Mattapoisett Housing Production Plan (HPP)
Main Findings and Next Steps

Mattapoisett Planning Board
Town Hall
16 Main Street
Mattapoisett, MA 02739

October 29, 2019
Agenda for tonight

- Project Background
- 3 Main Demographic Findings
- 3 Main Barriers to Affordable Housing
- 3 (or 4) Main Strategies to Pursue
- Next Steps

Project Background

- Mattapoisett applied for and received a “District Local Technical Assistance” (DLTA) grant to produce a Housing Production Plan (HPP).
- HPPs describe a community’s demographics and housing market.
- They also detail a town’s plan to produce market-rate and affordable housing, to gain more control over the Chapter 40B process, and to create “local champions” for housing.
3 Main Demographic Findings - Household Trends

Average household sizes appear to be fluctuating

- **2000**: 2.46
- **2010**: 2.41
- **2017**: 2.57

(range of 2.39 to 2.75) +/- 0.18

42.2% of Mattapoisett’s households include a person age 65+ (up from 29.8% in 2000)

22.0% of households are single-person households (of these individuals who live alone, over half are 65+ years old)

24.9% of households include children under 18 (down from 32.0% in 2000)

Source: U.S. Census Bureau Decennial Census; ACS 2013-2017 5-year estimates
3 Main Demographic Findings - Aging Trends

2000
Median Age: 42.5 Years Old

2017
Median Age: 49.5 Years Old

- "School Age" (Under 20): 16.6%
- "Working Age" (20-59): 58.1%
- "Retirement Age" (60+): 25.3%

Median Age of Surrounding Areas

Marion: 51.2 Years Old
Fairhaven: 46.7 Years Old

Rochester/Acushnet: 45.6 Years Old
Plymouth County: 45.6 Years Old

Massachusetts: 39.4 Years Old
New Bedford: 37.5 Years Old

Source: U.S. Census Bureau Decennial Census; ACS 2013-2017 5-year estimates
3 Main Demographic Findings - Incomes

**Mattapoisett**
- Median HH Income: $85,800

**Plymouth County**
- Median HH Income: $82,000

**Massachusetts**
- Median HH Income: $74,200

Source: ACS 2013-2017 5-year estimates
Please also note that “seasonal” vacation homes also influence the relatively high price of housing in Mattapoisett. In 2010, there were almost 636 seasonal homes; this represents **19.5% of the 3,262 total housing units in town**.
3 Main Barriers to Affordable Housing - Age of Housing Stock

Units greater than 50-years-old often have deferred maintenance (e.g. removing lead paint) and improvement needs (e.g. new septic system or wheelchair ramps).

- 28.2% of units are pre-1950.
- 13.0% of units are 1950 to 1959.
- 13.5% of units are 1960 to 1969.
- 14.3% of units are 1970 to 1979.
- 11.1% of units are 1980 to 1989.
- 8.6% of units are 1990 to 1999.
- 6.5% of units are 2000 to 2009.
- 4.7% of units are 2010 or later.

Total number of units: 3,254

Source: MassGIS Level 3 Parcel Data, FY19
3 Main Barriers to Affordable Housing - Zoning and Permitting

- Low availability of land zoned for multi-family or small-lot housing.
  - The HPP will do a deep dive into zoning to propose changes ranging from new zones/language to “tweaks at the margins.”
- Lack of incentives for age-friendly, age-restricted developments.
  - e.g. Sudbury’s Incentive Senior Development, adopted in 1998 to provide discounted housing development opportunities for seniors. It allows for up to four dwelling units per buildable lot in exchange for dedicated open space, occupancy requirements (age 55+), and unit resale and price restrictions. Projects must not alter the character of the zoning district. Since its inception in Sudbury, 96 units have been approved (2017 statistic).
- Need for ZBA Rules and Regulations for “Comprehensive Permits” to guide proactive “Friendly 40Bs;” other programs, such as 40R/40S.
  - Lincoln Park in Dartmouth and new 40R in Rochester
  - Red Mill Village in Norton (design only)
Data sources: MassGIS, MassDOT, and the Town of Mattapoisett. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

Mattapoisett Zoning

- Rural Residence 40 - RR40 (31.9%)
- Limited Industrial - LI (2.3%)
- General Business - GB (2.0%)
- Marine Residence - MR30 (4.3%)
- Residence 20 - R20 (0.3%)
- Residence 30 - R30 (5.7%)
- Residence 40 - R40 (5.9%)
- Rural Residence 30 - RR30 (32.5%)
- Int Rte 195 - RT195 (2.1%)
- Village Residence - VR10 (0.9%)
- Mattapoisett River Aquifer Protection District (29.9%)
- Waterfront 30 - W30 (12.2%)

11,156 ac Total Area
3 or 4 Main Strategies to Pursue

- (Re-)Establish local, volunteer champions for housing
  - Create a Housing-dedicated group that is enabled by the BOS and that coordinates efforts.
  - Clarify roles for and ensure membership of the Housing Partnership, CPC, Housing Authority, Planning Board, COA, and possibly local non-profits.
- Revisit Zoning in multiple ways, large and small, as discussed above.
- Be proactive with 40B and 40R/40S to gain control over the process and to produce both market-rate and affordable housing units.
  - ZBA Rules and Regs, Friendly 40Bs on Town-owned land
- Explore partnerships with neighboring communities and area agencies and non-profits.
  - CDBG with Fairhaven
  - Rehab Programs
  - Housing Solutions for Southeastern Massachusetts, Habitat, etc.
Data sources: MassGIS, MassDOT, and the Town of Mattapoisett. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.
Next Steps

▪ Work with Mary to incorporate your feedback
▪ Reach out - WITH YOUR PERMISSION - to the BOS, COA, CPC . . .
▪ Create final draft HPP for your review and edits
▪ Submit to DHCD in late December
▪ Incorporate DHCD feedback in January
▪ Present final HPP to you and BOS for adoption in February or March

Contact

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  ▪ 508.824.1367
### Mattapoisett Subsidized Housing Inventory

<table>
<thead>
<tr>
<th>DHCD ID #</th>
<th>Project Name</th>
<th>Address</th>
<th>Type</th>
<th>Total SHI Units</th>
<th>Affordability Expires</th>
<th>Built w/ Comp. Permit?</th>
<th>Subsidizing Agency</th>
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<tbody>
<tr>
<td>1880</td>
<td>n/a</td>
<td>Homestead Ct.</td>
<td>Rental</td>
<td>10</td>
<td>Perp</td>
<td>No</td>
<td>DHCD</td>
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<td>1-2 Acushnet Rd.</td>
<td>Rental</td>
<td>54</td>
<td>Perp</td>
<td>No</td>
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<td>4358</td>
<td>DDS Group Homes</td>
<td>Confidential</td>
<td>Rental</td>
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<td>7510</td>
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<td>Randall Road</td>
<td>Ownership</td>
<td>1</td>
<td>2017</td>
<td>No</td>
<td>DHCD</td>
</tr>
</tbody>
</table>

**Mattapoisett Totals**

- **70** Census 2010 Year Round Housing Units
- **2,626** Percent Subsidized

5/13/2019

This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

### Other Mattapoisett stats that are not covered here (but are covered in the HPP).

- 2017 population estimate is 6,245. Population is projected to decline in the coming decades.
- Over 85% of the housing stock are single-family houses.
- Compared to its neighbors and the Commonwealth, Mattapoisett has relatively high housing prices. In 2018, the median sales price was $399,500, compared to
  - Marion - $415,000 (the only neighbor with higher prices)
  - Rochester - $389,900
  - Massachusetts - $380,000
  - Acushnet - $298,000
  - Fairhaven - $277,500