

# Quincy's Next Decades

## *A Profile of Demographic Change and Housing Needs, 2010 – 2030*



### Quincy Housing Symposium

Quincy Public Library – Richardson Room

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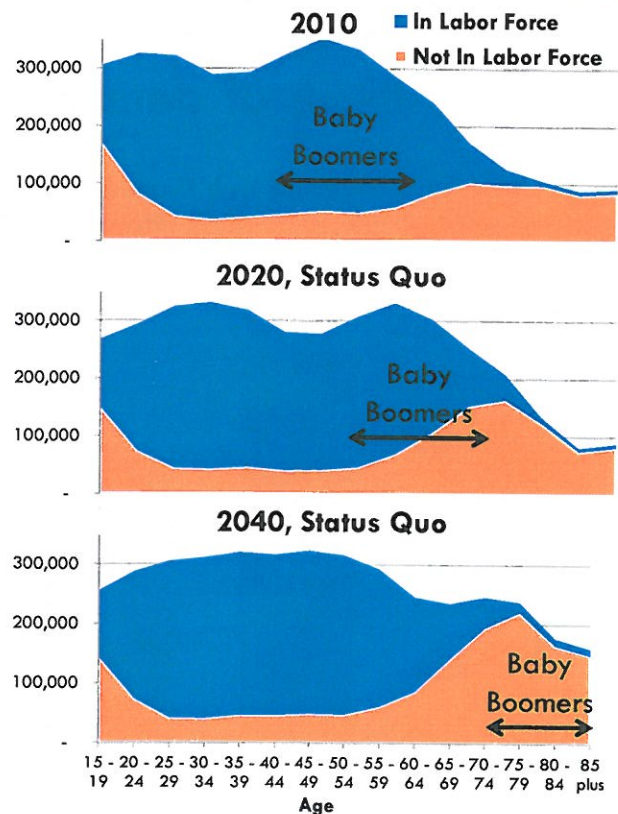


## A Coming Wave of Boomer Retirement

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

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

Existing population is insufficient to fill vacant positions

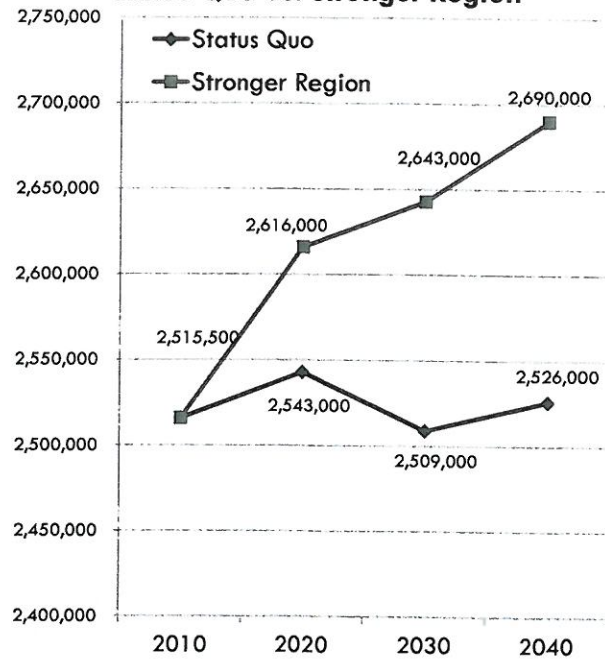


# In-Migration is Key to Economic Growth

Small positive in-migration (+10,000 per year) could add 175,000 workers to the labor force by 2040 (up 7%)

Would increase 30-year housing demand from 305,000 units to 435,000 units

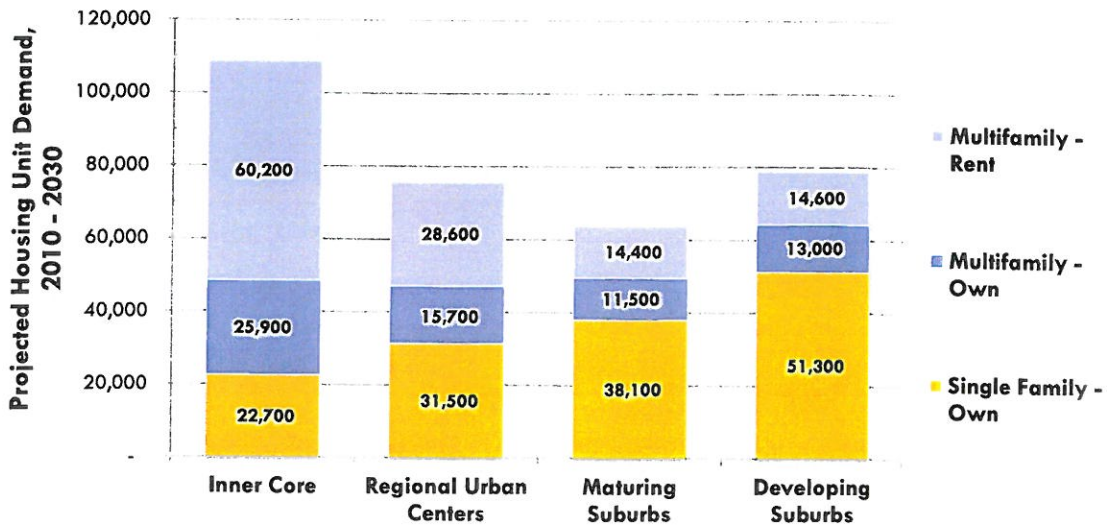
Population in the Labor Force, Metro Boston, 2010 - 2040, Status Quo vs. Stronger Region



# A New Paradigm of Housing Demand

Most housing demand will be in urban communities  
Two-thirds of demand will be for multifamily

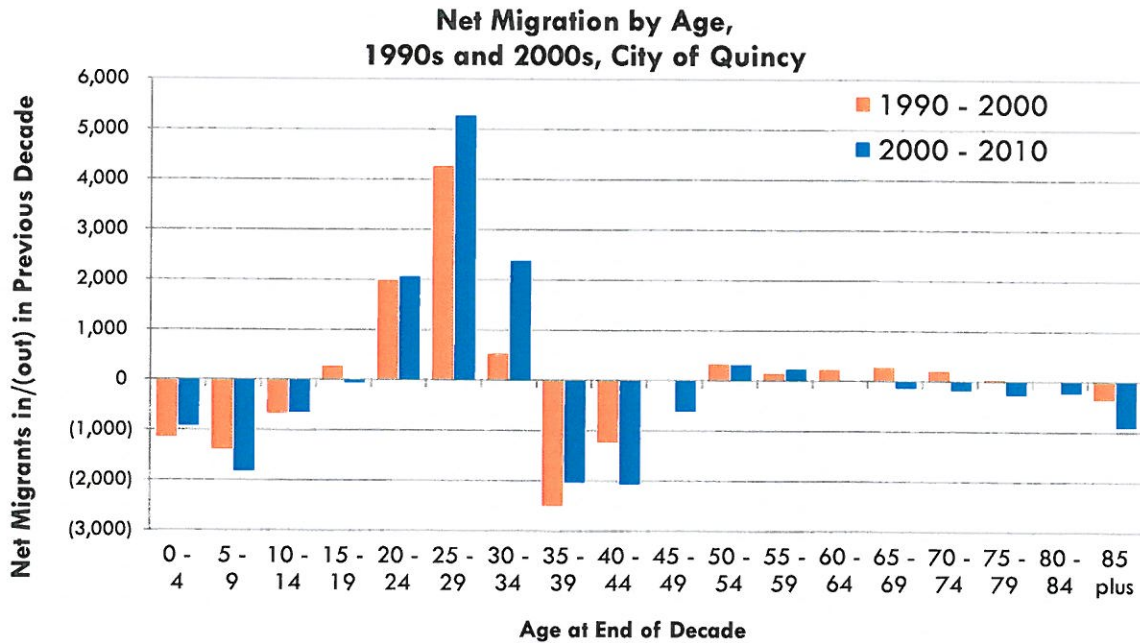
Housing Unit Demand by Type and Tenure, 2010 - 2030, Stronger Region Scenario  
Metro Boston Community Types





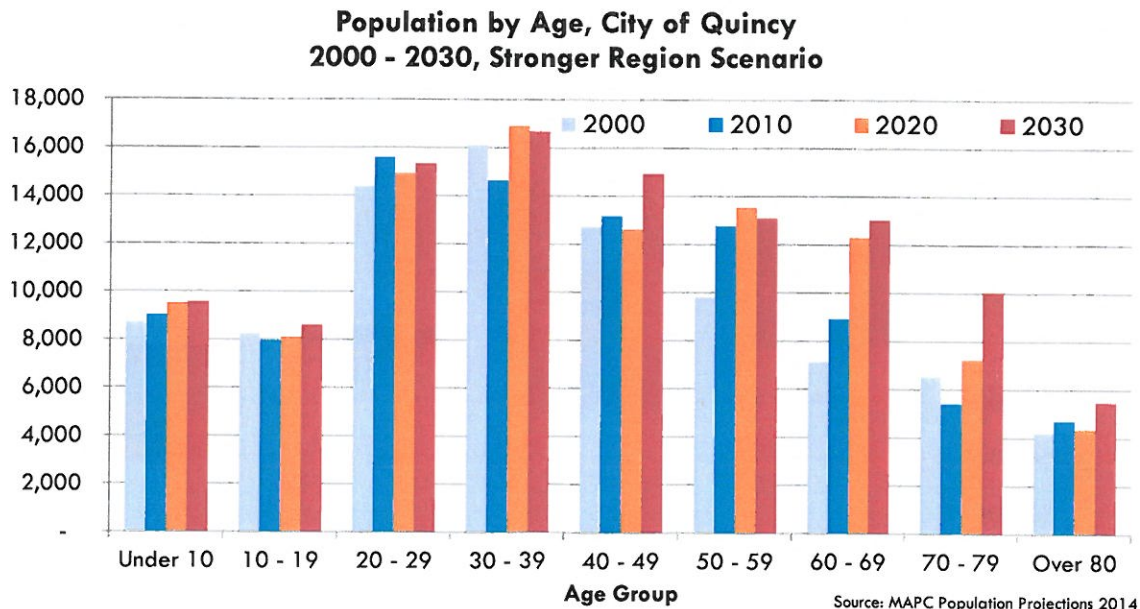
# Quincy: A Mobile City

City attracts large & growing number of 20-34 year olds  
 Senior outmigration ticked up, but net loss only 180 per year



# Stronger City, Stronger Region

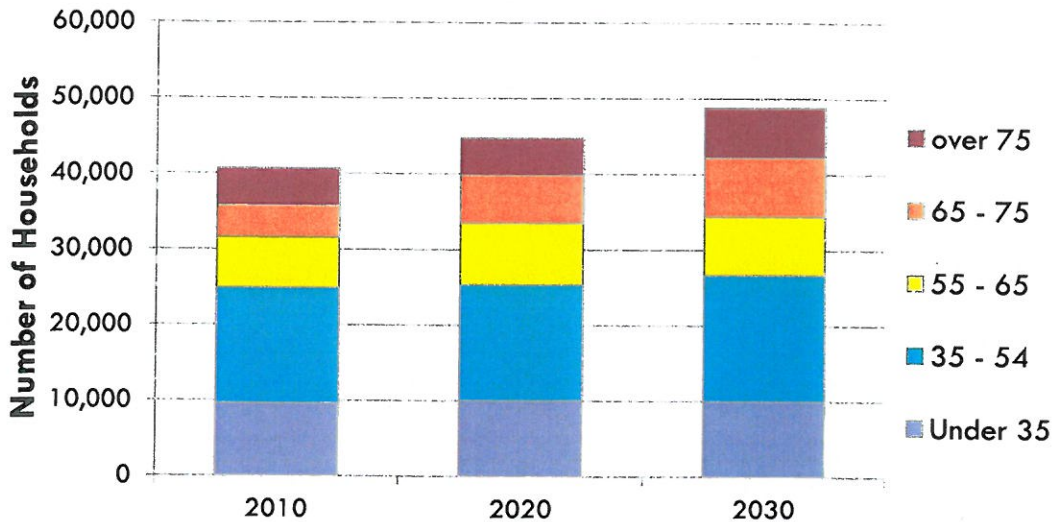
Total population projected to grow 16% by 2030  
 Over-65 population may grow nearly 60%



# Balanced Household Growth

Number of households likely to grow by 19% from 2010 – 2030, retain current balance of ages

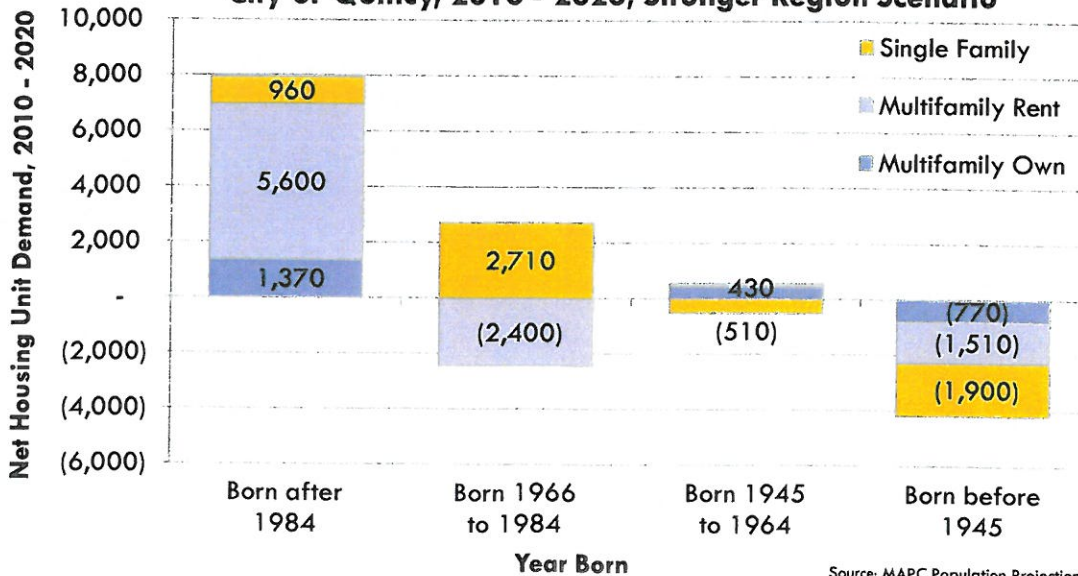
Households by Age of Householder, 2010 - 2030, City of Quincy



# Robust Housing Demand

Total 10-year net housing demand: 4,000 units  
44% apartments, 24% condo, 34% single family

Net Housing Unit Demand by Age, City of Quincy, 2010 - 2020, Stronger Region Scenario



Source: MAPC Population Projections 2013

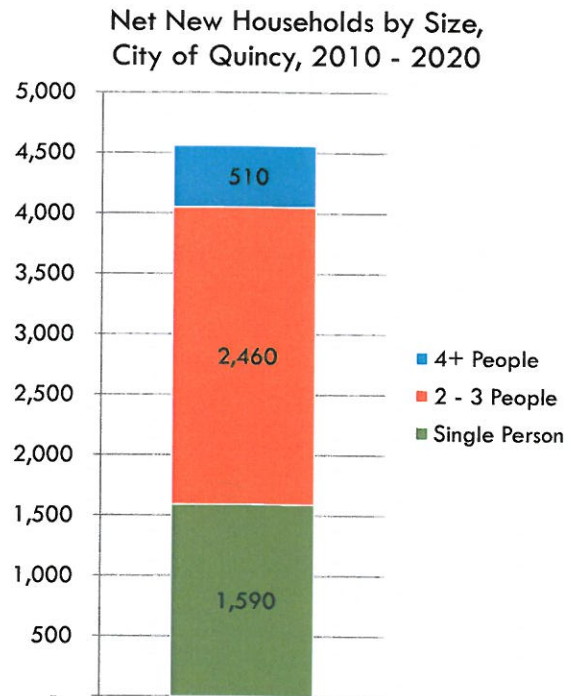
# Range of Household Sizes

33% of net household growth will be people living alone

54% of growth in two- or three-person households

11% in households of four or more people

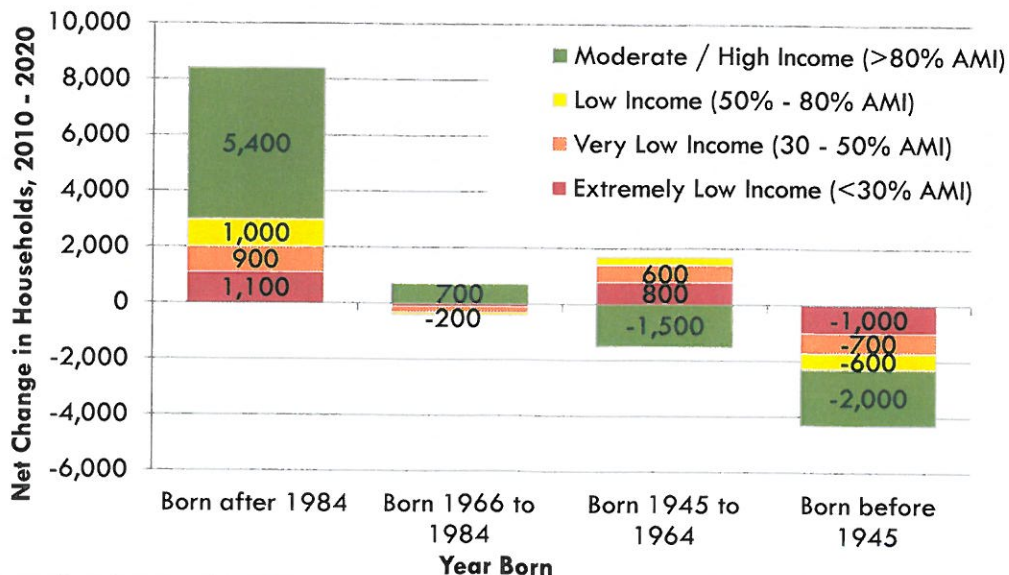
Need at least 500 3+ bedroom units in next ten years



# Growing Need for Affordability

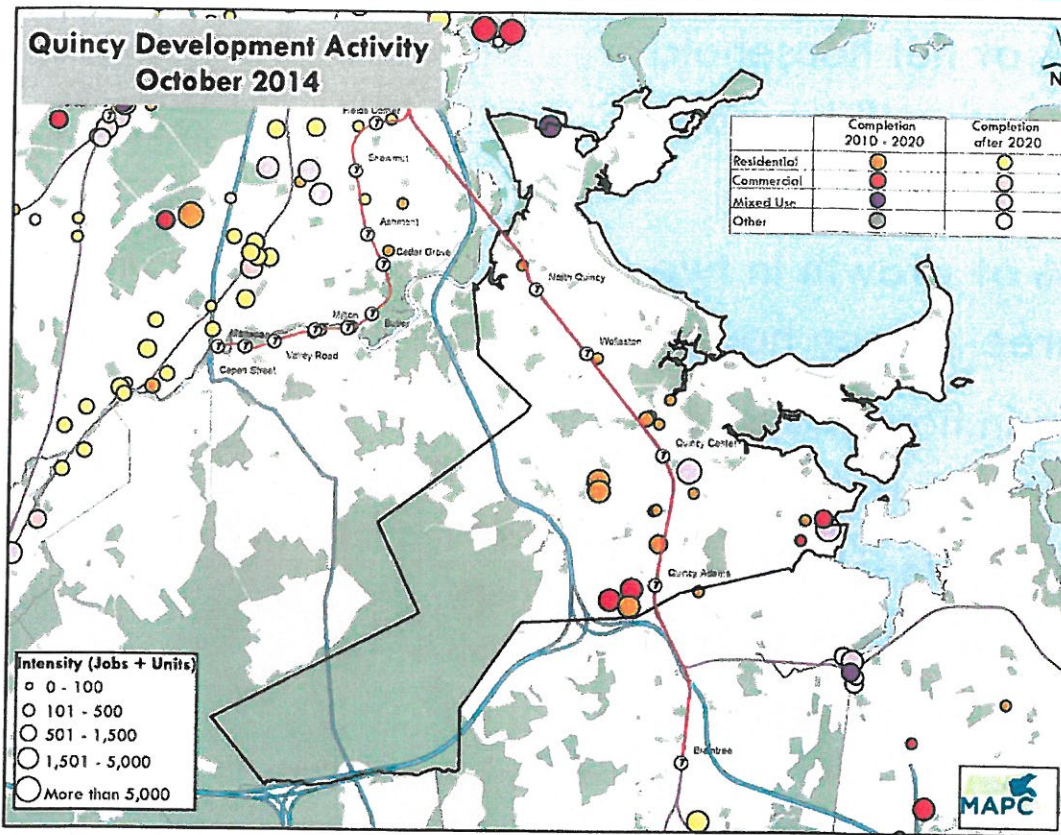
“Demographic Demand” for 2,000 affordable units from 2010 – 2020, just to keep pace with pop growth

Net Household Change by Age Cohort and Income, City of Quincy, 2010 - 2020





# A Robust Development Pipeline



## Quincy: A Low-Vehicle City

Citywide vehicle ownership:

1.3 vehicles per household

Renter households average

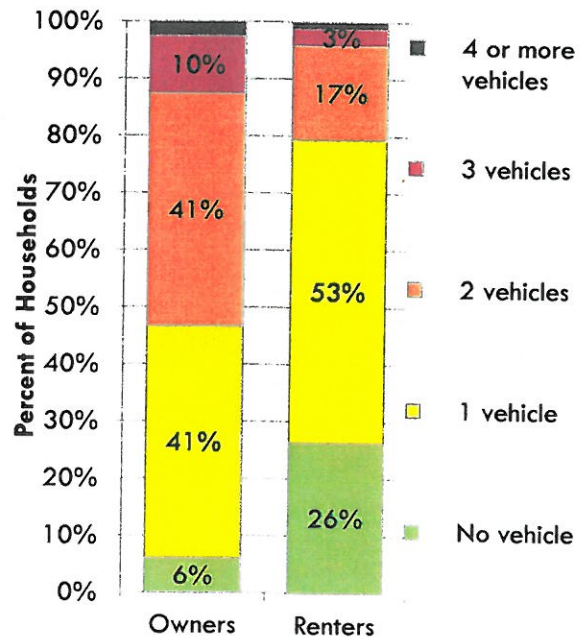
just 1.0 vehicles; only

21% own two or more

One out of four renter

households is car-free

**Vehicle Availability by Tenure,  
City of Quincy, 2008 - 2012**



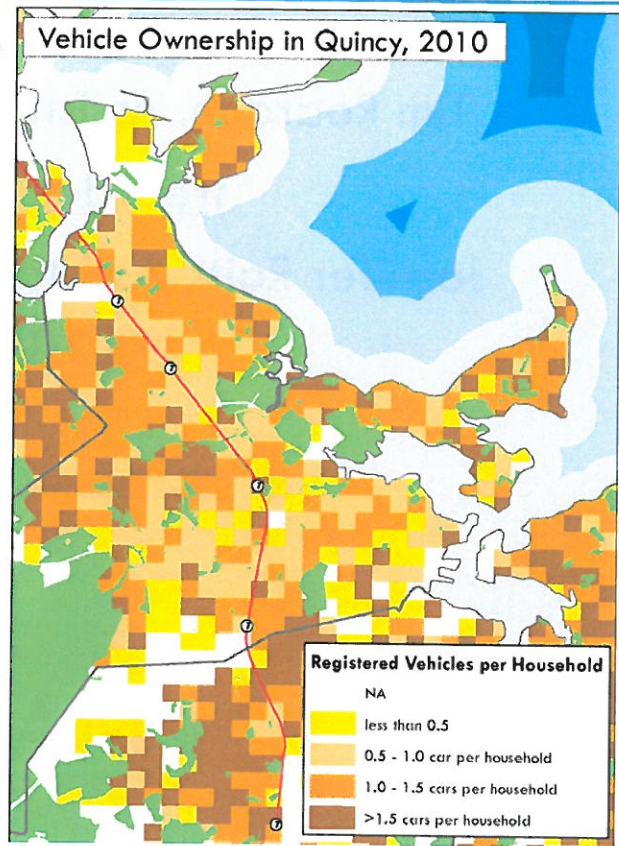
Source: American Community Survey,  
2008 - 2012, Table B25044

# Parking Requirements

Vehicle ownership varies by location & housing type

Zoning requirements:

- 1.5 spaces per unit in Business A, B, C;
- 1.75 spaces per unit in Residence B, C
- 2 – 4 spaces per unit in Residence A



## Thank you!

We thank the following individuals for their leadership and the creation of this symposium:

**City of Quincy**

Honorable Mayor Thomas P. Koch

Nicholas Verenis, Director of Economic Development

Sean Glennon, Community Development Director

Maureen Geary, Economic Development Coordinator



# Thank You!

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