

Newbury's Vision for the Future of Housing

Housing Production Plan
Virtual Sub-Regional Session

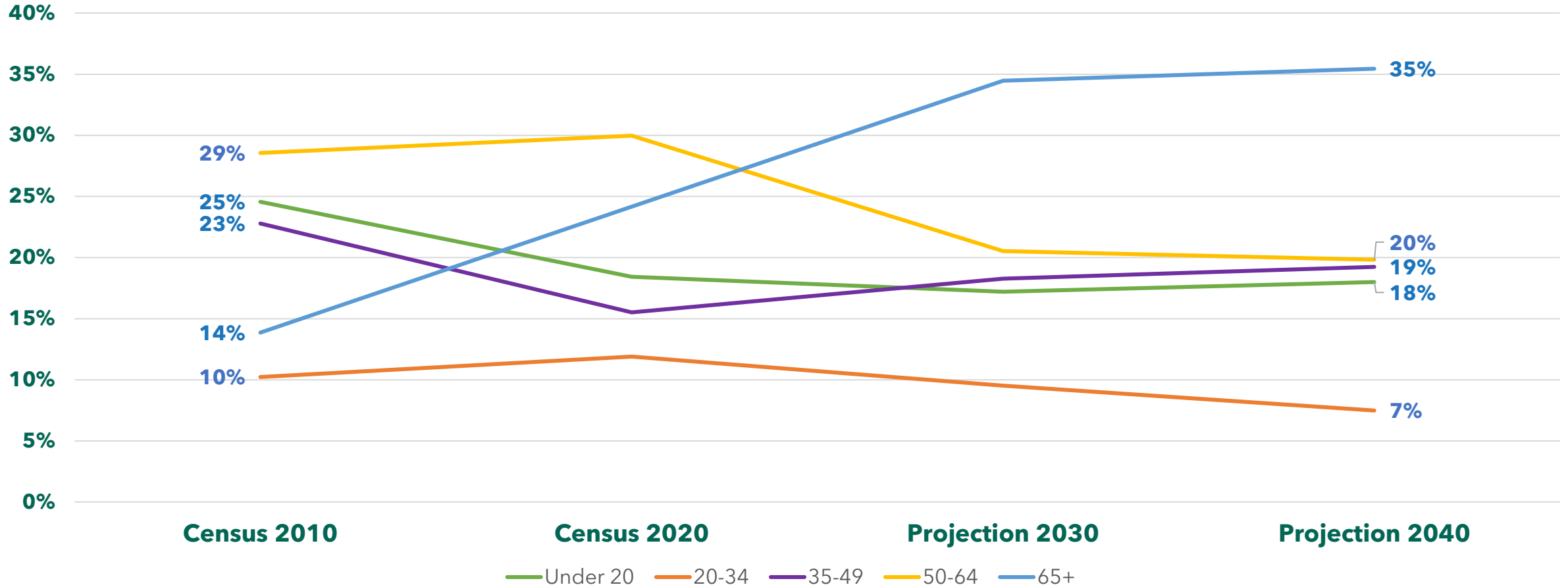


Agenda

- Data Overview
 - Demographic Trends
 - Current Housing Conditions/Supply
 - What do these trends and conditions mean for Newbury?
- Housing Goals from 2023 Master Plan
- Housing Initiatives and Production in Newbury (2018-2023)
- Possible Short & Long-Term Strategies to Consider
- Reflection & Discussion

Newbury's Demographic Trends

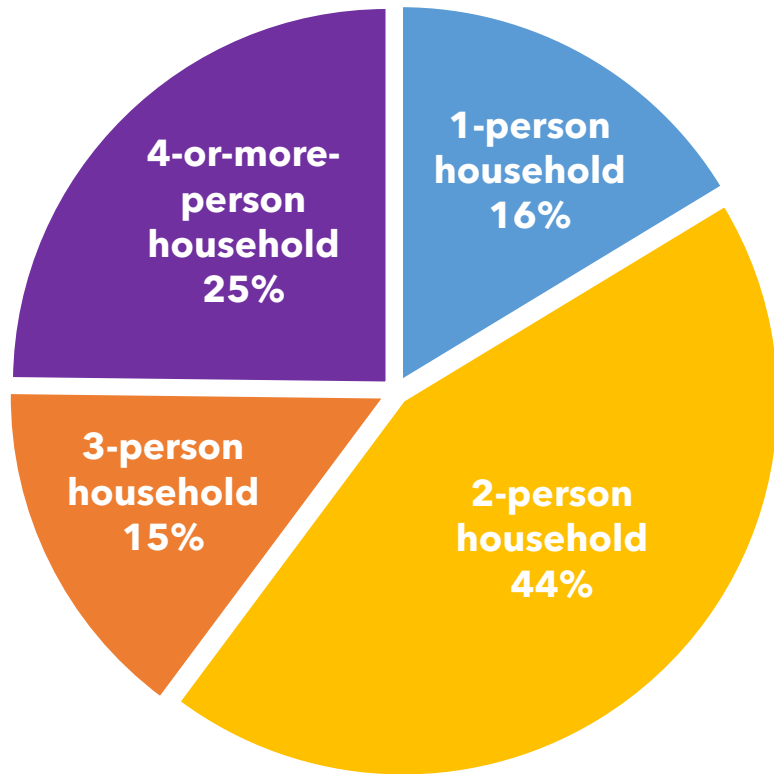
Age Distribution Projections %



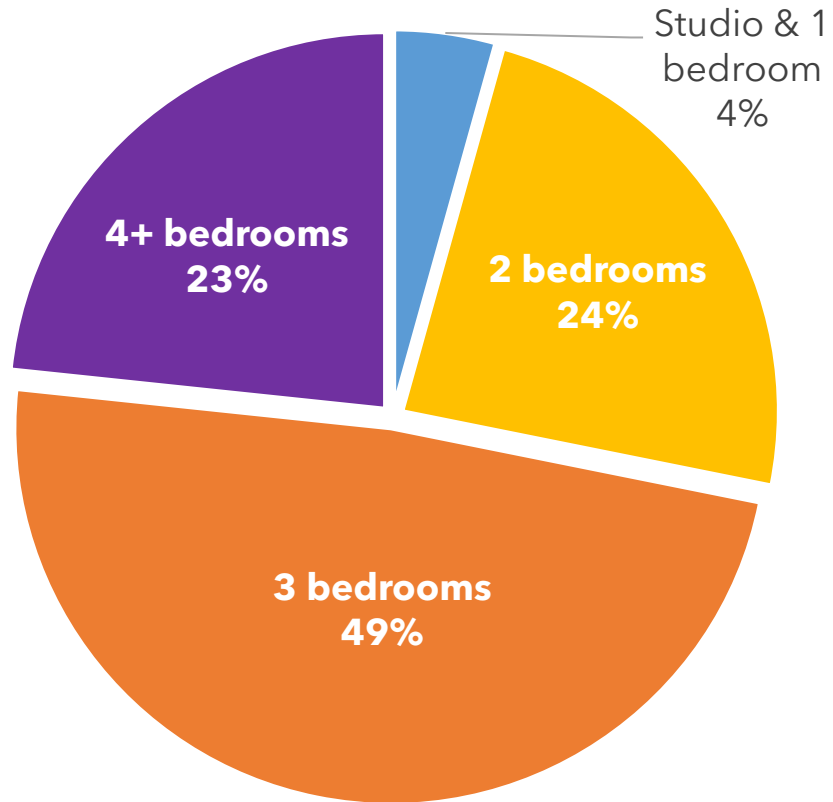
Source: UMass Donahue Institute Projections

Newbury's Occupancy Data

Housing Breakdown by Occupancy



Bedrooms per Housing Unit



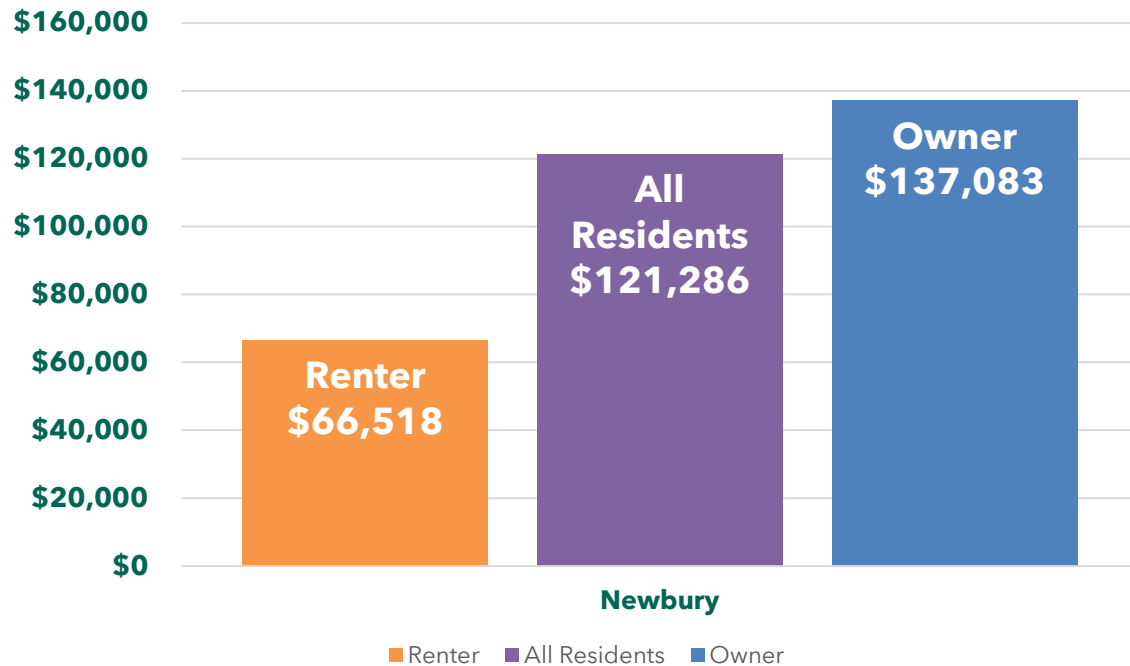
1 or 2 person households make up **60%** of Newbury's homes, while 1- or 2-bedroom homes make up **28%** of Newbury's housing stock

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

Newbury's Housing Needs

Median Household Income by Tenure



Source: 2016-2020 American Community Survey 5-Year Estimates, Table B25119



1/4 residents are housing cost burdened

Source: 2016-2020 American Community Survey Estimates, Tables B25070 & B25091

Cost burden is defined by a household that spends more than 30 percent of its income on housing costs, including utilities. A household is severely cost burdened if it spends more than 50 percent of its income on housing."

- Source: Massachusetts Housing Partnership DataTown

Housing Tenure



Source: 2016-2020 American Community Survey 5-Year Estimates, Table B25003

3.5%

Affordable housing units on the Subsidized Housing Inventory (SHI)

Housing Goals from Newbury's Master Plan (2023)

1. Increase the diversity of housing options.
2. Increase the supply of affordable housing.
3. Expand water/sewer infrastructure capacity to serve more diverse housing.
4. Reduce the vulnerability of Newbury's housing stock to climate-related storm damage.
5. Expand local awareness and support for housing needs.
6. Encourage housing development which preserves natural and cultural resources.

Housing Initiatives & Production in Newbury (2018-2023)

- Master Plan Update 2023
- Accessory Apartments & Two-Family Units
- 6 new residential developments have been permitted since 2018, resulting in 28 new single-family houses
- 1 new residential development currently in permitting, with 4 proposed new single-family houses
- Comprehensive Permit (40B) Issued by ZBA, environmental permitting in process

Possible Housing Strategies for Newbury

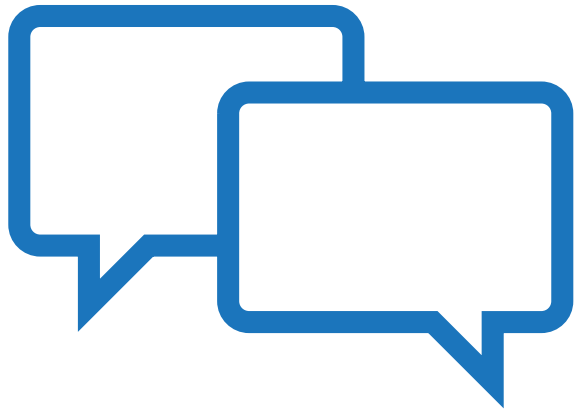
Short-Term

1. Develop and Adopt Inclusionary Zoning Bylaw
2. Establish Affordable Housing Trust Committee
3. Adopt Multi-family Zoning Bylaw (MBTA zoning)
4. Encourage developers to include accessory apartments
5. Review town-owned parcels for potential affordable housing development or redevelopment
6. Develop and expand relationships with partners

Long-Term

1. Update Zoning bylaws to support housing, including updates to the Accessory Apartment Bylaw, multi-family zoning by Special Permit, etc.
2. Support the work of the regional Housing Choice Coalition
3. Explore and develop funding mechanisms to support a diverse and climate-resilient housing stock

Reflection Questions and Discussion



1. What strategies do you think will be most effective to meet Newbury's housing needs?
 - Is anything missing from what we've shared so far?
2. What are your hopes and aspirations for housing development in Newbury?
3. What are your major housing concerns that should be addressed in this plan?