



TOWN OF BRAINTREE

**FEASIBILITY & INITIAL DESIGN STUDY FOR
AFFORDABLE HOUSING STUDY AT 74 & 90 POND STREET**

MEETING #2: HOUSING NEEDS DISCUSSION

MARCH 15, 2024



INTRODUCTIONS

Agenda

1. PROJECT TEAM

2. PROJECT SCHEDULE

3. EXISTING CONDITIONS - 74 & 90 POND STREET

4. REVIEW OF AVAILABLE EXISTING DOCUMENTATION REGARDING BRAINTREE'S HOUSING NEEDS

- » What we've found
- » Where else we should look

5. STAKEHOLDER'S PERSPECTIVE ON LOCAL HOUSING INITIATIVES THAT ARE WORKING WELL & WHERE GAPS EXIST

6. DISCUSSION OF HOW POND STREET HOUSING MAY BE ABLE TO FILL THOSE GAPS

- » Senior Housing
- » Senior Center Services
- » Veteran's Housing
- » Veteran's Services

7. NEXT STEPS

- » Analyze Housing Opportunities
- » Share Findings & Engage Public
- » Initial Conceptual Design

Goals

- » Collect info on community's housing needs & resources.
- » Identify any additional documents the team should review.

PROJECT TEAM

BRAINTREE TEAM

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

Melissa M. SantucciRozzi
Director

Connor Murphy
Assistant Director

MAYOR'S OFFICE

Erin V. Joyce
Mayor

Kara Nyman
*Chief of Staff &
Director of Operations*

VETERAN SERVICES

Vincent Fountaine
Veteran Service Officer

INSPECTIONAL SERVICES

Russell Forsberg
*Inspector of Buildings / Code Compliance
Officer*

ELDER AFFAIRS

Sharmila Biswas
Director

FACILITIES

Michael McGourty
Public Works Director

DESIGN TEAM

ARCHITECTURE & PLANNING

LDa Architecture & Interiors

Kimberly Barnett, AIA, LEED AP
Principal in Charge

Gillian Baresich
Snr. Associate, Project Manager

Sabrina Afrin
Architectural Designer

REAL ESTATE ANALYSIS, AFFORDABLE HOUSING DEVELOPMENT, & FINANCE

Kirk & Company

Brett N. Pelletier, CRE, MRA, FRICS
COO & Real Estate Analyst

Esquire Advisors LLC

Milton D. Baxter, Esq.
Principal

MEP/FP ENGINEERING

Consulting Engineering

Scott Sullivan, PE, LEED AP
Principal in Charge

STRUCTURAL ENGINEERING

RSE Associates

Jennifer McClain, PE
Principal

CIVIL ENGINEERING & SURVEYOR

Nitsch Engineering

Deborah M. Danik, PE, LEED AP BD+C
Director of Civil Engineering

LANDSCAPE ARCHITECTURE

Crowley Cottrell

Naomi, RLA, ASLS
Principal & Owner

COST CONSULTING

Ellana, Inc.

Clive Tysoe, MRICS
Sr. Cost Manager

CODE CONSULTING

Code Red Consultants

Jeff Perras, PE
Snr. Project Manager

3D BUILDING SCAN

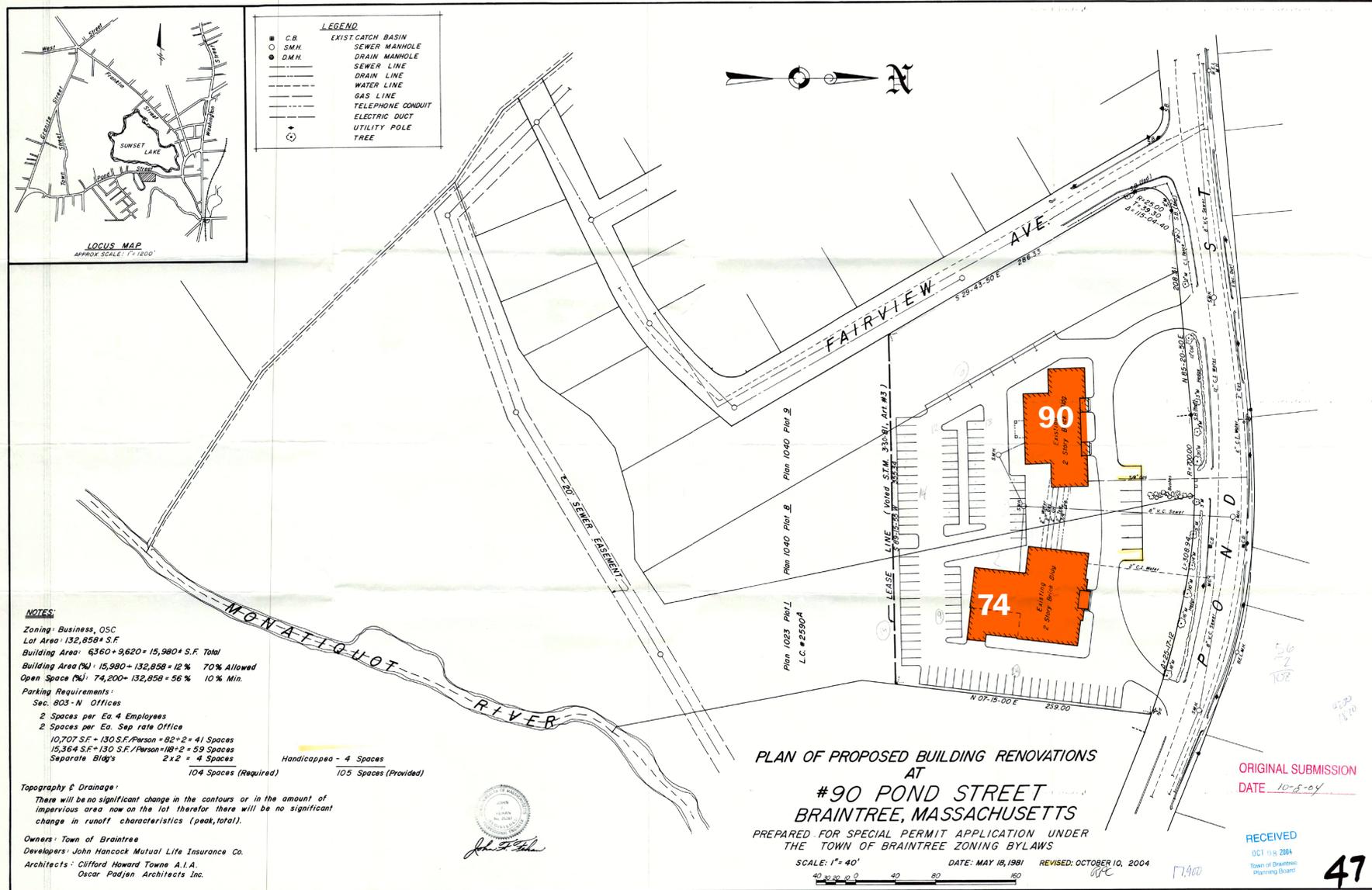
Pointknown

Jim Foster
Owner

SCHEDULE

TOWN OF BRAINTREE AFFORDABLE HOUSING STUDY			JAN	FEB					MAR				APR				MAY				JUN			
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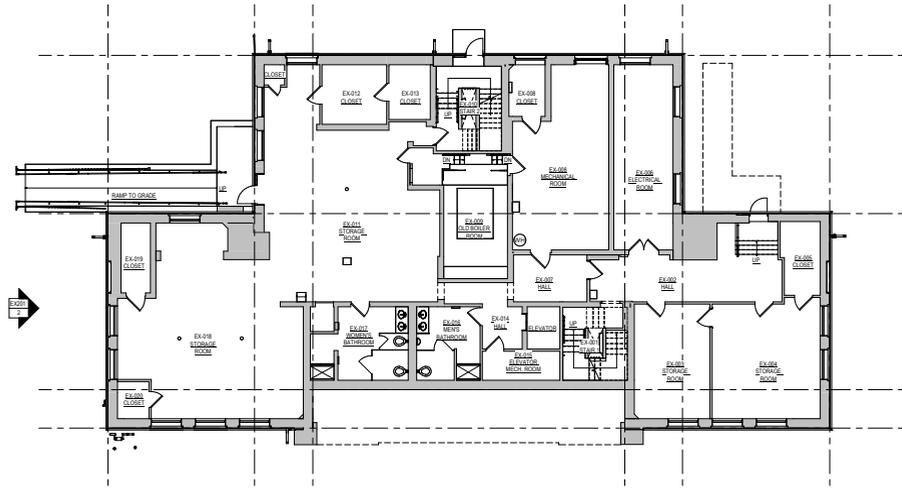
SITE PLAN & EXISTING BUILDINGS



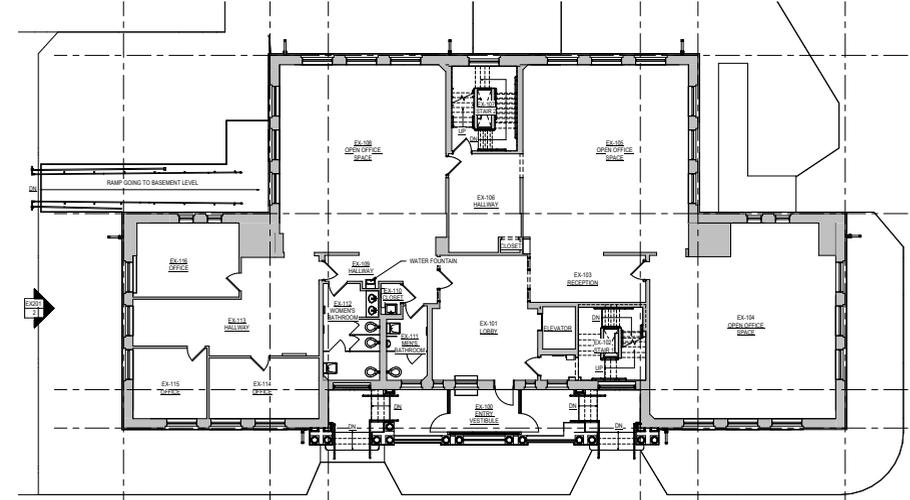
90 POND STREET



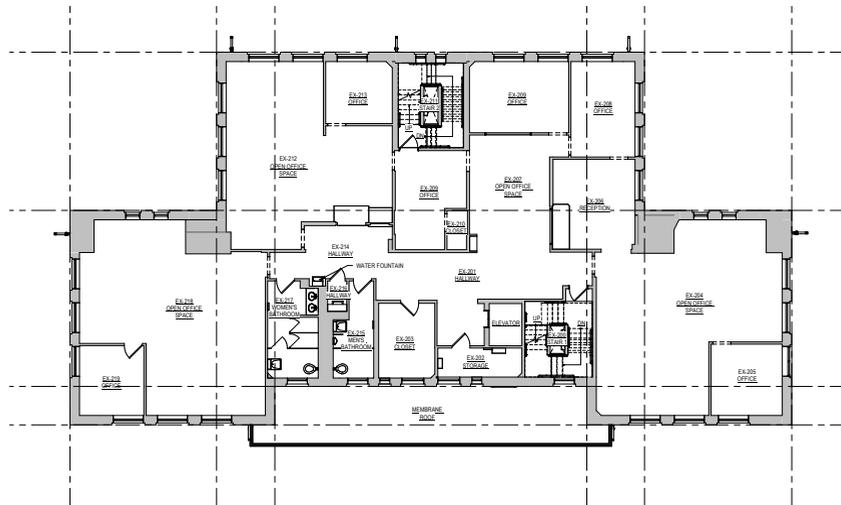
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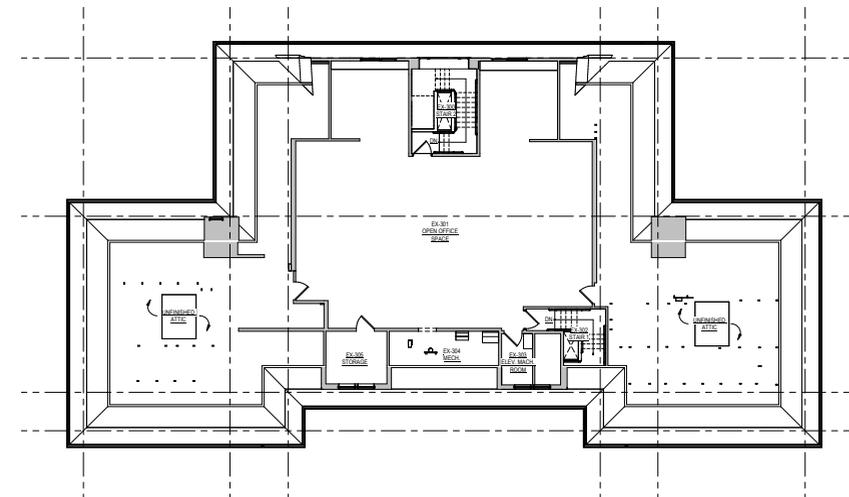
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

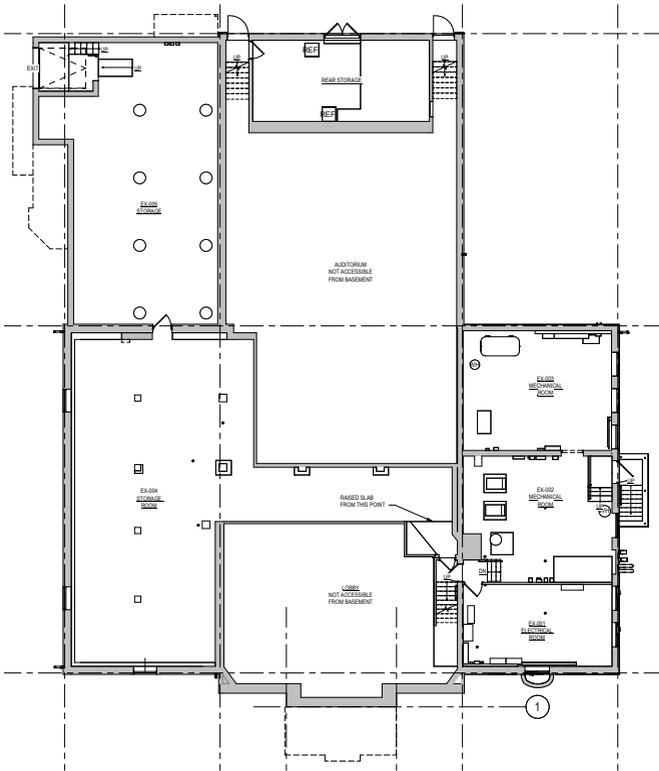


THIRD FLOOR PLAN

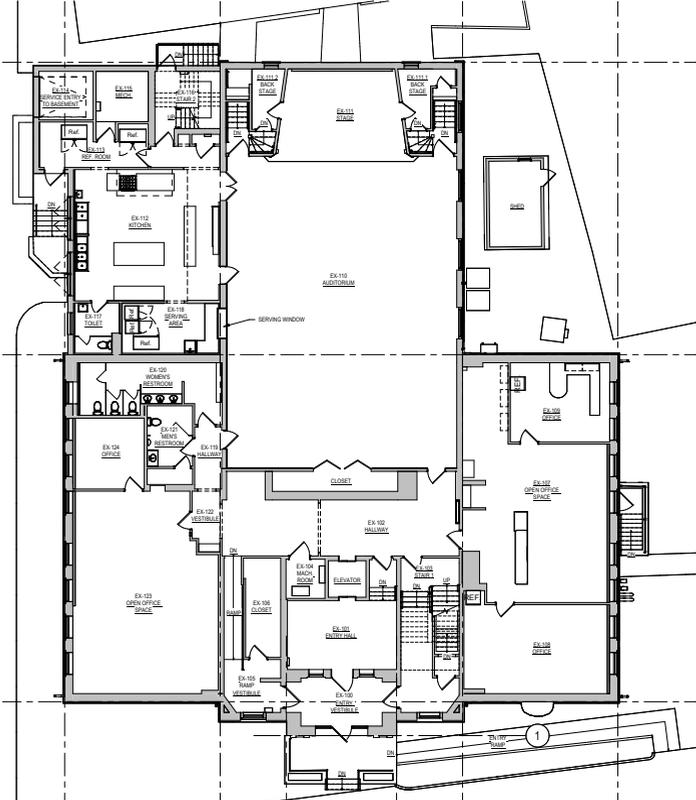
74 POND STREET



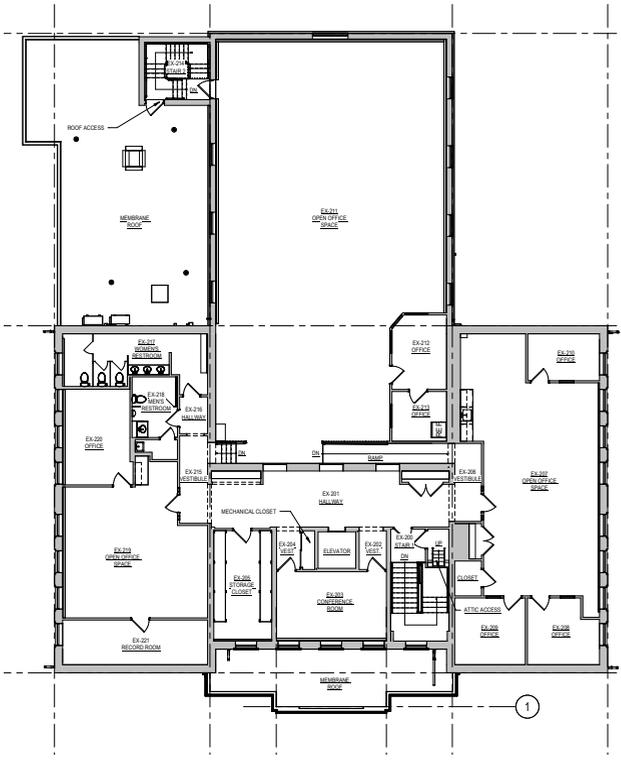
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BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BRAINSTORMING EXISTING DOCUMENTATION

HOUSING AND DEMOGRAPHICS

Braintree's population is projected to reach between 42,000 and 50,000 residents by 2040. Population growth from 2010 to 2020 outpaced housing unit growth, with a 9.51 percent increase in population compared to a 5.42 percent increase in housing units, according to the Census 2020.

The percentage of Black, Indigenous and People of Color (BIPOC) populations has doubled from 15 percent in 2010 to nearly 30 percent in 2020, driven mainly by an increase in the Asian population. Around 23 percent of Braintree residents speak a language other than English at home, with Chinese and Vietnamese being the most common.

Most of Braintree's housing (64 percent) is single-family detached units, and about 74 percent of housing units are owner-occupied. However, there's a mismatch between household size and the number of bedrooms available. While 56 percent of households have one or two members, only 12 percent of housing units are studios or one-bedroom, and 25 percent are studio, one-, or two-bedroom units.

Median household income in Braintree has risen by 7.41 percent since 2000. Average residents could afford to purchase a \$405,300 home, but the median home sales price in 2020 was \$615,250. Seventy-three percent of low- and moderate-income households are considered cost-burdened, paying more than 30 percent of their income on housing, which is not unique to Braintree and is common throughout the Boston area.

BRAINTREE IN CONTEXT -

ECONOMIC DEVELOPMENT

Despite the fastest-growing population group is the 65-74 age group, there are young people coming to Braintree which is making the population wealthier and more educated. In addition, an influx of workers increases the town's daytime population by over 7,000.

Braintree is strategically positioned to benefit from regional economic trends and transit-accessible development due to its proximity to the Red Line and commuter rail. The Town's relatively low property tax rates make it appealing for residents and businesses. Braintree has opportunities for redevelopment, adaptive reuse, and infill development. Industrial lands, office parks, and locally-oriented developments hold the potential to accommodate growth and enhance amenities and services for residents.

BRAINTREE IN CONTEXT -

FACILITIES AND SERVICES

Braintree's town-owned buildings are aging, requiring future upgrades or replacements, and several departments have expressed this need. The Town needs more comprehensive facility assessments for building maintenance planning aligned with a five-year capital plan.

In 2018, East Middle School underwent renovations to add a new wing and in 2023, the brand new state of the art South Middle School opened. However, most educational buildings are outdated and in need of modernization and newer technologies.

Despite the Department of Veterans Services provides assistance for senior veterans, the growing population of older adults poses space, staffing, and funding challenges for the Department of Elder Affairs. Housing costs and limited transportation options affect the quality of life for older adults and veterans. Also, the Police Department requires a new facility and the Department of Public Works needs a modernized facility.

Braintree Electric Light Department (BELD) provides an excellent service to the Town, particularly related to IT services.

CHAPTER 9

RESIDENTIAL NEIGHBORHOODS AND HOUSING OPTIONS



Theme Vision

In 2033, Braintree will have a reasonable supply of diverse housing, including affordable housing options, that are compatibly scaled and well-designed to harmonize with the context of the surrounding neighborhood. The Town has carefully and strategically established growth policies that preserve, protect, and improve existing residential neighborhoods.

Goal 1

Protecting Neighborhoods and Enhance Community Engagement

Goal 2

Diverse Housing Options

Goal 3

Locations Accessible to Transit

Goal 4

Maintain State's Current Housing Goals

DISCUSSION

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- » **Where else we should look**

2. STAKEHOLDER'S PERSPECTIVE ON LOCAL HOUSING INITIATIVES THAT ARE WORKING WELL & WHERE GAPS EXIST

3. DISCUSSION OF HOW POND STREET HOUSING MAY BE ABLE TO FILL THOSE GAPS

- » **Senior Housing**
- » **Senior Center Services**
- » **Veteran's Housing**
- » **Veteran's Services**

NEXT STEPS

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