

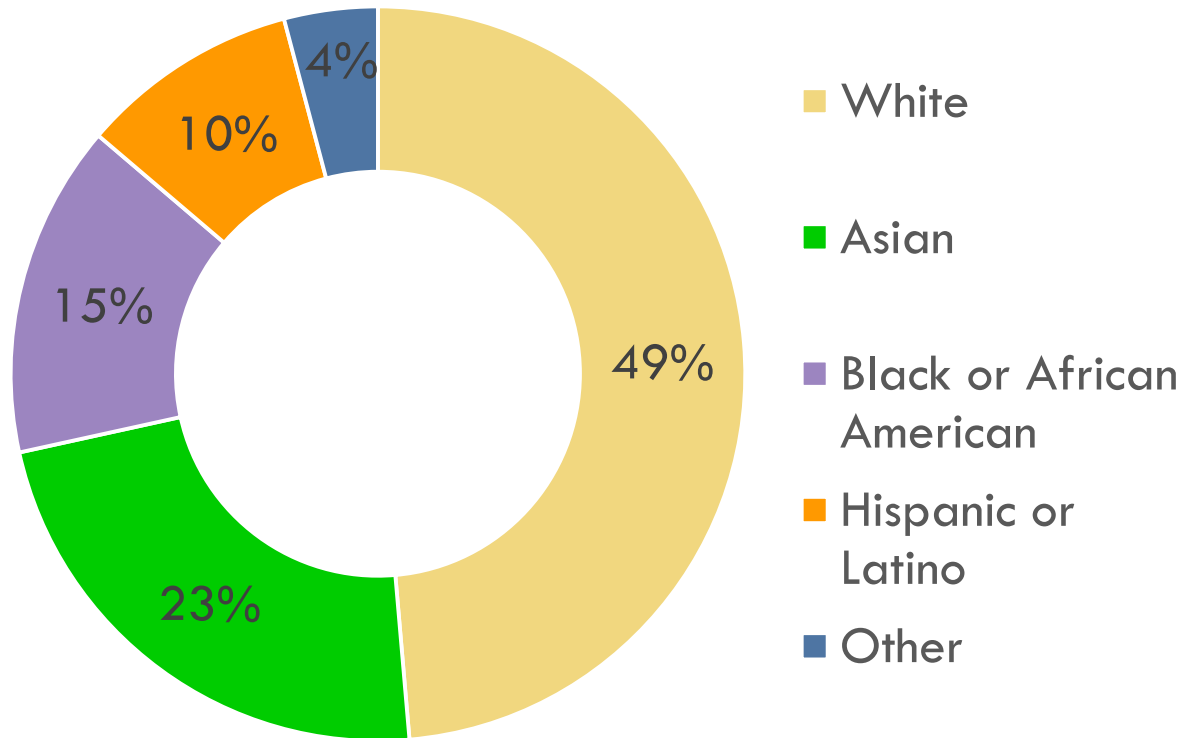
Advisory Committee Meeting #4

Malden Housing Production Plan

Tim Reardon
MAPC Director of Data Services
July 8, 2019

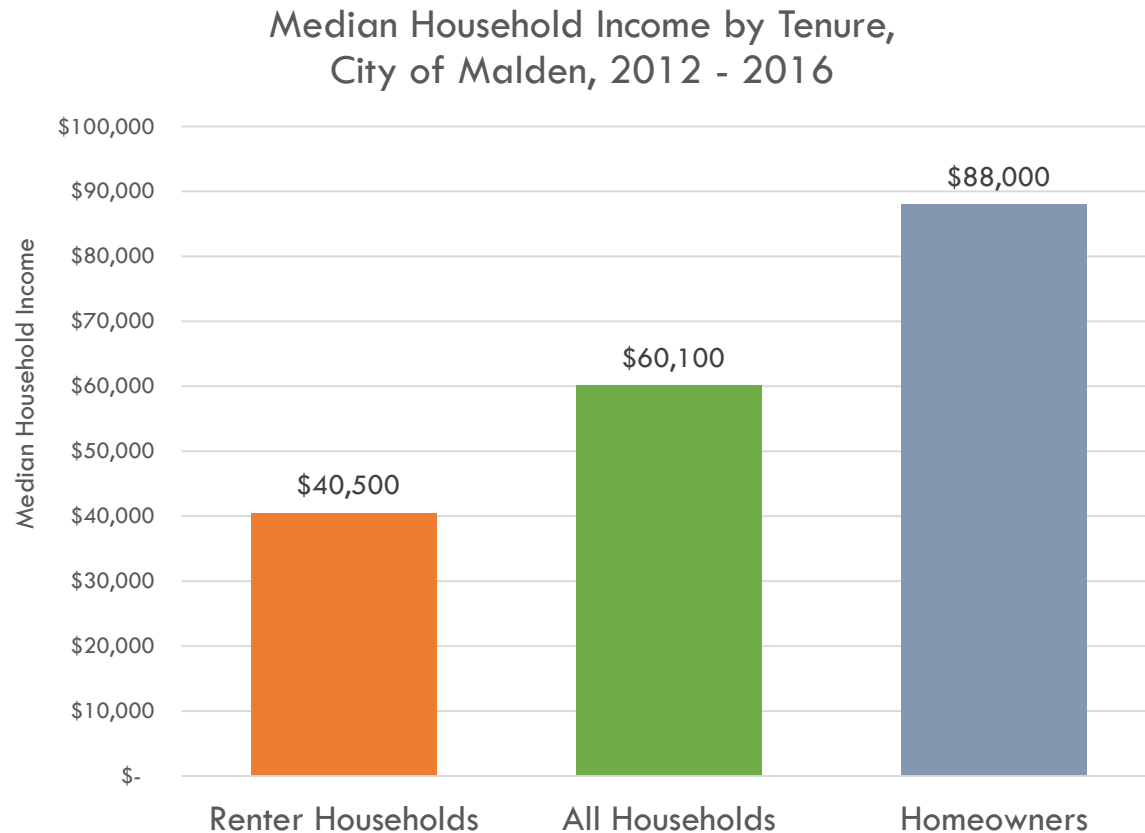


Malden is a diverse, young, family-oriented, and predominately renter community



- Malden is now >50% People of Color
- 48% of residents are under the age of 35
- 61% of households are families (individuals related by blood or marriage)
- 59% of households rent their homes

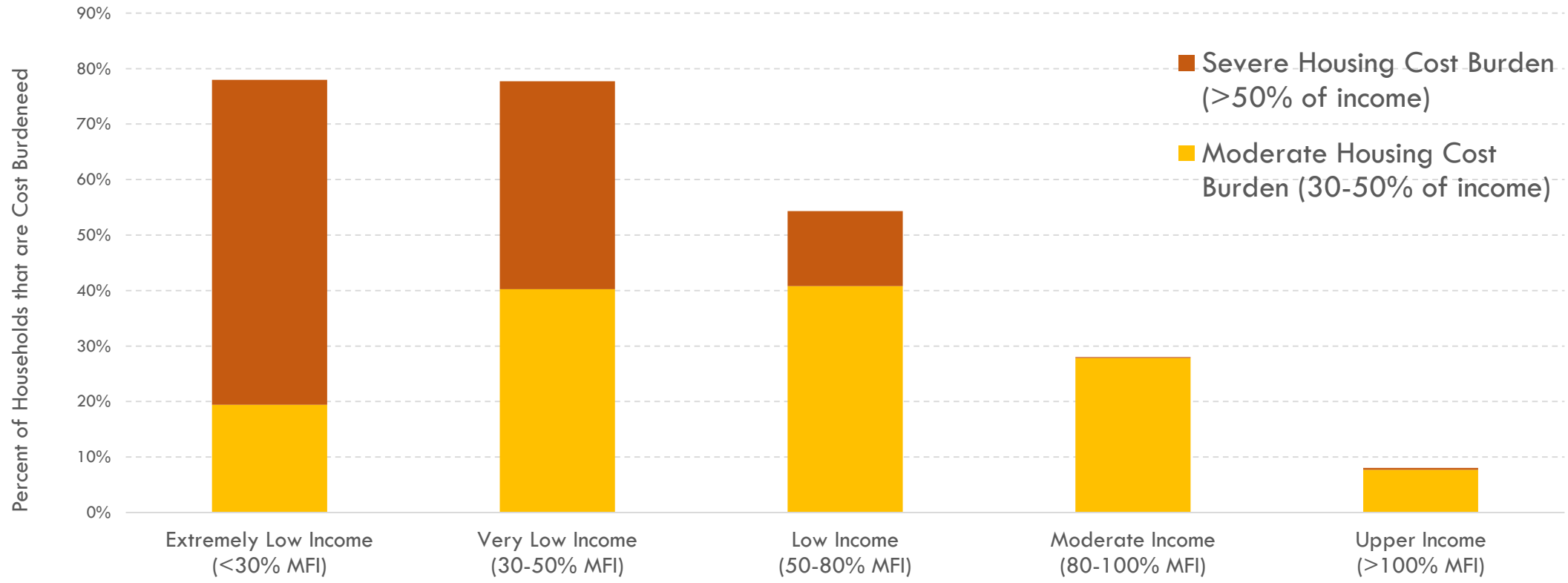
There is a big income disparity between different types of households



- Renter households tend to be younger, more likely to be people of color
- About 56% of Malden households qualify as Low Income (<80% of Area Median Family Income)

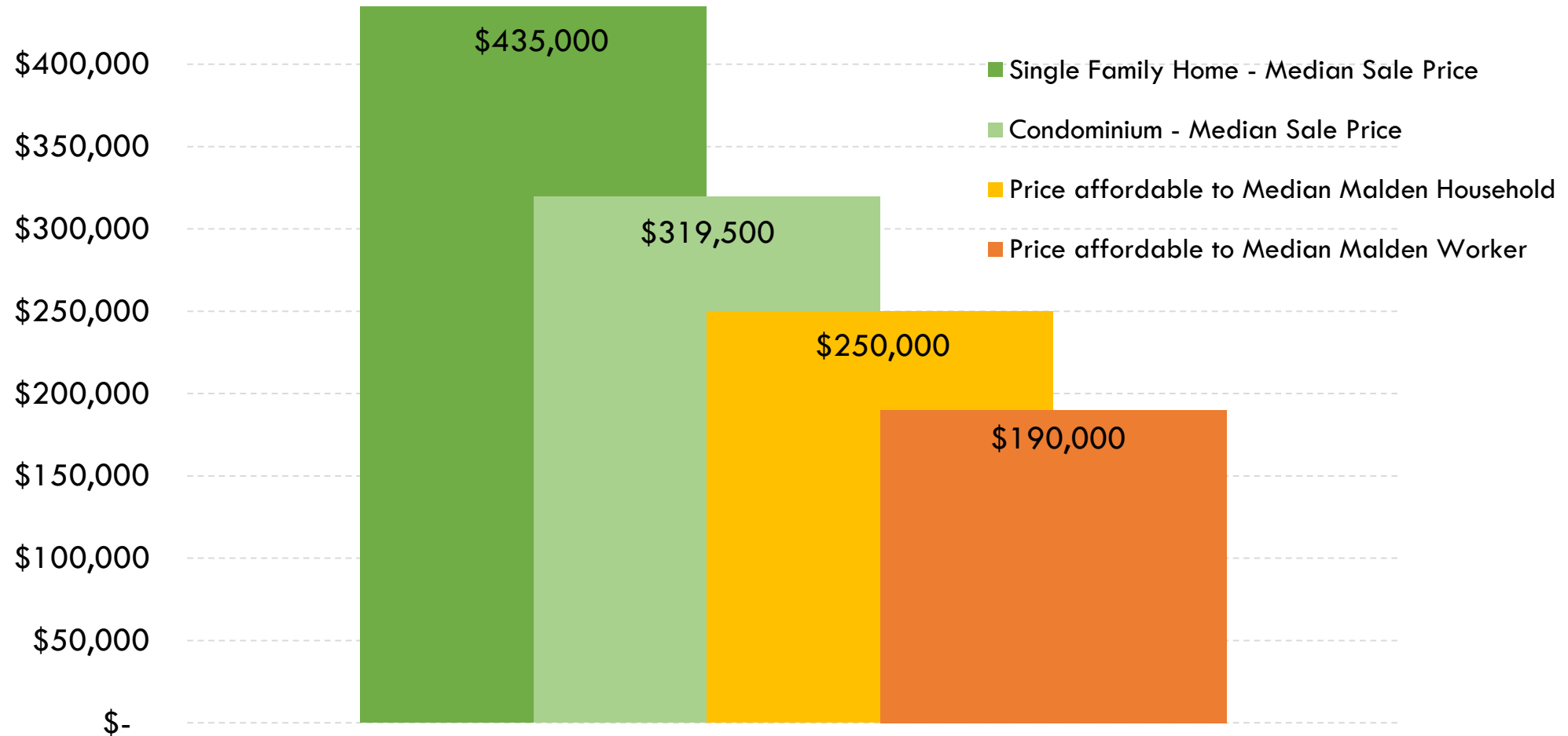
Almost half of all Malden households pay more than 30% of their income for housing

Cost Burden by Household Income Category,
City of Malden, 2011 - 2015



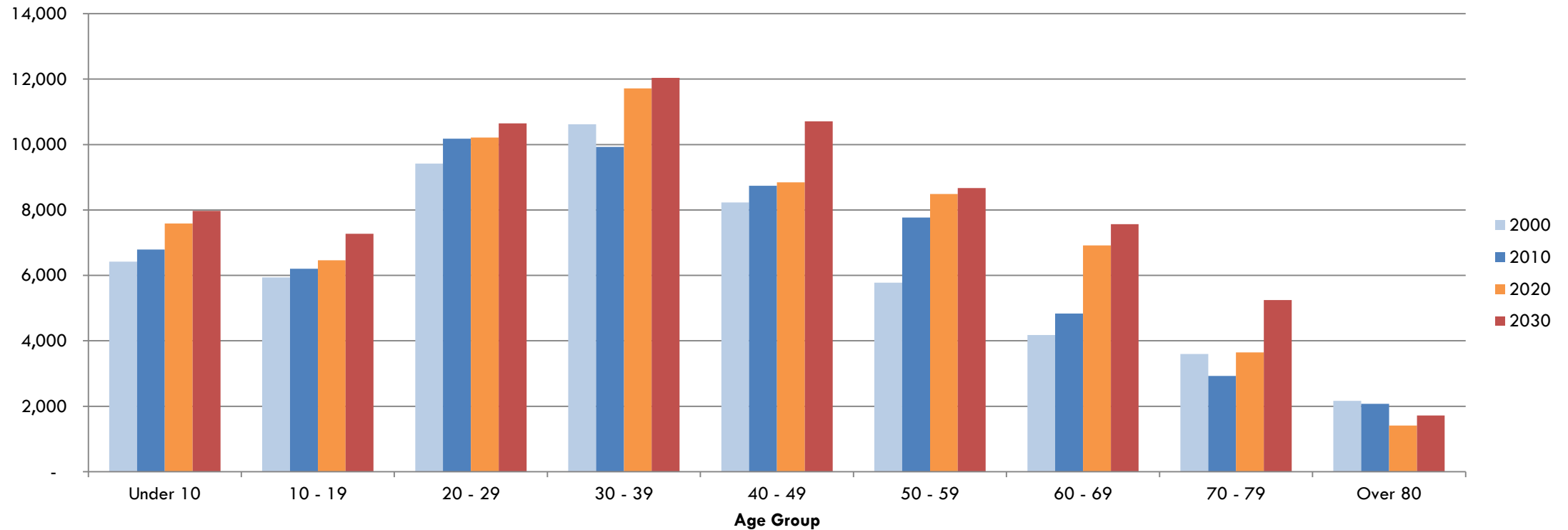
Cost burden rates are higher for low-income households, renters

Home sale prices are mostly unattainable for existing residents or local workers



Population growth driven by young adults moving in, local young adults forming their own households

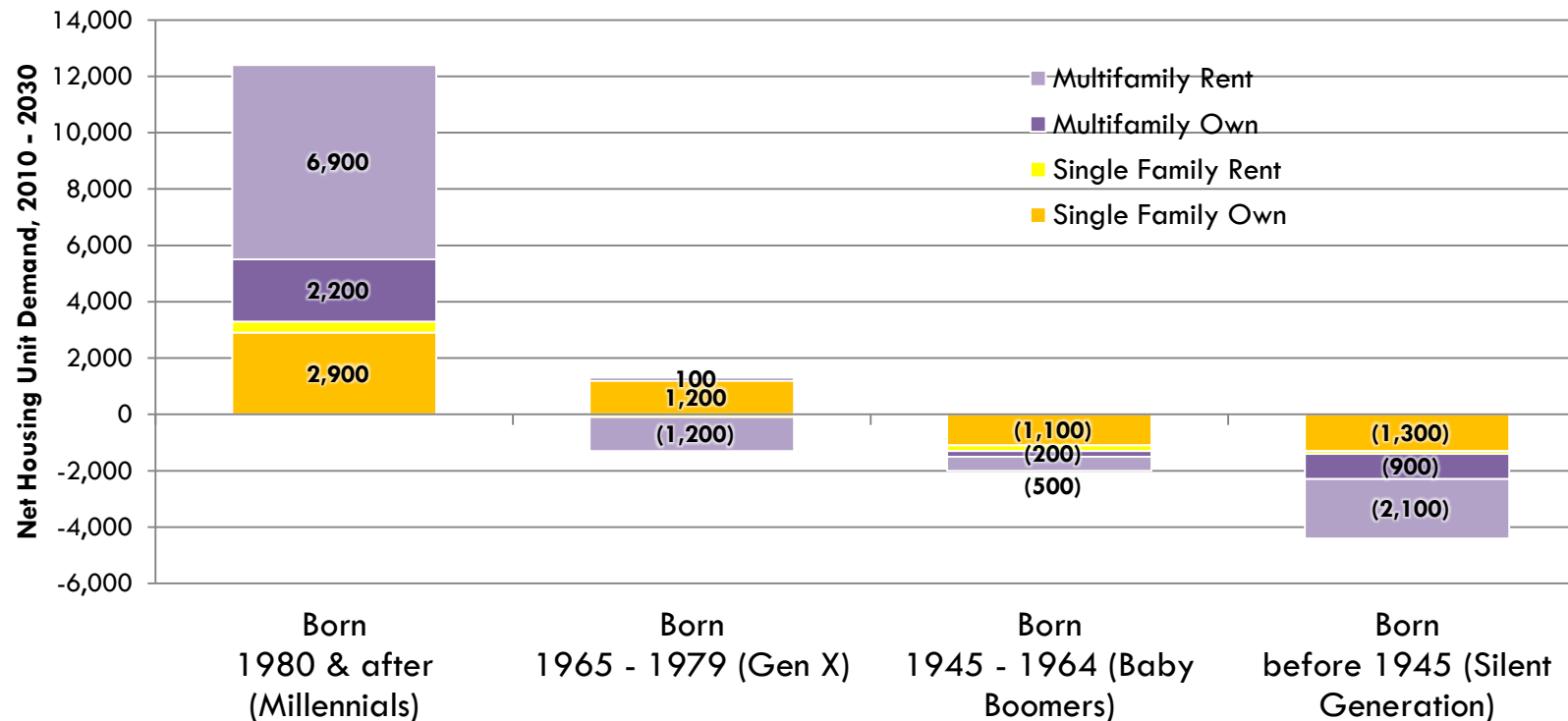
Population by Age, City of Malden
2000 - 2030, Stronger Region Scenario



Source: MAPC Population Projections 2014

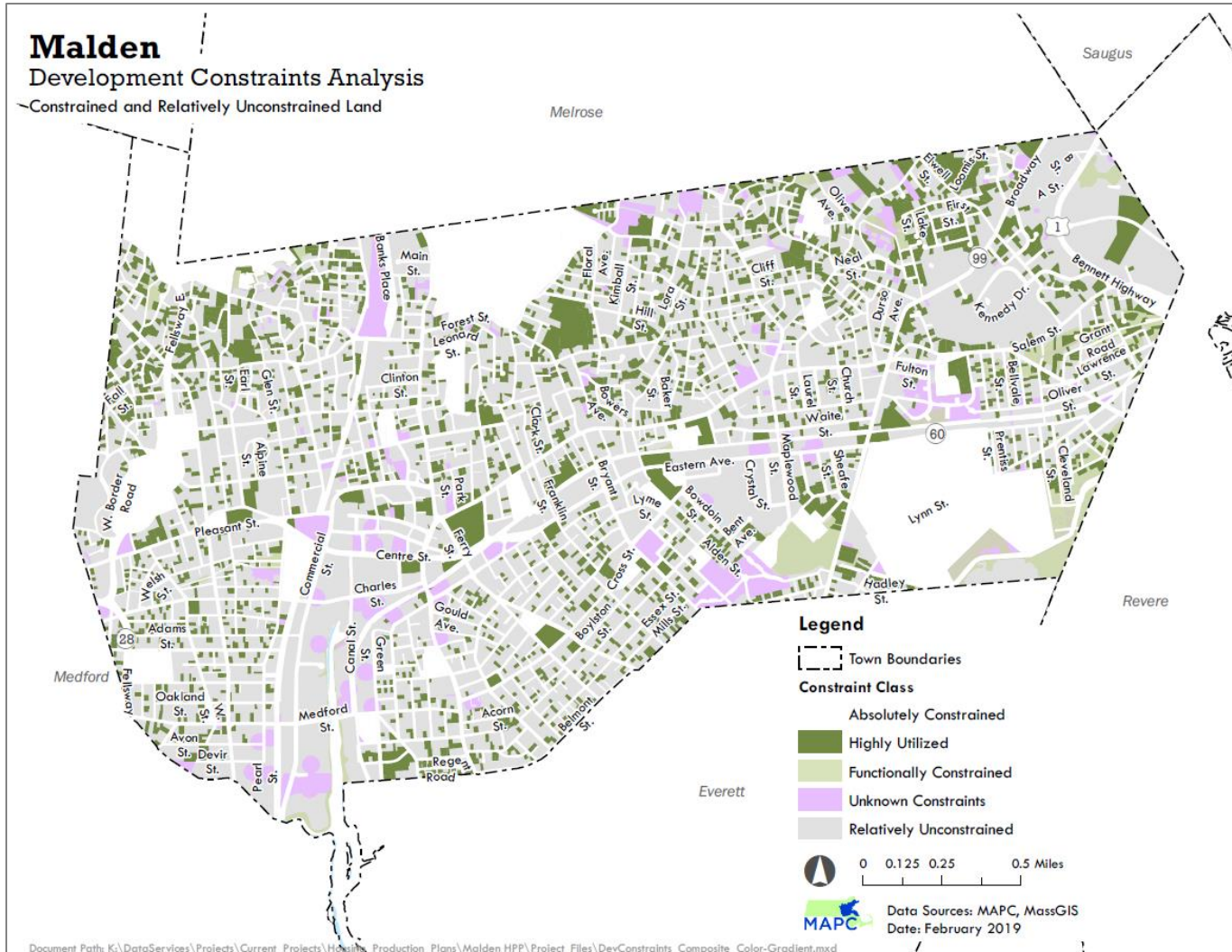
Millennial households are the major driver of housing demand in Malden

Net Housing Demand by Year Born, City of Malden, Stronger Region, 2010 - 2030



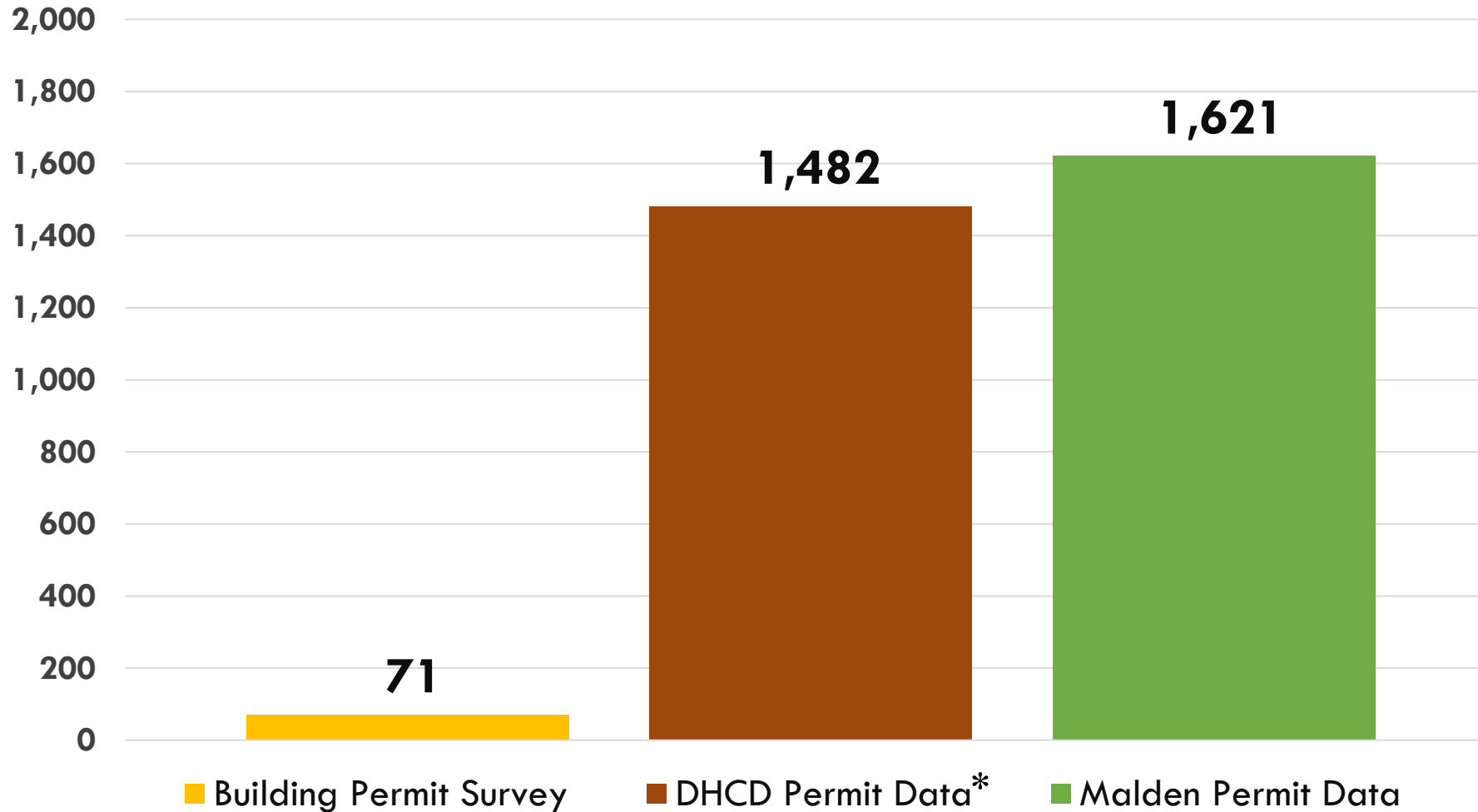
Millennials expected to demand 12,400 homes from 2010 - 2030;
Seniors may free up only 6,400 units over the same time period

“Absolute Constraints” on development affect only half of City’s land Area



- MWRA indicates no constraints due to regional water/wastewater capacity
- New Orange Line cars & signal upgrades will increase capacity by >40%
- One third of existing multifamily residential parking is unused

Inconsistent building permit data is problematic



Malden did not report building permits to the Building Permit Survey between 2012 and 2015. The City reported 1 month of data in 2016 and 5 months of data in 2017.

* DHCD Permit Data does not include permits reported during 2010, 2011, and 2013.

Questions and Answers

Thank you

July 8, 2019

