

Bridgewater Housing Production Plan Update

Public Meeting
Thursday, June 1, 2017
6:30 pm to 8:00 pm
Academy Building

Presented by the Old Colony Planning Council



Agenda

1. Welcome & Introductions
2. About Housing Production Plans
3. Housing Needs & Demand in Bridgewater
4. Discussion: Plan Goals & Strategies
5. Next Steps

Introduction: OCPC & Our Work

- The Old Colony Planning Council (OCPC) is a regional planning agency that was created in 1967 to “improve the physical, social and economic conditions of the district.”
- OCPC works with its 17 member municipalities in southeastern Massachusetts in a variety of planning disciplines, including housing, economic development, transportation, energy, and regionalization initiatives.

About Housing Production Plans (HPP)

Affordable Housing refers to units that are deed restricted to be affordable to households earning 80% of the area median income (\$81,000) or below.

Persons in Household	1	2	3	4	5	6	7	8
FY 2017 Income Limit	\$46,400	\$53,000	\$59,650	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450

Bridgewater's Median Household Income in 2015 was \$84,697

About Housing Production Plans (HPP)

Chapter 40B is a state statute that was enacted in 1969 to encourage communities to increase their affordable inventories to 10% of their total housing stock.

- If under 10%, local Zoning Boards of Appeals (ZBA) can approve affordable housing development proposals under flexible rules
- If a community adds affordable housing units at an annual rate of 0.5-1.0%, then the Mass. Department of Housing and Community Development (DHCD) will certify the community for a one or two year period
- If a community is certified, then the ZBA can deny a comprehensive permit for proposals that are not compliant with local zoning
- In some cases, the ZBA can also issue a denial if 1.5% of developable land is used for affordable housing

About Housing Production Plans (HPP)

Communities develop Housing Production Plans to:

- Understand local housing needs and demand;
- Guide the type, amount, and location of housing; and
- Set a numerical goal for annual low- and moderate-income housing production
- This Plan will serve as an update to Bridgewater's last HPP, which was completed in 2012 and is set to expire on August 16, 2017

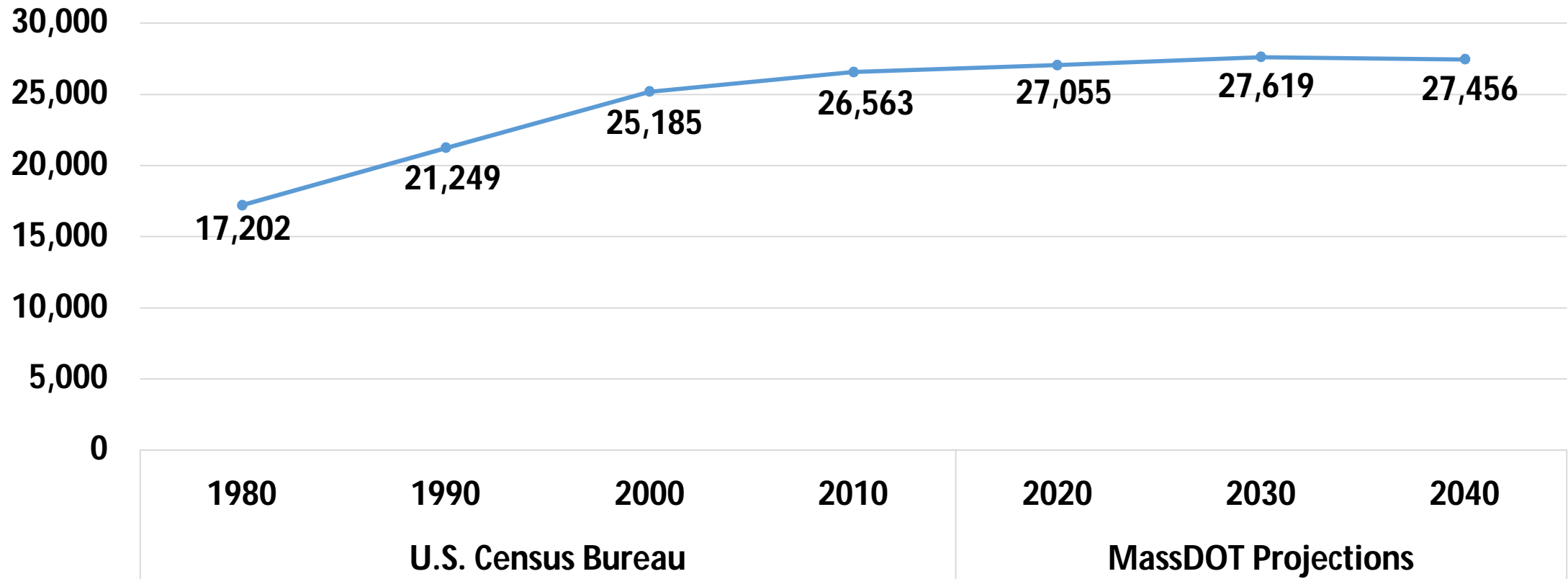
About Housing Production Plans (HPP)

A Housing Production Plan (HPP) consists of:

- A comprehensive housing needs and demand assessment
- Analysis of development constraints and opportunities
- Affordable Housing Goals
- Affordable Housing Implementation Strategies

Housing Needs & Demand-Demographics

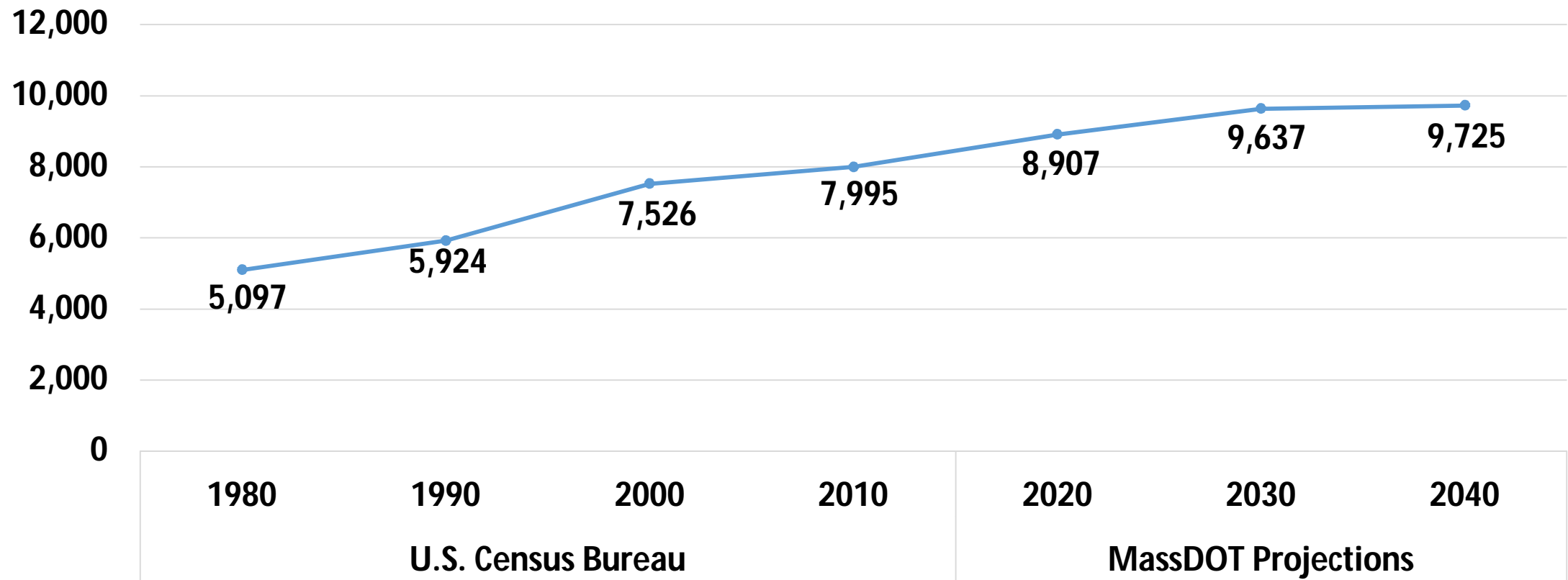
Bridgewater Population, 1980-2040



Source: 1980 – 2010 U.S. Census & MassDOT Socio-Economic Forecasts

Housing Needs & Demand-Demographics

Bridgewater Households, 1980-2040



Source: 1980 – 2010 U.S. Census & MassDOT Socio-Economic Forecasts

Housing Needs & Demand-Demographics

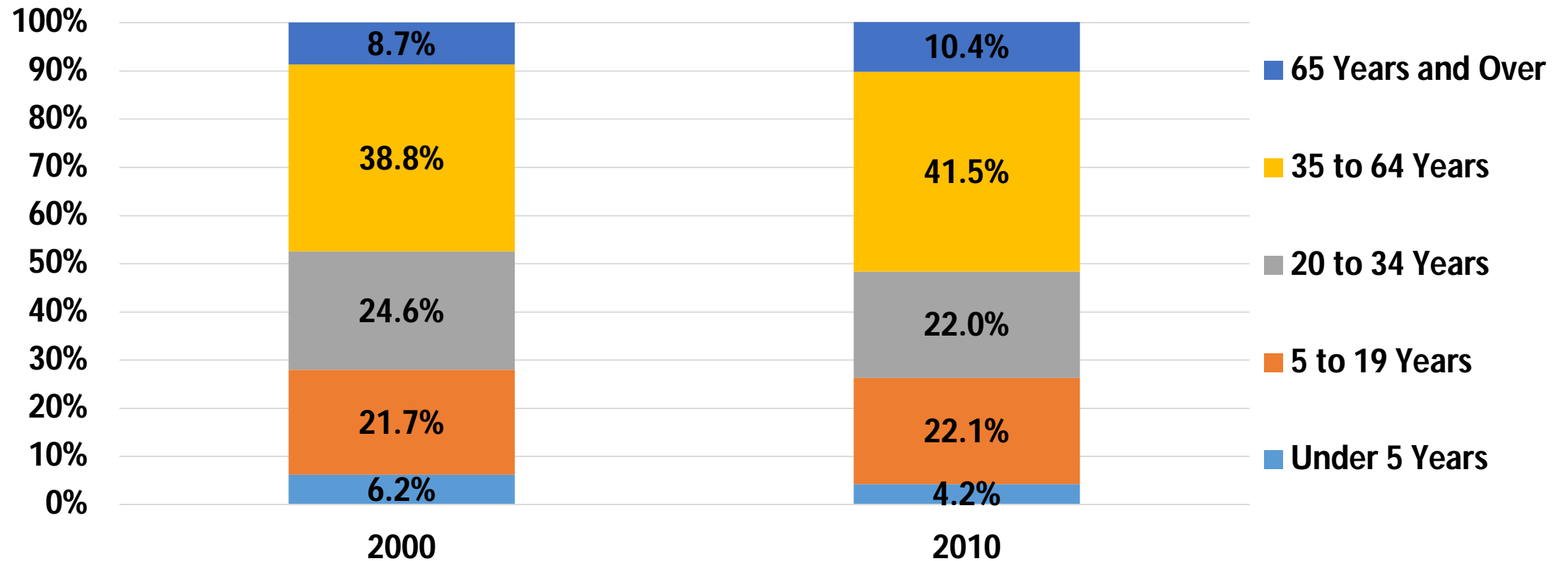
Bridgewater Household Types, 2000-2010

Household Data	2000	2010
Family Households	74.2%	71.8%
Non-Family Households	25.8%	28.2%
Households with Individuals Under 18 Years	41.2%	35.5%
Households with Individuals 65 Years & Over	20.9%	24.2%
Average Household Size	2.81 Persons	2.73 Persons

Source: U.S. Census Bureau, 2000 & 2010 U.S. Census

Housing Needs & Demand-Demographics

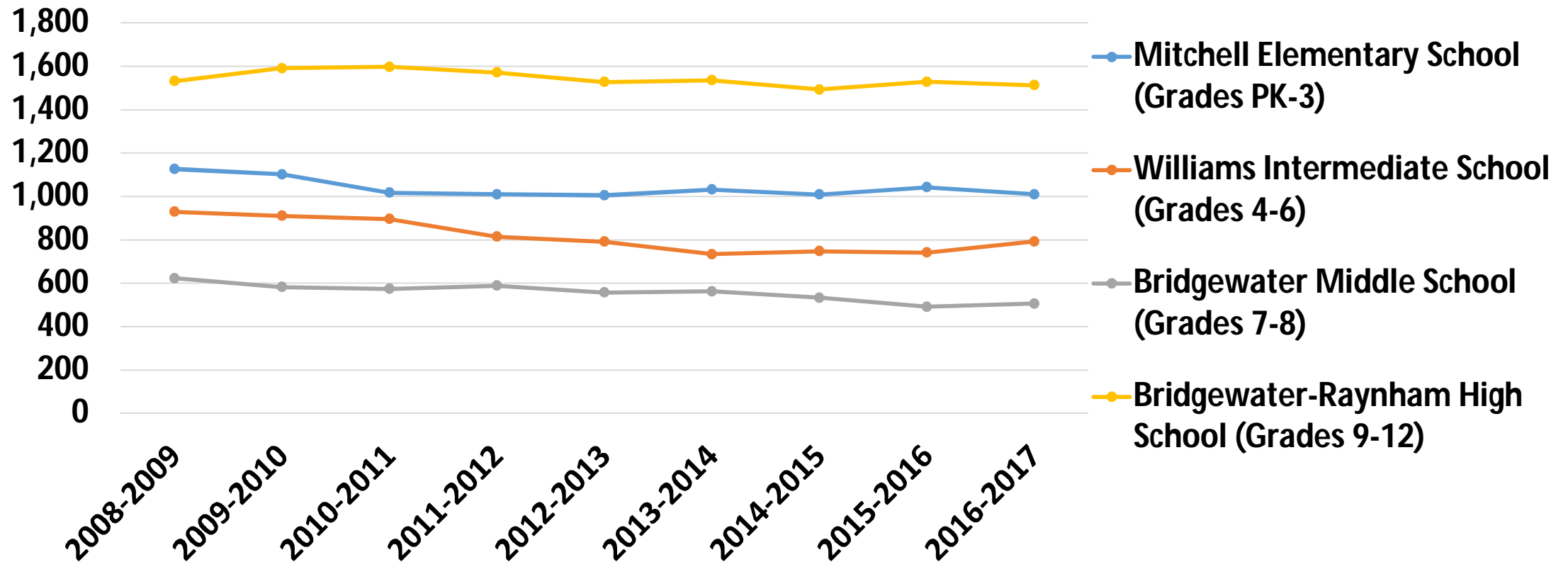
Bridgewater Population by Age, 2000-2010



Source: U.S. Census Bureau, 2000 & 2010 U.S. Census

Housing Needs & Demand-Demographics

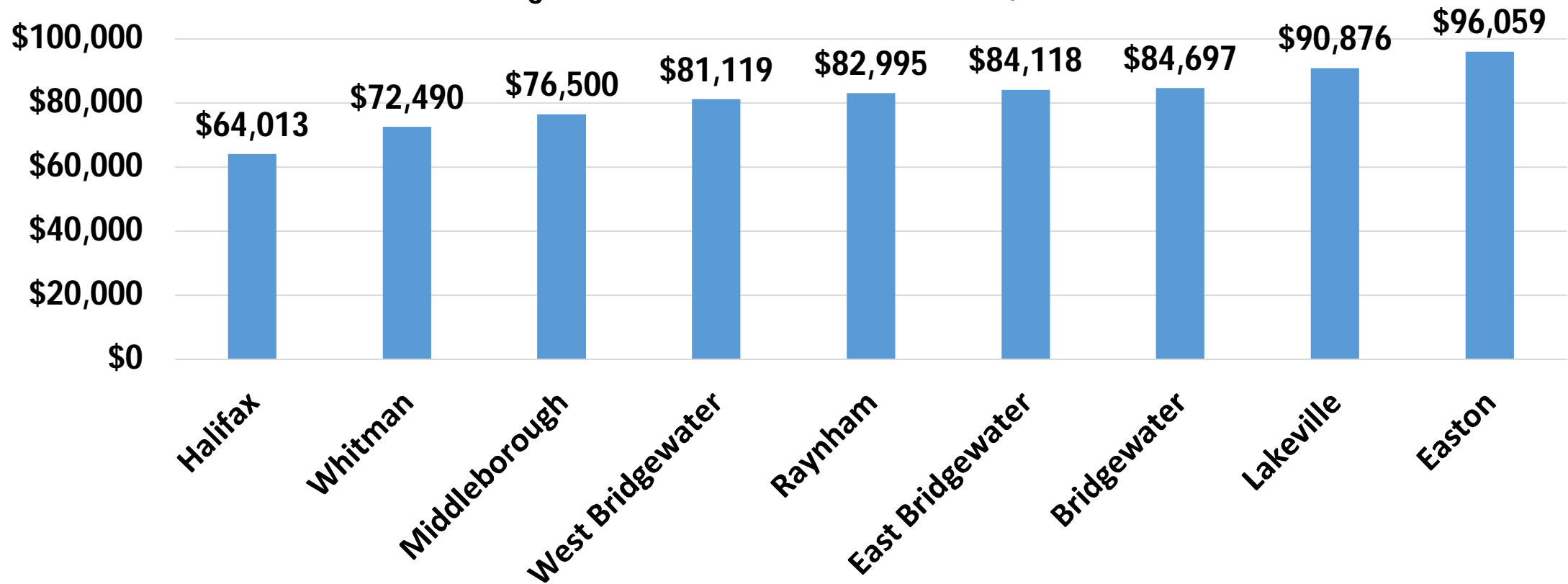
Bridgewater School Enrollment, 2008-2017



Source: Massachusetts Department of Elementary and Secondary Education

Housing Needs & Demand-Demographics

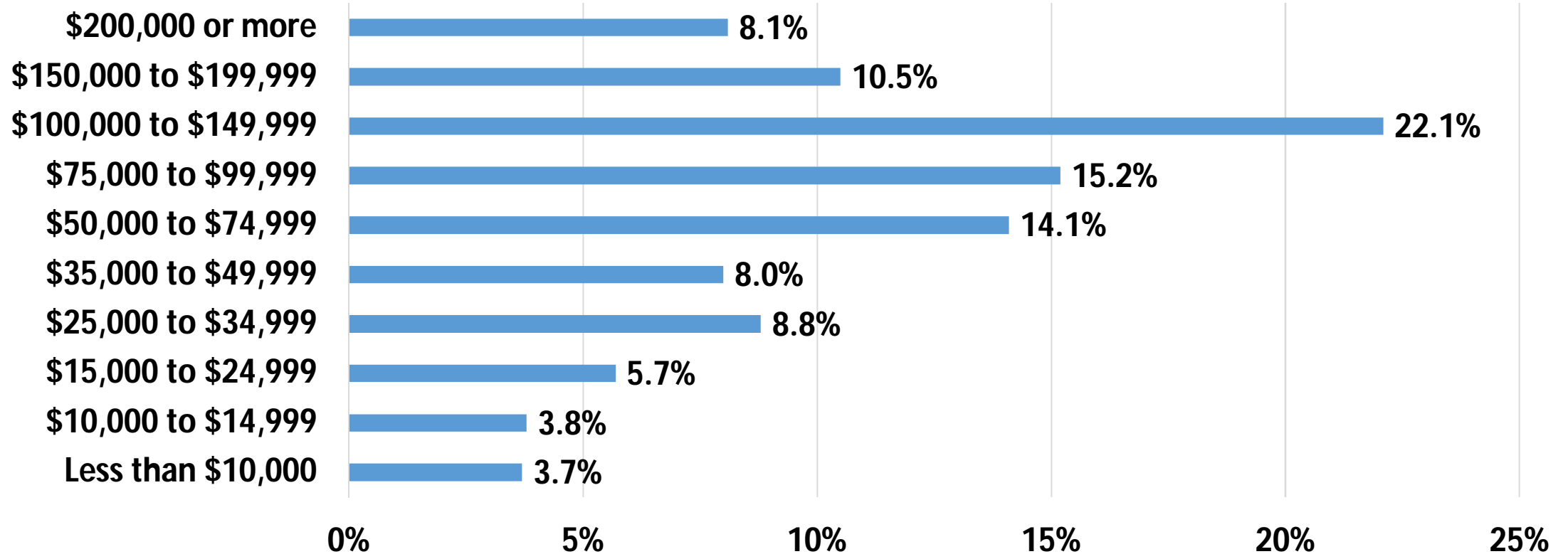
Regional Median Household Income, 2015



Source: U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimate

Housing Needs & Demographics

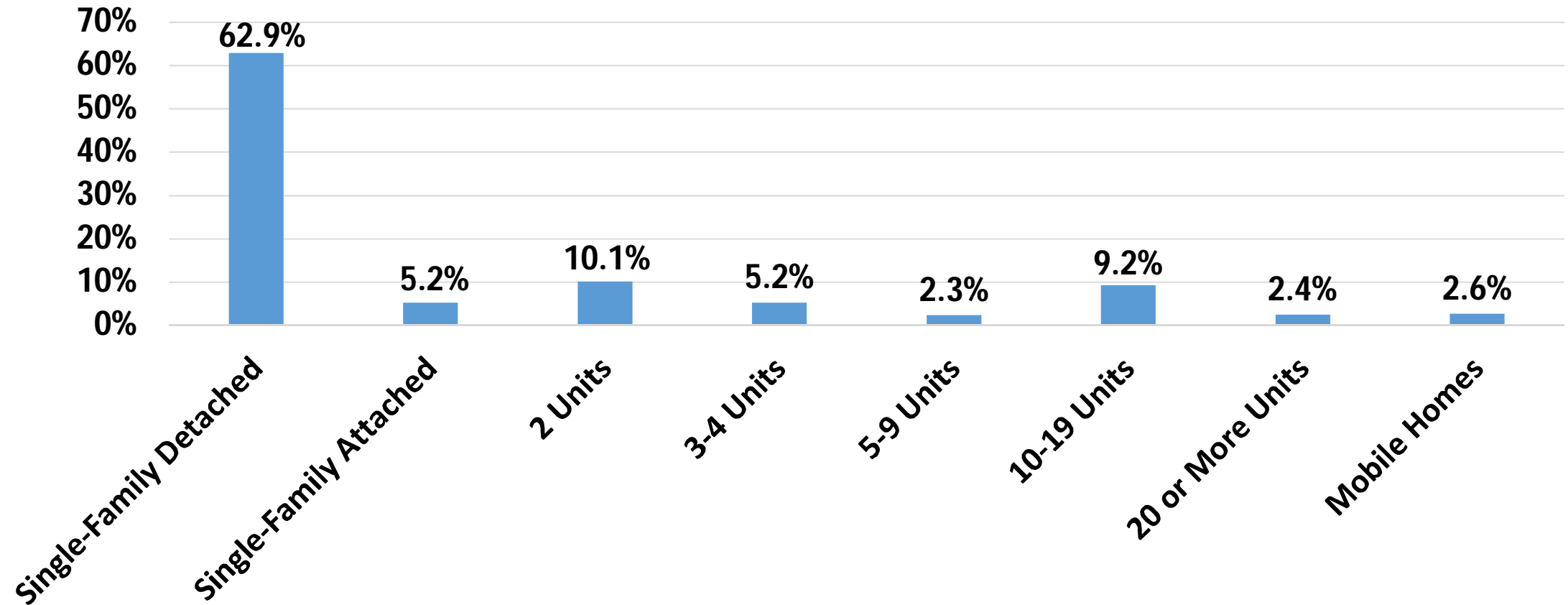
Bridgewater Median Household Income, 2015



Source: U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimate

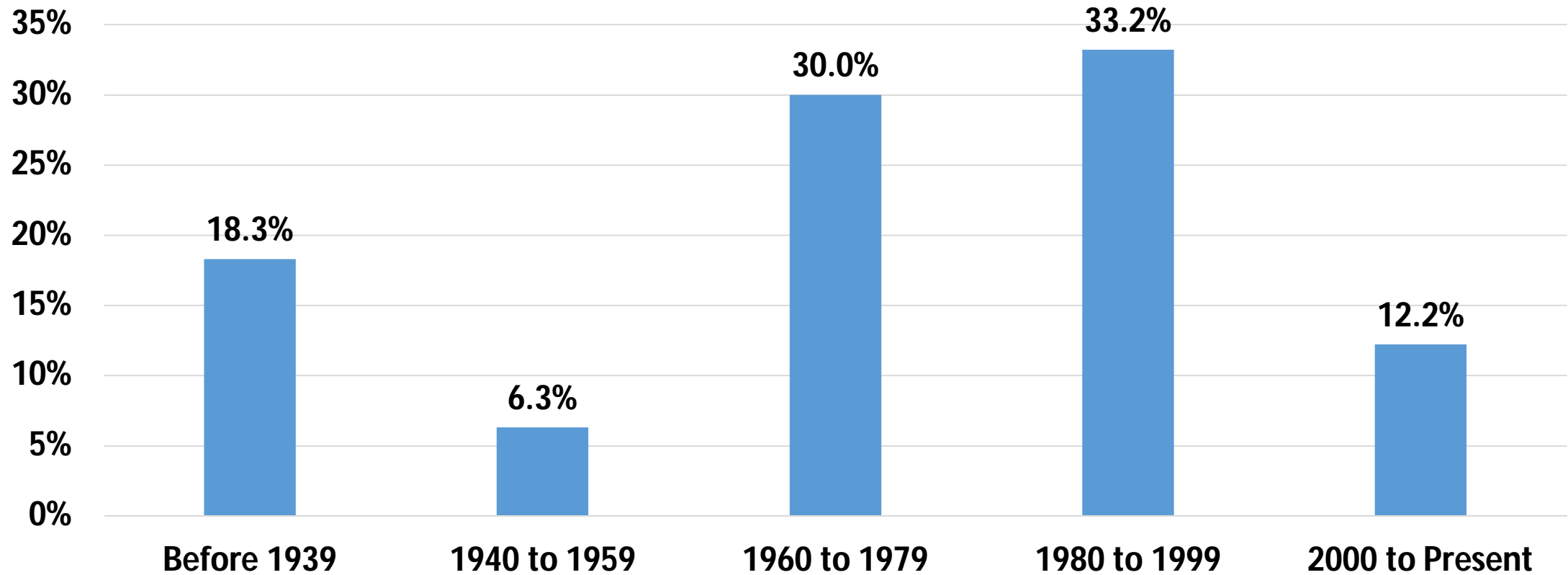
Housing Needs & Demands-Housing Supply

Bridgewater Housing Units by Type, 2015



Housing Needs & Demand-Housing Supply

Bridgewater Housing Units by Age, 2015



Source: U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimate

Housing Needs & Demand-Housing Supply

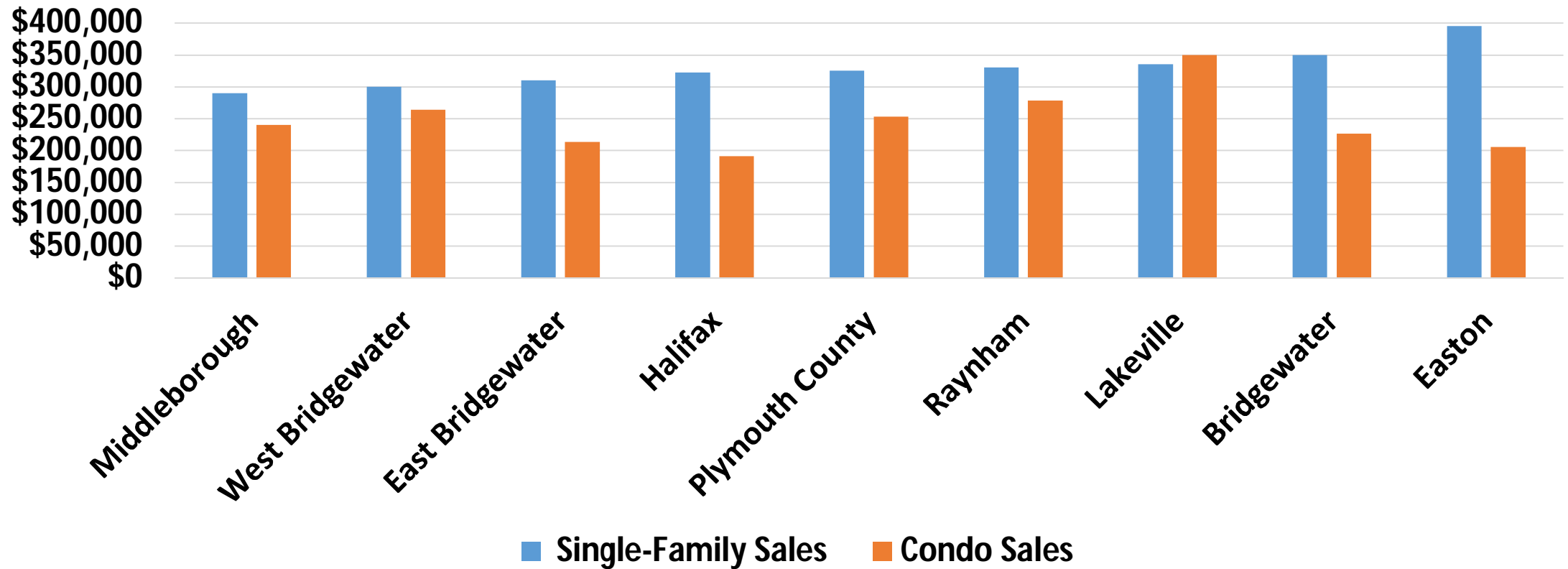
MAPC Projected Housing Demand in Bridgewater, 2010-2030

	2010-2020	2020-2030	Total
Status Quo Scenario	824	606	1,430
Stronger Region Scenario	980	752	1,732

Source: Metropolitan Area Planning Council, Population and Housing Demand Projections for Metro Boston: Municipal Report: Bridgewater

Housing Needs & Demand-Housing Supply

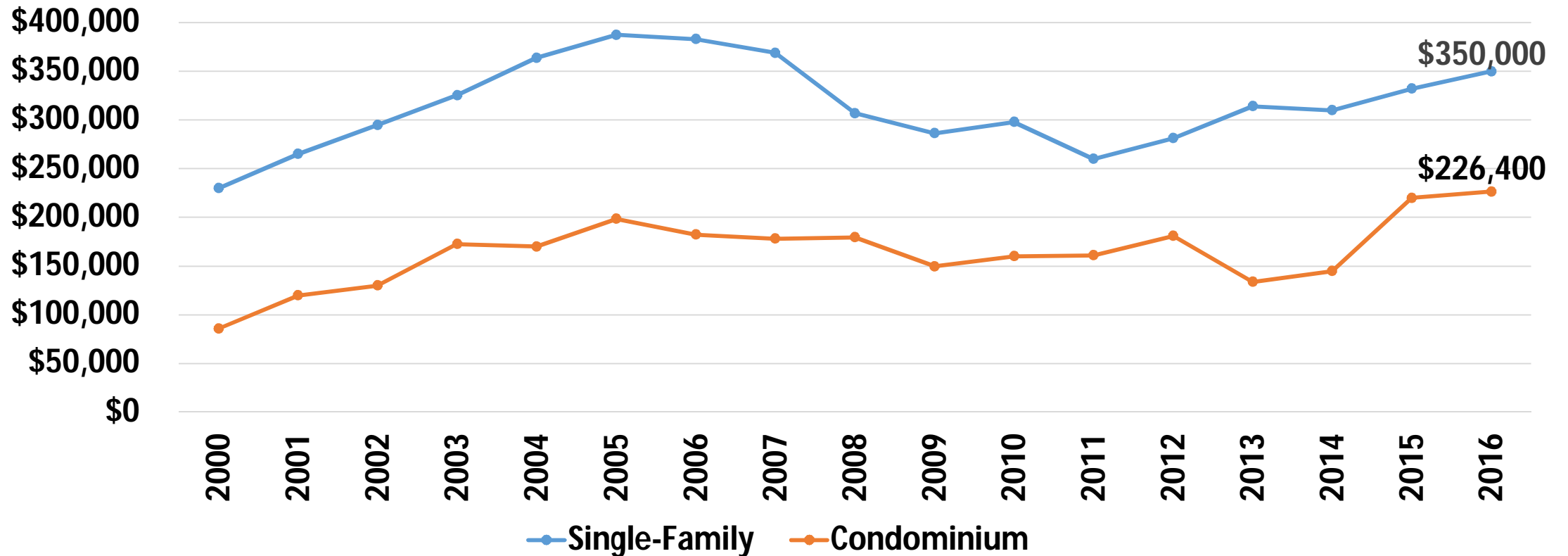
Regional Median Home Prices, 2016



Source: The Warren Group

Housing Needs & Demand-Housing Supply

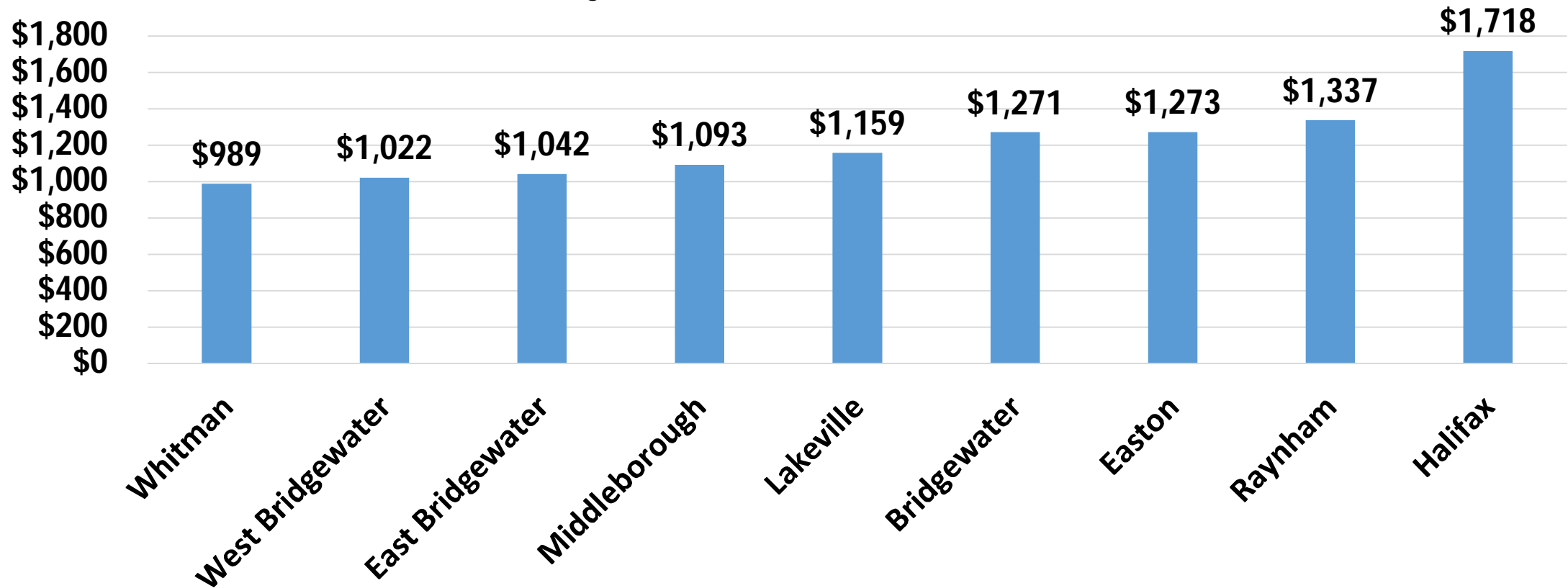
Bridgewater Median Home Prices, 2000-2016



Source: The Warren Group

Housing Needs & Demand–Housing Supply

Regional Median Gross Rent, 2015



Source: U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimate

Housing Needs & Demand-Housing Supply

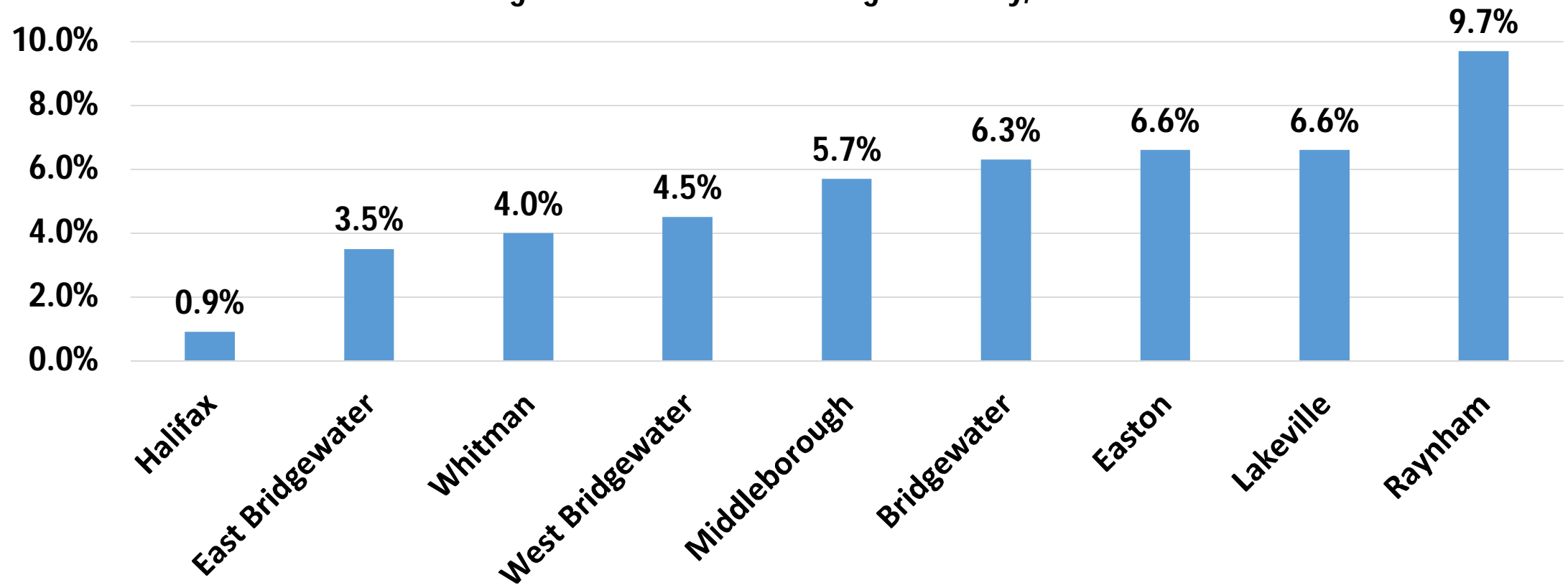
Cost Burdened Households by Tenure, 2013

	Owners		Renters	
	Number	Percent	Number	Percent
Cost Burden >30% to <=50%	910	15.2%	240	14.4%
Cost Burden >50%	515	8.6%	485	29.2%
Total Cost Burdened Households	1,425	23.8%	725	43.6%

Source: U.S. Dept. of Housing & Urban Development CHAS Data, 2009-2013

Housing Needs & Demand-Housing Supply

Regional Subsidized Housing Inventory, 2014



Source: Source: DHCD Chapter 40B Subsidized Housing Inventory (SHI) as of December 2014

Housing Needs & Demand-Key Findings

- A slight population increase of 3.25% (893 people) is expected to occur between 2010 and 2040
- The number of households will continue to increase, though the size of households will continue to decrease
- The population continues to age, as the population over the age of 45 increased 35.2% from 2000 to 2010, whereas the population under the age of 45 decreased 7% during the same time period
- Enrollment at each of the four schools has dropped slightly over the past ten years, despite experiencing an increase in population
- Approximately 22% of the households in Bridgewater had an annual income of less than \$35,000 in 2015

Housing Needs & Demand-Key Findings

- Housing stock is roughly two-thirds single-family and one-third multi-family
- Housing stock is relatively new, despite the town's long history
- Moderate demand for housing is projected
- Home prices have rebounded since the Great Recession, which has been a positive for the economy, but has resulted in fewer affordable housing opportunities
- There is a sizeable number of low-income and cost burdened populations, especially among the elderly population
- The town is expecting to surpass the 10% affordable housing threshold mandated by Chapter 40B in the next few years

Discussion: Goals & Strategies

- Goal #1: Supporting the incremental production of affordable housing to maintain and preserve that 10% of the total year round housing units are affordable to households with incomes less than or equal to 80% of the area median income.
- Goal #2: Working through the Bridgewater Affordable Housing Trust, creating, maintaining and preserving affordable housing in and around the downtown, specifically focusing on multi-family units and mixed use buildings.
- Goal #3: Working through the Bridgewater Affordable Housing Trust, creating affordable housing through the adaptive reuse of existing buildings, including historic properties.

Discussion: Goals & Strategies

- Goal #4: Working through the Bridgewater Affordable Housing Trust, create affordable housing on tax title properties and pursue affordable housing as infill development on abandoned or vacant properties.
- Goal #5: Working through the Bridgewater Affordable Housing Trust, ensuring that existing affordable housing units are preserved for long-term affordability.

Discussion: Goals & Strategies

- Strategy #1: Achieve annual housing goals for certification as well as the overall affordable threshold of having 10% of the Town's housing stock affordable as mandated by Chapter 40B
- Strategy #2: Monitor and maintain units on the Subsidized Housing Inventory (SHI)
- Strategy #3: Conduct ongoing community education in an effort to dispel myths and help create an environment whereby the community becomes a partner in the Town's housing initiatives
- Strategy #4: Collaborate with regional housing providers and agencies that can provide technical assistance, resources, funding and development services to help the Town achieve its housing goals

Discussion: Goals & Strategies

- Strategy #5: Continue to capitalize the Affordable Housing Trust Fund
- Strategy #6: Leverage existing funding sources (CPA Funds and In-Lieu of Payments from the Inclusionary Zoning Requirement)
- Strategy #7: Make suitable town-owned properties available for affordable housing
- Strategy #8: Adopt an Inclusionary Zoning requirement
- Strategy #9: Utilize the Local Initiative Program (LIP) and non-profit housing agencies for infill development

Discussion: Goals & Strategies

- Strategy #10: Continue to enhance town-gown partnership

Next Steps

1. Incorporate comments from public meeting into the Plan's final draft
2. Submit the final draft to the Town for review and comment
3. Incorporate Town comments into the Final Plan
4. Submit the Final Plan to Planning Board and Town Council for local approval
5. Submit to DHCD for state approval

Thank You!!

Eric M. Arbeene, AICP

Senior Community Planner

(508) 583-1833 x213 | earbeene@ocpcrpa.org

www.ocpcrpa.org

[@OCPC_Planning](#)