

Southborough Housing Production Plan

SHOPC Check-in

January 6, 2020



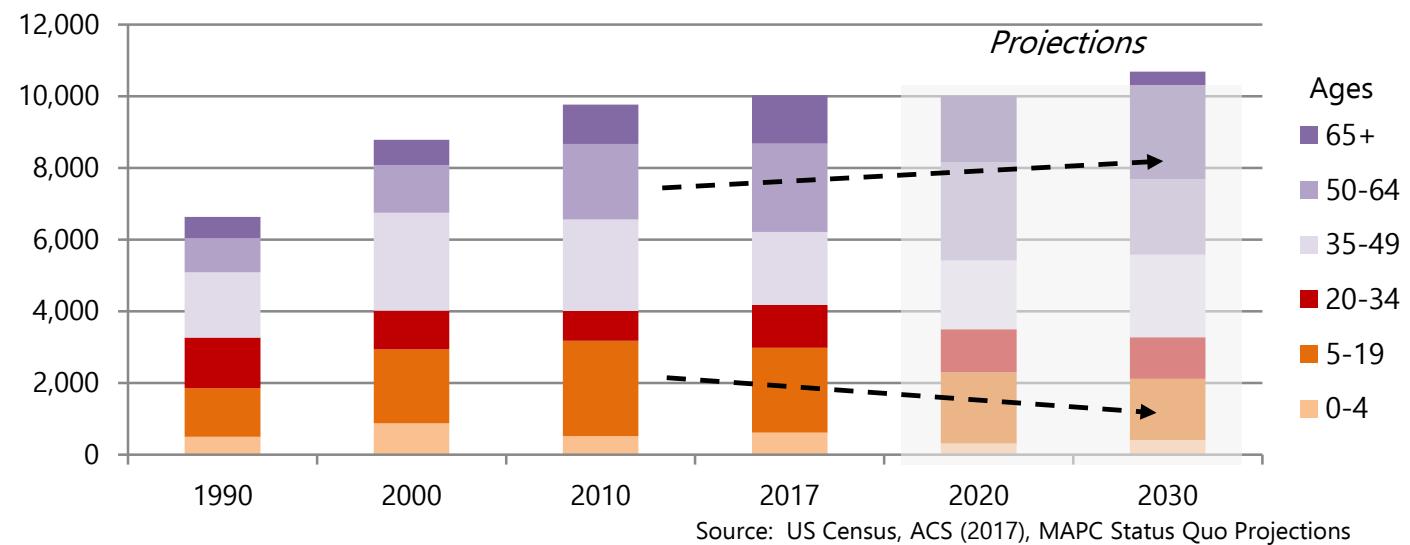
Agenda

1. Needs Analysis Summary
2. Housing Production Goals
3. Example Strategies
4. Discussion

Needs Analysis Highlights

DEMOGRAPHIC TRENDS

- Smaller households
- Increasing senior population
- Declining school enrollment



	Average Household Size	Families	Nonfamily Households	Individuals Living Alone	With Children under 18	With Seniors over 60
Southborough (2017)	2.90	77%	23%	20%	42%	35%
Worcester County	2.58	66%	34%	27%	31%	38%
Massachusetts	2.53	64%	36%	28%	30%	39%
Southborough (2010)	2.98	80%	20%	16%	48%	32%

Source: ACS 2013-2017, ACS 2006-2010

Needs Analysis Highlights

ECONOMIC TRENDS

- Median income for seniors and young adults is less than half of that for middle-aged adults.
- Despite large economic base, people who work in Southborough can't afford live here.

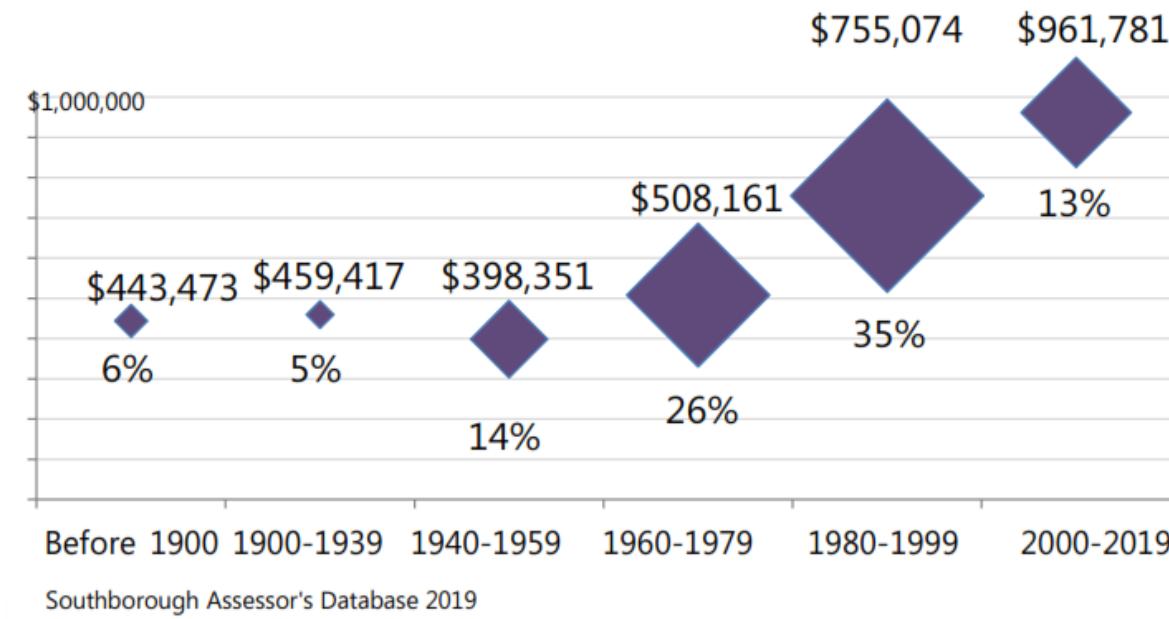
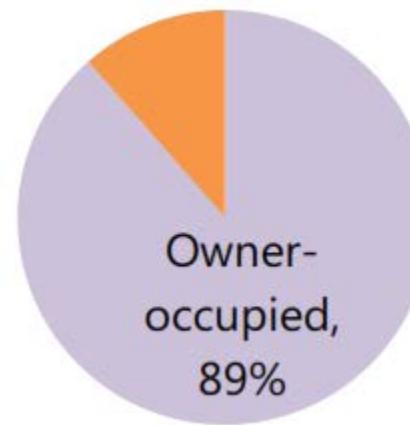
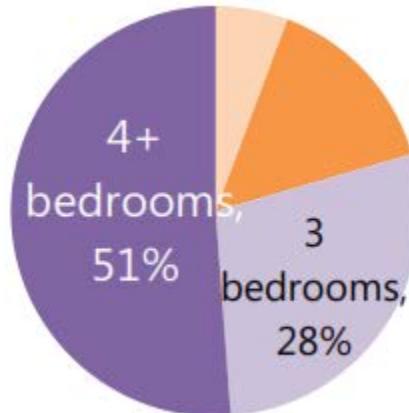
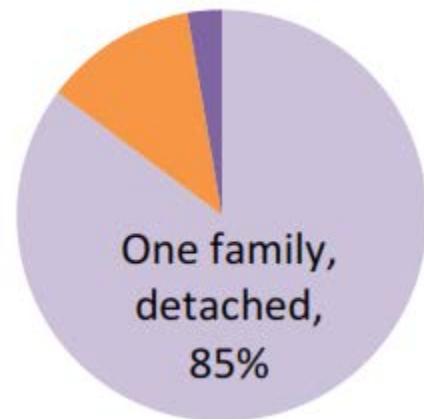
	Southborough			Worcester County	
	Households	%	Median Income	Households	Median Income
15 to 24 years	12	0%	NA	3%	\$32,632
25 to 44 years	834	25%	\$153,125	30%	\$76,950
45 to 64 years	1,731	51%	\$167,083	43%	\$88,490
65 years & over	826	24%	\$80,526	24%	\$39,303
Families	2,636	77%	\$160,357	66%	\$88,971
Nonfamilies	767	23%	\$50,439	34%	\$36,323

Source: ACS 2013-2017

Needs Analysis Highlights

HOUSING SUPPLY

- Predominantly large, owner-occupied single-family homes
- On average, newer development is increasingly large and expensive



Needs Analysis Highlights

AFFORDABLE HOUSING

290 units on Southborough's Housing Inventory (155 affordable to low income households)

- 67 units – Southborough Housing Authority (of which 56 are for seniors and 3 units for families)
- 11 units – DDS/DMH (people with developmental disabilities)
- 10 units – Deed-restricted homeownership units
- 72 units – Affordable units within two mixed-income 40B rental developments (combined total of 198 apartments)

Income Eligibility Guidelines, HUD 2019

Eastern Worcester County, MA HMFA MFI: \$116,200	Level	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person
	Extrem. Low (30%)	\$24,400	\$27,900	\$31,400	\$34,850	\$37,650	\$40,450	\$43,250
	Very Low (50%)	\$40,700	\$46,500	\$52,300	\$58,100	\$62,750	\$67,400	\$72,050
	Low Income (80%)	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,600

Needs Analysis Highlights

AFFORDABILITY GAP

- Half of Southborough's renters and nearly 25% of owners are paying more than they can afford on housing.



Needs Analysis Conclusions

SOUTHBOROUGH HOUSING NEEDS

- **Southborough needs more housing suitable to accommodate seniors, young adults, smaller households, and local workers.**
- **More diverse housing options:**
 - ✓ Rental housing for all income levels
 - ✓ Smaller housing units, lower maintenance options
 - ✓ Homes affordable to a wider income range, including moderate, low, and very low income households.

40B Production Targets:

Based on 2010 Census

343 units	Current SHI Goal (10%)
53 units	Needed to reach Goal
17 units	Annual Target

Estimated after 2020 Census:

360 units	SHI Goal (10%)
70 units	Needed to reach Goal
18 units	Annual Target

Housing Production Goals

- Reinforce Southborough's economic goals by expanding housing choice.
- Create viable options for older adults to remain in Southborough as their housing needs change.
- Create entry level housing opportunities.
- Minimize impacts of new development on priority areas for open space, conservation, and natural resource protection.
- Support design of housing development that is compatible with neighborhood context and enhances the community's development patterns.
- Prioritize the production of permanently affordable units.

Example Strategies

MODIFY ZONING

- Permit mixed-use buildings in village centers.
- Improve flexible provisions.
- Revise accessory bylaw.
- Allow congregate senior housing.
- Adopt 40R Smart Growth District within walking distance of rail station in Cordaville.

FACILITATE HOUSING INITIATIVES

- Create new housing on town-owned property.
- Acquire existing homes or property to expand Housing Authority inventory.
- Explore wastewater infrastructure improvements in village center areas to promote housing and economic development.
- Fund a housing rehabilitation program.
- Facilitate advocacy and education re affordable housing issues.

Discussion

- What do you perceive are Southborough's most critical housing needs?
- What are your top priorities for issues or strategies to address in the next 5 years?
- Public engagement next steps – survey, senior outreach/housing summit (social media, distribution networks?)