

REV'D
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LGAC

PLANNING AHEAD IN MASSACHUSETTS

Executive Office of Housing and Economic Development
Department of Housing and Community Development

LGAC June 10, 2014

Common Vision for Growth

A common vision for moving the Commonwealth to a prosperous and healthy future:

- **Building 10,000 multi-family homes a year through 2020, particularly near transit, city/town centers and employment centers;**
- Shifting the way we travel, by tripling the share of travel by bicycling, transit and walking;
- Reducing greenhouse gas emissions 25% from the 1990 levels by 2020.

Planning Ahead for Growth

1 Identify

Promising places for growth and preservation

2 Create

Prompt and predictable permitting in those places

3 Invest

In public infrastructure needed to support growth

4 Market

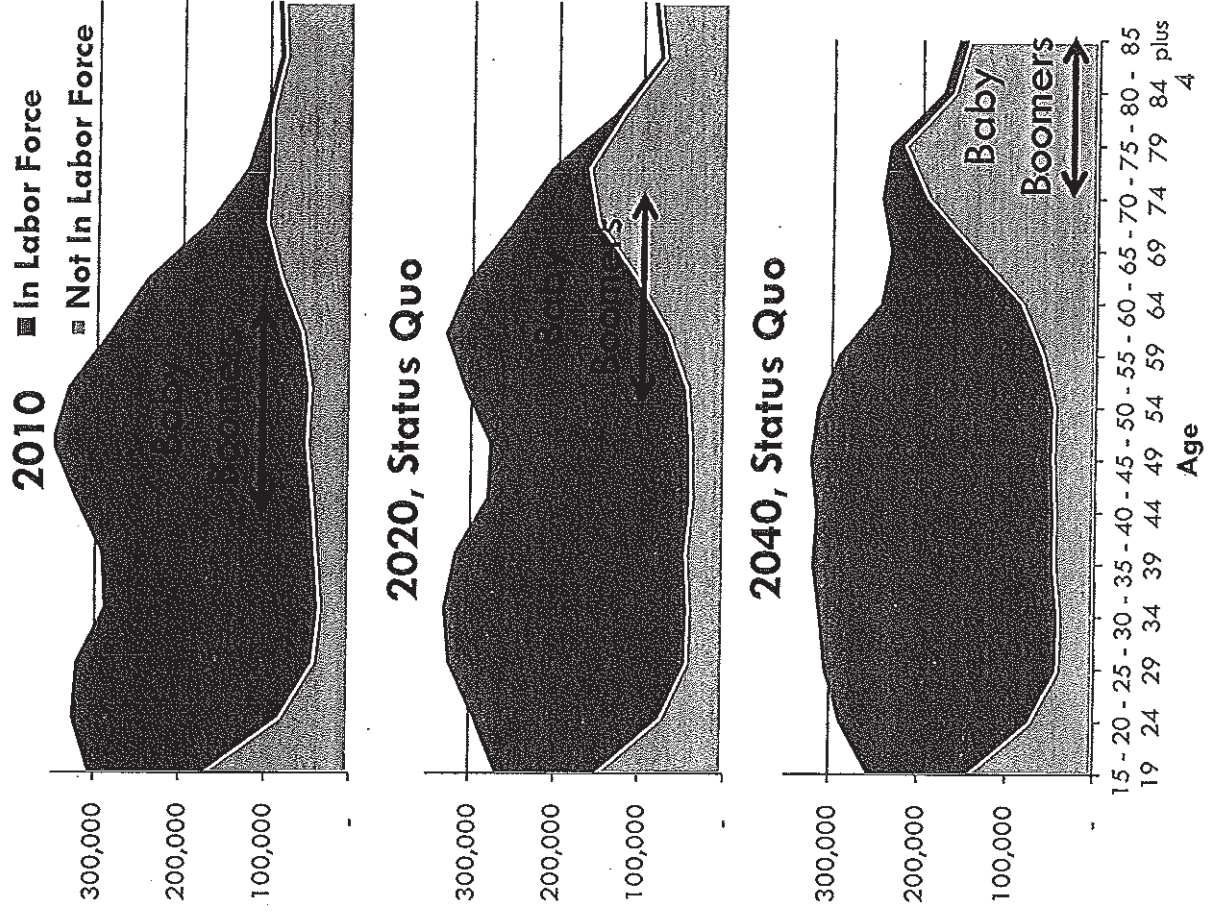
To businesses and developers interested in locating and growing in the Commonwealth

Boomer Exodus from the Labor Force

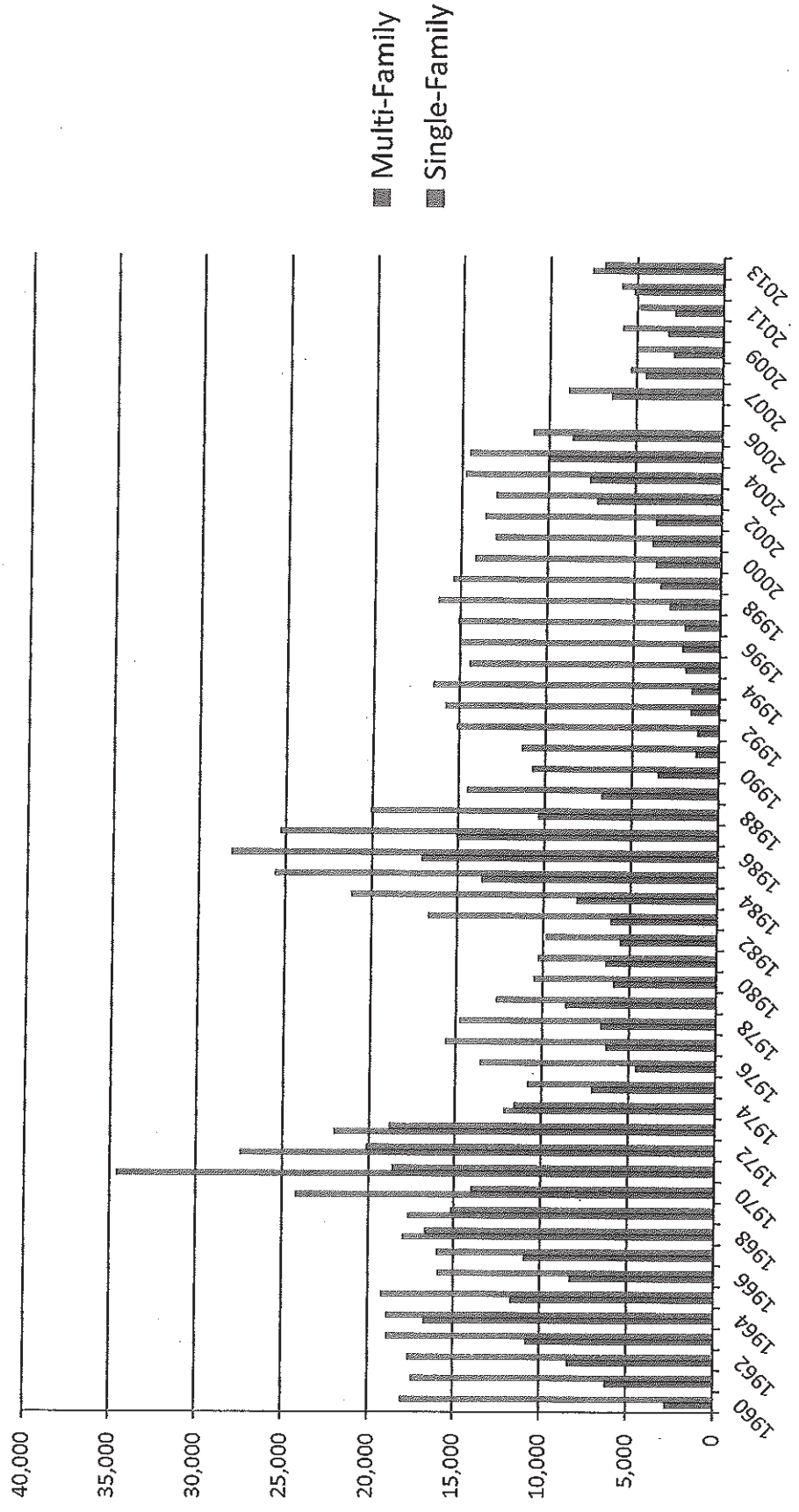
Baby Boomers (born
1945 – 1970) comprise
49% of labor force

One million workers now
over the age of 40 will
be retired by 2030
(39% of labor force)

Existing population
insufficient to fill vacant
positions

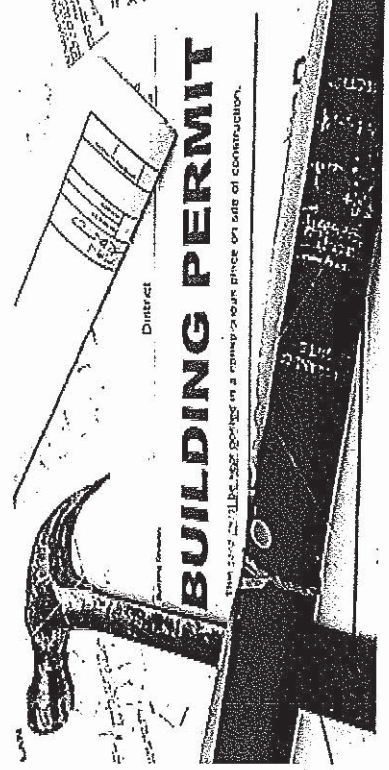


Building Permits 1960-2013



Statewide Housing Production Goal

- 10,000 multi-family units per year through 2020
- Performance is being measured on the multi-family permits pulled, statewide and by community
- “Housing that Works:” multi-family housing that is in city/town centers, near transit and employment.



2012 Statewide Building Permit Numbers

Red indicates multi-family housing categories



Number of Units per Structure	Total Multi-family + Single Detached Units	Five or More Units	Three and Four Units	Two Family	Single Attached	Total Multi-family Units	Single Detached
Number of Units	10,681	4,546	317	357	248	5,479	5,212
Percentage of Multi-family Units							51%

DRAFT 2013 Statewide Building Permit Numbers

Red indicates multi-family housing categories

Number of Units per structure	Total: Multi-family + Single Detached Units	Five or More Units	Three and Four Units	Two Family	Single Attached	Total Multi-family Units	Single Detached
Number of Units	14,249	7,069	339	399	294	8,101	6,143
Percentage of Multi-family Units:							50%

2012: Highest Multi-Family Permit Numbers

82% of state's
overall
permits

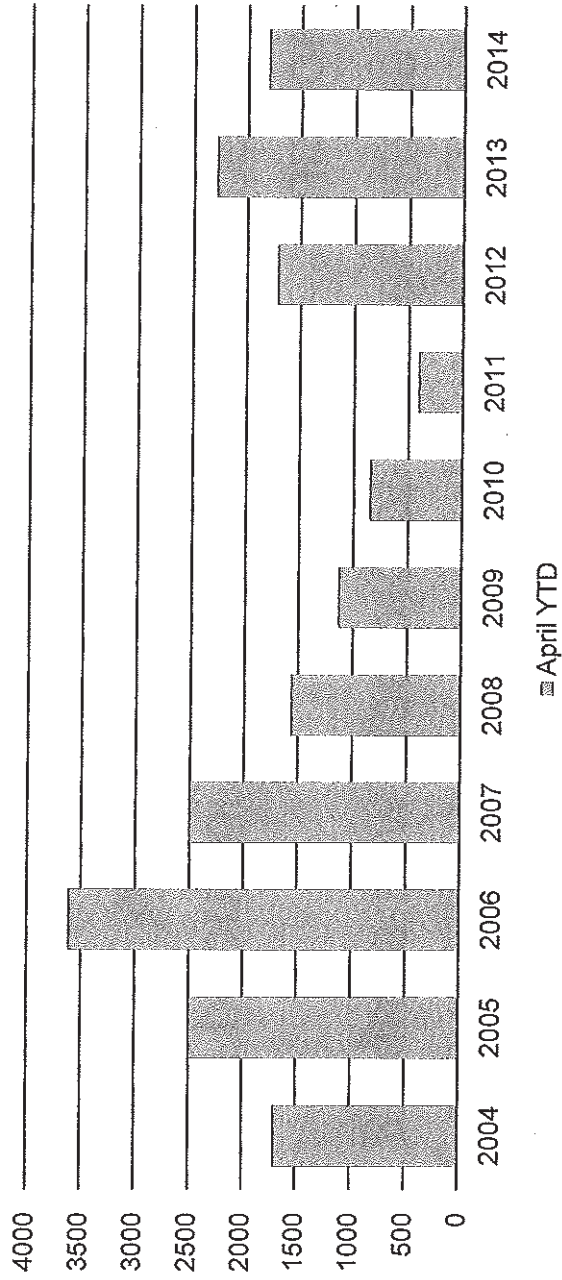
Municipality Name	Multi-family
Boston	1,736
Natick town	524
Cambridge	359
Somerville	234
Lynnfield town	180
Reading town	160
Wakefield town	133
Seekonk town	120
Lowell	117
Beverly	106
Danvers town	106
Easton town	105
Braintree Town	86
Holden town	84
Arlington town	82
Lakeville town	76
Hopkinton town	74
Melrose	71
Dedham town	68
Yarmouth town	65
Total	4,486

DRAFT 2013: Highest Multi-Family Permit Numbers

Municipality Name	Multi-family
Boston	2,527
Cambridge	947
Malden	618
Watertown	461
Chelsea	332
Everett	328
Wakefield town	216
Waltham	205
Medford	174
Taunton	171
Hopkinton town	129
Holden town	117
Reading town	110
Seekonk town	104
Lowell	102
Somerville	?
Revere	?
Arlington town	88
Braintree Town	75
Easton town	58
Total	6,762

How are we doing in 2014?

Massachusetts Multi-Family Building Permits April Year-to-Date



2014 Massworks Now Open

- MassWorks round open—deadline 8/29/14
- MassWorks priority in 2013 and 2014: multi-family housing in mixed-use districts & economic development in weak/distressed areas
- Of 33 funded projects in 2013, 20 included multi-family housing
- 85% of spending went to projects with a mix of residential & commercial uses, and 72% were TOD

Planning Grants

*replaces
"Priority
Development
Fund"*

- **PATH: Planning Assistance
Toward Housing**
- \$600,000 for land
use/zoning, municipal sites,
& other production
strategies
- Market rate and affordable
housing
- Available July 2014



This Old House Magazine:
credit to Kindra Clineff

Thank you

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