

Newbury Housing Production Plan (HPP) Review

December 4, 2024



Agenda

1. Housing Production Plan (HPP)
2. HPP Planning Process
3. HPP Chapter Contents
4. Housing Production Strategies
5. Completion/Implementation
6. Group Discussion/Questions?



Housing Production Plan – M.G.L. c. 40B

- ✓ Assist communities to plan for low- and moderate-income residents by providing a diverse housing supply.
- ✓ Develop a strategy which will be used to meet its affordable housing needs in a manner consistent with the Chapter 40B statute and implementation regulations.
- ✓ Produce housing units in accordance with its HPP.

HPPs give that are under the 10% threshold of Chapter 40B but are making steady progress in producing affordable housing on an annual basis, give communities more control over comprehensive permit applications for a specified period.

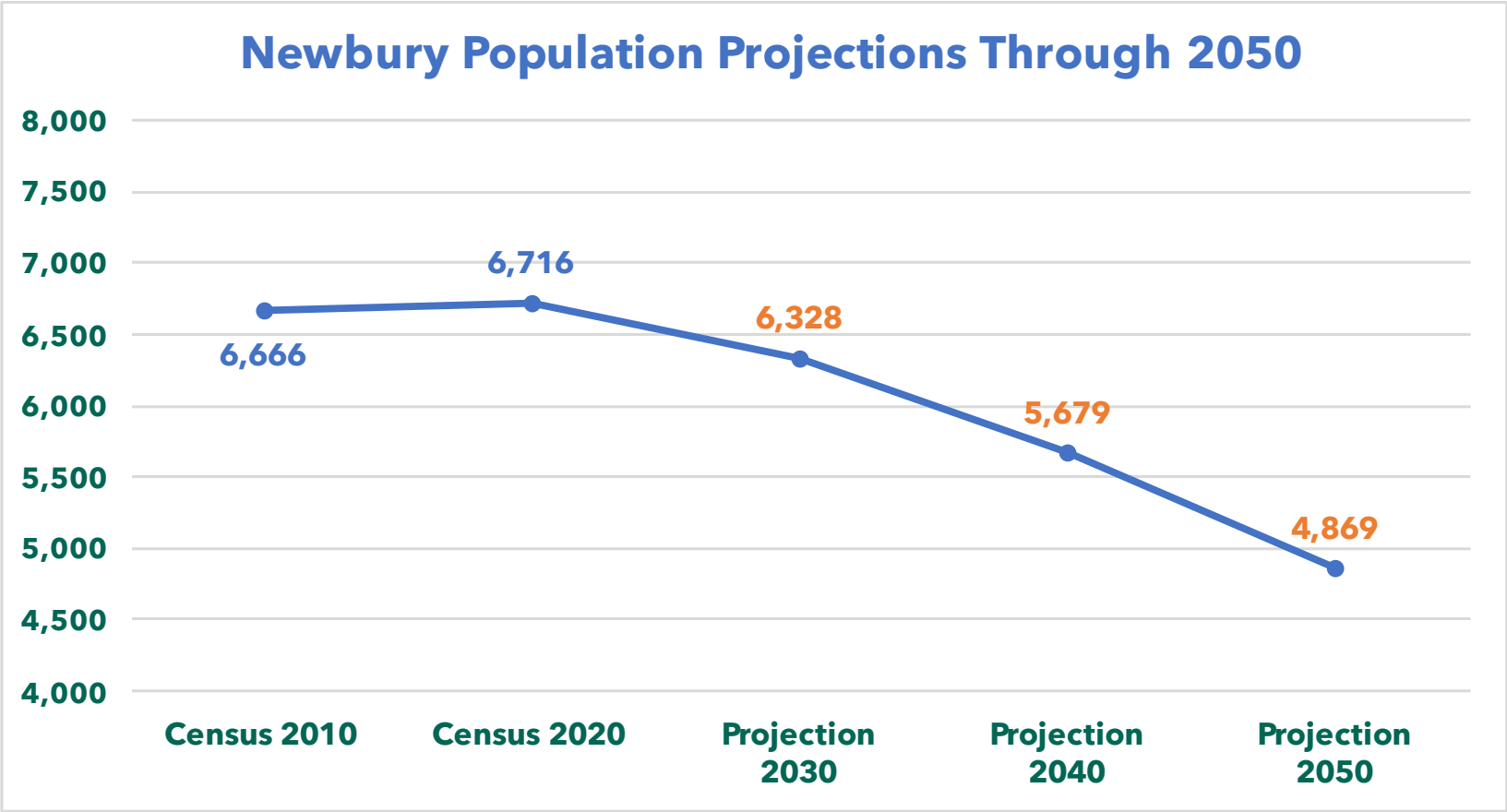
HPP Planning Process

- The last HPP was approved in 2019 and expired in 2024
- This planning process began in 2023 in collaboration with the Planning Department
- Public Engagement Sessions:
 - Virtual: October 10, 2023
 - In person: January 29, 2024

HPP Contents

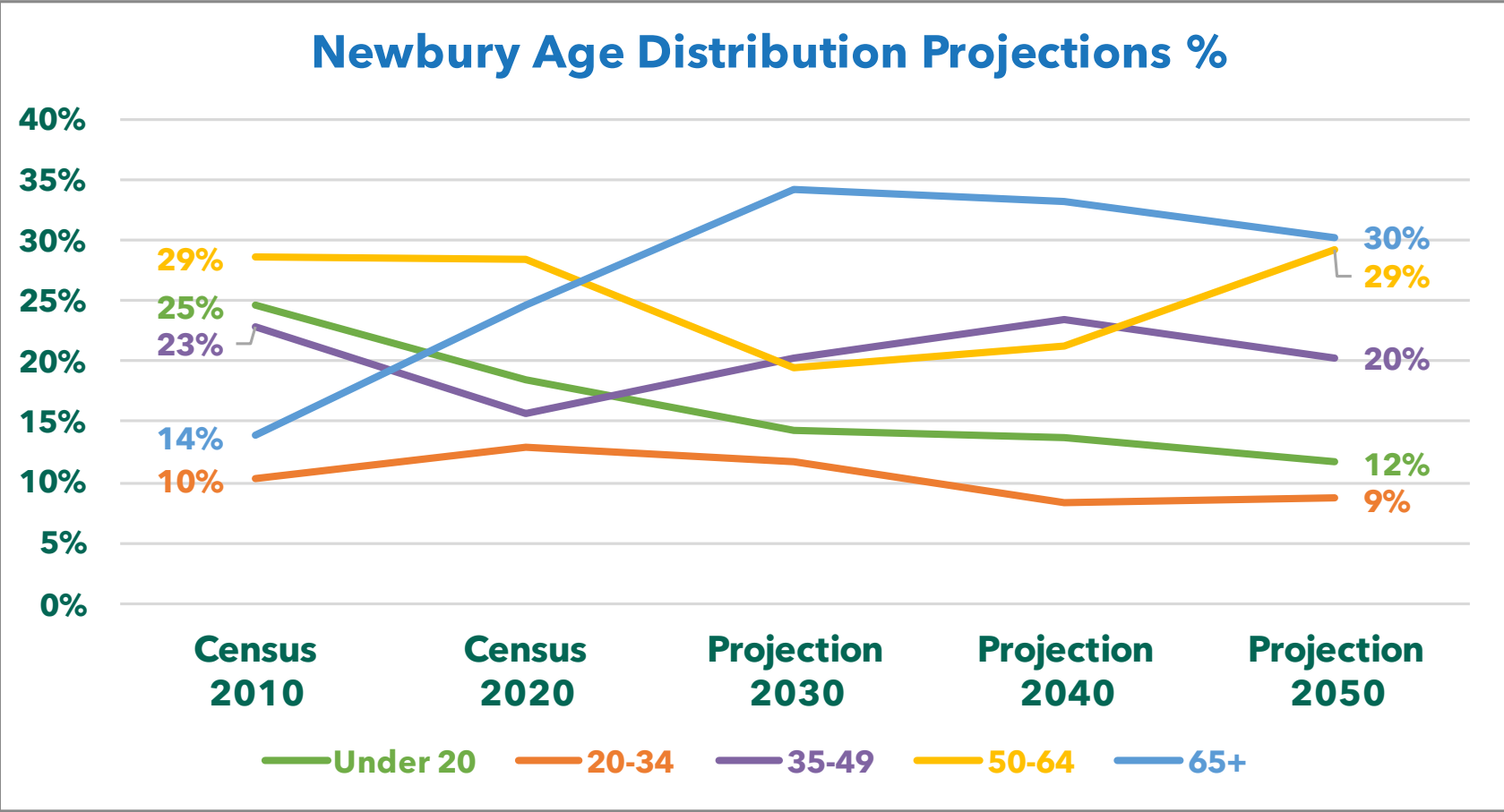
1. Introduction
2. Demographic Profile
3. Local Housing Conditions
4. Housing Development Constraints
5. Housing Production Strategies

Population Projections (2010-2050)

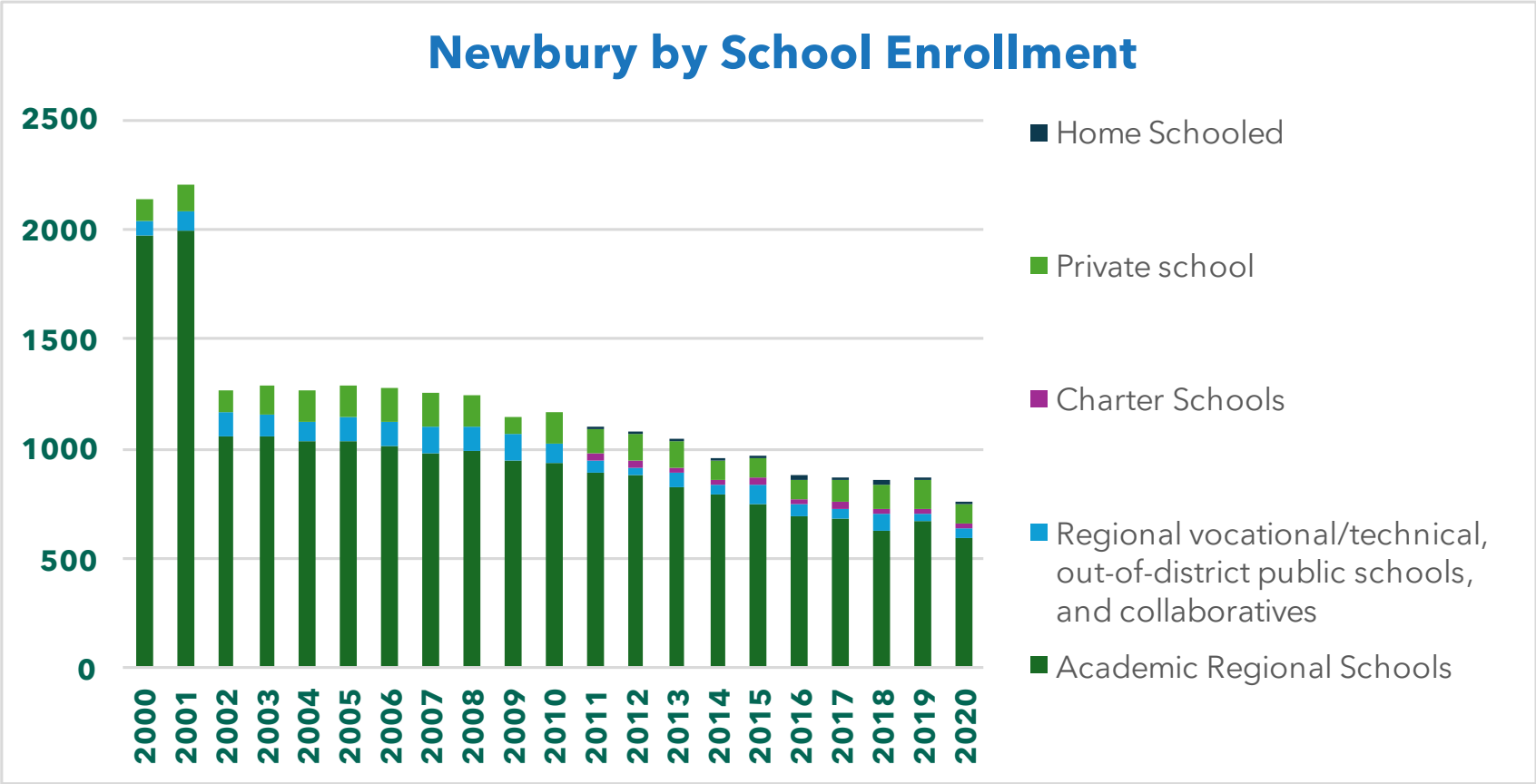


Source: UMass Donahue Institute Projections

Age Distribution (2010-2050)



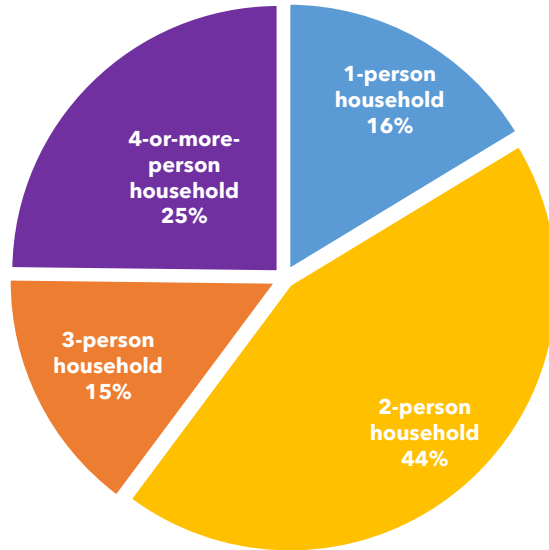
School Enrollment (2000-2020)



Source: MA Department of Elementary & Secondary Education, School and District Profiles

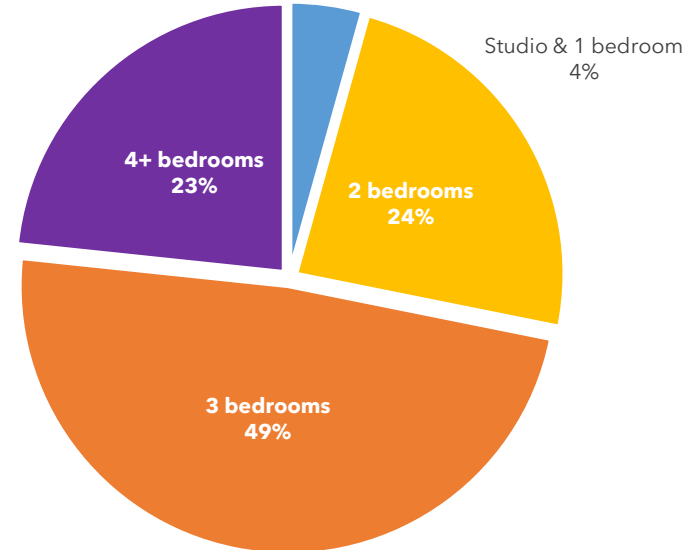
Housing Unit Occupancy vs. Bedroom Capacity

Housing Breakdown by Occupancy



1 or 2 person households make up **60%** of Newbury's homes, while 1- or 2-bedroom homes make up **28%** of Newbury's housing stock.

Bedrooms per Housing Unit



3 or more person households make up **40%** of Newbury's homes, while 3 or more-bedroom homes make up **72%** of Newbury's housing stock.

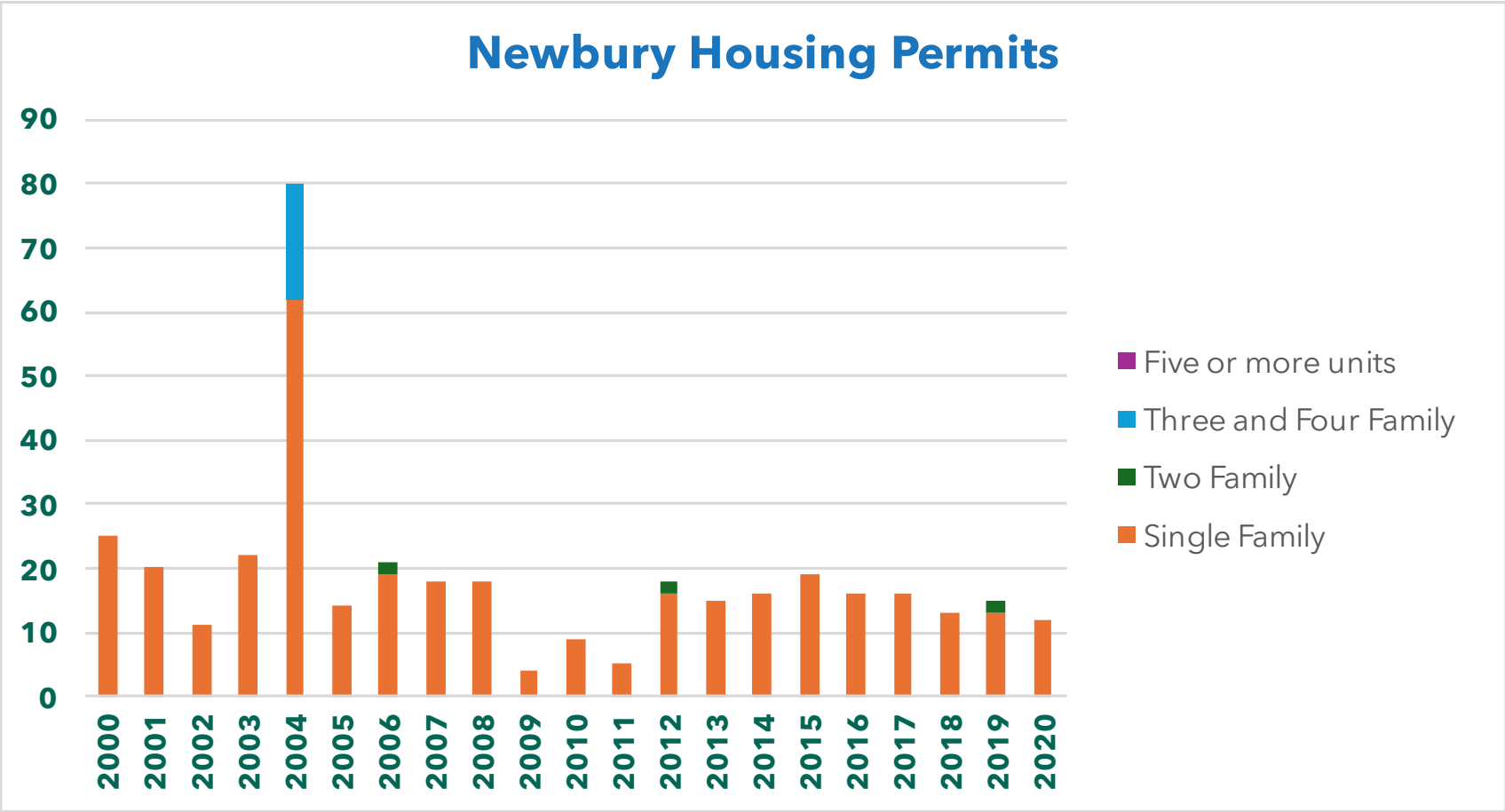
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Tables S2501 & B25041

Local Housing Conditions



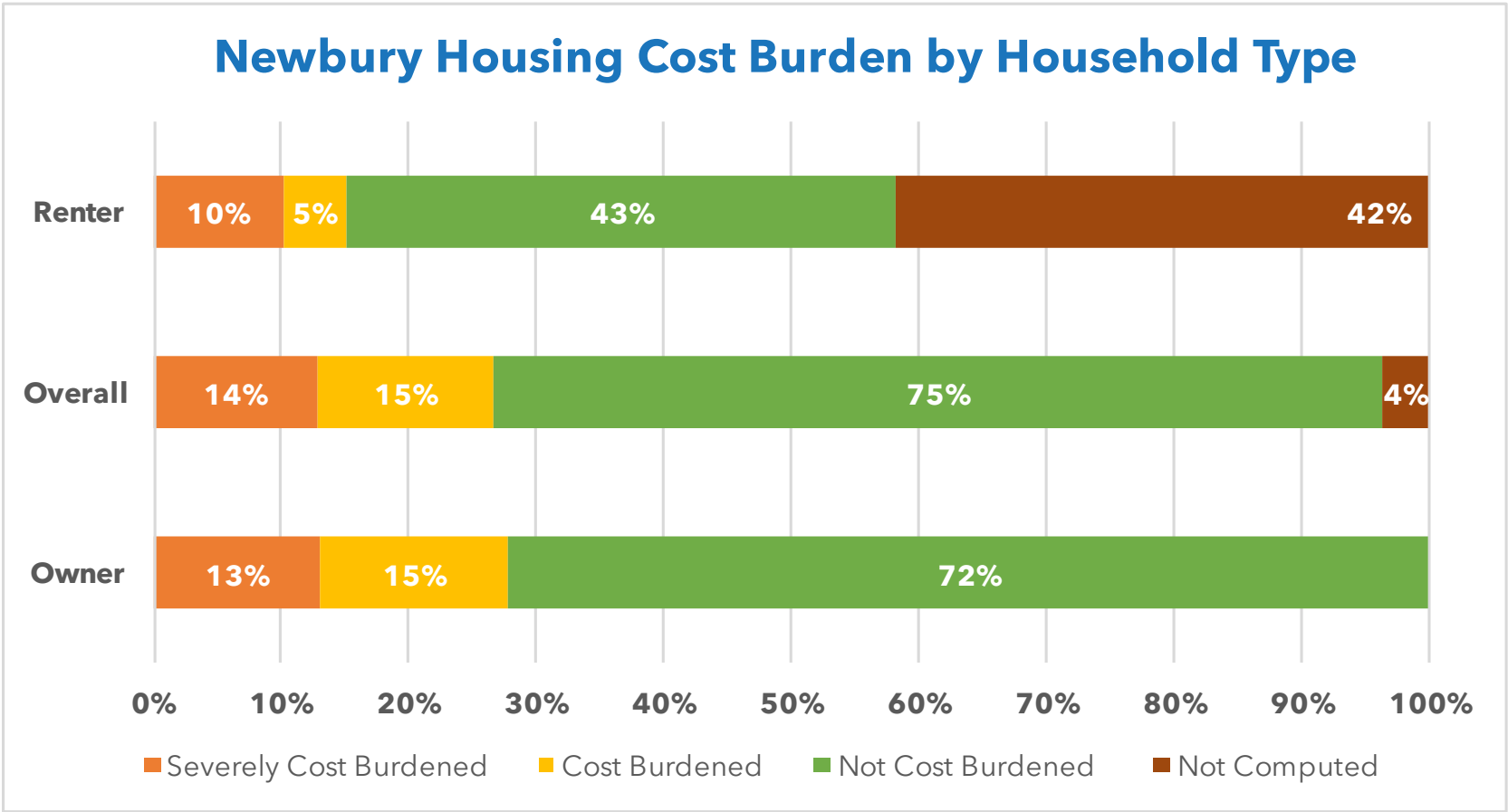
- In 2004 Newbury saw a significant increase in housing permits for both single-family homes as well as three and four family homes.
- Housing production since 2004 matched historic trends, with a relatively steady number of single-family homes and duplexes being permitted over the past 10 years.
- Approximately 29% of all residents in Newbury are cost burdened.
- Owners are similarly cost burdened to residents overall, while renters are relatively less cost burdened.

Housing Permits



Source: Massachusetts Housing Partnership Data Town

Cost Burden



Source: U.S. Census Bureau, American Community Survey, 2020. Tables B25070 & B25091

Data Summary

Data

- Projected population decline.
- Population under 20 and school enrollment declining.
- Lack of larger housing for young families to move into.
- Lack of smaller homes for older adults to downsize from.
- Population over 65 projected to make up 1/3 of the Town.

Questions

- How does the lack of small housing units impact the ability of older adults to downsize?
- How will the growing population of adults 65+ be accommodated?
- How will declining population impact revenues? Schools?
- How will housing cost burden and workplace stability be addressed?

Housing Development Constraints

- Environmental
 - When considering sites for future housing development in town, care should be taken to minimize new impervious surfaces.
 - If developing in current open space, proper stormwater runoff management may help alleviate the risks posed by flooding.
- Infrastructure
 - Interstate access (I-95) and state roads (Rt. 1)
 - No fixed route bus service; MeVa Ring & Ride
 - Town water and sewer limited to some areas.
- Regulatory Considerations
 - Residential Districts (Agriculture, Parker River, Limited Business)
 - Business Districts (Byfield Village, Light Industrial Byfield, Upper Green Business, Parker River Marine)



Housing Production Strategies

1. Review and modify existing Accessory Dwelling Unit (ADU) bylaw with updated ADU best practices.
2. Explore feasibility of creating an Inclusionary Zoning (IZ) bylaw.
3. Establish an Affordable Housing Trust.
4. Investigate models that address creation of starter homes that are “right-sized.”
5. Conduct ongoing community education on housing development options and challenges.

Strategy 1

- Newbury currently has an Accessory Apartment Bylaw for both new and existing construction. The bylaw allows for attached ADUs by right and detached ADUs with a Special Permit on single family lots. Newbury is examining the Town's current bylaw to expand regulations in alignment with the state's Affordable Homes Act, which would allow additional flexibility for homeowners looking to create an accessory unit on their property. This may include allowing detached ADUs by right and allowing renters outside of the homeowner's family to occupy the accessory unit or primary dwelling. The Town has already begun to explore these options and should continue to work towards amending the bylaw to help residents diversify their housing options.
- Newbury may also look to explore opportunities to incorporate ADUs towards the Town's Subsidized Housing Inventory (SHI). The Town of Merrimac currently specifies provisions where an ADU would be able to be counted towards the affordable housing stock listed on the SHI. Merrimac's bylaw stipulates that low- or moderate-income households are able to reside in an accessory unit, provided that the unit meets the requirements of the Local Initiative Program to be listed on the SHI. Newbury currently has 3.45% of its total housing stock listed on the SHI, which is well below the 10% minimum required to reach Safe Harbor Status. The Town may look to incorporate this strategy as a way

Strategy 2

- Newbury has expressed interest in adopting Inclusionary Zoning to encourage future development of affordable housing. The Town may wish to work with the Planning Board to develop guidelines for a bylaw amendment that would require any new housing development to provide a certain percentage of affordable housing units. The IZ bylaw could also include a component for a developer to provide a payment in-lieu of creating an affordable housing unit. Newbury currently does not have an Affordable Housing Trust, however this is an additional strategy to incorporate along with creating Inclusionary Zoning. In the case where a payment in-lieu structure is established, those funds could be transferred to the Affordable Housing Trust to develop affordable housing.
 - Newbury has already begun taking the first steps towards creating an Inclusionary Zoning bylaw through a Community One Stop grant in partnership with MVPC. The goal of this grant is to work with town staff and the Planning Board to research and develop an Inclusionary Zoning bylaw that reflects the need of the Town.

Strategy 3

- Newbury does not currently have an Affordable Housing Trust but has explored the idea of establishing a Trust in recent years. An Affordable Housing Trust would allow the Town to have additional flexibility on spending funds towards affordable housing development. If Newbury were to adopt an Inclusionary Zoning Bylaw, any payments in-lieu provided from new housing developments could be utilized by an Affordable Housing Trust towards the creation of new affordable housing.
- An Affordable Housing Trust would also allow Newbury to develop several housing programs to provide support for homeowners and renters. Several AHT's across the region have funded programs such as direct rental assistance, rehabilitation loans, and first-time homebuyer grants. Creating an AHT would allow the Town to explore the feasibility of establishing these programs to help residents with their housing needs, along with creating new affordable housing units. The Town may wish to undertake initial first steps towards creating an Affordable Housing Trust, which may include gathering an advisory committee of residents to explore the topic. [The Massachusetts Housing Partnership \(MHP\) also created a helpful guide for communities to learn about the process it takes to establish an Affordable Housing Trust.](#) It covers essential steps municipalities can take to establish AFTs, including researching existing AFTs, drafting bylaws, forming the trust, and securing funding. Along with assistance from MHP, there are also technical assistance grants available through the Community Compact Cabinet to help communities through the process of establishing an AFT.
- There are several funding sources Newbury could explore in order to support an Affordable Housing Trust, including allowing payments in lieu as part of Inclusionary Zoning, or adopting the Community Preservation Act to create new revenue for Affordable Housing.

Strategy 4

- A common concern heard amongst residents during community engagement sessions is the lack of “starter homes” in the community. This commonly refers to housing units, either detached single-family homes or attached single-family homes such as in a condominium development, that are ownership units containing 1, 2, or 3 bedrooms. If detached, these units are typically on smaller lots.
 - One way to address this would be for the town to adopt a “Starter Home District” pursuant to [MA General Law Chapter 40Y](#). The state’s Department of Housing and Livable Communities is expected to promulgate regulations under this section in 2024 to guide communities in their adoption of these districts. The Town should consider adopting a 40Y district locally after reviewing the state regulations.
 - According to the State’s definition, a starter home is considered to be a single-family home under 1,850 square feet. In the starter home district, single-family homes are allowed by-right at a minimum density of 4 units per acre. Accessory Dwelling Units up to 600 square feet are also allowed on the same lot as the starter home. The requirements also specific that in each starter home zoning district, at least half of the starter homes must contain at least three bedrooms.
- Newbury may also look to encourage duplex or small-scale multi-family housing development to increase the number of smaller-sized units available for rent or homeownership. This may include allowing the conversion of larger single-family homes into multi-family units, which would provide additional housing units without altering the existing character of a neighborhood.
 - Towns like West Newbury allow duplexes town-wide by right, which may be an option Newbury wants to explore.

Strategy 5

- During community engagement sessions and discussions with the Town, it appeared there was a desire to continue the dialogue around housing challenges in Town and help both local officials and residents learn more about how the town can tackle those challenges. Overall education on housing needs with residents is an ongoing task, and the Town should consider ways to keep local boards and residents up to date with information.
- There are several state programs available from various organizations that may assist with community education around housing. The Citizens' Housing & Planning Association (CHAPA) has a [Municipal Engagement Initiative \(MEI\)](#) that helps communities create coalitions in support of housing initiatives. The Massachusetts Housing Partnership (MHP) also offers [technical assistance](#) that encompasses a variety of resources for communities to assess their housing needs. These housing engagement services have been successful in several Massachusetts' communities in helping towns create ADU bylaws, Affordable Housing Trusts, as well as Inclusionary Zoning bylaws.
- The Merrimack Valley Planning Commission continuously conducts community engagement efforts through its various programming. Through the use of District Local Technical Assistance (DLTA) funds, MVPC is able to work with communities across the Merrimack Valley to conduct community education forums and discussions. There have been several recent opportunities for community engagement, including housing forums in both [Haverhill](#) and [North Andover](#). In the past year, MVPC has continued to conduct community engagement sessions throughout the Housing Production Plan update process.
- Along with educating the general public on issues related to housing, it is also crucial to ensure that local town boards are informed on these issues. There are several community engagement tools available specifically for municipal board members, including [training manuals](#) directly offered from the MA Executive Office of Housing and Livable Communities. [The Citizen Planner Training Collaborative](#) also provides several informational resources for board members, as well as ongoing training opportunities.

Completion and Implementation Timeline

- Planning Board and Select Board must review and approve the HPP.
- Plan is sent to the MA Executive Office of Housing and Livable Communities for their review and approval.
 - EOHLC has an initial 30-day review period to verify all materials have been completed, followed by a 60-day review of the entire plan.
- Town Staff, Planning Board, Select Board, and other partners work together to implement the plan's goals over the next five years.

Discussion/Questions?

