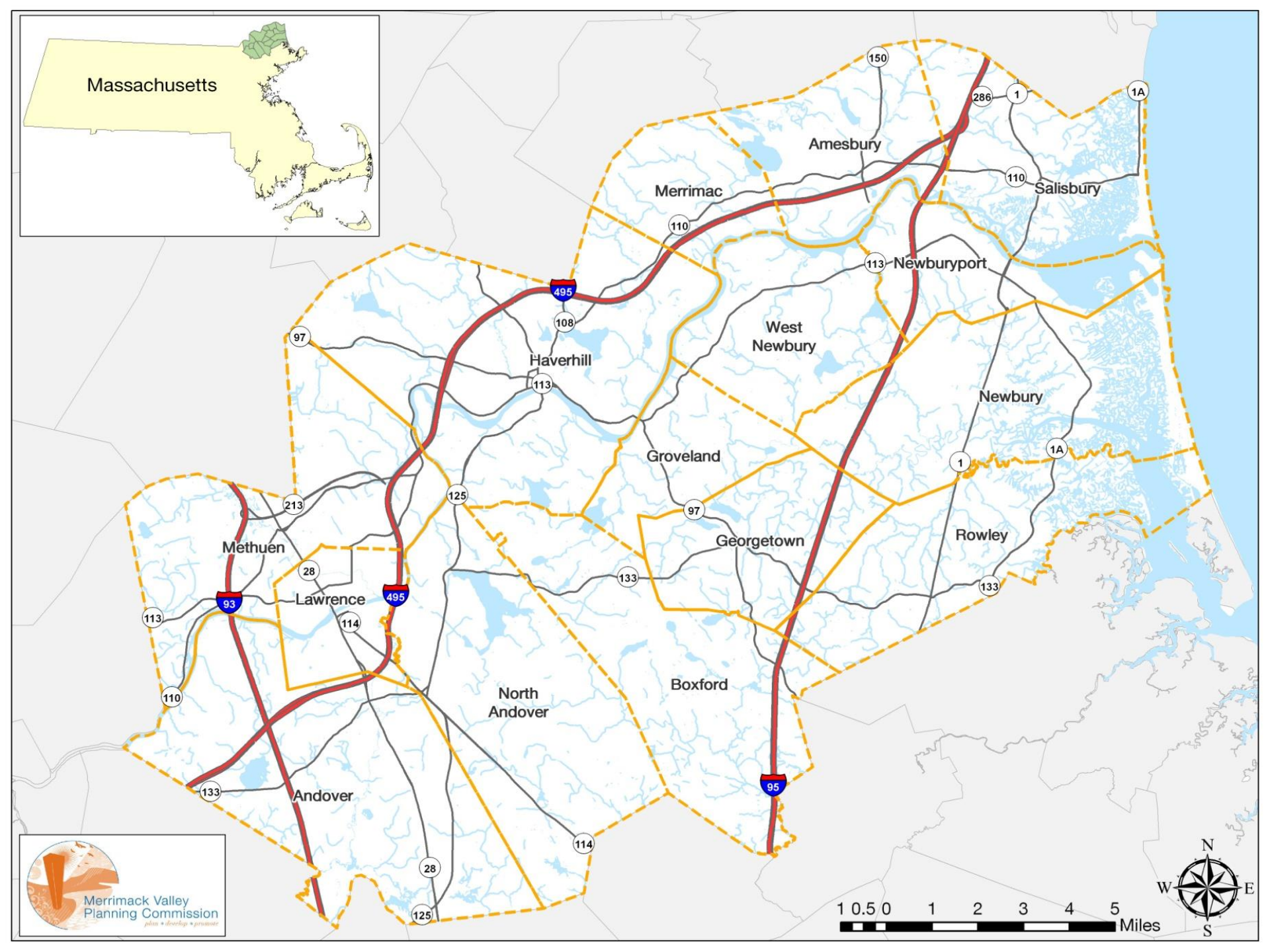
Who is MVPC?

- Established in 1959: under Regional Planning Law
- Voluntary association of 15 towns & cities
- Funding: grants & contracts with federal, state & local governments
- Governed by Board of Commissioners
- 15 Staff members: Transportation, community & economic development, environmental, & GIS


Massachusetts
Amesbury
Merrimac
Salisbury
Newburyport
West Newbury
Haverhill
Newbury
Groveland
Georgetown
Rowley
Methuen
Lawrence
North Andover
Boxford
Andover
150
286
1
1A
110
113
495
108
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125
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Merrimack Valley Planning Commission
plan • develop • promote
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Project Goal

Develop the first Regional Housing Plan for the Merrimack Valley that identifies strategies for developing housing in the region.

Project Overview

- $150,000 from Community Compact, DLTA & MassHousing
- 12+ month project
- Multi-stakeholder process
- No cost to communities

Outcome: local housing production plans & regional housing strategy

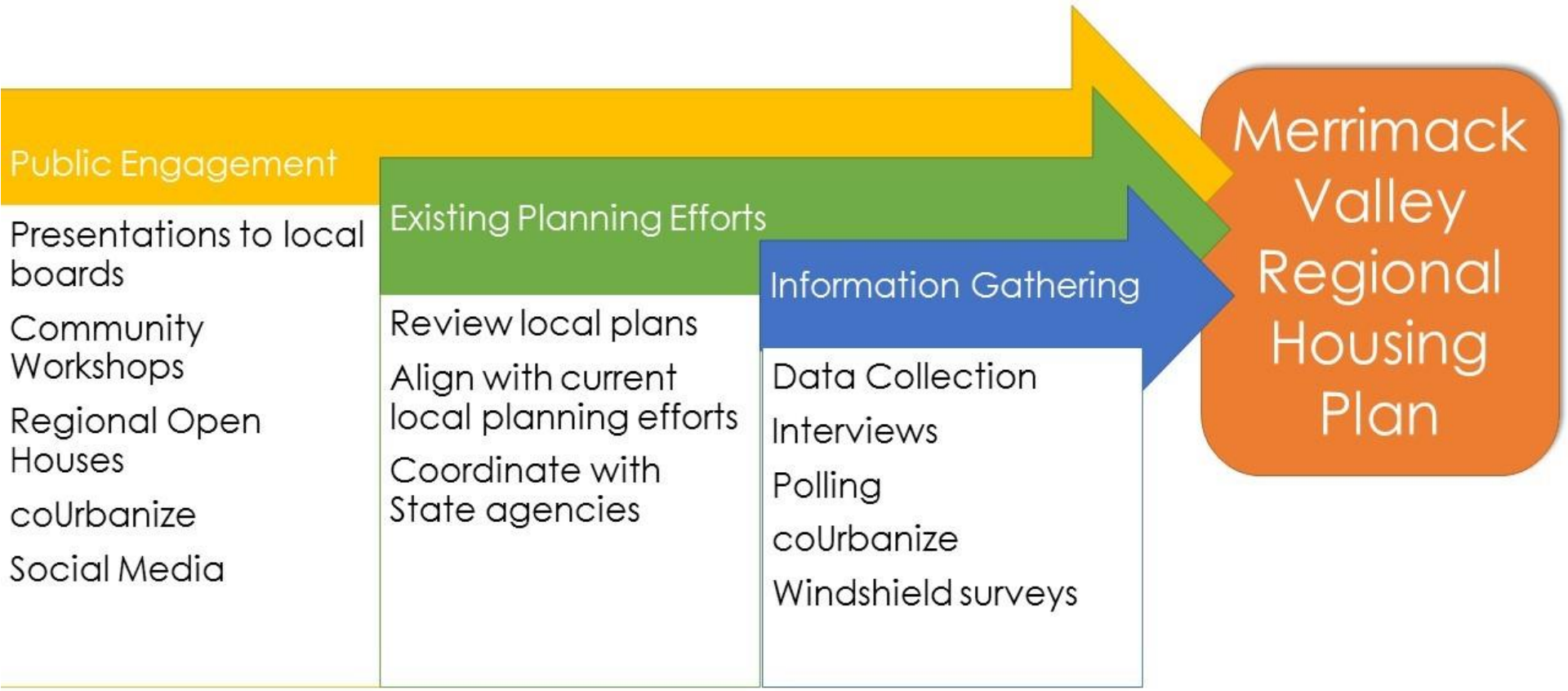
Housing Production Plan

What is a Housing Production Plan?

- Five-year strategy to develop affordable housing
- Identifies community needs, goals, strategies
- Includes plan for 10% affordable housing units listed on Subsidized Housing Inventory

Creating the Plan

Project Scope



Public Engagement

Present to Local Boards

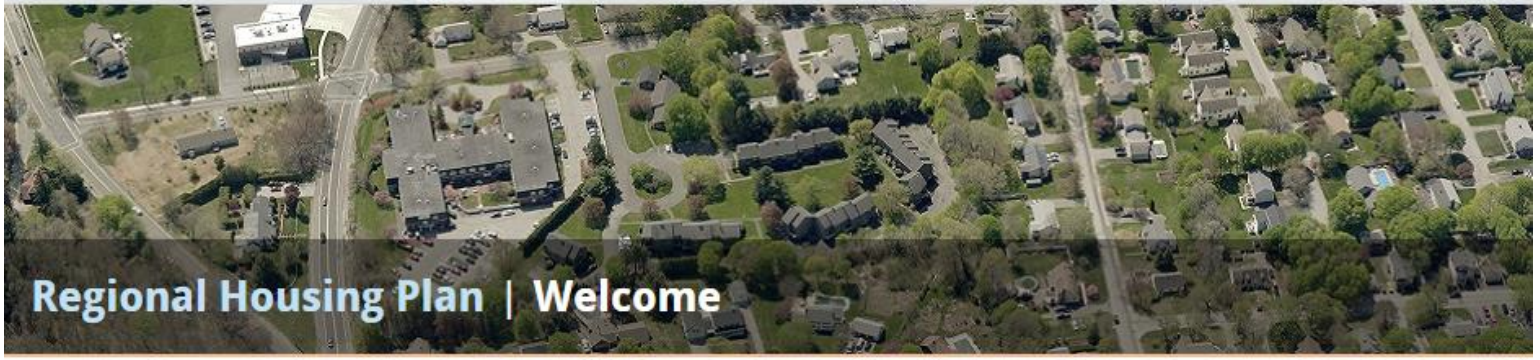
Project Website

Community Workshops

Regional Open Houses

coUrbanize

Social Media



Regional Housing Plan | Welcome

Welcome
About This Project
Get Involved
Who to Contact
Related Information
The Data

Links:

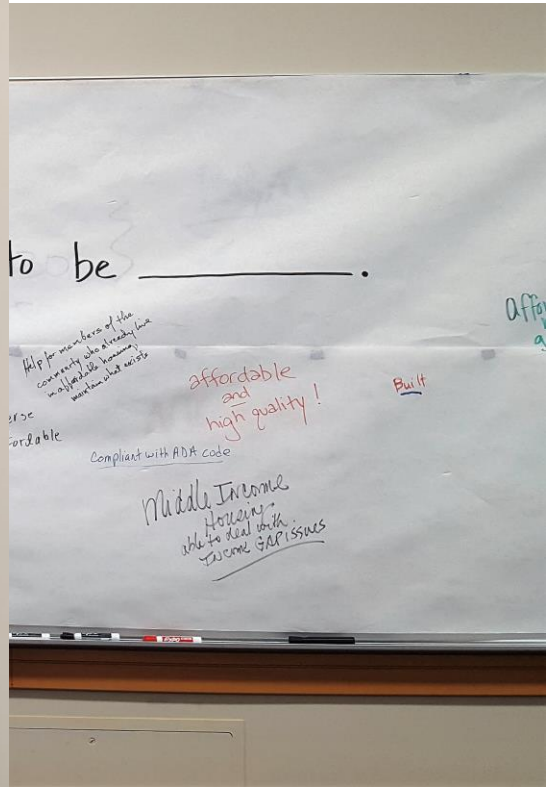
- MVPC CoUrbanize Forum
- Department of Housing and Community Development

Merrimack Valley – Feels Like Home

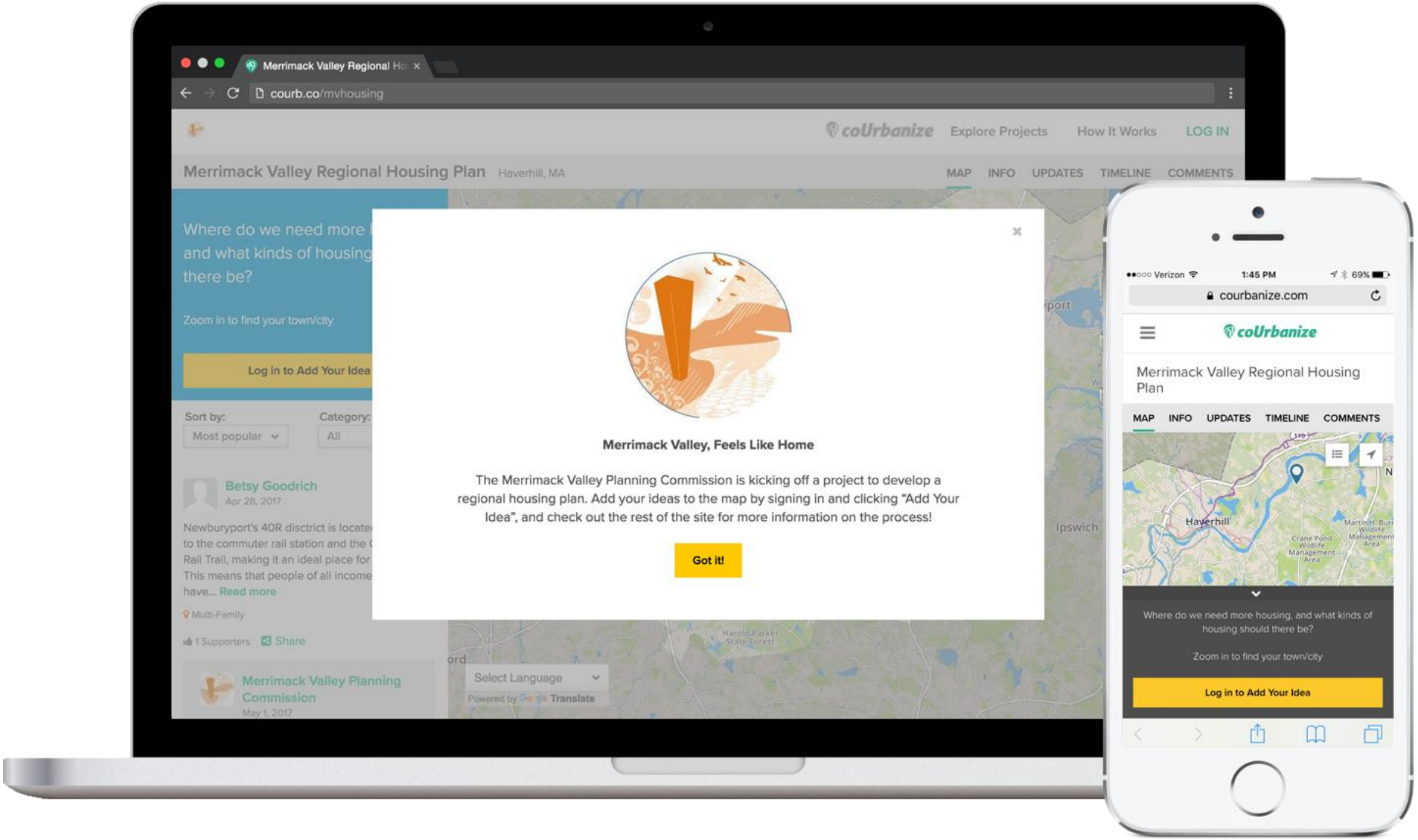
Nestled in the northeast corner of Massachusetts in Essex County, the Merrimack Valley is home to nearly 350,000 residents. The housing options range from urban, loft-style apartments to large, single-family homes in less developed areas. But are the options enough for existing and future populations? Does it provide the diversity, cost, location and amenities that residents want and need?

Over the next year, the Merrimack Valley Planning Commission will collaborate with residents, communities, non-profits, colleges and universities, developers, real estate professionals, and other stakeholders to assess the needs of the Merrimack Valley residents today and how to meet the changing needs over the next five years. This year-long effort will result in the *2023 Merrimack Valley Regional Housing Plan*, with individual chapters focused on housing opportunities and challenges in the 15 communities in the region.

MV Reg – May 24th

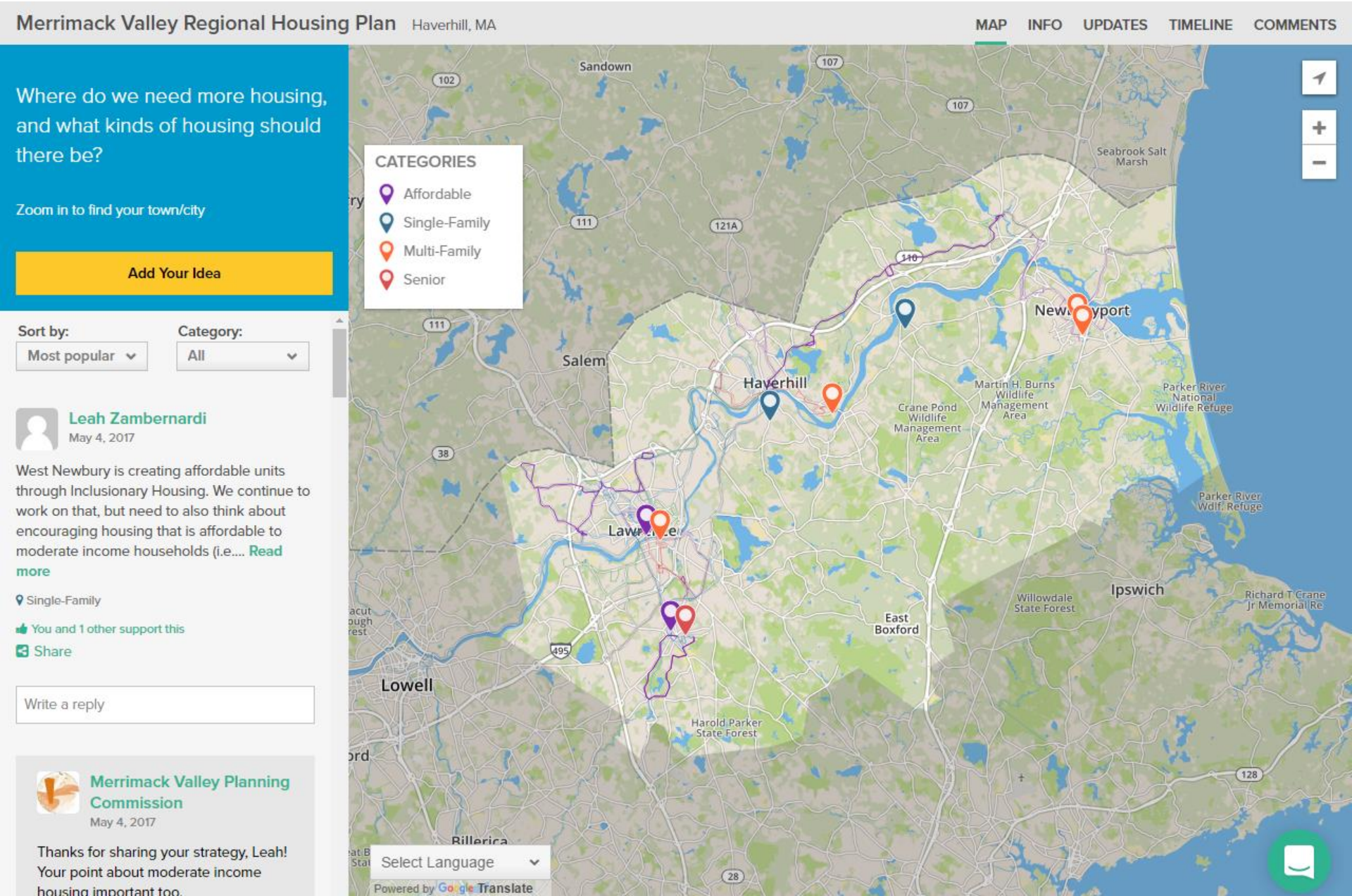


courb.co/mvhousing



coUrbanize

http://courbanize.com/mvhousing



Existing Planning Efforts

Review Local Plans

Align with Current Local Planning Efforts

Coordinate with State Agencies

Information Gathering

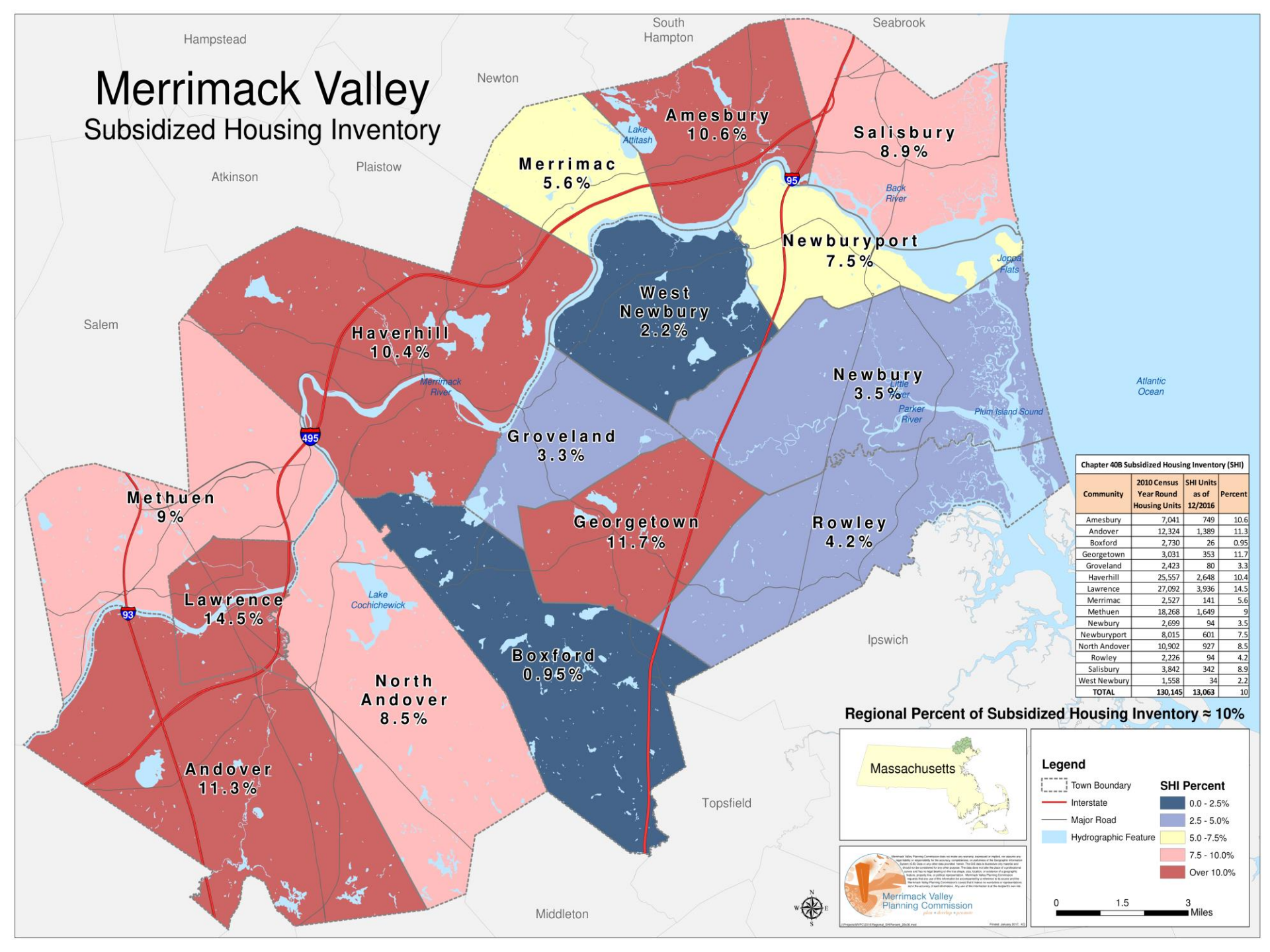
Data Collection

Interviews

Polling

coUrbanize

Windshield Surveys



Chapter 40B Subsidized Housing Inventory (SHI)

Community	2010 Census Year Round Housing Units	SHI Units as of 12/2016	Percent
Amesbury	7,041	749	10.6
Andover	12,324	1,389	11.3
Boxford	2,730	26	0.95
Georgetown	3,031	353	11.7
Groveland	2,423	80	3.3
Haverhill	25,557	2,648	10.4
Lawrence	27,092	3,936	14.5
Merrimac	2,527	141	5.6
Methuen	18,268	1,649	9
Newbury	2,699	94	3.5
Newburyport	8,015	601	7.5
North Andover	10,902	927	8.5
Rowley	2,226	94	4.2
Salisbury	3,842	342	8.9
West Newbury	1,558	34	2.2
TOTAL	**130,145**	**13,063**	10

The Data

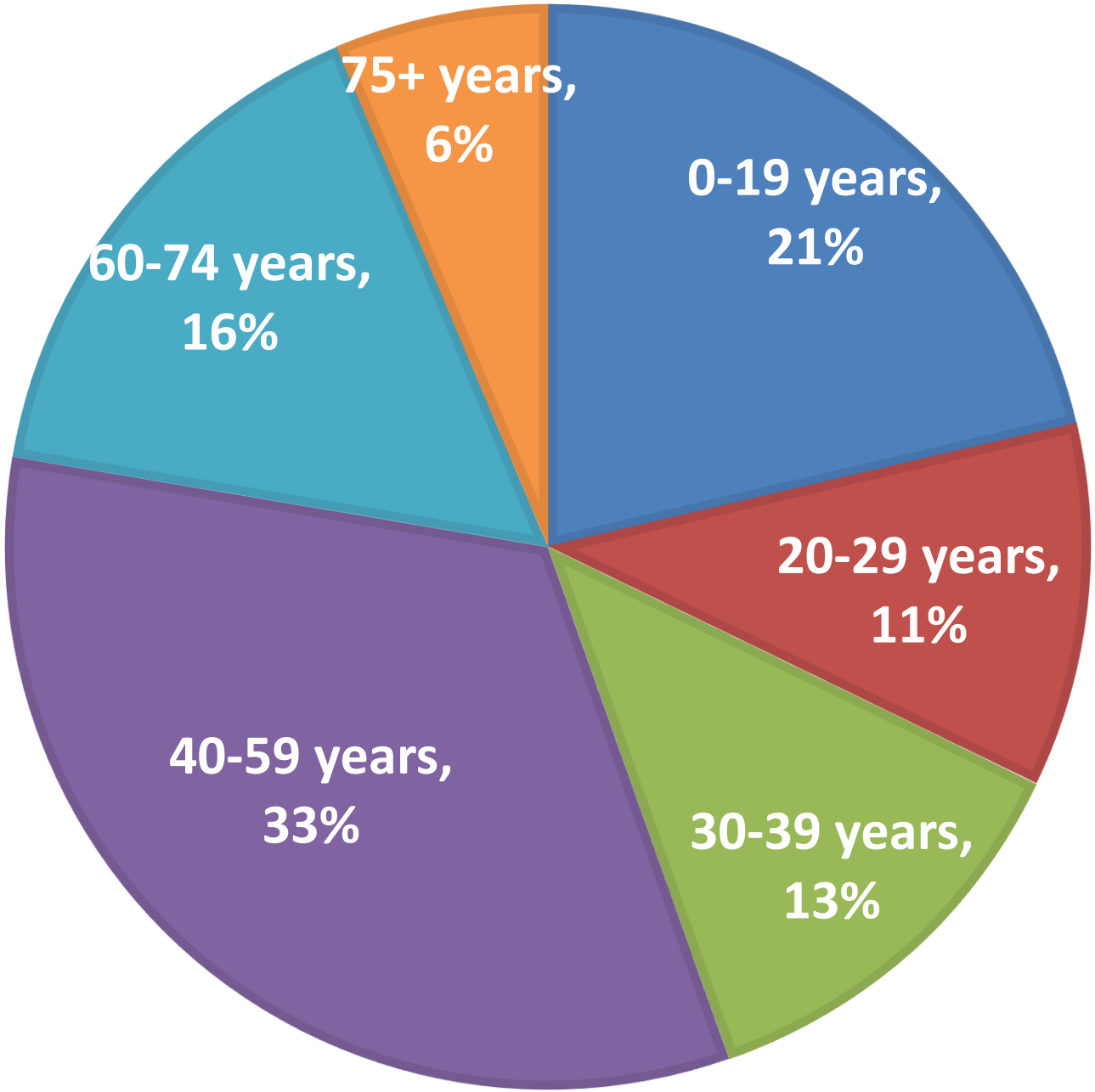
2015 Demographics and Housing Information for Amesbury

The Data

Sources

- U.S. Census
- American Community Survey (2011-2015)
- MassDOT
- MA Department of Housing & Community Development
- Center for Neighborhood Technology
- U.S. HUD

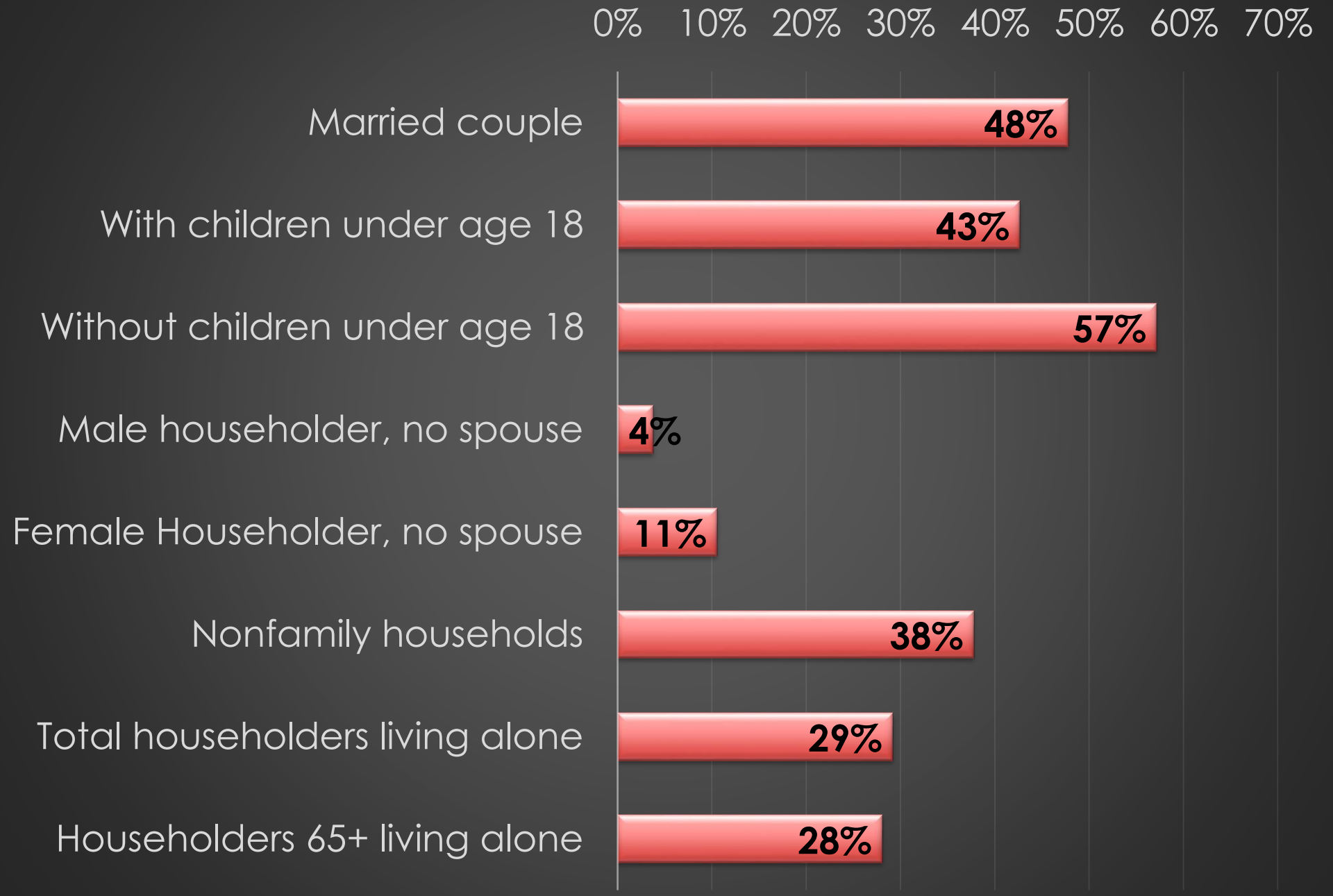
AMESBURY POPULATION BY AGE IN 2015



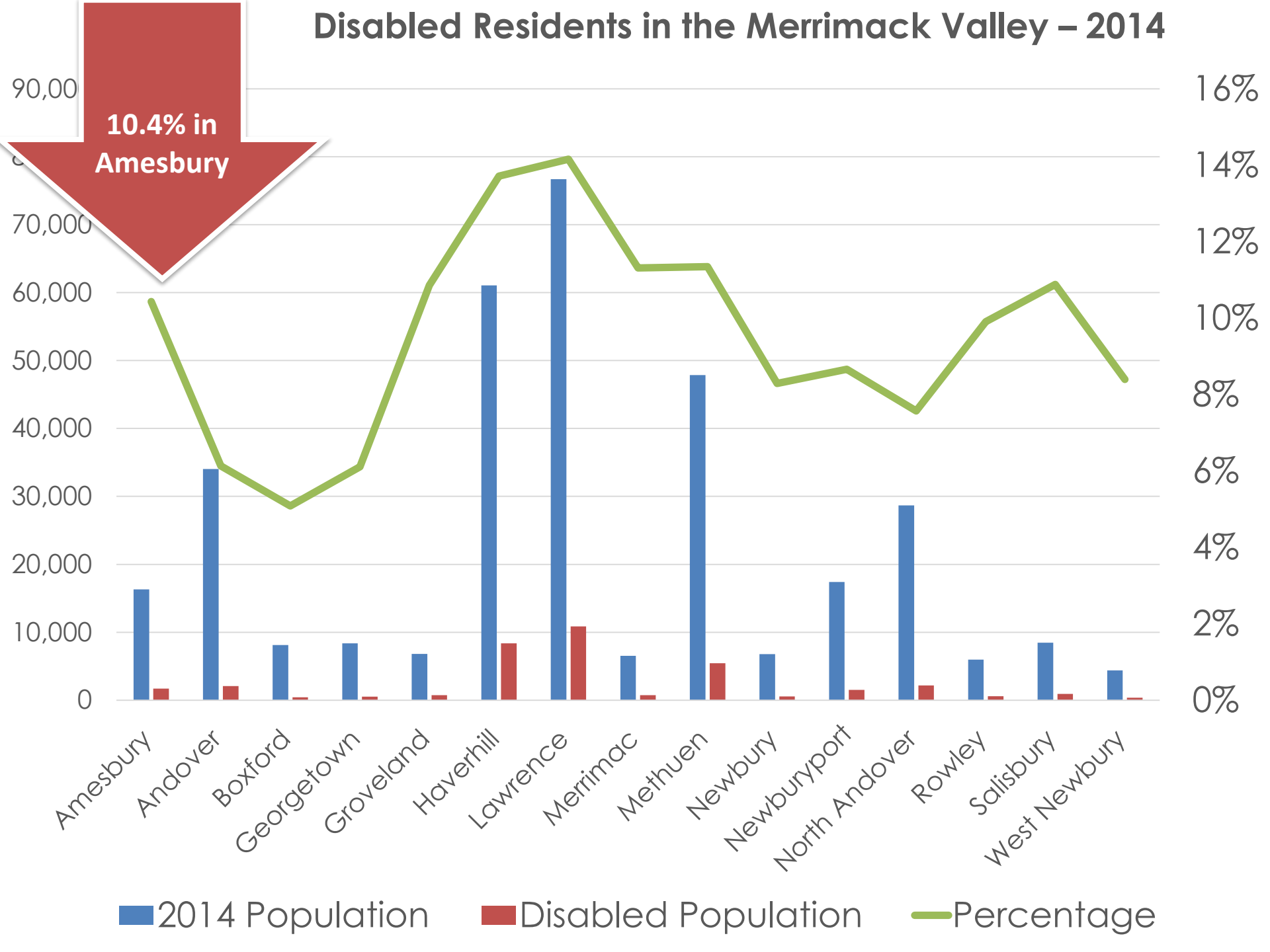
Population Growth Projections for Amesbury and Merrimack Valley Region through 2035

Year	Amesbury Growth Rate	Region Growth Rate
2010	-1.30%	4.80%
2015	4.20%	3.00%
2020	-1.40%	2.40%
2030	-4.30%	5.50%
2035	-3.40%	2.20%

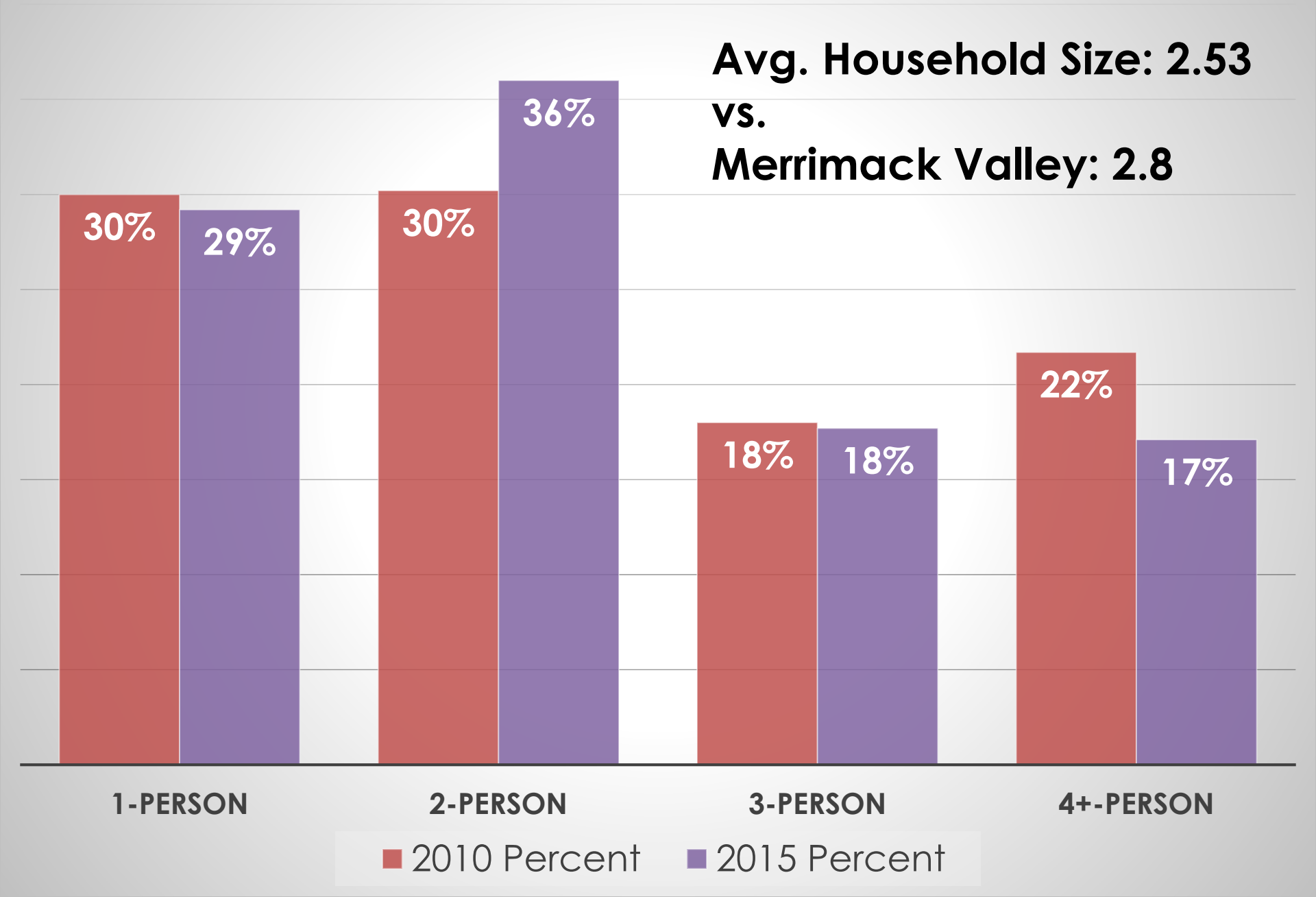
Amesbury Household Types – 2015



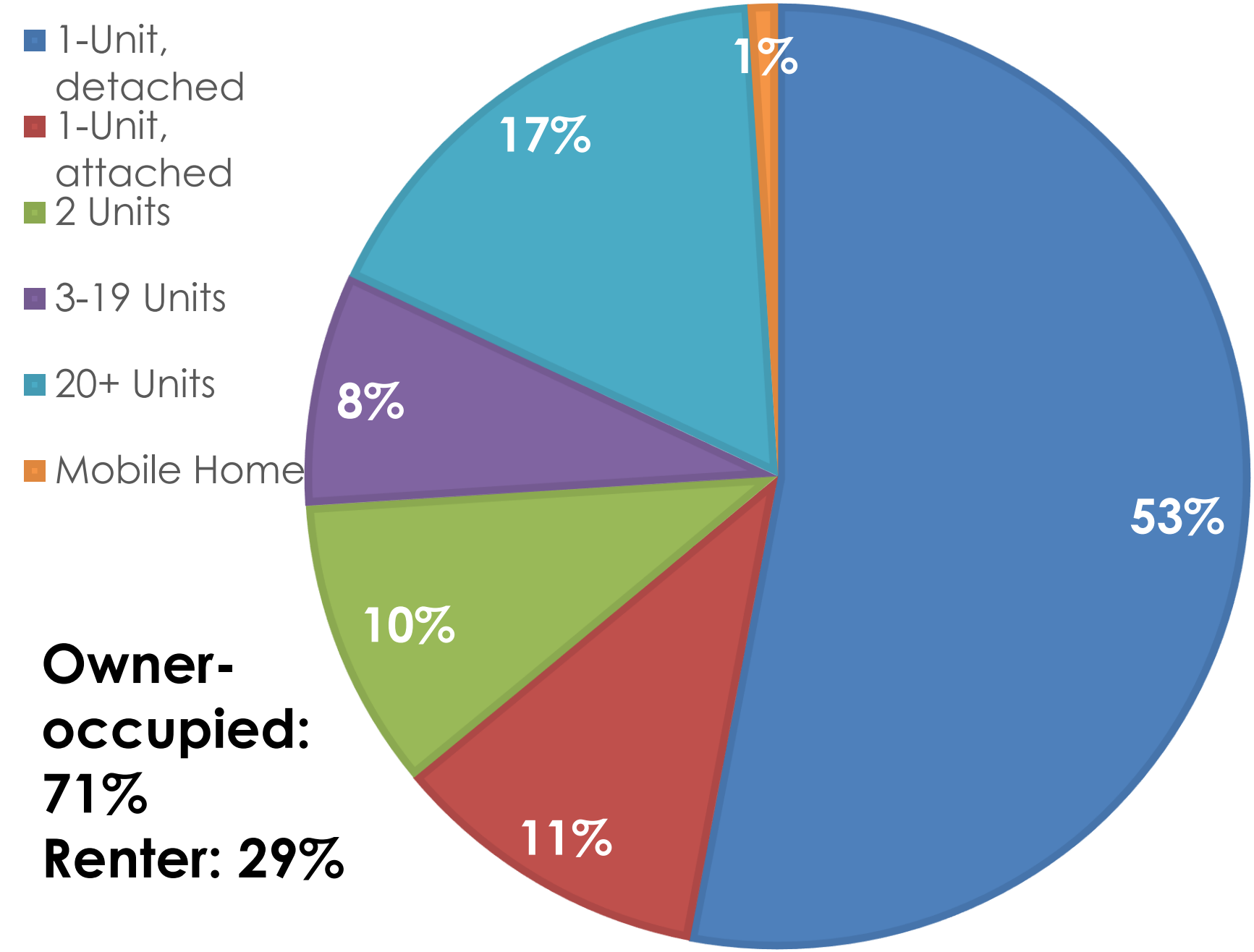
Disabled Residents in the Merrimack Valley – 2014



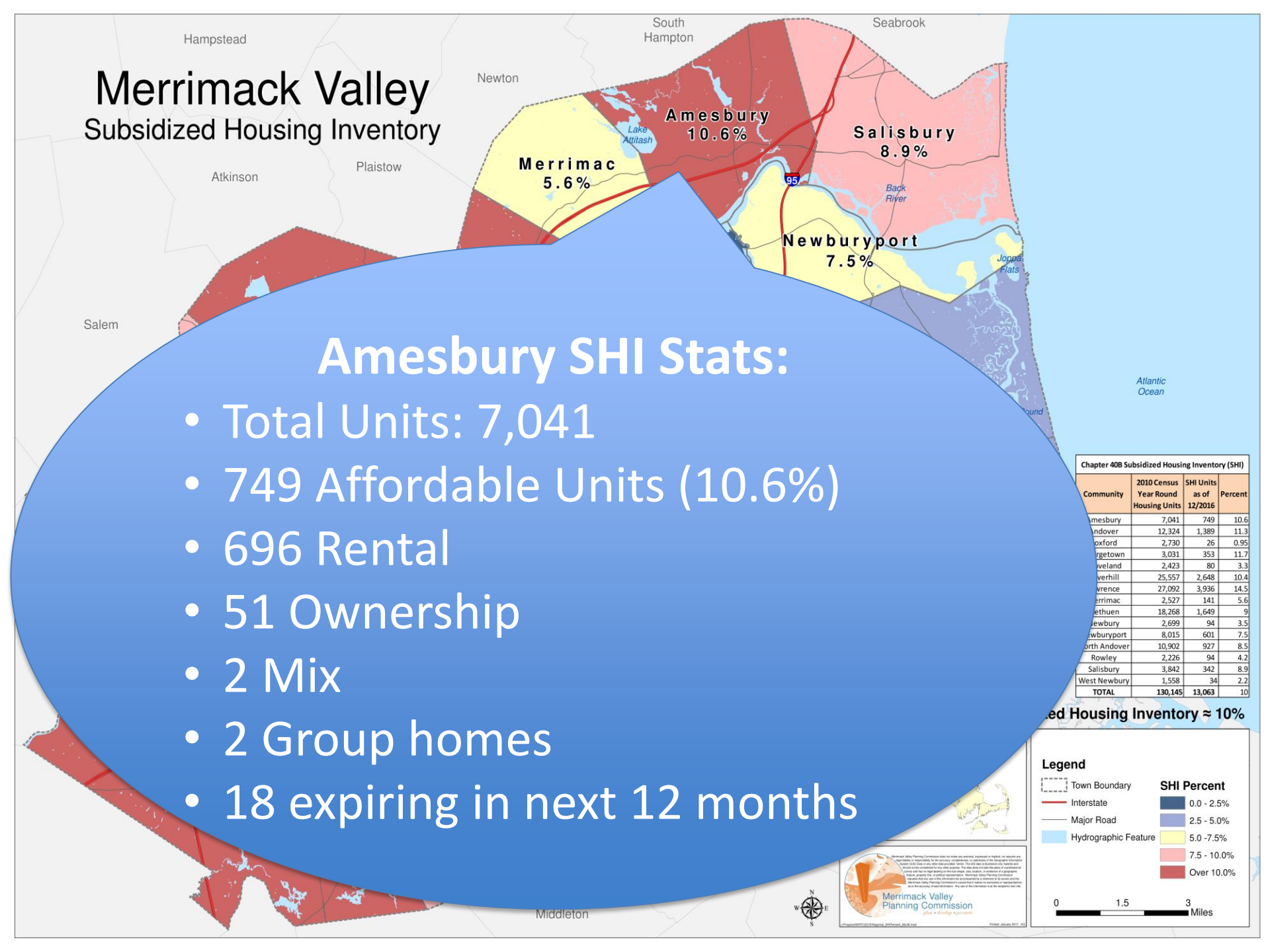
Household Size in Amesbury – 2010 and 2015



HOUSING UNITS IN AMESBURY – 2015



Owner-occupied: 71%
Renter: 29%


Merrimack Valley
Subsidized Housing Inventory
Hampstead
South Hampton
Seabrook
Newton
Amesbury 10.6%
Salisbury 8.9%
Merrimac 5.6%
Lake Attitash
Back River
Newburyport 7.5%
Joppa Flats
Atkinson
Plaistow
Salem
Atlantic Ocean
Middleton
Amesbury SHI Stats:
• Total Units: 7,041
• 749 Affordable Units (10.6%)
• 696 Rental
• 51 Ownership
• 2 Mix
• 2 Group homes
• 18 expiring in next 12 months
Chapter 40B Subsidized Housing Inventory (SHI)
Community | 2010 Census Year Round Housing Units | SHI Units as of 12/2016 | Percent
mesbury | 7,041 | 749 | 10.6
ndover | 12,324 | 1,389 | 11.3
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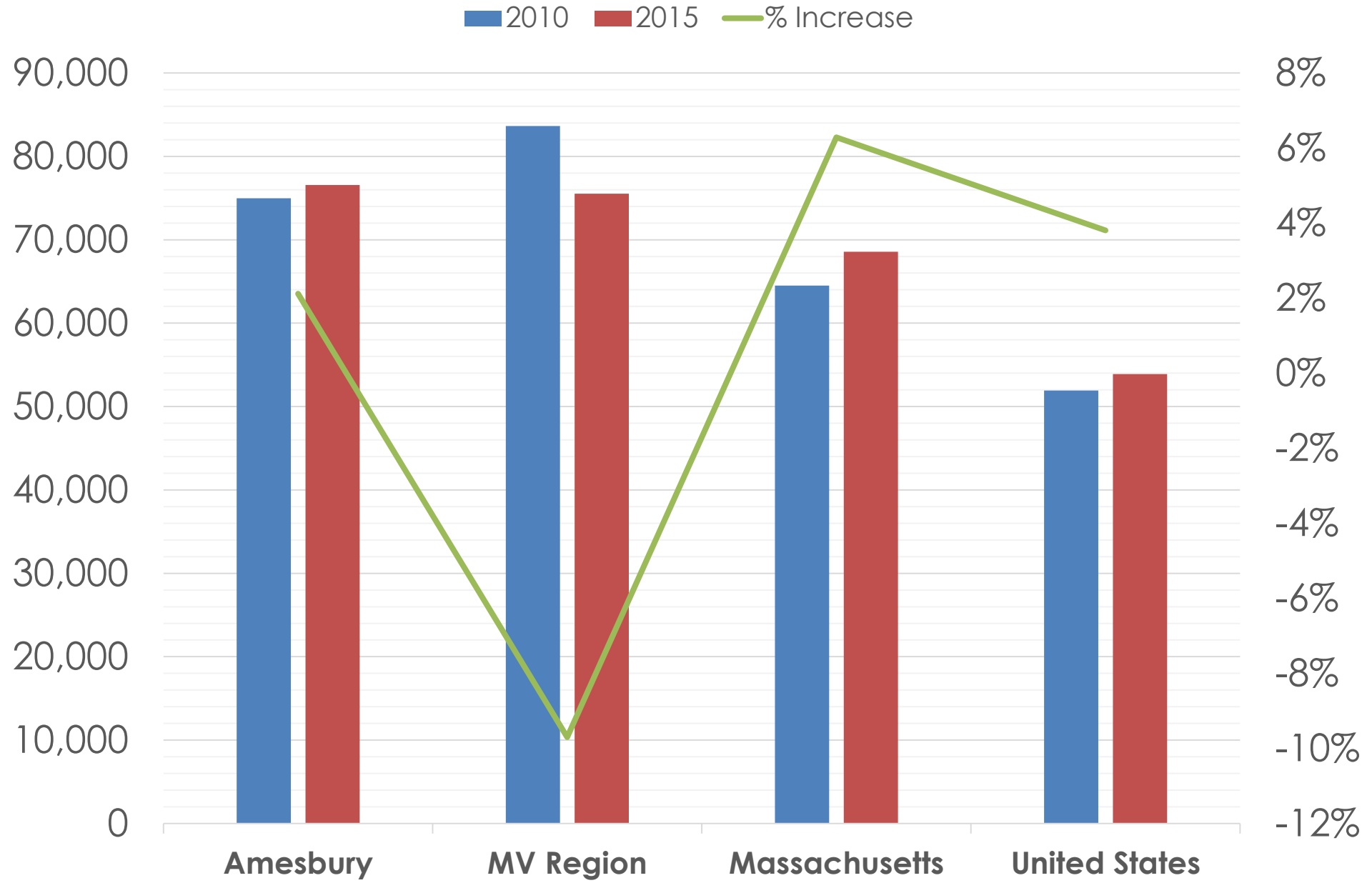
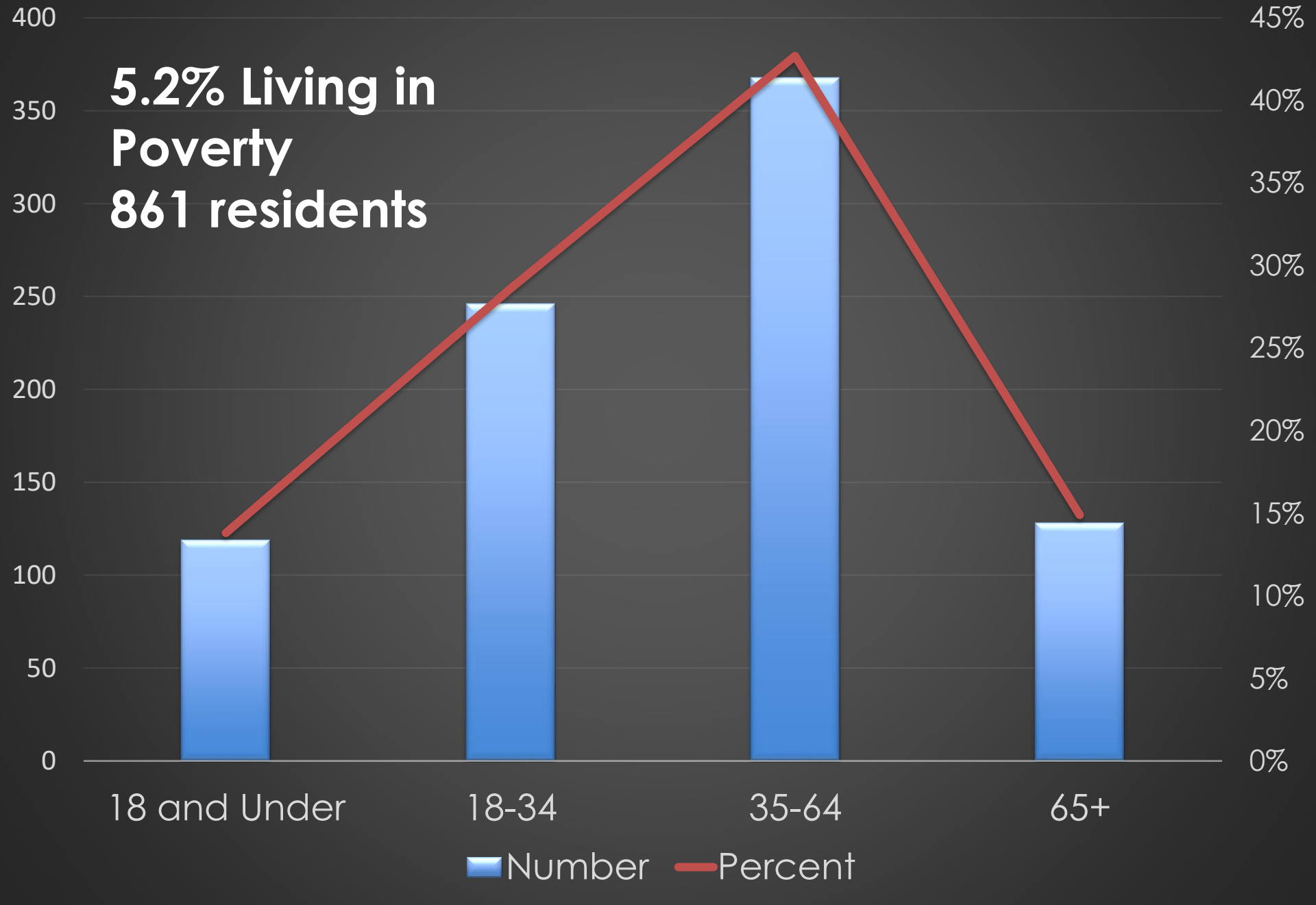
wbury | 2,699 | 94 | 3.5
wburyport | 8,015 | 601 | 7.5
rth Andover | 10,902 | 927 | 8.5
Rowley | 2,226 | 94 | 4.2
Salisbury | 3,842 | 342 | 8.9
West Newbury | 1,558 | 34 | 2.2
TOTAL | 130,145 | 13,063 | 10
ed Housing Inventory ≈ 10%
Legend
Town Boundary
Interstate
Major Road
Hydrographic Feature
SHI Percent
0.0 - 2.5%
2.5 - 5.0%
5.0 -7.5%
7.5 - 10.0%
Over 10.0%
0 1.5 3 Miles
Merrimack Valley Planning Commission

2010-2015 Change in Median Income: Amesbury, Region, State, U.S.

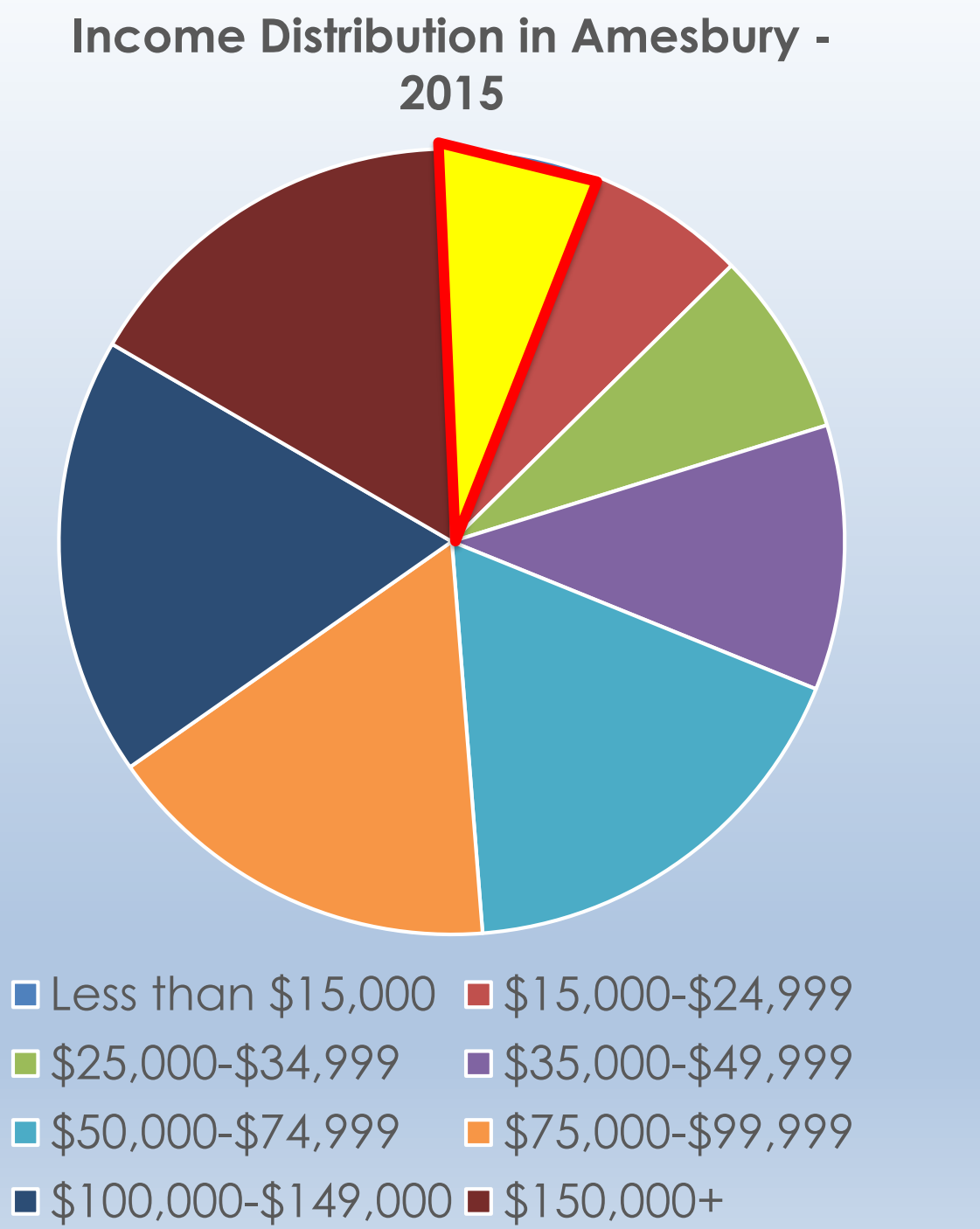


Residents in Poverty in Amesbury – 2015



Number of Persons in Family	Federal Poverty Guideline
1	$12,060
2	$16,240
3	$20,420
4	$24,600
5	$28,780
6	$32,960
7	$37,140
8	$41,320

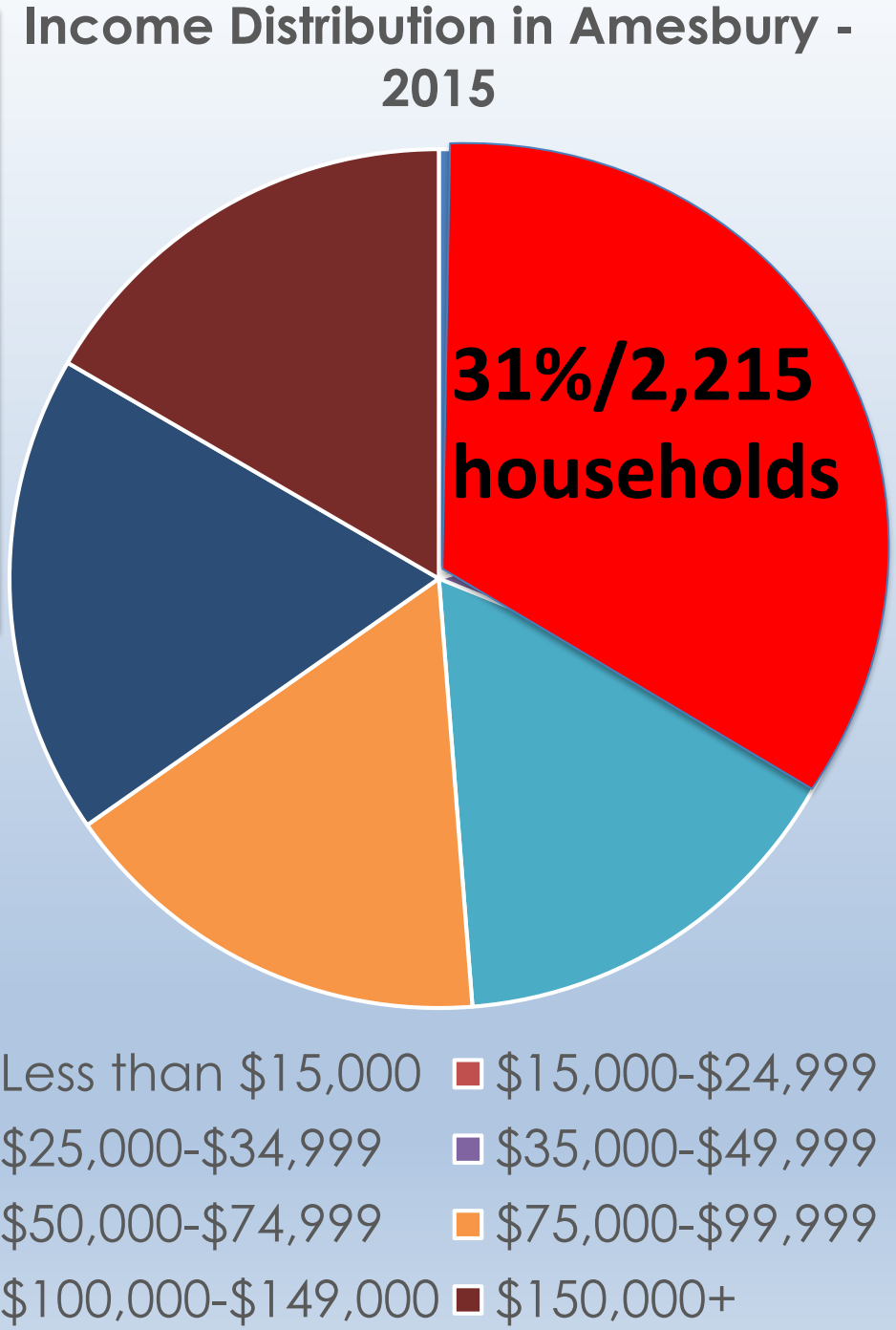
Source: U.S. Dept of Health and Human Services



FY 2017	Household Size		
	1-Person	2-Person	3-Person
Low (80%)	$47,600	$54,400	$61,200
Very Low (50%)	$30,700	$35,050	$39,450
Extremely Low	$18,450	$21,050	$23,700

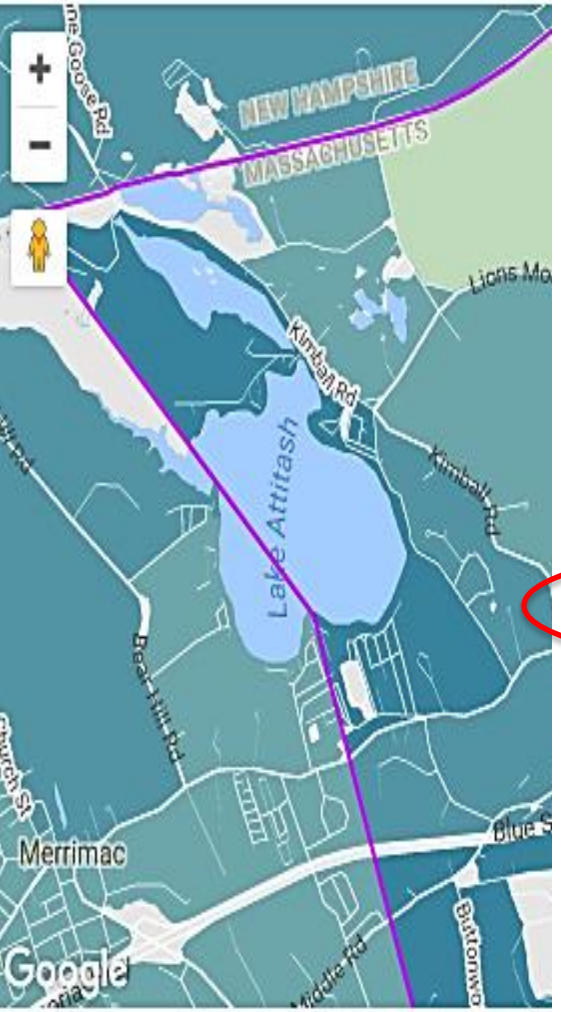
Source: HUD 2017

Amesbury Median Income = $76,558



Household: Regional Typical Regior

Income: $73,180 Commuters: 1.22 work



Housing + Transportation Costs % Income

< 24% 24-36% 36-45% 45-54% 54-

Amesbury, MA

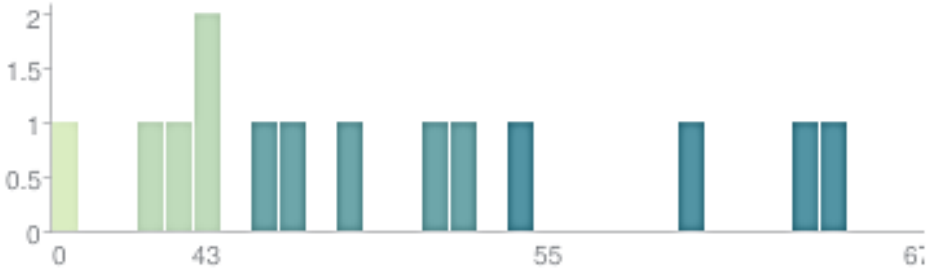
Municipality: Amesbury Town, MA

H+T Costs % Income: 51%

Fact Sheet

Housing: 32% Transportation: 19%

Housing + Transportation Costs % Income



Housing + Transportation Costs % Income ?

Average : 51% Range: 39 - 71

Population | Household | Neighborhood

	Population	% of Population
< 24%	0	0%
24 - 36%	0	0%
36 - 45%	6,914	42.1%
45 - 54%	4,113	25%
54 - 66%	3,661	22.3%
66 - 78%	1,741	10.6%
78 - 87%	0	0%
87% +	0	0%
Total	16,429	100%

Tour | [+] Share Map

The Needs

What is the Data Saying?

- 1 and 2-person households are most common
- Although low poverty, majority are between 35-64 years
- 31% of households make 80% or less of median income
- SHI units are expiration dates
- Residents are paying an average of 51% of income on housing & transportation costs

The Needs

What are the Needs in Amesbury?

- Need to take a look at what can be charged for a SHI unit (i.e., $1,100 a month). Look at specific Shi developments
- Look at developments that aren't certified and what they are charging for rents
- What is considered an affordable rate for Amesbury by DHCD
- Elderly on Medicare
- Town-managed assisted living/Senior housing has (1-2 year waiting list).
- 10,000 people per day turn 65
- Percentage of units that are ADA?
- City is using CDBG for housing rehab which could be used to make the home more accessible for elderly/disabled
- Consideration for homelessness
- Young families who returned who want to stay in Amesbury
- Young people not coming back to Amesbury – going to NH
- Concern about gentrification
- Affordable homeownership will be a concern
- Empty-nesters concerned about kids coming back
- What do we have available to address the free-market issues to allow our kids to come back? Rent-Control?

The Needs

What are the Needs in Amesbury?

- Accessory dwelling units as a strategy (for returning kids and seniors)? Check out what Colorado Springs did
- 2-family units keep things affordable – strategy?
- Constraints are holding us back – water/sewer, brownfields, density, increased traffic, community character.
- NIMBY
- How do we address the resistance to what we know we need more housing stock?
- Use of Historic Preservation By-law to create more housing in restored barns/structures?
- Meet the needs of Amesbury residents first
- Transportation choices (timing, location, price, etc.) are not keeping up with where people are living
- Housing that is being built is not ADA accessible – bare minimum development.
- ADA accessibility around Amesbury is also a concern
- Regional/local non-profit developers are needed
- Challenge in bringing in lots of financing mechanisms (CDBG, DIF, etc.) to meet needs
- Old housing stock that have oil and inefficiencies

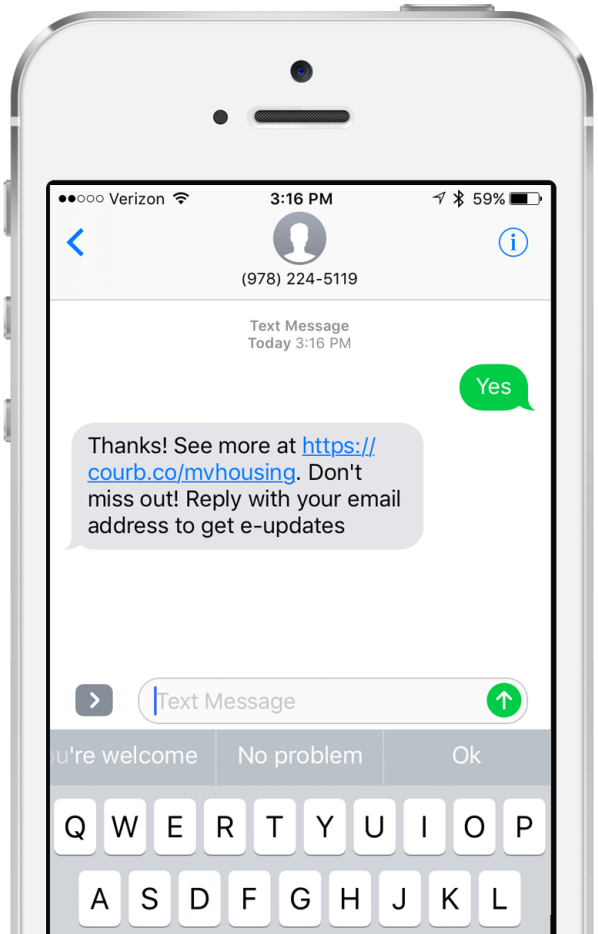
Merrimack Valley Regional Open House #2:

Goals & Strategies

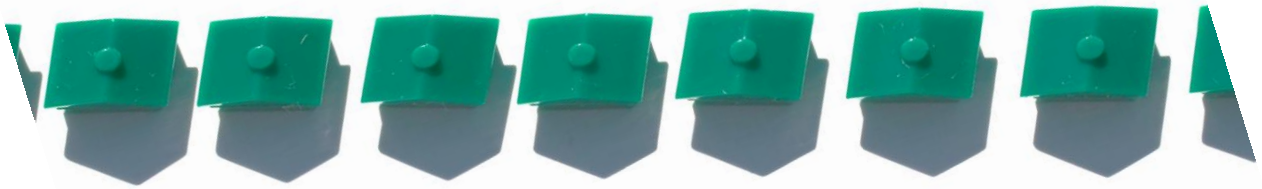
September 27, 2017 @6pm

Barking Dog Ale House
77 Washington Street, Haverhill

For project updates, text **YES** to **(978) 224-5119**



Questions??



Website: http://mvpc.org/programs/regional-housing-plan/
Facebook: mvpc.org
Twitter: @MVPCPlanning