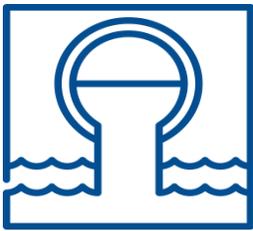


## pandemic impact on south shore housing market: focus groups

- **project starts & stops** due to *financing & safety* protocol -- low impact on existing projects
- **municipal budgets** have been hit hard, may focus less on economic development in near term
- Concern that our region will not move swiftly enough to capture the **exodus from Boston**
- Concerns around **public transit use numbers** & impacts that **cuts** will have on past, current and future plans for development investment in the region
- Indications that developers will be placing emphasis on work from home amenities; air quality/ventilation technologies; proximity to amenities
- **Home sales are fast and prices are climbing** for detached single-family homes due to pent up demand after the spring shutdown, young people entering the market and record low interest rates
- Professionals from other states (mainly **NY** and **CA**) have been shopping the South Shore
- Investments in **home offices** -- by *homeowners* and *companies* who expect to continue a remote work setup.
- **Apartment market is gridlocked** --without movement on apartments we cannot compete for younger professionals looking for alternative options to Boston housing prices

## HOUSING: A catalyst for economic development

### Water & Wastewater Capacity Study



We have teamed up to study how limits on water and wastewater capacity may be preventing economic opportunity in the area. Metropolitan Area Planning Council (MAPC) is looking at development opportunity, **including housing**, at **six sites**. The general area of focus is a narrow corridor **between Routes 53 in Hanover and 18 in Weymouth, along Route 3** and includes portions of **six towns**.

### Establishment of Transportation Advisory Group



The Transportation Advisory Group will explore: **“Boston transportation issues”** that impact the South Shore including **mass transit, water ferries, managed lanes, Boston congestion proposals** and **transportation financing**; AND develop a **strategy to lead regional solutions** related to South Shore **congestion, intra-regional transportation, and workforce transportation** needs for local employers. The work will focus on how transportation can leverage housing & development investment rather than simply improving commuting or local traffic.

Thank you to our 2020 Housing Initiative funders.



# Neighborhood Spotlight

## THE WEYMOUTH / BRAINTREE LANDING

### 10 Front Street

- 23 apartments, Passport restaurant on street level

### 165 Washington Street

- 12 units

### Weston Park Apartments (143 - 145 Washington Street)

- 42 units, 1700 sq. ft. commercial with signed tenant, Fuel America (restaurant)

### Landing 53 (25 Commercial Street, Braintree)

- 172 units; 12,000 sq ft of retail space (Rivershed restaurant signed tenant opening TBD)

### Delegas Project

- 87 units; 10,500 sq ft of commercial

Pictured above right: Mayor Robert Hedlund, Joe Gratta and Peter Forman on the rooftop at the Weston Park Apartments on the Weymouth side of The Landing.



## partnering with municipalities

We continue to serve as a partner and resource for a growing number of municipalities across the region.

### SSCC development support for the following projects:

- Hanover Mall redevelopment
- Housing developments along Rt. 18
- The Braintree/Weymouth Landing neighborhood
- South Weymouth Naval Air Base (formerly Union Point)
- Abington Train Station development
- Downtown Cohasset
- Hull/ Nantasket strip

## HOUSING CONCERNS REMAIN

- > water & wastewater capacity
- > traffic congestion
- > affordability -- exodus from the city pushing prices up and swallowing up inventory

## regional residential development

### Abington

- Abington T Station Development (Karsten Company) - SSCC coordinated group of resident business professionals to attend in support of project

### Hingham

- South Shore Park Mixed Use (potential for 1,000s of new homes in S. Hingham)

### Norwell

- Accord Park Rezoning (to allow for residential and mixed use in the underutilized industrial park on the Norwell/Rockland border)

### Rockland

- Shinglemill (40B project) behind Home Depot under committee endorsement review process (236 units)

### Weymouth

- 1055 Main Street (24 units, mixed-use building)
- "Union Point" has selected a new Master Developer, with local ties, and has been working closely with the Chamber and the respective municipalities to seek input.

### Weathervane, JF Price, Bristol Brothers Company

- projects in Pembroke, Carver, Duxbury, Hingham Pembroke
- 55+ and non-age restrictive multifamily developments ranging in size

**"Think about who is speaking up in support of housing....that's why its so fantastic that the South Shore Chamber for many years have been doing this work...Often times I think people get tired of hearing transit advocates or housing advocates advocating for the thing they are supposed to be advocating for, but when it's someone you didn't expect, when the business community, especially on the South Shore came out saying that building housing and thinking about walkable neighborhoods is an economic imperative I think it really started to shift the narrative."**

- Callie Clark, Director of Policy, Center for Housing Data, MHP