

Plympton Housing Production Plan

Public Meeting #1
Plympton Board of Selectmen
Tuesday, March 28, 2017

Presented by the Old Colony Planning Council



Agenda

1. Welcome & Introductions
2. About Housing Production Plans
3. Housing Needs & Demand in Plympton
4. Discussion: Housing Barriers, Opportunities, Goals
5. Next Steps

Introduction: OCPC & Our Work

- The Old Colony Planning Council (OCPC) is a regional planning agency that was created in 1967 to “improve the physical, social and economic conditions of the district.”
- OCPC works with its 17 member municipalities in southeastern Massachusetts in a variety of planning disciplines, including housing, economic development and transportation as well as on a variety of regional issues.

About Housing Production Plans (HPP)

Chapter 40B is a state statute that was enacted in 1969 to encourage communities to increase their affordable inventories to 10% of their total housing stock.

- If under 10%, local Zoning Boards of Appeals (ZBA) can approve affordable housing development proposals under flexible rules
- If a community adds affordable housing units at an annual rate of 0.5-1%, then the Mass. Department of Housing and Community Development (DHCD) will certify the community for a one or two year period
- If a community is certified, then the ZBA can deny a comprehensive permit for proposals that are not compliant with local zoning
- In some cases, the ZBA can also issue a denial if 1.5% of developable land is used for affordable housing

About Housing Production Plans (HPP)

Communities develop Housing Production Plans to:

- Understand local housing needs and demand;
- Guide the type, amount, and location of housing; and
- Set a numerical goal for annual low- and moderate-income housing production
- Local communities with approved Housing Production Plans include Bridgewater, Duxbury, Kingston, Lakeville, Marshfield and Middleboro

About Housing Production Plans (HPP)

A Housing Production Plan (HPP) consists of:

- A comprehensive housing needs and demand assessment
- Analysis of development constraints and opportunities
- Affordable housing goals
- Implementation Strategies

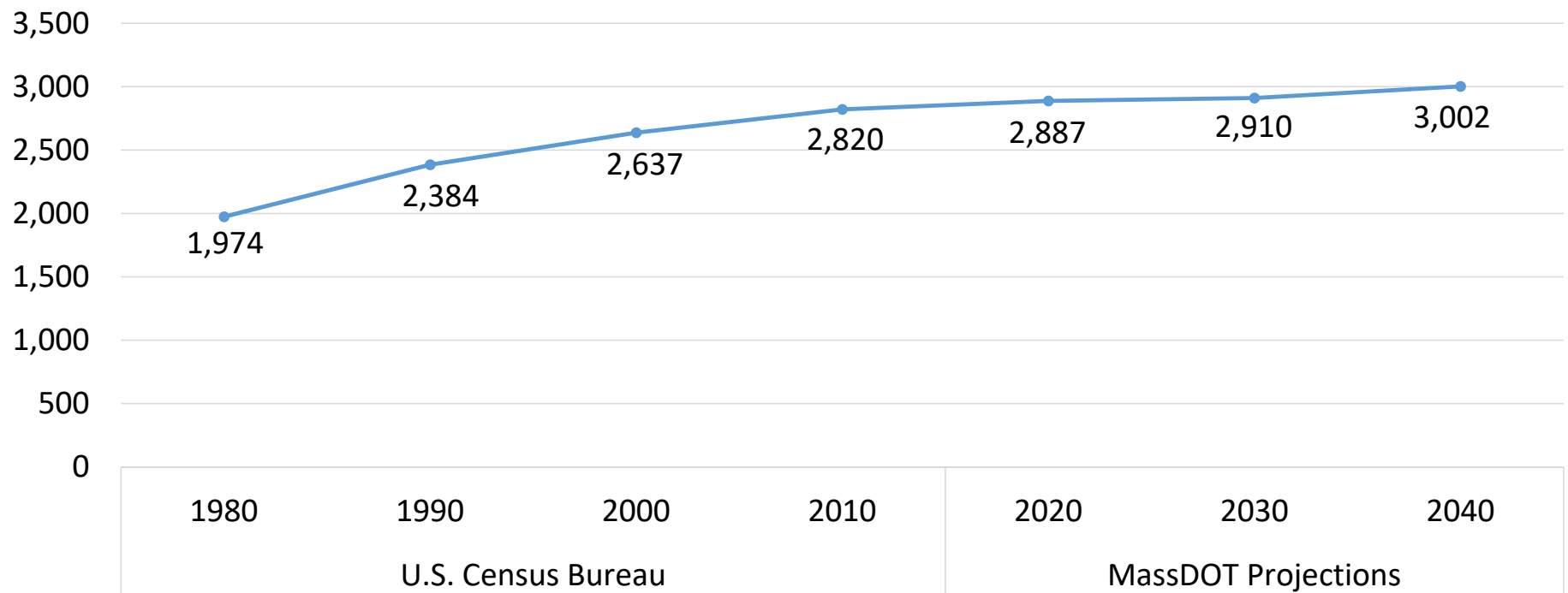
Plympton Housing Needs & Demand Analysis

This portion of the presentation covers key findings on:

- Demographics
- Existing Housing Stock
- Housing Affordability

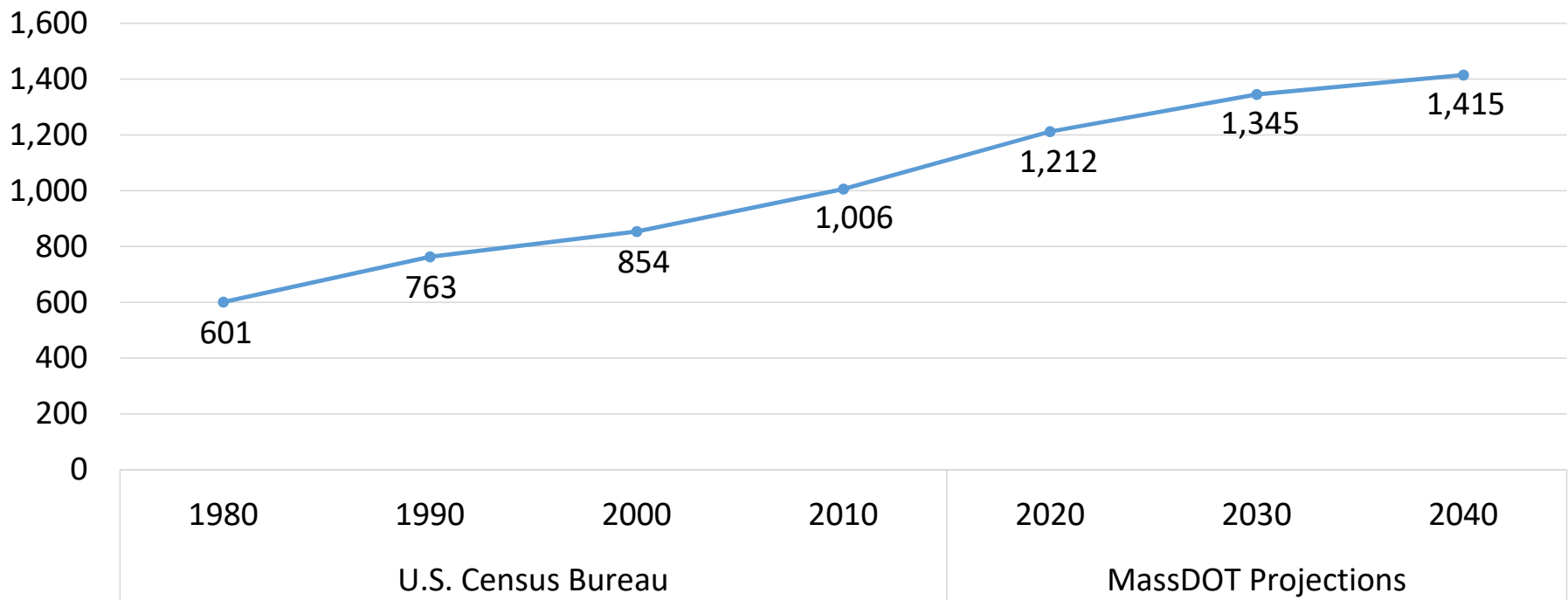
Housing Needs & Demand - Population

Population, 1980-2040



Housing Needs & Demand - Population

Total Households, 1980-2040

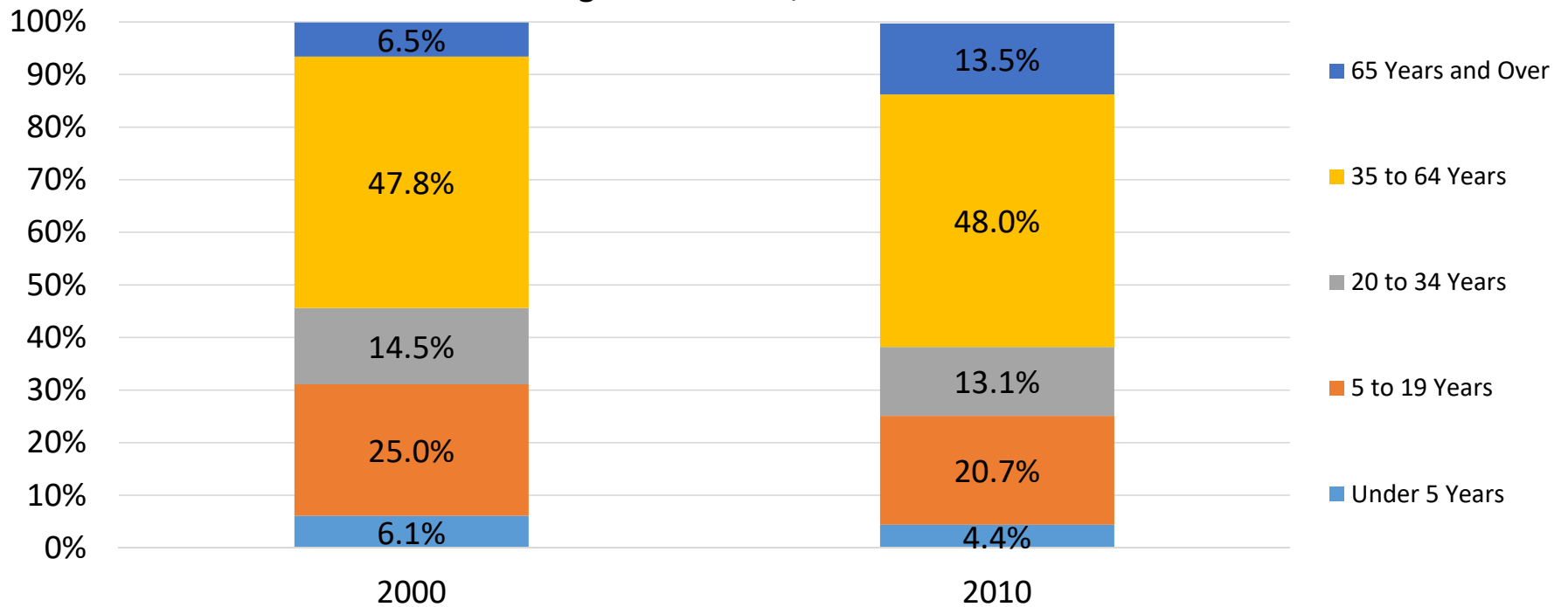


Housing Needs & Demand - Population

Household Data	2000	2010
Family Households	86.3%	76.1%
Non-family Households	13.7%	23.9%
Households with Individuals Age 18 Years & Under	47.3%	34.3%
Households with Individuals Age 65 Years & Over	15.2%	28.9%
Average Household Size	3.09	2.80

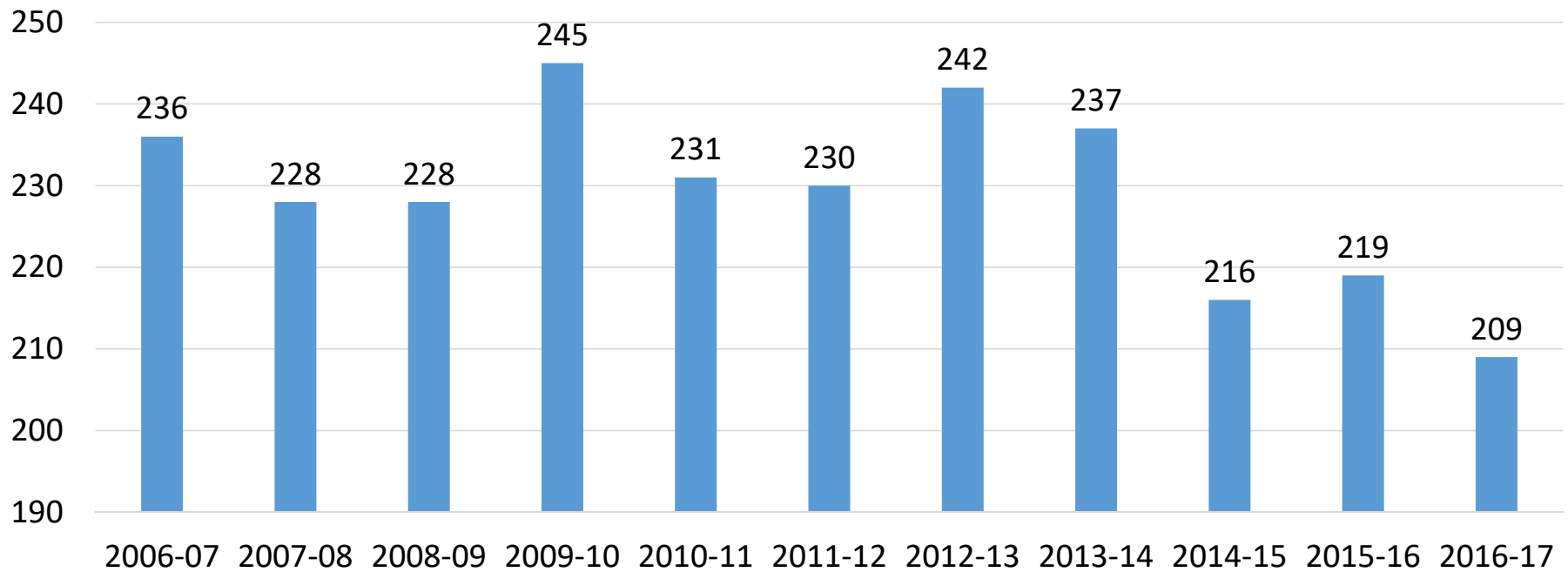
Housing Needs & Demand - Population

Age Distribution, 2000-2010



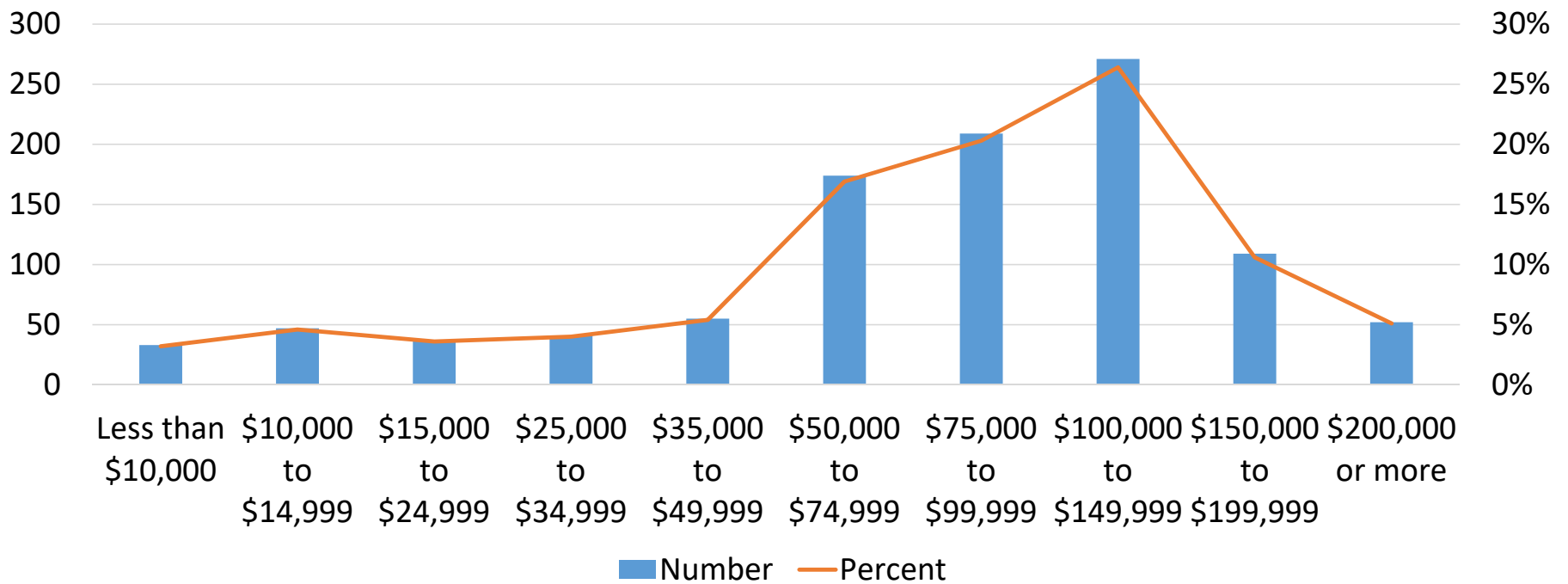
Housing Needs & Demand - Population

Enrollment at Dennett Elementary School, 2006-2017

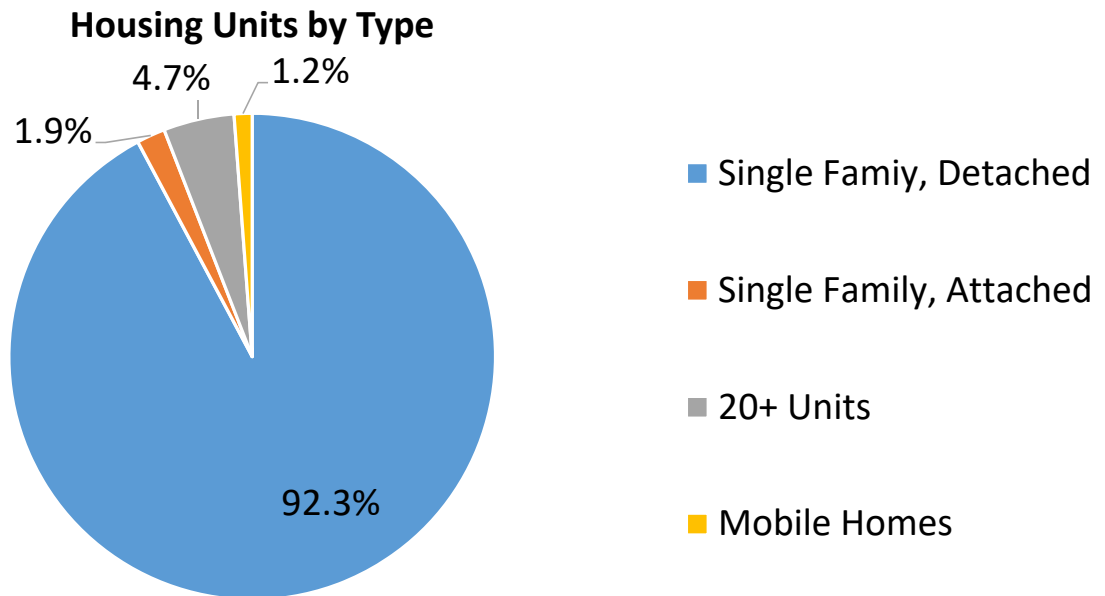


Housing Needs & Demand - Population

Household Income by Income Level

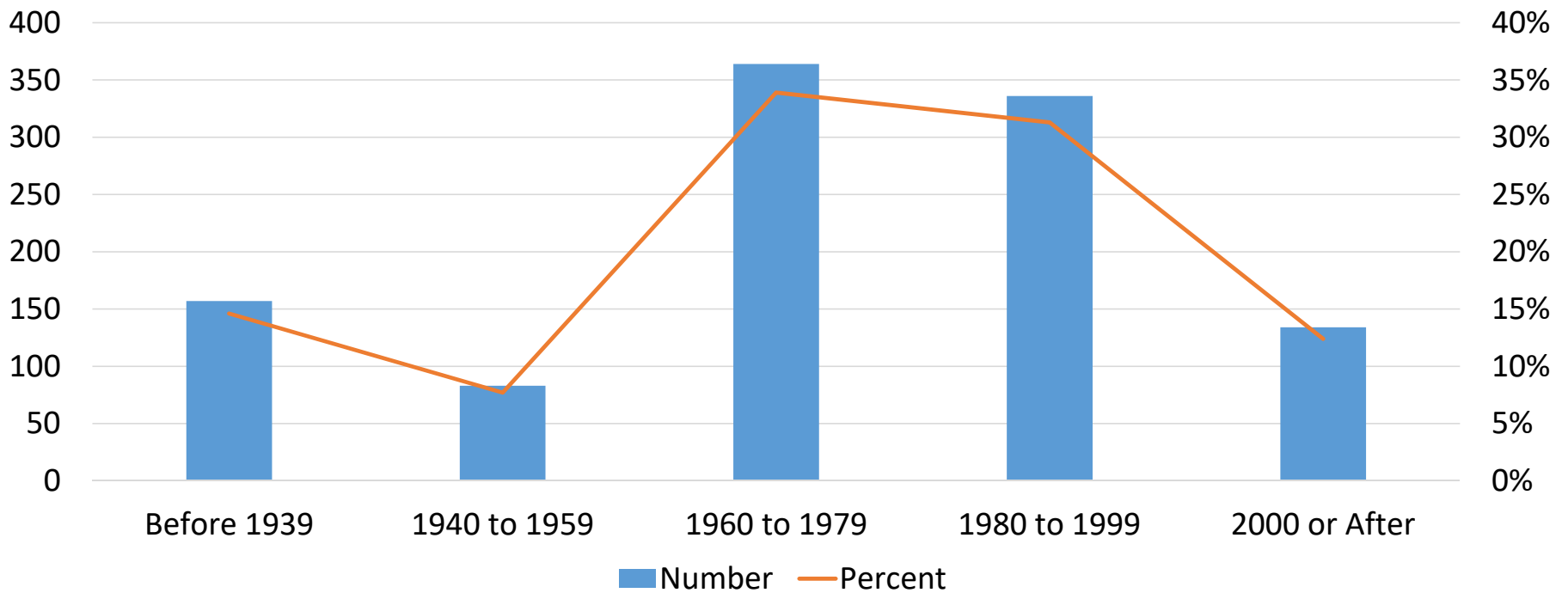


Housing Needs & Demand – Housing Stock



Housing Needs & Demand – Housing Stock

Age of Housing Stock, 2015



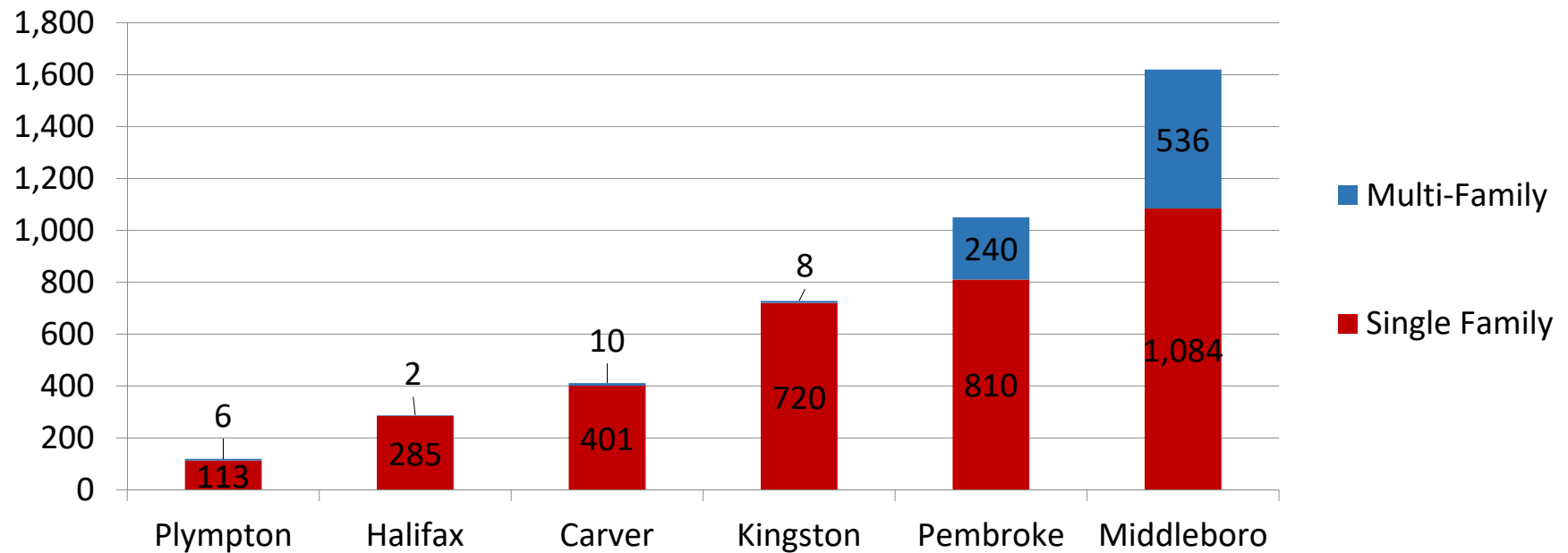
Housing Needs & Demand – Housing Stock

MAPC Projected Housing Demand in Plympton, 2010-2030

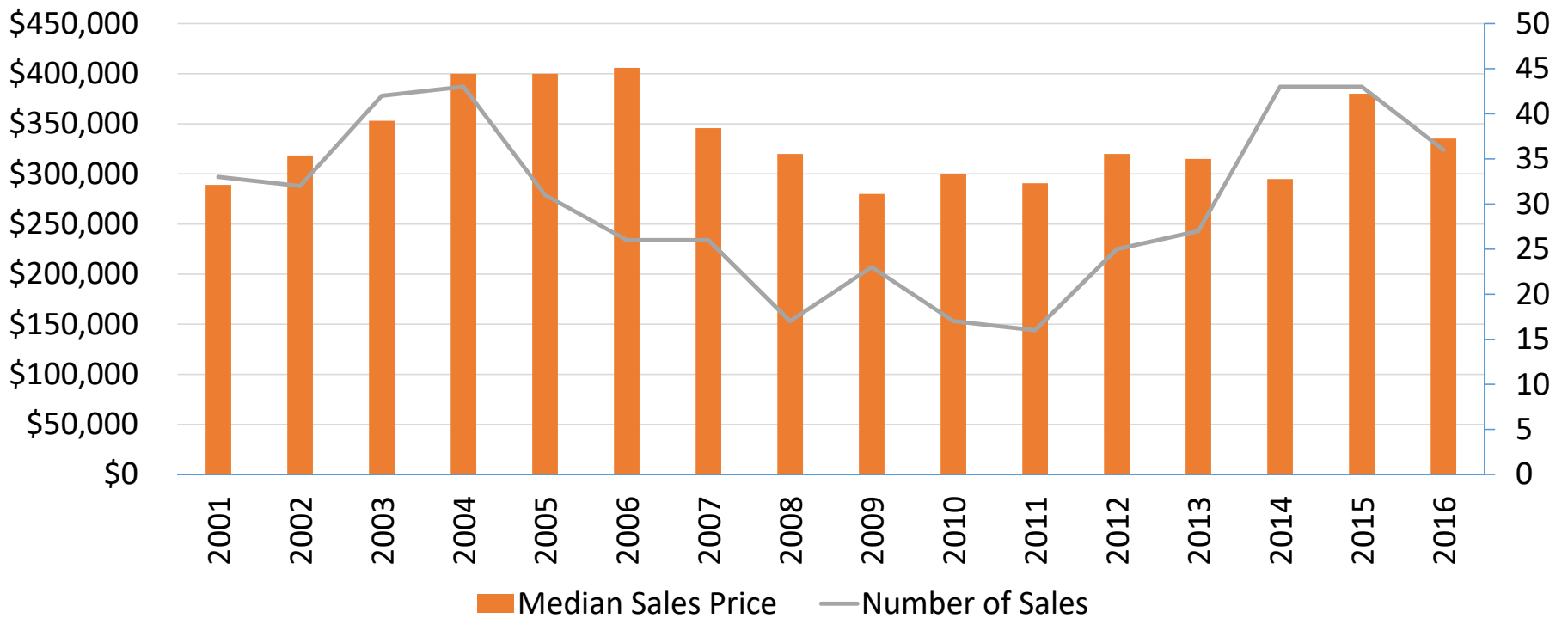
	2010-2020	2020-2030	Total
Status Quo Scenario	210	127	337
Stronger Region Scenario	222	134	356

Housing Needs & Demand – Housing Stock

Historic Residential Permitting, 2000-2015

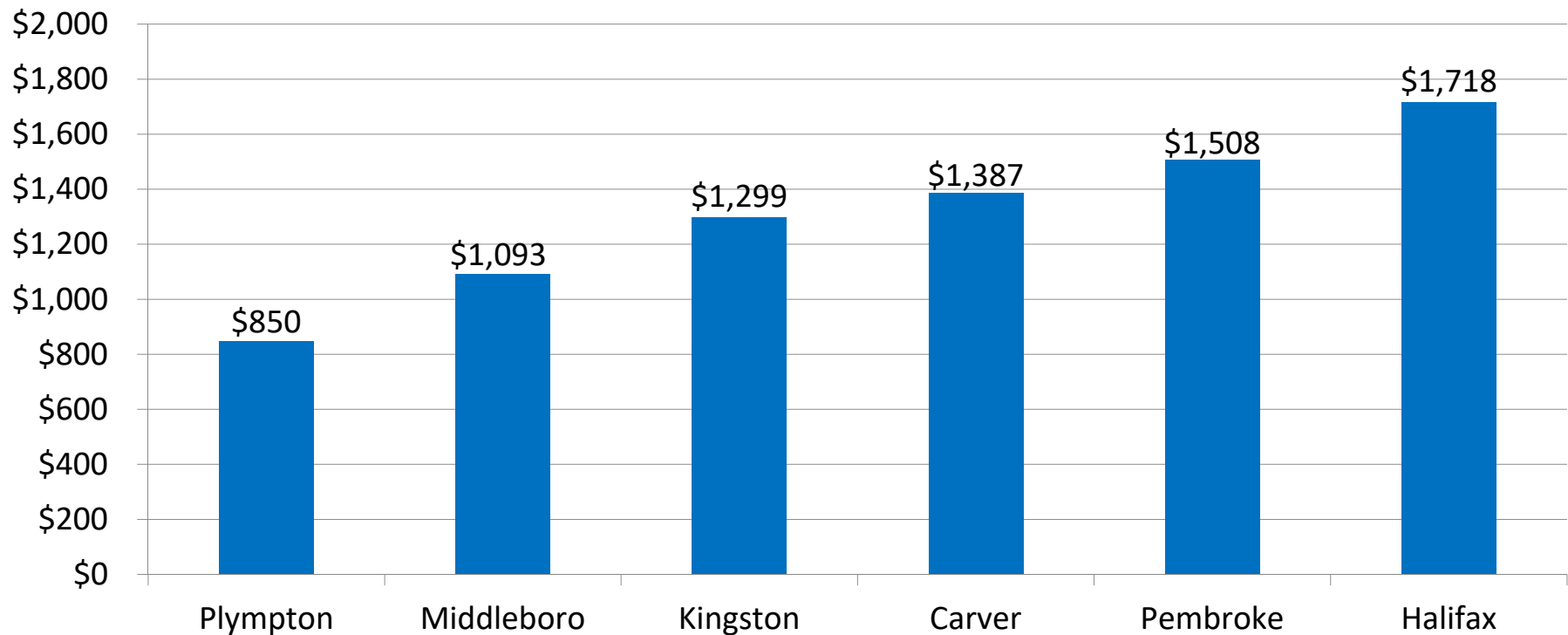


Housing Needs & Demand – Affordability



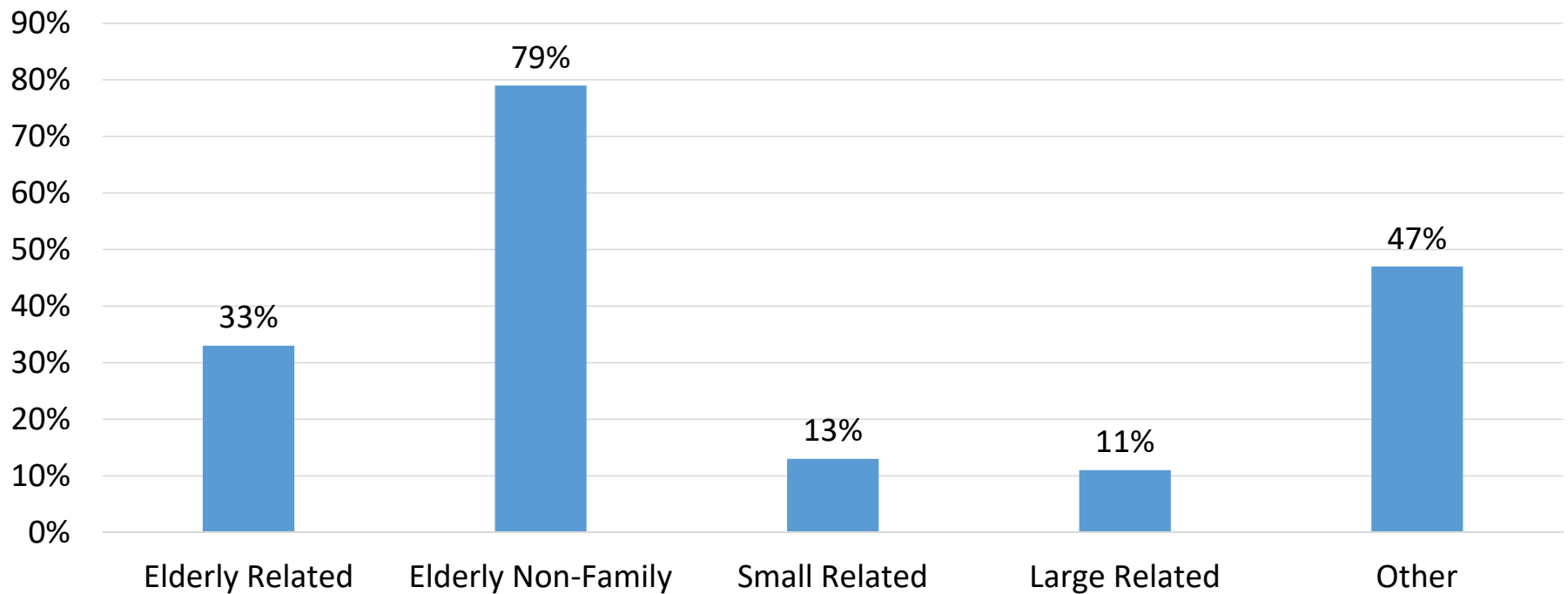
Housing Needs & Demand – Affordability

Median Gross Rent, 2015



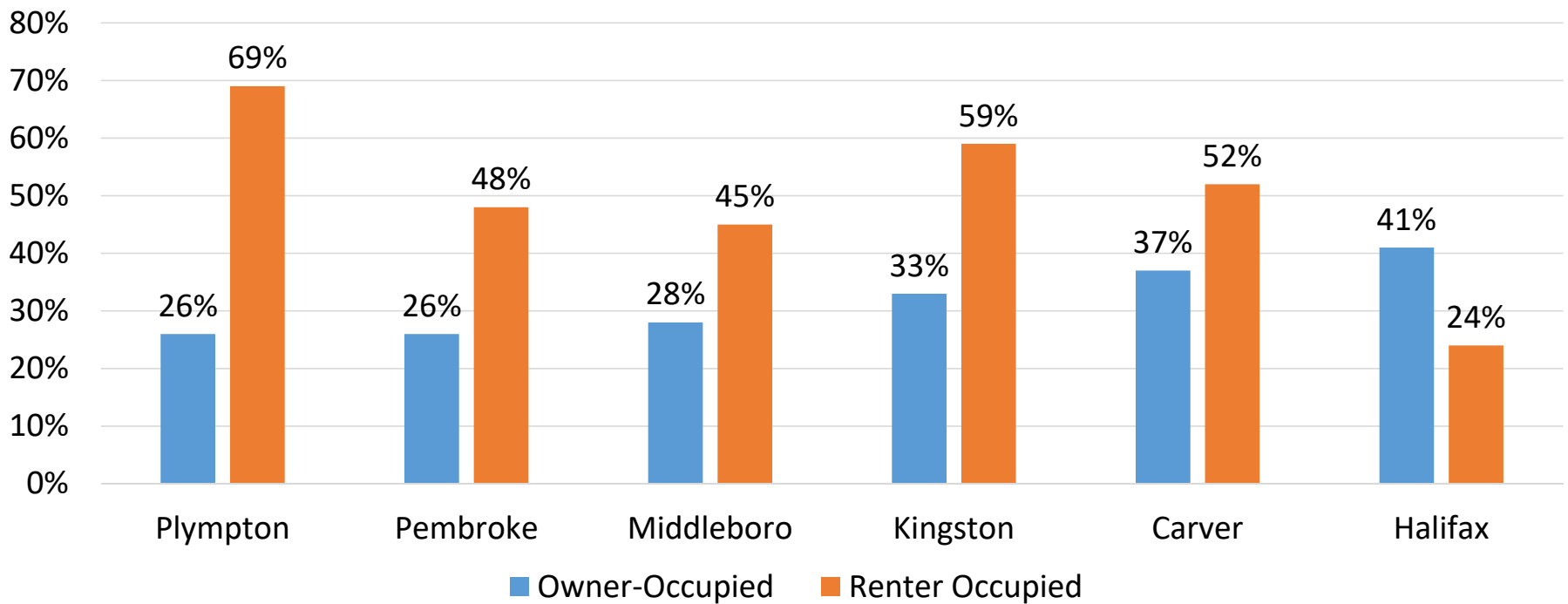
Housing Needs & Demand – Affordability

Percent of Low-Income Households by Type/Size



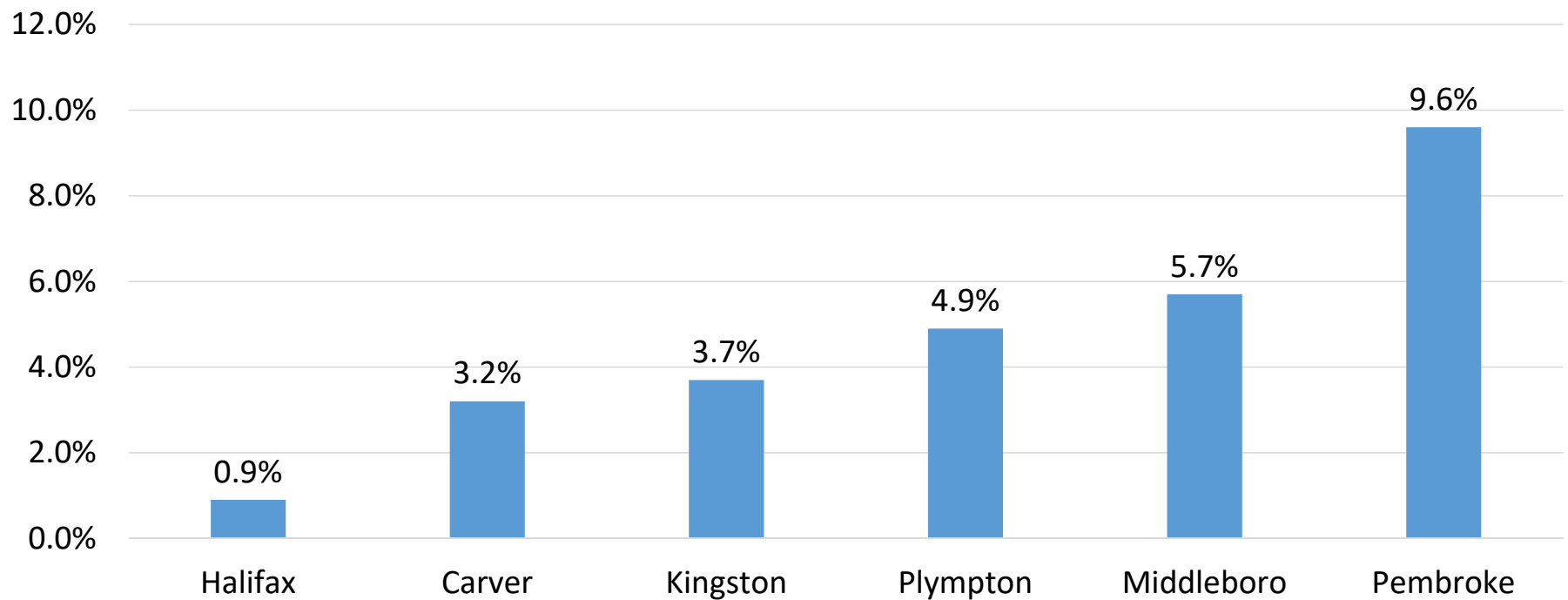
Housing Needs & Demand – Affordability

Cost Burdened Households by Tenure, 2015



Housing Needs & Demand – Affordability

Local Subsidized Housing Inventories, Dec. 2014



Housing Needs & Demand – Key Findings

- A slight population increase is projected in the coming years
- The number of households will continue to increase, though the size of households will continue to decrease
- The percentage of the population age 65 years and over doubled from 2000 (6.5%) to 2010 (13.5%)
- Enrollment at the Dennett Elementary School has declined in recent years
- Plympton has a high level of income when compared to its neighbors, with more than 42.1% of households earning more than \$100,000

Housing Needs & Demand - Key Findings

- Housing stock is almost exclusively single-family
- Housing stock is relatively new, despite the town's long history
- Moderate demand for housing is projected
- Home prices have rebounded since the Great Recession
- There is a sizeable number of low-income and cost burdened populations, especially among the elderly population

Housing Needs & Demand

Questions?

Discussion

To inform the next part of our work, we went to hear from you about housing goals, barriers and opportunities

Discussion – Housing Goals

Based on what you have heard this evening, what do you think should be Plympton's housing goals?

Discussion – Barriers

What are the barriers to achieving these goals in Plympton?

Discussion – Opportunities

Are there specific housing opportunities that exist for housing redevelopment, preservation, or new development?

What about new partnerships, resources, and support?

What organizations or models are current assets worth replicating in the future?

Next Steps

1. Develop housing production goals
2. Establish plan implementation strategies
3. Host public forum to share goals and strategies
4. Discuss draft with Town staff
5. Submit to Planning Board and Board of Selectmen for approval
6. Submit HPP to DHCD for review and approval

Thank You!!

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