

GROTON'S HOUSING PRODUCTION PLAN

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Montachusett Regional Planning Commission (MRPC)



Funded by the Commonwealth of Mass District Local Technical Assistance (DLTA) Program



PURPOSE OF HPP

A proactive strategy for planning and developing affordable housing,
including:

- Comprehensive Housing Needs Assessment
- Affordable Housing Goals
- Implementation Plan

HOUSING NEEDS ASSESSMENT

- Demographics & Housing Data
- Population & Housing Needs Projections
- Development Constraints & Limitations/
Mitigation of Same
- Infrastructure Capacity

KEY DEMOGRAPHIC FINDINGS

- Total Population increased 83% from 1980-2017 w/ projected increase of 20% by 2040 to 12,773
- Aging population:
 - Median age increased 49% from 30.6 yrs. in 1980 to 45.6 yrs. in 2017
 - 1990 to 2017, # of ppl >65 yrs. has increased 247%
- 9% (1,000 ppl) of population estimated to have a disability
- Young adults (25-44) decreased 27% from 1980 to 2017

KEY FINDINGS CONTINUED

- Median Household Income (ACS) = \$123,918
- Median Family Income (ACS) = \$141,667
- Cost Burdened = Paying >30% of gross monthly income on housing costs
- Housing costs = P&I or Rent, RE taxes, PMI, HI, fees
 - 19% of owners w/out mortgage
 - 30% of owners w/ mortgage
 - 42% of renters

PROPERTY VALUES

	AVERAGE SFD VALUE			
MUNICIPALITY	2000	2010	2019	% CHANGE 2000-2019
Ayer	\$141,634	\$275,964	\$332,635	135%
Dunstable	\$206,175	\$416,275	\$450,855	119%
Groton	\$207,685	\$403,710	\$458,228	121%
Littleton	\$203,375	\$370,111	\$435,302	114%
Pepperell	\$156,708	\$301,105	\$330,066	111%
Shirley	\$131,067	\$290,234	\$309,307	136%
Townsend	\$139,264	\$248,492	\$273,305	96%
Tyngsborough	\$158,042	\$324,403	\$370,028	134%
Westford	\$239,447	\$450,723	\$532,640	122%
Massachusetts	\$236,229	\$373,702	\$434,659	84%

PROPERTY TAXES

	AVERAGE SFD PROPERTY TAX BILL						
MUNICIPALITY	2000	STATE RANK	2010	STATE RANK	2019	STATE RANK	% CHANGE 2000-2019
Ayer	\$1,603	297	\$3,171	234	\$4,534	198	183%
Dunstable	\$3,229	70	\$5,740	56	\$7,692	56	138%
Groton	\$3,907	40	\$6,371	45	\$8,299	48	112%
Littleton	\$2,866	98	\$5,415	61	\$7,940	54	177%
Pepperell	\$2,410	144	\$3,788	163	\$5,476	156	127%
Shirley	\$2,096	204	\$3,573	179	\$4,974	174	137%
Townsend	\$2,404	145	\$3,804	162	\$5,283	165	120%
Tyngsborough	\$3,129	78	\$4,525	106	\$6,265	100	100%
Westford	\$3,946	39	\$6,594	41	\$8,821	45	124%
Massachusetts	\$3,015	-	\$4,390	-	\$5,993	-	99%

MORE FINDINGS

- 92 Home Sales 4/10/19-10/7/19
- Average Sales Price = \$533,700
- 1 multifamily, 14 condos, 77 SFD
- 22 homes <\$400,000
- 6 homes <\$300,000

MONTHLY HOUSING COSTS EXAMPLE

$$\begin{array}{rcl} \text{HOME PRICE} & = & \$250,000 \\ \text{5\% DOWN PAYMENT} & = & \$ -12,500 \\ \hline & & \$237,500 \end{array}$$

Monthly Payment for a 30yr. fixed rate
mortgage @ 4.125% = **\$1,151 (P&I)**

MONTHLY HOUSING COSTS CONTINUED

Mortgage P&I (\$237.5K)	\$1,151
Property Taxes on \$250K value	\$ 377
Homeowners Insurance	\$ 200
Private Mortgage Insurance (PMI)	\$ 99
Homeowners Association Fees	<u>\$ 0</u>
Total monthly housing costs	\$1,827

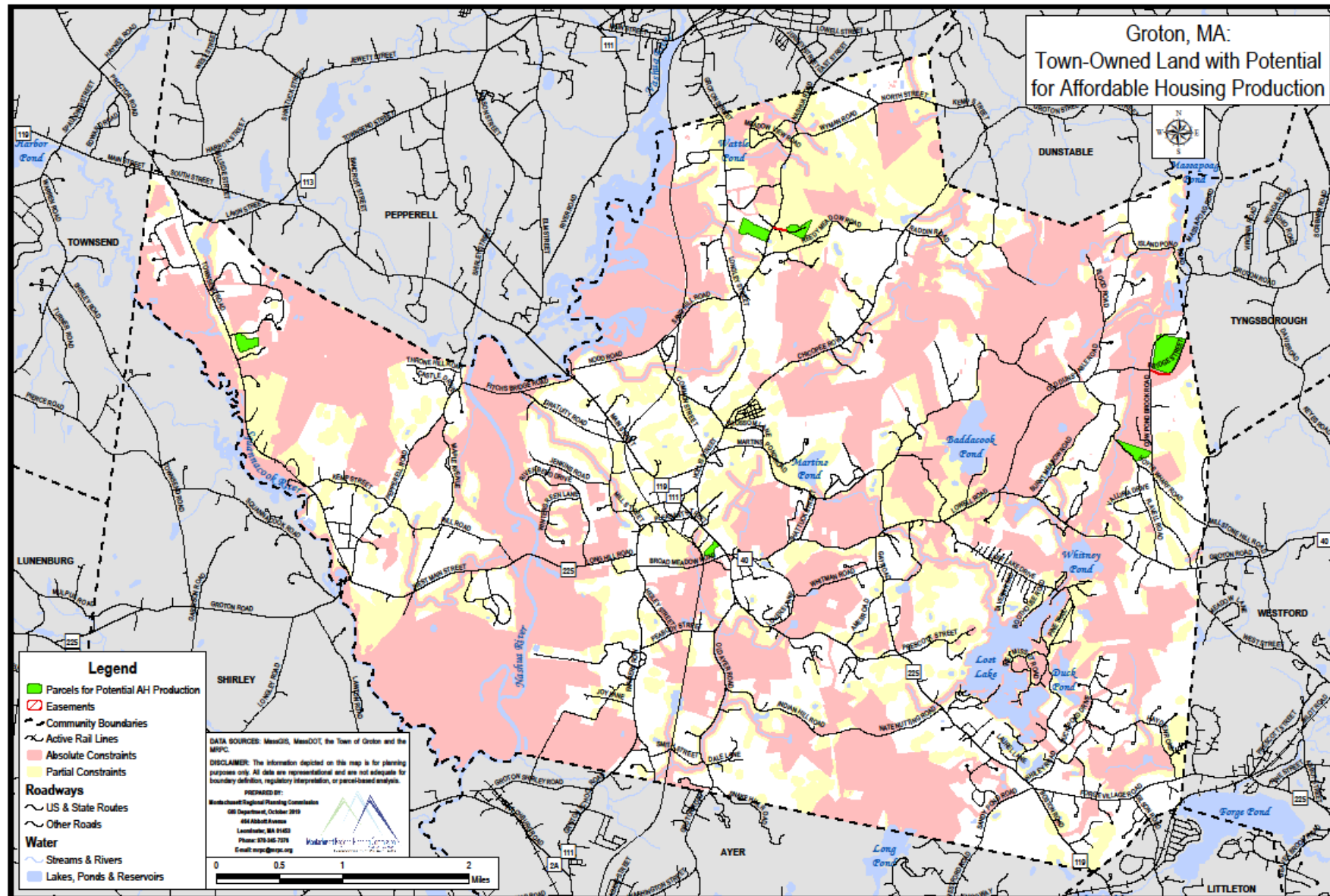
In order to not be cost-burdened, the homeowner would need to have a gross monthly income of at least \$6,090 or \$73K/yr.

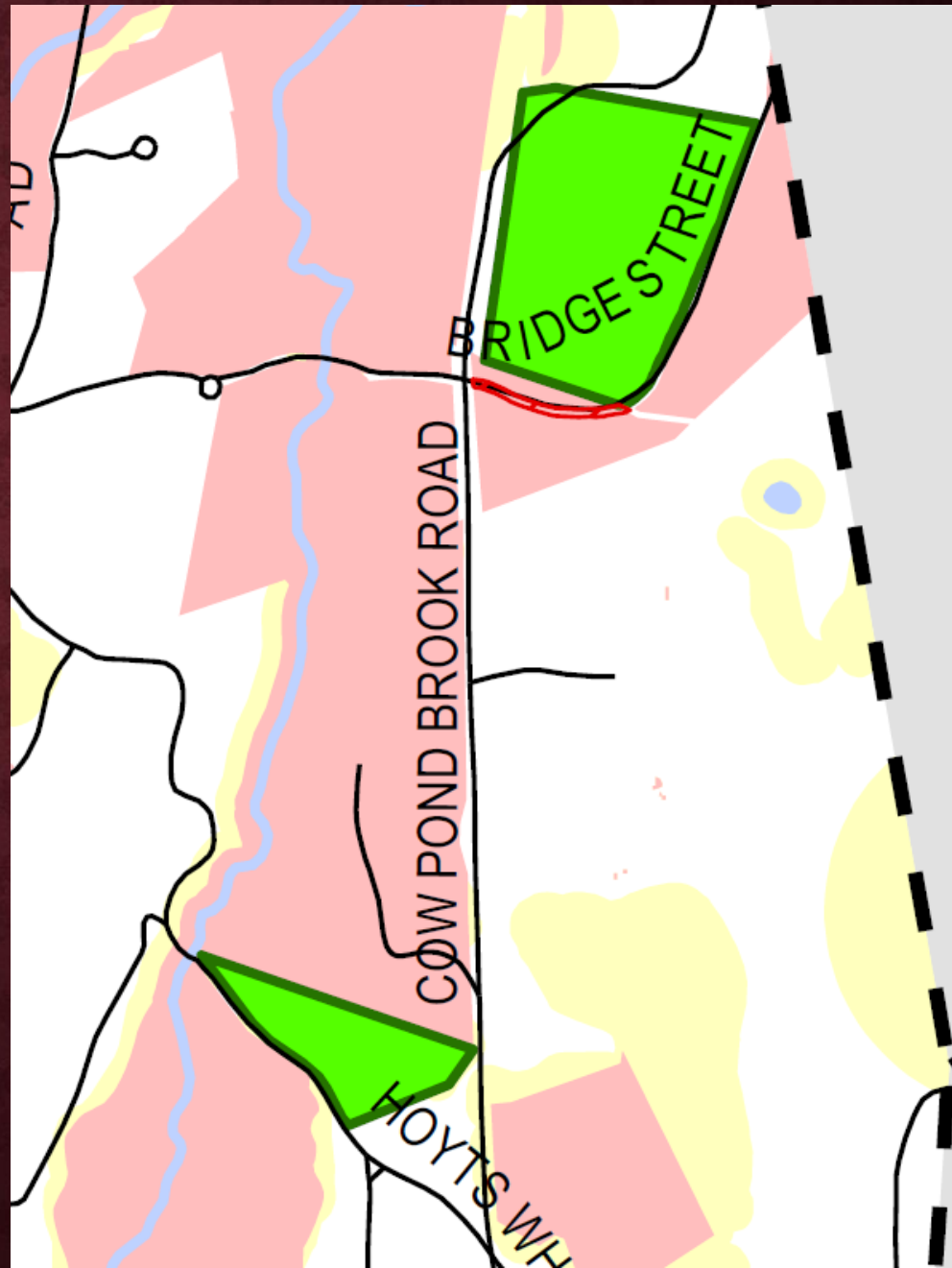
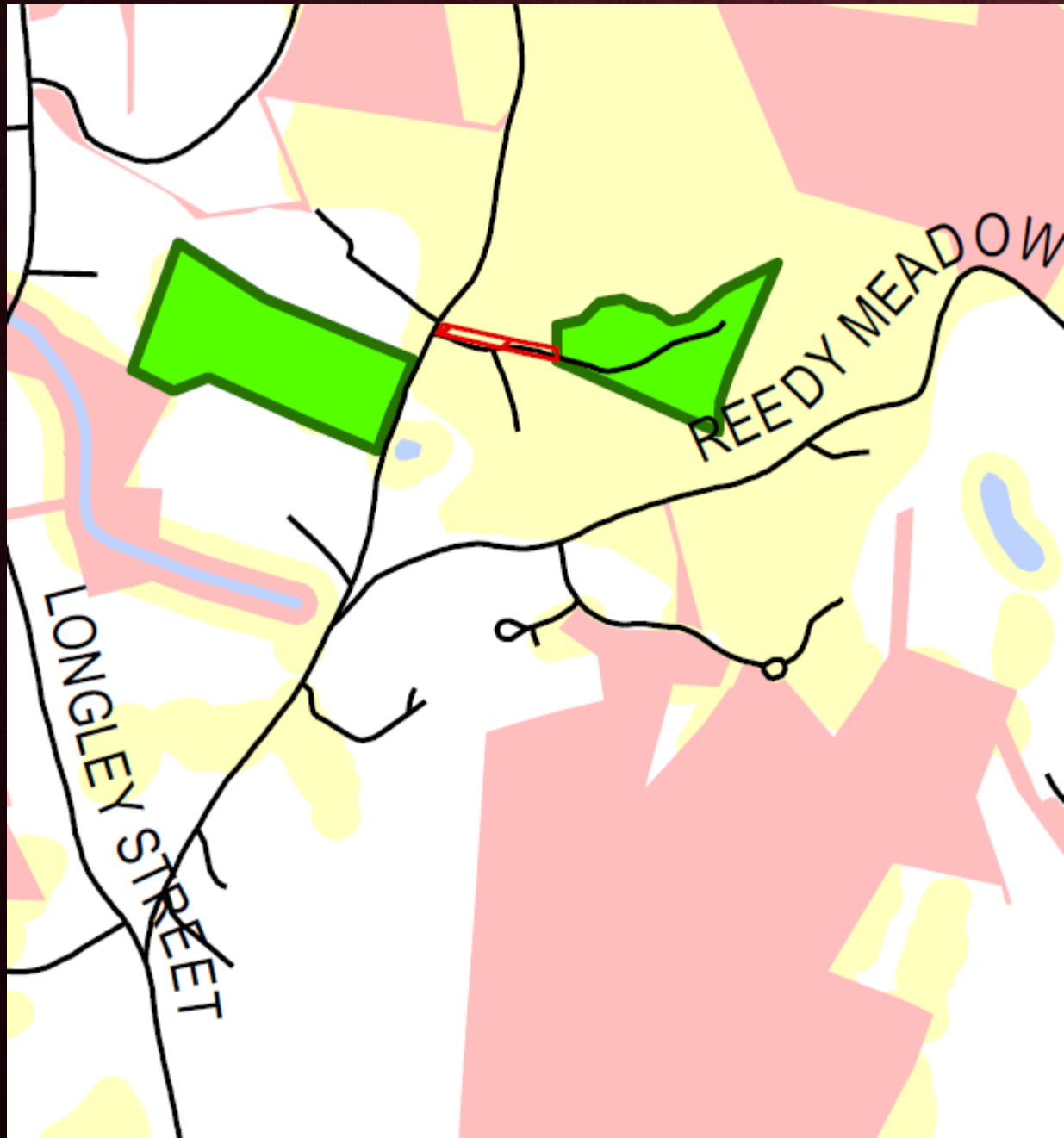
INCOME LIMITS & FAIR MARKET RENTS

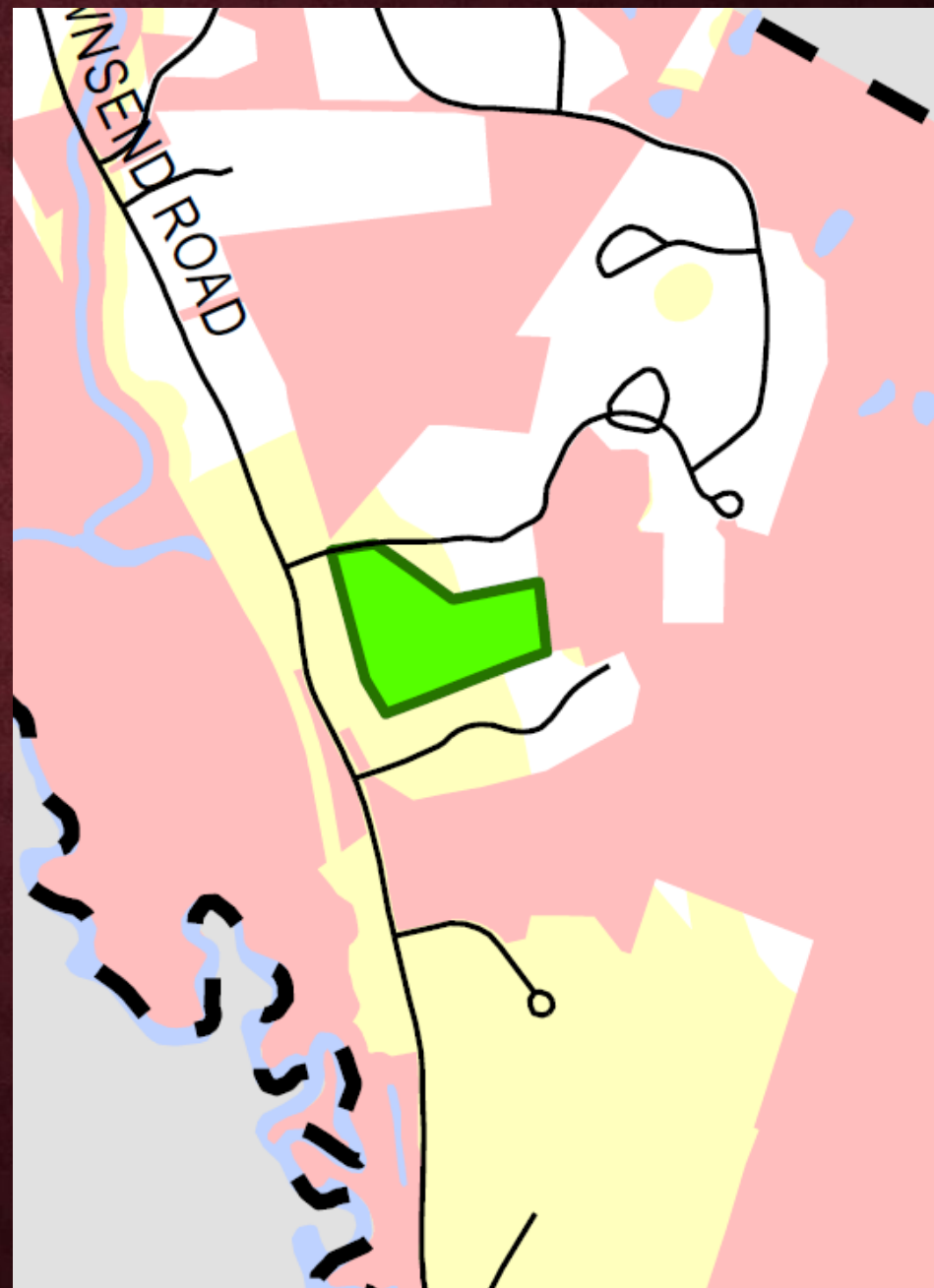
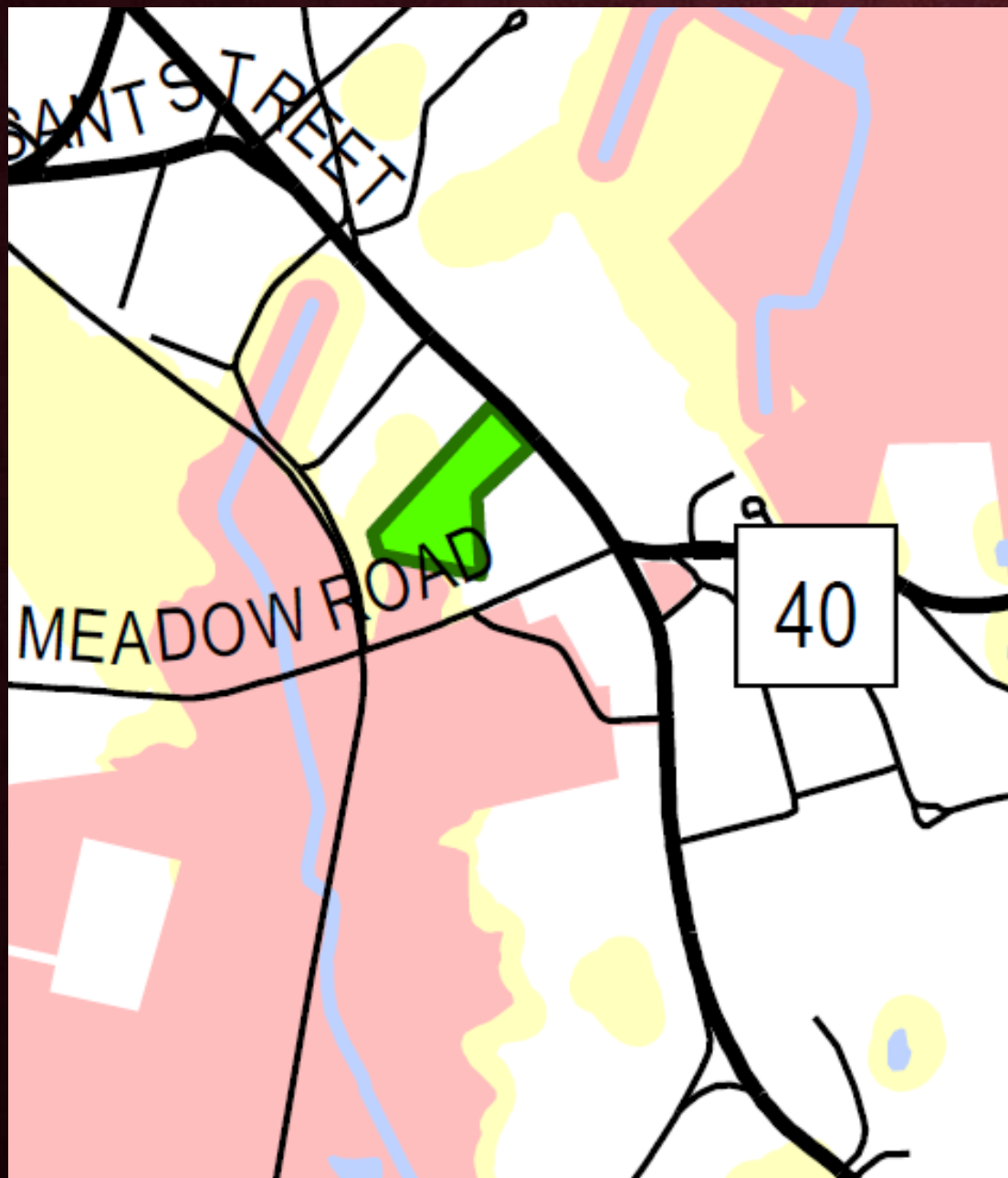
FY 2019 Income Limit Area	Median Family Income Explanation	FY 2019 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Lowell, MA HUD Metro FMR Area	\$107,600	Very Low (50%) Income Limits (\$) Explanation	37,700	43,050	48,450	53,800	58,150	62,450	66,750	71,050
		Extremely Low Income Limits (\$)* Explanation	22,650	25,850	29,100	32,300	34,900	37,500	40,100	43,430
		Low (80%) Income Limits (\$) Explanation	52,850	60,400	67,950	75,500	81,550	87,600	93,650	99,700

Final FY 2019 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2019 FMR	\$1,026	\$1,179	\$1,514	\$1,897	\$2,047

DEVELOPMENT CONSTRAINTS

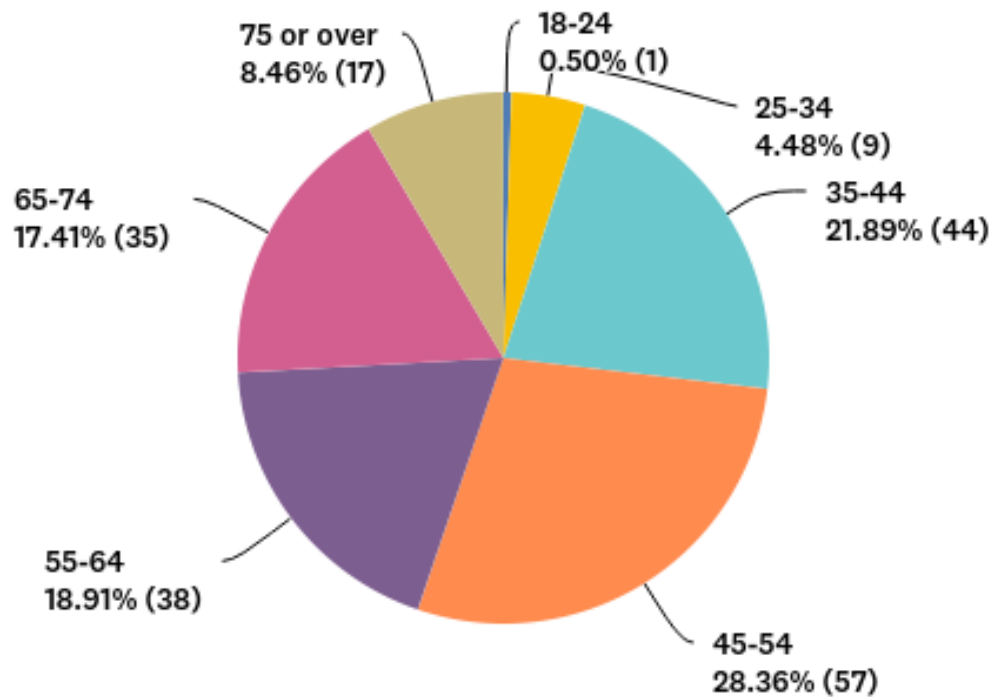




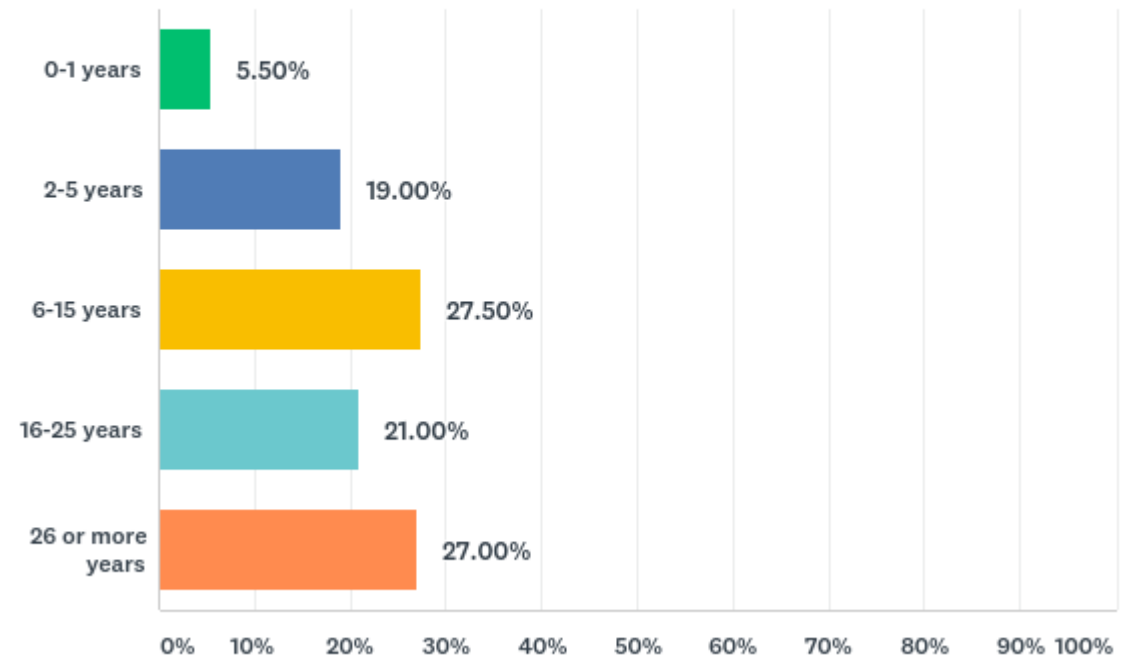


SURVEY RESULTS

Q1 What is your age?

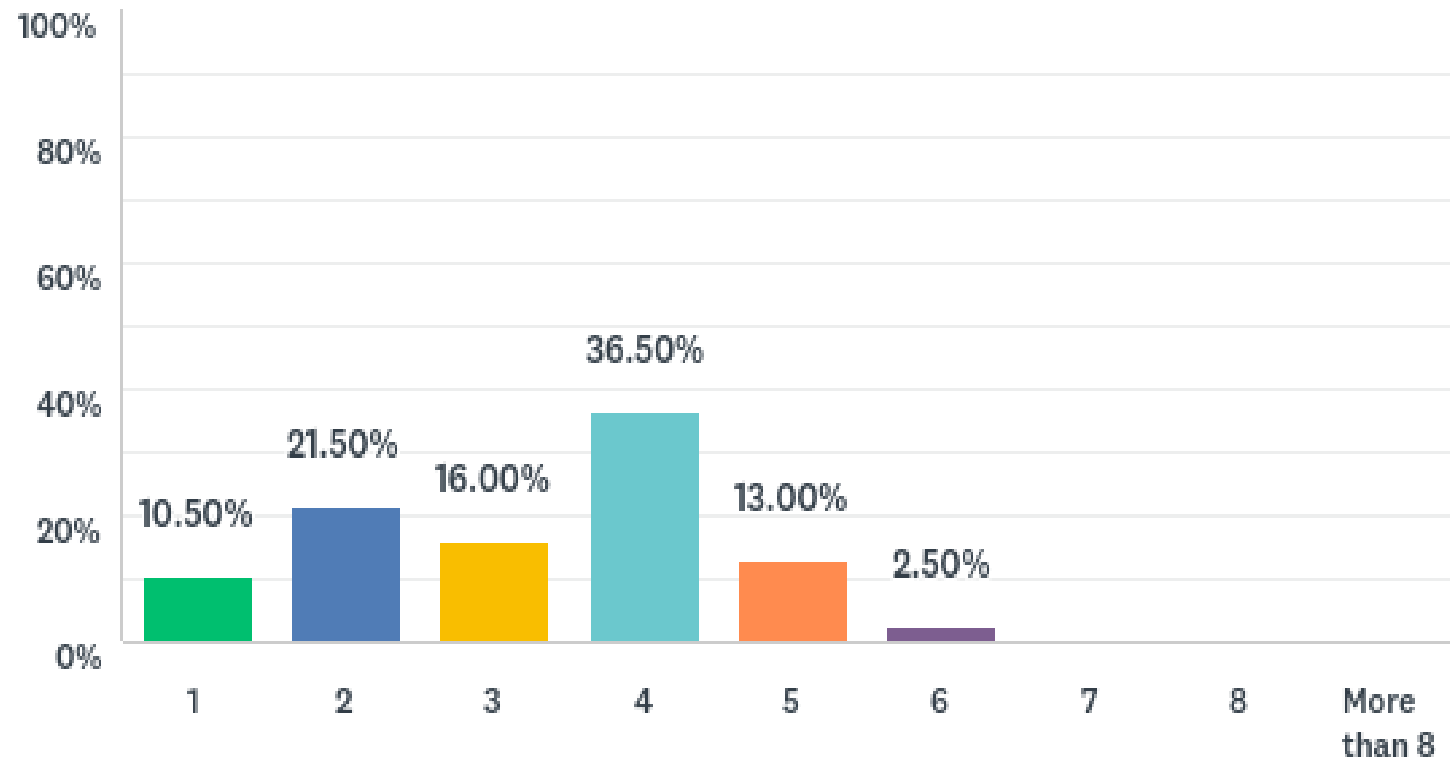


Q2 How many years have you lived in Groton?

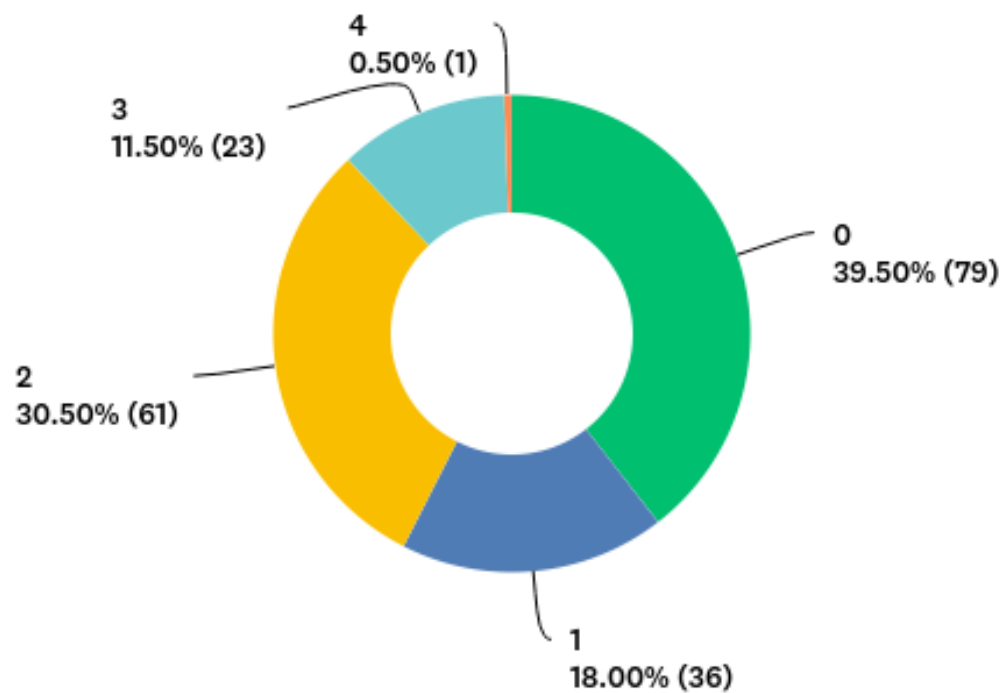


SURVEY CONTINUED

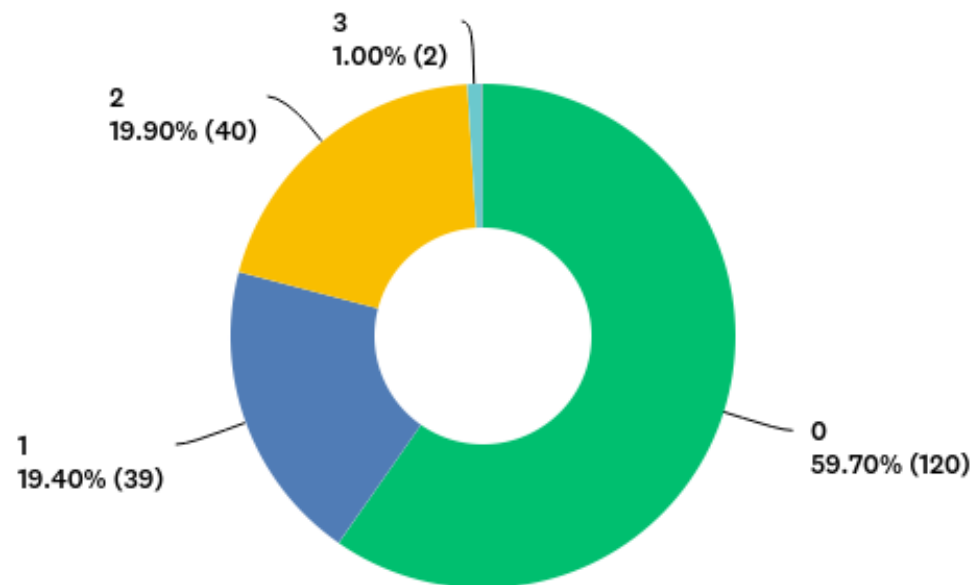
Q3 How many people live in your household?



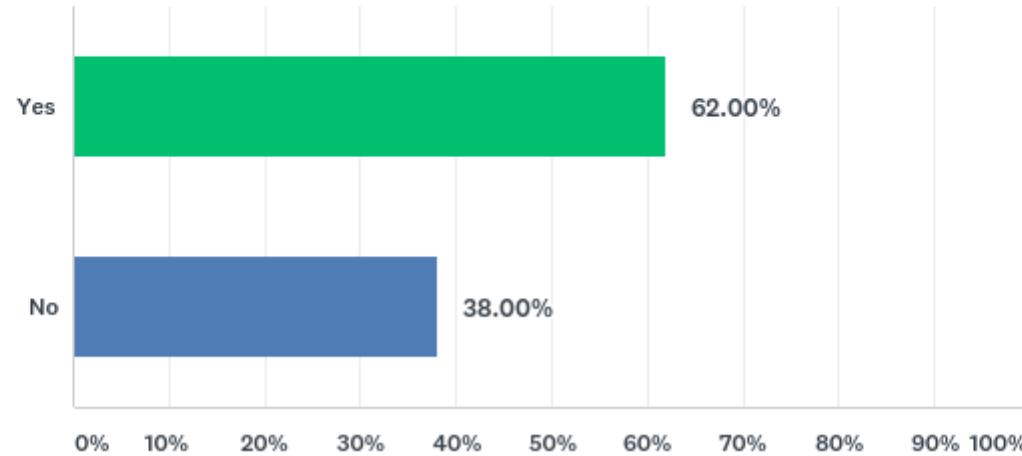
Q4 How many children under 18 live in your household?



Q5 How many adults 60 or over live in your household?



Q6 According to the Commonwealth of Massachusetts, "affordable housing" is defined as housing that costs less than 30% of your household's monthly income. Based on this definition, is your current home affordable for your household?



“Lucky I don’t have a mortgage. RE taxes, home insurance and medical insurance monthly expenses alone put me over the 30%.”

“Because we rent from Groton Housing, otherwise we would not be able to afford rents in Groton”

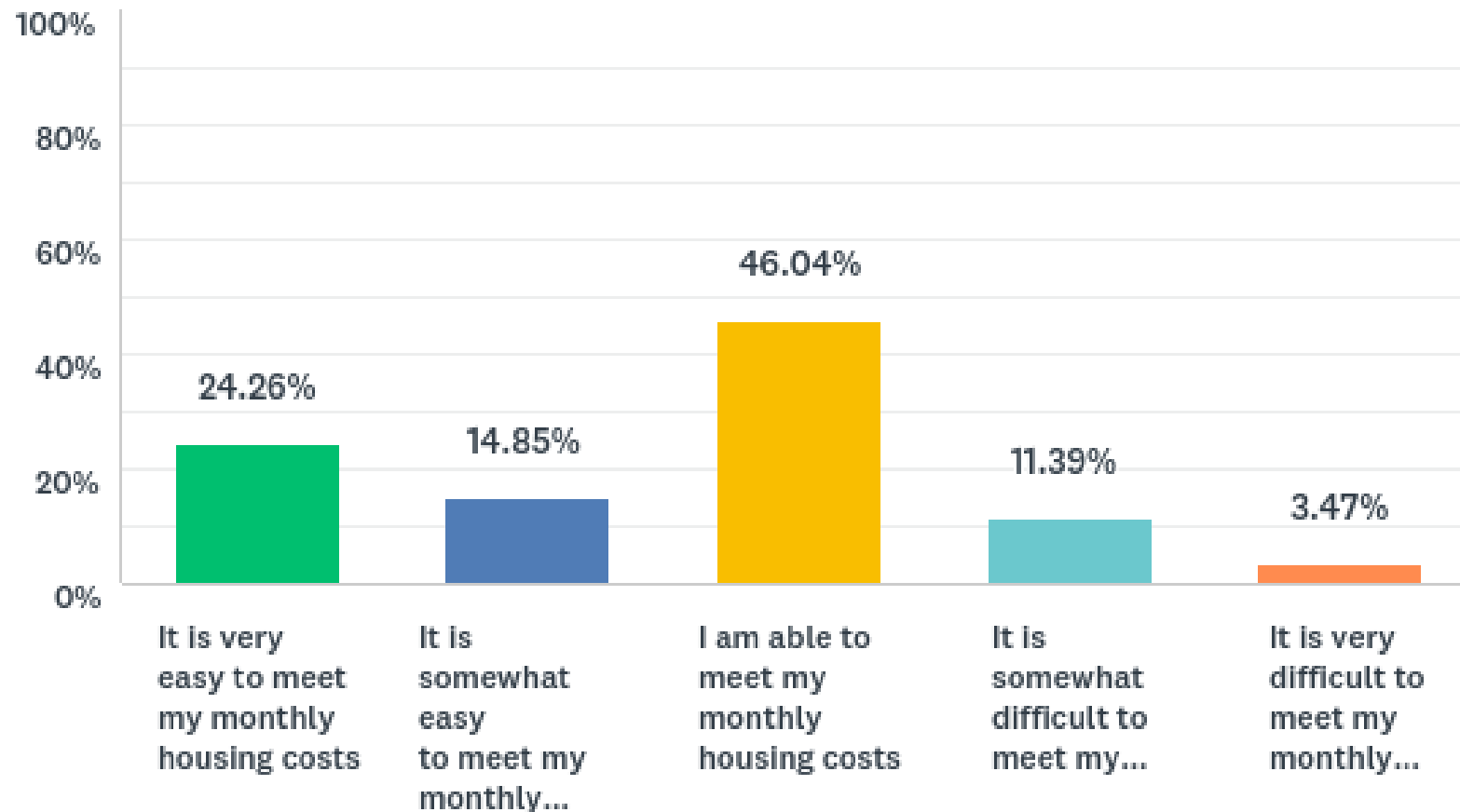
“I rent and was never able to buy a house”

“With taxes this is not the case”

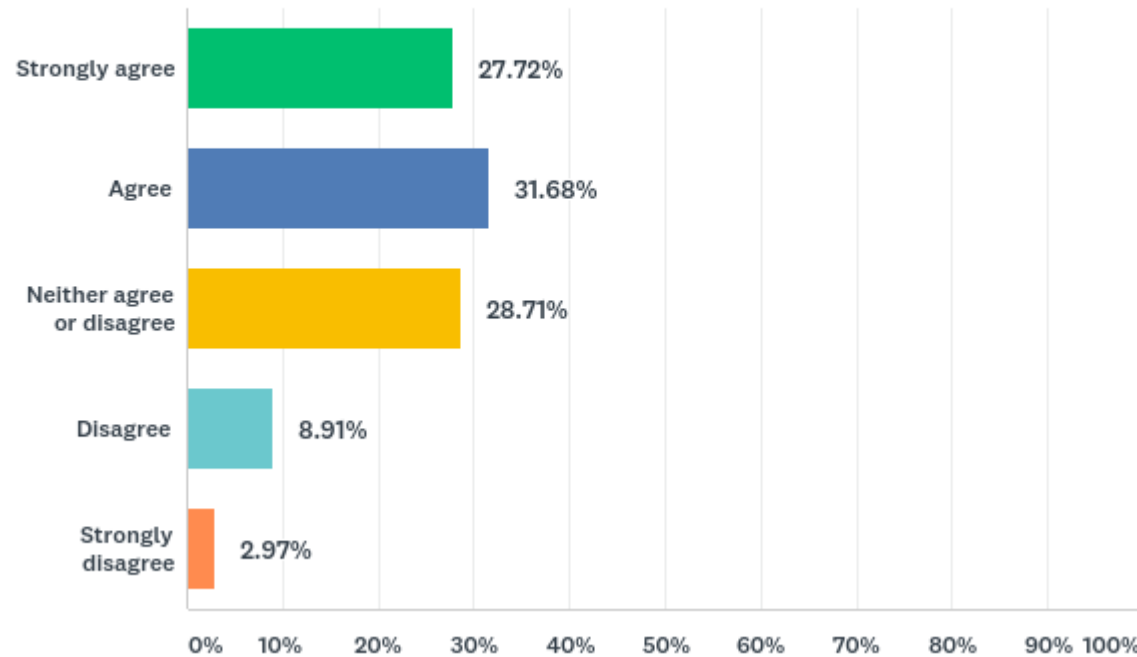
“We are right at 30%”

“Affordable housing in this area is exactly what I need so my son can stay in the same school system and I can remain close to work.”

Q7 How would you describe your ability to meet your monthly housing costs?



Q8 Please evaluate this statement: "It is difficult to find affordable housing in Groton."



"Less expensive properties for purchase are extremely limited. Rental stock is also very limited and rarely affordable."

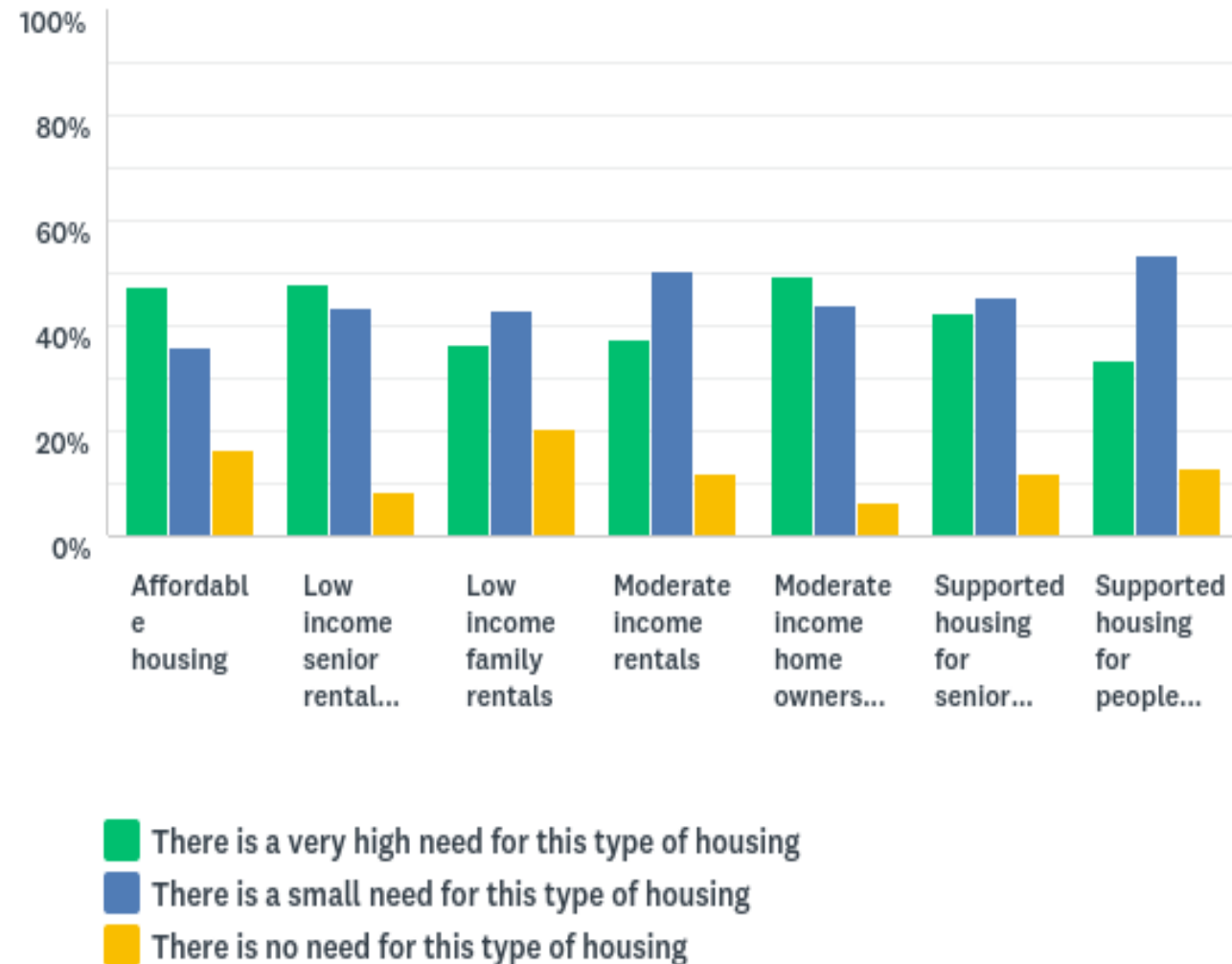
"We have an adult disabled son... Since he is significantly, but not severely impaired, there are no housing options, reserved for the disabled, that is open to him."

"When u r 75 yrs old and still working (part time) to supplement Social Security so u can pay your real estate taxes then something is wrong."

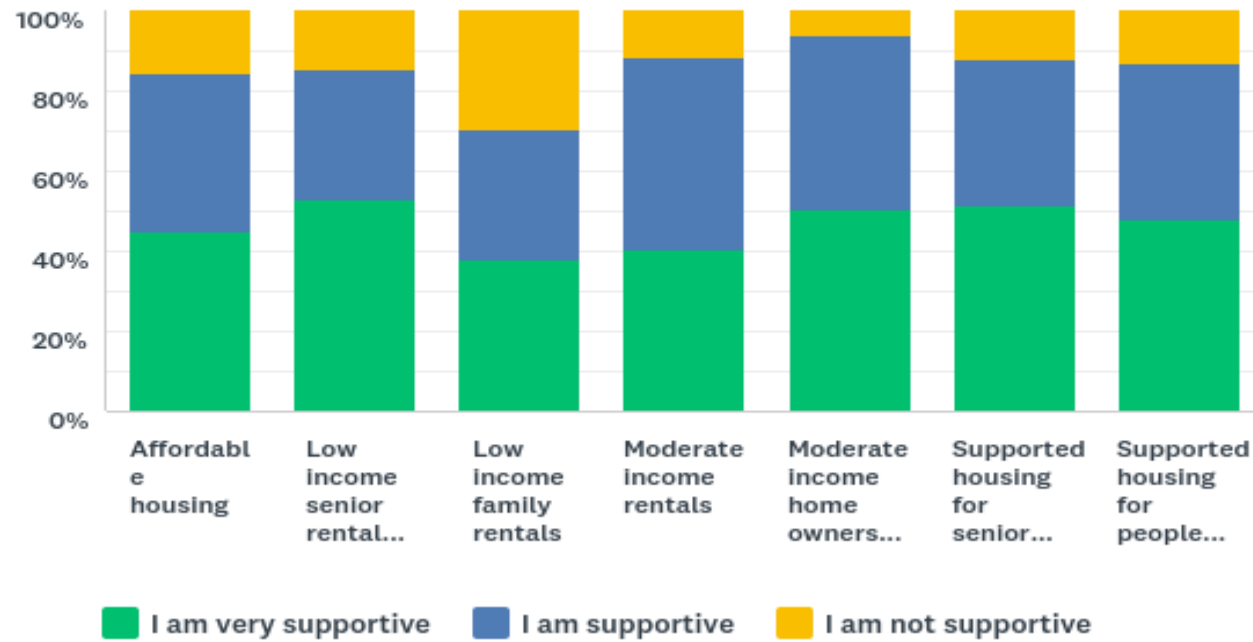
"The housing stock is not diverse (too many big expensive to maintain houses). Few single level homes. We would like to downsize but find it difficult to in this town."

"Unless you have children willing to take you into Boston etc., I foresee it will be difficult to age in Groton."

Q9 Please score the following housing types you think are needed in the Groton community.



Q10 How open are you to the following types of housing in Groton?



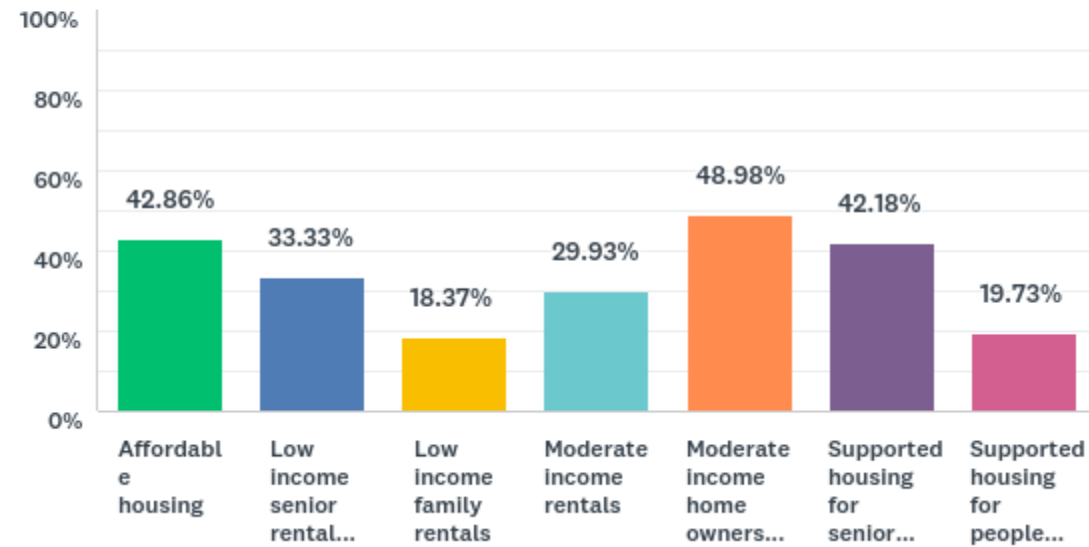
“Regulations should be loosened to allow for multifamily housing and much easier permitting of in-law apartments.”

“I am a community member 59 years and younger with disabilities who depends on others for transportation. It is very difficult living in Groton without transportation services.”

“I don’t feel that Groton has all of the additional support services available needed such as transportation, local shopping ...etc that would also be needed for this type of housing.”

“I am supportive of affordable housing if it doesn’t bring down the value of my home. I am not supportive of low income rentals if it results in an increase in crime.”

Q11 Would you or someone you know benefit from any of the following types of housing?
(Please check all that apply)



“I have many friends that are starting their families while still burdened by massive student loans. Even if they have 2 incomes that get close to the median income in the area it is very difficult to find somewhere to live, especially when looking to purchase in towns with good school districts.”

“We don't need more low income housing in Groton. We need affordable housing”

“My son would benefit.”

“We live in an affluent area of town, but the town really needs diversity in housing options. So no one I know would personally benefit except for the richer diversity of the town.”

Q12. Are there other housing needs in Groton that you would like to see addressed in Groton's new Housing Production Plan?

"Reduction in property taxes; Reduce the burden on the tax payer; Allow commercial development."

"Perhaps more condos for senior citizens based on what I heard at the Senior Center."

"Groton needs to support building homes for new families. Without this, the population will shrink, tax revenue will fall, and the town will face difficulties meeting its obligations and maintaining its standards of operation."

"Permission to build in-law suites. My parents would like to move in with us and we want to build an addition."

"Housing/supported accommodation for individuals recovering from mental health and substance abuse challenges."

"Try to build rental complexes with full time management staff only, to insure only upstanding renters are able to move into our community."

Q13. PLEASE PROVIDE ANY ADDITIONAL COMMENTS YOU WOULD LIKE TO SHARE.

“Change the methodology of determining the tax rate for seniors who are trying to remain in their homes instead of forcing us out of our homes. Maybe we don’t need to build anything. Just adjust the taxes for those of us who are trying to stay in place and not be forced out of our homes.”

“Allow detachable apartments on a single family lot and qualify toward the affordable housing count.”

“Just please no ugly mcmansion developments”

*“Don’t over-develop Groton.
Don’t sellout like Westford!!
Keep Groton Green.”*

“Affordable housing so important to obtain/maintain a town that is vibrant and diverse in various ways. Fully support all efforts to add more affordable housing and additional housing options. Don’t want Groton to become another Newton/Brookline/Concord where only the richest can afford to live.”

DISCUSSION OF AFFORDABLE HOUSING GOALS

- Strategies for a mix of housing types consistent with needs
- Numerical goal for annual housing production is at least 0.5% of its total units $(3,930) = 19/\text{yr}$

PRELIMINARY RECOMMENDATIONS

- ID any potential zoning changes to meet goals
 - Accessory Dwelling Units
 - Multifamily
 - Evaluate dimensional req'ts for infill or non-conforming lots
- ID potential parcels for 40B development
 - Evaluate large private parcels

- ID potential town owned parcels for development through RFP
 - Six parcels for feasibility
 - Explore non-profit developers and developments
- Review/evaluate Ch. 61 parcels potential for housing
- Evaluate housing potential near new sewer infrastructure

NEXT STEPS?

- Complete Plan
- Approval from PB & BOS
- Submit to State Department of Housing & Community Development (DHCD)