

*Town of Weymouth
Massachusetts*

Robert L. Hedlund
Mayor

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MEMORANDUM

TO: TOWN COUNCIL
FROM: MAYOR ROBERT L. HEDLUND *TH*
RE: HOUSING PRODUCTION PLAN PRESENTATION
DATE: NOVEMBER 7, 2017

I hereby submit the following measure for consideration by Town Council:

“That the Town Council/Planning Board review the Housing Production Plan and vote to adopt this plan.”

2017 NOV - 8 PM 12: 22

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TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

17-104

*Town of Weymouth
Massachusetts*



M E M O R A N D U M

TO: Ted Langill, Chief of Staff
FROM: Jane Kudcey, Housing Coordinator
DATE: October 25, 2017
RE: Housing Production Plan

We have completed the needs assessment portion of the Housing Production Plan and are finalizing the Goals and Strategies. The next step is for the Mayor to submit to the Town Council and Planning Board for final approval. We have set aside a portion of the November 20th Town Council meeting as a Joint Town Council/Planning Board Public Hearing to present the final Housing Production Plan for discussion and to vote for final approval, if they are in agreement.

I am requesting that the Mayor submit a measure requesting this joint Town Council/Planning Board public hearing to submit the Housing Production Plan for review and to vote to approve.

Please let me know if you have any questions or require further assistance. Thank you.



Town of Weymouth
Planning and Community Development Department
HOUSING PRODUCTION PLAN SUMMARY

INTRODUCTION:

A Housing Production Plan (HPP) assesses a community's housing needs and identifies goals and proactive strategies for developing appropriate housing that meets the current and future needs of all residents of the community. RKG Associates developed Weymouth's HPP with input from Town leaders, local realtors, developers, and residents through a series of surveys, interviews and public forums.

ANALYSIS OF NEEDS:

The Town of Weymouth's HPP looks at who currently lives in the community, demographic trends affecting future growth, existing housing stock and future housing needs. This comprehensive housing needs assessment examines:

- The most recent available census data of the municipality's demographics and housing stock plus a review of available local plans and studies.
- Future population and housing needs projections, taking into account regional growth factors.
- Development constraints and capacity of the Town's infrastructure to accommodate the current population and anticipated future growth.

Based on this assessment, the following issues were highlighted:

- Despite modest population growth expected, households are getting smaller so the numbers are rising – this creates demand for production of more housing units
- Large population increase expected in older adults (age 65+)
- Demand is expected for both ownership and rental units
- Highest concentration of housing demand is older adults
- Older housing stock in need of improvements and modernization, especially rental housing
- Many older adults in Weymouth spend too much on housing, especially older renters with extremely low income.

PROPOSED GOALS:

The housing goals are aimed primarily at creating more housing choice, affordable housing, and supporting healthy neighborhoods in Weymouth. The community developed these goals through a detailed analysis of housing needs, input from town officials and community members, a public health survey, as well as the consultant team's review of relevant planning documents. Proposed Goals are:

1. Encourage the development of a mix of housing types appropriate for an aging population and affordable to extremely low- to moderate-income senior households, including service enriched housing, and continue to provide resources and support for those long-time senior homeowners who choose to age in place. This goal is recognizing that alternative housing options for the senior population can create a turnover with opportunities for younger families to utilize the existing single-family housing stock.
2. Integrate affordable units into a broader range of housing types throughout Weymouth's established and newly developed neighborhoods by incorporating affordable units in new development, redevelopment of underutilized properties, and re-use of existing buildings.
3. Continue to invest in Weymouth's existing housing stock and neighborhood infrastructure, including sidewalks, parks, and commercial centers, to strengthen the quality of life, aesthetics, access to public transportation, access to healthy food choices, and connectivity of the community, and to increase the desirability of Weymouth as an attractive and livable town.
4. Encourage mixed-income housing through mixed-use development in business districts, village centers, and light industrial districts, and reduce the incidence of blighted properties in commercial areas.
5. Recognize and address the unique housing quality, suitability, and service needs of seniors and residents with physical, cognitive, and mental disabilities.
6. Support opportunities to create service-enriched permanent housing for Weymouth's homeless individuals and families and those at risk of homelessness.
7. Strengthen and expand resources that support greater pathways to homeownership for first-time homebuyers, including low/middle income households (at or below 80 percent AMI) and middle-income households (80 percent to 100 percent AMI).
8. Increase Town capacity to facilitate housing production and rehabilitation by allocating funding, staff, and other resources to relevant activities, and by educating the community about housing needs.

PROPOSED IMPLEMENTATION STRATEGIES:

The HPP would provide specific strategies that the Town could use to achieve its housing production goals within a scheduled time frame. Proposed strategies include:

1. Amend zoning to use mixed-use development in commercial areas, village centers and public transit-accessible areas to encourage the production of mixed-income, multifamily housing and develop an Inclusionary Zoning Ordinance to require these developments to include housing units affordable to a wide range of incomes, including extremely low – or moderate incomes.
2. Establish a Municipal Affordable Housing Trust Fund to utilize local housing funds in an efficient and targeted way and work with the Community Preservation Committee and other community housing initiatives that identify and acquire property for development of affordable housing.
3. Identify and prioritize locations within lower income areas for new parks, transit options and healthy food access points.

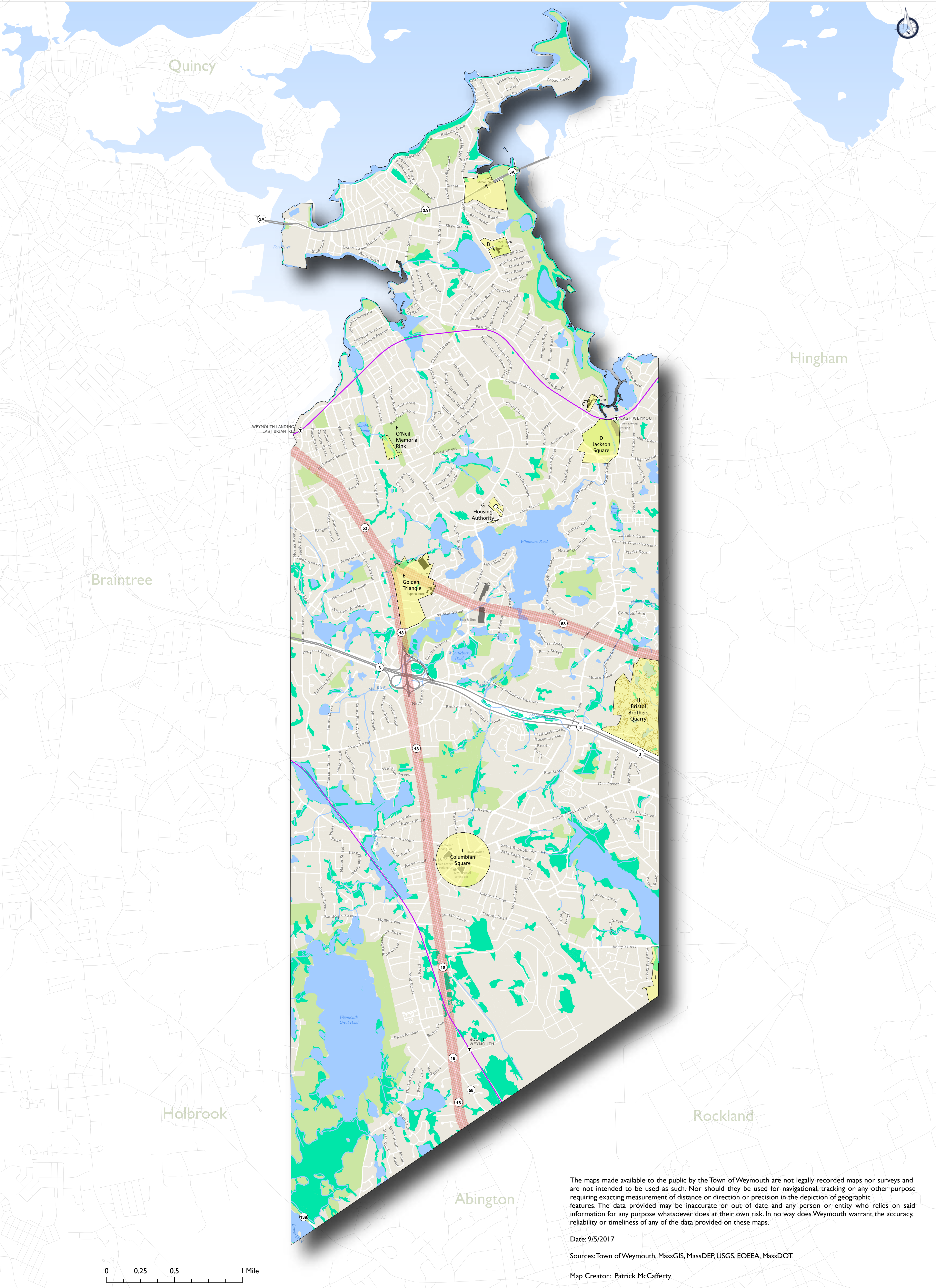
4. Work with South Shore Chamber of Commerce, South Shore Hospital, and other large employers to develop employer-assisted housing programs to meet the needs of local businesses.
5. Strengthen and support housing rehabilitation programs for low and moderate income homeowners and landlords with low – moderate income tenants and support “best practices” training for landlords.
6. Expand and support homeownership assistance programs, including down payment assistance for first-time Weymouth homebuyers, buy-down, foreclosure prevention and housing rehabilitation programs.
7. Work with owners of existing affordable housing to extend the affordability of their units before subsidies expire and to make capital improvements as necessary.
8. Work in partnership with the Weymouth Housing Authority to ensure the long term preservation of its 450 – plus public housing units and support the rehabilitation and/or redevelopment of units where appropriate through political, regulatory and financial assistance.
9. Fund the creation of affordable ownership units for moderate – middle income households of all sizes.
10. Work with Elder Services and the Weymouth Senior Center to assess the supportive housing and programmatic needs of Weymouth’s seniors and disabled population and expanding outreach to educate senior on available housing resources.
11. Take steps to address the needs of seniors by developing a variety of residential options, such as the creation of a senior tax work-off abatement program.

PROPOSED HOUSING PRODUCTION PROPOSED SITES:

Site	Site Name	Notes:
A.	Arbor Inn Motel	Rt. 3A
B.	McCulloch Building	Whipple Senior Center, small area potential
C.	Francer Industries	Factory near Osprey Overlook Park.
D.	Jackson Square	Village Center, near the MBTA Commuter Rail Station
E.	Golden Triangle	Intersection of Rts. 18 and 53
F.	DCR/Skating Rink	Slight potential if DCR discontinues funding
G.	Housing Authority	2 potential projects: Vacant Daycare center to 12 units (met with MHP) & vacant lot behind housing, may be more difficult to develop.
H.	Bristol Bros. Quarry	Large area, privately owned
I.	Columbian Square	Village Center, near South Shore Hospital
J.	Land near Pine Grove	Redevelopment Authority Land

For more information contact:

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Date: 9/5/2017

Sources: Town of Weymouth, MassGIS, MassDEP, USGS, EOEEA, MassDOT

Map Creator: Patrick McCafferty

- Target Areas
- State Routes with Potential Zoning Amendments
- T

Commuter Rail Stop
- Commuter Rail Route
- Parcel Boundary
- Quarry Elevation Contours (1:5,000)
- Rivers/ Brooks/ Streams
- Open Water
- Wetlands
- Open Space



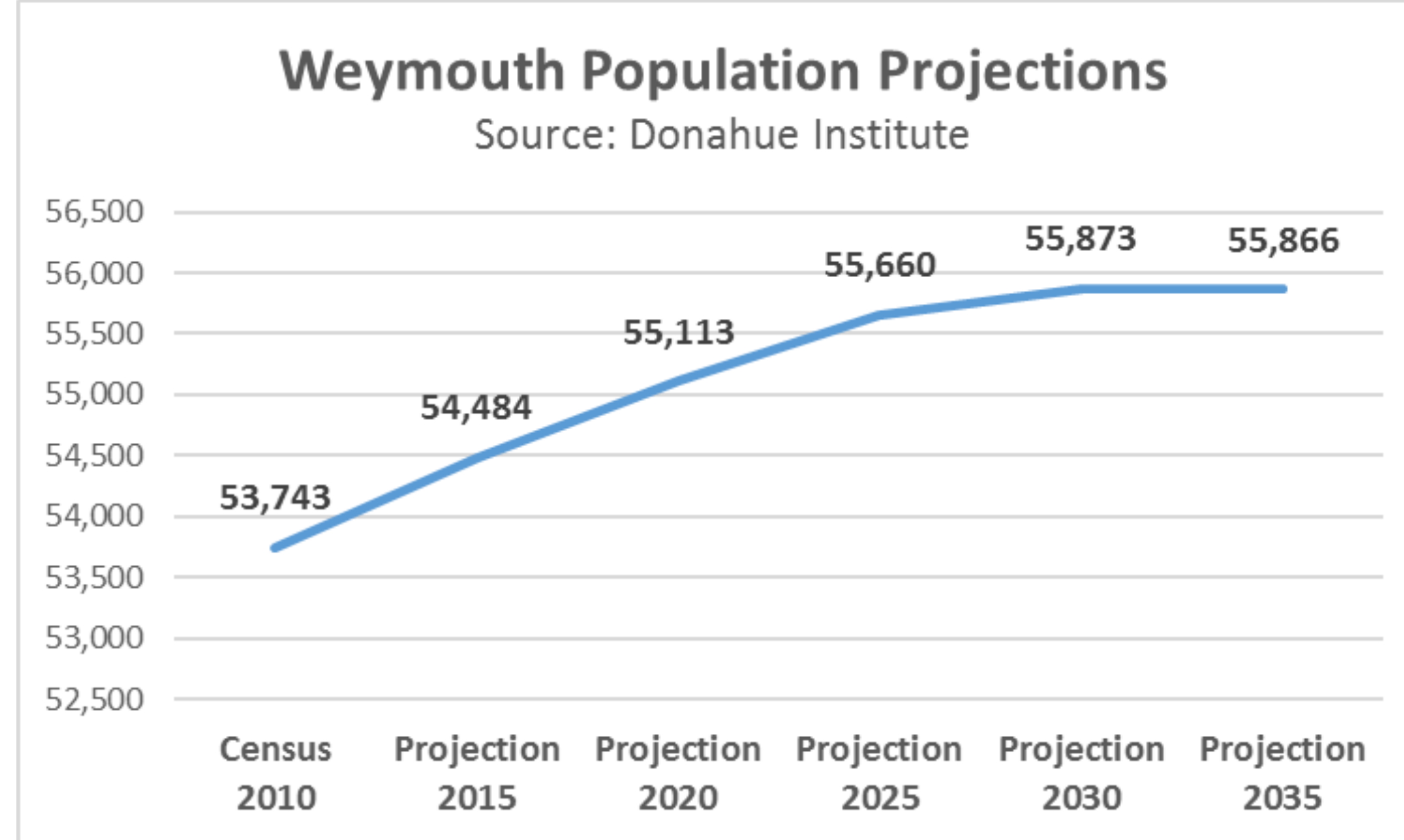
J M Goldson
community preservation
+ planning

Weymouth HPP

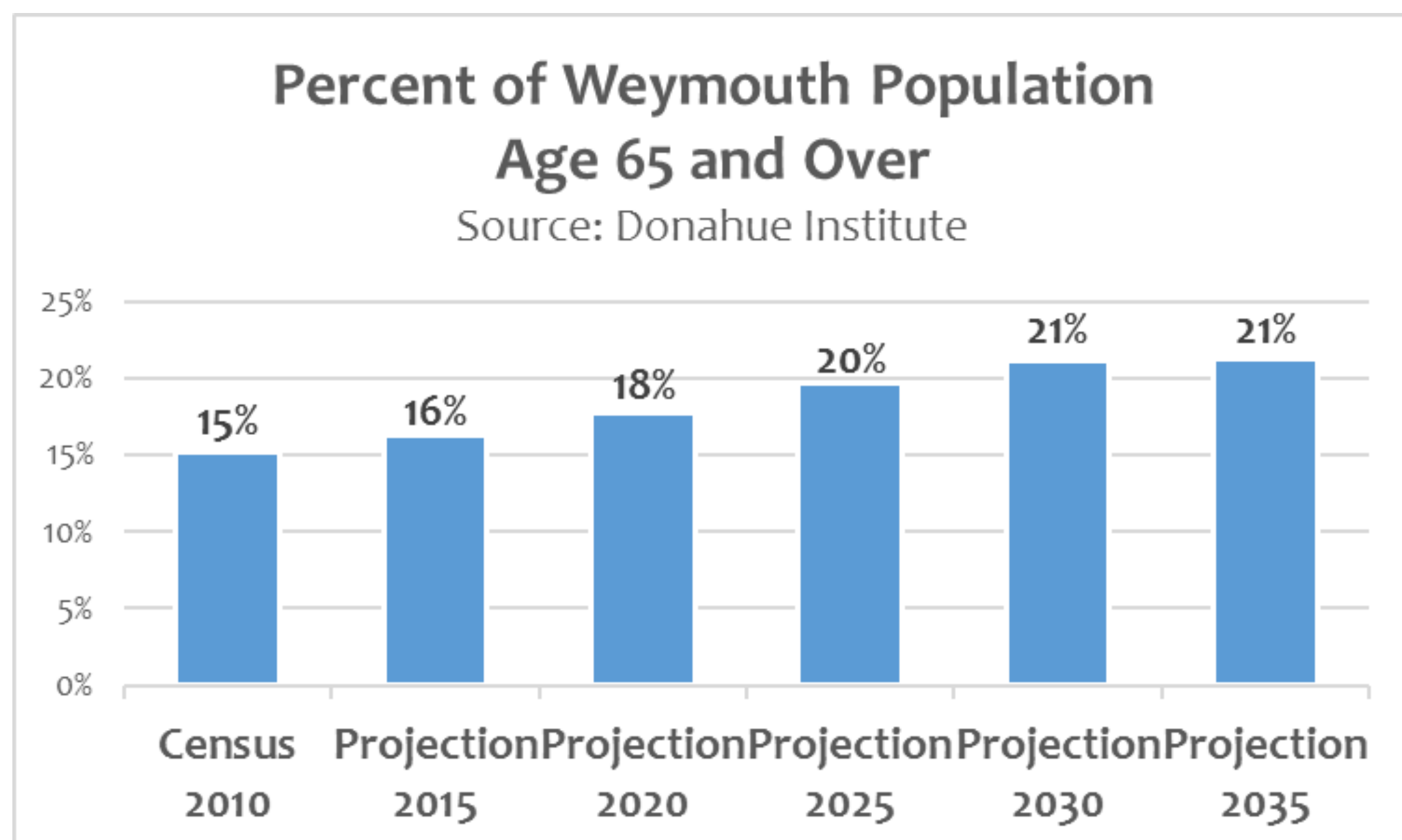
Who Lives in Weymouth?



Between 2010 and 2035, the number of seniors in Weymouth is projected to increase 46%, compared to a 4% increase of the overall population.

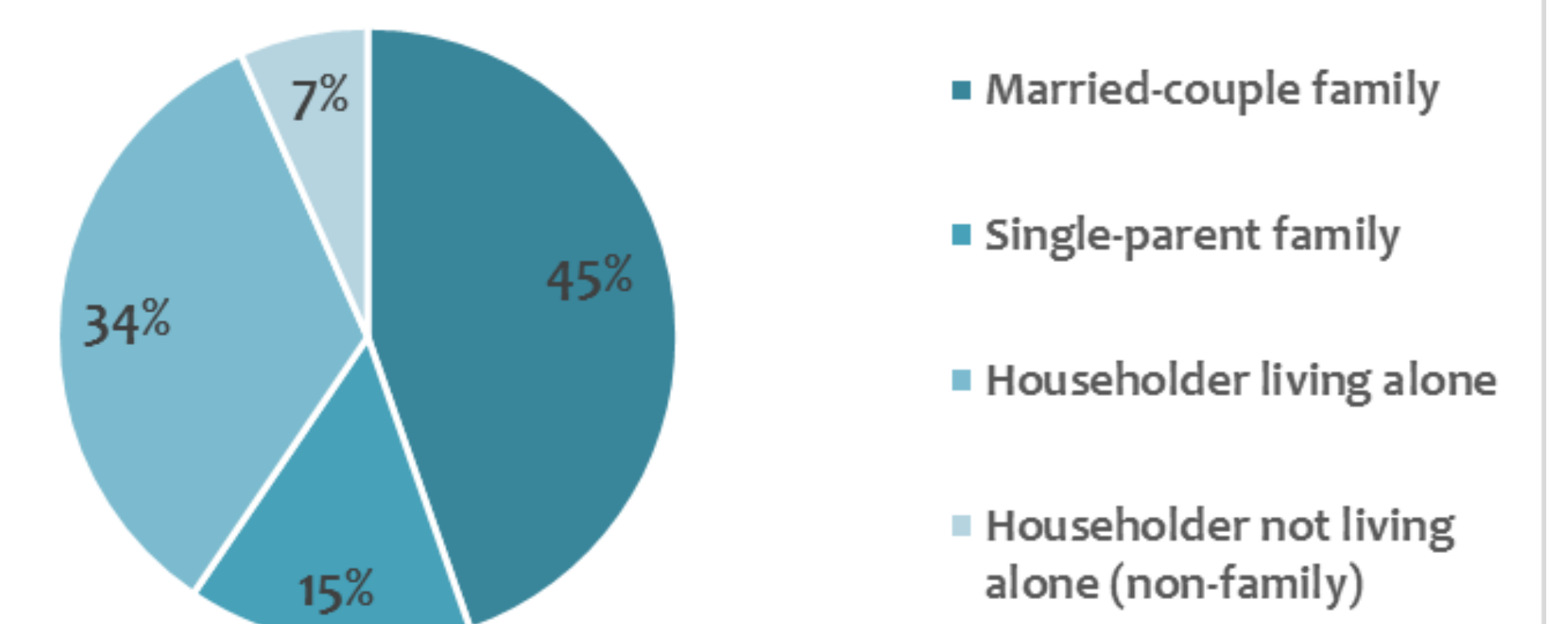


Families make up almost 60% of the 22,708 total households in Weymouth, and 42% of them have children under the age of 18.

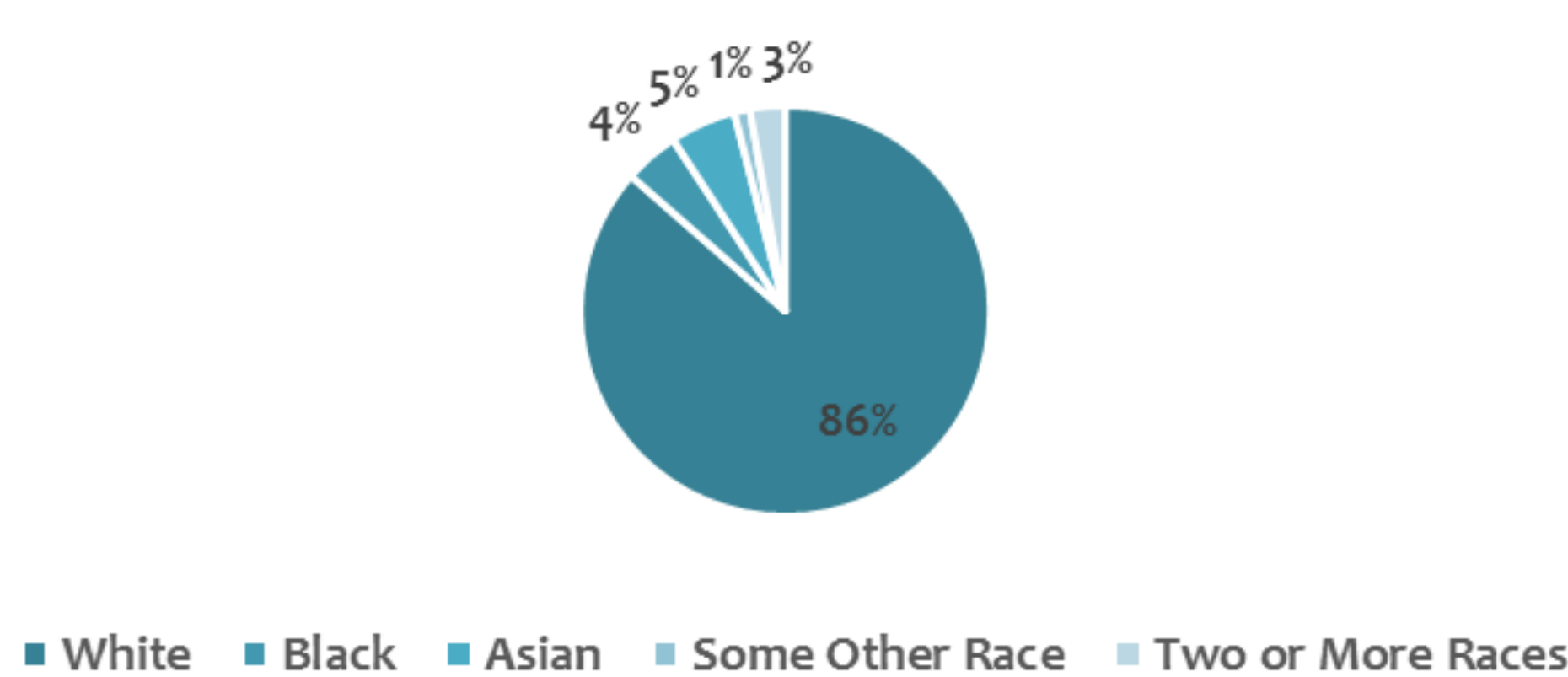


Between 2010 and 2015, family households in Weymouth declined 2%, while non-family households increased 6%.

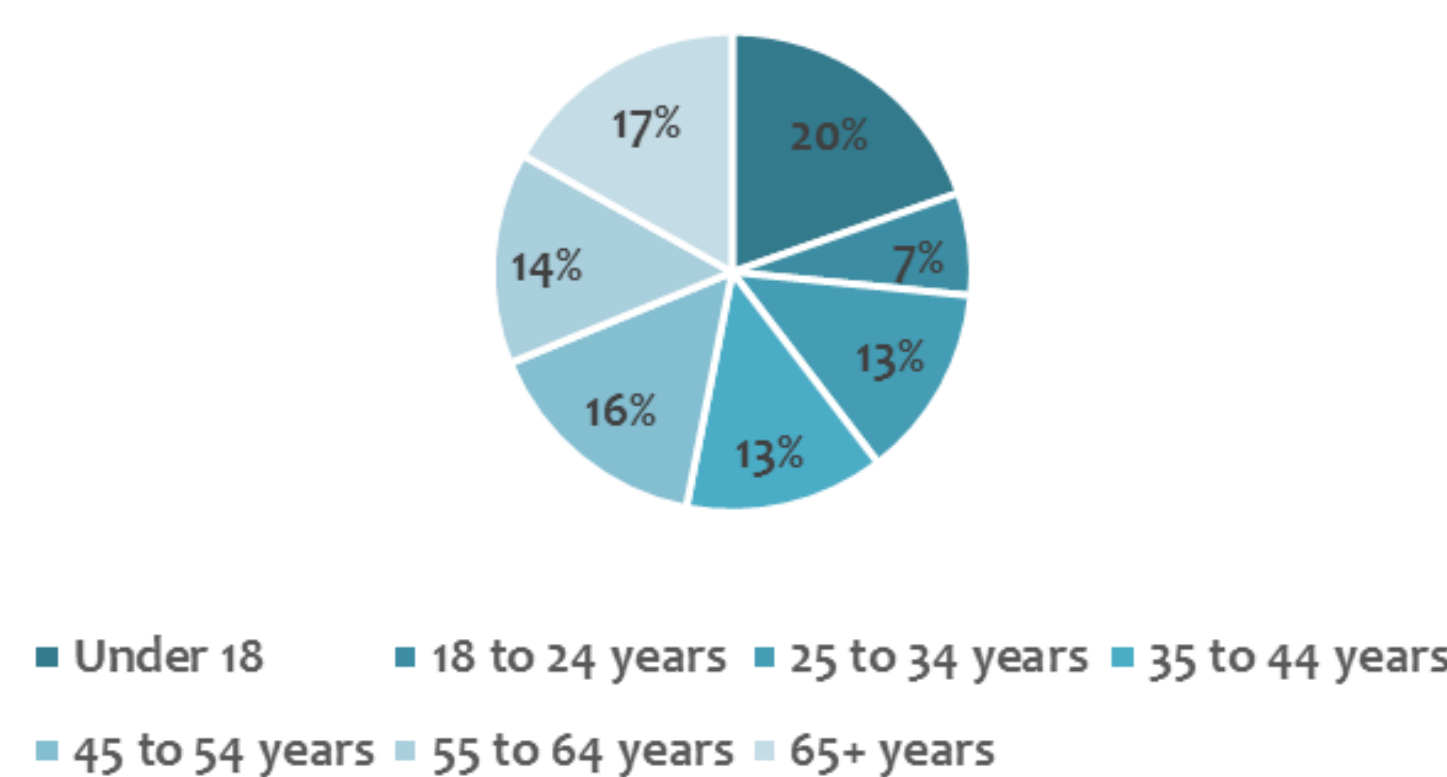
Weymouth Households by Type, 2015
Source: ACS 2011-2015



Race & Ethnicity, Weymouth
Source: ACS 2011-2015



Weymouth Population by Age, 2015
Source: ACS 2011-2015



Residents who live alone make up over 80% of the non-family households in Weymouth.

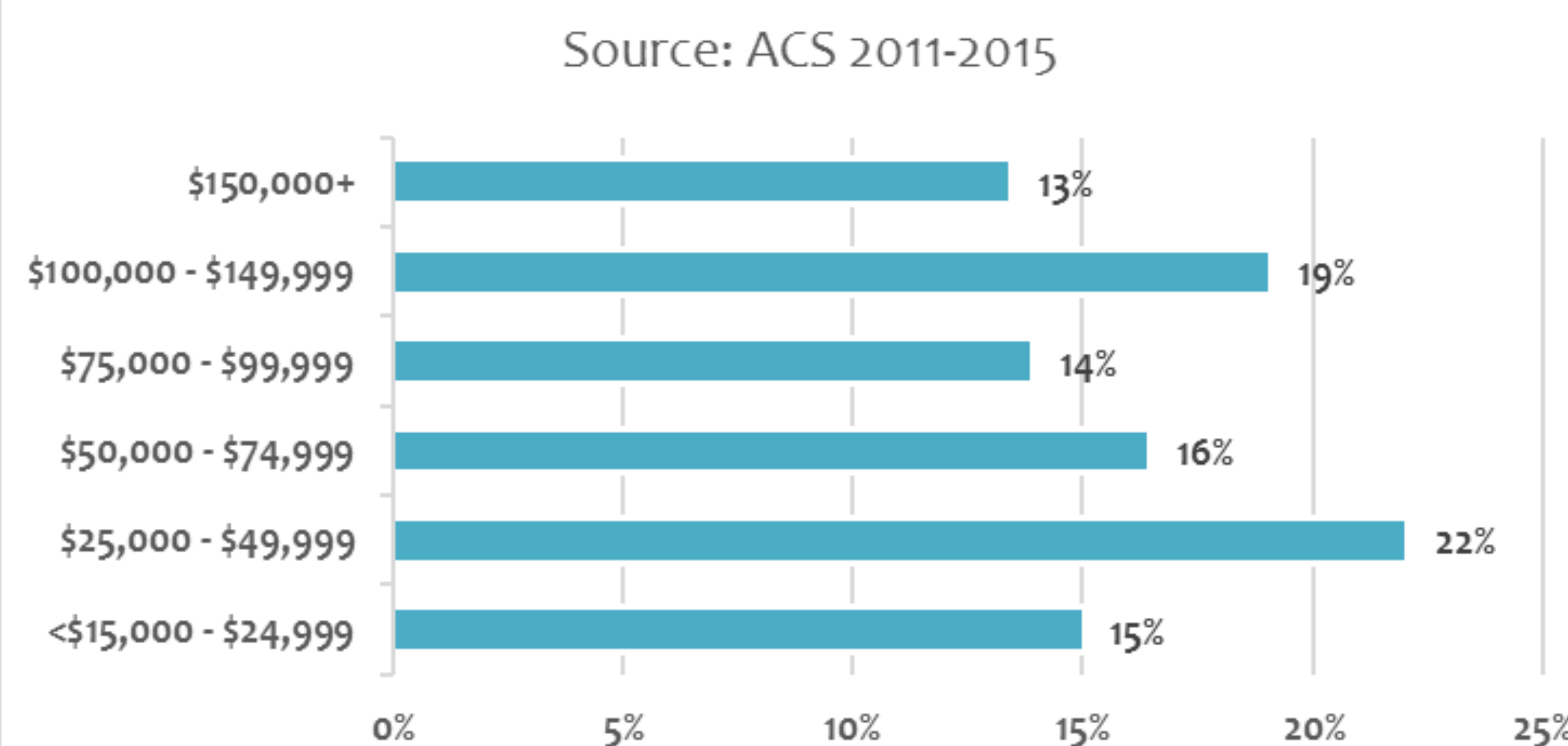
Close to 40% of Weymouth households have an annual income of \$50,000 or less.

Weymouth's median household income of \$69,123 is lower than most of its surrounding communities.

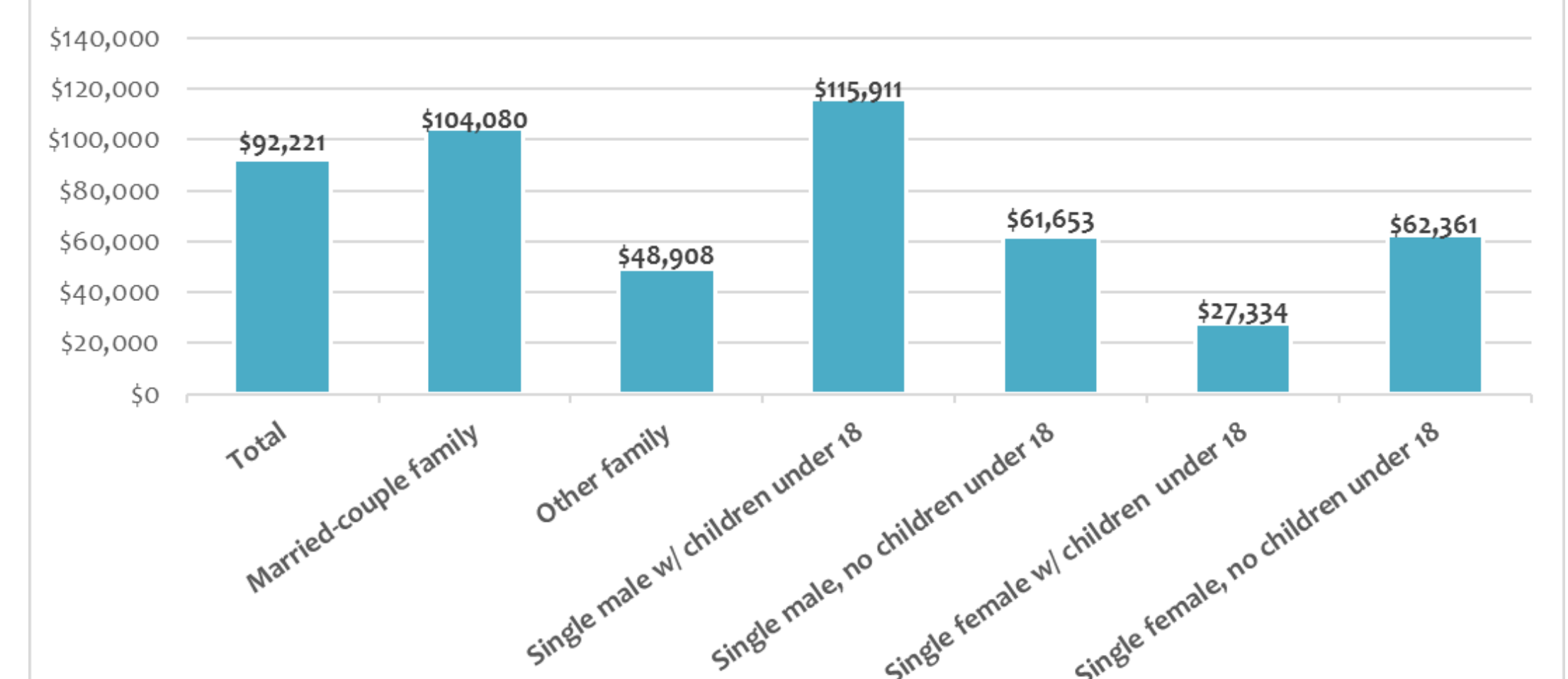
The average household size in Weymouth is 2.41, among the lowest of its surrounding communities.

As of June 2017, there were 107 homeless students enrolled at the Weymouth Public Schools.

Weymouth Household Income Distribution
Source: ACS 2011-2015



Weymouth Median Family Income, by Family Type
Source: ACS 2011-2015



Single males with children under 18 have the highest median family income in Weymouth, at \$115,911, while single females with children under 18 have the lowest, at \$27,334.

Housing & Affordability in Weymouth

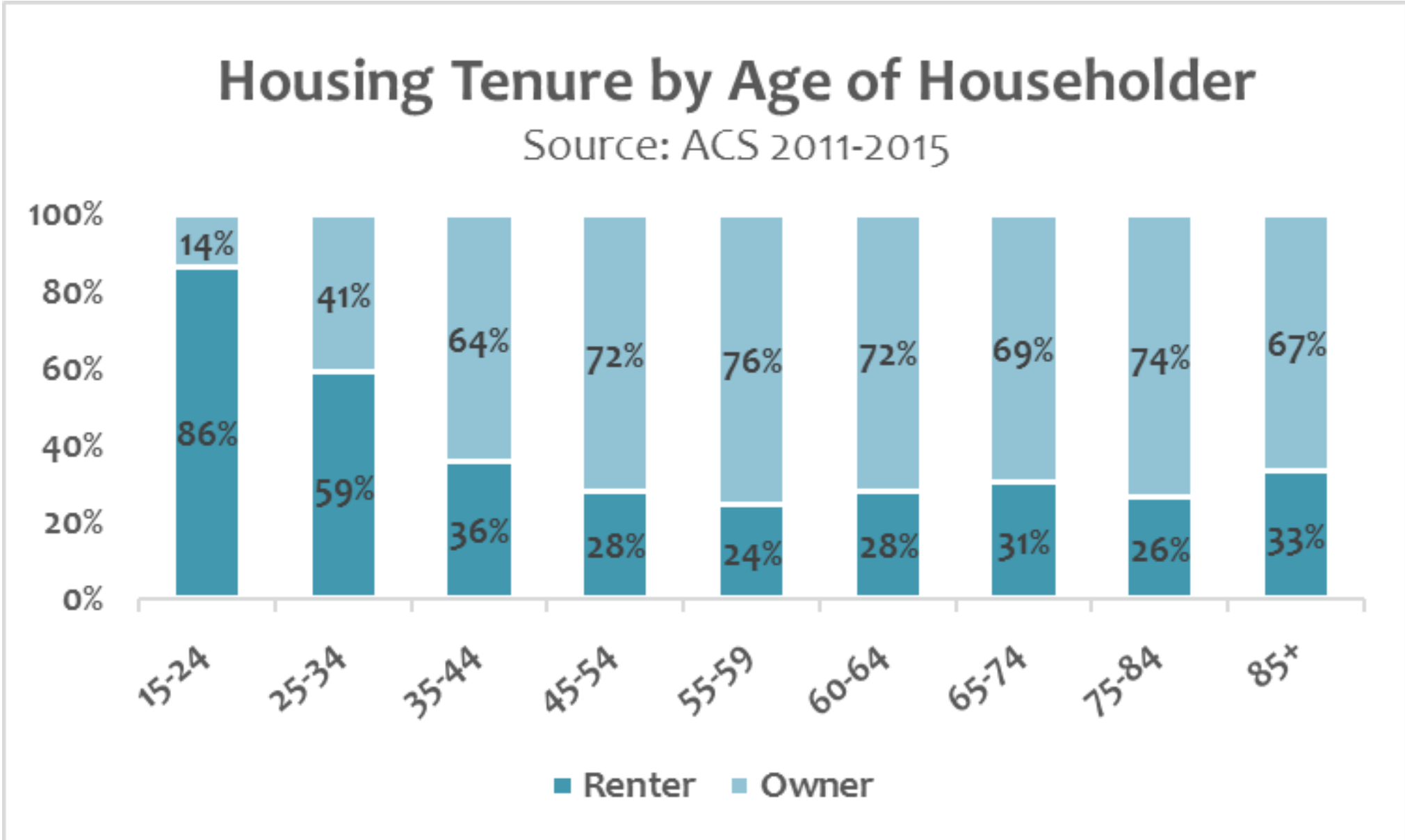
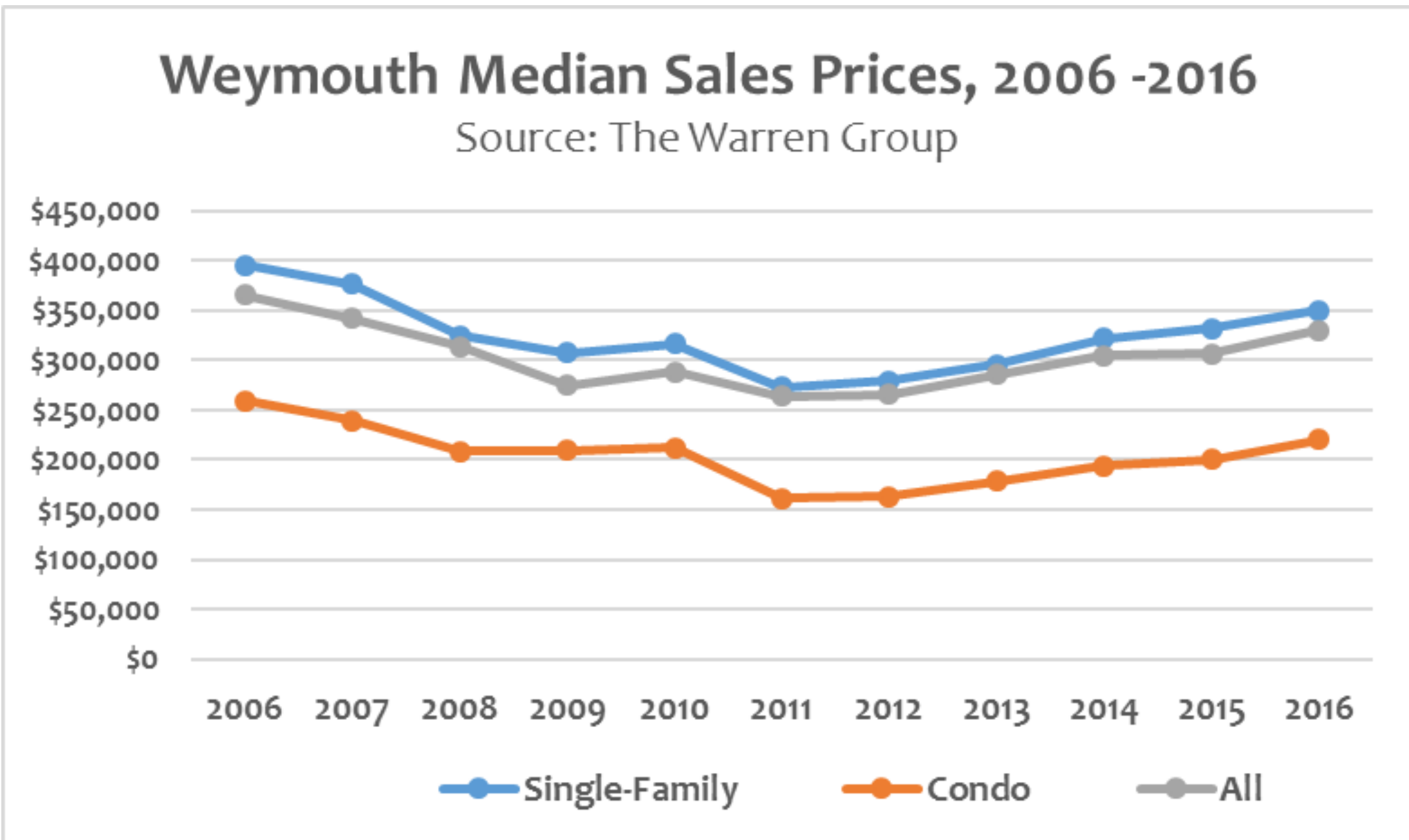
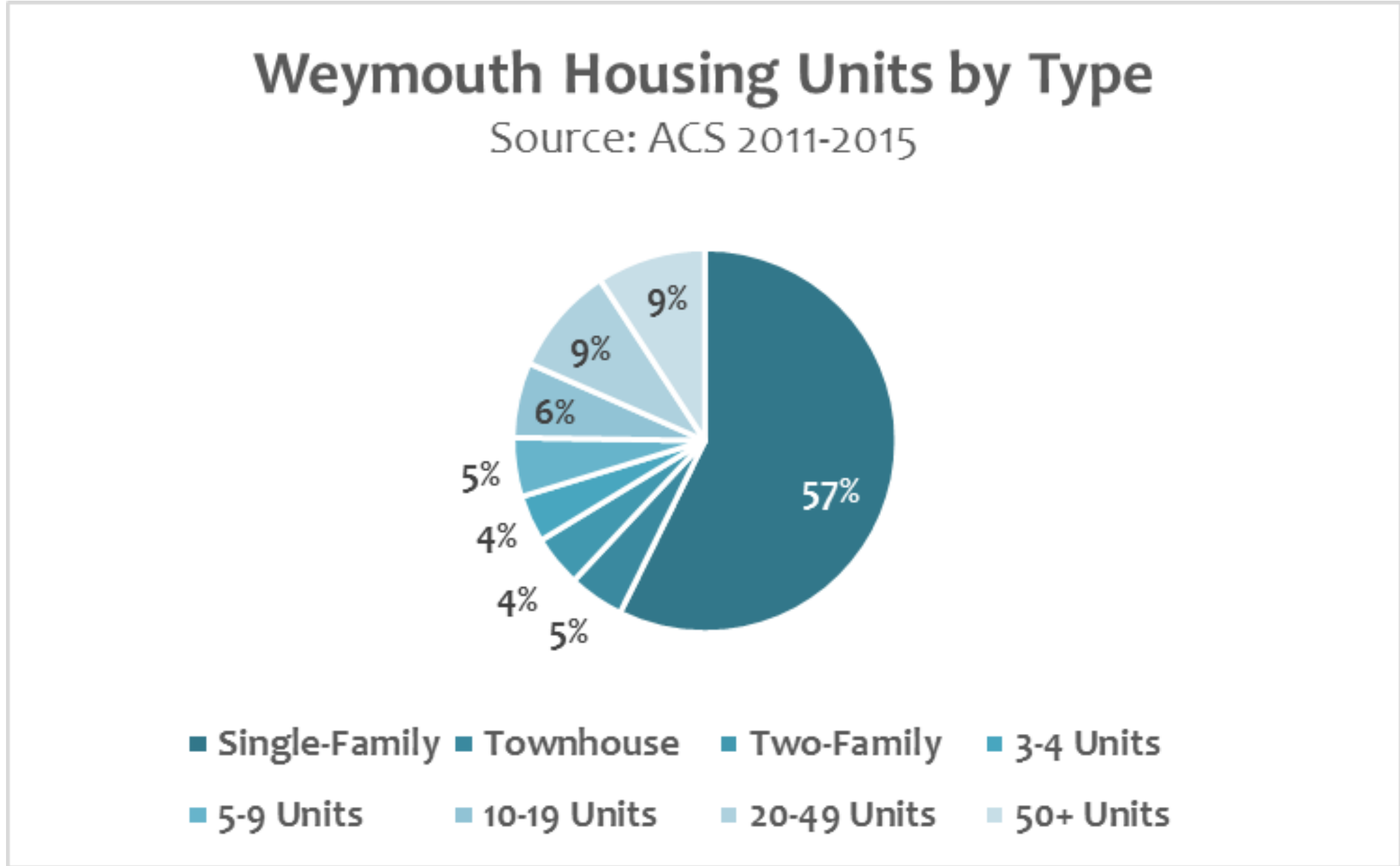


More than half of Weymouth’s housing units were built before 1959, which poses maintenance challenges

63% of Weymouth’s housing stock is owner-occupied

The rate of homeownership increases with age, but begins to decline slightly with the age group of 60-64 years

Close to 60% of all housing units are single-family homes, and 18% are in multifamily buildings with 20 or more units.



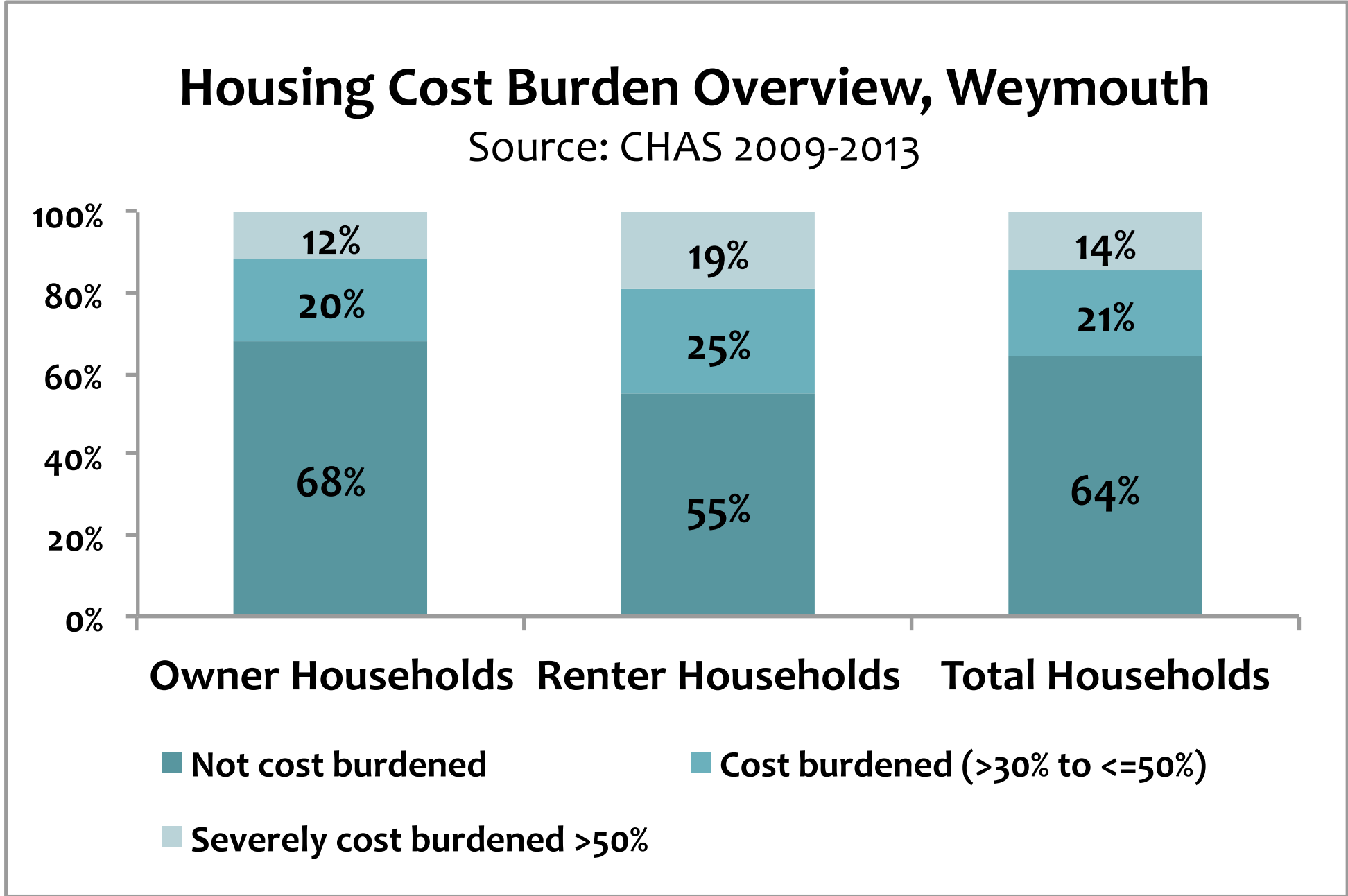
In 2016, the average monthly rent for a single-family home was \$2,288, and \$1,779 for a multifamily residence, a 17% and 13% increase, respectively, since 2011.

The volume of single-family home sales and condominium sales both increased over 200% between 2011 and 2016

Weymouth’s vacancy rate of 4% is very low, and the homeowner vacancy rate of 0.8% highlights a very tight housing market for owners

Close to 62% of renter households and 30% of owner households have extremely low- to moderate-incomes (<=80% AMI)

Weymouth Affordable Housing Income Limits, Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, 2017						
Household Size (# of People)	Extremely Low Income (≤ 30% AMI)		Low Income (31% - ≤ 50% AMI)		Moderate Income (51% - ≤ 80% AMI)	
	Income Limit	Maximum Affordable Housing Payment	Income Limit	Maximum Affordable Housing Payment	Income Limit	Maximum Affordable Housing Payment
1	\$21,700	\$543	\$36,200	\$905	\$54,750	\$1,369
2	\$24,800	\$620	\$41,400	\$1,035	\$62,550	\$1,564
3	\$27,900	\$698	\$46,550	\$1,164	\$70,350	\$1,759
4	\$31,000	\$775	\$51,700	\$1,293	\$78,150	\$1,954
5	\$33,500	\$838	\$55,850	\$1,396	\$84,450	\$2,111
6	\$36,000	\$900	\$60,000	\$1,500	\$90,700	\$2,268
Weymouth Area Median Income (AMI): \$103,400						
Source: U.S. Department of Housing and Urban Development, FY 2017 Income Limits; and RKG Assoc.						



Close to 35% of Weymouth households spend more than 30% of their monthly gross income on housing costs, which is known as housing cost burden

Market projections indicate that between 2016 and 2021, demand for housing in Weymouth will increase by an average of 58 ownership units per year and 110 rental units per year, with the greatest increase coming from senior households, age 65 and over.