Newbury 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
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  = 14

People engaged  = 300+

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

Needs Assessments Completed  = 13
1,120 visits by 585 unique people
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.

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).

coUrbanizer via Text  
Jul 22, 2017

Groveland idea

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

Methuen idea

Methuen is in need of older (apartments and homes) and more senior housing. The senior population is increasing. Thank you for seeking input.
2. Homeownership

How can we create more affordable homeownership opportunities in the Merrimack Valley?
Top Votes: Multi-Family
2nd: Single-Family
3rd: The Tiny House!!
Project Next Steps

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

- U.S. Census
- American Community Survey (2011-2015)
- MassDOT
- MA Department of Housing & Community Development
- U.S. HUD
Household Growth 2000-2015

Newburyport: 0.48%
Haverhill: 3.50%
Massachusetts: 4.34%
Essex County: 4.54%
Methuen: 5.56%
Boxford: 5.65%
Newbury: 7.12%
Memphremagog Valley Region: 7.41%
Andover: 7.69%
Lawrence: 8.30%
West Newbury: 9.05%
Amesbury: 10.58%
North Andover: 11.37%
Salisbury: 11.81%
Merimac: 13.21%
Rowley: 13.33%
Groveland: 15.89%
Georgetown: 21.40%
Newbury Population Growth

Source: U.S. Decennial Census 2000 and 2010; UMASS Donahue Institute Age Sex Details, 2013; ACS 2011-2015, S0101
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<tbody>
<tr>
<td>Population</td>
<td>6,717</td>
<td>6,666</td>
<td>6,854</td>
<td>2.04%</td>
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<tr>
<td>Households</td>
<td>2,514</td>
<td>2,594</td>
<td>2,693</td>
<td>7.12%</td>
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<td>Households with</td>
<td></td>
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<tr>
<td>individuals under 18</td>
<td>955</td>
<td>808</td>
<td>749</td>
<td>-21.57%</td>
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<tr>
<td>years</td>
<td></td>
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<tr>
<td>Single Person</td>
<td>569</td>
<td>597</td>
<td>649</td>
<td>14.06%</td>
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<tr>
<td>Households</td>
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<tr>
<td>Average Household Size</td>
<td>2.66</td>
<td>2.53</td>
<td>2.49</td>
<td>-6.39%</td>
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<tr>
<td>Average Family Size</td>
<td>3.16</td>
<td>3.01</td>
<td>3</td>
<td>-5.06%</td>
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Newbury Age Distribution Projections

Owner vs. Renter in Newbury: 2015

- **NEWBURY %**
  - Own: 80%
  - Rent: 20%

- **ESSEX COUNTY %**
  - Own: 63%
  - Rent: 37%

- **MA %**
  - Own: 62%
  - Rent: 38%
Area Median Income: $91,168
Median Sales Price 1997-2017
Source: The Warren Group Town Stats, accessed August 2017

Median Sales Price: Single Family - $430,000
Condo - $539,900
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.
Themes

- Population is growing a bit slower than region, household size is decreasing
- Composition of households has changed – less households with children, more single-person
- Elderly (65+) population is estimated to more than double by 2035
- Lower percentage of renter occupied housing than region
- 27% of households are at or below 80% Area Median Income
- 62% of low-income households estimated to be cost burdened
- 3% Subsidized Housing Units – 10% is the Statewide goal
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
Goal 1: Increase the diversity housing options

Goal 2: Increase supply of affordable housing

Goal 3: Expand water/sewer infrastructure capacity to serve more diverse housing
Goal 4: Reduce the vulnerability of Town’s housing stock to climate change

Goal 5: Expand local awareness & support for housing needs

Goal 6: Encourage housing devo which preserves natural & cultural resources
Potential Strategies

• New housing production with a focus on starter homes to encourage 25-34 year olds to stay

• Conversion of single-family homes to multi-unit for supportive services, small-scale multi-family

• Cottage style units for starter homes
Potential Strategies
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

Thanks! See more at https://courb.co/myhousing. Don't miss out! Reply with your email address to get e-updates
Thank you for Attending!