

West Newbury Housing Open House

January 25th, 2024

5:30 PM – 7:00 PM

West Newbury Town Offices

Agenda

- | | |
|---------|--|
| 6:00 PM | Welcome & Overview of the Housing Production Plan Process, Regional Perspective, and West Newbury's Housing Landscape |
| 6:20 PM | Open House |
| 7:20 PM | Regroup, Takeaways, and Next Steps |
| 7:30 PM | Adjourn |

Who We Are

Merrimack Valley Planning Commission

Kayla Rennie – Community & Economic Development Planner

Lauren Keisling – Community Planner

West Newbury Municipal Staff

Angus Jennings – Town Manager

Sue Brown – Town Planner



What is a Housing Production Plan (HPP)?

- HPPs allow communities to articulate their vision for housing production in a comprehensive plan and identify **community specific** strategies to achieve said goals
- HPPs are a statutory requirement to be used as a tool to grant communities further control over 40B development
- HPPs help communities achieve the state requirement of **at least 10%** of their housing stock qualifying to be listed on the **Subsidized Housing Inventory (SHI)**



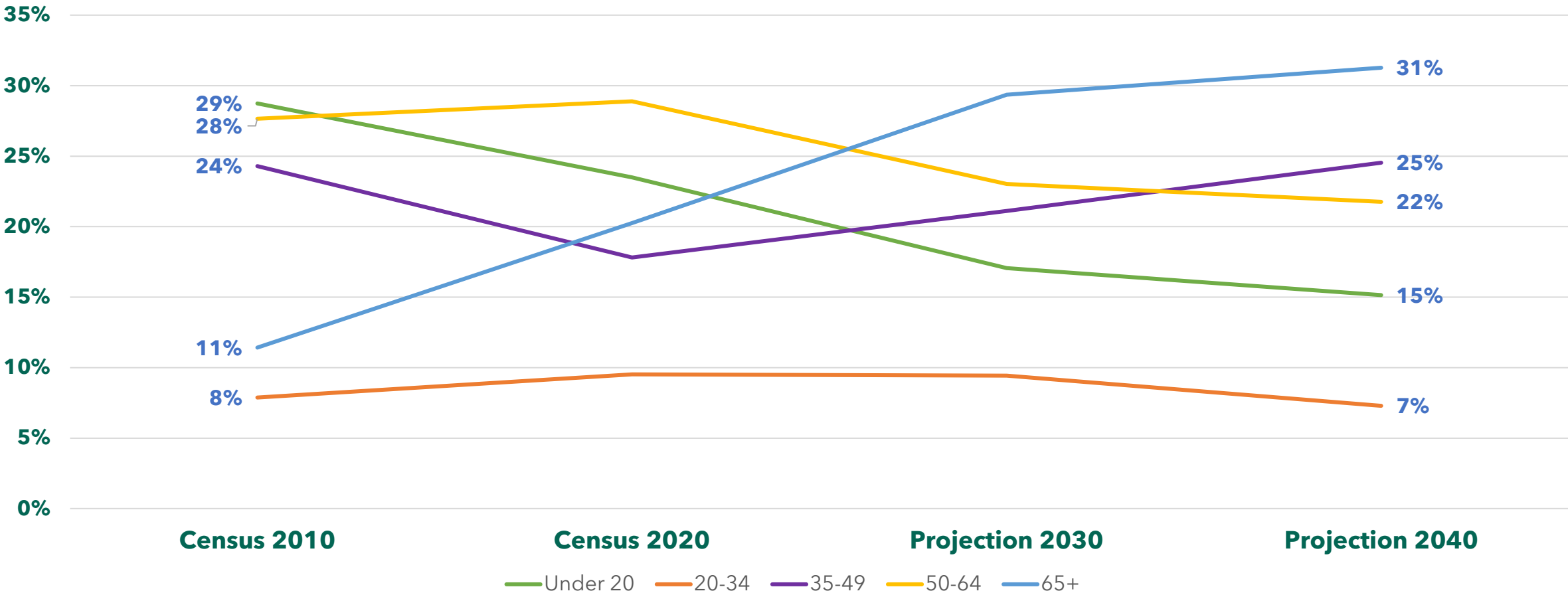
West Newbury's Housing Needs





West Newbury's Demographic Trends

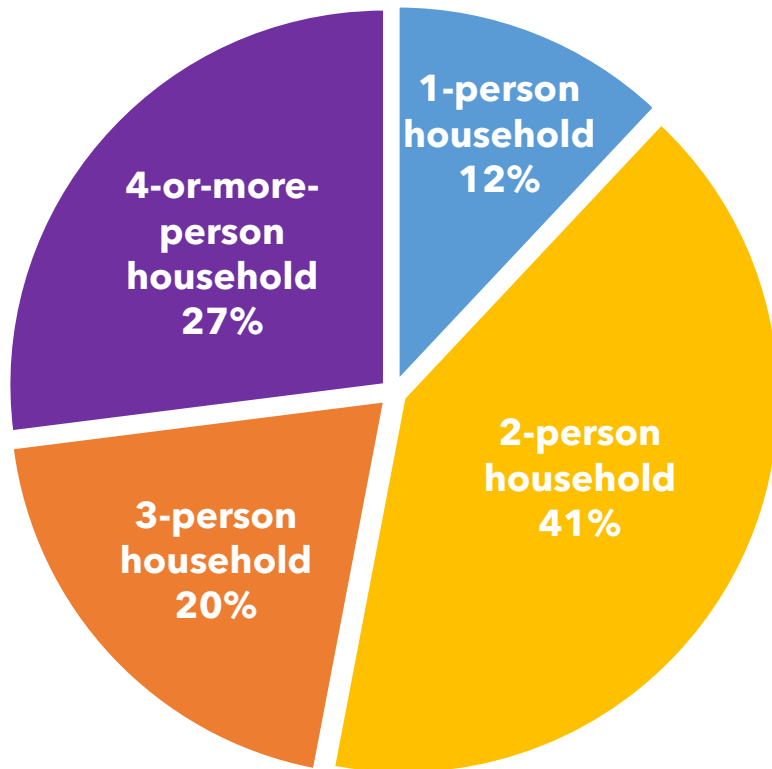
Age Distribution Projections %



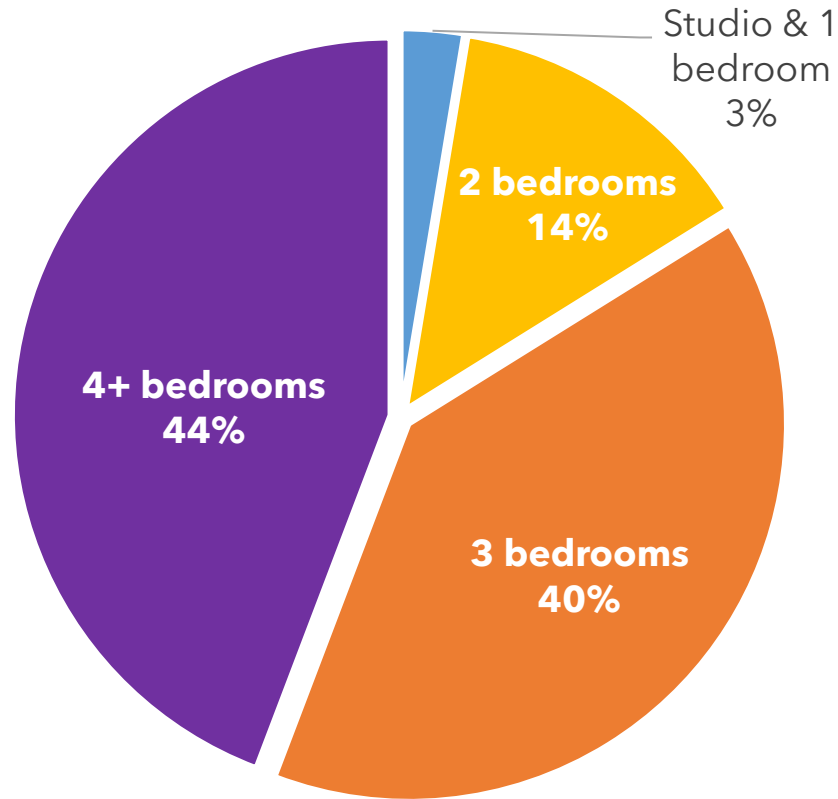
Source: UMass Donahue Institute Projections

West Newbury's Occupancy Data

Housing Breakdown by Occupancy



Bedrooms per Housing Unit



1 or 2 person households make up **53%** of West Newbury's homes, while 1- or 2-bedroom homes make up **17%** of West Newbury's housing stock

3 or more person households make up **47%** of West Newbury's homes, while 3 or more-bedroom homes make up **84%** of West Newbury's housing stock

Missing Middle Housing



What Could Multifamily Look Like?



Georgetown – new construction downtown



Natick, MA



North Andover – Part new construction, part conversion into 6 ownership units

Questions and Comments?



Open House Topics

- 2024-2028 Housing Production Plan strategy prioritization
- MBTA Communities
- Affordable Housing Trust Home Improvement Grant
- Use of the Town-owned Property

Open House



Closing Remarks and Next Steps