

HARWICH HOUSING PRODUCTION PLAN

Harwich Housing Plan Work Group

Linda Cebula, Harwich Planning
Bd.

Julia Eldredge, Harwich Housing
Committee

Charleen Greenhalgh, Asst. Town
Admin.

Cindi Maule, Harwich Community
Preservation Committee

John Stewart, Harwich Housing
Authority

Karen Sunnarborg, Consultant



Housing Plan Benefits

- Provides opportunities for greater local control over housing development
- Serves as a blueprint for promoting housing diversity -- toolbox
- Offers information to the community on the status of housing including market conditions and how it affects local residents
- Provides information to non-profit and for profit developers on housing needs and priorities in Harwich

Housing Plan Benefits

- Assists the Community Preservation Committee in making funding decisions
- Assists the Housing Committee in promoting affordable housing
- Offers greater accountability and transparency regarding local initiatives
- Promotes greater compatibility with other Town endeavors (Planning, Open Space, Conservation, etc.)
- Serves as a comprehensive housing resource

Housing Goals

- **Promote the annual development of affordable housing, striving to produce 33 units/year, approximately 80% of which will be rental housing**
- **Promote the development of funding sources and income streams to support affordable housing development**
- **Remove barriers to affordable housing in Town by-laws and other regulations**

(Updated from 2003 Housing Strategy and 2009 Housing Production Plan)

What is Affordable Housing?

Affordable housing:

- Deed restricted
- Affirmatively marketed
- Available to households earning at or below 80% of area median income with housing costs of no more than 30% of income.

Community housing:

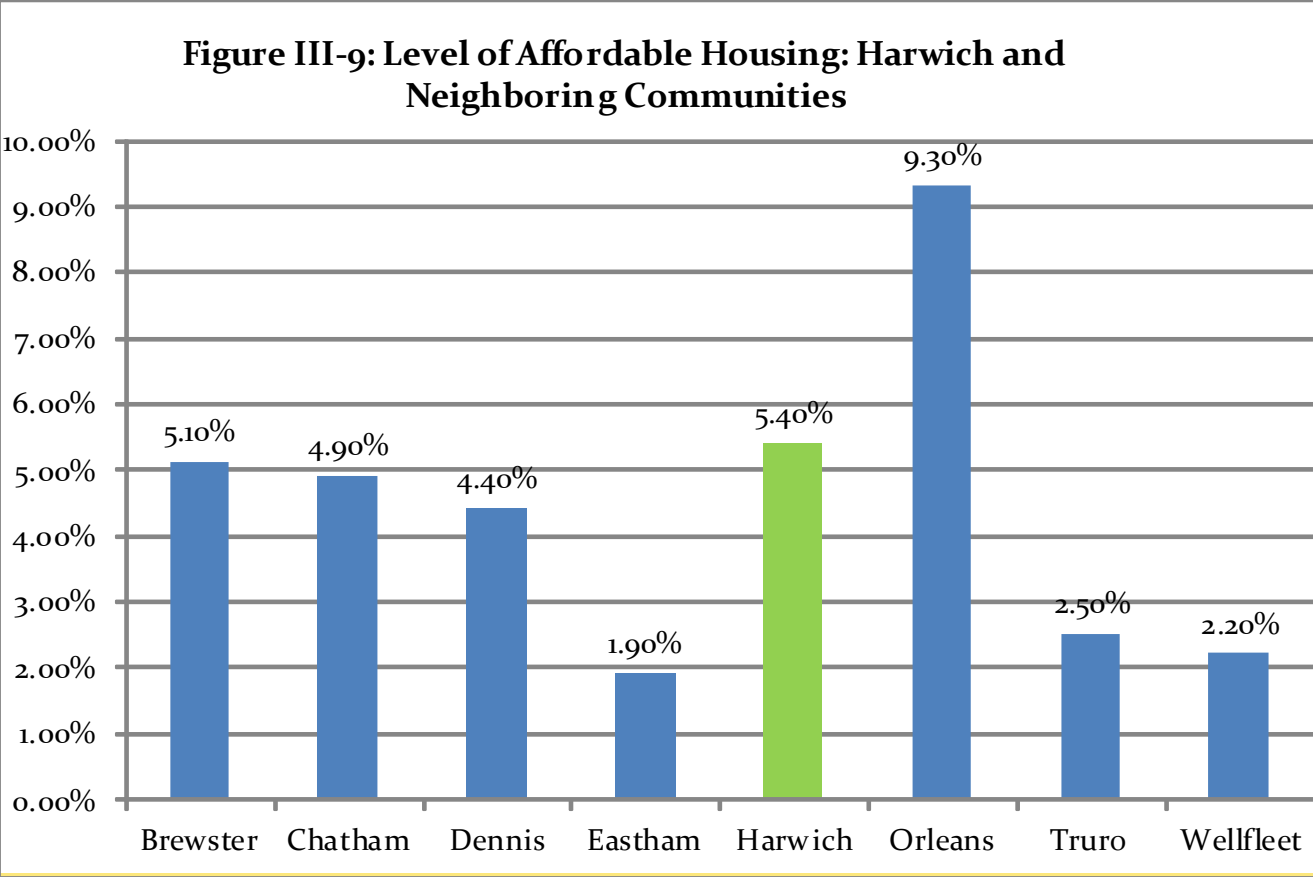
- Affordable to households earning at or below 100% of area median income.

What housing is “affordable” in Harwich?

- Of the 6,121 year-round housing units,* 333 units or 5.4% are currently considered affordable by the state, up from 261 units and 4.5% in 2009.
- Another 2 units should be added soon.
- Gap of about 277 units to meet the 10% state target based on existing stock.
- The number of affordable units needed will increase over time based on housing growth.
- Annual housing production goals of 33 units/year.

Sources: State Subsidized Housing Inventory report, * 2010 US Census (ownership and rental)

Level of Affordable Housing: Harwich and Its Neighbors

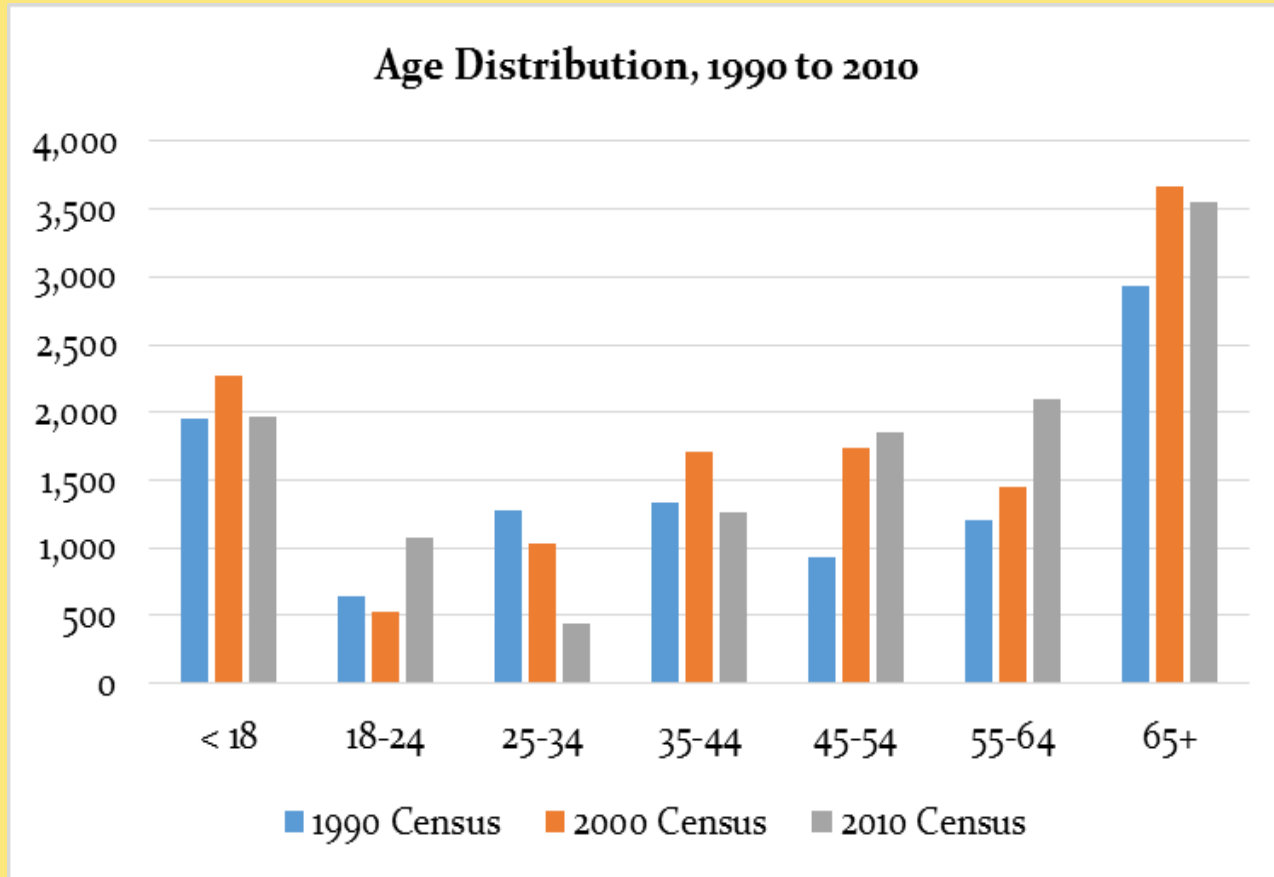


Notable Demographic Changes

- Recent small population losses to 12,205 residents by 2014.
- MAPC projections suggest increase to 13,445 residents by 2030. State Data Center estimates further losses to 11,679.
- Fewer children – those under age 20 are expected to decrease from 17.9% in 2010 to 14% by 2030, from more than $\frac{1}{4}$ of the population in 1980.
- Growth in smaller non-family households.
- 20% of households involved those 65+ living alone.
- Those 65+ increased by 21% between 1990 and 2010 and are expected to increase by another 42% by 2030.

Sources: Census data, MAPC and State Data Center projections

Demographic Shifts

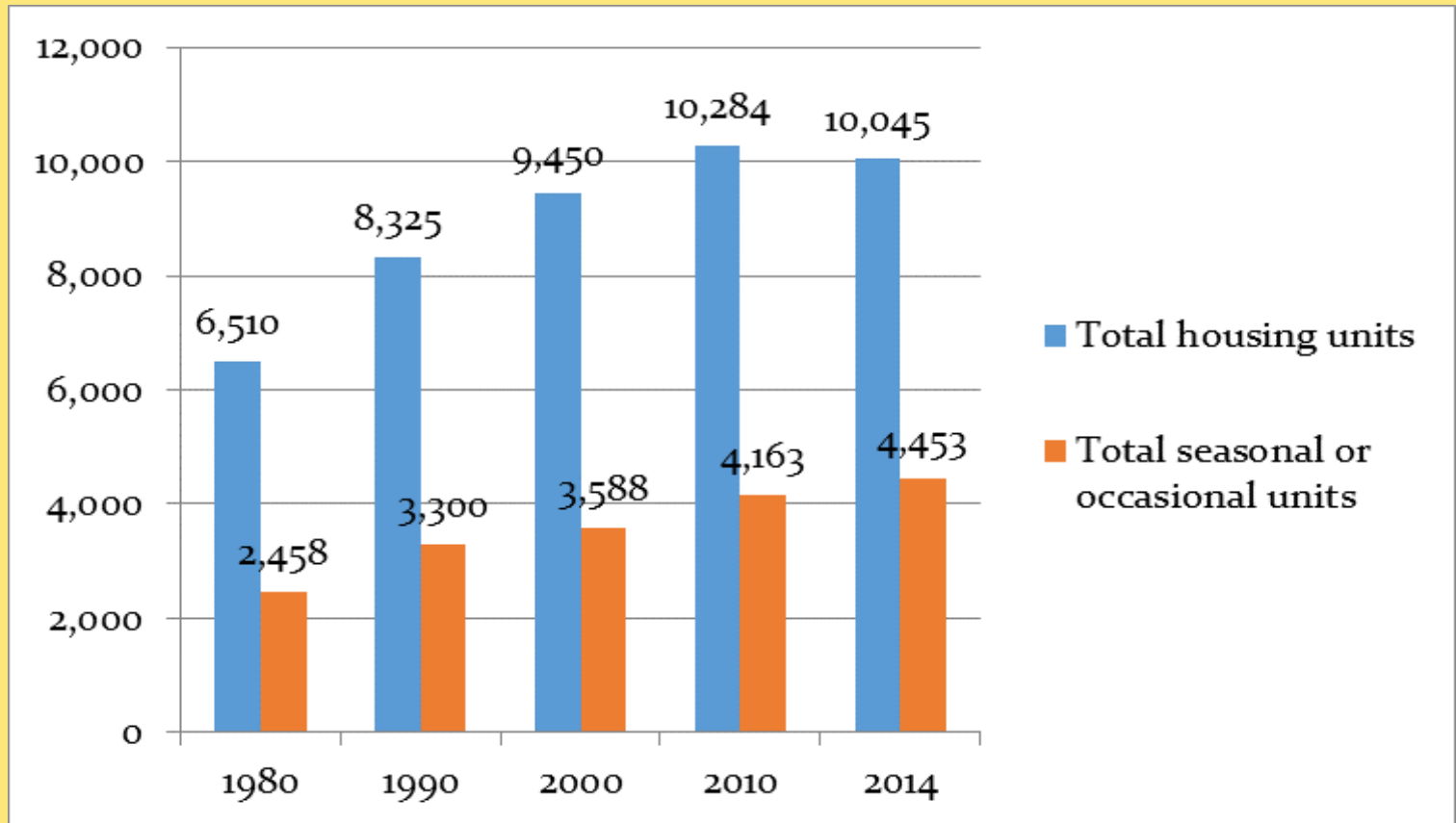


Notable Housing Changes

- While Harwich's population grew by 36% between 1980 and 2010, housing units increased by 58%, largely fueled by the seasonal and second home markets.
- In 2000 there were 2,306 owner-occupied units valued below \$200,000 (57%), down to 294 units (6.7%) by 2014.
- Median single-family home price of \$350,000 as of 8/2016, down from \$385,000 in 2006.
- Median rents have increased from \$293 in 1980 to \$708 in 2000 and \$1,161 in 2014.

Sources: Census data and Banker & Tradesman from The Warren Group

Changes in Seasonal and Year-round Units



Harwich Households with Limited Incomes = Need Subsidized Rental Units

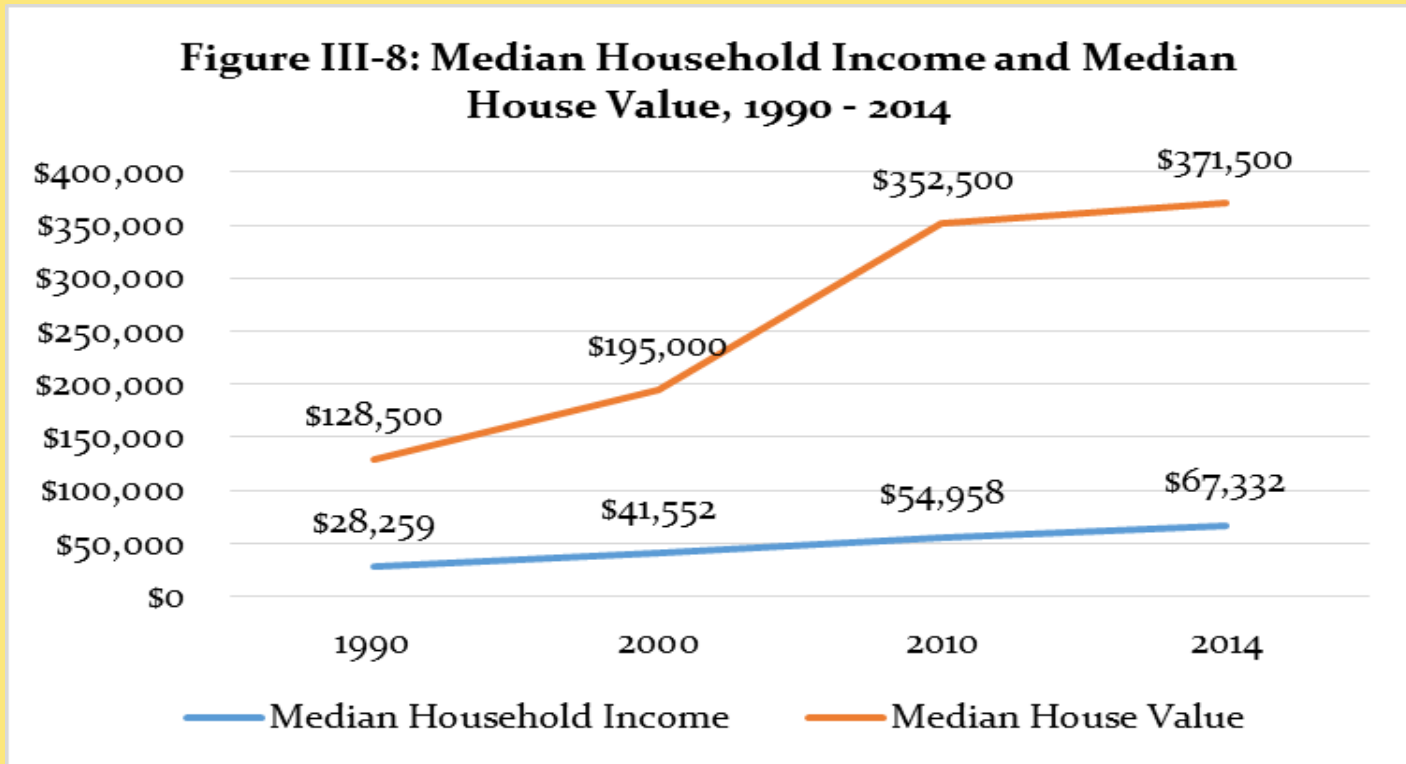
- In 2014, 17.2% of households had incomes below \$25,000.
- In 2014, 891 residents and 123 families lived in poverty, up from 668 individuals and 103 families in 2000.
- About 46% of households could have qualified for housing assistance based on a 2013 HUD report (not accounting for financial assets), up from 40% in 2000.
- Median incomes rose by 62% between 2010 and 2014, higher than the 42% rate of inflation.
- High market rents of about \$1,300 requires income of an estimated \$59,000. Median income of renter households of \$43,679
- 43% of renters earning at or below 80% AMI were spending more than half their income on housing costs.

Need for Affordable Homeownership

- Borrowing power of the average household based on the 2014 median income of \$67,332 = \$272,000.
- Median house price as of 8/2016= \$350,000 requires income of approximately \$79,500 – not affordable to most local year-round households.
- The *affordability gap* = \$78,000 – the difference between a median priced home and what a median income household can afford.
- Gap widens to \$93,500 for a household of 3 earning at 80% AMI.
- Condos more affordable with almost 2/3 affordable to median income earning households.

Sources: Banker & Tradesman, Multiple Listing Service data.

Incomes have not kept pace with home prices



Special Needs Households = Need for Accessible Units and Supportive Services

- Higher level of seniors than Barnstable County and about twice the state level – rapidly growing segment of the population.
- 14.4% claimed a disability in 2014, up from 9.3% in 2000, and high in comparison to 11.3% for the state.
- There are no affordable assisted living units in Harwich.
- There are very few handicapped accessible units in subsidized housing.

Sources: Census data and Harwich Council on Aging

Priority Housing Needs/Goals

Type of Housing	Seniors/ Individuals 1 bedroom @40%	Small families/2 bedrooms @50%	Large families/3 bedrooms @10%	Total
Rental @ 80%	50	62	12	124
Ownership @ 20%	12	16	3	31
Total	62	78	15	155
Special Needs	(12) 20%	(8) 10%	(2) 10%	(22) 14%

¹⁶

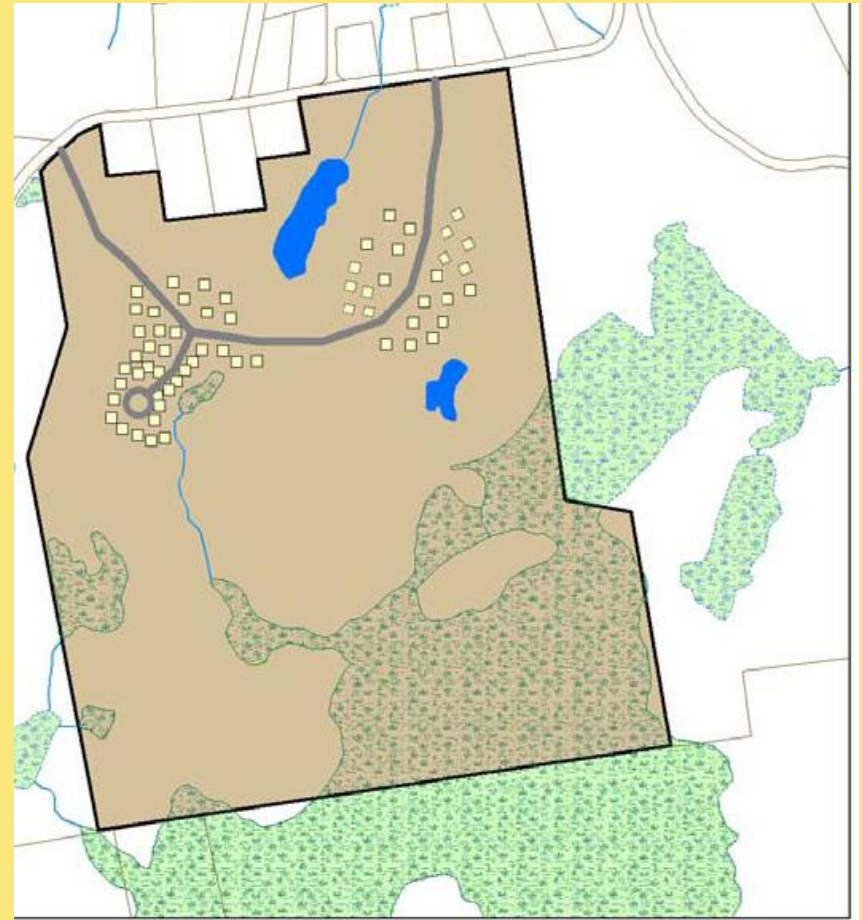
Capacity Building Strategies



- **Conduct ongoing community education**
- **Hire a part-time Housing Coordinator**

Zoning Strategies

- Integrate affordable housing in OSRD bylaw (cluster development)
- Promote affordable housing in mixed-use development
- Modify accessory apartment by-law



Zoning Strategies

- **Adopt inclusionary zoning**
- **Update local LIP regulations and procedures**
- **Adopt a motel conversion by-law**



Housing Production Strategies

- Continue to make suitable public property available for affordable housing
- Continue to partner with private developers
- Convert existing housing to affordability



Housing Preservation and Assistance Strategies

- Monitor Subsidized Housing Inventory (SHI)
- Help qualifying residents access housing assistance



Next Steps



- **Secure approvals from the Planning Board and Board of Selectmen**
- **Submit to the state**
- **Obtain state approval**

For more information, visit the Town's web site at
<http://www.town.harwich.ma.us>

