



BROOKLINE HOUSING PRODUCTION PLAN 2016: HOUSING NEEDS ASSESSMENT

Presented by planning consultants:

Judi Barrett, RKG Associates, Inc.

Jennifer Goldson, JM GOLDSON community preservation + planning

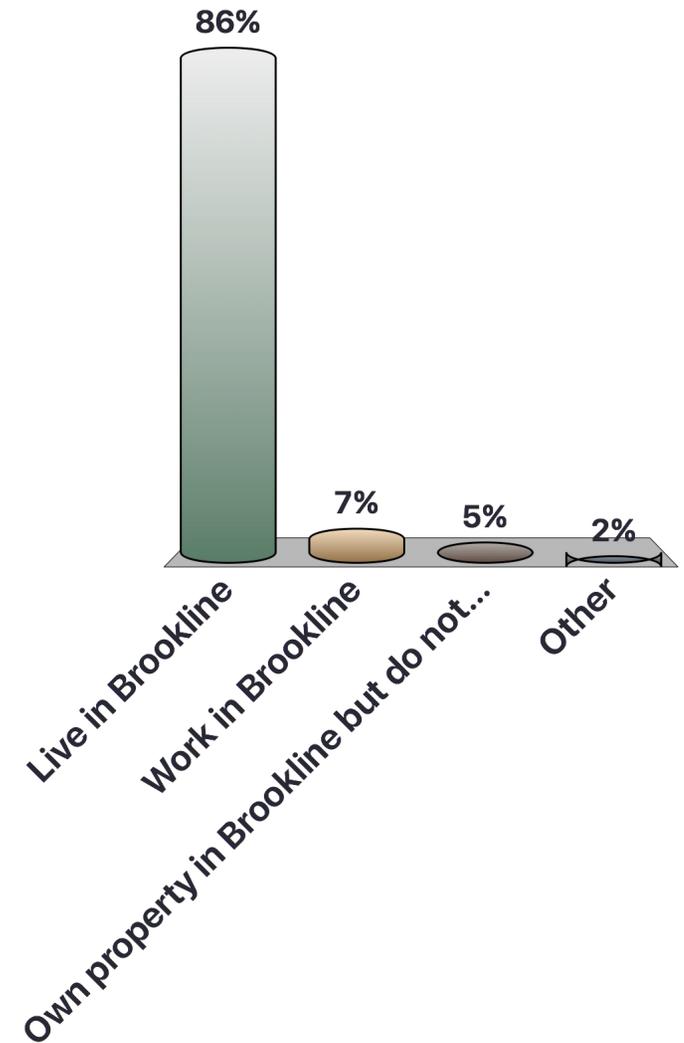
3/28/16

Presentation Topics

- 1. A few polling questions about you (Jenn)**
- 2. Housing Production Plan (Judi)**
 - What it is – and what it is not
 - Planning process and next steps
- 3. Indicators of housing need (Jenn & Judi)**
- 4. Instructions for participation exercise (Jenn)**

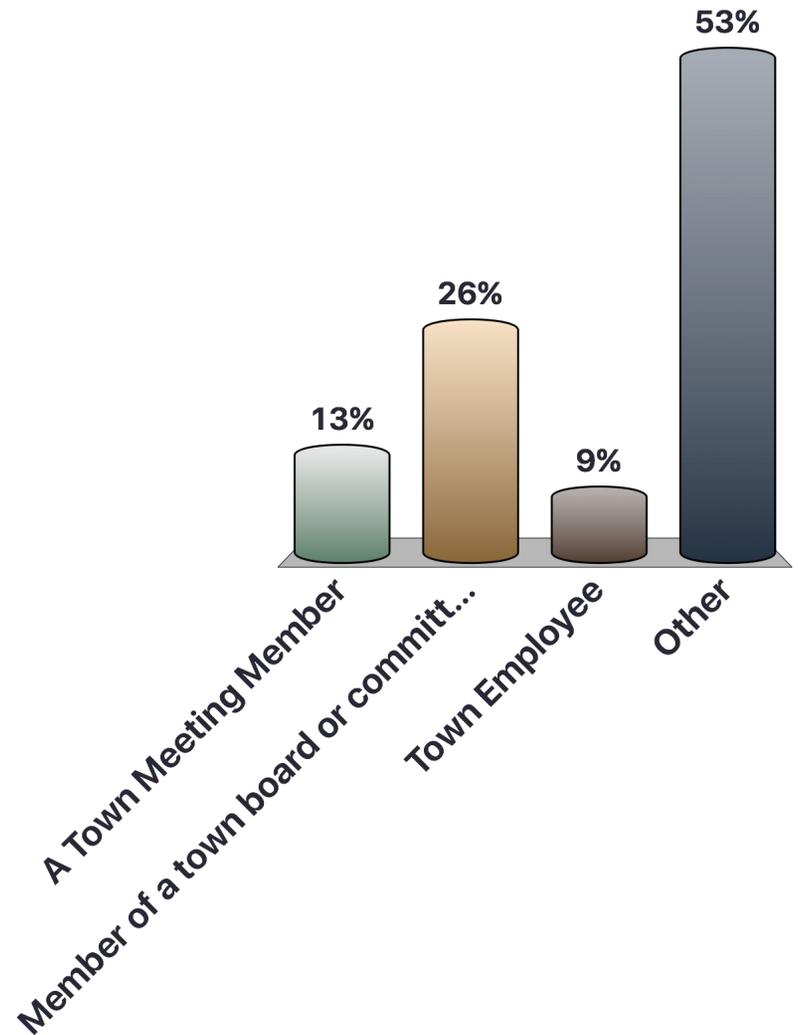
Do you . . .

- A. Live in Brookline
- B. Work in Brookline
- C. Own property in Brookline but do not live or work here
- D. Other



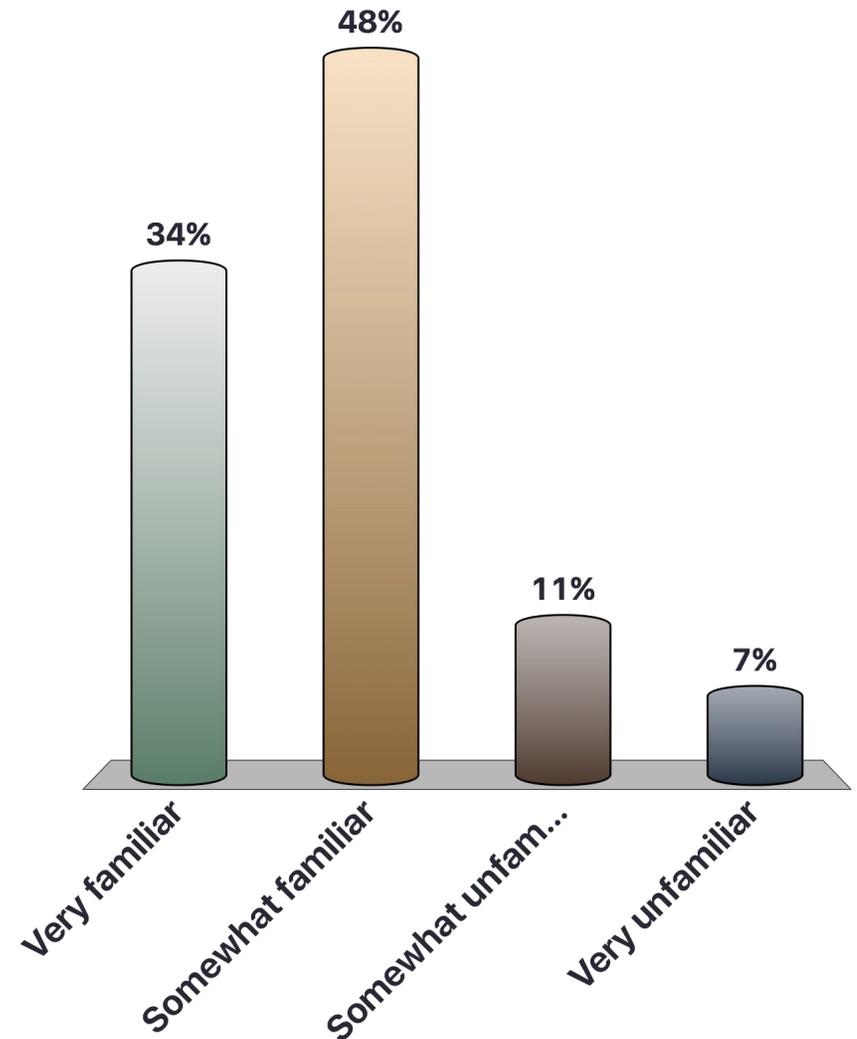
Are you . . .

- A. A Town Meeting Member
- B. Member of a town board or committee (not a TM Member)
- C. Town Employee
- D. Other



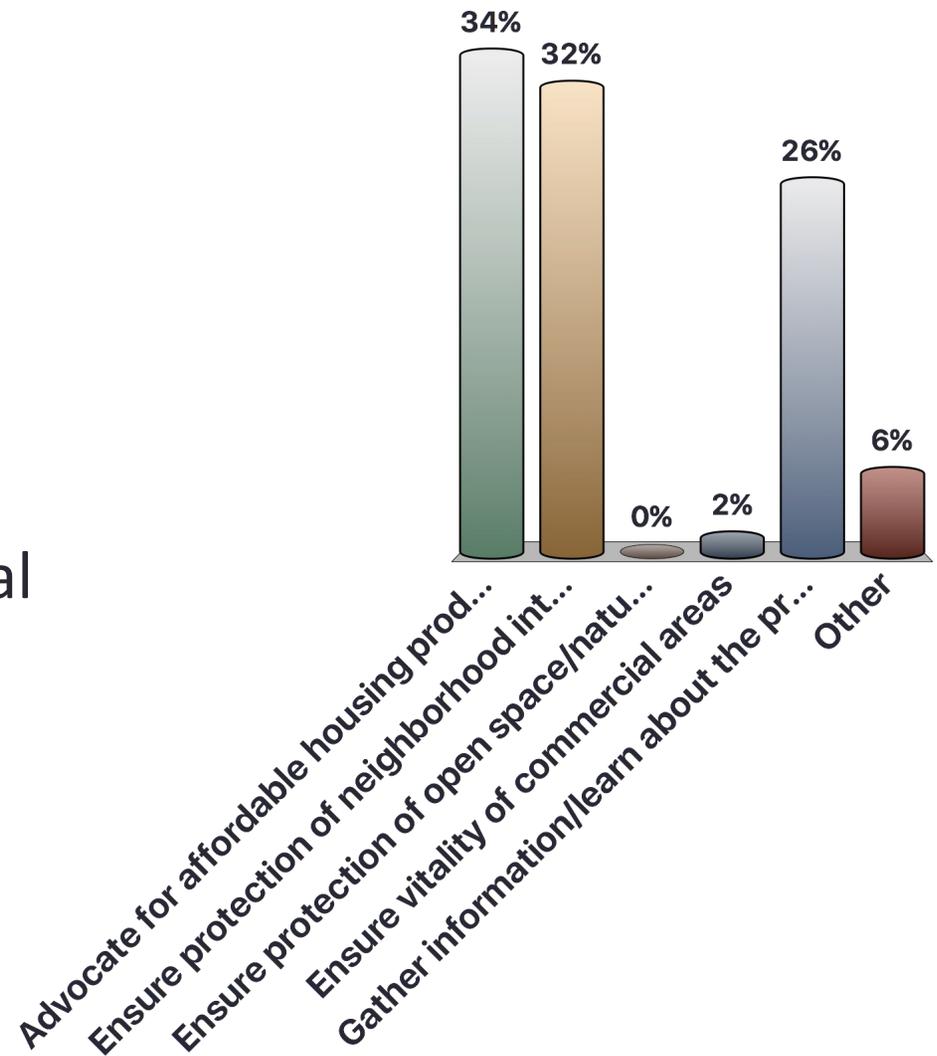
How familiar are you with affordable housing issues and concepts?

- A. Very familiar
- B. Somewhat familiar
- C. Somewhat unfamiliar
- D. Very unfamiliar



What is your primary purpose for being here tonight?

- A. Advocate for affordable housing production & preservation
- B. Ensure protection of neighborhood integrity
- C. Ensure protection of open space/natural resources
- D. Ensure vitality of commercial areas
- E. Gather information/learn about the project
- F. Other



HOUSING PRODUCTION PLAN (HPP)

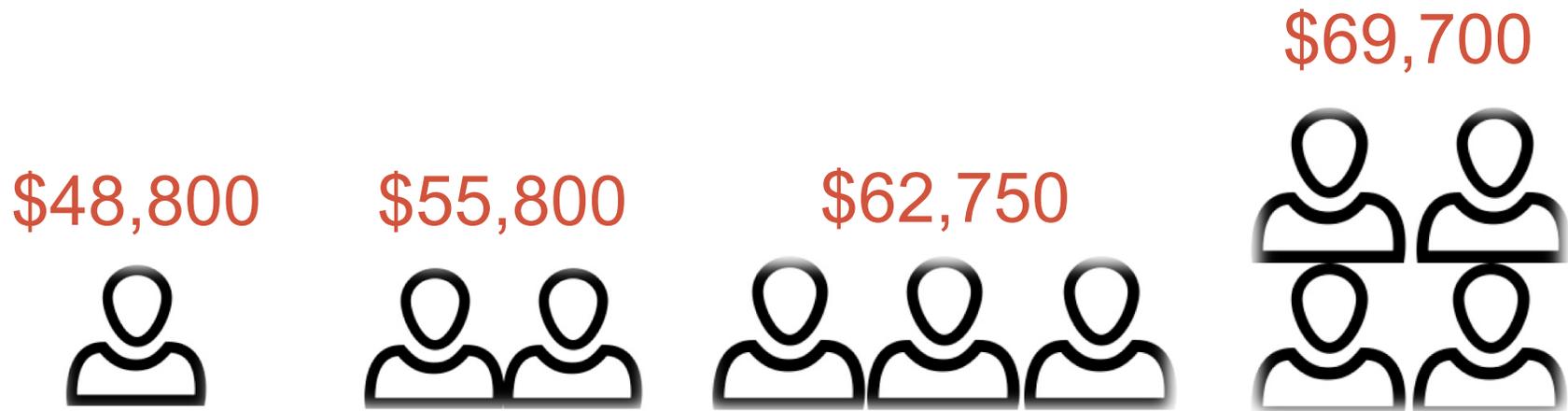
Judi Barrett, RKG Associates, Inc.

An HPP is . . .

A plan to develop and preserve housing that is

- a) Affordable for low/moderate-income households
- b) Eligible for the Chapter 40B Subsidized Housing Inventory (SHI)

Low/moderate-income households have incomes at or below 80% of area median income



Income limits vary by household size.

HPP “Must-Haves”

- Needs assessment
- Strategy to achieve 10%+
- Five-year action plan
- Framework for addressing:
 - Affordable housing
 - Affirmative fair marketing
 - Monitoring

206 +/- units (existing gap)

At least 131 LMI units per year

Many HPPs also address other local concerns. However, the overriding goal is production of Chapter 40B-eligible affordable housing for low/moderate-income households.

Plan Approval and Certification

1. Plan must have both local and state approval
2. Then, if Town permits at least 131 SHI units in a calendar year, the HPP can be certified by the state
3. With a certified plan, the Board of Appeals has more authority to deny comprehensive permits.

Project Schedule

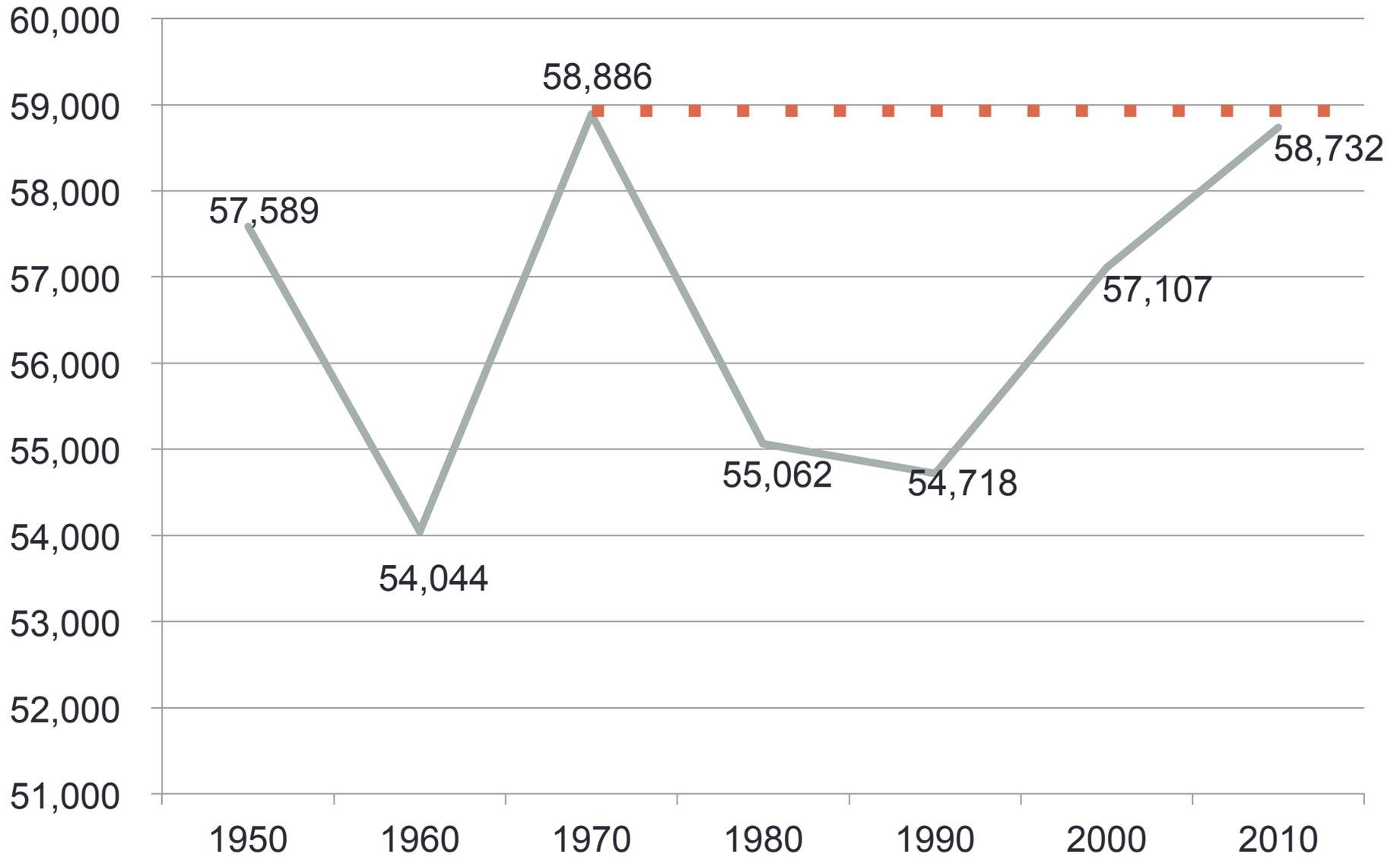


INDICATORS OF HOUSING NEEDS

Judi Barrett, RKG

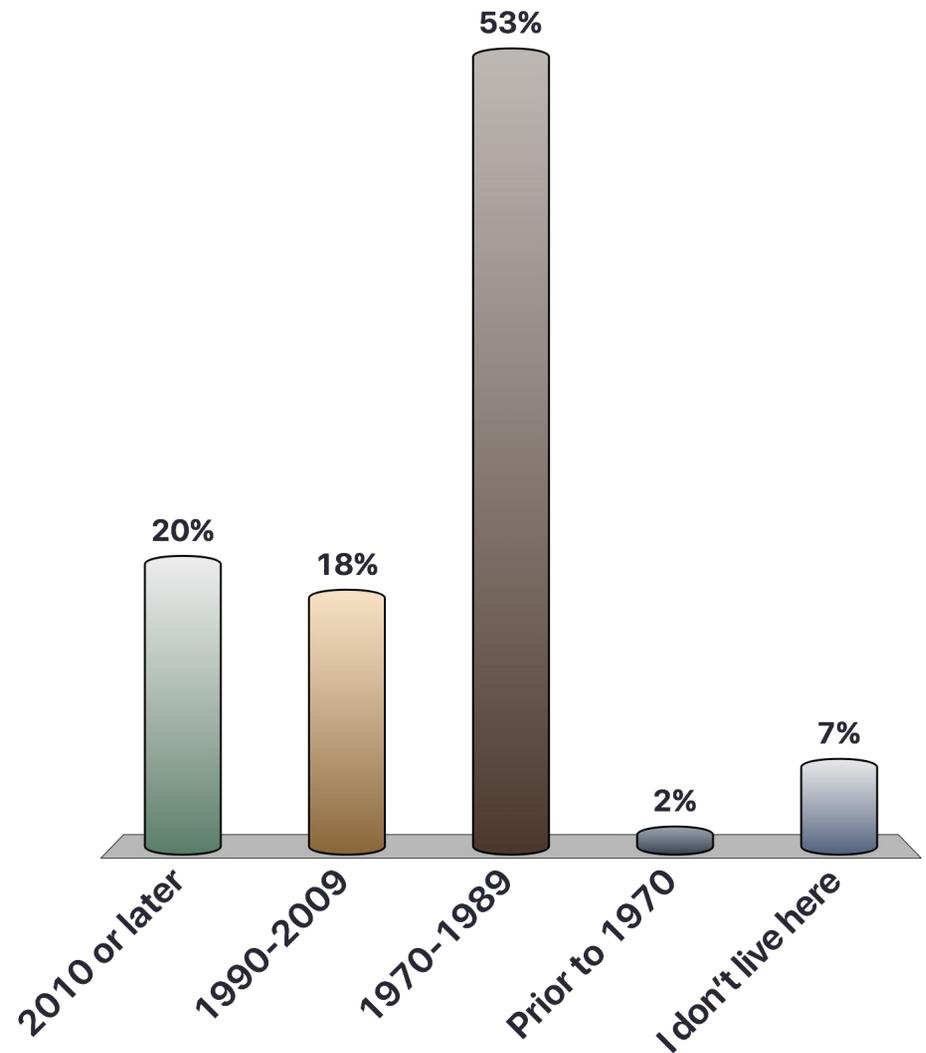
Jennifer Goldson, JM GOLDSON

Brookline Population 1950-2010



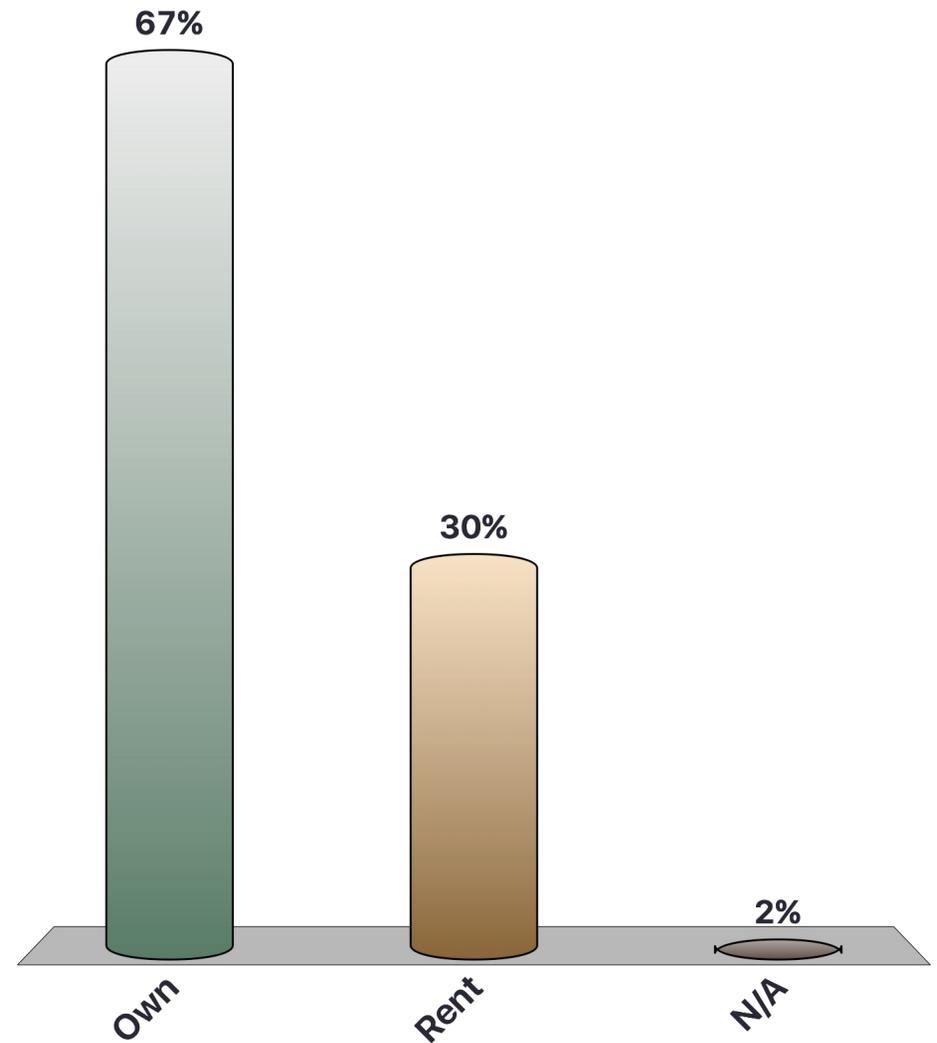
When did you move to Brookline?

- A. 2010 or later
- B. 1990-2009
- C. 1970-1989
- D. Prior to 1970
- E. I don't live here



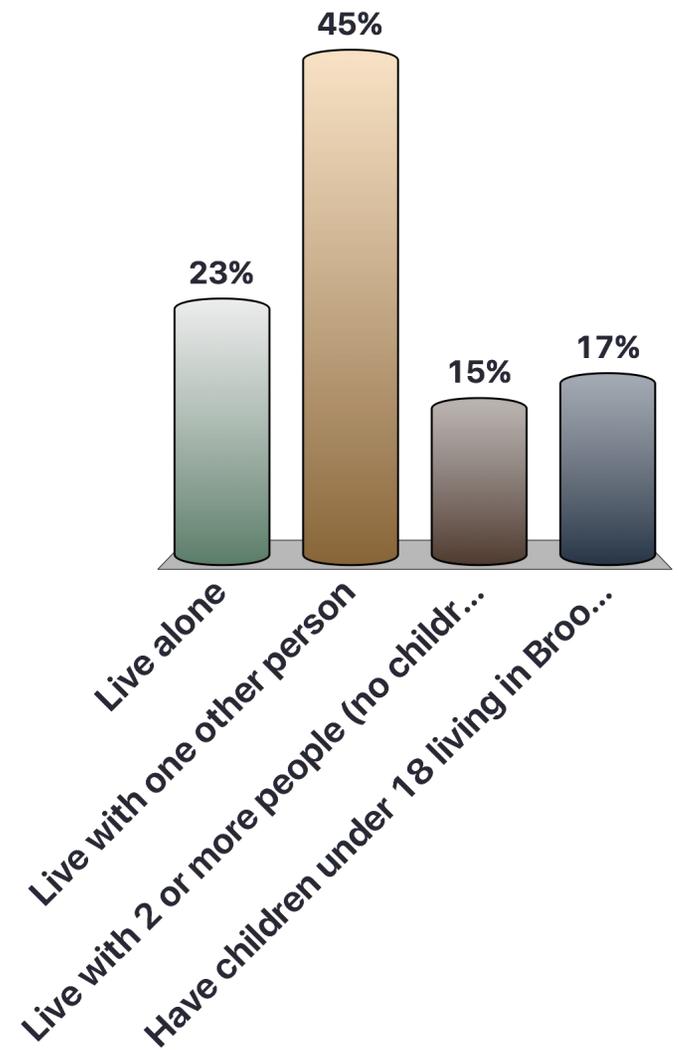
Do you own or rent your home?

- A. Own
- B. Rent
- C. N/A



Do you . . .

- A. Live alone
- B. Live with one other person
- C. Live with 2 or more people (no children under 18)
- D. Have children under 18 living in Brookline



How has Brookline changed since 1970?

BROOKLINE'S POPULATION IS VERY CLOSE TO WHAT IT WAS IN 1970*, HOWEVER THERE ARE:



MORE HOUSING UNITS

20%, or 4,690, more housing units overall
(23,323 in 1970; 28,013 in 2010)



SMALLER HOUSEHOLD SIZES

Household size has decreased 12%. (from 2.6 persons per household in 1970 to 2.3 p/hh in 2010)



FEWER RENTAL UNITS

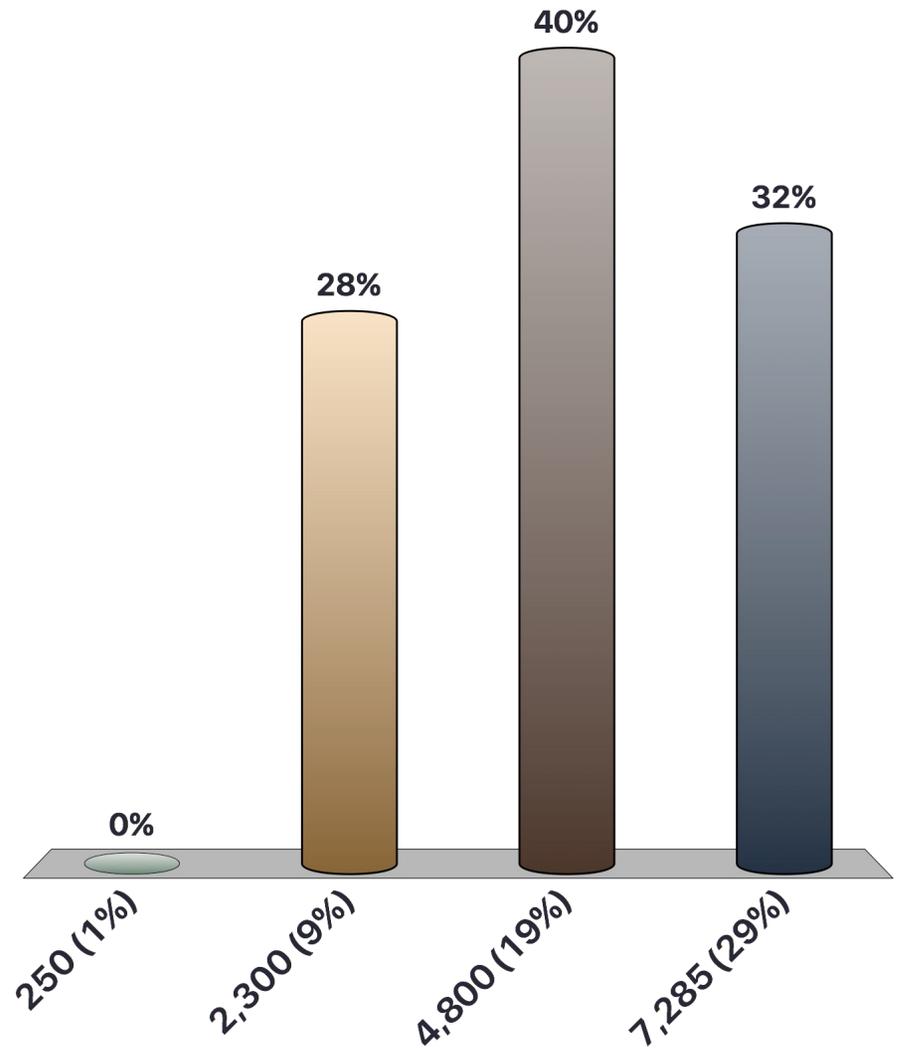
23%, or 3,907, less rental units overall (73% of all housing units were rental in 1970; 51% were rental in 2010)

*154 less people in 2010 | Source: US Census Bureau

In 2010, about 8,400 people lived alone.
In 1970, about 6,344 people lived alone.

Roughly how many Brookline households have low/moderate income?

- A. 250 (1%)
- B. 2,300 (9%)
- C. 4,800 (19%)
- D. 7,285 (29%)



CLOSE TO ONE IN THREE HOUSEHOLDS HAVE A LOW/MODERATE INCOME



7,285 households
29% of all households

*Low/moderate-income varies by household size.
For a household of two, low-income is \$55,800.*

Source: CHAS 2008-12

BROOKLINE YOUNG PEOPLE AND SENIORS ARE MOST LIKELY TO HAVE VERY LOW INCOMES



under 25 years



25 to 64 years



65+ years



Source: ACS 2010-14

WHO IS SPENDING MORE THAN HALF OF THEIR INCOME ON HOUSING COSTS?



Almost **1 of every 5** total households.



More than **1 of every 2** households with low/moderate-income.*



More than **3 of every 4** renter households with low/moderate-income.

Almost 4,000 low/mod households in Brookline are severely cost burdened, yet there are only 1,264 affordable units.

Housing prices are increasingly out of reach

SALE PRICES ROSE FASTER THAN INCOME



Source: ACS 2010-14 & The Warren Group

And, rents are high with very few apartments affordable to households with low/moderate income

In 2015 the median sale price was \$1.6M

Key take-aways

Serious unmet needs for housing with services for:

- Chronically homeless people
- People with mobility, mental health, and cognitive impairments, including seniors

Need for more rental units, both market rate and affordable

Need for more affordable units for families

INSTRUCTIONS FOR PARTICIPATION

We want your feedback on seven draft goals



**Consultant team and Town staff/
committee members should head to their
stations now, please.**

Open House Format

Seven goals

- Production and Preservation
- Populations in Need
- Population Diversity
- Neighborhood Integrity & Sustainability
- Related Community Goals
- Housing Types
- Local Implementation Capacity

With supporting information

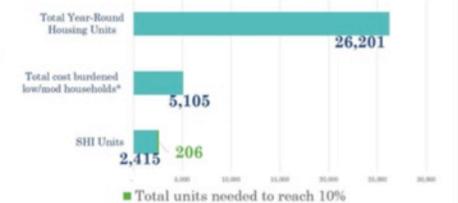
GOAL 1: PRODUCTION & PRESERVATION

Provide more than 10% of Brookline's year-round housing stock as affordable housing to address documented housing needs and preserve the long-term affordability and physical condition of existing affordable housing units.

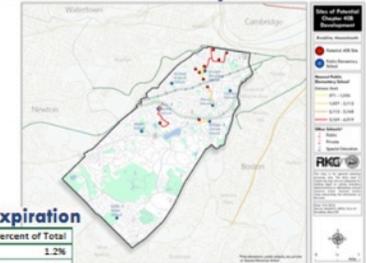
Chapter 40B Units Alone Will Not Fulfill Brookline's Housing Need

The intent of Chapter 40B is to provide a fair-share distribution of low-income housing throughout the state. However, the number of Chapter 40B units in a city or town does not measure local housing needs or the degree to which a community is affordable to its residents. To a housing policy analyst, a home is unaffordable to low- and moderate-income people if their monthly payments for housing – a mortgage payment, property taxes, and house insurance for homeowners, or rent and utilities for tenants – exceeds 30 percent of their monthly gross income. By definition, they are housing cost burdened.

Housing Needs Summary Analysis



Potential 40B Development Locations



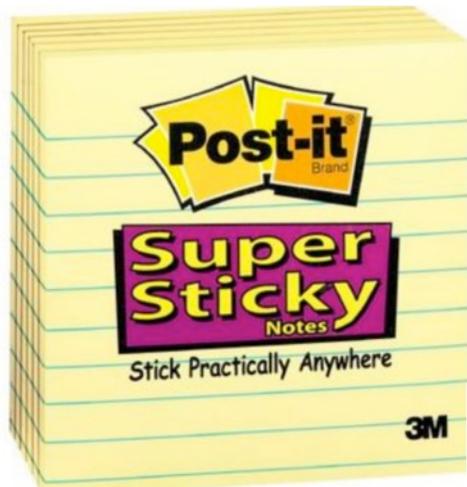
40% The 40B units in Brookline owned, operated, and maintained by the Brookline Housing Authority.

Brookline's Current 40B Units by Year of Expiration

Year of Expiration	Mix	Ownership	Rental	Grand Total	Percent of Total
2015	0	0	28	28	1.2%
2016	0	0	16	16	0.7%
2023	0	0	15	15	0.6%
2028	0	0	387	387	16.0%
2030	0	0	9	9	0.4%
2032	0	0	14	14	0.6%
2035	0	0	6	6	0.2%
2042	0	0	516	516	21.4%
2045	0	0	64	64	2.7%
N/A	0	0	74	74	3.1%
Perpetuity	35	74	1,177	1,286	53.3%
Totals	35	74	2,306	2,415	100.0%

Source: DHCD SHI 2016

Tools for your use



I disagree with this post-it note comment



I agree with this post-it note comment

**BROOKLINE- DRAFT HOUSING GOALS
PUBLIC COMMENT SHEET**

IF YOU WOULD LIKE TO USE THIS SHEET TO SUBMIT YOUR COMMENTS, YOU MAY DO SO EITHER IN LIEU OF OR IN ADDITION TO THE POST-IT NOTE ACTIVITY. WHEN COMPLETED, PLEASE SUBMIT THIS FORM TO ANY MEMBER OF THE CONSULTANT TEAM.
THANK YOU!

YOUR COMMENTS ON THE DRAFT GOALS: _____

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Report-outs

In 45 minutes, we will reconvene in the auditorium to hear report-outs from each station.

Thank you!

