



WAYLAND HOUSING PRODUCTION PLAN PUBLIC FORUM

9/23/21

PREPARED BY BARRETT PLANNING GROUP



TONIGHT'S AGENDA

1. What is a Housing Production Plan?
2. Needs Assessment Findings
3. Questions?
4. Preliminary Survey Findings
5. Questions?
6. Goals & Strategies Discussion

Questions? Type them into the chat, or raise your hand during a Q&A period.



WHAT IS “AFFORDABLE HOUSING”?

- Counts toward the 10% minimum under Chapter 40B
- Affordable to households with income at or below 80% of the area median income (AMI), as determined by HUD.
- Housing that is safe, suitable for the size of the household living in it, and protected by a long-term deed restriction

2021 HUD Income Limits for Boston Metropolitan Area

Income level:	Household size:							
	1-Person		2-Person		3-Person		4-Person	
	<i>Income</i>	<i>Affordable Rent</i>	<i>Income</i>	<i>Affordable Rent</i>	<i>Income</i>	<i>Affordable Rent</i>	<i>Income</i>	<i>Affordable Rent</i>
Extremely low-income (30% AMI)	\$28,200	\$705	\$32,200	\$755	\$36,250	\$906	\$40,250	\$1,046
Very low-income (50% AMI)	\$47,000	\$1,175	\$53,700	\$1,258	\$60,400	\$1,510	\$67,100	\$1,745
Low-income (80% AMI)	\$70,750	\$1,768	\$80,850	\$1,895	\$90,950	\$2,273	\$101,050	\$2,627

WHAT IS CHAPTER 40B?

- The Commonwealth's regional planning law
- In 1969, the legislature added Sections 20-23, which is now known as the Comprehensive Permit Law
- When communities have at least 10% of their housing stock on the Subsidized Housing Inventory (SHI), the decisions of their Zoning Board of Appeals (ZBA) are protected from being overturned by the Housing Appeals Committee.

Wayland SHI Summary (6/21)

Total:	SHI:
4,786 units	548 units
100%	11.06%



WHAT IS A HOUSING PRODUCTION PLAN (A.K.A. HPP)?

- A state-recognized plan that describes your housing needs and how your community hopes to create a more diverse housing stock, including affordable housing
- A strategy to work toward the 10 percent statutory minimum
- A strategy to address affordable housing needs of people living in your community and people who work for the Town or local businesses



WHY DO WE NEED AN HPP?

- **Getting above 10% and staying there**
 - Wayland is currently above the statutory minimum, but could fall back under
 - Even if not, steady affordable housing production will keep up with growth in households
- **Actively addressing housing needs outside of the context of 40B**
 - Needs for income groups below 80%
 - Specialized needs such as senior housing or disability-accessible housing

Meeting the state's 10% affordable minimum does NOT mean that comprehensive permit/40B applications can no longer be filed; the Town simply has greater latitude to deny or modify applications



HPP OVERVIEW

- Housing Needs Assessment
 - Demographic Profile
 - Housing Profile
 - Barriers to Development
- Goals
- Strategies & Action Plan



Where is our data from?

- American Community Survey 2019
- Census 2020 (population only)
- Other official federal/state data sources
- Small group interviews
- Meetings with housing-related Town boards/committees
- Public survey
- This public form!



KEY HOUSING NEEDS ASSESSMENT FINDINGS

Demographic Profile

- Slow population growth since 2010 after stagnating
- Significant white majority, but growing more diverse. Population growth driven by non-white residents
- High income, low unemployment

Figure 2-X: Wayland Census Population 1950-2020

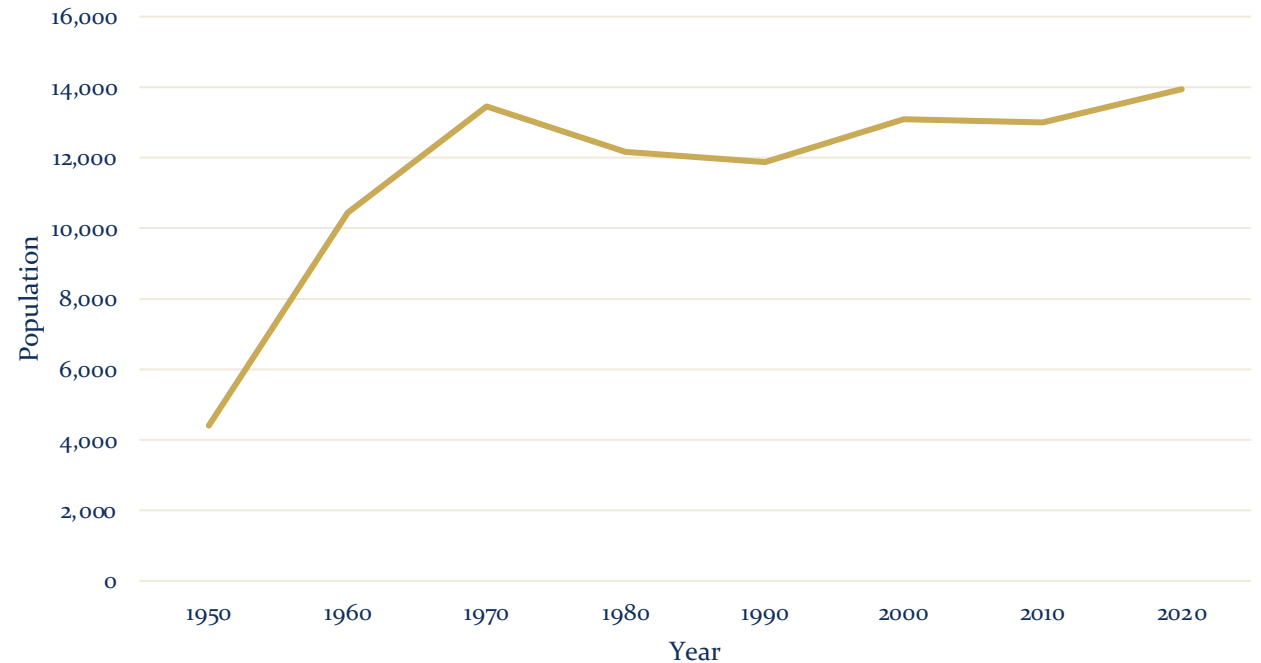


Table 2-X: Children Under 18 by Family Type

	Wayland	Sudbury	Natick	Weston
Married-Couple Family	94.2%	92.6%	88.5%	87.7%
Male Householder, no spouse present	2.1%	1.8%	2.5%	2.4%
Female householder, no spouse present	3.7%	5.6%	9.0%	9.9%
% of total households w/ children	73.7%	83.2%	57.0%	78.5%

Source: American Community Survey 5-Year Estimates (2019)

Race/Ethnicity in Wayland 2000-2020

	2020	2010	2000
American Indian/Alaska Native	0.1%	0.0%	0.1%
Asian	13.5%	9.9%	5.3%
Black	0.9%	0.8%	0.7%
Hispanic	3.9%	2.4%	1.2%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
White	76.8%	85.3%	91.4%
Two or more races	4.4%	1.4%	1.2%
Other	0.4%	0.2%	0.1%

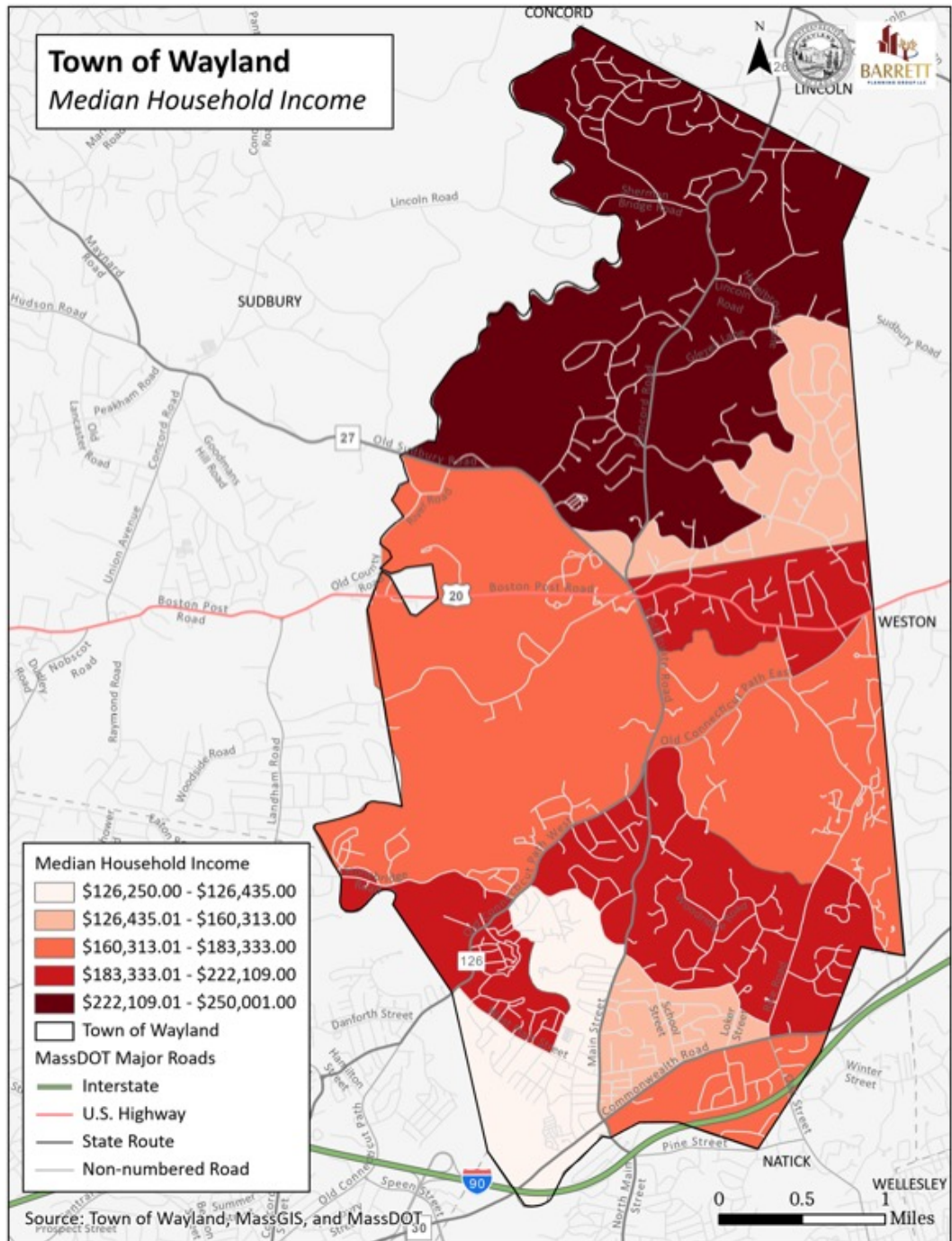
Source: US Decennial Census 2020, 2010, & 2000

Population by Age Group

	Wayland		Sudbury		Weston		Natick		Middlesex County	
	#	%	#	%	#	%	#	%	#	%
17 or under	3,659	26.5%	5,383	28.2%	3,086	25.5%	8,655	24.0%	319,479	20.0%
18-24	811	5.9%	1,174	6.1%	1,271	10.5%	1,855	5.1%	158,038	9.9%
25-34	964	7.0%	869	4.5%	544	4.5%	4,602	12.7%	246,588	15.4%
35-44	1,666	12.1%	2,462	12.9%	1,137	9.4%	4,890	13.5%	210,197	13.1%
45-54	2,108	15.3%	3,275	17.1%	1,842	15.2%	5,652	15.6%	220,267	13.8%
55-64	2,066	15.0%	2,945	15.4%	1,690	14.0%	4,908	13.6%	206,358	12.9%
65-74	1,417	10.3%	1,702	8.9%	1,104	9.1%	3,431	9.5%	135,467	8.5%
75 or over	1,111	8.0%	1,312	6.9%	1,438	11.9%	2,135	5.9%	104,448	6.5%
Total	13,802		19,122		12,112		36,128		1,600,842	

Source: American Community Survey 5-Year Estimates (2019)

Town of Wayland Median Household Income



HOUSING FINDINGS

Housing Profile

- Housing stock primarily single-family detached ownership units
- High and rising home prices
- Significant housing cost burdens at lower incomes

Median Sales Price

	Single-family	Condo	All
2021 (through July)	\$950,000	\$712,500	\$905,000
2020	\$790,000	\$755,500	\$780,000
2019	\$740,000	\$613,439	\$720,000
2018	\$764,000	\$700,000	\$752,000
2017	\$695,500	\$625,000	\$675,000
2016	\$650,000	\$772,000	\$700,000
2015	\$689,250	\$701,250	\$695,000

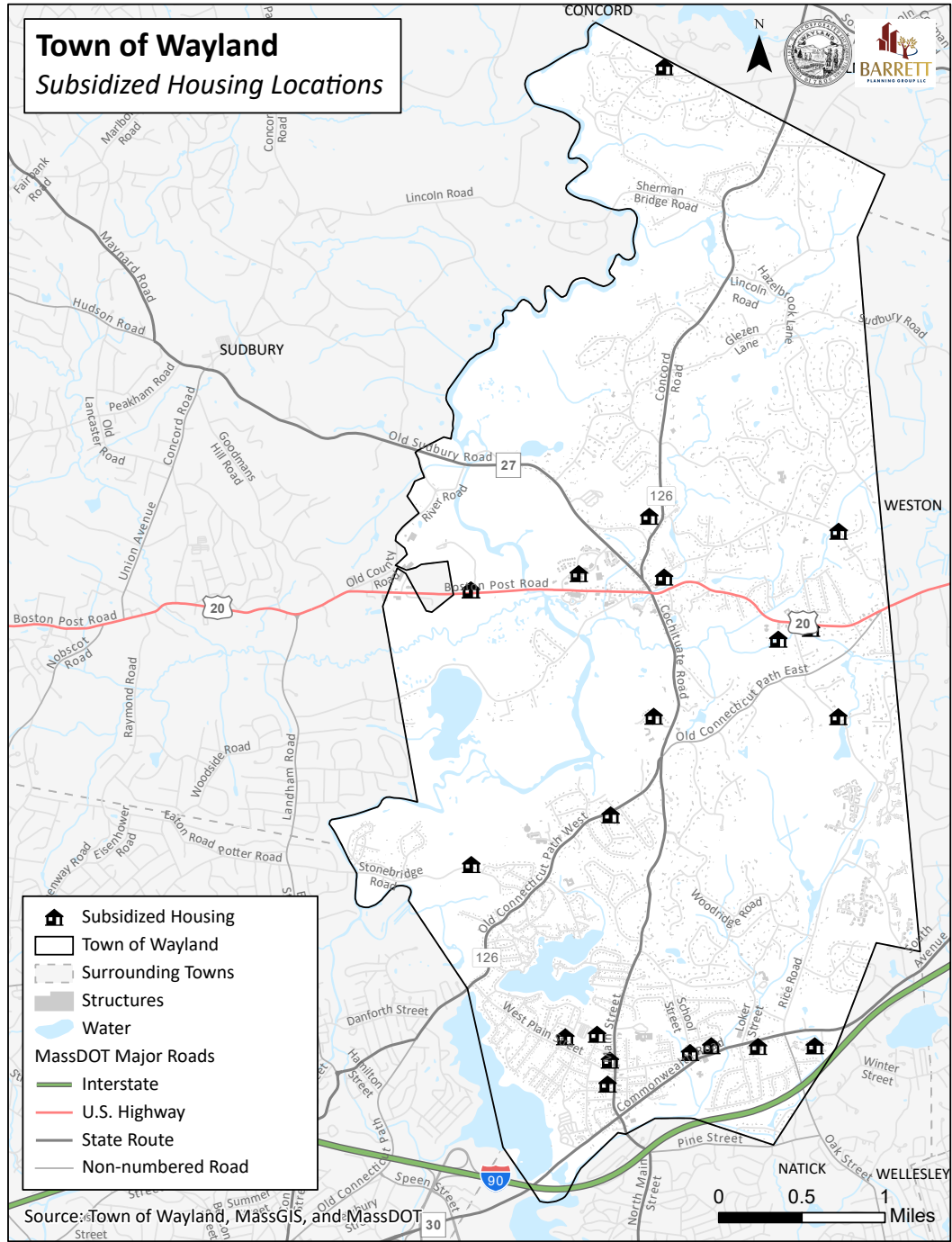
Source: Banker and Tradesman



Table 2-X: Income by Cost Burden (Owners and Renters)

	Cost burden > 30%		Cost burden > 50%		Total
Household Income <= 30% HAMFI*	270	64.3%	255	60.7%	420
Household Income >30% to <=50% HAMFI	205	82.0%	150	60.0%	250
Household Income >50% to <=80% HAMFI	200	74.1%	35	13.0%	270
Household Income >80% to <=100% HAMFI	165	67.3%	125	51.0%	245
Household Income >100% HAMFI	325	8.5%	40	1.0%	3,815
Total	1,165	23.3%	600	12.0%	5,000

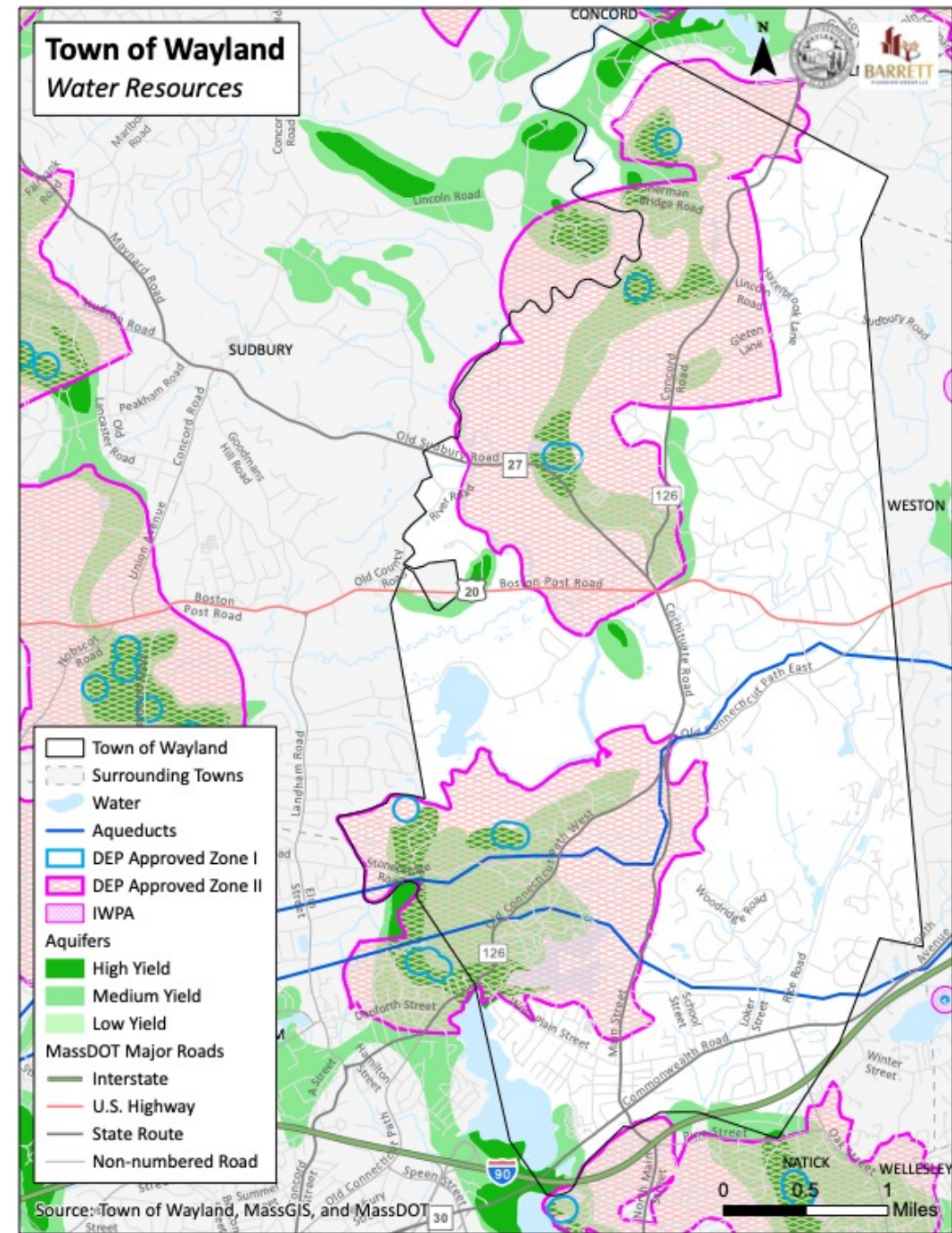
Source: HUD Comprehensive Housing Affordability Strategy Data
 *HUD Area Median Income



BARRIERS FINDINGS

Barriers to Development

- Infrastructure: Lack of public transportation options
- Regulatory: Zoning limitations
- Environmental: Floodplains, sensitive environments

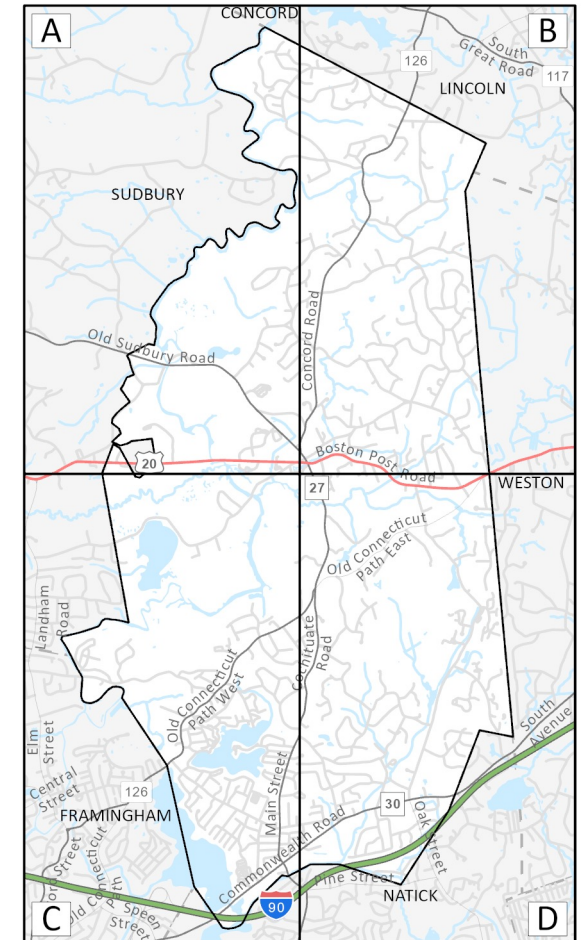


ANY QUESTIONS?



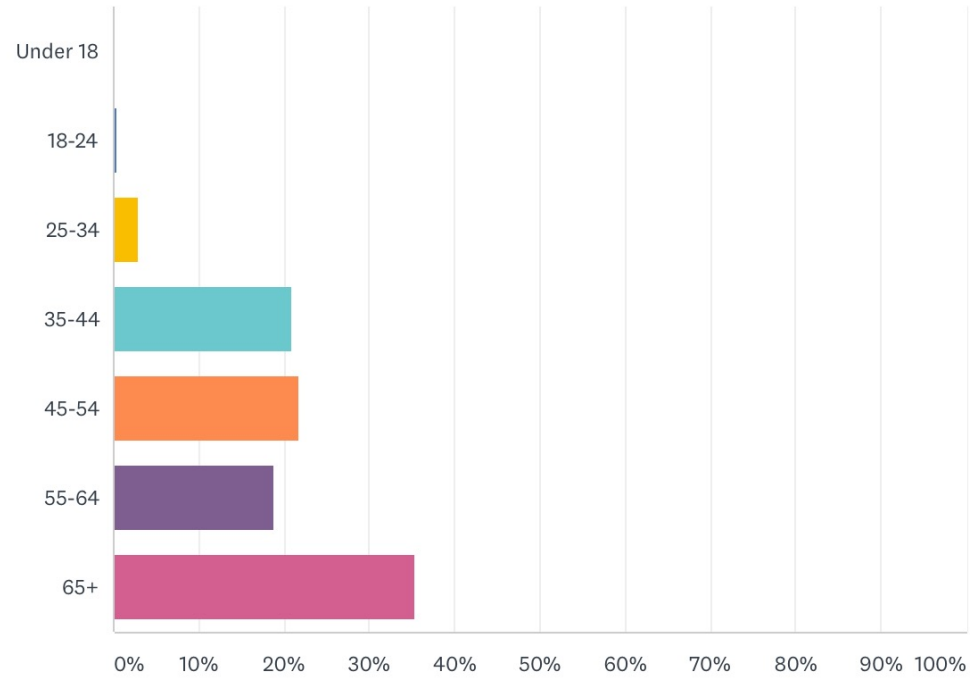
PRELIMINARY SURVEY SUMMARY

- Running September 8-29th
- Over 320 responses so far
- Posted on Town website and given to HPP committee members



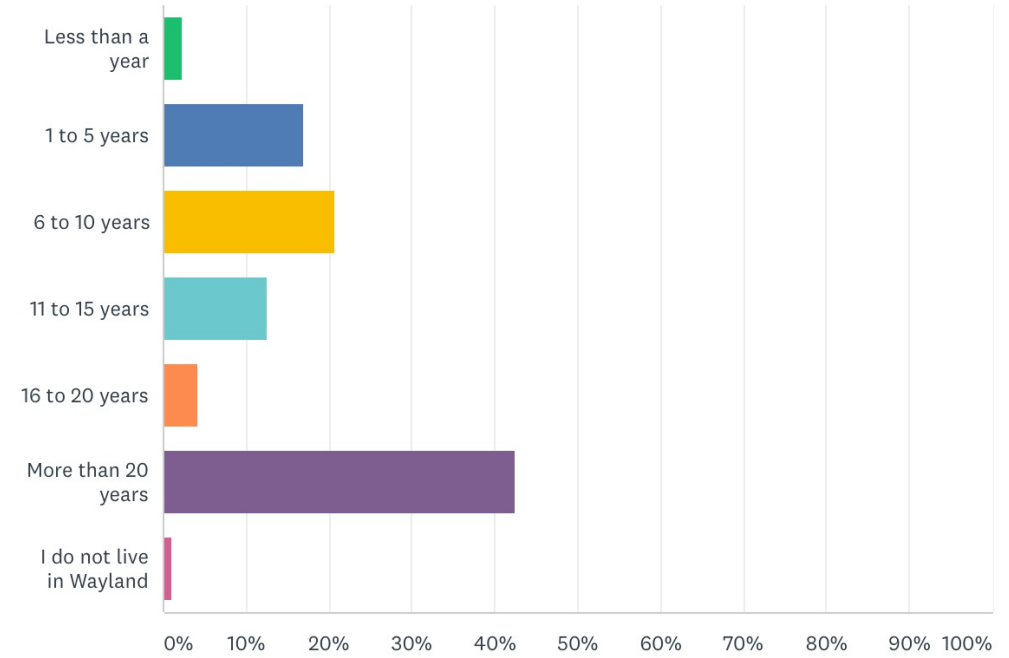
How old are you?

Answered: 312 Skipped: 6



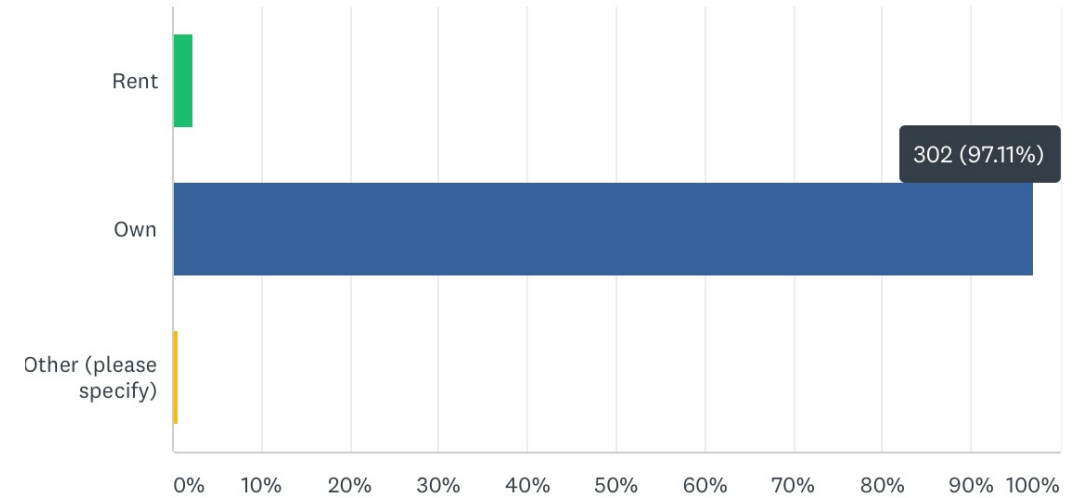
How long have you lived in Wayland?

Answered: 313 Skipped: 5



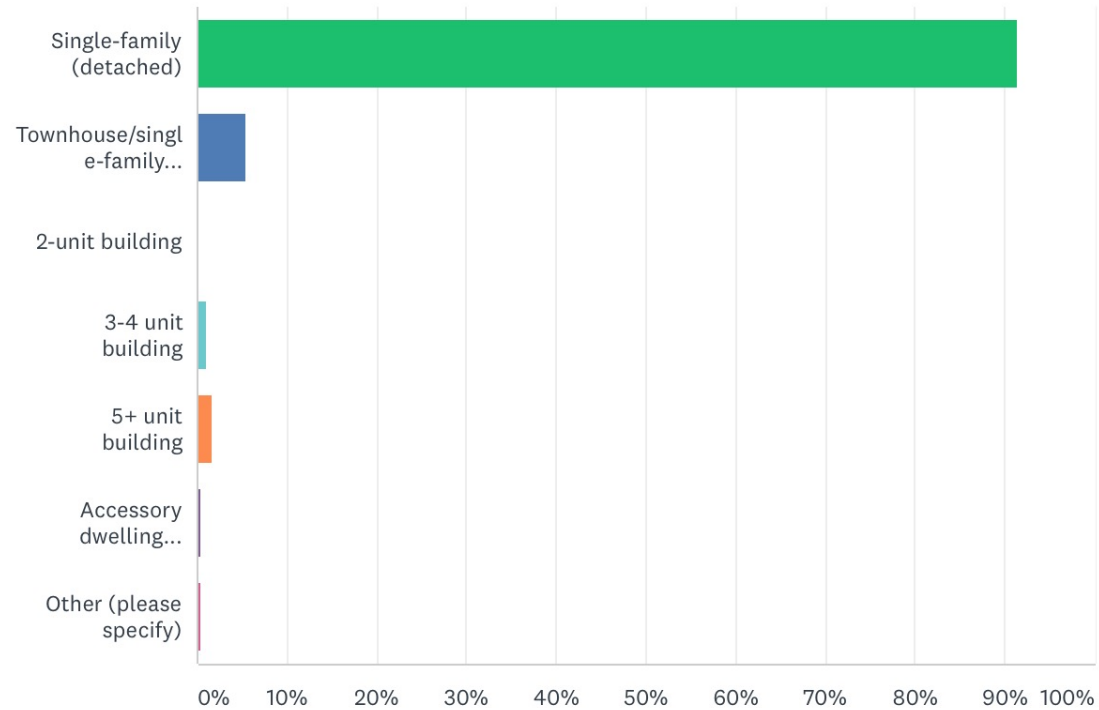
Do you rent or own your home?

Answered: 311 Skipped: 7



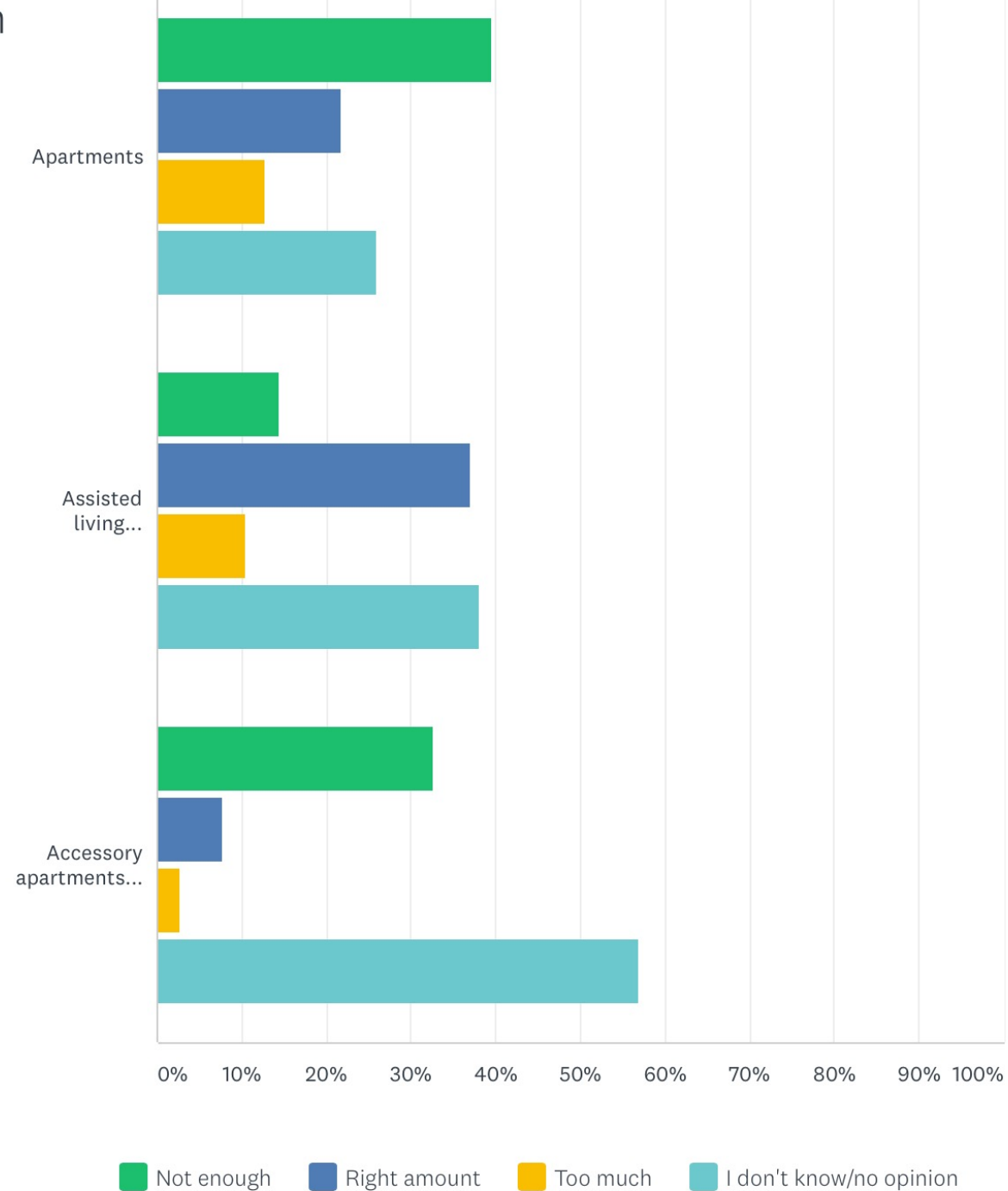
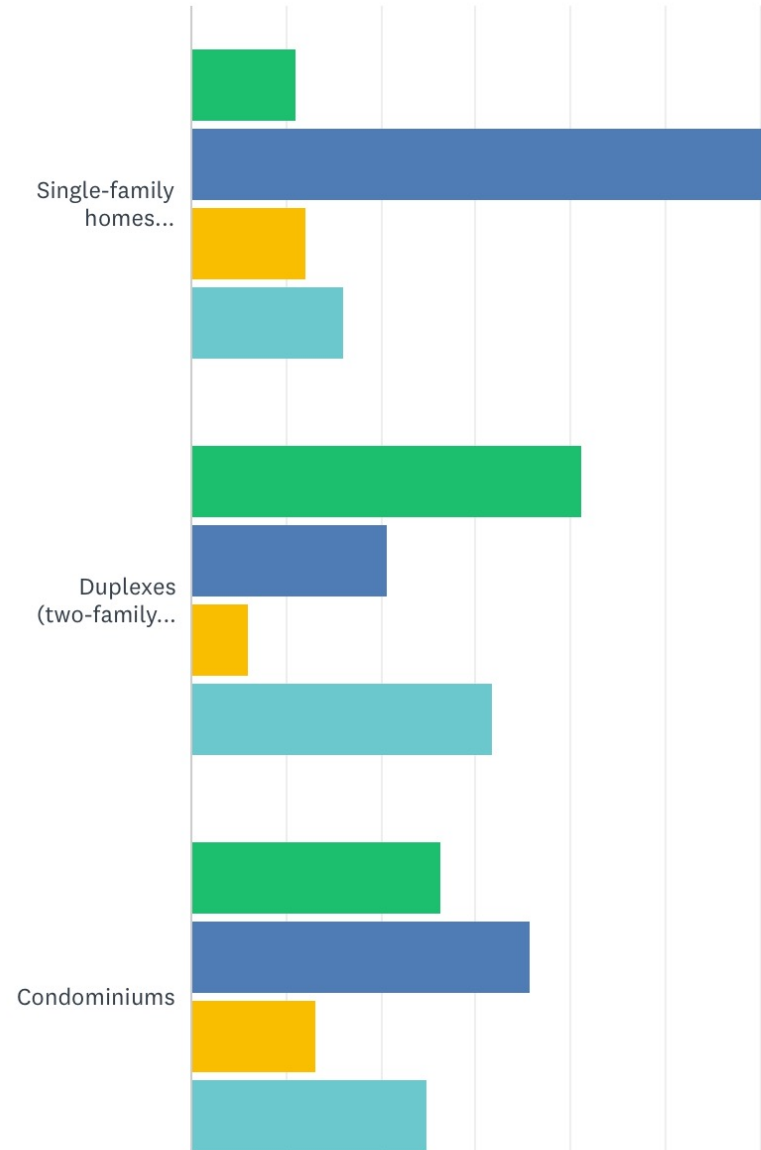
What type of home do you live in?

Answered: 311 Skipped: 7



Do you think Wayland has too much, too little, or just the right following types of housing?

Answered: 302 Skipped: 23



SURVEY RESULTS: EXISTING DEVELOPMENTS THAT YOU...

Like:

- Oxbow Road
- Wayland Center (some disliked)
- Mainstone Condos

Dislike:

- Large complexes, in general
- Proposal on the “Mahoney property”

- River’s Edge: mixed!



ANY QUESTIONS?



GROUP DISCUSSION

HPP GOAL REQUIREMENTS

- (1) A mix of types of housing, consistent with community and regional needs that:
 - a) Is affordable to households at not more than 30% AMI, more than 30% but not more than 80% AMI, and more than 80% but not more than 120% AMI;
 - b) Provides for a range of housing , including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly; and,
 - c) Is feasible within the housing market in which they will be situated.
- (2) A numerical goal for annual housing production...



HPP STRATEGY REQUIREMENTS

1. The identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments
2. *The identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications*
3. Characteristics of proposed residential or mixed-use developments that would be preferred by the municipality
4. *Identification of municipally owned parcels for which the municipality commits to issue requests for proposals (RFP) to develop SHI Eligible Housing*
5. Participation in regional collaborations addressing housing development



WHAT'S NEXT?

- Don't forget to take the survey!
 - URL: <https://www.surveymonkey.com/r/SSDZMCZ> (or, check the Town's website!)
- Contact me with questions: tyler@barrettplanningllc.com



THANK YOU, AND HAVE A WONDERFUL NIGHT!

