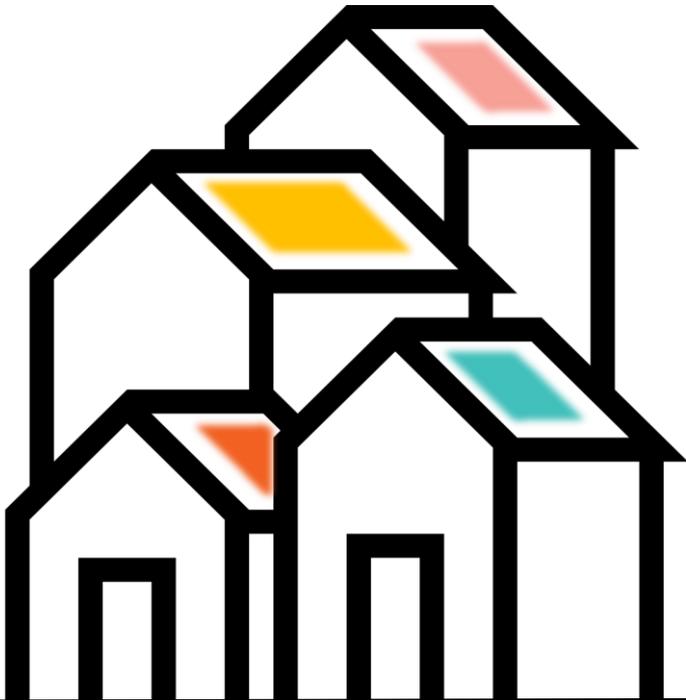


WINCHESTER

# *Housing Production Plan*



## **Community Forum #1**

March 19, 2018  
The Jenks Center



# WINCHESTER *Forum Agenda*



## **WELCOME | 7:30 pm**

Sign in, text us "Winchester in 1 word", and complete pathways exercise with your neighbor



## **PRESENTATION | 7:45 PM**

Winchester Housing Production Plan Overview, potential housing goals, and housing location strategies

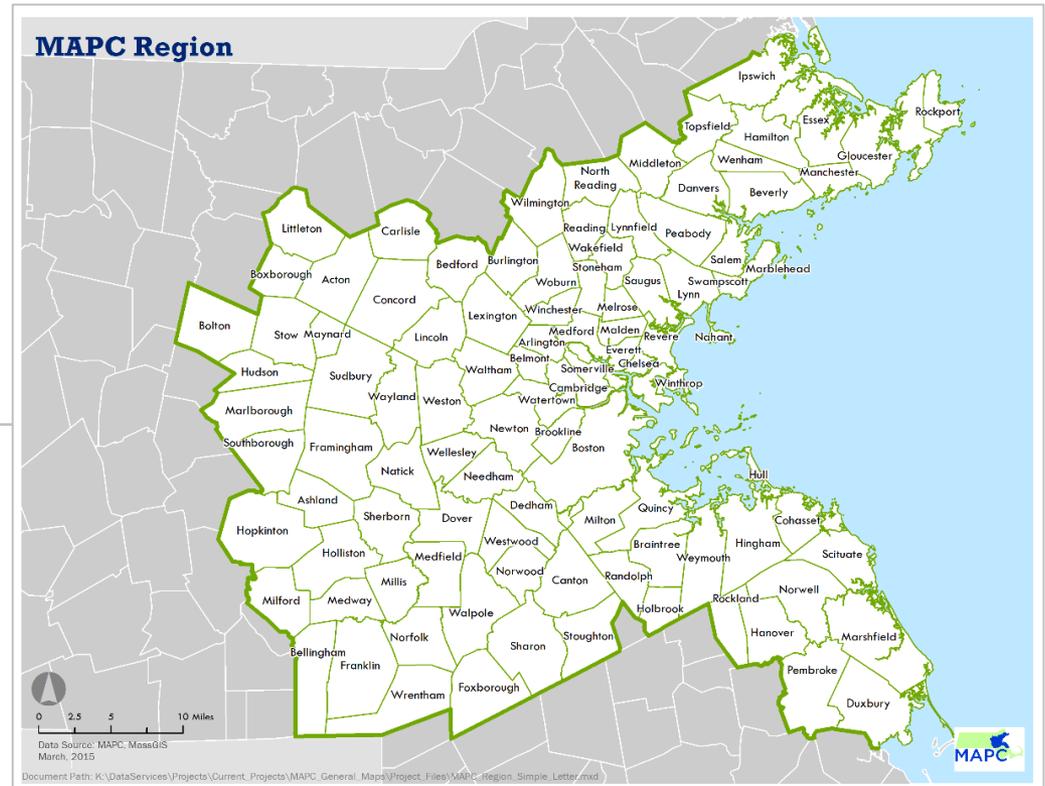


## **OPEN HOUSE | 8:15 pm**

Tell us your priorities, give input on housing goals and location, and learn about trends in town

# WINCHESTER *Project Partners*

MAPC is the regional planning agency serving the people of the 101 cities and towns of Metropolitan Boston



# WINCHESTER *Project Partners*

## Master Plan Steering Committee: Phase 1 Report

*“New development and redevelopment that is compatible with the town’s beautiful and cohesive neighborhoods, the town center, and other commercial areas **enhances the diversity and affordability of housing so that families, seniors, singles, and younger people can all call Winchester their hometown.**”*

*“For Winchester to be a welcoming community and home to residents of all ages, incomes, and ethnic and cultural backgrounds—not an economically stratified community—it must address the **need for single-family and multi-unit housing that is affordable to households with modest incomes and available to people with a range of physical abilities.**”*

# Project Partners

## Master Plan Steering Committee: Phase 1 Report

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## RECOMMENDATION #1

**PLAN FOR AND PROMOTE THE DEVELOPMENT OF MULTI-UNIT AND MIXED-USE HOUSING**

# WINCHESTER *Plan Components*

01

Assessment of housing needs and demand

why?

02

Analysis of development constraints

why not?

03

Sites for housing production

where?

04

Housing goals for the next 5-years

what?

05

Strategies to achieve housing goals

how?

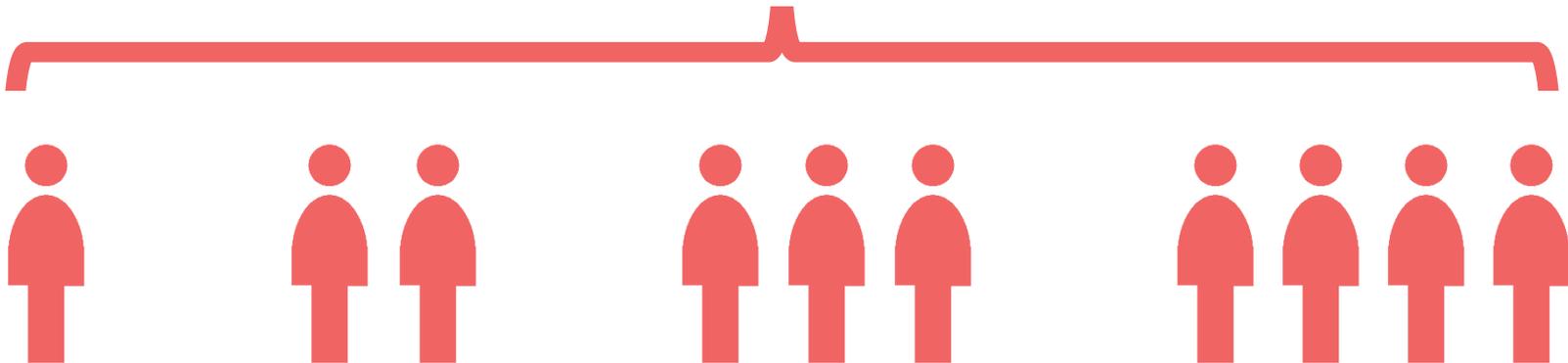
# WINCHESTER *Affordable Housing*

“Affordable housing” costs 30% or less of a household’s income

Eligible households make 80% of the Area Median Income (AMI) or less

Area Median Income

**\$103,400**



**\$54,750 for a  
1-person household**

**\$78,150 for a  
4-person household**

# Chapter 40B + HPPs

## state statute

Encourages municipalities to expand their affordable housing stock.

## 10% state goal

If below, affordable housing development not complying with local zoning can be approved by local ZBAs.

A DHCD-certified HPP allows the ZBA to deny a comp permit for 40B developments for a period.

## certification

A locally adopted and State-approved HPP can serve as a guide to influence 40B development.

## hpp

# WINCHESTER Chapter 40B + HPPs

## Winchester and Chapter 40B by the numbers

### HOUSING UNITS

Winchester's number of year-round housing units as of 2010

7,920  
housing  
units

### SHI UNITS

Winchester's number of SHI units and the number per the State goal

148  
SHI units,  
or 1.9%

792  
10% SHI  
target

### CERTIFICATION UNITS

The number of SHI units to certify a Winchester HPP

40  
SHI  
units for 0.5%

79  
SHI  
units for 1%

# WINCHESTER HPP BENEFITS

## How can an HPP help Winchester?

### HOUSING NEED

Address unmet housing need and demand in the community



### STATE TARGET

Help the Town reach the 10% affordable housing goal



### DEVELOPMENT

Influence the type, amount, and location of housing



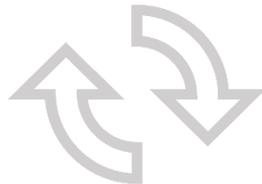
### CERTIFICATION

Possibly prevent unwanted 40B development



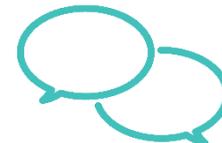
### COORDINATION

Get the Town on the same page regarding housing



### UNDERSTANDING

Build understanding of housing need and demand in Winchester



# WINCHESTER *Plan Objectives*

## **ADDRESSS NEED**

Plan to meet current and new housing need and demand



## **GUIDE DEVELOPMENT**

Influence development to be as location- and type-sensitive as possible



## **GET TO SAFE HARBOR**

Produce enough affordable housing to control 40B development in town



## **PRESERVE HOUSING**

Address teardowns and stop demolition of smaller housing units



# WINCHESTER Project Timeline



# WINCHESTER *Housing Goals*

## What Is A Goal?



### **GOAL**

The endpoint we're  
trying to achieve

# WINCHESTER *Housing Goals*

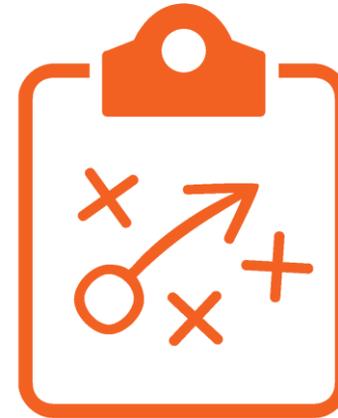
## What Is A Goal?



### **GOAL**

The endpoint we're trying to achieve

## What Is A Strategy?



### **STRATEGY**

The mechanisms or tools used to move towards a goal

# WINCHESTER *Housing Goals*

Expand the housing supply to meet demand and help stabilize prices

**4.5%**  
unoccupied  
units

## VACANCY

A tight housing market means little opportunity to move in and within

**115**  
multifamily  
unit permits

## NEW SUPPLY

Since 2008, 196 single-family home permits were issued, compared to 115 multifamily units

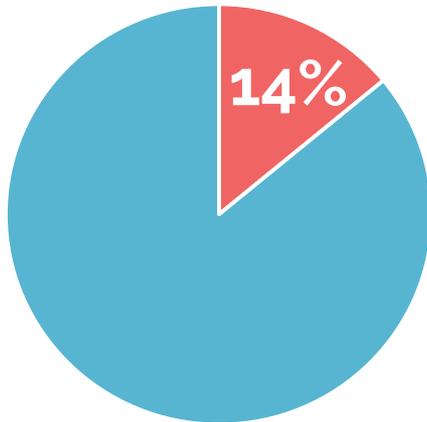
**\$912K**  
2017 median  
sale price

## COST

Median sale price increased 30% from the 2008 downturn

# Housing Goals

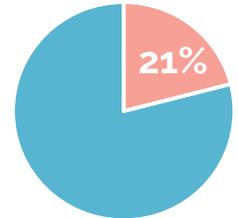
**Increase the supply of "missing middle" housing to create opportunity for middle-income households in Winchester**



**MIDDLE CLASS**  
Small population of households earning between \$82,000 and \$124,000

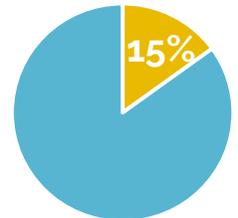
## MULTIFAMILY HOMES

Few multifamily units provide little alternative to large, single-family homes



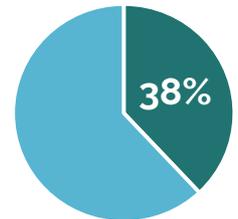
## RENTAL RATE

Few rental opportunities provide little alternative to homeownership



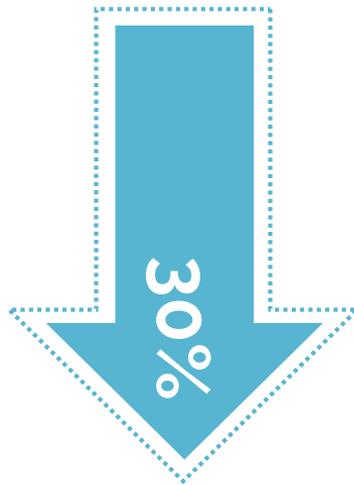
## TEARDOWN RATE

Existing homes are replaced with larger, more expensive single-family houses



# WINCHESTER *Housing Goals*

Add new housing types in locations that (1) create opportunities for younger residents to stay in or make a home in Winchester and (2) allow the growing senior population to stay in the community



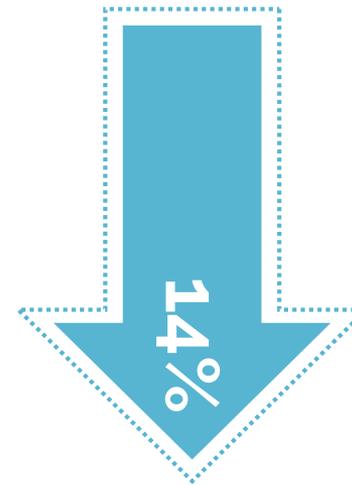
## **AGE 25-34**

Younger householders decreased by 227 between 2000 and 2012-16



## **AGE 45-64**

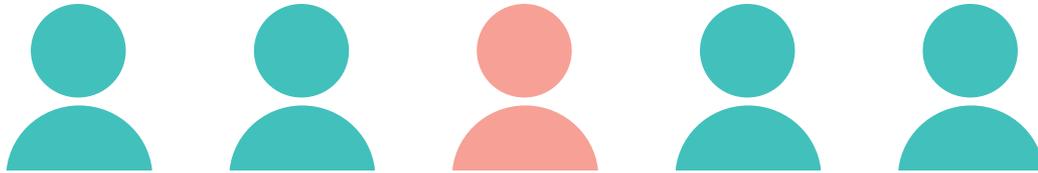
Householders in the middle increased by 507 between 2000 and 2012-16



## **AGE 75-84**

Senior householders decreased by 112 between 2000 and 2012-16

# WINCHESTER *Housing Goals*



**1 IN 5 HOUSEHOLDS HAVE LOW INCOMES**

1,405 households earn less than 80% of AMI

**Increase the supply of deed-restricted affordable housing for Winchester's lower-income households**



**1 SHI UNIT FOR EVERY 9 ELIGIBLE HOUSEHOLDS**

With 148 affordable units, there's a gap of 1,257 to meet local need



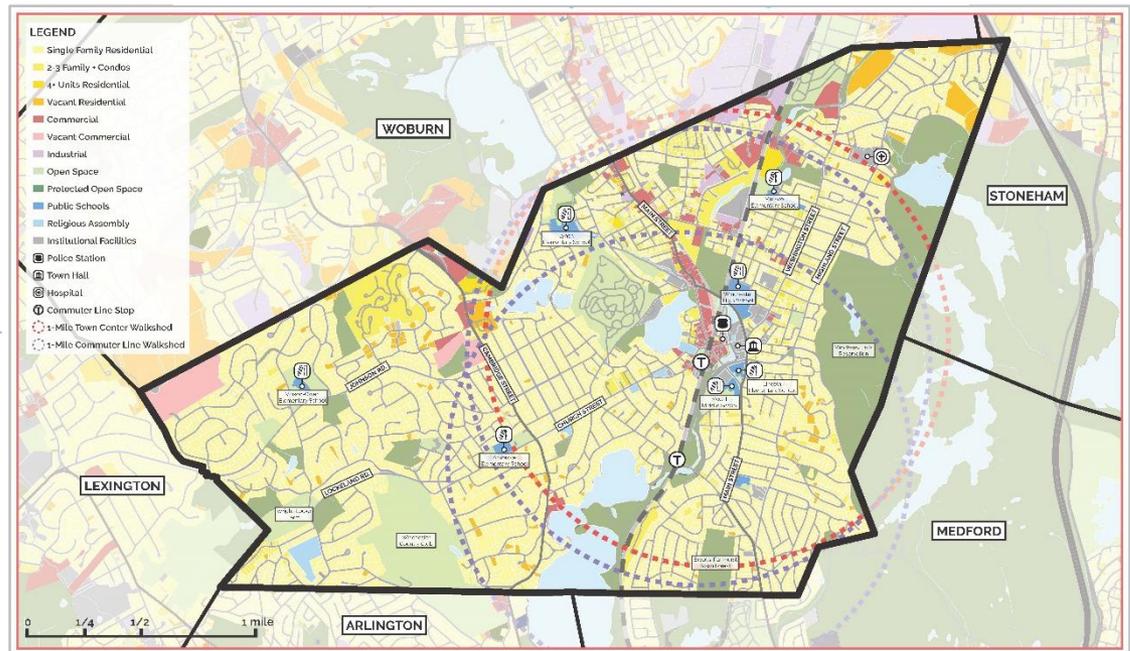
**1 IN 4 LOW-INCOME HOUSEHOLDS ARE COST BURDENED**

1,012 low-income households pay more than 30% of income on housing

# WINCHESTER *Approach to Location*

In what areas of town is housing appropriate?

A strategy to identify sites will help guide the  
Town and the development community



# WINCHESTER *Approach to Location*

1

## Increase accessibility to jobs, regional economic centers, and amenities

Housing near existing transit nodes (bus, train, bicycle lanes) can reduce car traffic and pollution and offer quality of life and health benefits

Housing

Public Transportation

Local Stores



# WINCHESTER *Approach to Location*

2

## Increase vibrancy of local retail, office, and mixed-use centers

Housing near local businesses and shopping centers increases walkability, community vitality, and economic opportunities



# WINCHESTER *Approach to Location*

3

## Re-use land + buildings

New housing on vacant or under-utilized land parcels can increase the neighborhood's quality, lower infrastructure fiscal costs, and preserve land + ecosystems



# Approach to Location

4

## Add onto existing single-family housing supply

Allowing second, smaller dwelling units on the same grounds as existing single-family homes can increase rental housing and provide homeowners with rental income



Existing Housing

Accessory Dwelling Unit

# WINCHESTER OPEN HOUSE

Learn more about  
housing in town and give  
input on the 5-year HPP!



**AFFORDABLE HOUSING 101**  
Understand affordable housing  
eligibility and programs



**YOUR HOUSING  
PRIORITY**  
Tell us what's most important  
to you for Winchester's  
housing



**HOUSING GOALS**  
Give us feedback on potential  
goals for the next five years

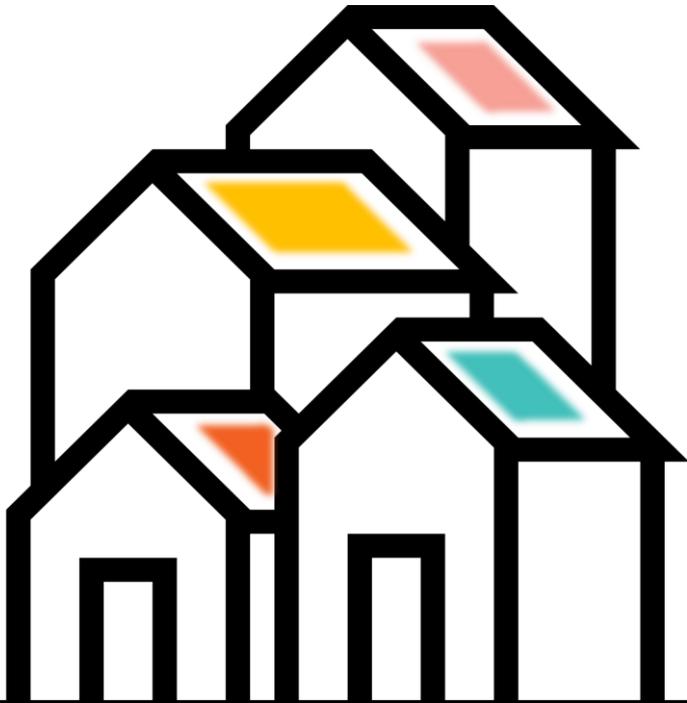


**HOUSING NEED +  
DEMAND**  
Learn about the demographics  
and housing supply of town



**HOUSING LOCATION  
STRATEGY**  
What approach to selecting  
housing sites is right for  
Winchester?

WINCHESTER  
*Thank You!*



## CONTACT

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