

# Housing Mills

Housing Production Plan Update, 2026

HPP Working Group Meeting 1  
March 5, 2026

# Today we are all here to

- Housing Production Plan (HPP) 101
- Define roles of the working group and the project team
- Project Timeline
- Initial Data Share
- Next Steps

# Introductions & Ice Breaker

Name and Affiliation

What are you most looking forward to about Spring?



# Working Group Members

**Mike Guzinski**  
*Town Administrator*

**Ellen Rosenfeld**  
*Select Board*

**Mary-Ellen D'Espinosa**  
*Millis Housing Authority Board*

**Karen Bouret-DeMarzo**  
*Assistant Town Administrator*

**Jim McKay**  
*Planning Board, DPW*

**Elizabeth Derwin**  
*Millis Food Pantry*

**Bob Fogarty**  
*Building Commissioner*

**Elise Molloy**  
*Millis Public Schools*

**Anne-Marie Gagnon**  
*Millis Council on Aging*

# Project Team Staff



**John Cruz, AICP**

*Senior Housing and Land Use Planner*  
Project Manager



**Evelyne St-Louis**

*Principal Land Use Planner*  
Project Technical Assistance



**Robert Weiss, LEED AP**

*Town Planner, Millis MA*  
Local Partner Coordination

# HPP 101



# What is a Housing Production Plan?

a 5-year plan to address housing need.

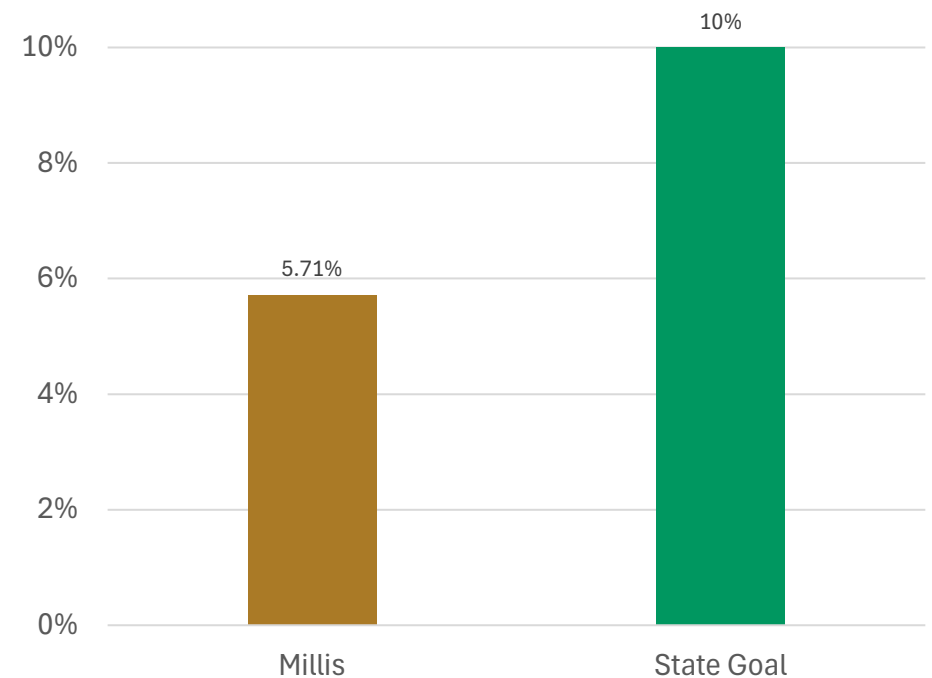
designed to have limited goals and strategies that are feasible to be accomplished in the next 5-years.

intended to increase the amount of housing in a municipality's "subsidized housing inventory".

adopted locally and approved by the Executive Office of Housing and Livable Communities (EOHLC), a state agency.

This process is an update to Millis's HPP, last completed in 2019.

## Subsidized Housing Inventory

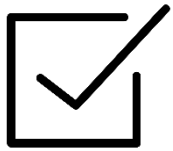


# A Housing Production Plan Will



## meet local **housing need**

Address a range of unmet housing needs in your community.



## **proactively influence development**

Guide the type, amount, and location of housing.



## comply with **chapter 40B**

Work to meet the State goal of 10% subsidized housing.



## Provide eligibility for **housing choice and other grants from the state**

# A Housing Production Plan Will Have

## 1. A Comprehensive Needs Assessment

- Census data, local data, demographics, and Housing Stock
- Future population and housing needs
- Development constraints

## 2. Affordable Housing Goals

- Overarching goals
- Numerical housing production goal to reach annually
- Identified housing sites (public or private) ← **New!**

## 3. Implementation Strategies

- Specific actions the town and other partners can take. May include:
  - Resource allocation
  - Zoning projects
  - Raising awareness

# Learning from Best Practices

- As part of the Housing Needs Assessment, MAPC will examine “context communities” in the MAPC region to look for best practices and approaches around housing policy.
- These context communities are places that are like Millis in several ways, such as population, community type, and various other demographic indicators.



# Approval Process

- The HPP must be adopted by both the Planning Board and Select Board.
- This will be done at a joint meeting.
  - Both boards can deliberate and vote together.
  - January of 2027.
- Following the adoption, MAPC will send the plan to EOHLC for certification.

# Roles and Timelines



# The Role of the Working Group

- The working group is a guiding and recommending body that is charged with overseeing the planning process.
- Be a conduit between the plan and the Millis community.
- Guide the plan from start to finish.
  - Provide local insights
  - Provide feedback on goals, strategies, engagement, and housing opportunity sites.

# The Role of MAPC

- Manage HPP from start to finish.
- Engage with the town, housing experts, the working group, and the community at large.
- Complete deliverables that advance the goals of the planning process, utilizing best practices.
- Collaborate with internal and external partners.

# The Role of The Town

- Make recommendations on the process and engagement, give insights into town capacity and political goals.
- Provide local data, additional local context.
- Work as a “good faith” partner during the planning process.

# Project Timeline



Some of these items and groupings are fluid since some items have dependencies, and others do not.

# Engagement Timeline

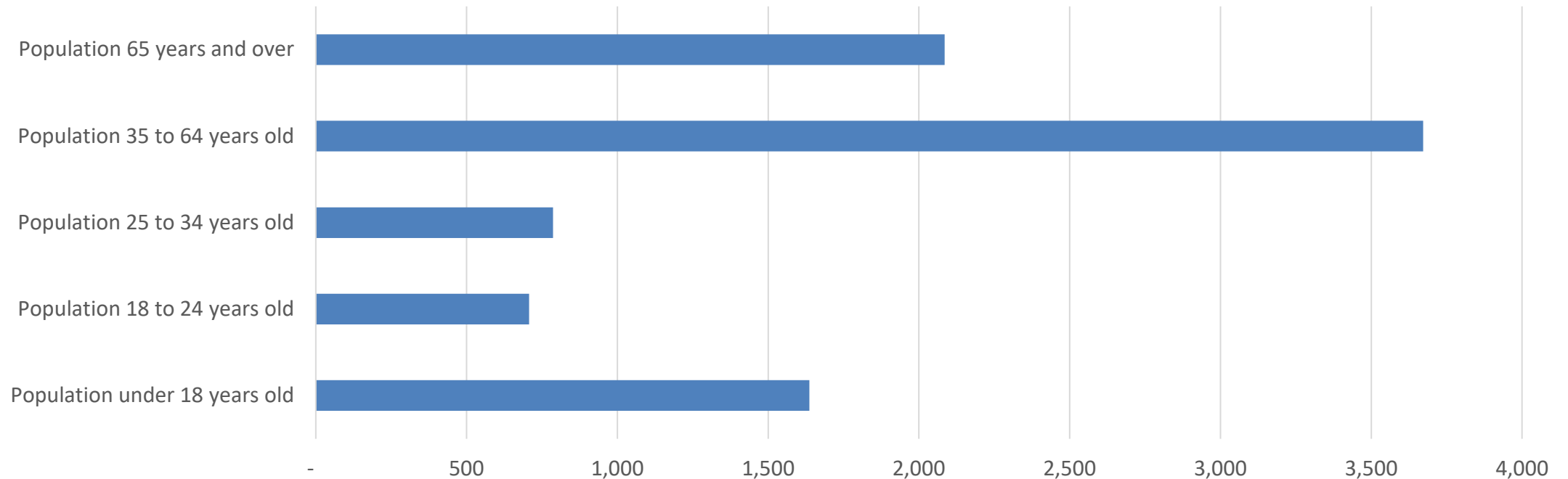
Event	Goal	Feedback	Timeline
Townwide Engagement Activity TBD	Understand public need, present housing data	TBD	Q2 of 2026
Housing Expert Focus Group	Understand the housing landscape / challenges	Real-time qualitative discussion	Q2 of 2026
Townwide Engagement Activity: TBD	Get feedback on draft goals and strategies	TBD	Q3 of 2026
Public Hearing: Presentation to Town Leadership	Adoption of the Housing Production Plan	Verbal from boards. May "adopt with conditions"	Q1 of 2027

# HNA Preview Data Share



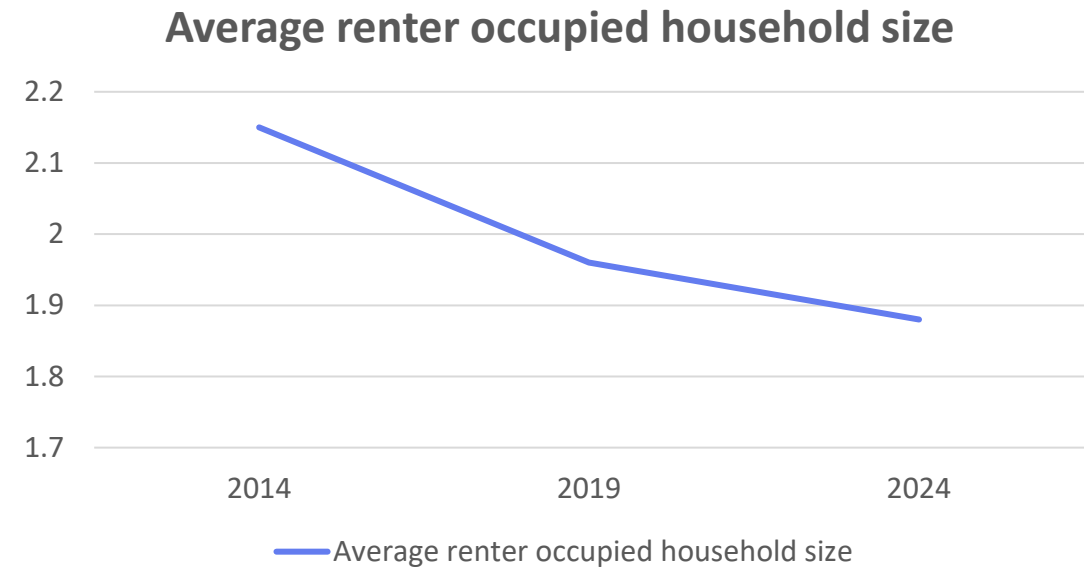
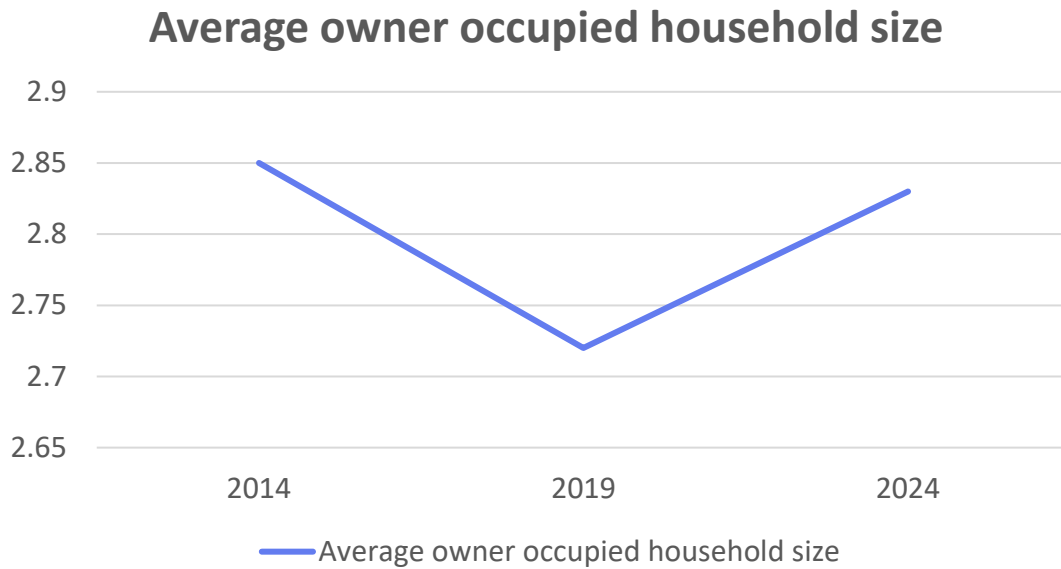
# One fifth are children, working age adults are the key demographic

## Population by Age, Millis MA



Source: American Community Survey, 2024 5-Year Estimates

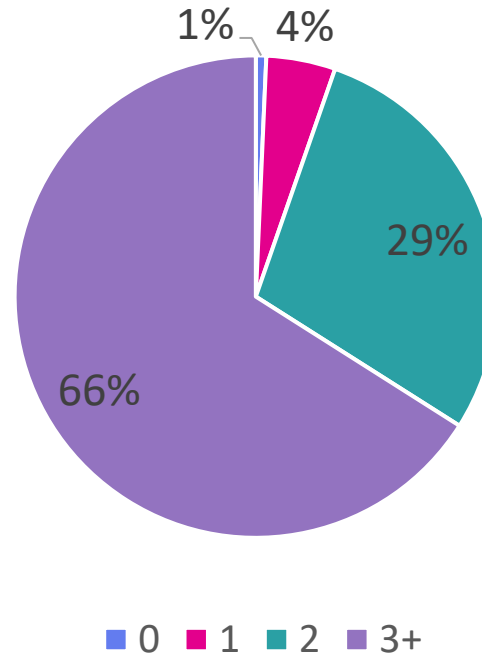
# Renters cannot afford to raise children in Millis



Source: American Community Survey, 2024 5-Year Estimates

# Most homes are larger than people need

Number Units by Bedroom Count



Source: American Community Survey, 2024 5-Year Estimates

# What's Next?



# Next Steps

- Review and assess previous plans
- Complete Housing Needs Assessment
- Housing Expert Focus Group
- Plan the first community-wide engagement event

# Thank you!

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