



Groveland's Vision for the Future of Housing

Housing Production Plan
Virtual Sub-Regional Session

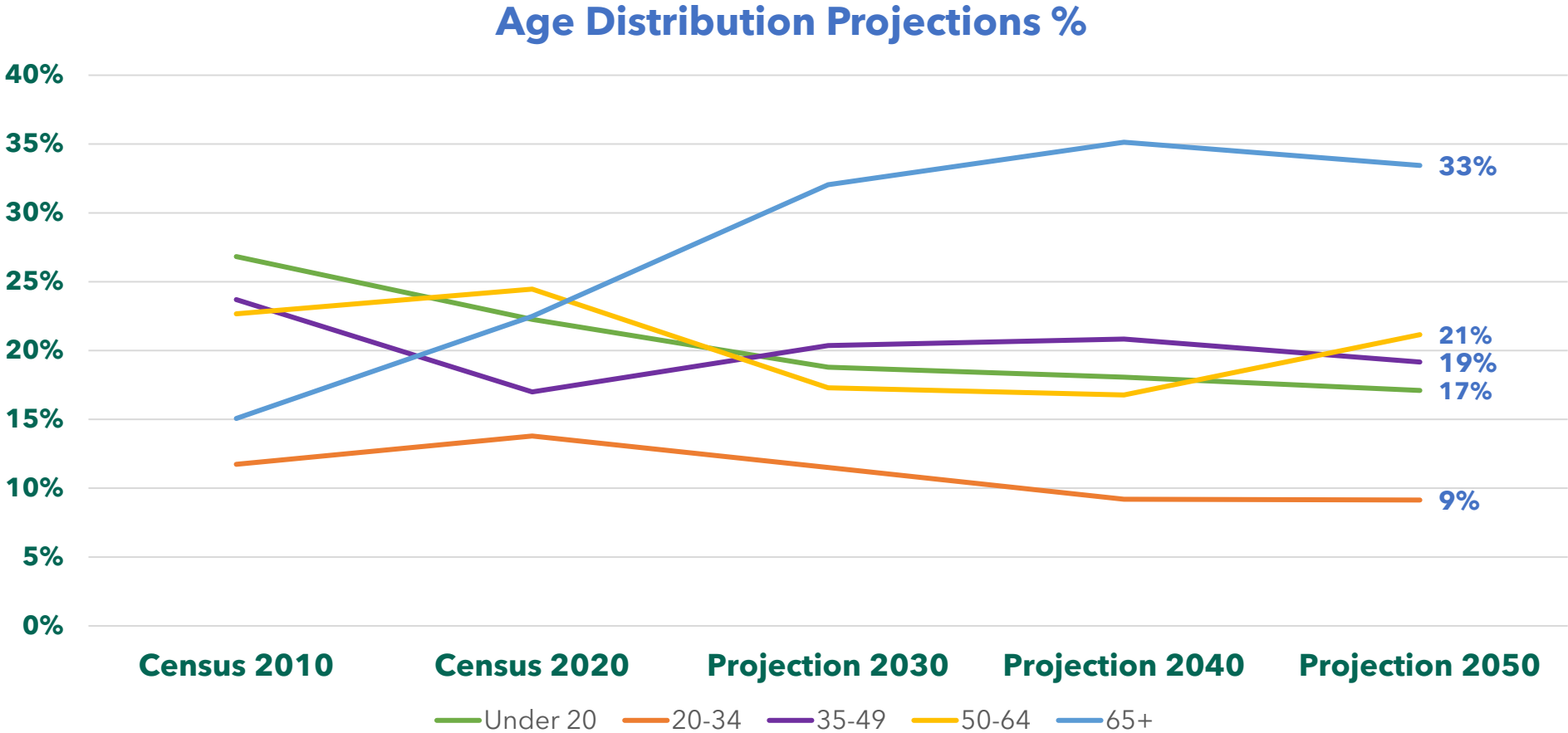


Agenda

- Data Overview
 - Demographic Trends
 - Current Housing Conditions
- Recent Accomplishments in Groveland
- Short & Long-Term Goals
- Discussion and Visioning



Groveland Demographic Trends

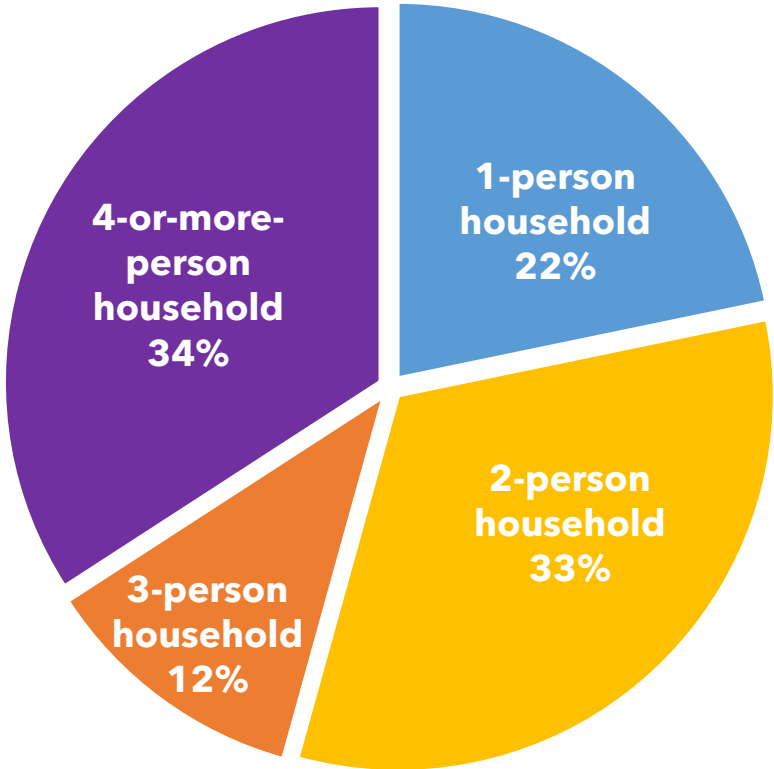


Source: UMass Donahue Institute Projections

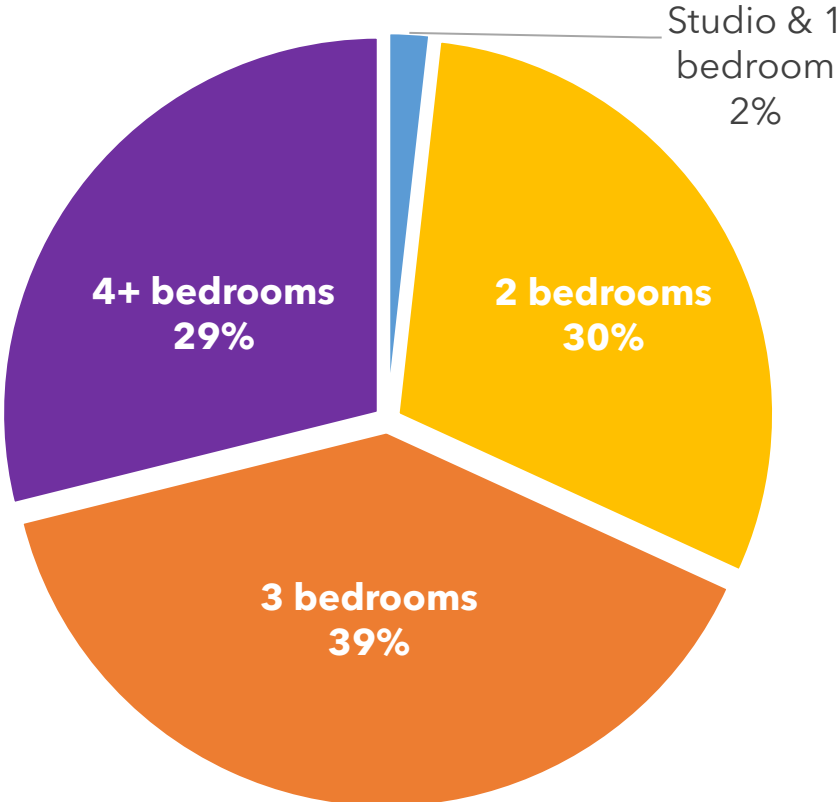


Groveland's Occupancy Data

Housing Breakdown by Occupancy



Bedrooms per Housing Unit



1 or 2 person households make up **55%** of Groveland's homes, while 1- or 2-bedroom homes make up **32%** of Groveland's housing stock

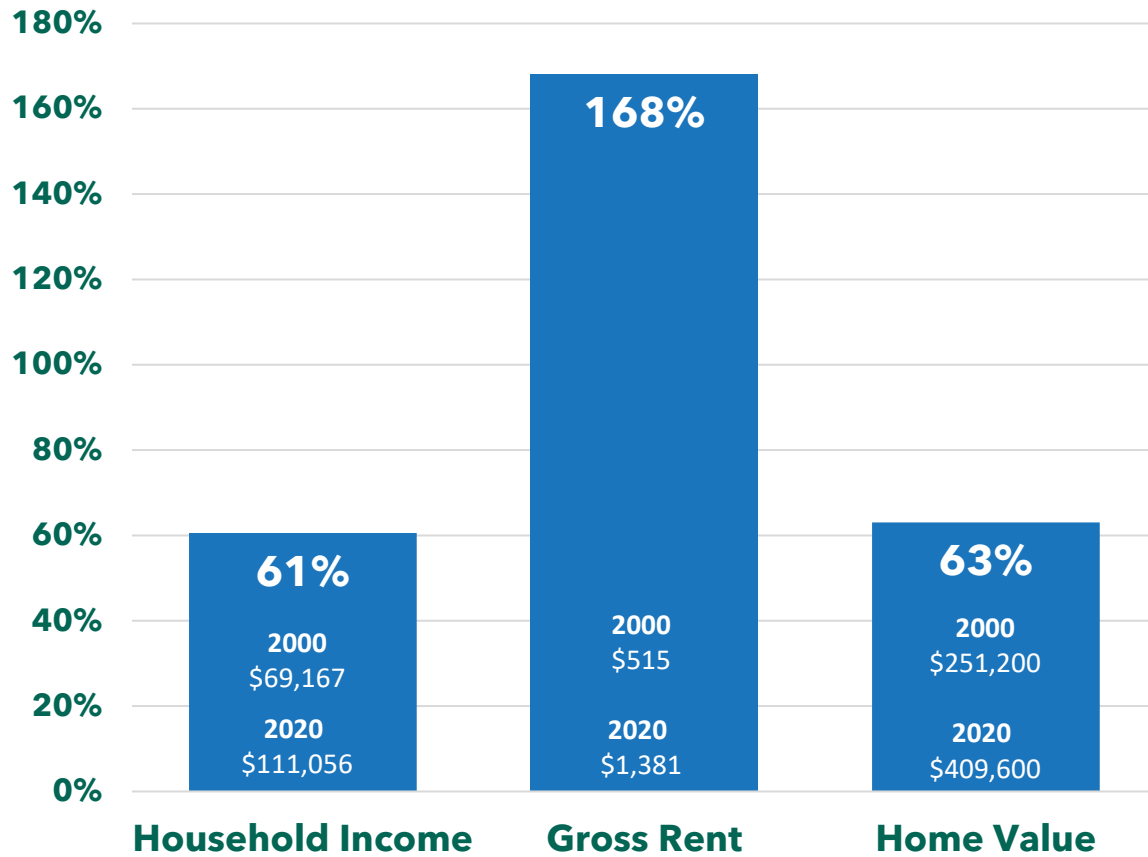
3 or more person households make up **46%** of Groveland homes, while 3 or more-bedroom homes make up **68%** of Groveland's housing stock

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Tables S2501 & B25041



Groveland's Housing Needs

**Income, Rent, and Home Value
% Change from 2000-2020**



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

3.5%

Affordable housing units on the Subsidized Housing Inventory (SHI)

Source: 2000-2020 U.S. Census Bureau, American Community Survey 5-Year Estimates, Tables DP03 & DP04



Groveland's Housing Accomplishments

- Groveland has approved through Town Meeting the addition of both Accessory Dwelling Units and Caretakers Units to our Zoning Bylaws.
- The Zoning Board approved a 192-unit apartment complex through a Comprehensive Permit that will help the Town reach a 10% affordable housing unit inventory.
- The Planning Board continues to work collaboratively with developers to permit subdivisions that best serve the local community.



Possible Housing Vision & Strategies

Short-Term

1. Allow for ADUs that are detached from the principal dwelling.
2. Create a stronger connection between the Groveland Housing Authority staff and Municipal staff.
3. Work with the community to create an MBTA zone that will best serve the Town.

Long-Term

1. Create a 'cottage-style' zoning bylaw that will create missing housing types.
2. Explore the possibility of infill housing.
3. Continue to explore creative ways to assist residents of all demographics with housing that go beyond zoning.



Reflection Questions

- 1) What strategies do you think will be most effective to meet Amesbury's housing needs?
 - Is anything missing from what we've shared so far?
- 2) What are your major housing concerns that should be addressed in this plan?



Discussion

