Merrimack Valley Planning Commission
plan * develop * promote

2023 Merrimack Valley Regional Housing Plan

Methuen Community Housing Workshop #2: Strategies

@MVPCPlanning
#MerrimackValley

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

Project Goal

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

Project Accomplishments To-Date

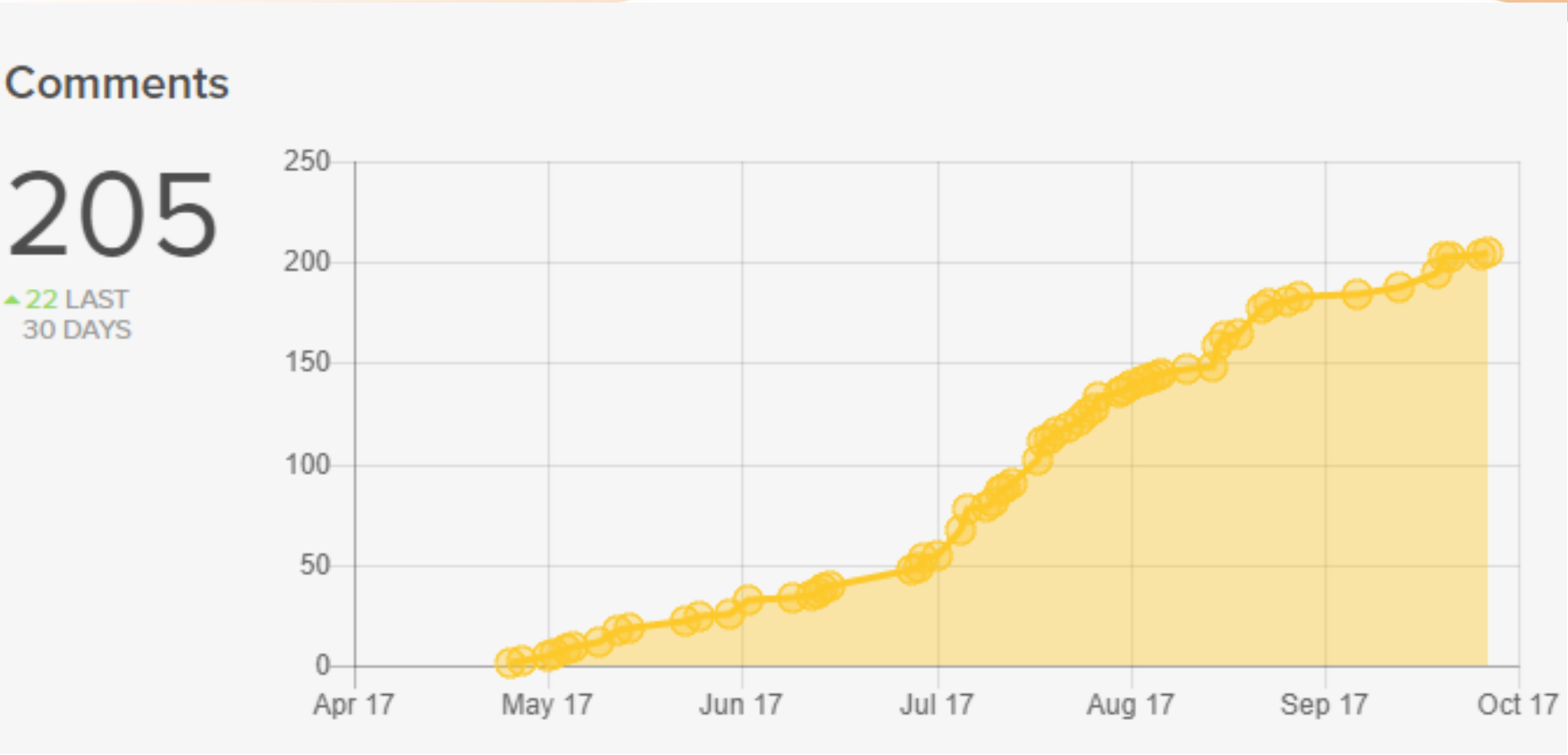
Community Workshops = 12

People engaged = 300+

Data compiled 43 data sets x 15 communities.
Many sources consulted

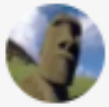
Needs Assessments Completed = 13

coUrbanize Feedback



1,120 visits by 585 unique people

coUrbanize Feedback



Kevin Hocker
Jul 5, 2017

More starter single family homes are needed. The only new construction I see around town are very large, expensive colonials or condos. We need something in between for growing young families.

FLAG Share

Leah Zambernardi
May 4, 2017

West Newbury is creating affordable units through Inclusionary Housing. We continue to work on that, but need to also think about encouraging housing that is affordable to moderate income households (i.e. those earning 60 to 120 percent of median income)

SUPPORTED 5 S

coUrbanizer via Text
Jul 22, 2017

Groveland idea
Groveland needs elderly and "step-down" housing for older folks selling their homes.

SUPPORTED 1 SUPPORTER FLAG Share

Methuen
Methuen

SUPPORTED 1 SUPPORTER FLAG Share

homes) and more senior housing. The senior population is increasing. Thank you for seeking input.

SUPPORTED 2 SUPPORTERS FLAG Share

2. Homeownership

How can we create more affordable homeownership opportunities in the Merrimack Valley?

I think...

0 / 250 words

Participation on coUrbanize is subject to our Community Guidelines.

Skip Submit

Sort by: Most popular Category: All

Merrimack Valley Regional Housing Plan

Merrimack Valley Planning Commission
MassHousing
DLS Division of Local Services, MA Department of Revenue
dhcd Massachusetts

Housing Preference

Top Votes: Multi-Family

2nd: Single-Family

3rd: The Tiny House!!

Project Next Steps

1. Hold 2nd Community Workshops
2. Continue with coUrbanize polls
3. Develop Regional and Local Goals and Strategies
4. Finalize/Adopt Local Housing Plans

Housing Needs

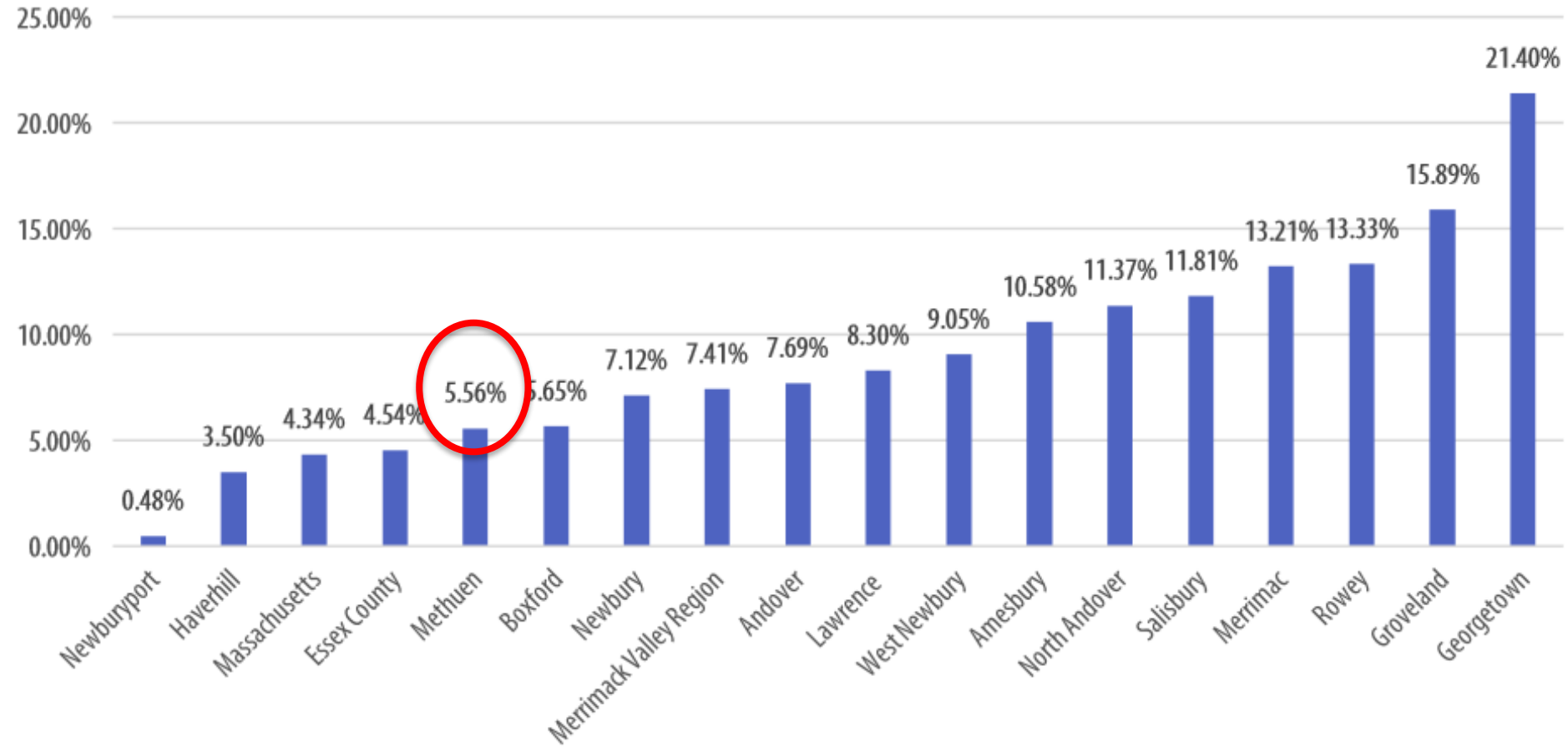
The Data

Sources

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

Household Growth 2000-2015

Source: US Decennial Census 2000; ACS 2011-2015



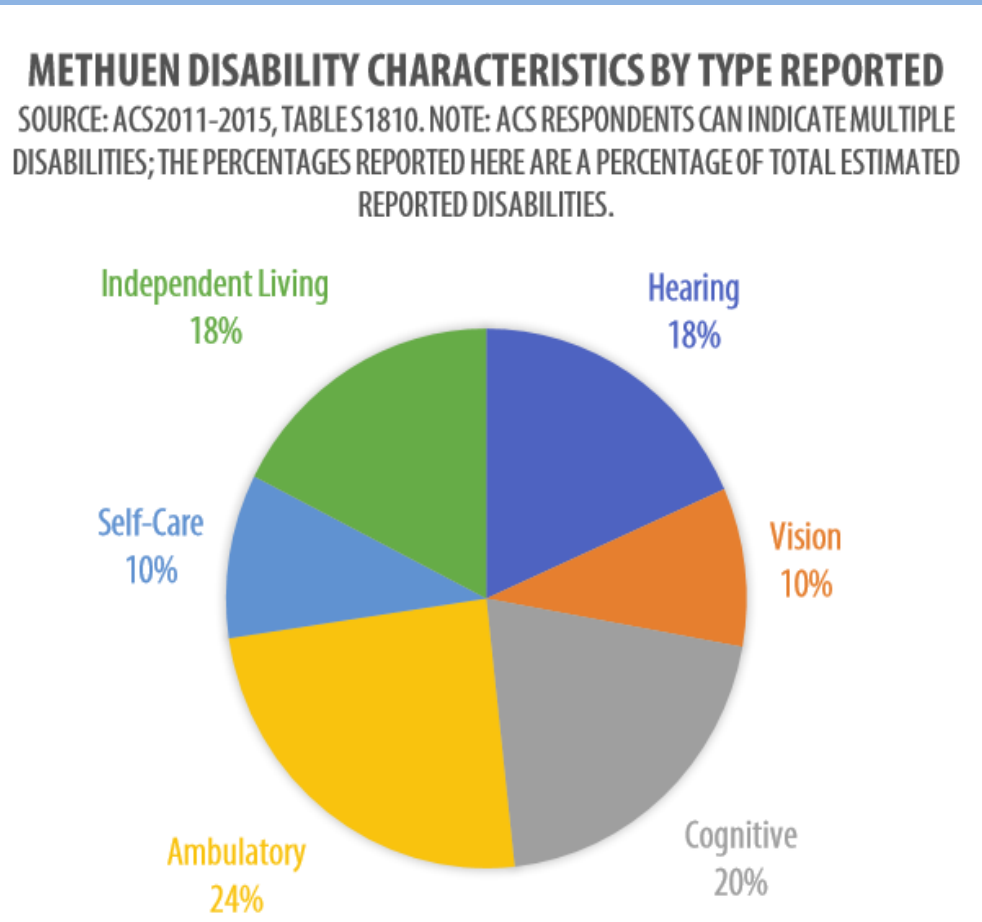
Change in Methuen's Household Characteristics, 2000-2015

	2000	2010	2015 Estimate	% Change from 2000-2015
Population	43,789	47,255	48,607	11.00%
Households	16,532	17,529	17,451	5.56%
Households with individuals under 18 years	5,885	6,243	6,352	7.94%
Single Person Households	4,181	4,373	4,188	0.17%
Average Household Size	2.62	2.67	2.76	5.34%
Average Family Size	3.17	3.21	3.29	3.79%

Source: US Decennial Census 2000, 2010, ACS 2011-2015, S1101, DP-1

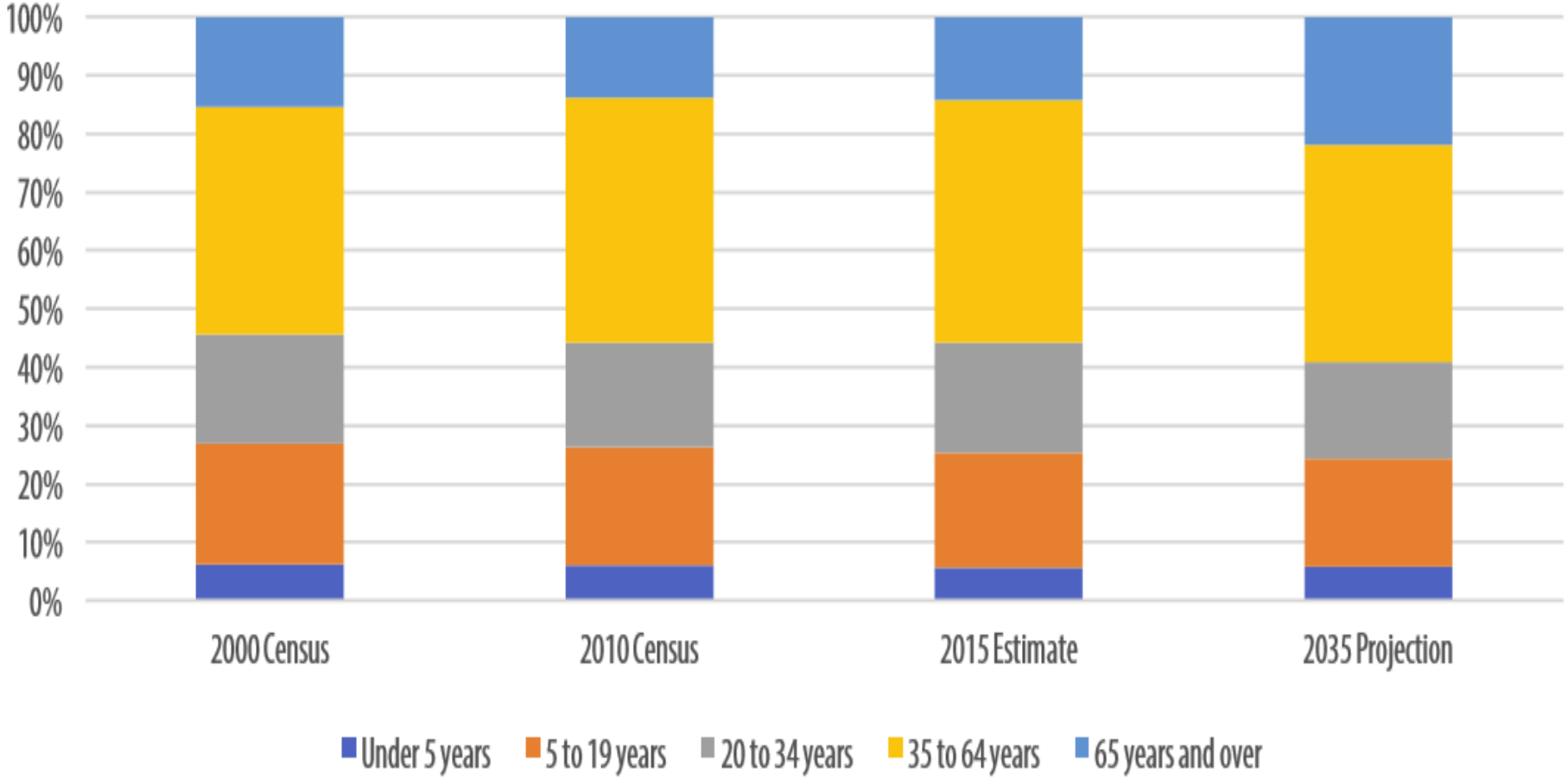
Disability by Age in Methuen, 2015

	Methuen	
	#	%
Total with disability	**5,550**	**11%**
Under 18 years	539	5%
18-64 years	2,802	9%
65 + years	2,209	33%

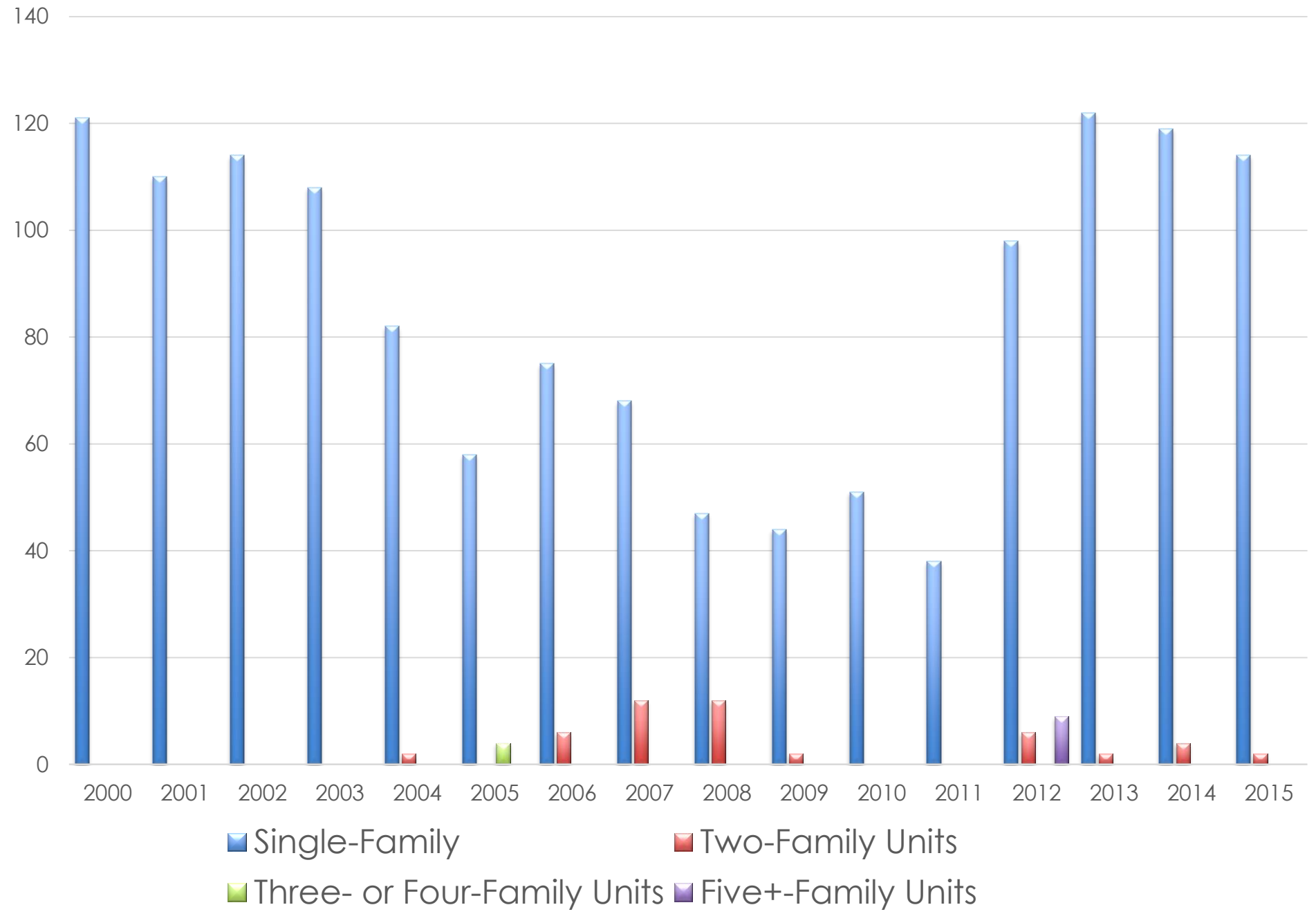


Methuen Age Distribution Projections

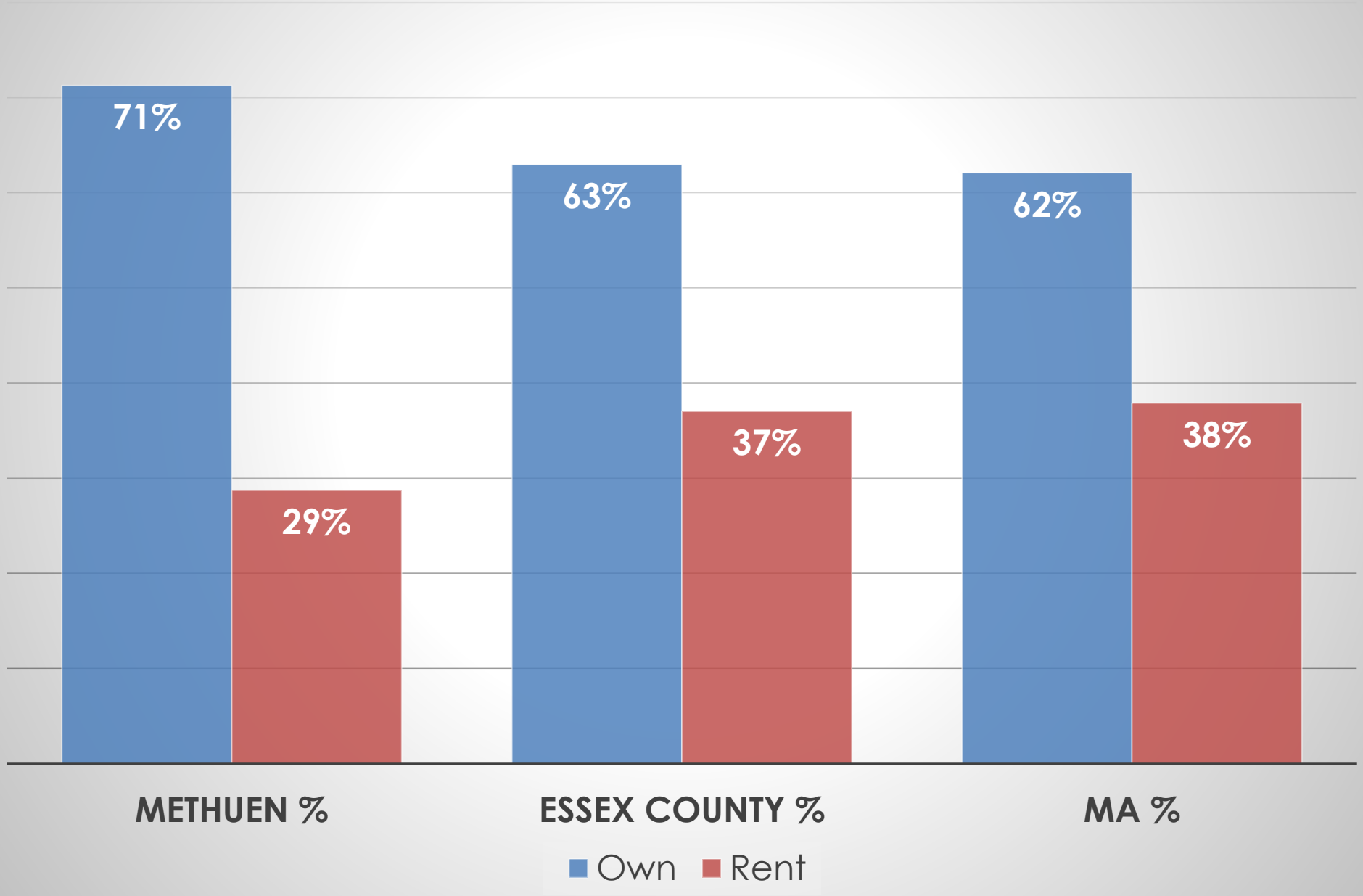
Source: UMass Donahue Age/Sex Details 2013; U.S. Decennial Census 2000 and 2010; ACS 2011-2015



Methuen Building Permit Activity: 2000-2015

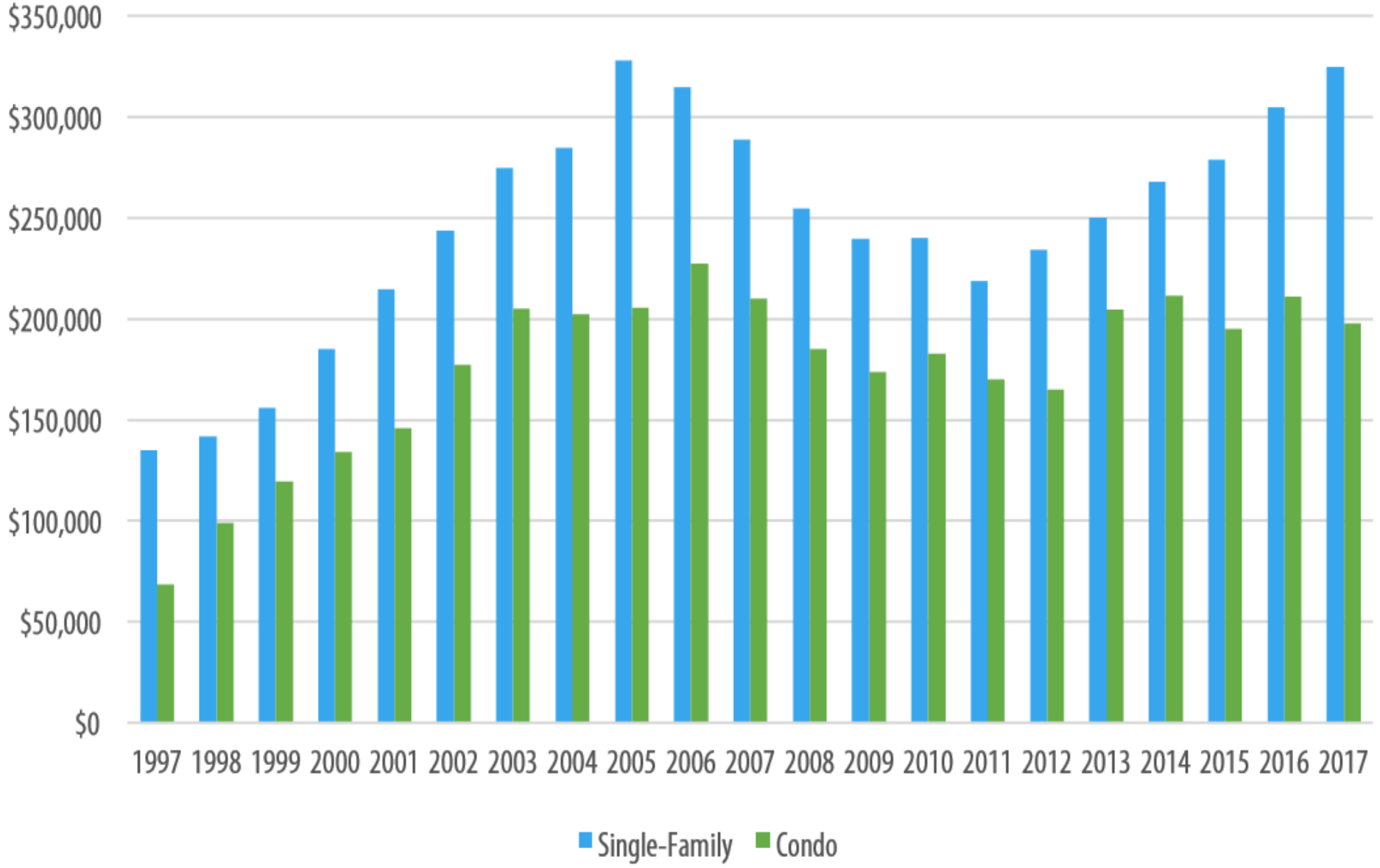


Owner vs. Renter for Methuen, Essex County and State of MA: 2015



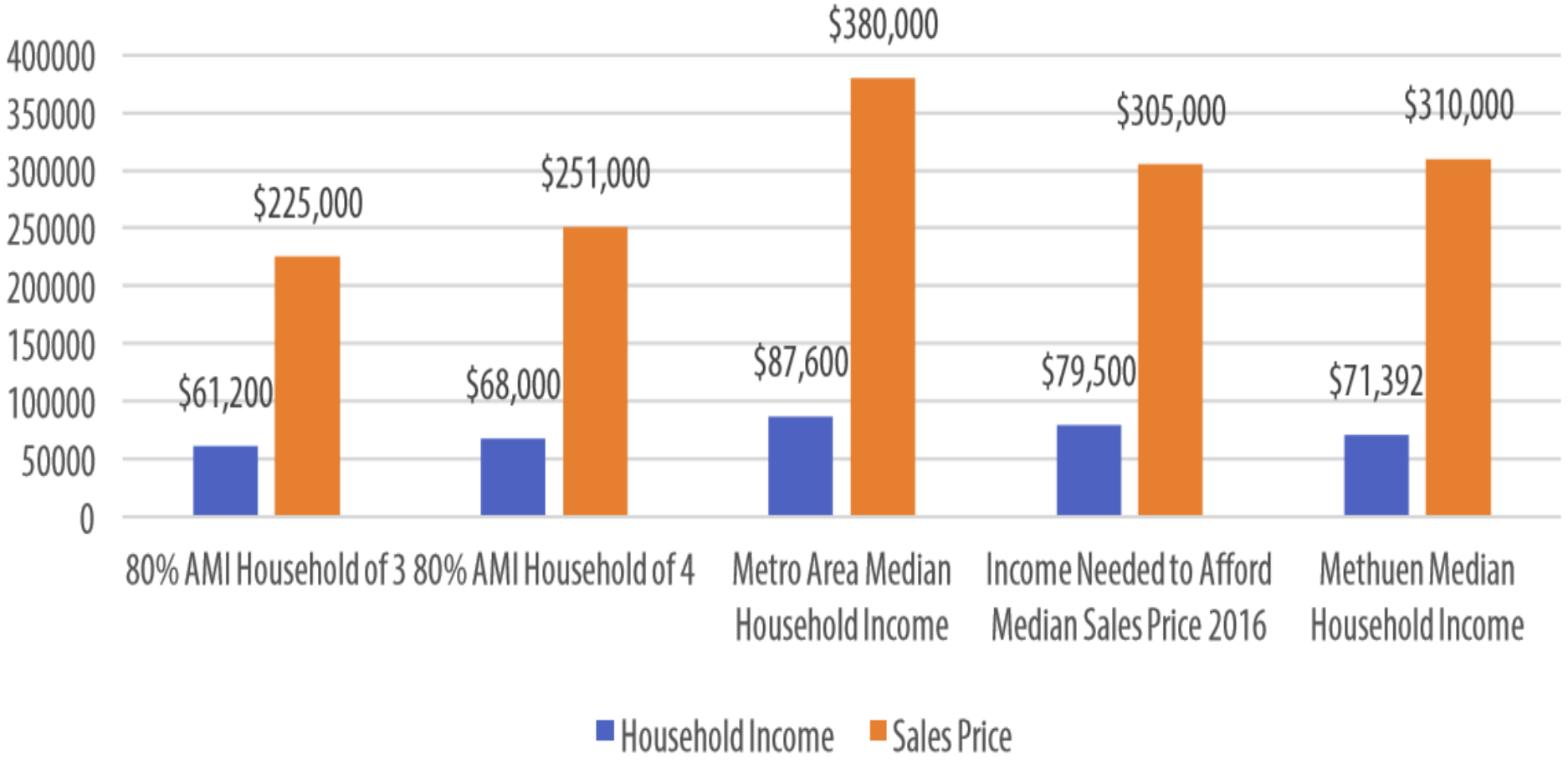
Median Sales Price 1997-2017

Source: The Warren Group Town Stats, accessed August 2017



Annual Income Needed to Afford to Purchase a Single-Family House

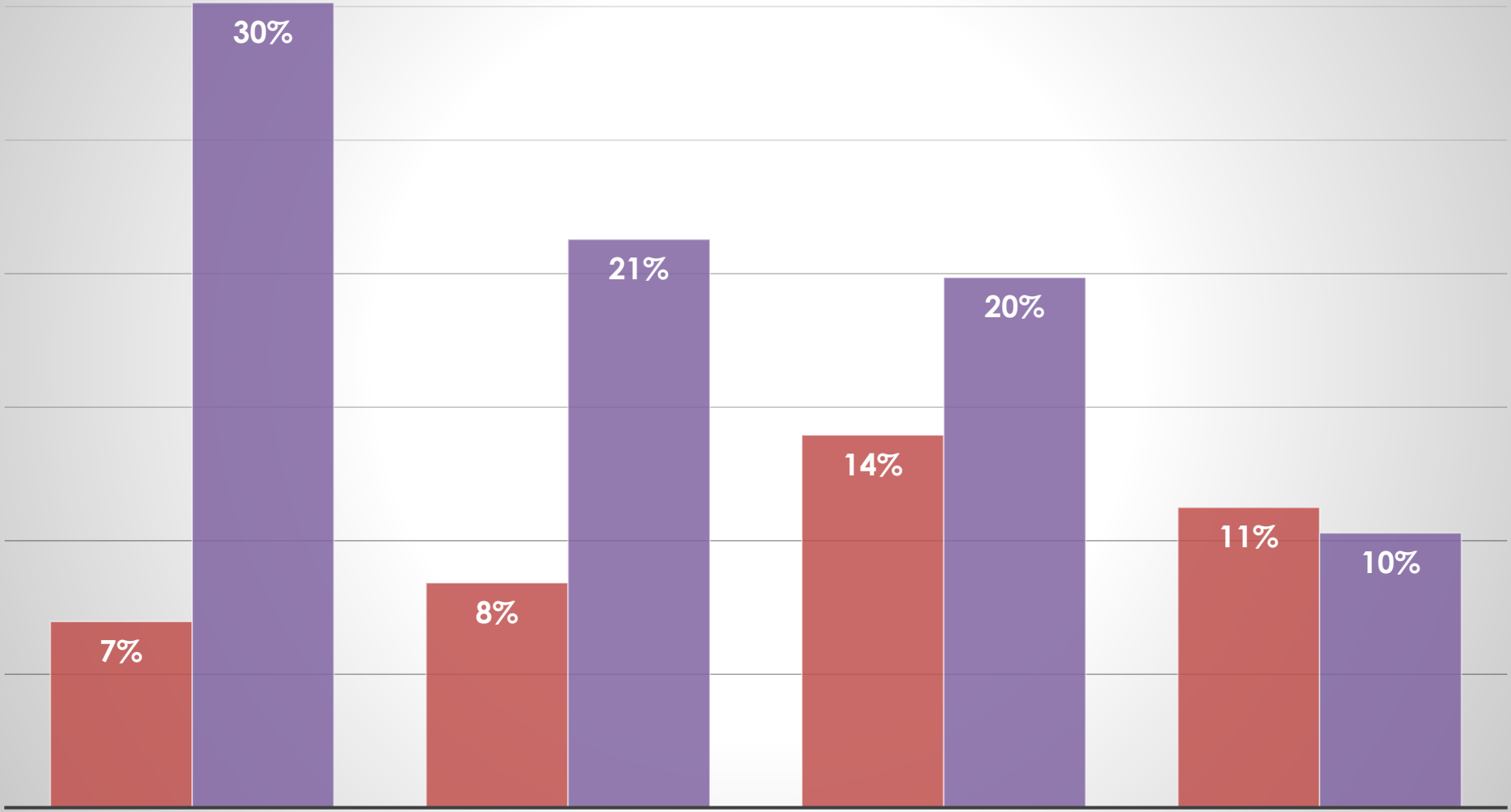
Source: DHCD Sales Price Calculator, Author calculations using FY2017 tax rate, and assuming 30-year fixed mortgage, 20% downpayment, 4.20% interest rate.



Rent Affordable to Two-Person Households by Income Limit, 2017

% of Area Median Income (AMI)	Two-Person Household Income Limit	Rent Affordability
< 30% AMI	$21,050	$526
> 30% and < 50% AMI	$35,050	$876
> 50% and < 80% AMI	$54,400	$1,360
Area Median Income	$87,600	$2,190

Cost Burden in Methuen: Owner vs. Renter, 2015



Mapping

Housing Strategies

Themes

- Population is growing faster than region, household size is increasing
- Composition of households has changed – more households with children
- Elderly (65+) population is estimated to double by 2035
- 30% of family households with children under 18 are single-parent
- Lower percentage of renter occupied housing than region
- Building permit activity focused on single/two-family units
- 42% of households are at or below 80% Area Median Income
- Housing cost burden is most common in smaller families in Methuen.

How can we achieve the goals from our exercise?

What strategies are consistent with the top needs presented in the Needs Assessment?

Overall Regional Housing Needs

Despite diversity of types of communities, there are common regional housing needs:

- Support for seniors to age in place and age in community
- More rental housing
- Greater diversity of housing options, including multi-family, congregate, transitional, and accessible housing
- Housing rehab for older housing stock
- Affordable homeownership options

Potential Strategies

- Affordable Housing Trust Fund
- Implement 40R District if approved (up to 600 residential units projected)
- Utilized incentive payments to supplement an Affordable Housing Trust Fund or new AH units.
- OSRD already has inclusionary requirement (10%)
- Review subdivision regulations for consistency with market conditions
- Allow accessory dwelling units already in all districts, relatives only– question on size (700 sf), is it appropriate?
- Reconsider passing Community Preservation Act Program
- Consider converting existing City-owned buildings for housing

Potential Strategies

- Use of Historic Preservation tax credits to rehab existing housing – unlock the potential for individual homeowners to use these credits (education/communication)
- How does the City hold themselves accountable in implementation of the plan?
- Continue to balance preservation of open space in Methuen while developing housing
- Maintaining older housing stock – existing CDBG housing rehab funds
- Consider adopting a mixed used district along Merrimack Street to support housing and commercial/retail development (consistent with a TIP to conduct landscaping improvements)
- Build under $300,000 homes
- Partner with CDCs to develop affordable housing (following successful models throughout the region)

Questions?

Stay Involved!

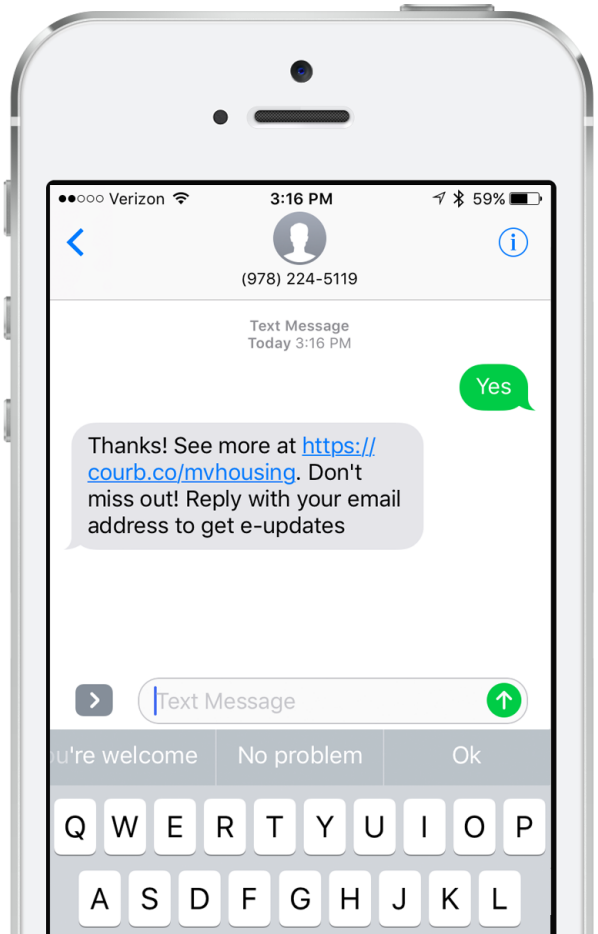
Regional Open House #3:
January 24, 2018 ~ Newburyport

Website: http://mvpc.org/programs

Facebook: mvpc.org

Twitter: @MVPCPlanning

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



Thank you
for
Attending!
LOFTS