Malden MBTA Communities Survey Results

12/4/23

Executive summary

The City developed and distributed a survey from June to mid-September 2023 to understand resident preferences related to multi-family housing in Malden. The results directly informed the City's proposal for compliance with the MBTA Communities Law, which requires communities with access to MBTA transit to zone for by-right multi-family housing.

The survey was available in print and online, hosted on Google Forms, in 7 languages. It was distributed and advertised via the website, with water bills, to the school email list (public and private, K-12), at Malden City Hall and the Malden Public Library, on digital sidewalk kiosks, through various community and cultural organizations, and through City social media and press releases.

1,529 responses were received (50 in print). The questions related to (in order):

1. Where do you live? (by ward) - 1,044 responses
2. Which best describes where you currently live? (housing type) - 1,500 responses
3. Do you rent or own your home? - 1,494 responses
4. Would you like to see more multi-family housing built in Malden? - 1,492 responses
5. If the respondent wanted to see many, some, or very few net new units created as a result of compliant zoning - 1,482 responses
6. Where the respondent would like to see multi-family zoning adopted - 1,392 responses
7. Do you support lowering the Malden off-street parking requirements for multi-family housing? - 1,506 responses
8. Do you support changing the minimum lot size to allow for similar housing? If so, where? - 1,506 responses
9. Do you support lowering the minimum density requirement (square feet of lot area per unit) for multifamily housing? - 1,497 responses
10. What is your age range? - 1,513 responses
11. How do you typically get around Malden? - 1,471 responses

A comment box was also provided.

Executive summary

As part of the survey, respondents were asked to answer questions about themselves and their living situation. These questions were not all required or answered by every respondent. Demographic questions included:

- Where do you live? (by ward)
- Which best describes where you currently live? (housing type)
- Do you rent or own your home?
- What is your age range?
- How do you typically get around Malden?

Overall, support for adding multi-family housing - and for adopting zoning changes to facilitate the addition of multi-family housing through MBTA Communities law compliance - was split among respondents. Many questions related to adding multi-family housing received roughly a 50-50 split in responses (for/against). Renters, younger residents, and residents of existing multi-family properties were more likely to support multi-family housing and the zoning changes that would facilitate its development. Homeowners and residents of single-family homes who responded were more likely to be unsupportive of multi-family housing and associated zoning changes.

Responses by age group

Under 18
0.2%

65+
21.5%

18-34
19.5%

50-64
25.3%

35-49
33.5%

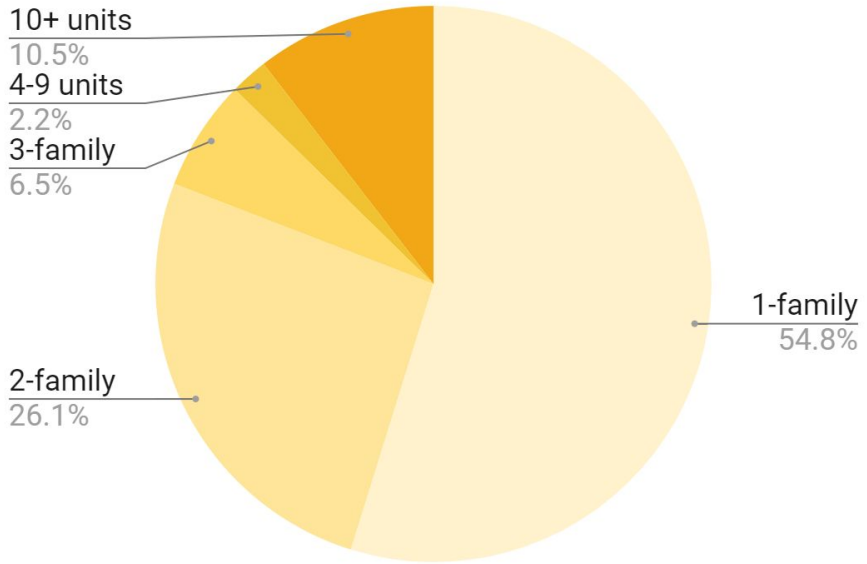## Responses by tenure

Rent
18.6%

Own
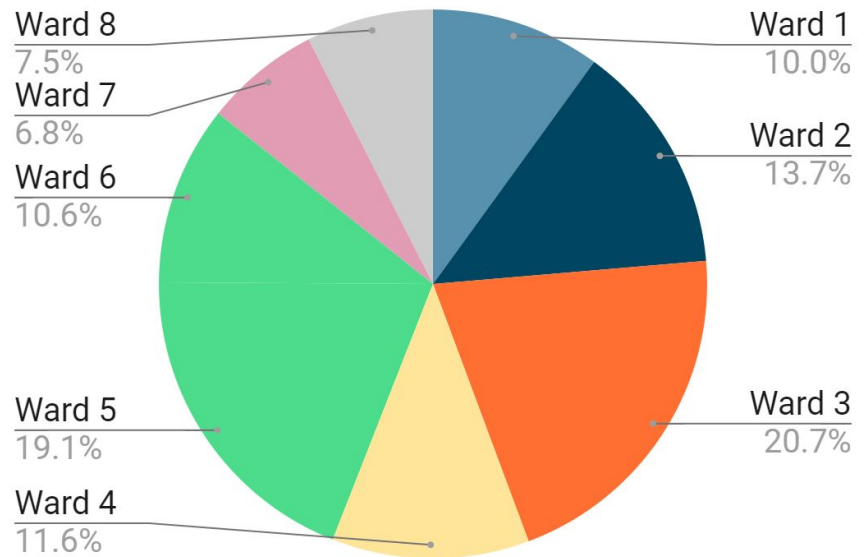81.4%

3
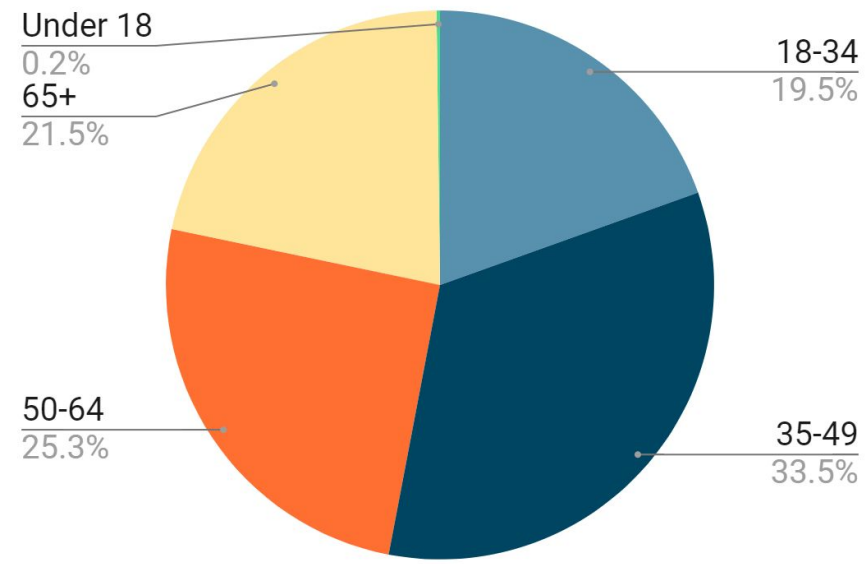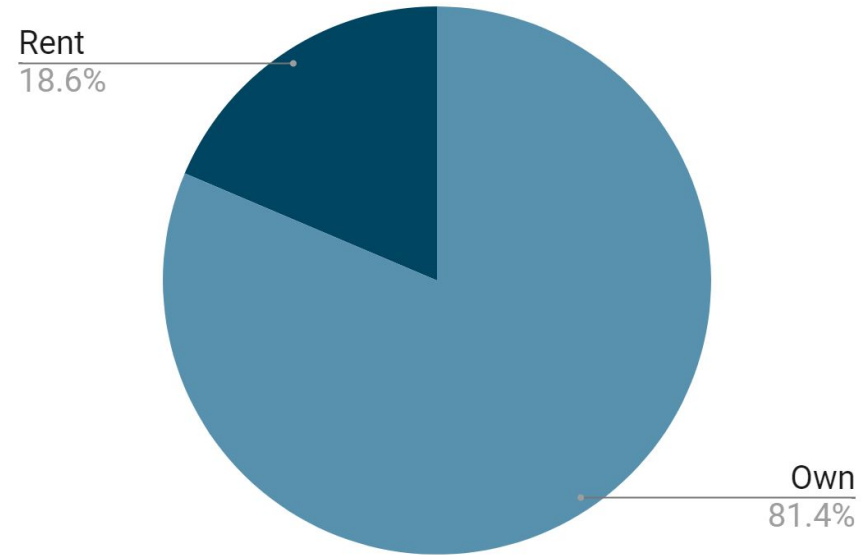
Executive summary

When asked about where they might prefer to add multi-family housing in Malden, the most respondents showed support for adding multi-family housing to Oak Grove and Malden Center. Importantly, the map attached to the survey to show potential areas to include in an MBTA Communities-compliant overlay represented a draft compliance scenario which has since been meaningfully updated, to respond to changing guidelines and the results of the survey.

Applying the survey results: The final map and dimensional standards now reflect these preferences, adding capacity in Oak Grove and Malden Center, while diverting capacity away from lower-density neighborhoods. The compliance scenario has also been updated to maximize application of inclusionary zoning (by prioritizing larger developments), to result in a larger number of affordable units at maximum buildout. Additionally, the compliance scenario has been updated to exclude all existing 1-, 2- and 3-family properties so as to preclude their conversion to larger multi-family developments. The final compliance scenario is the result of an iterative process to minimize impacts in lower-density neighborhoods, and to prioritize housing development in existing high-density neighborhoods and near transit, in a way that meets all MBTA Communities compliance requirements.

Responses by housing type

10+ units
10.5%

4-9 units
2.2%

3-family
6.5%

1-family
54.8%

2-family
26.1%

Responses by ward

Ward 8
7.5%

Ward 7
6.8%

Ward 6
10.6%

Ward 1
10.0%

Ward 2
13.7%

Ward 3
20.7%

Ward 5
19.1%

Ward 4
11.6%
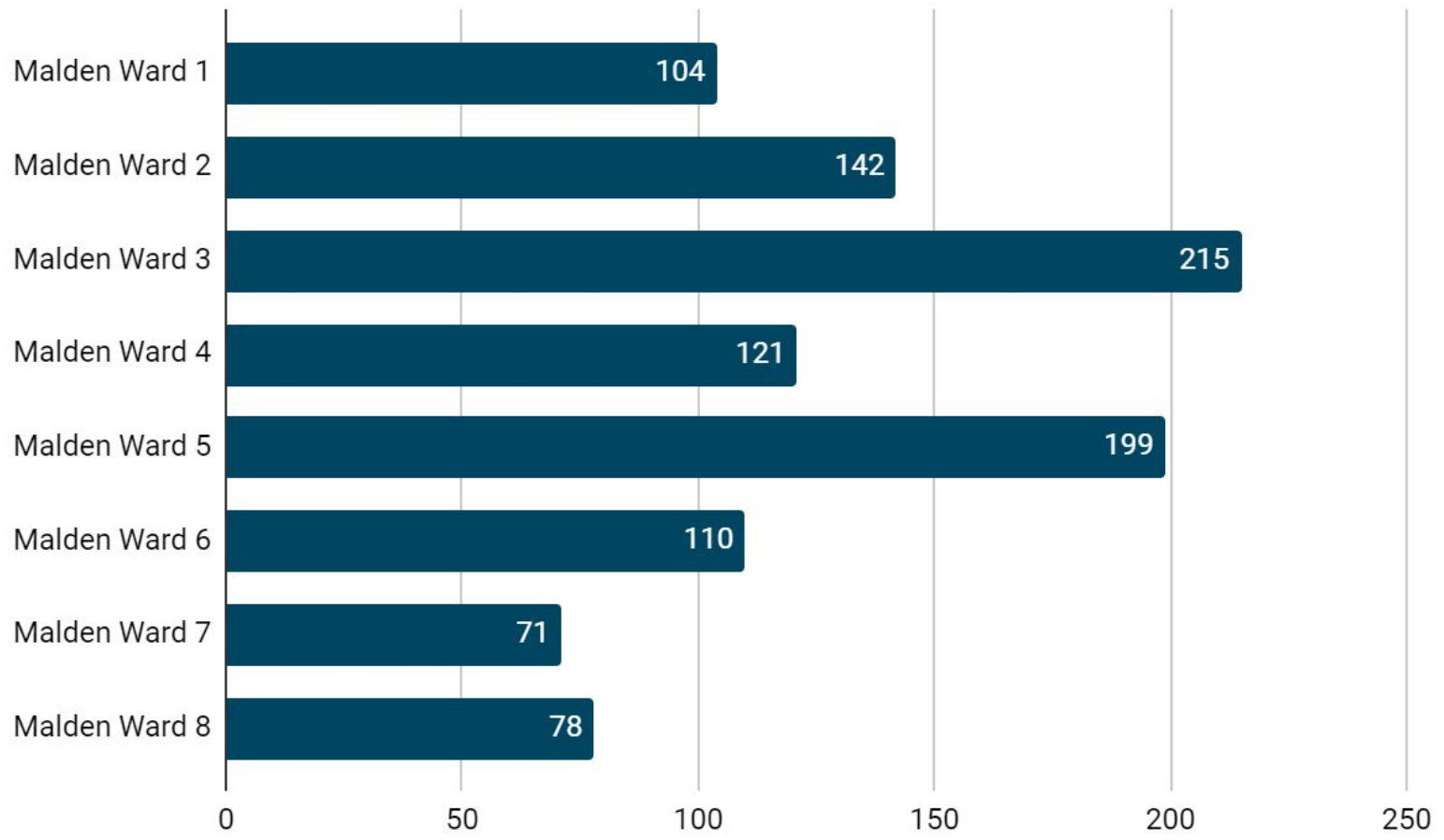
4

Reach: Details

Reach by demographics

Responses by ward

Reach by demographics

Responses by tenure (rent/own)
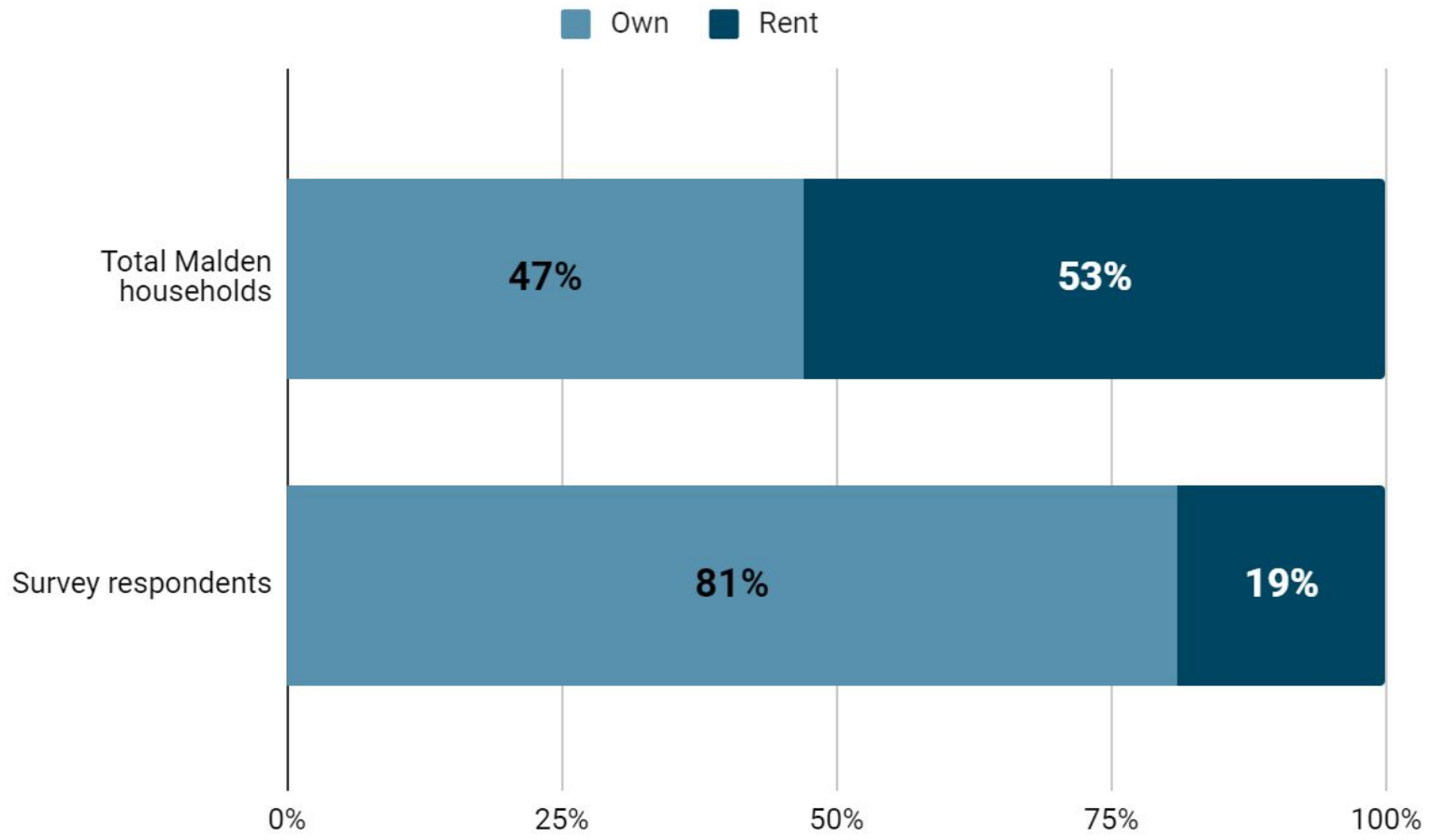
Reach by demographics

Responses by age
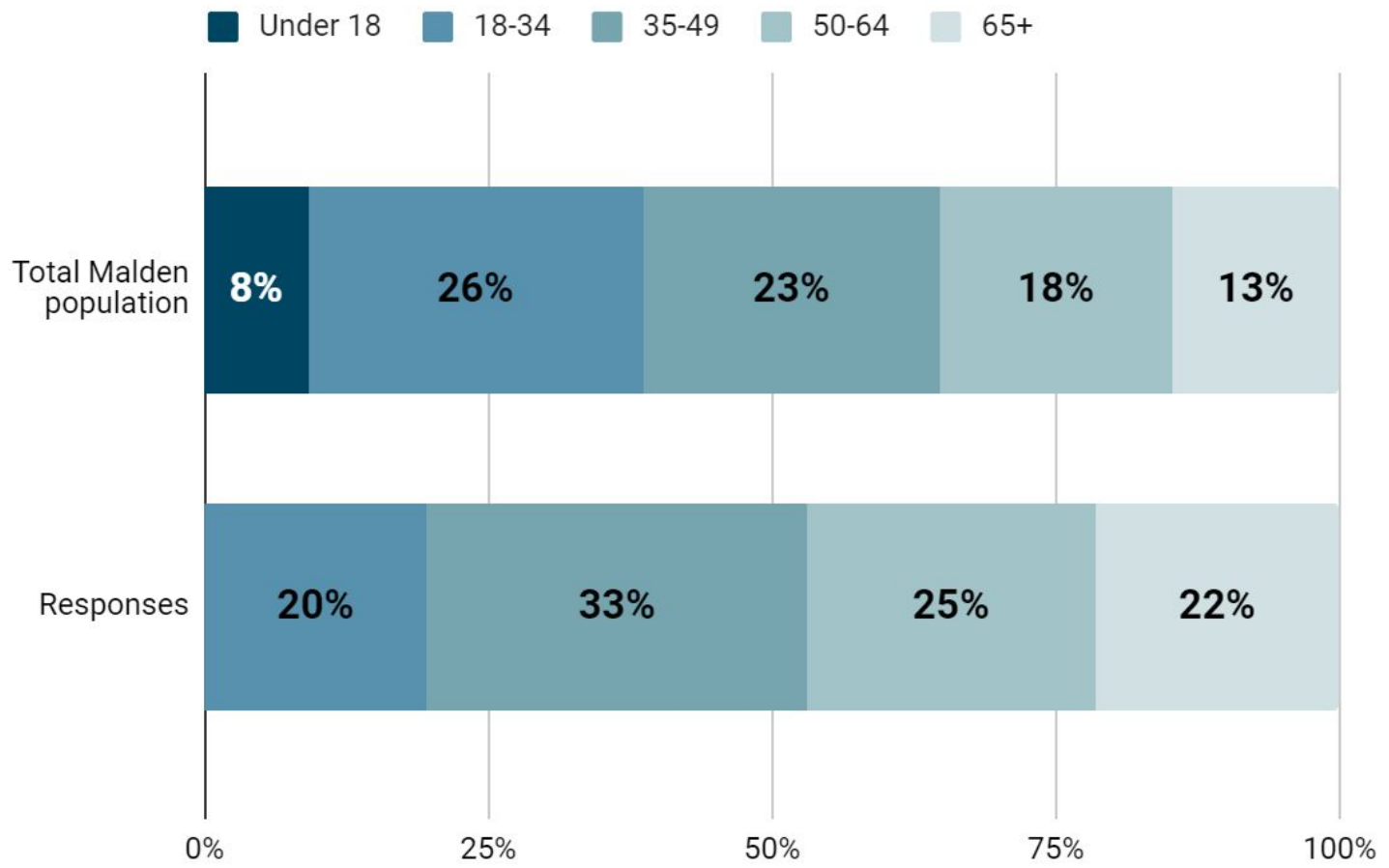
Reach by demographics

Responses by house type
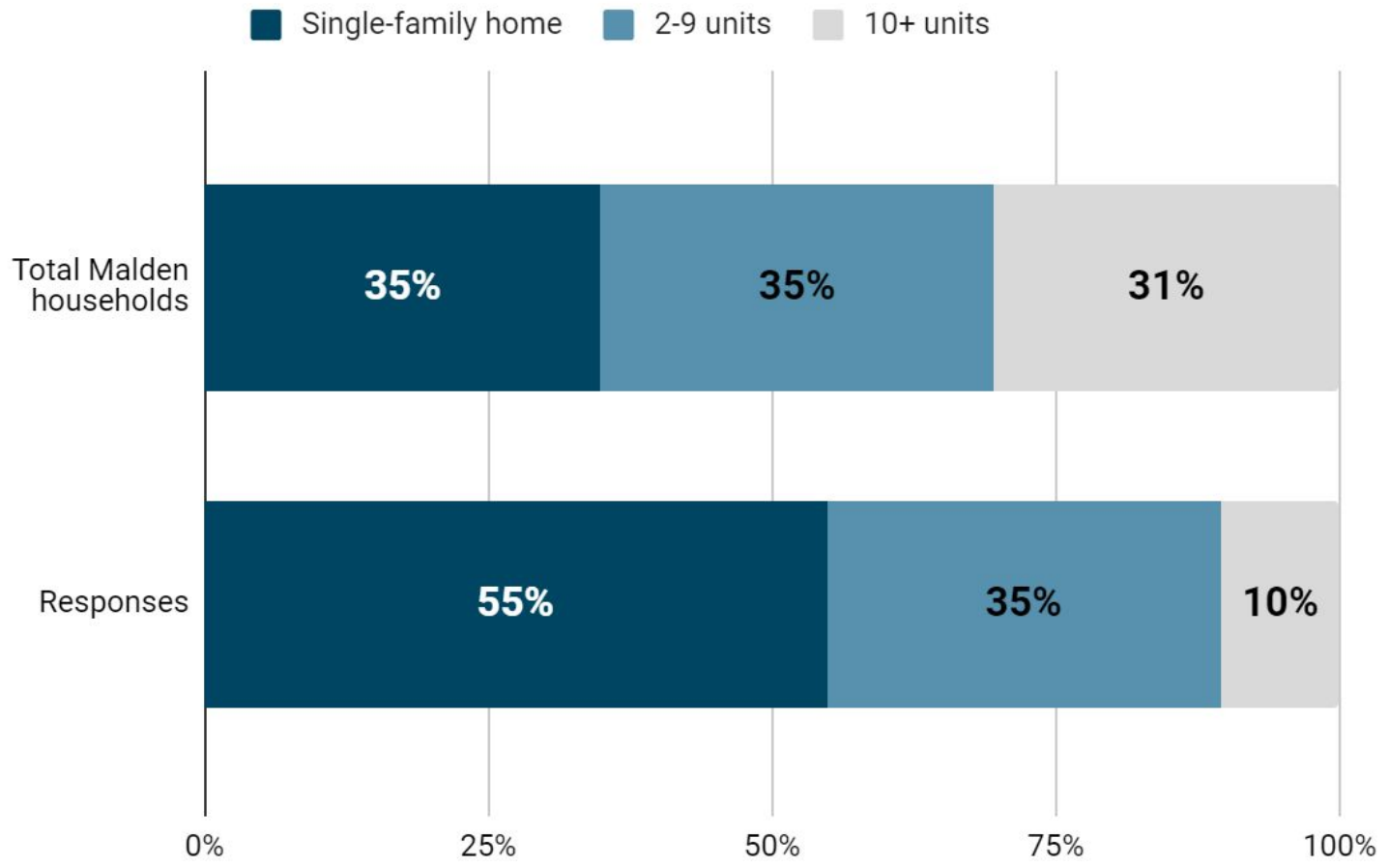
Do you want to see more multi-family housing built in Malden?

Do you want to see more multi-family housing built in Malden?

Overall
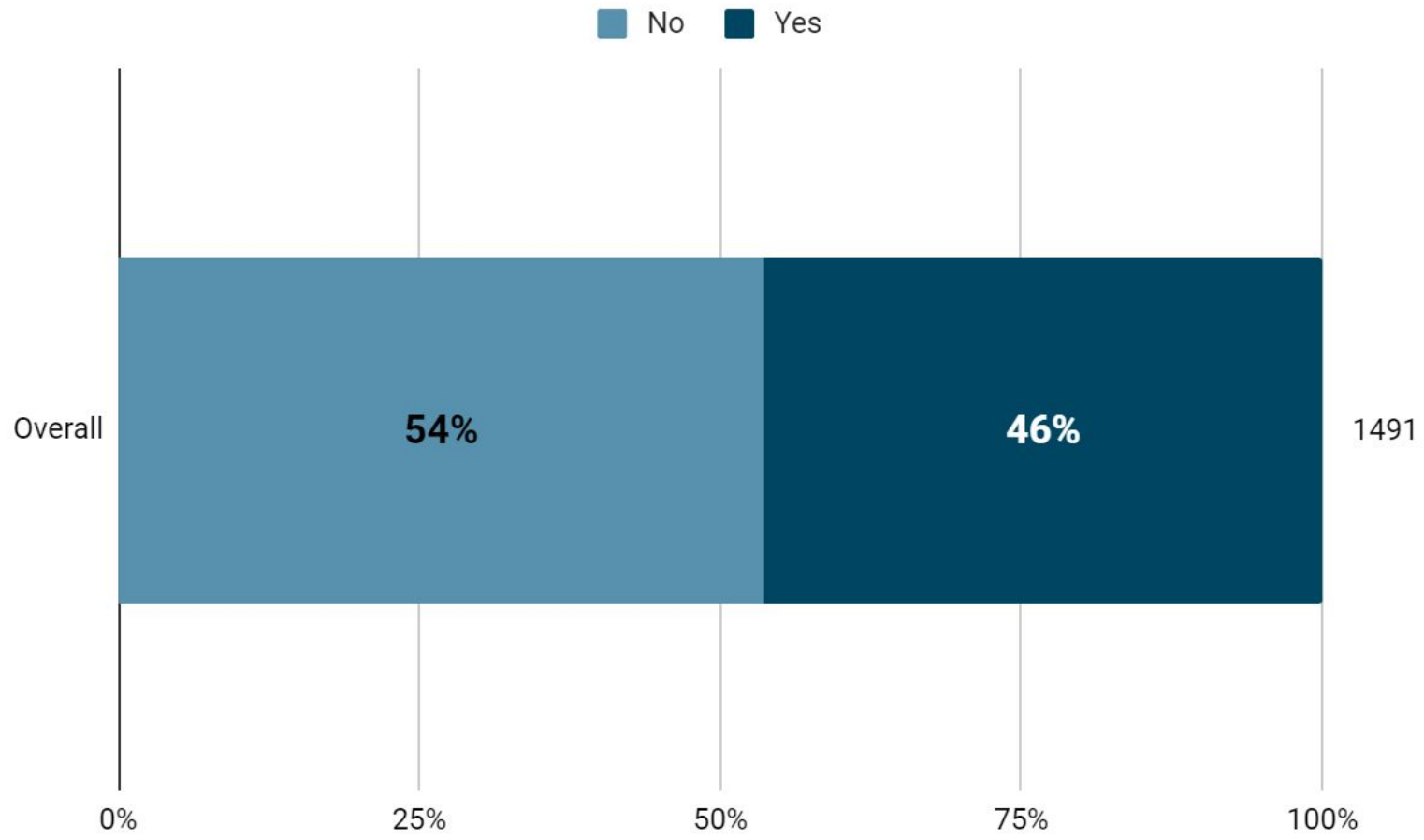
Do you want to see more multi-family housing built in Malden?

By respondent's tenure (rent/own) (n=1476)
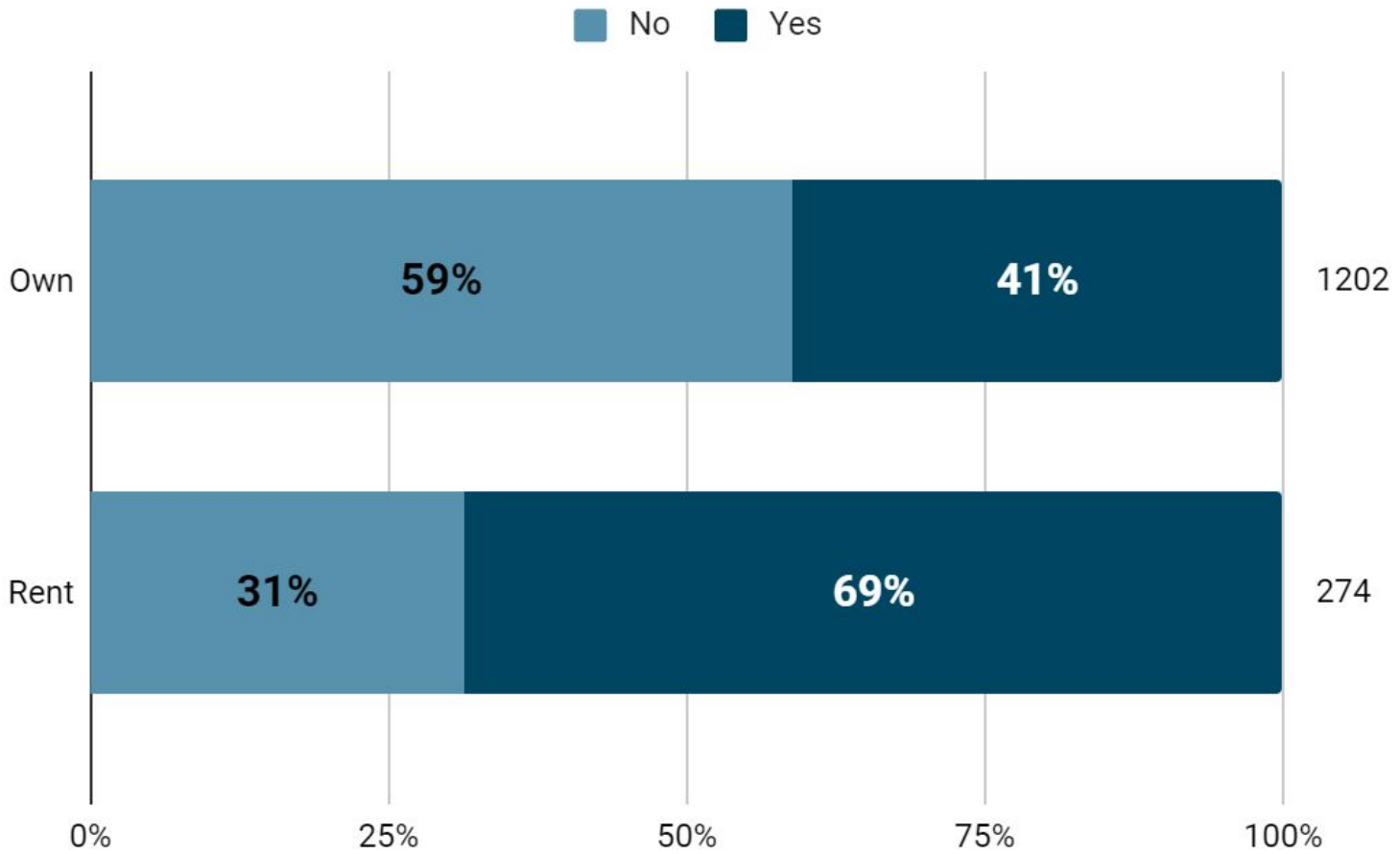
No   Yes

Own   59%   41%   1202

Rent   31%   69%   274

0%   25%   50%   75%   100%

Do you want to see more multi-family housing built in Malden?

By respondent's current housing type (n=1482)
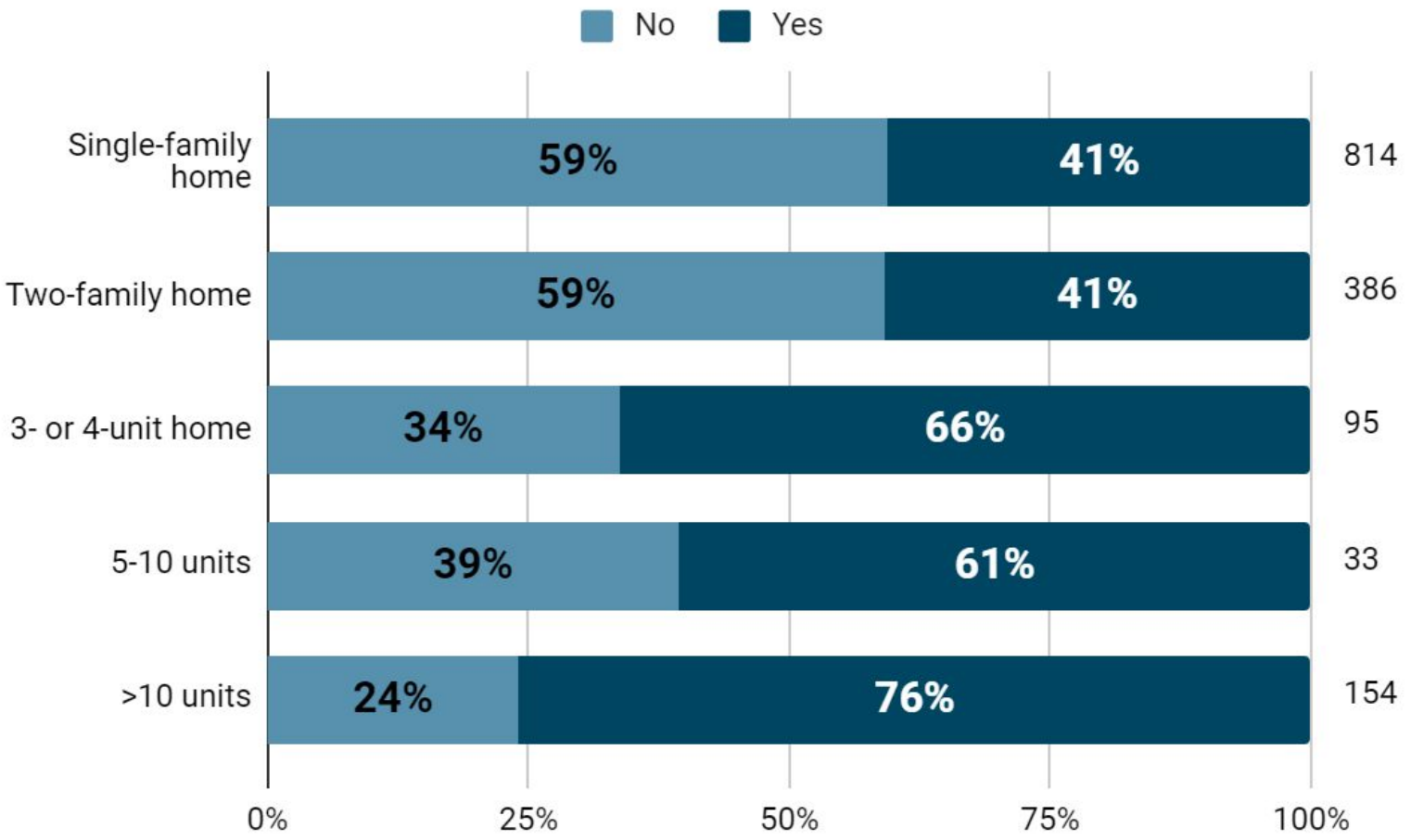
	No	Yes	
Single-family home	59%	41%	814
Two-family home	59%	41%	386
3- or 4-unit home	34%	66%	95
5-10 units	39%	61%	33
>10 units	24%	76%	154

Do you want to see more multi-family housing built in Malden?

By respondent's age (n=1470)

| No | Yes |

Age	No	Yes	Total
18-34	21%	79%	291
35-49	44%	56%	489
50-64	70%	30%	372
65+	76%	24%	318

0%   25%   50%   75%   100%

Do you want to see more multi-family housing built in Malden?

By respondent's ward (n=1027)
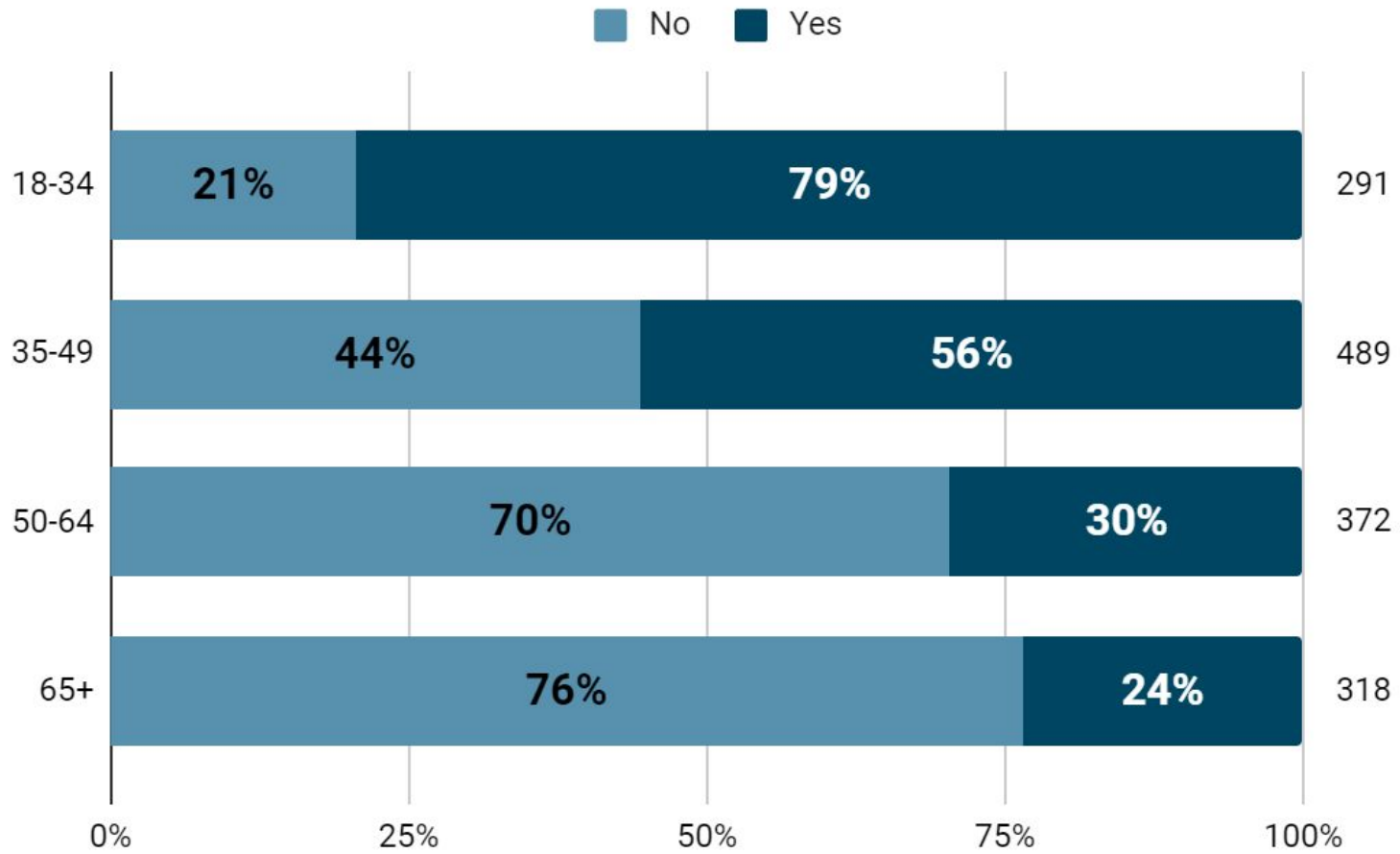
Ward	No	Yes	Count
Malden Ward 1	49%	51%	103
Malden Ward 2	39%	61%	140
Malden Ward 3	42%	58%	211
Malden Ward 4	28%	72%	121
Malden Ward 5	51%	49%	196
Malden Ward 6	54%	46%	110
Malden Ward 7	54%	46%	69
Malden Ward 8	62%	38%	77
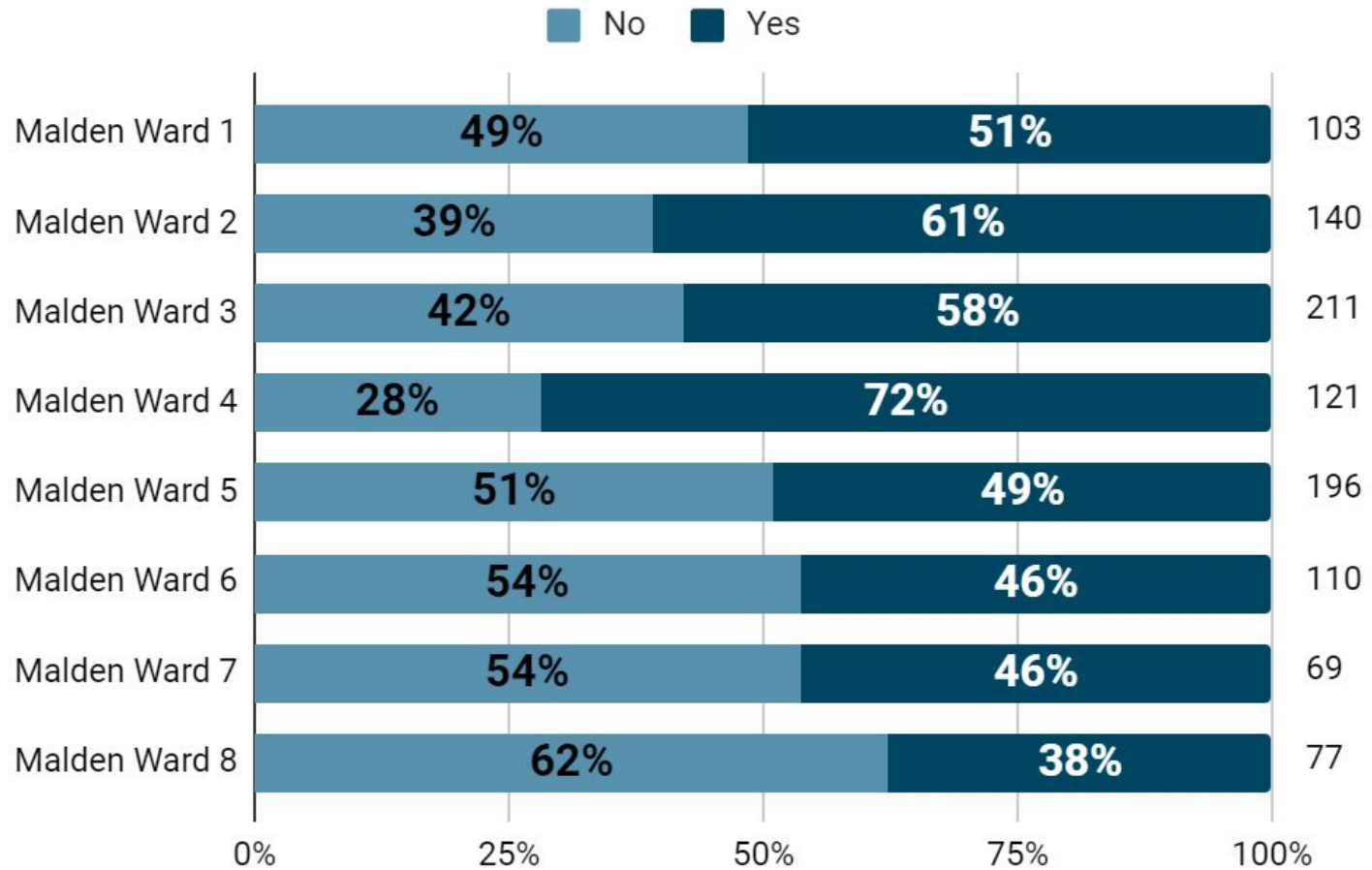
In which areas of Malden would you prefer to allow multi-family housing as-of-right?

In which areas of Malden would you prefer to allow multi-family housing as-of-right?

Overall

	Oak Grove	Malden Center A	Malden Center B	Summer St	Neighbor-hoods	Main Street	Overlook or Granada	n
Overall	48%	46%	40%	33%	33%	32%	42%	1529

Names of these areas correspond to a previous version of the map. Some of the boundaries have changed, and some areas have been partially combined.

In which areas of Malden would you prefer to allow multi-family housing as-of-right?

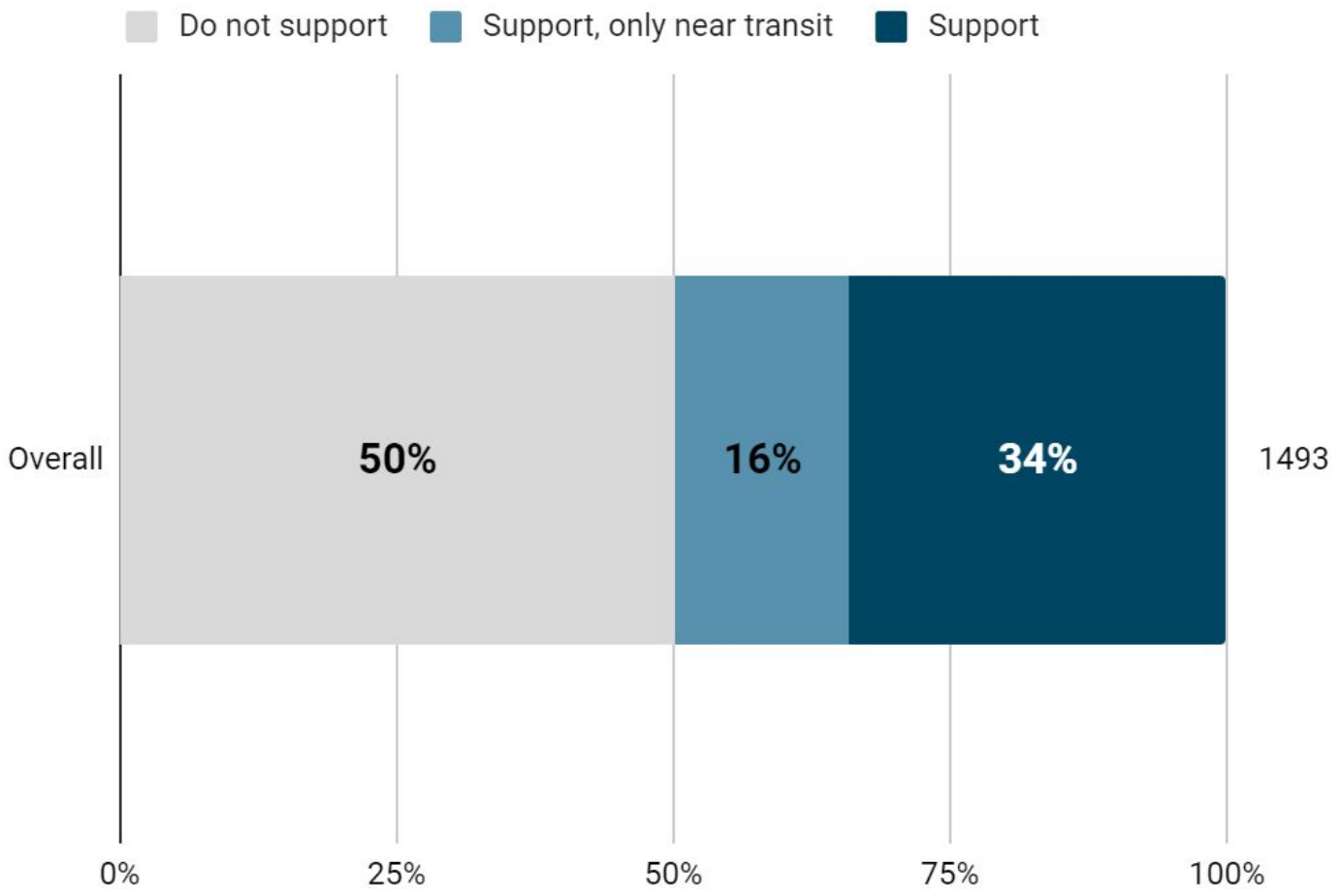|	Oak Grove	Malden Center A	Malden Center B	Summer St	Neighbor-hoods	Main Street	Overlook or Granada	
Tenure								*n*
Own	46%	44%	38%	31%	30%	30%	41%	1216
Rent	58%	56%	50%	45%	47%	42%	47%	278
Home type								*n*
5-10 units	58%	64%	55%	52%	52%	36%	33%	33
>10 units	62%	61%	61%	51%	53%	47%	50%	157
1-family	46%	45%	39%	31%	29%	30%	40%	822
3- or 4-family	62%	48%	43%	44%	42%	44%	51%	97
2-family	41%	41%	33%	28%	30%	29%	42%	391
Age								*n*
18-34	73%	68%	69%	61%	61%	57%	47%	293
35-49	56%	55%	50%	41%	41%	40%	48%	502
50-64	38%	35%	26%	19%	21%	21%	35%	379
65+	28%	28%	20%	16%	13%	13%	37%	323
Ward								*n*
Malden Ward 1	63%	55%	44%	50%	42%	38%	57%	104
Malden Ward 2	58%	54%	51%	41%	42%	41%	53%	142
Malden Ward 3	57%	55%	52%	46%	42%	46%	54%	215
Malden Ward 4	64%	60%	64%	55%	59%	50%	48%	121
Malden Ward 5	46%	56%	45%	37%	36%	38%	48%	199
Malden Ward 6	47%	46%	40%	33%	25%	30%	25%	110
Malden Ward 7	61%	41%	37%	30%	32%	35%	45%	71
Malden Ward 8	49%	44%	38%	26%	24%	23%	22%	78

Names of these areas correspond to a previous version of the map. Some of the boundaries have changed, and some areas have been partially combined.

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Do you support lowering the off-street parking requirement for multi-family housing?

Do you support lowering the off-street parking requirement for multi-family housing?

Overall

Legend: Do not support | Support, only near transit | Support

Overall: 50% | 16% | 34% — 1493

0% 25% 50% 75% 100%

Do you support lowering the off-street parking requirement for multi-family housing?

By respondent's current housing type (n=1,475)

	Do not support	Support, only near transit	Support	
1-family	53%	17%	30%	811
2-family	56%	11%	33%	378
3- or 4-family	35%	14%	51%	97
5-10 units	42%	18%	39%	33
>10 units	33%	20%	47%	156

Do you support lowering the off-street parking requirement for multi-family housing?

By respondent's age (n=1,478)

Legend: Do not support | Support, only near transit | Support

Age	Do not support	Support, only near transit	Support	n
18-34	25%	23%	52%	291
35-49	42%	17%	40%	498
50-64	63%	12%	26%	372
65+	70%	11%	19%	317

Do you support lowering the off-street parking requirement for multi-family housing?

By respondent's ward (n=1,023)

	Do not support	Support, only near transit	Support	
Malden Ward 1	48%	17%	36%	103
Malden Ward 2	41%	14%	45%	140
Malden Ward 3	40%	17%	43%	211
Malden Ward 4	34%	20%	46%	120
Malden Ward 5	44%	19%	37%	197
Malden Ward 6	55%	19%	26%	106
Malden Ward 7	56%	19%	26%	70
Malden Ward 8	55%	12%	33%	76

0%   25%   50%   75%   100%

23

Do you support lowering the off-street parking requirement for multi-family housing?

By respondent's tenure (rent/own) (n=1,469)

Do you support lowering the lot size requirement for multi-family housing?

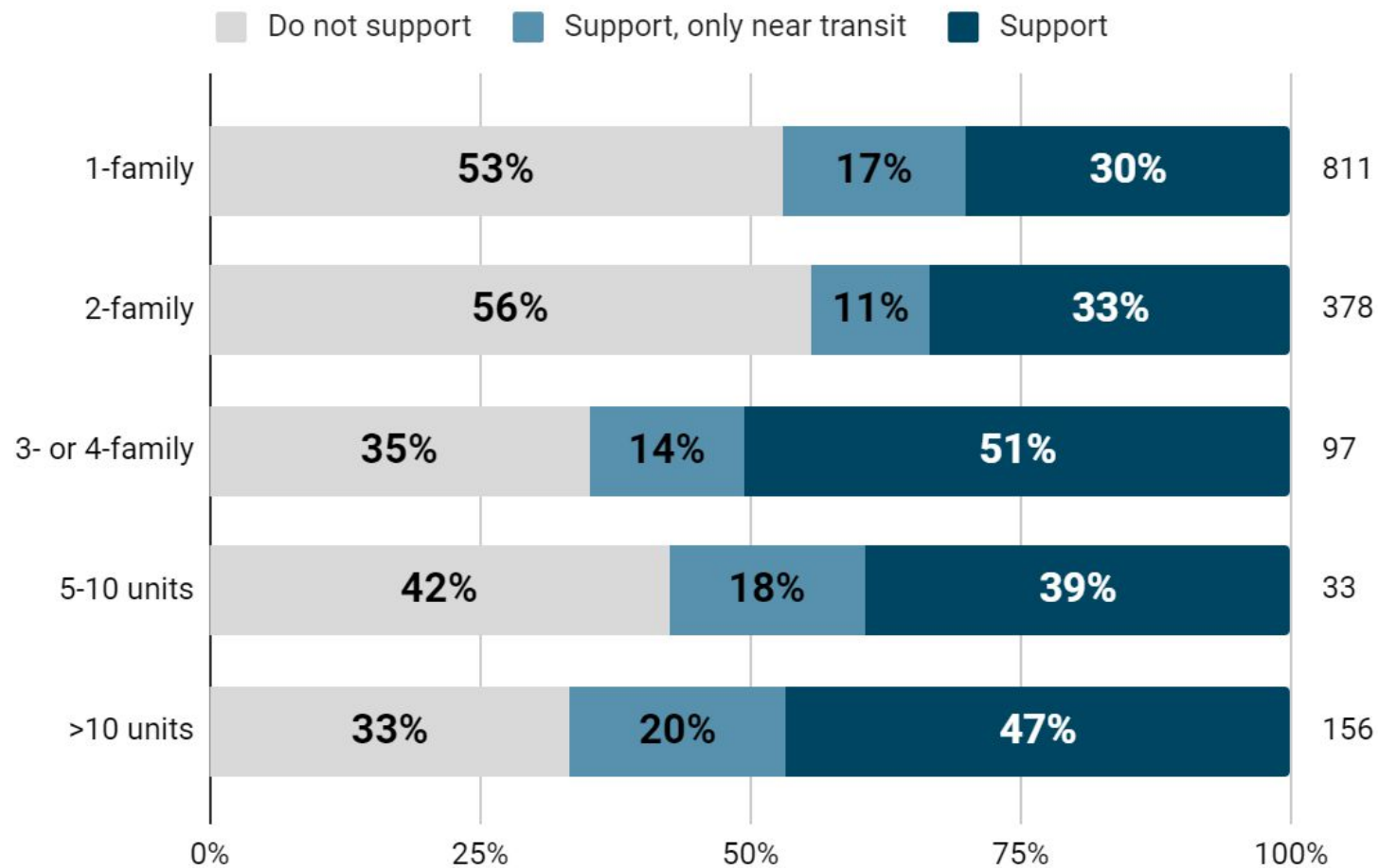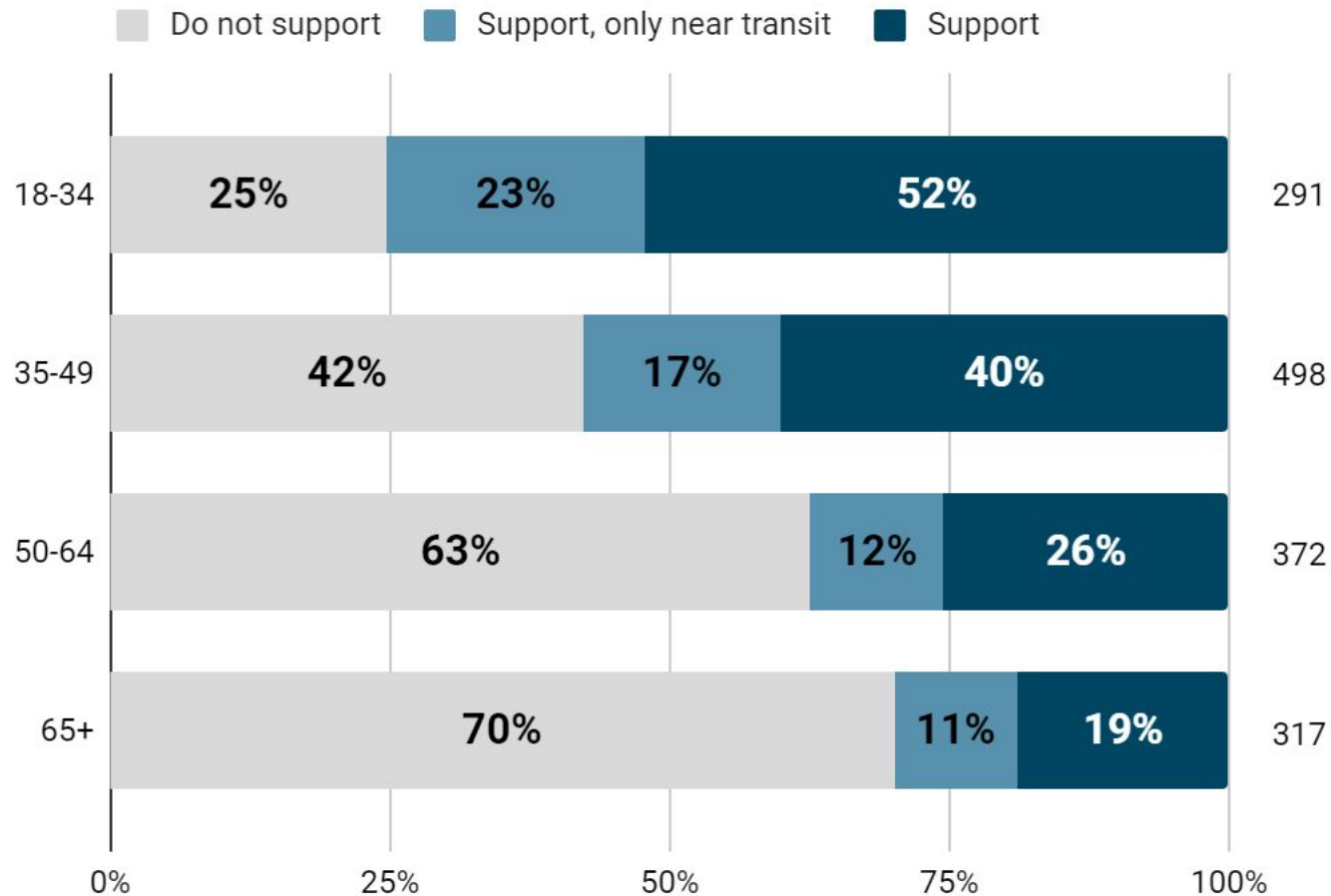# Do you support lowering the lot size requirement for multi-family housing?

Overall

Do you support lowering the lot size requirement for multi-family housing?
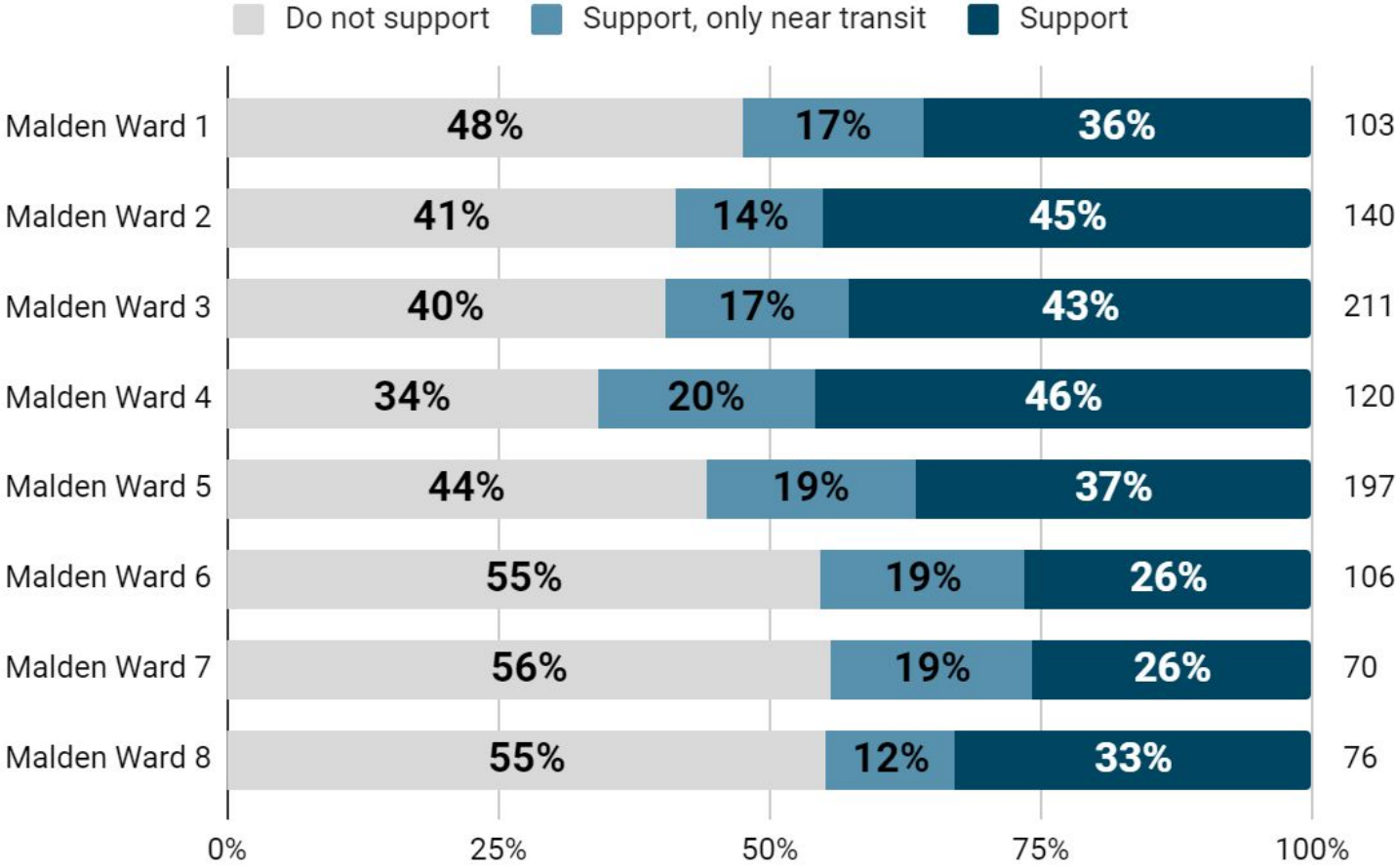
By respondent's current housing type (n=1475)

	Do not support	Support, only near transit	Support	
1-family	58%	13%	29%	813
2-family	57%	10%	33%	378
3- or 4-family	36%	13%	51%	96
5-10 units	39%	18%	42%	33
>10 units	29%	16%	55%	155

Do you support lowering the lot size requirement for multi-family housing?

By respondent's age (n=1478)

Legend: Do not support | Support, only near transit | Support

Age	Do not support	Support, only near transit	Support	n
18-34	23%	15%	62%	291
35-49	43%	15%	43%	494
50-64	68%	13%	19%	377
65+	76%	9%	15%	316

Do you support lowering the lot size requirement for multi-family housing?

By respondent's ward (n=1023)

	Do not support	Support, only near transit	Support	
Malden Ward 1	54%	12%	34%	102
Malden Ward 2	41%	16%	43%	140
Malden Ward 3	45%	13%	42%	211
Malden Ward 4	33%	13%	54%	120
Malden Ward 5	48%	13%	39%	196
Malden Ward 6	52%	17%	31%	107
Malden Ward 7	50%	16%	34%	70
Malden Ward 8	65%	10%	25%	77

0%   25%   50%   75%   100%

Do you support lowering the lot size requirement for multi-family housing?

By respondent's tenure (n=1469)

Legend: Do not support | Support, only near transit | Support

	Do not support	Support, only near transit	Support	
Own	57%	12%	31%	1193
Rent	37%	14%	49%	276

0%   25%   50%   75%   100%

Do you support lowering the density requirement for multi-family housing?

Do you support lowering the density requirement for multi-family housing?

Overall

Do you support lowering the density requirement for multi-family housing?

By respondent's tenure (n=1460)

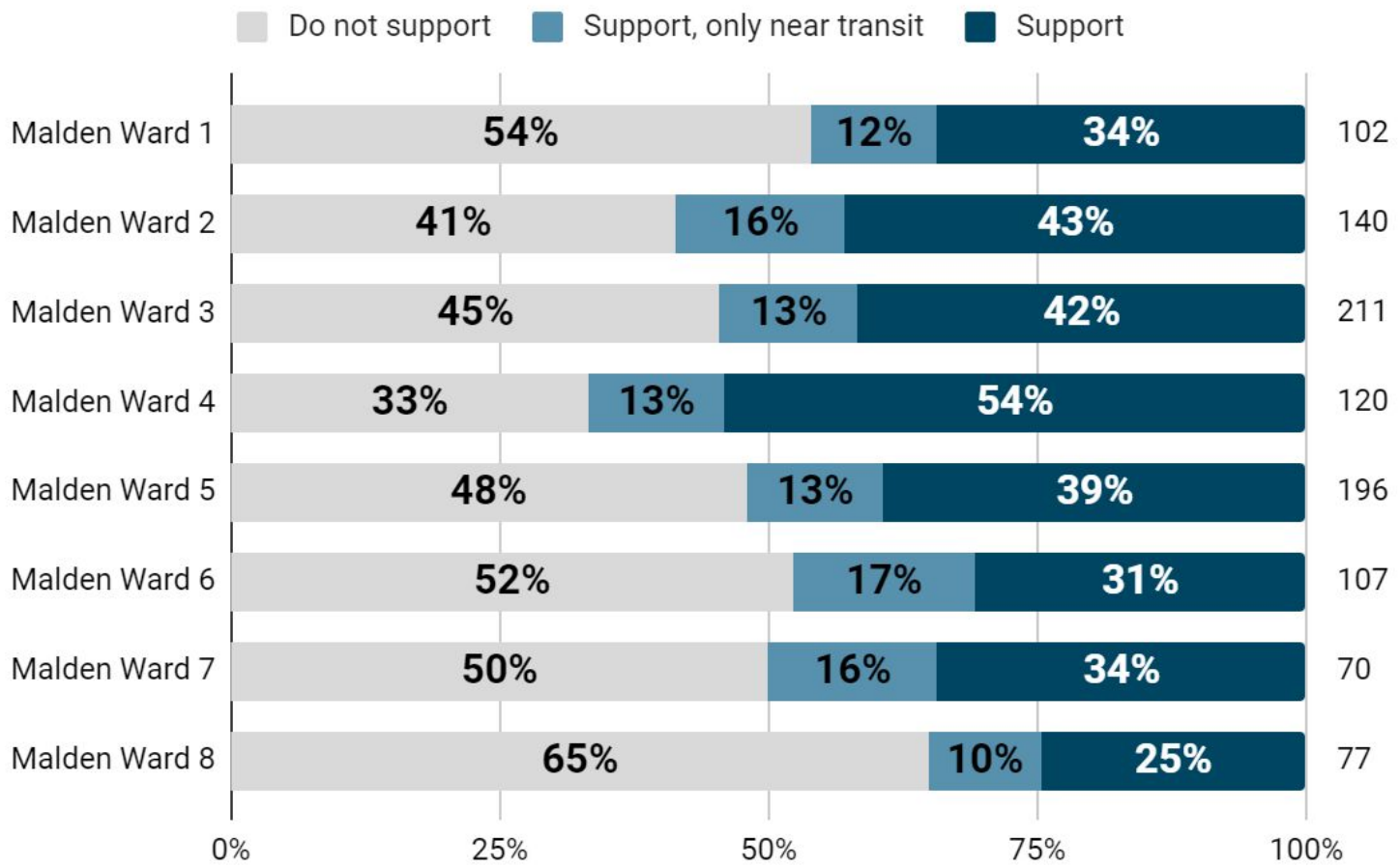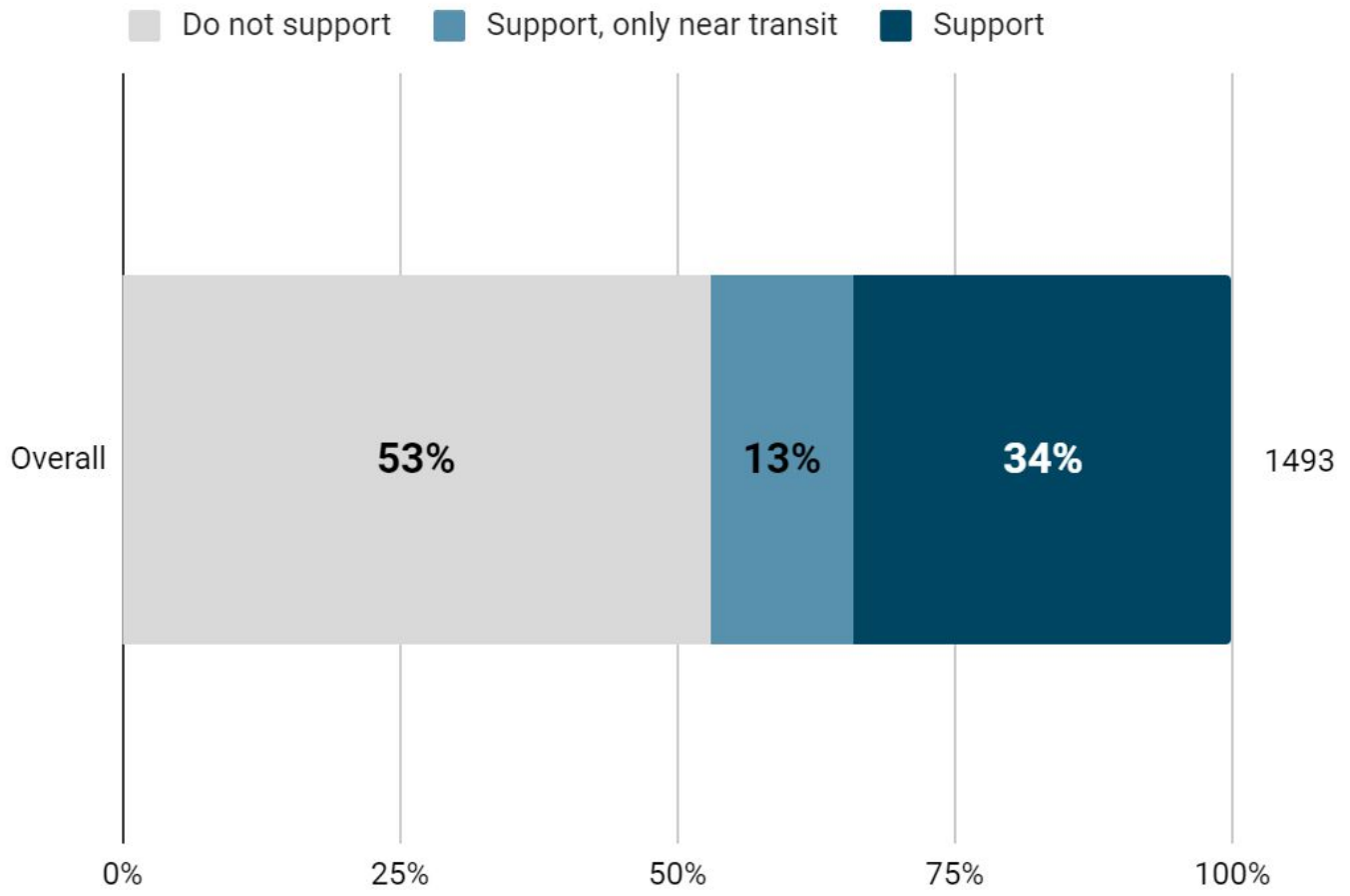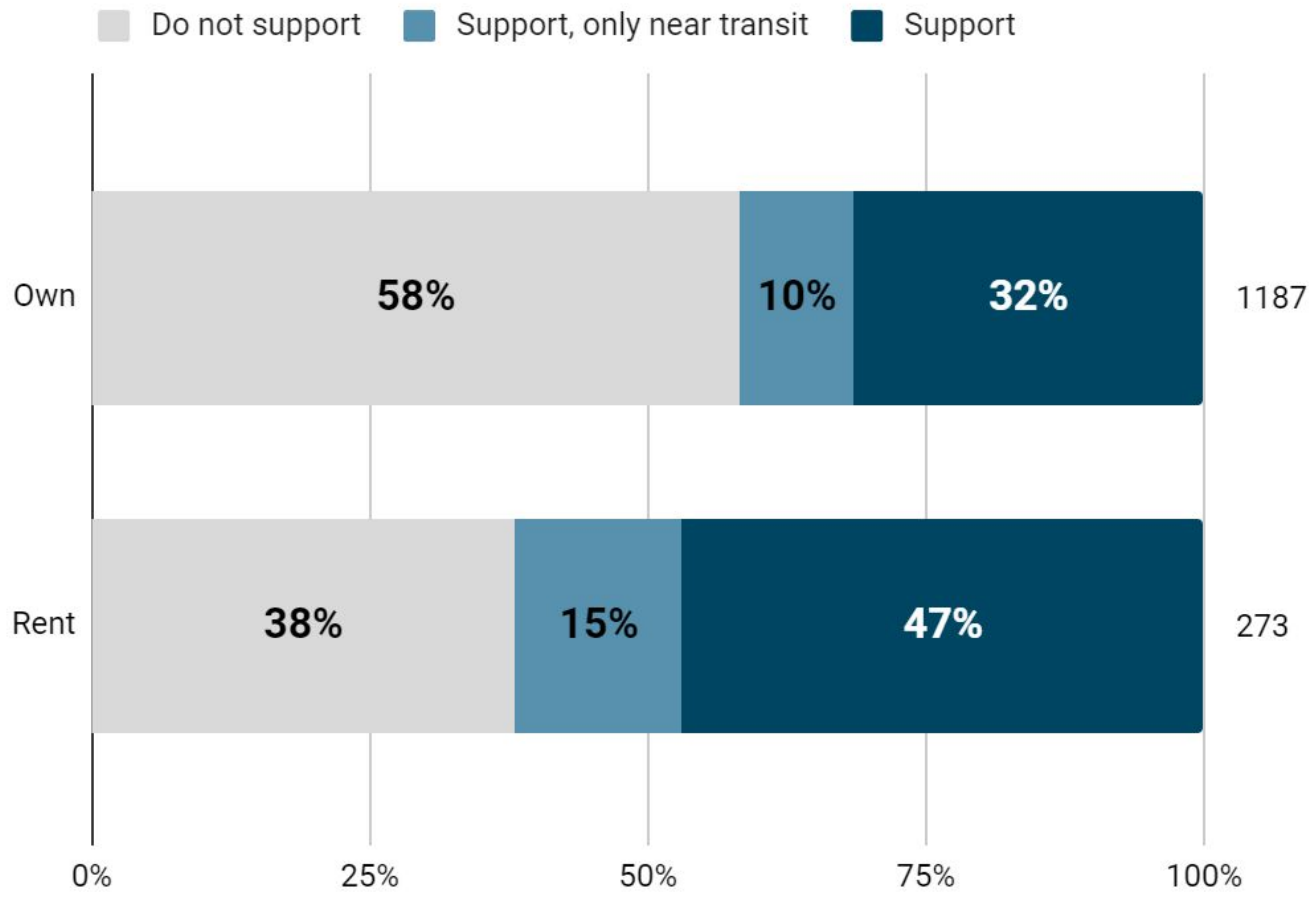# Do you support lowering the density requirement for multi-family housing?

By respondent's ward (n=1015)
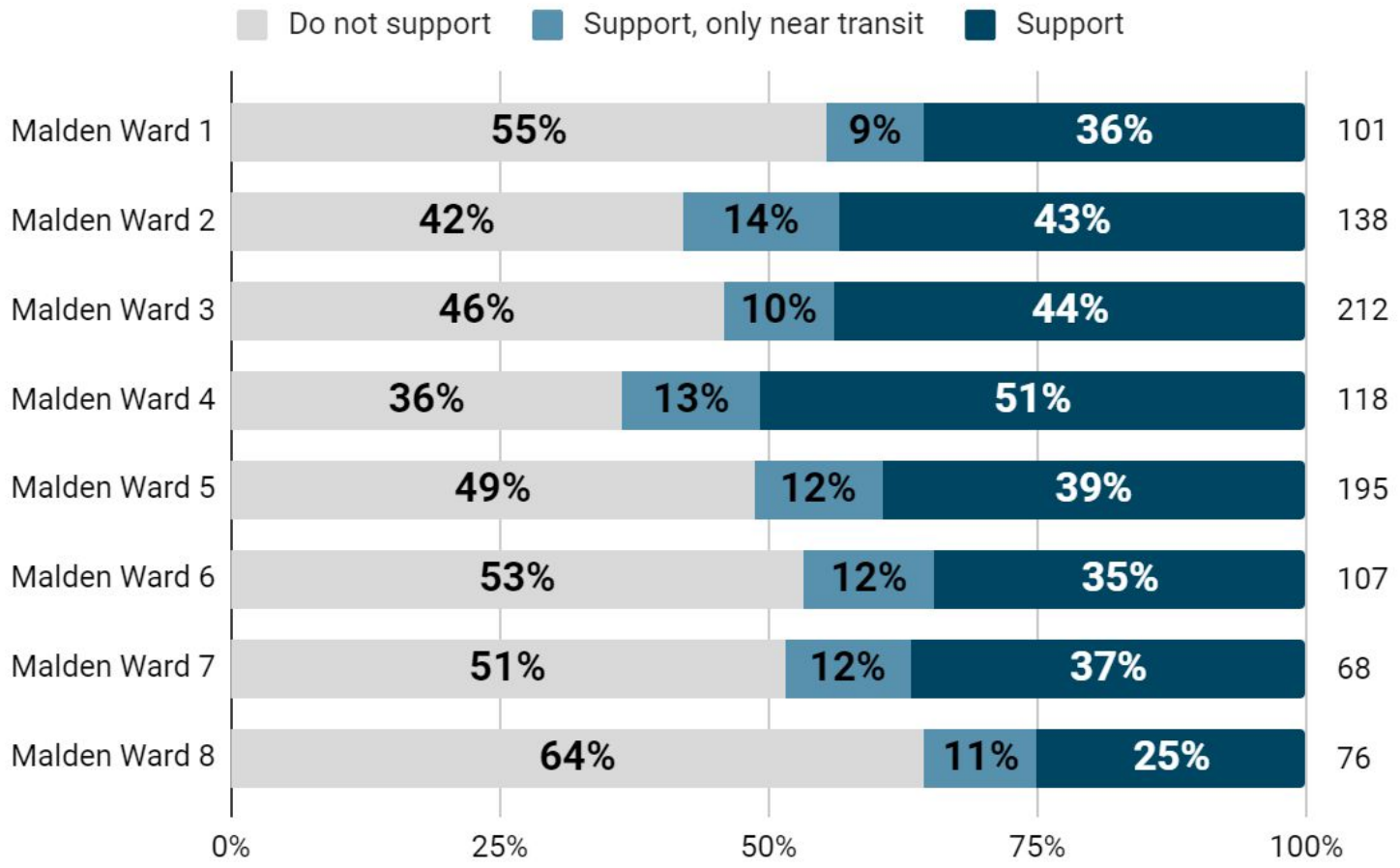
	Do not support	Support, only near transit	Support	
Malden Ward 1	55%	9%	36%	101
Malden Ward 2	42%	14%	43%	138
Malden Ward 3	46%	10%	44%	212
Malden Ward 4	36%	13%	51%	118
Malden Ward 5	49%	12%	39%	195
Malden Ward 6	53%	12%	35%	107
Malden Ward 7	51%	12%	37%	68
Malden Ward 8	64%	11%	25%	76

Do you support lowering the density requirement for multi-family housing?

By respondent's age (n=1469)

	Do not support	Support, only near transit	Support	
18-34	25%	13%	62%	287
35-49	46%	12%	42%	489
50-64	69%	10%	21%	375
65+	75%	9%	16%	318

Do you support lowering the density requirement for multi-family housing?

By respondent's current housing type (n=1466)

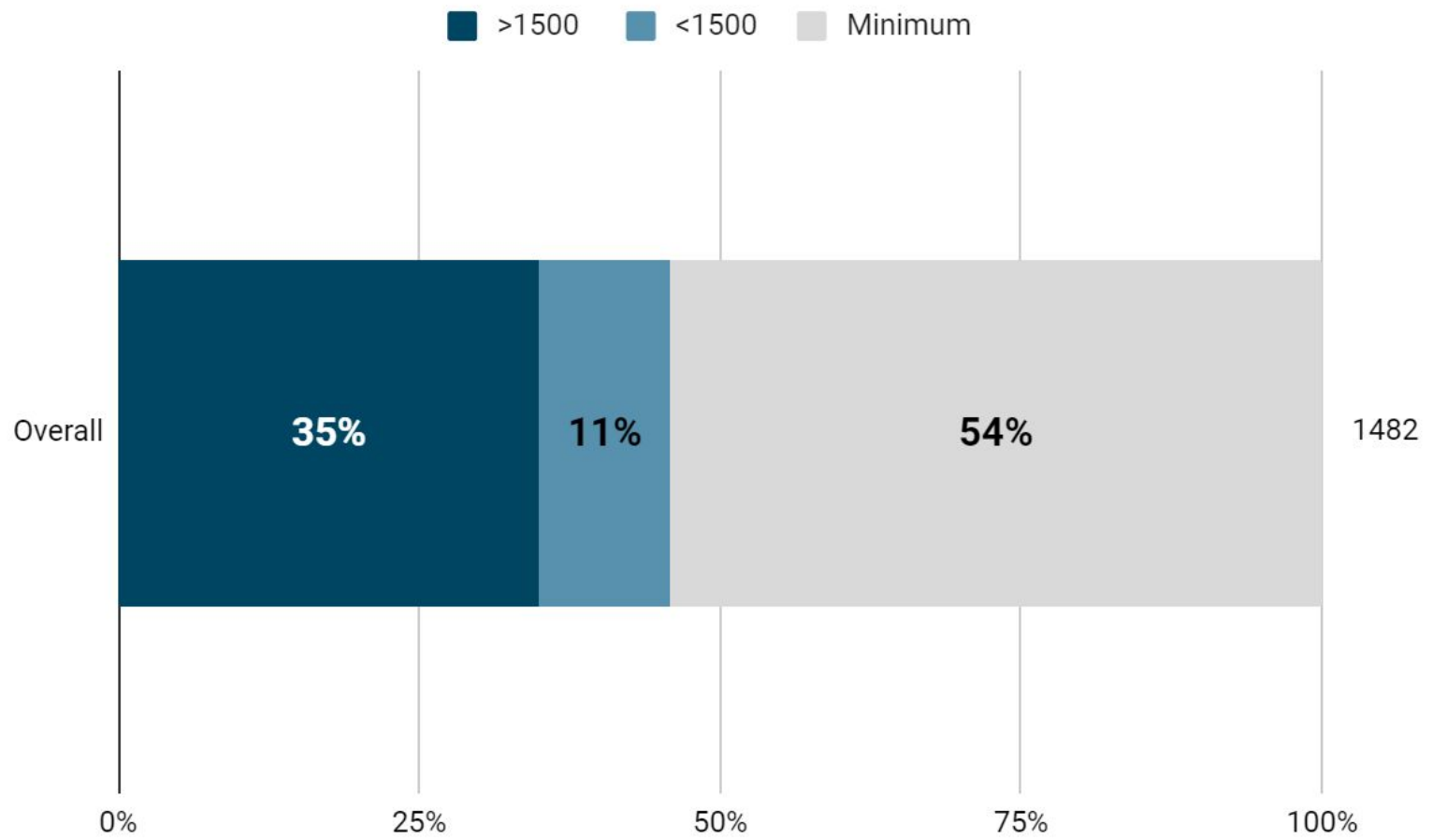|	Do not support	Support, only near transit	Support	
1-family	59%	11%	30%	807
2-family	58%	10%	33%	375
3- or 4-family	37%	13%	51%	95
5-10 units	38%	16%	47%	32
>10 units	32%	15%	53%	157
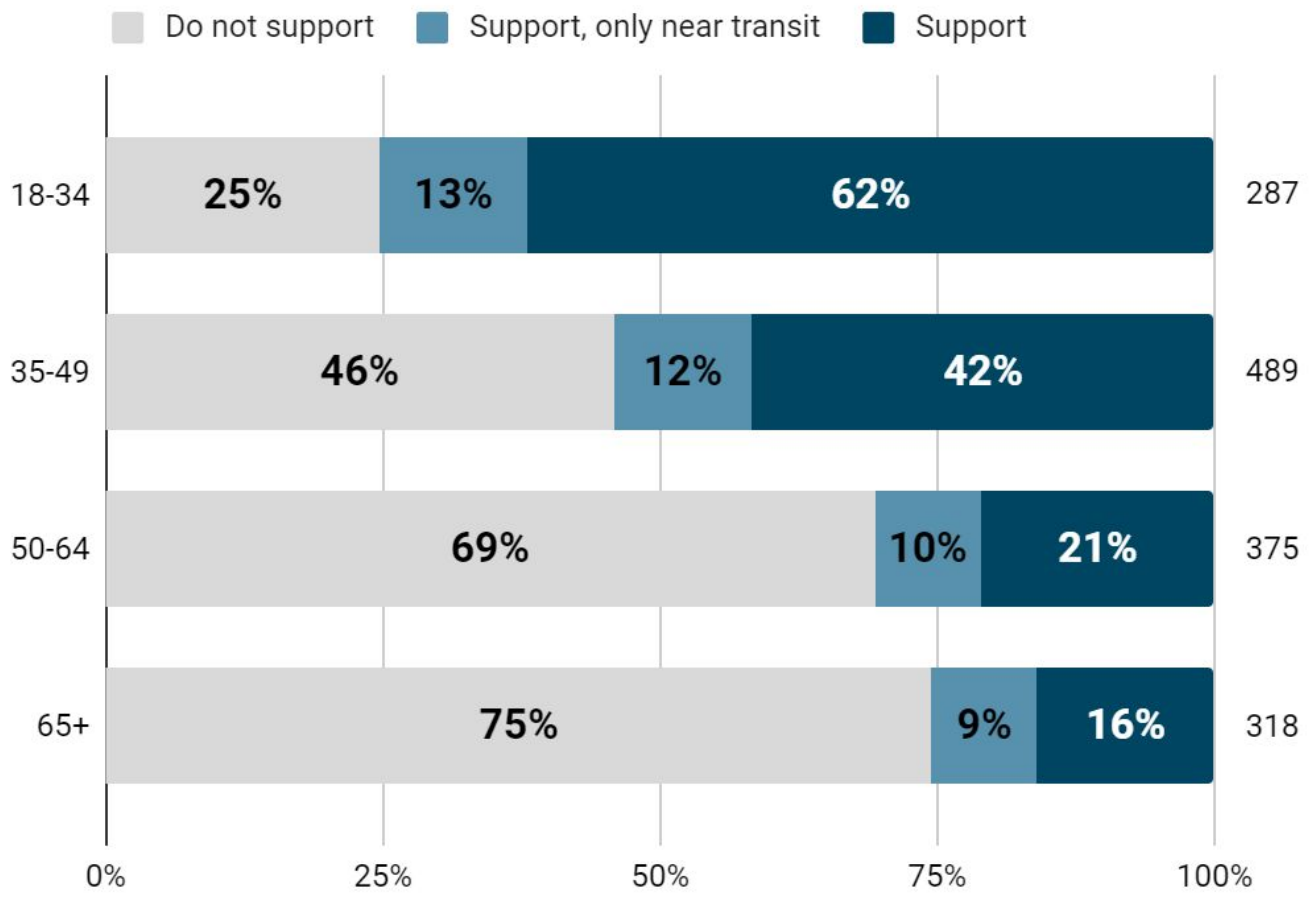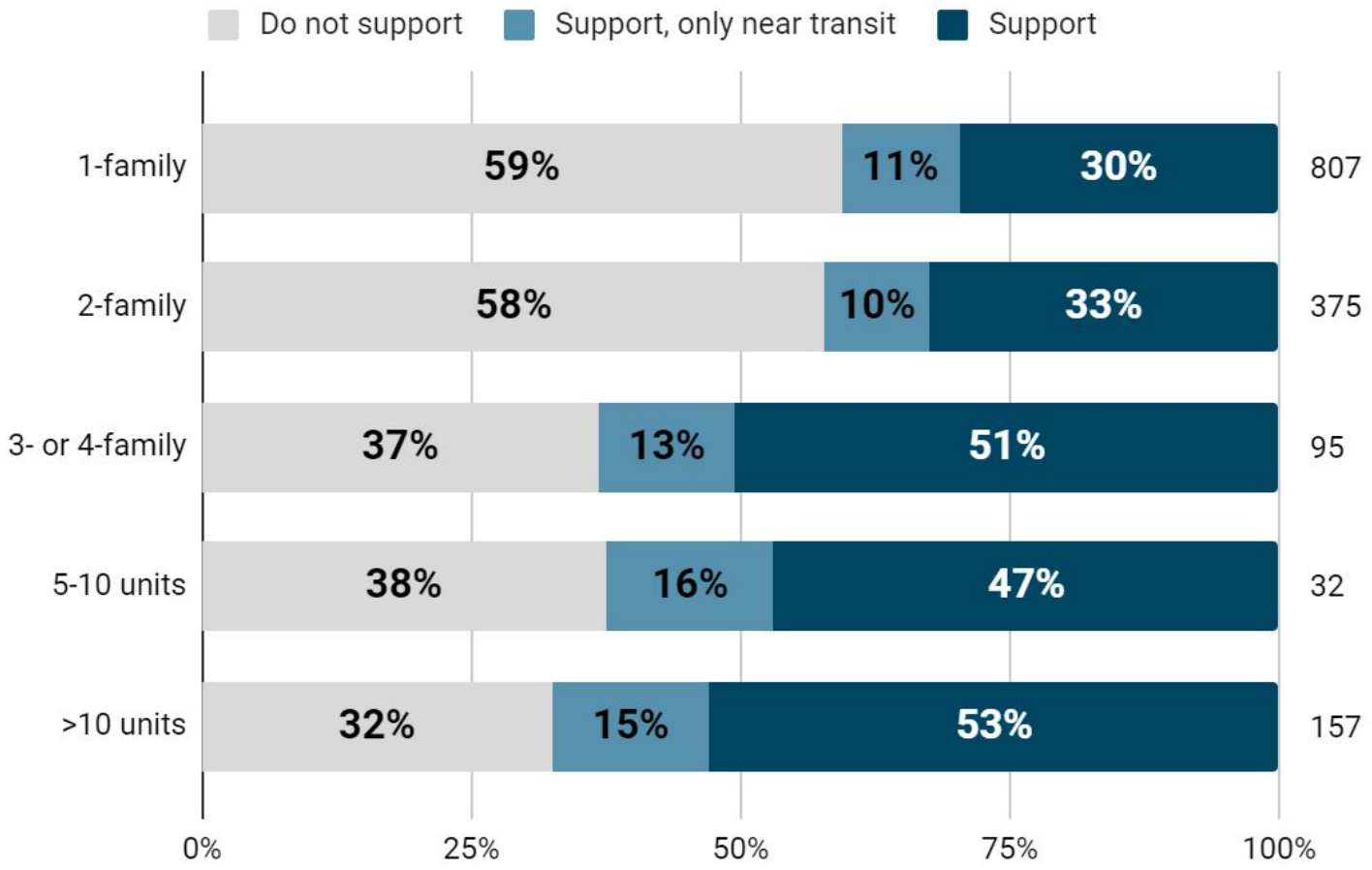
How would you like to see Malden's zoning changed to comply with the new law?
(How much "net new"* housing?)

*An outdated measure, but results still useful to get a general sense of if respondents want to see a lot, a little, or no new multi-family housing made possible by-right.

How would you like to see Malden's zoning changed to comply with the new law? (How much "net new" housing?)

Overall

Legend: ■ >1500 ■ <1500 ☐ Minimum

	>1500	<1500	Minimum	
Overall	35%	11%	54%	1482

0%   25%   50%   75%   100%

How would you like to see Malden's zoning changed to comply with the new law? (How much "net new" housing?)

By respondent's age (n=1478)

Legend: ■ >1500 ■ <1500 ☐ Minimum

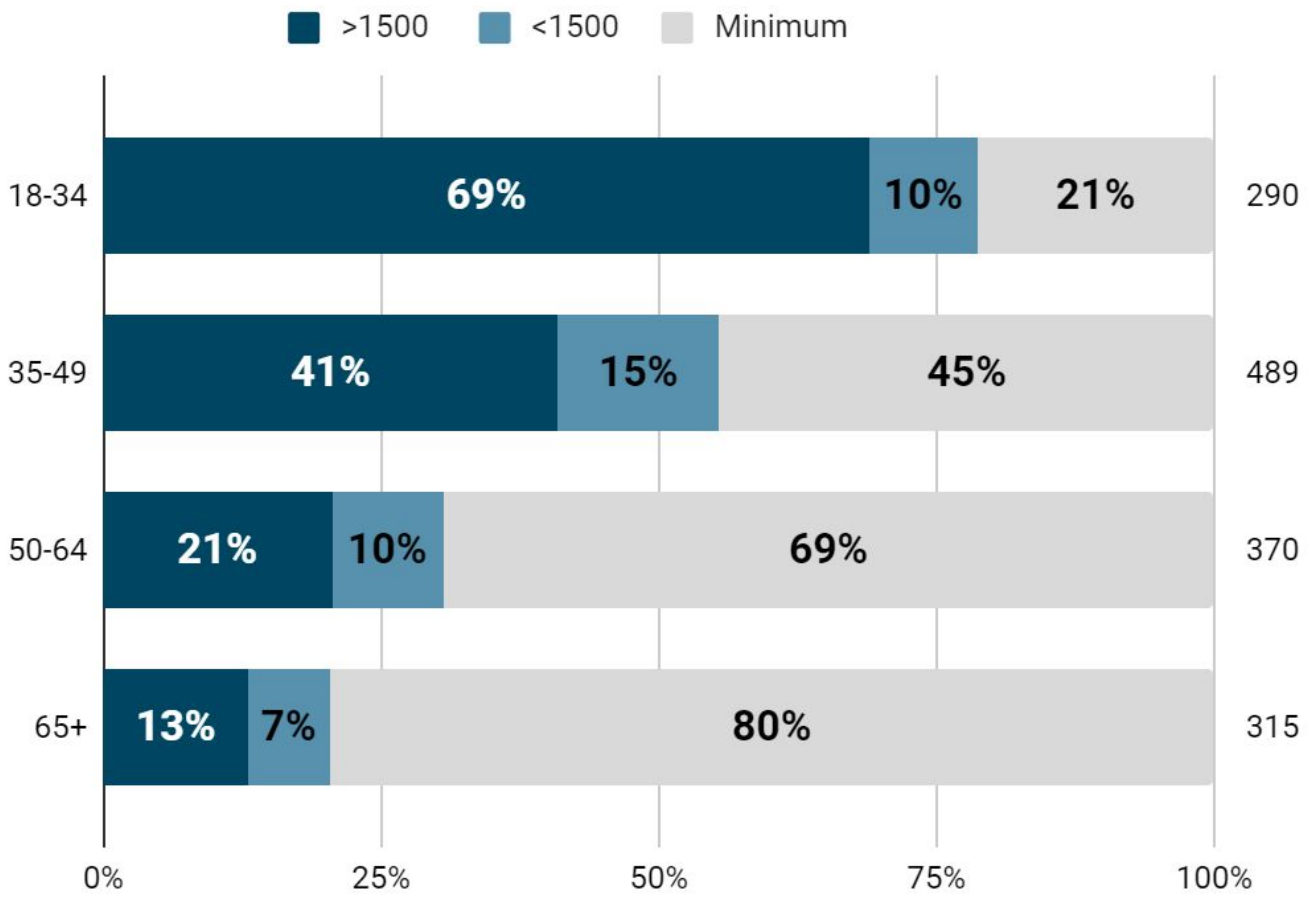| Age	>1500	<1500	Minimum	n
18-34	69%	10%	21%	290
35-49	41%	15%	45%	489
50-64	21%	10%	69%	370
65+	13%	7%	80%	315

How would you like to see Malden's zoning changed to comply with the new law? (How much "net new" housing?)

By respondent's ward (n=1023)

Legend		
■ >1500	■ <1500	▢ Minimum

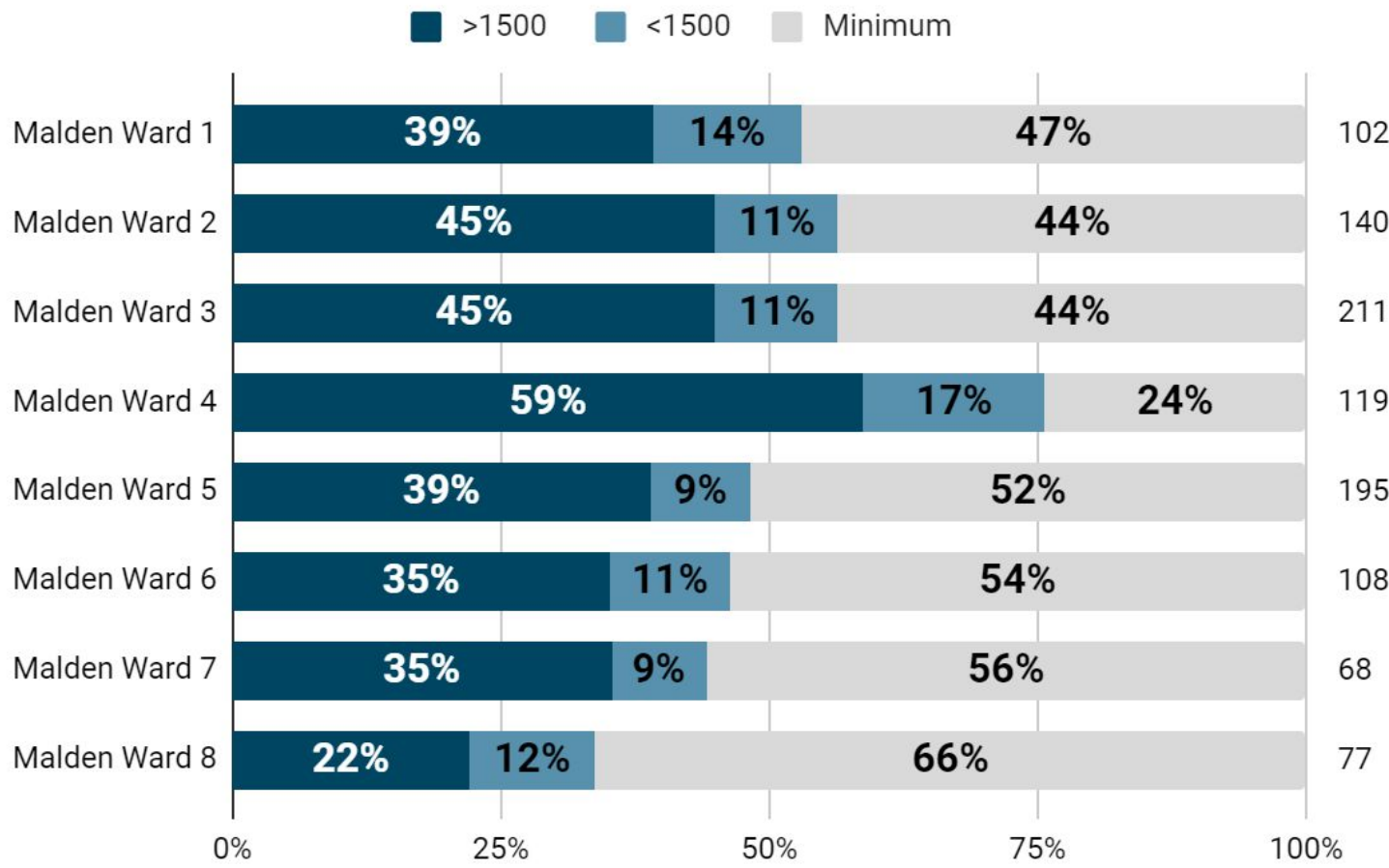| Ward	>1500	<1500	Minimum	n
Malden Ward 1	39%	14%	47%	102
Malden Ward 2	45%	11%	44%	140
Malden Ward 3	45%	11%	44%	211
Malden Ward 4	59%	17%	24%	119
Malden Ward 5	39%	9%	52%	195
Malden Ward 6	35%	11%	54%	108
Malden Ward 7	35%	9%	56%	68
Malden Ward 8	22%	12%	66%	77

How would you like to see Malden's zoning changed to comply with the new law? (How much "net new" housing?)
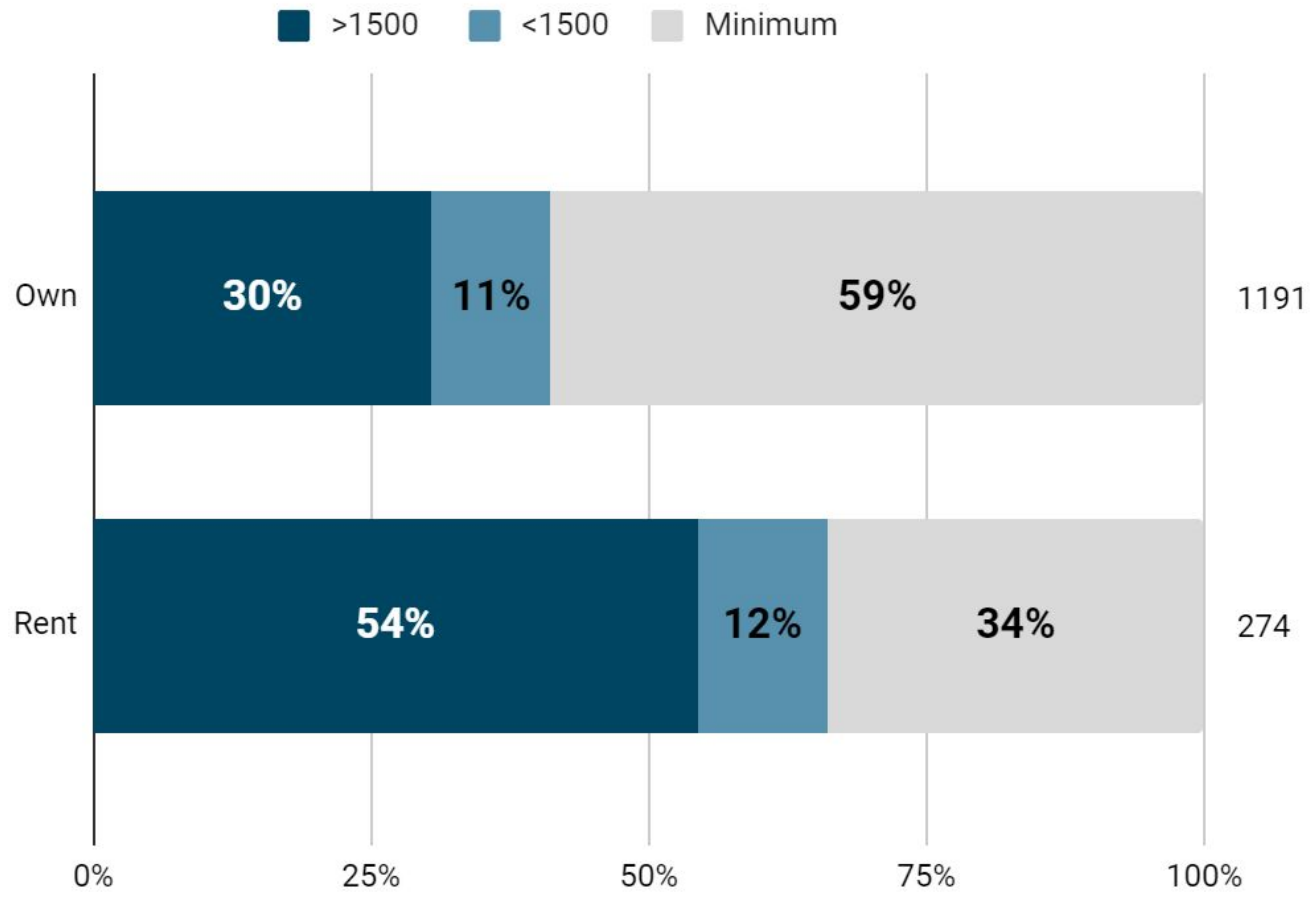
By respondent's tenure (n=1478)

How would you like to see Malden's zoning changed to comply with the new law? (How much "net new" housing?)

By respondent's current housing type (n=1475)

Legend: ■ >1500 ■ <1500 ▢ Minimum

Housing type	>1500	<1500	Minimum	Count
1-family	30%	11%	59%	808
2-family	29%	9%	61%	381
3- or 4-family	52%	10%	38%	94
5-10 units	48%	15%	36%	33
>10 units	61%	14%	26%	155