

North Reading Housing Production Plan

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North Reading Housing Production Plan



North Reading Community Planning Commission

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What is affordable housing?

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HUD definition: Spending no more than 30% of income on housing costs

Chapter 40B definition:

- ▶ Subsidized
- ▶ Deed restricted
- ▶ Affirmatively marketed
- ▶ Available to households earning at or below 80% of area median income
- ▶ Current gap of 23 units to meet the 10% state target without considering future growth.

What are Housing Production Plans?

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- ▶ State regulations under Chapter 40B offer communities greater local control over housing development.
- ▶ First step is getting **Housing Plan approval** from the state. Plan must include affordable housing production goals (28 units/year for North Reading based on .5% of year-round housing units) and strategies to address identified local needs and meet these goals.
- ▶ For each one-year or two-year goal met, the Town can receive state **certification** with a 1- or 2-year period during which the ZBA can deny 40B projects without the developer's ability to appeal if they are determined to be inappropriate or not responsive to local needs.

Highlights of Housing Needs Assessment

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- ▶ Population projections indicate 16,500 residents by 2030 with continuing losses of children and substantial gains in older residents with those 65+ doubling in number.
- ▶ Median household income of \$123,103 up 134% from \$52,707 in 1989, higher than the 91% rate of inflation.
- ▶ 1,135 residents or 7.4% claimed a disability.
- ▶ Substantial teardown activity with large homes fueling 75% of new housing growth.
- ▶ Hard to find rental for a 2-bedroom unit for less than \$1,500 requiring an income of \$60,000.
- ▶ \$125,400 income needed to afford the median priced home of \$508,950.

Targeted Housing Needs

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- ▶ Seniors/increasing population with significant cost burdens, more living alone.
 - ▶ Need opportunities to affordably downsize in less isolated settings
 - ▶ Intergenerational housing opportunities
 - ▶ Barrier-free units
 - ▶ Lower maintenance demands
 - ▶ Supportive services
 - ▶ Greater community connections
 - ▶ Walkability

Targeted Housing Needs

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- ▶ Families/few subsidized housing opportunities and long waits and substantial cost burdens.
 - ▶ Need starter housing
 - ▶ Even affordable rents are beyond the means of many families
- ▶ Single individuals including those with disabilities.
 - ▶ Need smaller barrier-free units
 - ▶ Proximity to transportation and services
- ▶ Veterans (632 veterans in North Reading).
 - ▶ Median income of \$49,432 and affordability gap of \$300,000
 - ▶ Need affordable starter housing

Targeted Production Goals

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Type of Housing	Seniors/ Singles 1 bedroom @50%	Small Families/ 2 bedrooms @40%	Large Families/ 3 bedrooms @10%	Total/ 5-year Goals
Rentals @80%	56	45	11	112
Ownership @20%	14	11	3	28
Total	70	56	14	140
Special Needs	(14+)	(6)	(2)	(22)

Housing Strategies

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- ▶ Sources include:
 - ▶ Housing Needs Assessment including targeted housing needs and goals
 - ▶ The Community Housing Workshop held on June 22, 2017
 - ▶ Stakeholder interviews
 - ▶ Community Housing Survey
 - ▶ CPC and Town Planner input
 - ▶ Production goals
 - ▶ Effective strategies from other comparable communities

Capacity Building Strategies

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- ▶ Secure financial resources for affordable housing
- ▶ Establish an Affordable Housing Trust Fund
- ▶ Conduct ongoing community outreach and education
- ▶ Preserve existing affordable housing (including units at Edgewood Apts.)

Zoning Strategies

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- ▶ Allow accessory dwelling units
- ▶ Allow more diverse housing types in more areas
- ▶ Integrate affordable housing in the Open Space Residential Development Bylaw
- ▶ Adopt inclusionary zoning



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Development Strategies

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- ▶ Create a vibrant community center
- ▶ Make suitable public property available for affordable housing (including properties in the Affordable Housing Overlay District)
- ▶ Partner with developers on private properties

Next Steps

- ▶ Finalize Plan
- ▶ Obtain CPC and Selectmen approval and
- ▶ Submit Plan to the state for approval.

