

Needham Housing Plan Working Group Meeting

Thursday May 26, 2022 7:15 p.m.

Virtual Meeting using Zoom

Meeting ID: 811 9113 9515 (Instructions for accessing below)

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Direct Link to meeting: https://us02web.zoom.us/j/81191139515

- I. Welcome (Jeanne McKnight)
- II. Approval of Minutes from April 14, 2022 Working Group Meeting
- III. Report on Results from Community Housing Survey (Jeanne McKnight) https://www.surveymonkey.com/results/SM-e8YNblqnvGJNxjKb1dSt 2BA 3D 3D/
- IV. Discussion of Aspirational Housing Goals (Natasha Espada)
- V. Update on 2020 Census Estimates (Karen Sunnarborg)
- VI. Next Steps (Lee Newman)
- VII. Other Business
- VIII. Adjournment

Housing Plan Working Group Membership

Natasha Espada	Planning Board, Co-Chair	Helen Gregory	Council on Aging
Jeanne McKnight	Planning Board, Co-Chair	Oscar Mertz	Citizen At Large
Emily Cooper	Citizen At Large	Marcus Nelson	Select Board
Ed Cosgrove	Board of Health	Michael O'Brien	School Committee
Carol Fachetti	Finance Committee	Ed Scheideler	Housing Authority
Heidi Frail	Select Board	Rhonda Spector	Citizen At Large

NEEDHAM HOUSING PLAN WORKING GROUP * MINUTES * April 14, 2022

7:16 p.m.

A meeting of the Needham Housing Plan Working Group was convened by Jeanne McKnight, Co-Chair, as a virtual Zoom Meeting. Ms. McKnight announced this open meeting is being conducted remotely consistent with Governor Baker's Executive Order of March 12, 2020 due to the current state of emergency from the outbreak of the COVID-19 virus. She said all supporting documents used at this meeting are available on a special section of the Town's website www.needhamma.gov/housingplan2021. Present were Jeanne McKnight and Natasha Espada representing the Planning Board, Michael O'Brien from the School Committee, Helen Gregory from the Council on Aging, Ed Cosgrove from the Board of Health, Ed Scheideler from the Needham Housing Authority as well as Emily Cooper, Rhonda Spector and Oscar Mertz as Citizens At Large. Also present were Director of Planning and Community Development Lee Newman, Assistant Town Planner Alexandra Clee, Public Information Officer Cynthia Roy Gonzalez, Community Housing Specialist Karen Sunnarborg, and Director of Health and Human Services Timothy McDonald.

Welcome and Introductions – Ms. McKnight, Co-Chair of the Housing Plan Working Group, offered a welcome and conducted a roll call of Working Group members who were then present, and mentioned that additional members would be brought into the meeting as they became available. She also introduced staff and noted that the Town had a special website dedicated to the preparation of the Housing Plan at www.needhamma.gov/housingplan2021. Ms. McKnight offered a special thank you for the contributions of Dan Matthews who recently stepped down as a member of the Select Board and the Housing Plan Working Group.

As in previous meeting, Ms. McKnight indicated that public comments will not be entertained as part of this meeting, but there will be other opportunities for community input throughout the planning process. She emphasized that written comments were also encouraged.

Approval of Meeting Minutes

Motion: Mr. Cosgrove moved that the Minutes from the March 10, 2022 meeting be approved. The motion was seconded by Ms. Gregory. Approved: 7-0.

Discussion of Community Housing Workshop – Ms. Espada, Co-Chair of the Housing Plan Working Group, offered a summary of what we learned from the Community Housing Workshop that was held virtually on March 24, 2022. She suggested that it will continue to be necessary for the Working Group to prioritize recommendations that have been offered as part of various community outreach

efforts. She asked if there was any additional feedback from Working Group members.

Report on Results from the Community Housing Workshop Poll – Ms. McKnight indicated that all Workshop attendees received a follow-up poll to obtain feedback on their relative support for the priority recommendations that were provided by each breakout group. She then introduced Ms. Gonzalez who provided a report from this follow-up poll. Ms. Gonzalez explained that the poll was sent to 73 people with 32 respondents. She then listed the top six recommendations and noted that zoning changes as part of the MBTA Community Guidelines for pursuing new multi-family zoning in proximity to transit nodes and the Modernization and Redevelopment Initiative that is being sponsored by the Needham Housing Authority attracted the greatest amount of support. All attendees expressed interest in being part of future community discussions related to the Housing Plan.

At this point in the meeting, Ms. McKnight introduced the recently elected Select Board member, Heidi Frail, and offered her congratulations. She then mentioned the possibility of Ms. Frail being added to the Housing Plan Working Group, representing the Select Board in place of Dan Matthews. Ms. Frail responded that she had received support from other Select Board members on serving as part of the Working Group. She then asked whether the results of the poll were included in the meeting packet. Ms. Clee responded that they were not but would be sent to all members following the meeting. Ms. Spector emphasized the importance of this information to the work of the Working Group's 3 Subgroups. Ms. Gonzalez interjected that not only do we have the polling results from the Community Housing Workshop but will also be obtaining broad community input from a Community Housing Survey.

Discussion of Draft Community Housing Survey – Ms. Sunnarborg provided an overview of the recommended timeline for the Community Housing Survey that is planned to provide another vehicle for obtaining community input on local housing needs, goals, and priority actions. She suggested that the Survey results should be available in May ahead of the May Working Group meeting. Ms. Gonzalez indicated that the Survey will be conducted through Survey Monkey, and outreach will be similar to the previous community activities including the Public Education and Listening Session and the Community Housing Workshop. Ms. McKnight urged members to once again assist this outreach effort by notifying members of their particular boards or committees.

Ms. Frail asked if notification was going to be provided to Town Meeting members, and Ms. Gonzalez responded that this will continue to be the case, working with the Town Clerk's Office. Mr. Mertz requested that the list of outreach contacts be shared with the Working Group members.

Ms. Spector suggested that the Survey should provide the results from the previous outreach efforts and ask respondents to indicate whether the priorities were moving in the right direction. Ms. Sunnarborg responded that the Survey, in addition to the Public Education and Listening Session and Community Housing Workshop, was meant to provide another opportunity to obtain broad community input, particularly for those who were less able or interested in attending meetings. The intent was to still be open-ended in our inquiry as opposed to narrowing in on what some might view as preconceived Town priorities. With the results of the Survey and prior input, the Working Group will be able to focus on a package of priority strategies with the credibility of a robust community outreach process.

Mr. Cosgrove emphasized the importance of disseminating information on the Survey to the school system, local places of worship, and social/civic organizations. Ms. Gonzalez responded that this will continue to be done.

Ms. Cooper expressed some confusion about the process given that the Survey results will not be available much in advance of the bulk of the Subgroup work that is due by the end of May. Ms. Newman responded that the Subgroup results would not formally be due until the June Working Group meeting.

Mr. Mertz added that there would be some value in reaching larger employers and institutions, including the hospital, to try to get Survey responses from employees. Ms. McKnight welcomed Mr. O'Brien to the meeting and suggested that Amy Haelsen, the Town's Economic Development Manager, and the Chamber of Commerce are important resources for reaching out to the business community. Mr. O'Brien inquired about outreach to the schools, and Ms. Gonzalez responded that she has been working through a contact and has been able to provide notifications to families through school newsletters. Ms. Frail added that she works at the hospital and indicated that most employees can no longer afford to live in Needham. Mr. Mertz emphasized the importance of hearing from these employees and indicated that workforce housing was a regional challenge.

Specific comments on the draft Survey were offered. Mr. Cosgrove suggested switching question #1 and #2. Mr. Mertz proposed adding a more specific definition of affordable housing and market affordable housing which Ms. Sunnarborg will insert on the first page. Ms. Cooper recommended that the table on area median income levels be switched to the first page in support of the definitions. Mr. Mertz suggested that question #5 and #6 be flipped and also proposed that categories related to density be added to the list of housing types in question #6, perhaps with designations of minimal density as opposed to greater density in terms of number of units where appropriate. Ms. McKnight recommended adding the inventory of Town-owned land be included under question #7 as it was a priority in the polling from the Workshop.

Ms. Cooper suggested that there be a pilot effort to test the Survey before it is released to provide some assurances that respondents will understand the content.

Ms. Sunnarborg indicated that this was not part of the process in her prior experience with similar surveys but it bears further discussion. Ms. McKnight suggested a possible test group.

Ms. Espada proposed that the Survey include an optional question related to race, which Ms. Sunnarborg indicated could easily be added.

There was an interruption in the meeting at this point due to a technical problem, and it took a few minutes for members to return.

Brief Status Reports from Subgroups – Ms. Espada provided a list of members from each Subgroup. She then offered that the Capacity Building Subgroup had been slow in starting but was scheduled to meet twice in April. They will focus on the recommendations from the Public Education and Listening Session and Community Housing Workshop.

Ms. McKnight indicated that the first meeting of the Zoning Subgroup occurred on March 22nd and began with a review of existing zoning, particularly as it relates to multi-family and mixed-use requirements. The meeting also focused on MBTA Communities Guidelines, which will be further discussed at their next meeting, as well as the rezoning of a property on Hunting Road, which the Select Board referred back to the Planning Board. She added that the Survey results will be helpful in informing the Subgroup, and that they will also review zoning for ADUs, particularly the new bylaw that was adopted in Wellesley, and zoning related to group homes for young adults.

Mr. Mertz suggested that Working Group members may want to review comments that were submitted by Citizens Housing and Planning Association (CHAPA) concerning the MBTA Communities Guidelines. Ms. McKnight recommended the review of the Massachusetts Municipal Association (MMA) comments as well. She suggested that members need to also see the comments that were submitted by the Town to DHCD. Of particular concern is the draft timeline that would shortcut the time the Town normally requires in any rezoning effort.

Ms. Spector provided a summary of the four priorities of the Housing Development and Preservation Subgroup that included the NHA Modernization and Redevelopment Initiative, teardown activity, potential properties that might be suitable for development, and housing for seniors and those with disabilities. She added that the Town needs to consider how it can incentivize density to draw developers to Needham.

Ms. McKnight referred to Dan Matthews recommendation as part of the March 10th Working Group meeting to establish a Steering Committee, which did not precipitate a discussion at that meeting. She noted that, to date, the Working Group Co-Chairs and Town staff have met ahead of Working Group meetings on administrative issues and logistics. Given the extra layer of including Subgroups

as part of the planning process, including added work from most members, a Steering Committee will add to the complexity of managing the planning process. Mr. Cosgrove indicated that he was fine with this decision.

Ms. Cooper expressed concern that some members were lost when the meeting was interrupted and that a link to the second part of the meeting be made available to those who are no longer participating in this meeting.

Next Steps – Ms. Newman mentioned schedule for the next Working Group meetings from May through October was sent to members. The May meeting will focus on the results of the Survey, aspirational goals, and a 2020 census update. The June meeting will include a presentation by the NHA Board Chair, Reg Foster, on the Modernization and Redevelopment Initiative as well as reports from each Subgroup. The July meeting will involve further discussion on the finalized MBTA Communities Guidelines as well as a review of the strategic/quantitative goals. The August meeting will address the preliminary draft of the Housing Plan and will discuss the community-wide meeting to present the Plan that is scheduled for September.* In October, the Working Group will reconvene to discuss the community meeting, additional comments on the draft Housing Plan, and next steps towards approval and implementation.

9:19 p.m. Motion: Ms. Espada moved that the meeting be adjourned. The motion was seconded by Mr. O-Brien. Unanimous: 7-0.

*It was later decided to have no Working Group meeting in August and two meetings in September: a Working Group meeting on September 8 and the community-wide meeting on September 29.

Needham Community Housing Survey Results



Outreach and Response

- Reached out to the community via several channels:
 - Social Media
 - Press release
 - Town Website
 - Town newsletter
 - Town Meeting Members
 - Town Boards and Committees
 - Needham Housing Authority

- Needham Schools
- Chinese Friends of Needham
- Indian Community of Needham
- Charles River Chamber of Commerce
- League of Women Voters
- Equal Justice in Needham
- BIDMC

Responses – 232 Responses

Question 1 What does affordable housing mean to you?

- Creating a more diverse community with housing options available regardless of income, assets, age, disability, etc.
- Housing for individuals and families at all income levels and within their budget.
- Needham has historically had barriers to lower income, racially diverse groups, and it is time to remedy past practices and create significant levels of affordable and subsidized housing.
- Seniors can afford to stay in their homes.
- Housing for those who grew up in town can afford to remain in the community.
- Housing that a family can afford on a 1-person salary of less than \$100,000.

Question 1 continued

- Housing that workers can comfortably afford, including municipal workers.
- Having smaller housing units for purchase and rent.
- Below market rate units.
- Rents of less than \$1,000.
- Housing for households with incomes at or below 80% of area median income (some comments offered 100% to 125% AMI and even up to 150% AMI).
- Housing that costs no more than 30% of household income.
- "It means I can stay in Needham."

Question 2

How would you rank the importance of affordable housing to the Needham community from a low of 1 (not important at all) to a high of 10 (of utmost importance)

Average ranking was 7.1

Question 3

What do you think is a reasonable housing goal (something aspirational to strive for in the years ahead) for the Town to achieve?

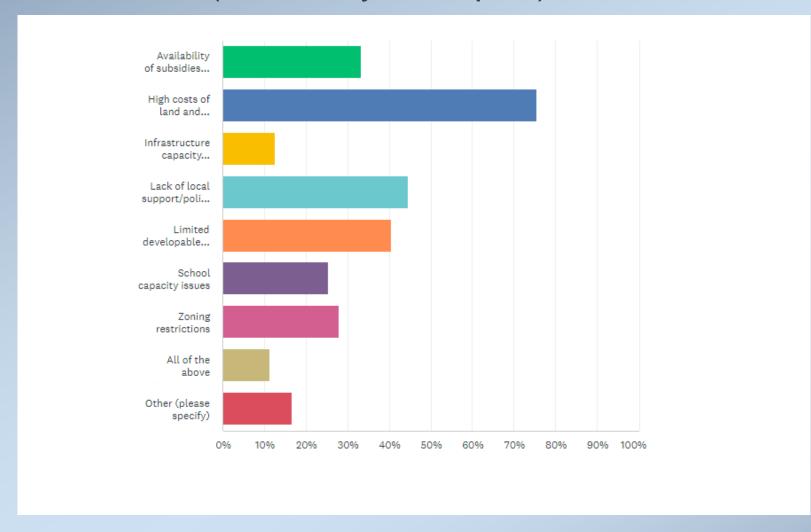
- Encourage development to promote and preserve a multigenerational and diverse community.
- Increase housing supply and diversity of housing types.
- Provide housing options for people at all income levels at prices they can afford.
- Create housing for Needham's workforce.
- Make sure there is adequate housing for seniors and those with disabilities.
- Promote more and higher-quality subsidized housing.

Question #3 continued

- Increase Subsidized Housing Inventory (SHI) threshold to 15% (others suggested 20% and 25% or to double the current number of actual affordable units from 6.2% to 12.5% of the year-round housing stock).
- Maintain 10% SHI level.
- Create more single-family, ownership units for middle-income residents.
- Add 1,000 units of multi-family housing that includes a percentage of affordable units (some suggested adding 2,000 or even 3,000 units of affordable housing).
- Control high-end gentrification and preserve Needham's historical charm.
- Ensure that current residents do not get priced-out of the community.

Question 4

What do you think are the greatest challenges in producing and preserving housing affordability and diversity in Needham? (Choose your top 3.)

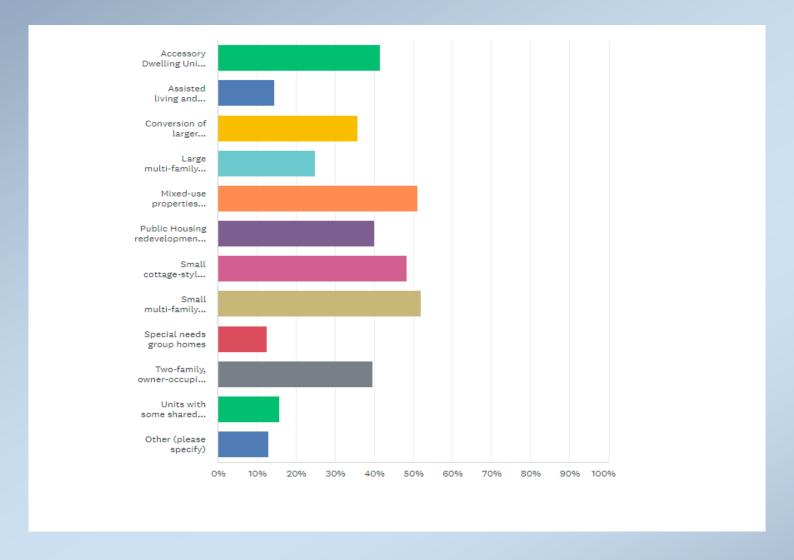


Top 3 Challenges

- High Costs of Land and Construction
- Lack of Support/Political Will
- Limited
 Developable
 Property

Question 5

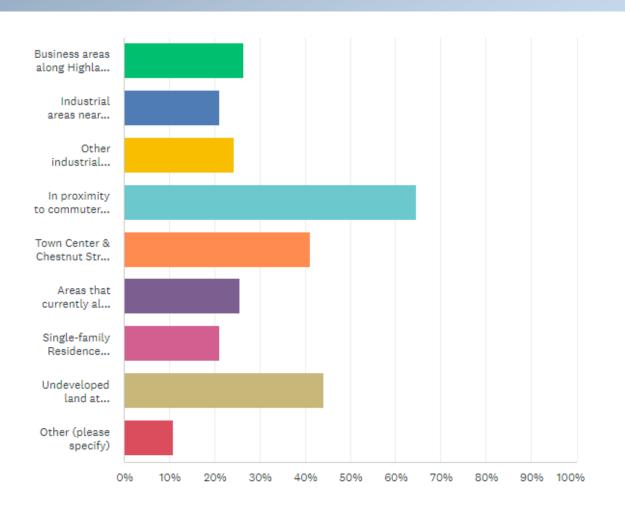
The Town should focus on promoting the following types of housing units in the community (choose 5):



Top 5 Types of Housing

- Small multi-family dwellings in more areas (e.g., duplexes, triplexes, quadraplexes)
- 2. Mixed-use properties (housing and commercial in the same building)
- Small cottage-style homes or bungalows
- 4. Accessory Dwelling Units (ADUs)
- 5. Public Housing redevelopment and expansion

Question 6 The best locations for new housing development include (Choose top 3):



Top 3 locations for housing development:

- In proximity to commuter rail stations
- Undeveloped land at existing public housing locations
- 3. Town Center and Chestnut Street.

Question 7

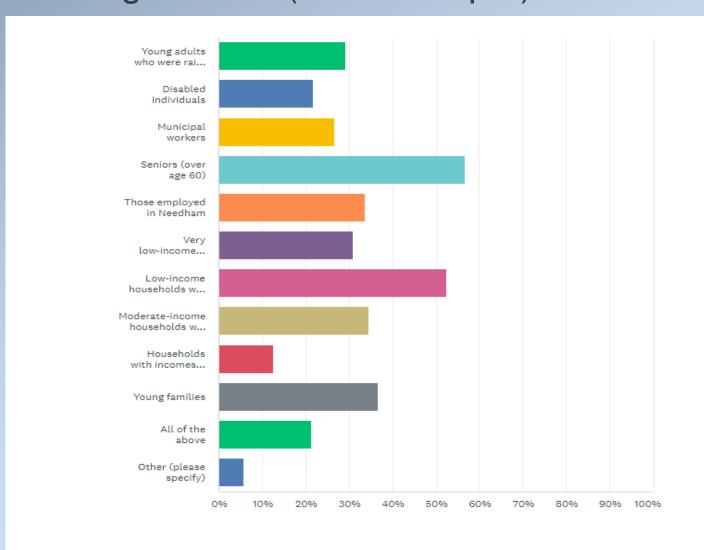
For each of the three locations you chose above, should the building sizes be 1-2 units, 3-4 units, or 5+ units? Different locations may have a different number of units.

- 5+ units near commuter rail, Town Center, Chestnut Street, Highland Avenue, in proximity to public housing, industrial areas, and Route 95 with some favoring 3 to 4 units.
- 5+ units on undeveloped land.
- 3-4 units in two-family districts.
- 1-2 units in single-family districts (some also suggest allowing 3family dwellings).

Question 7 continued

- Anywhere there is a McMansion, it is likely that 3-4 units could fit.
- Consider buildings of 3+ stories with a preference for townhouses although more units could likely be accommodated in commercial areas or near existing multi-family structures.
- Promote single-family homes for which Needham is known.
- Allow only 1-2 units as the Town does not have school capacity for more people.
- All options depend on location and parcel size.

Question 8 What target populations do you believe have the greatest housing needs? (Choose top 5):

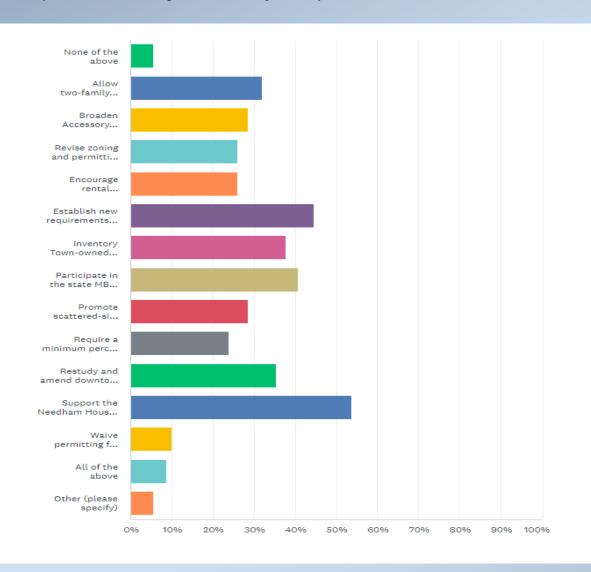


Top 5 Populations

- 1. Seniors (over age 60)
- 2. Low-income households with incomes between 50% and 80% of area median income
- 3. Young families
- 4. Moderate-income households with incomes above 80% of area median income and up to 100% of area median income
- 5. Those employed in Needham

Question 9

What do you think are the most important development or redevelopment actions or strategies for the Town to pursue to address priority housing needs? (Choose your top 5.)



Top 5 Strategies/Actions

- Support the Needham Housing Authority's plan to renovate, improve, and add to its existing low-income housing.
- 2. Establish new requirements for better controlling teardown activity.
- Participate in the state MBTA Communities Initiative to promote the required by-right (not through a special permit) multi-family development in proximity to transit and change zoning accordingly.
- 4. Inventory Town-owned property and identify those parcels that could be used to build more housing (including those that might need regulatory/zoning changes to make housing possible).
- Restudy and amend downtown and neighborhood zoning to better facilitate multi-family housing construction and/or mixed-use development.

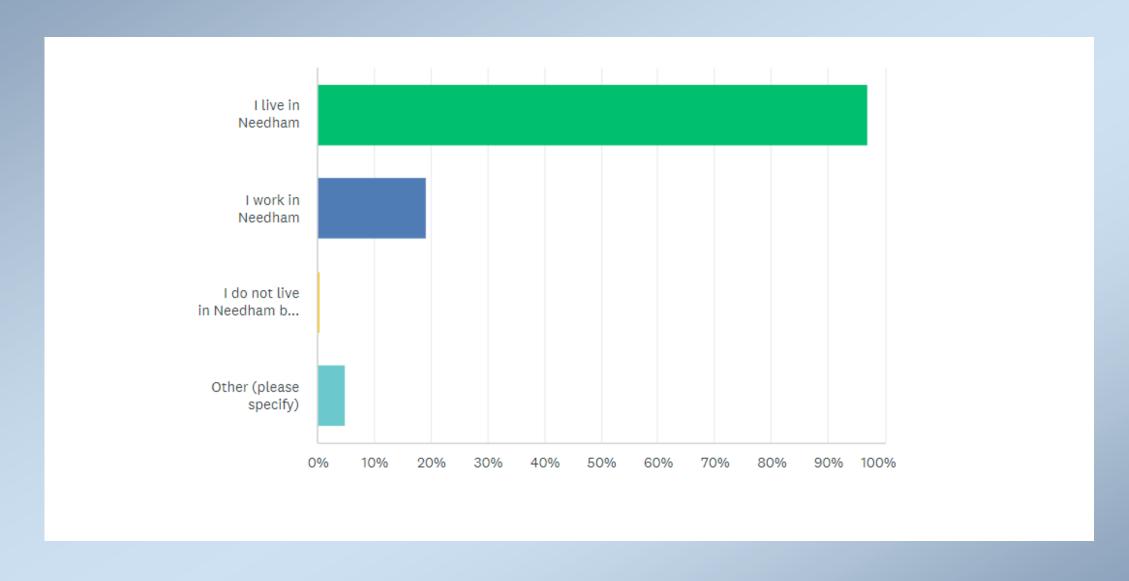
Question 10 Provide any additional comments on housing issues in Needham in the space below. A sample of comments includes:

- A diverse community is a heathy community.
- Focus density in the Town Center and Needham Heights.
- Affordable housing must be transit accessible.
- When I began teaching in the 1970s, more than half of teachers lived in Needham.
- I don't understand why people want to change Needham. Let's keep Needham pretty much the same.
- Work regionally.
- Consider moving from 1 acre to ½ acre zoning.

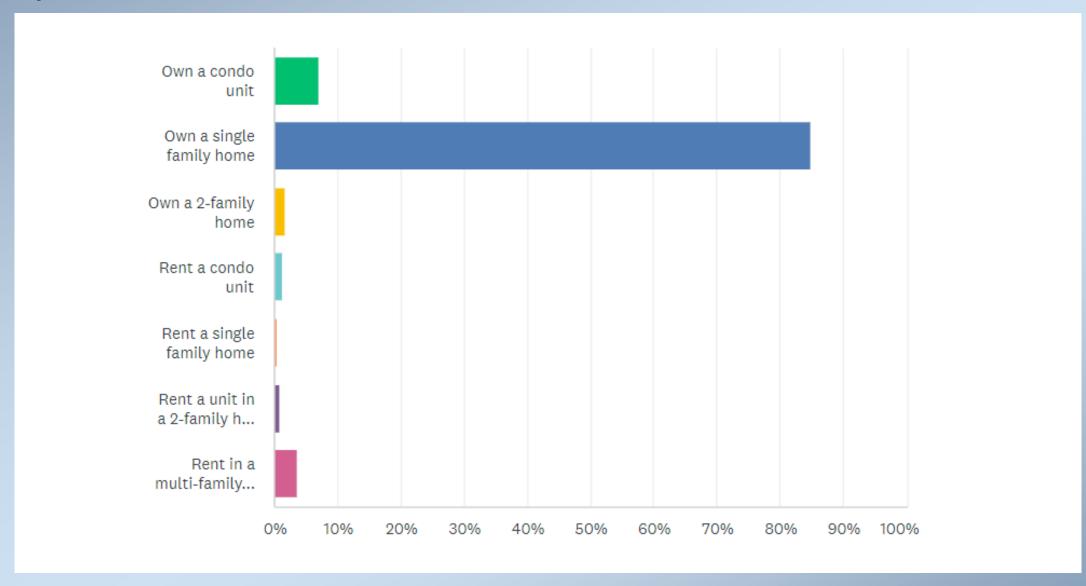
Question 10 continued

- To support a significant population increase and sustainable future, we need to plan and invest in infrastructure, schools, public safety, etc.
- Public housing is a public good.
- Keep green space and trees where possible.
- Restrict teardown activity including the size of rebuilds. (Others did not support limiting teardown activity.)
- Focus more on smaller homes and opportunities for young families.
- We need more housing for downsizing and those with disabilities.
- Support the MBTA Communities and NHA Redevelopment Initiatives.
- Allow the free market to function by simplifying regulations.
- We need more density, more density, more density.

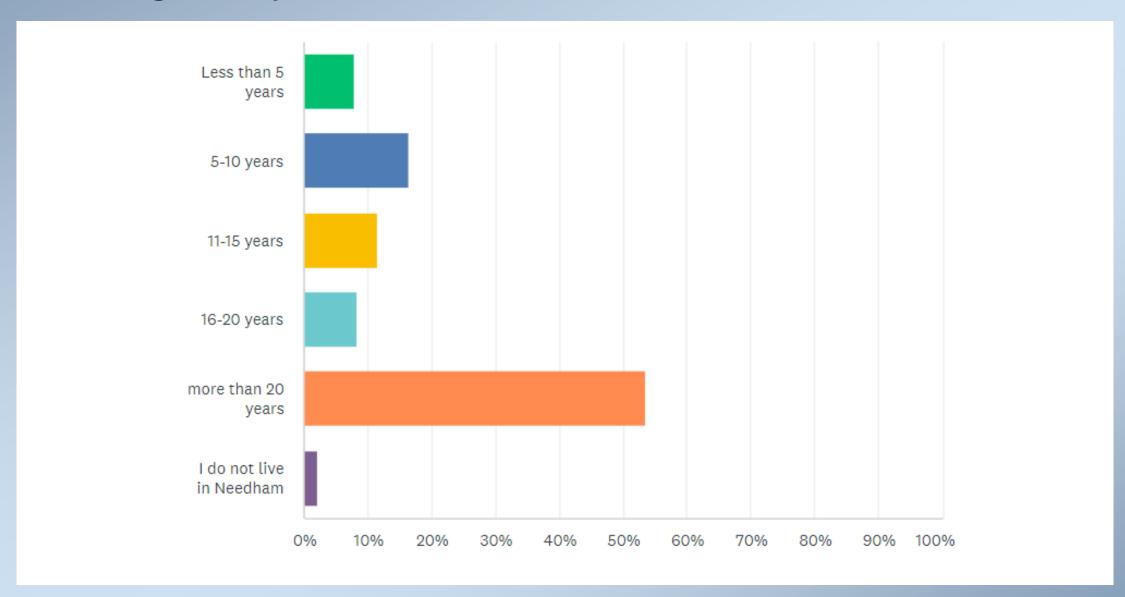
Questions 11 – Demographic Information Live or Work in Needham?



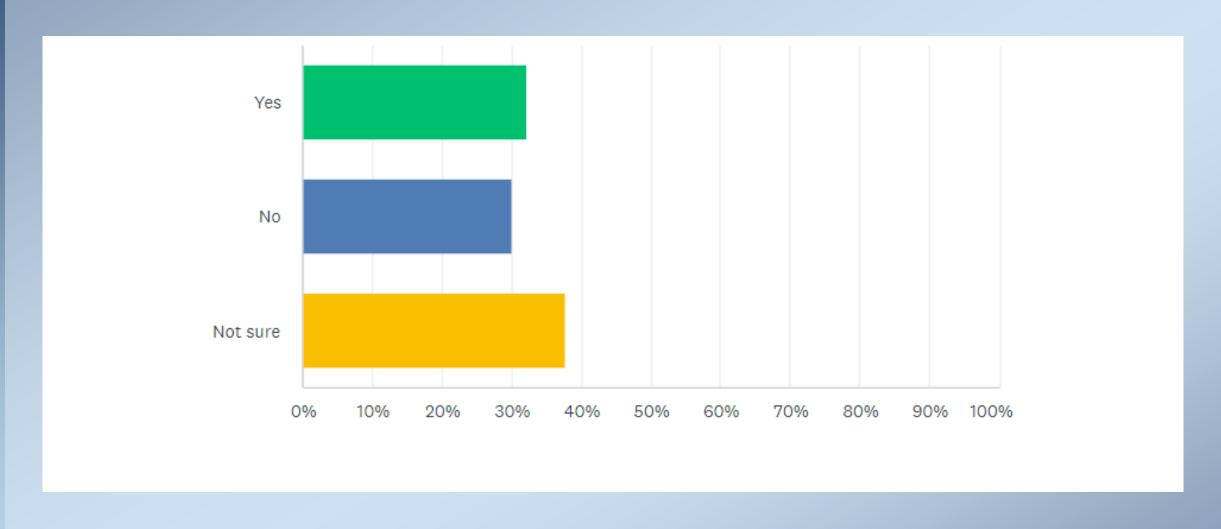
Questions 12 – Demographic Information Do you own or rent?



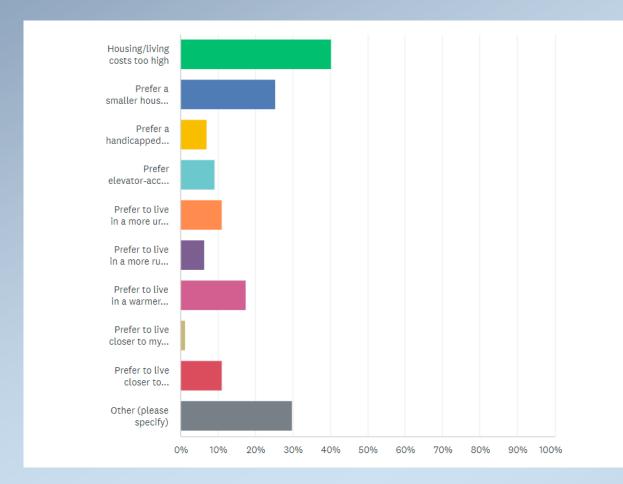
Questions 13 – Demographic Information How long have you lived in Needham?



Questions 14 – Demographic Information Do you think you might move out of Needham in the future?



Questions 15 – Demographic Information If yes, why might you move out of Needham?

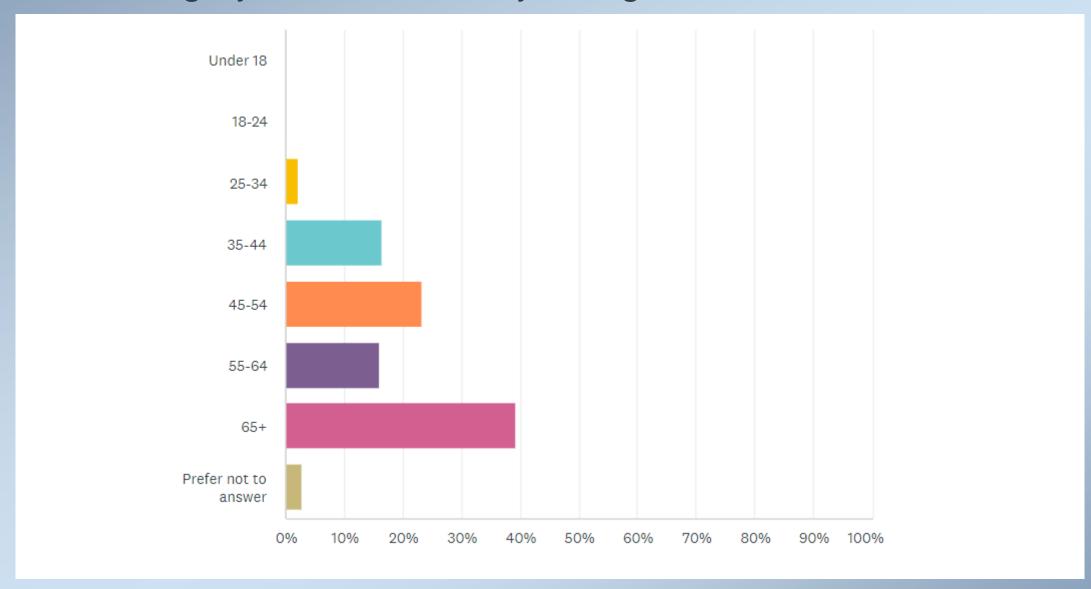


Housing/living costs too high	
Prefer a smaller house or unit	
Prefer a handicapped accessible house or unit	
Prefer elevator-accessible unit (one-floor single-family homes are scarce in Needham)	
Prefer to live in a more urban community	
Prefer to live in a more rural community	
Prefer to live in a warmer climate	
Prefer to live closer to my job	
Prefer to live closer to family and friends	
Other (please specify)	

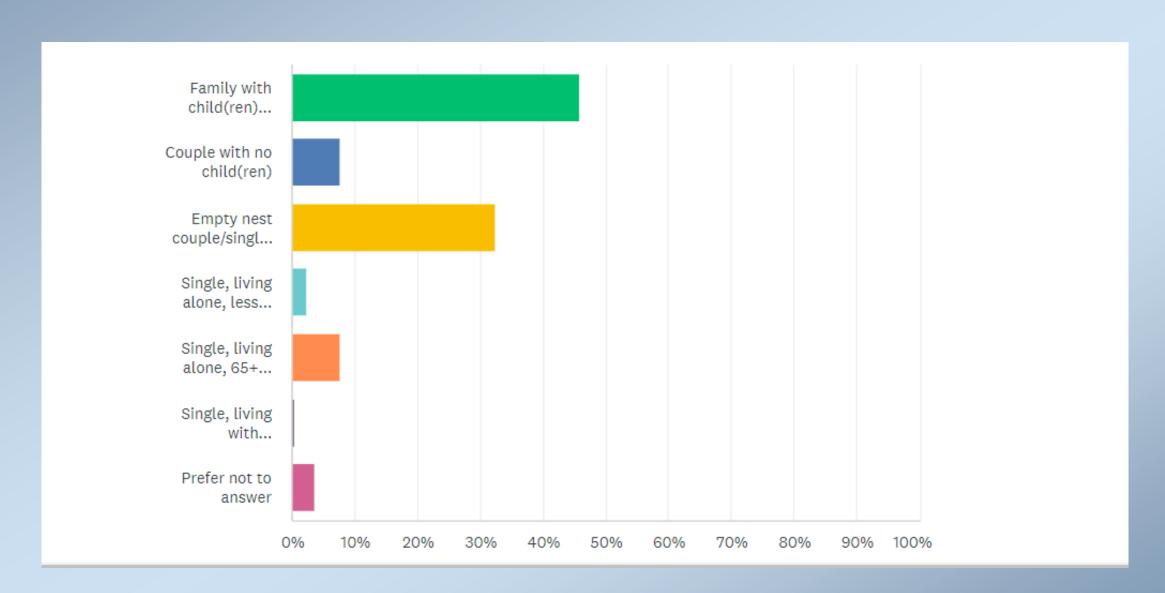
Top "Other" Reasons

- Can't afford to downsize in Needham
- Will move to a retirement community
- Taxes are too expensive

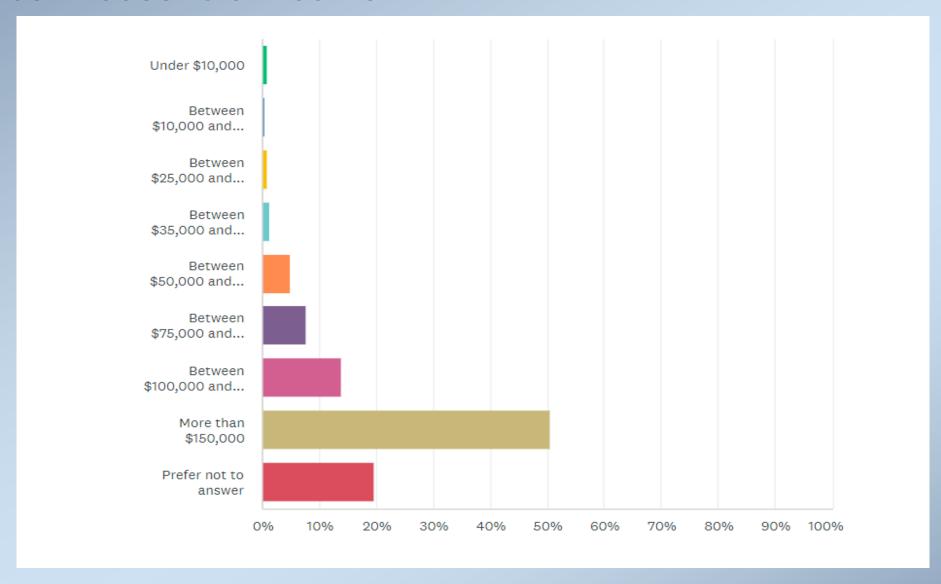
Questions 16 – Demographic Information Which category best describes your age?



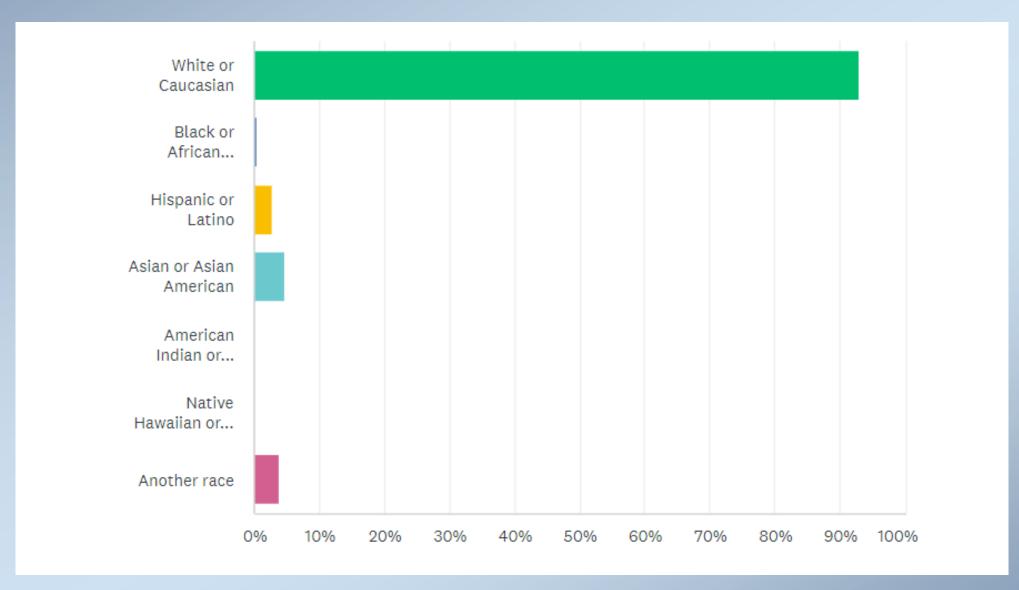
Questions 17 – Demographic Information Which of the following best describes your household?



Questions 18 – Demographic Information Annual Household Income



Questions 19 – Demographic Information Racial or ethnic identify



Needham Housing Plan Housing Plan Working Group Meeting May 26, 2022 Summary of Aspirational Housing Goals for Discussion

The following list of goals is from Section II of the draft Housing Plan that indicates that they were part of the 2007 Affordable Housing Plan. These goals were meant to be aspirational, something the Town would strive for in the years ahead, as opposed to the specific strategies or the numerical goals included as part of Section III.C.7 under Priority Housing Needs (to be discussed during the July meeting). '

As noted in the draft Plan, these aspirational goals were meant to be revisited in the planning process and will be discussed as part of the next Housing Plan Working Group meeting scheduled for May 26th.

- An overarching goal to build a stronger and deeper community. The ways in which housing efforts
 are carried out can help in achieving that, bringing the community together in addressing a widely
 shared concern about the quality of life in Needham.
- A related goal is to remain a community having broad socio-economic diversity shaped less by
 economic imperatives than by individual choices about the living environment that individuals
 choose. Achieving that goal entails meeting housing needs across the full range of incomes,
 promoting the diversity and stability of individuals and families living in Needham.
- A widely expressed goal to have the community shape its own housing future, doing so with sensitivity to larger-than-local considerations but without the Town losing its ability to guide development outcomes.
- A related goal is to assure that new housing is appropriate to its location and context. Achieving that involves sensitively designed regulations and cooperative development and decision-making processes.

Needham Housing Plan/ Housing Needs Assessment

UPDATED 2020 US CENSUS INFORMATION FOR NEEDHAM

Population Growth Trends

Population of 32,091 up from 28,886 in 2010, representing growth of 11.1% during this period.

23,652 residents age 18+ or 74% of the population, up from 20,747 and 72% in 2010, representing growth of 14%.

The 8,439 residents under age 18 increased by 300 residents from 8,139 in 2010, representing growth of 3.7%.

Declines in younger and middle-aged adults with significant gains in older middle-age residents as those age 55 to 64 increased from 2,959 to 3,840 residents representing a 29.8% rate of growth.

There was an increase to 6,068 residents age 65+ in 2020, up from 4,700 in 2010, representing growth of 29.1%. This population increased from 16.3% to 19.5% of all residents.

Population of non-White residents increased from 5% in 2000, to 9% in 2010, and up to 15% in 2020.

Those claiming Hispanic or Latino heritage included 1,223 residents, representing 3.8% of the population.

2,262 or about 7% of residents claimed a disability in 2020 and 63.7% of them were 65 years of age or older.

Household Growth Trends

10,765 total households up from 10,341 in 2010, representing 6.0% rate of growth between 2010 and 2020 compared to 11.1% population growth.

Average household size increased from 2.72 persons to 2.82 between 2010 and 2020.

Family households increased from 7,792 and 75.4% of all households in 2010 to 8,718 and 81% in 2020.

Growth in family households was 11.9%, higher than total household growth and total population growth.

Persons living alone decreased from 2,492 or 24% of all households in 2010 to 1,857 and 17.2% in 2020. 75% of the 1,857 single-person households in 2020 were 65 years of age or older compared to 1,422 and 57% in 2010.

Renter households are getting smaller from an average of 1.90 persons in 2010 to 1.69 in 2020.

Owner households are getting larger from an average of 2.88 persons in 2010 to 3.03 in 2020.

Economic Trends

The 2020 census estimates indicate 53% increase in median household income since 2010, from \$114,365 to \$174,707, more than twice the rate of inflation of 18.7%.

40% of all households had incomes of less than \$50,000 in 2010, decreasing by half to 19.4% by 2020.

58.4% of households had incomes above \$100,000 in 2010 compared to 70% in 2020.

44% of all households earned more than \$200,000 in 2020.

Despite generally growing prosperity, there remains a vulnerable population living in Needham with very limited financial means, as 1,157 households or 10.8% of all households were estimated to have incomes of less than \$35,000 in 2020, including 625 or 5.8% earning less than \$25,000.

While the median household income of homeowners almost doubled, from \$100,732 in 2000 to \$203,690 by 2020, the median income of renters stayed about the same, going from \$44,226 to \$44,361.

Poverty declined to 2.4% of all residents in 2020 from 3.8% in 2010. Poverty among older adults age 65+ increased to 5.8% from 5.3% in 2010, from 249 to 336 individuals.

Housing Growth Trends

Total of 11,891 housing units.

Increase of 769 units or 6.9% from 2010, about the same as statewide increase of 6.8%.

Higher population growth of 11.1% indicates an increase in household size.

98% of new single-family permitting between 2010 and 2020 involved teardown activity.

Housing growth largely affected by multifamily housing development including 526 units as part of The Kendrick and Modera Needham 40B developments.



DHCD Subsidized Housing Inventory (SHI) Status

Total year-round housing units increased from 11,047 units to 11,891 units between 2010 and 2020. No seasonal or occasional units reported in 2020 census estimates (75 in 2010 census figures).

SHI percentage decreased from 12.76% to 11.86% based on 1,410 SHI units.

Loss of 16 units as part of the discontinued 1180 Great Plain Avenue project will bring percentage down to 11.72%.

SHI includes 668 market rental units or 47% as part of 40B projects compared to 742 actually affordable ones or 53%.

SHI percentage would be 6.24% without market rate units.



Housing Occupancy Trends

Of the occupied units, 9,092 or 84.5% were owner-occupied and the remaining 1,673 units, or 15.5%, were rental units.

Data indicates an increase of 450 owner-occupied units between 2010 and 2020 and a 26-unit loss of rental units. This is clearly inaccurate as almost all new owner-occupied development involved teardown activity with only 19 net new single-family homes built between 2010 and 2020.

Given the construction of 666 new units of multi-family housing based on permitting activity, the changes in new owner versus rental units are more likely closer to the reverse.

Vacancy rates of 2.6% for rentals and 1.0% for homeownership.

Single-family detached dwellings remain at about 82% of all units with a reported net increase of 327 units, overestimating such development.

Loss of 135 units in 2- to 4-unit structures between 2010 and 2020.

A net increase of 57 units in 5- to 9-unit structures and 211 units in structures with 10 or more units, underestimating actual multi-family housing development.

Major Housing Cost Trends

\$900,200 median sales price for owner-occupied properties. (2020 census estimates)

Median single-family house value of \$1.29 million as the end of 2021 compared to \$1.3 million as of September 2021 and \$1,170,000 as of the end of 2020. (Banker & Tradesman)

Median gross rent of \$1,604, but 37% of these rents are subsidized. (2020 census estimates)

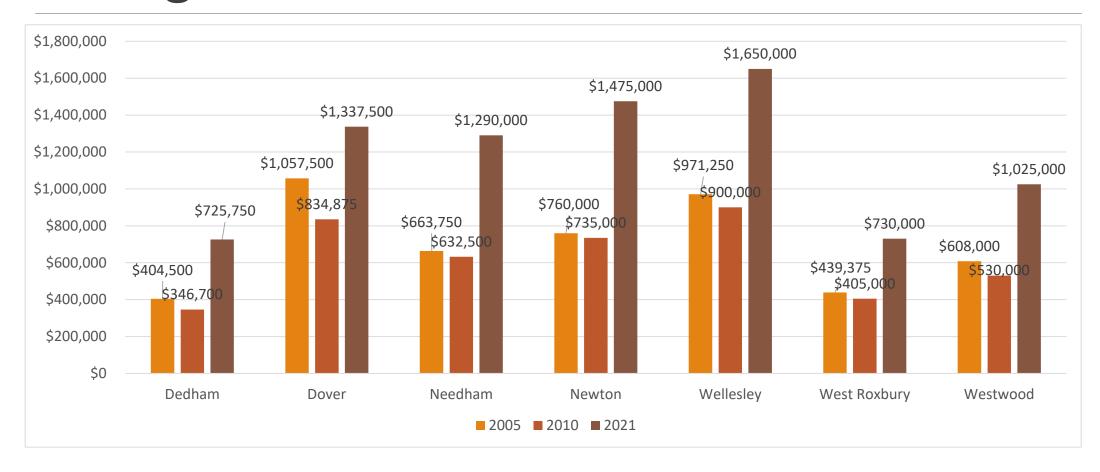
Affordability gap of \$482,000 based on the difference between the median priced single-family home of \$1.29 million and what a median income earning Needham household (\$174,707) could afford or \$808,000.

This is up from a gap of \$211,500 in 2014.

At the 80% Boston-Cambridge-Quincy metropolitan area median income (AMI) limit for a household of 3 with an income of \$90,950 (average household size is 2.82 persons, 3.03 persons for homeowners) the gap increases to \$918,500, the difference between \$1.29 million and \$371,500.

This is up from a gap of \$556,500 in 2014.

Changes in Median House Prices



Timeline for future meetings of Housing Plan Working Group

May 26:

- 2020 census update
- "aspirational" goal review (versus "strategic/quantitative goals")
- Results of Town-Wide survey

June 9:

- Subcommittee Reports
- Housing Authority discussion of NHA's building preservation and site redevelopment planning

July 28:

- MBTA Guidelines Review (hopefully they are out)
- "strategic/quantitative" goals review

September 8:

- review of preliminary draft Housing Plan
- prepare for presentation of plan to Community

September 29:

• Community Wide presentation of the draft plan

October 13:

• likely final HPWG meeting, will digest community meeting, etc., and revise draft plan.