



Land Use



Downtown



Economic Development



Housing



Transportation, Circulation, and Transit



Cultural and Historical Resources



Natural Environment and Open Space



Community Services and Facilities



Housing Challenges in Milford

- Expensive! Cost, taxes, etc.
- Not enough housing supply means a lack of:
 - Rental options in general.
 - Starter homes for young families.
 - Downsizing options for empty-nesters and retirees.
- No mechanisms for multifamily development other than 40b.
- Maintaining older homes is a challenging.
- Overcrowding.
- Homelessness.



Housing in Milford

- A household needs an annual income of \$163,000 to be able to purchase a single-family home.
- There are close to 11,000 housing units in Milford. (43% of the total housing for the micro-region).
- 40b developers are likely to target vacant land.
- Slow population growth is projected.
- Very few multi-family units have been developed in the last 20 years.
- Most of Milford's housing stock is over 60 years old.



Housing in Milford



30% have children

People under 18

30% are retirees

People over 65

9% were built since 2000

Few modern homes.
66% were built from 1940 - 1999

67% are single family

One third of people in Milford
live in an apartment or condo

68% are owner-occupied

One third of people in Milford
rent their home





Housing in Milford

Structure Type	Number of Units	Percent of Total	Number Change, 2000 - 2022	Percent Change, 2000 - 2022
Single Family, Detached	5,905	56.4%	-52	-0.9%
Single Family, Attached	1,106	10.6%	600	118.6%
Single Family, Total	7,011	67%	548	8.5%
Two-Unit Building	1,240	11.8%	-376	-23.3%
3-4 Unit Building	801	7.6%	-147	-15.5%
5 or more-unit building	1,408	13.5%	-235	-14.3%
Mobile Home / Other	12	0.1%	-4	-25.0%
Total Units	10,472	100%	-214	-2.0%



Housing Affordability in Milford

Milford has

702

Units on their SHI.

5.82%

Of their total.

4,405

Milford households are Income-eligible for Affordable Housing (<= 80% AMI), 44% of all HHS.

\$147,400 Area Median Income (AMI) for Milford and surrounding

\$89,608 Median Household Income (MHHI) in Milford

\$163,000 MHHI needed to afford a single-family home with 20% down.

\$181,000 MHHI needed to afford a single-family home with 3% down.

\$126,000 MHHI needed to afford a condo with 20% down.

\$138,000 MHHI needed to afford a condo with 3% down.

\$74,000 MHHI needed to rent in Milford, any home type.



Housing Affordability In Milford





Housing

- What strikes you about this information?
- What should we focus on as we continue our analysis of housing patterns and policies?
- What should be a part of the long-term vision and goals for housing in Milford?



Next steps



Project website

Stay involved!

Sign up for the **email** list:

mapc.ma/milford-plan24



Learn more!

Visit the **plan** website:

<https://mapc.ma/MilfordCompPlan>



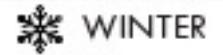
Key Milestones

PHASE 1	2024	Winter	Project Kick-off
			Town Tour
		Municipal Interviews	
PHASE 1	2024	Spring	Community Meeting #1 (Visioning Workshop)
			Community Survey #1
			Community-Based Organization Interviews
PHASE 1	2024	Summer	Community Values and Vision
			Data Collection and Analysis
			Existing Conditions Topic Summaries
PHASE 2	2025	Fall	Assets, Challenges, Opportunities
			Preliminary Draft Goals
			Community Workshop #2 (Feedback on Goals)
			Community Survey #2
			Refining and Finalizing Goals
			Preliminary Strategies and Actions
PHASE 2	2025	Winter	Municipal Review Meetings
			Implementation Approach
			Final Community Meeting
		Spring	Draft Plan and Public Comment Period
			Final Plan
			Plan Adoption (Planning Board)



PHASE 1: EXISTING CONDITIONS ANALYSIS AND VISIONING

PHASE 2: GOAL SETTING AND IMPLEMENTATION PLAN



WINTER



SPRING



SUMMER



FALL



WINTER



SPRING

JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

SEPT

OCT

NOV

DEC

JAN

FEB

MAR

APR

MAY

JUN

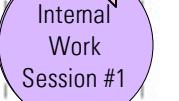
Task 1: Establishing the Foundation



Project Kick-off
Study and Data Collection

Task 2: Identifying Existing Patterns

Initial Research and Analysis
Community Awareness Campaign



Internal Work Session #1

Task 3: Visioning/Initial Plan Elements



Community Workshop #1

Follow-up Survey

Task 4: Defining a Vision and Direction

Compilation and Analysis



Internal Work Session #2

Draft Vision Statement

Topic Briefing Summaries

Projected Ad Hoc Committee Meetings



Task 1: Defining Recommendations



Internal Work Session #3

Initial Draft Goals

Community Workshop #2

Follow-up Survey

Task 2: Refining Recommendations

Refining Recommendations

Community Awareness Campaign

Finalize Goals

Task 3: Defining Strategies and Actions

Initial Strategies and Actions

Municipal Day

Implementation approach

Task 4: Compiling a Plan

Draft Plan and Layout

Task 5: Defining Priorities

Defining Cross-cutting Themes

Final Community Forum

Comment Period

March 31, 2025
(Target Completion Date)

Town Meeting

Next steps

- Fall community engagement
- Continuing to develop initial goals
- Gather feedback on draft Vision Statement
- **Next Ad Hoc Committee Meeting –**
October 15th (next November 19th)
7:00 pm
Topic Discussion: Community Services and Facilities