

# Town of Winchester Housing Production Plan

## Public Forum #2

7:00 - 8:30 PM, June 26, 2018

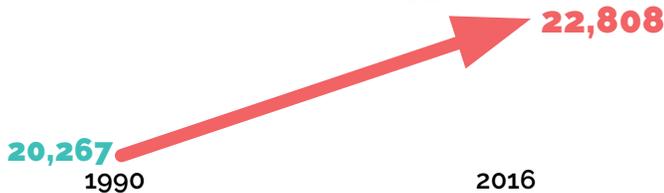
ACTIVITY	TIME	DETAILS
<b>Sign-In</b>	15 min.	Read over Winchester's Housing Goals and take a seat!
<b>Presentation</b>	45 min.	Winchester Housing Production Plan overview Goals Strategies Housing location
<b>Open House</b>	30 min.	Go to one of the Housing Location boards and tell us where you want different housing types!



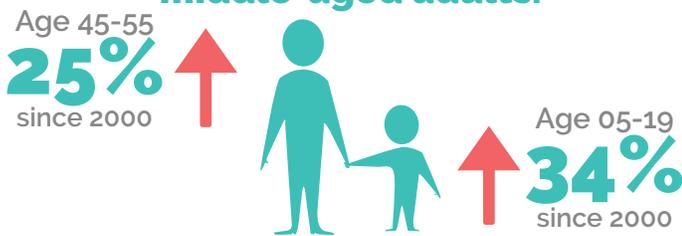


# Winchester's residents have diverse housing needs

Winchester's residents **increased by 13%** since 1990.



Especially **school-aged children and middle-aged adults.**



Sources: U.S. Census, ACS 2012-2016

Winchester's households generally have **high incomes.**

**41%** of households have incomes of \$200,000 or higher

Non-family households tend to have **lower incomes.**

**\$182,264** vs **\$52,431**  
family households vs non-family households

Source: ACS 2012-2016

**19%** of households qualify for deed-restricted housing.

These households earn less than 80% (\$70,350 for a family of three) of the \$103,400 Area Median Income.

Only 14% of households are moderate- and middle-income, earning between \$82,000 to \$124,000.

Source: ACS 2012-2016

Winchester's population is **majority white.**

**83%** White

**17%**

Non-White

Source: ACS 2012-2016

The number of households in Town has remained **stable.**

There are 7,741 households, 18 more than in 2000.

**Most households are families.**

An estimated **79%** of current households in Winchester are families.



The largest group of householders are **middle-aged.**

There's been a 17% increase in householders aged 45-54 from 2000 to 2012-16. Younger householders aged 25-34 and 35-44 have decreased by 30% and 17%, respectively, over the same time period.

Sources: U.S. Census, ACS 2012-2016

**School enrollment has increased.**

Enrollment has risen by **17%** from the 2006-07 to the 2016-17 school year. This is primarily due to new residents with children moving into existing housing in town.

Source: MA Department of Elementary + Secondary Education, 2017

Many households in town pay **too much** for housing.

46% of non-family households and 28% of non-family seniors pay more than 30% of their income on housing. These residents may have a difficult time staying in Winchester.

Especially **renter households.**



47% of renters are cost burdened, compared to 26% of homeowners.

**18%** of households earning less than \$82,000 are cost burdened.

Low-income households may have to make difficult decisions, such as skipping meals to have enough money to pay for their home.

Source: HUD CHAD 2010-14

# Housing prices are high and units insufficient to meet demand.

Housing prices are the **highest** they've been in 30 years.



From 1988 to 2017, condo prices have increased by \$127,204, single-family homes by \$406,012, and all housing by \$314,582 (adjusted for inflation).

Source: The Warren Group

New houses are primarily **larger, single-family homes**, and many replace smaller units.

**38%** of all new housing units since 2008 resulted from teardowns.

Source: Town of Winchester

Deed-restricted housing in Winchester is scarce and **does not meet current needs**.

**1.9%**

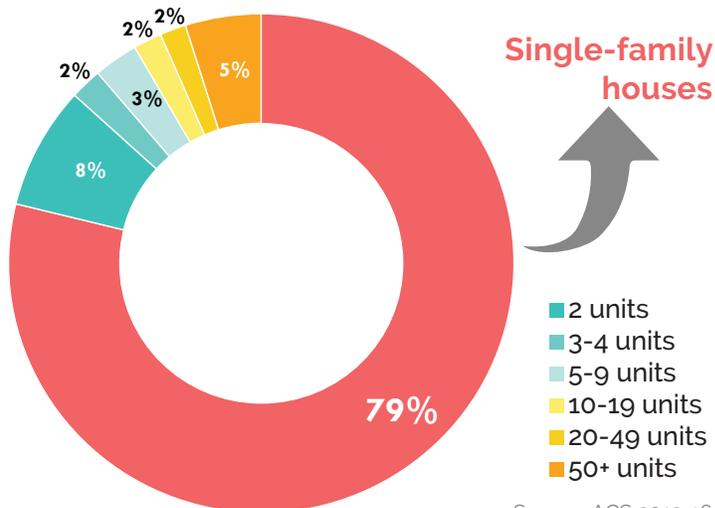
of housing stock in town is reserved for low- and moderate-income households

There are 148 affordable housing units for the 1,405 lower-income households in town.

This is also much lower than the 10%, or 792 units, recommended by MGL Ch. 40B, increasing the chances of 40B developments that can override local zoning bylaws.

Source: DHCD 2017, US Census 2010

Winchester's housing stock is primarily composed of **single-family houses**.



Source: ACS 2012-16

The rate of adding new housing has **dwindled** since the 1950s.

**3.5%** built after 2000

**96.5%** built before 2000

Source: ACS 2012-16

The rental stock in town is limited and also **high priced**.

**\$2,000**

The median rent for a 2-bedroom unit in 2016 and 2017.

Source: MAPC Rental Database

Only **15%** of all households in town live in a rental unit.



This is partly due to the low number of multifamily housing units. The lack of rental housing means households must be able to buy in order to live in Winchester.

Source: ACS 2012-16

# Programming Strategies

Mark an X to show your degree of support!

STRONGLY  
SUPPORT  
SUPPORT  
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## PUBLIC LAND FOR HOUSING

**Develop mixed-income housing on municipal land to lower development and housing costs.**

Initiate housing Requests for Proposals (RFPs) for vacant or underused municipal land that is suitable for housing development, such as the Lowell Ave. industrial park and Parkhurst School. The Town can provide the land at a lower cost or for free to developers in exchange for housing units offered at a lower price.

## HOME MAINTENANCE + REPAIRS

**Expand existing home maintenance and repair programs to assist seniors with aging in their community and other households in need.**

Winchester has housing maintenance and repair programs administered through the Fletcher Fund and the Community Service Network, Inc. With increased funding, these programs can be expanded to support a greater number of households in need.

## HOUSING TRUST FUND

**Convert Winchester's existing housing trust fund into a Municipal Housing Trust Fund to more efficiently access its funds**

Winchester has a housing trust fund that is controlled by the Board of Selectmen. By converting the fund into a Municipal Housing Trust Fund, specific guidelines will state how funds can be used and a Board of Trustees will be created to oversee it. The Fund's board will have the authority to receive or disburse funds effectively without increased oversight that could delay its actions.

## WORK WITH HOUSING DEVELOPERS

**Use the State's Local Initiative Program (LIP) to partner with mixed-income housing developers and receive technical assistance.**

Unlike conventional housing subsidy programs, in which a state or federal agency must approve every aspect of financing, design and construction, LIP allows most of these decisions to be made by the municipality. LIP allows municipalities to work with 40B developers to create affordable rental opportunities.

# Community Engagement Strategies

Mark an X to show your degree of support!

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## AFFORDABLE HOUSING AWARENESS

**Increase understanding of affordable housing needs, benefits, and development impacts in Winchester.**

Many community members may not be aware of the housing needs in town, while others that are burdened by housing costs may not know what resources are available to them. Community concerns about development impacts can pose barriers to meeting housing need. Through community discussions and educational campaigns with support from community organizations and regional entities, Winchester residents can increase their understanding of affordable housing and have their concerns addressed.

## REGULATORY CAMPAIGNS

**Educate and campaign for any regulatory amendments prior to Town Meeting vote.**

It's critical to have support for proposed zoning and other regulatory amendments prior to Town Meeting vote. Build coalitions and create campaigns to build support in the community and increase the odds of a positive vote.

## DEVELOPER ENGAGEMENT

**Invite non- and for-profit developers to promote specific opportunities and understand constraints to better facilitate development of desired housing**

Housing developers interested in building around town may be having a difficult time creating proposals that align with the community's vision. The Town can work with developers and landowners to develop proposals that meet housing need and the community's expectations. Host meetings that bring the Town, development community, and key landowners together to discuss the development opportunity and constraints of a particular site.

# Resources Strategies

Mark an X to show your degree of support!

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## ADOPT CPA FOR MORE FUNDING

**Build support for and adopt the Community Preservation Act (CPA) to increase funding for affordable housing preservation + development.**

CPA allows communities to create a local Community Preservation fund through a small surcharge on property taxes (less than 3%) and a contribution by the State. CPA provides communities with financial resources to acquire, create, preserve, support, and rehabilitate affordable housing. A regulatory campaign to build support in the community will increase the odds of a positive vote.

## HOUSING PRODUCTION GRANTS

**Apply for MassHousing's Housing Production Grant Program to support HPP implementation.**

MassHousing's Planning for Housing Production Program provides communities with technical assistance to implement their own housing production goals, and deliver new mixed-income housing at no additional cost to the municipality.

## HOUSING CHOICE DESIGNATION

**Work towards Housing Choice designation by increasing housing production and adopting best housing practices.**

The Housing Choice Initiative rewards communities with additional grants and technical assistance for community development. To qualify, Winchester needs to achieve a 3% increase in housing supply over a 5-year period and adopt 2 more best housing practices.

## HIRE A HOUSING PLANNER

**A housing planner should oversee HPP implementation and work towards increased housing choice in Winchester.**

Winchester's Planning Department would benefit from a housing planner position to oversee HPP implementation, identify funding opportunities, monitor the supply of affordable housing, lead community engagement, work with developers, and pursue other tasks to increase housing diversity and opportunity in town.

## HPP IMPLEMENTATION COMMITTEE

**Form an HPP Implementation Committee to ensure plan goals are effectively worked towards.**

An HPP Implementation Committee works to advance plan goals by pursuing strategies, overseeing progress, and addressing barriers to implementation.

# Regulatory Strategies

Mark an X to show your degree of support!

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## IMPROVE ADU BYLAW

Continue with efforts to modify the accessory dwelling unit (ADU) bylaw.

ADUs are currently allowed in Winchester, but under strict conditions that limit occupancy to only domestic employees and do not allow kitchen facilities. A modified bylaw would allow ADUs to be rented more widely (to relatives or non-relatives), and require kitchens so the ADUs can function as independent units.

## EXTEND INCLUSIONARY ZONING

Incrementally expand districts where inclusionary zoning applies.

Winchester's Inclusionary Zoning Bylaw requires that developments with 6+ units in the Central Business District have 10% affordable units. Expanding this bylaw to additional districts will increase the number of affordable units in town.

## ADOPT A 40R DISTRICT

Identify where a Smart Growth Zoning Overlay District (40R) makes sense.

40R Zoning allows communities to create denser residential or mixed-use smart growth zoning districts, including a high percentage of affordable housing units, located near transit stations, in areas of concentrated development, and in other highly suitable locations. Communities with 40R receive considerable financial incentives from the State.

## EXPEDITE PERMITTING

Increase efficiency and clarity of permitting process for housing development with an affordable component.

The Town's permitting process time is long and not straightforward, which can increase costs for housing developers and deter new development. Making the permitting process for projects with affordable housing clearer and more efficient will expand the supply in town.

## MARKET ANALYSIS

Complete a market analysis to identify districts for mixed-use development.

A market analysis is a first step to find commercial areas or other smart growth locations where mixed-use development makes sense.

# Regulatory Strategies

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## ALLOW 2-FAMILY HOMES IN PRD

**Amend Planned Residential Developments (PRDs) to allow 2-family homes.**

Currently, the zoning bylaw does not allow two-family houses to be in PRDs, limiting housing choice in these developments to single-family units, garden apartments, and townhouses. Allowing two-family houses would increase choice for a wider range of households.

## INCREASE ALLOWABLE HEIGHTS

**Allow for increased height in districts that can accommodate greater density.**

The maximum building height in residential districts is 45 feet. Existing height restrictions limit multifamily housing development. Allowing taller buildings by-right or special permit in appropriate districts would better facilitate the development of this housing typology in Winchester.

## LOWER MINIMUM LOT AREAS

**Decrease minimum lot areas in select residential districts.**

In Winchester, lot dimensions may restrict new multifamily housing production. The minimum lot sizes in the town's residential districts range from 6,500 square feet in RG to 120,000 square feet in RA, while planned residential developments require 20 acres. Decreasing minimum lot size in select residential districts to a range of 6,500 to 10,000 square feet can increase housing choice for households in town.

## TWO-FAMILY HOMES

**Expand the number of residential districts where two-family houses are allowed.**

Identify additional residential districts where two-family houses can be built by-right or with a special permit.

## GARDEN + TOWN HOUSES

**Expand the number of residential districts where garden and town houses are allowed.**

Identify additional residential districts where garden and town houses can be built by-right or with a special permit.

## APARTMENT HOUSES

**Expand the number of residential districts where apartment houses are allowed.**

Identify additional residential districts where apartment houses can be built by-right or with a special permit.