



# Newburyport Housing Forum

November 16, 2023

6:00PM-7:30PM

Newburyport Senior Center



# Opening Remarks

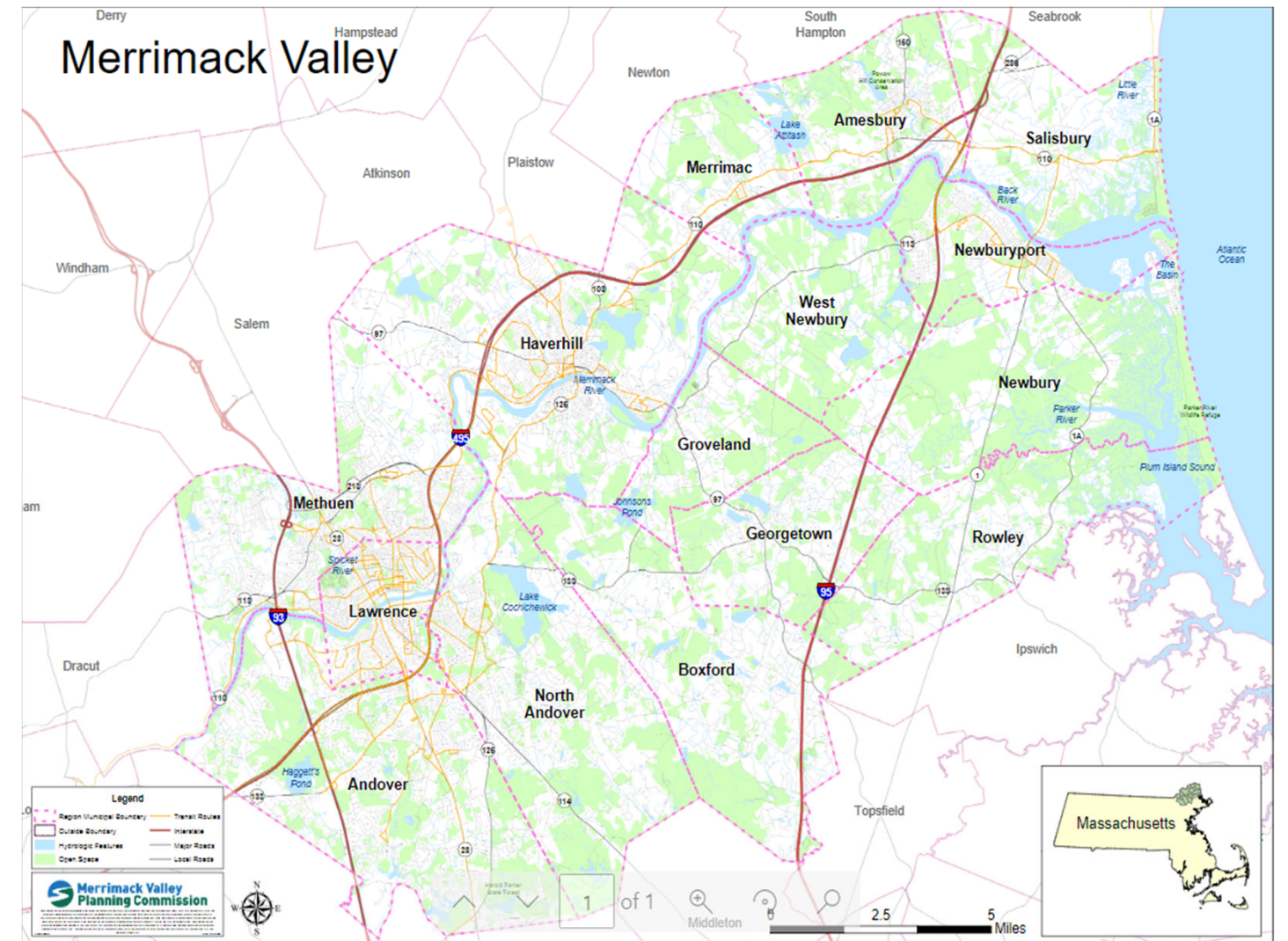


- Hold for survey results



# Your Regional Planning Agency

The Merrimack Valley Planning Commission (MVPC) is a regional planning agency created in 1959 with a goal of consistently planning, developing, and promoting the sustainable development of the Merrimack Valley through responsible and efficient use of regional resources.



# Who We Are

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## **Merrimack Valley Planning Commission**

**Jerrard Whitten** – Executive Director

**Ian Burns** – Community & Economic Development Program Coordinator

**Kayla Rennie** – Community & Economic Development Planner

**Lauren Keisling** – Community Planner

## **Newburyport Planning Staff**

**Andrew Port** – Director of Planning & Development

**Katelyn Sullivan** – Planner

**Newburyport HPP Stakeholder Committee**



# Agenda

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Welcome

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Overview of the Housing Production Plan (HPP) Process, Regional Perspective,  
and Newburyport's Housing Landscape

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Topic Discussion Groups

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Adjourn



# What is a Housing Production Plan (HPP)?

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- 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)**



# The Process

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## Housing Production Plan Process

Tier 1: Public Engagement

Tier 2: Information Gathering

Tier 3: Goal Development

October, 2022

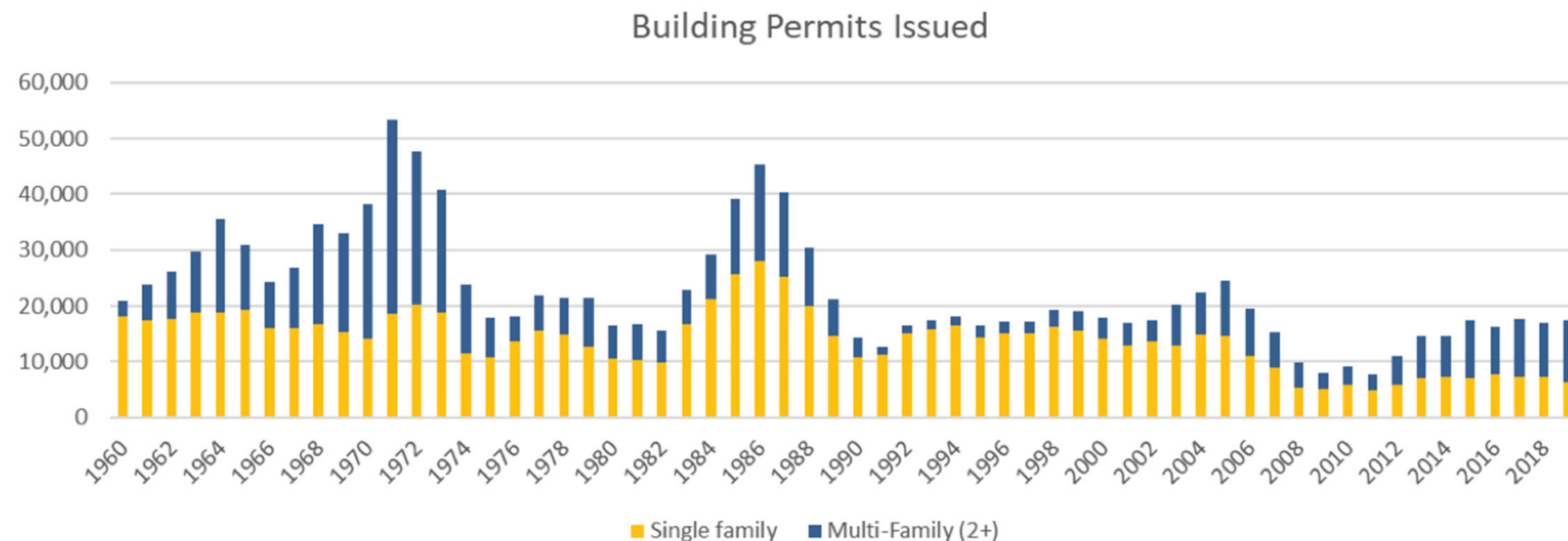
January, 2024





# Why is there a housing shortage?

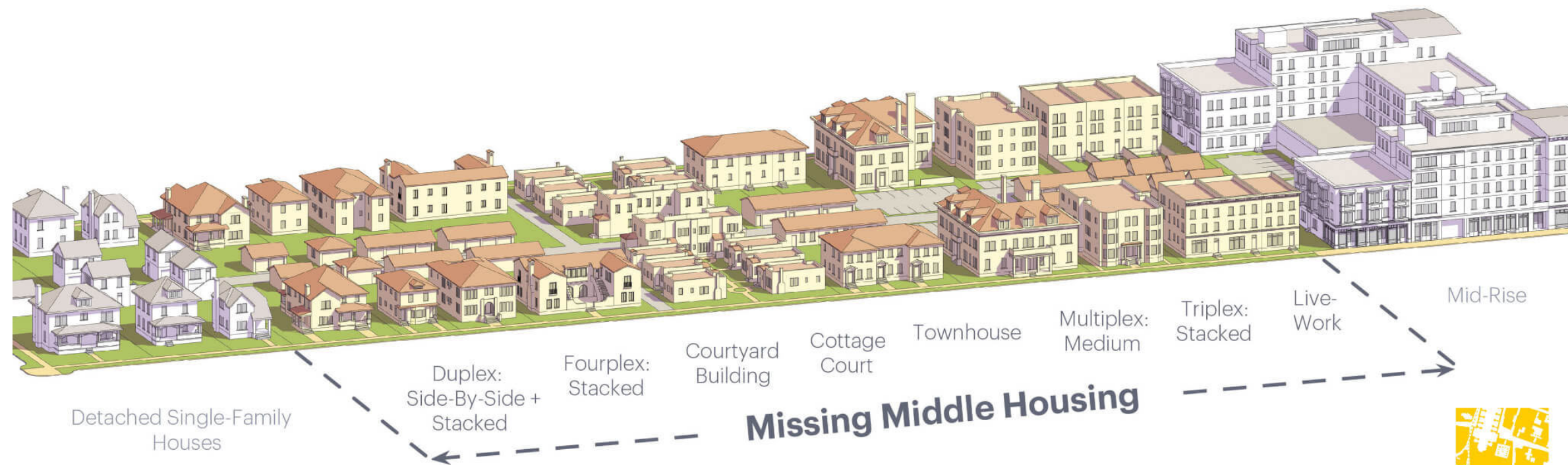
- Between 1960 and 1990, Massachusetts communities permitted almost 900,000 housing units. Since 1990, communities have permitted fewer than 470,000 new units.
- There is an estimated shortage of 200,000 housing units in the state



Bullets and graphic on this slide from MA EOHED MBTA Communities Webinar presentation



# Missing Middle Housing



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# Community Impact of Housing Access

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**ECONOMIC  
DEVELOPMENT**



**EQUITY**



**SUSTAINABILITY**



**CULTURAL VIBRANCY**



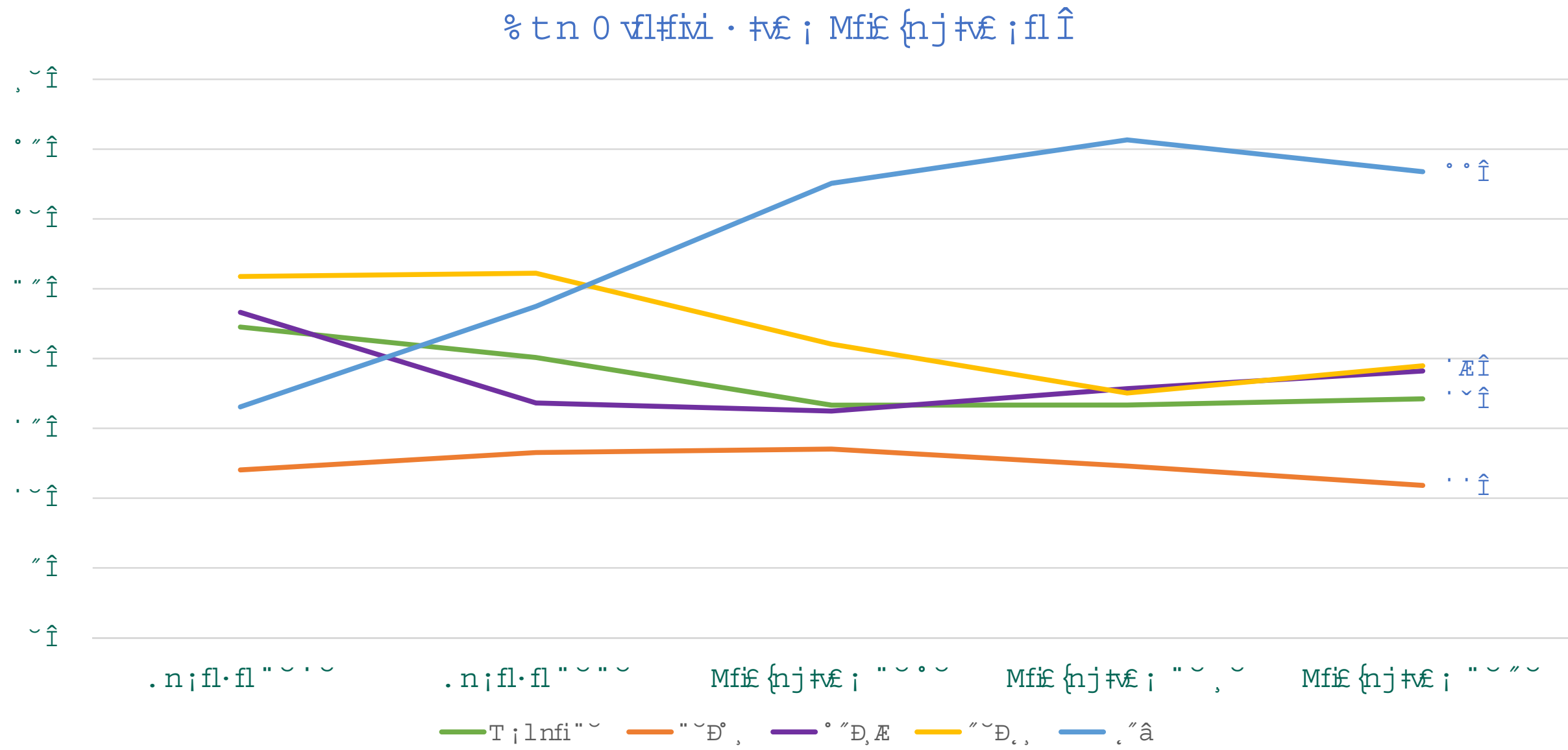
**PUBLIC HEALTH**



# Newburyport Housing Needs



# Newburyport's Demographic Trends

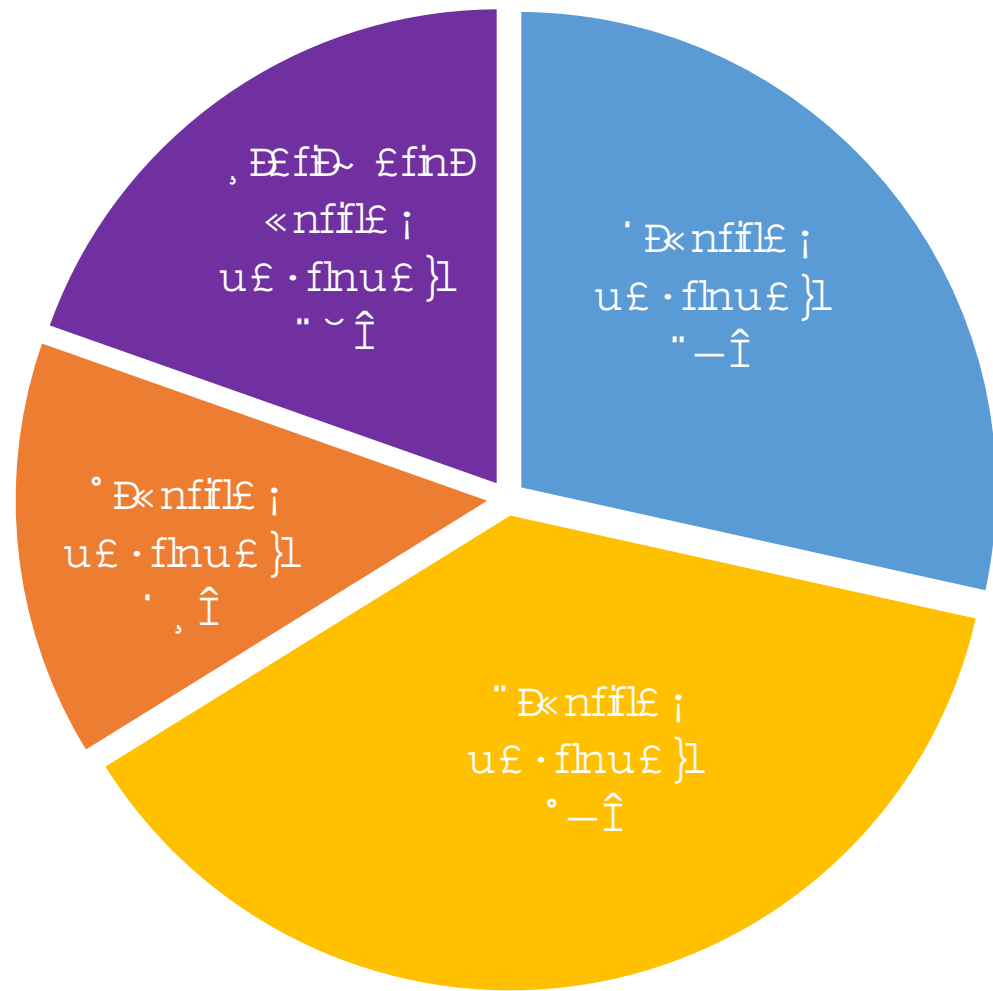


Source: UMass Donahue Institute Projections

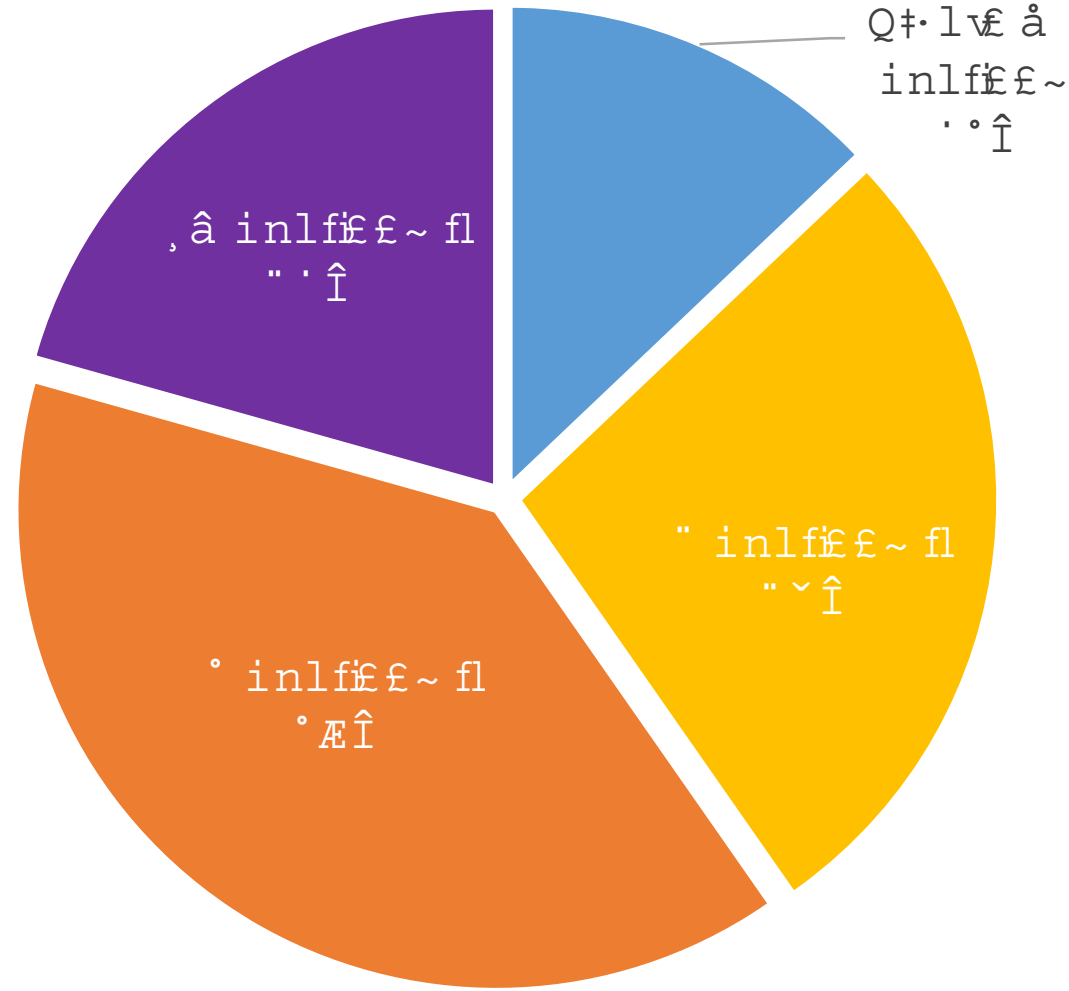


# Newburyport's Occupancy Data

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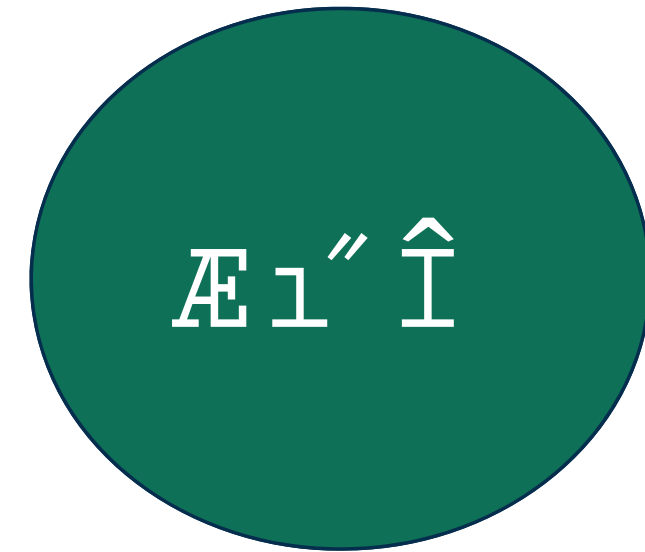
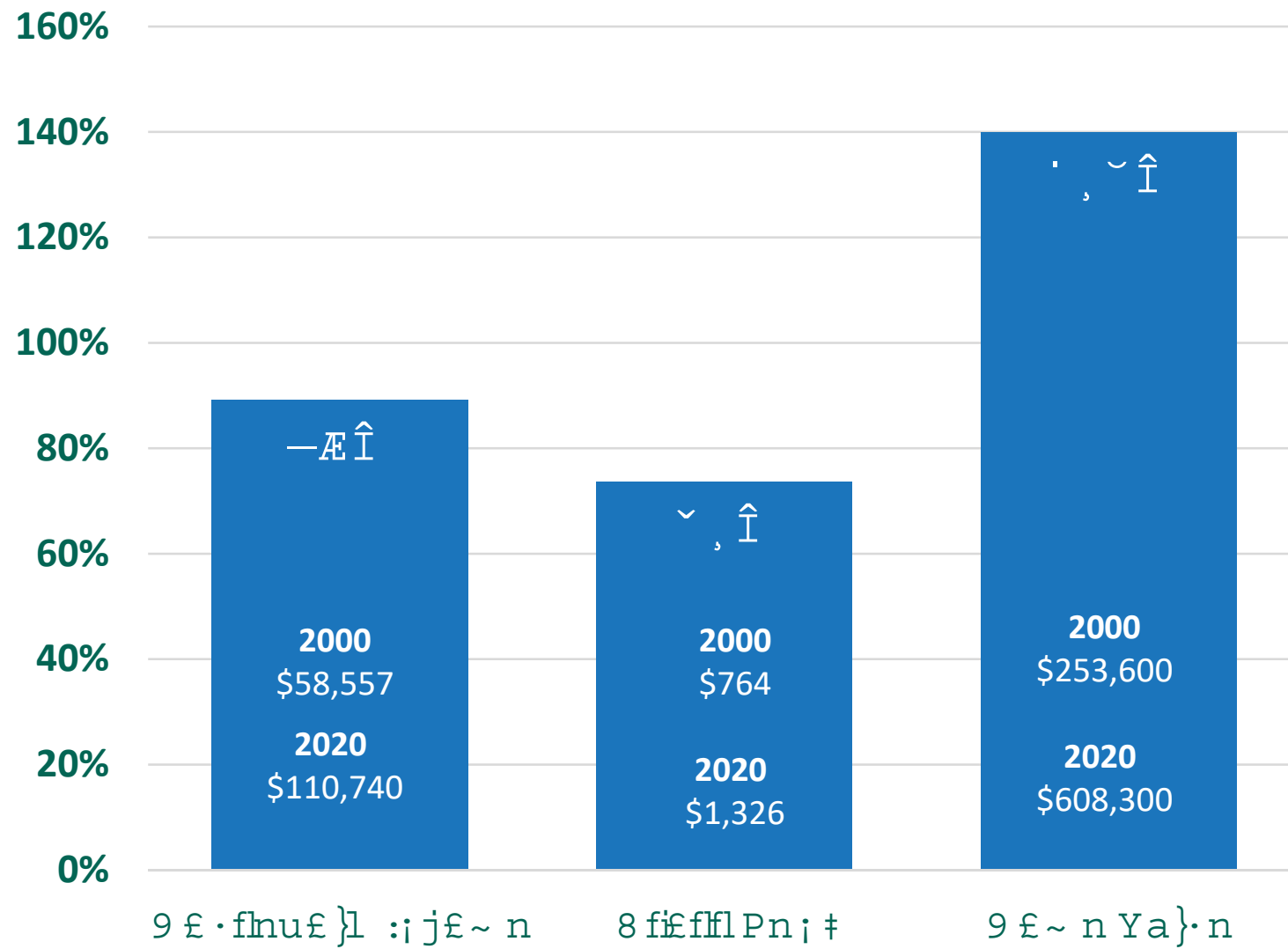
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Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Tables S2501 & B25041



# Newburyport's Housing Needs

Percentage of population in  
rental housing units



Percentage of population in rental housing units  
by age group in 2000 and 2020

Source: 2000-2020 U.S. Census Bureau, American Community Survey 5-Year Estimates, Tables DP03 & DP04



# Cost Burden in Newburyport



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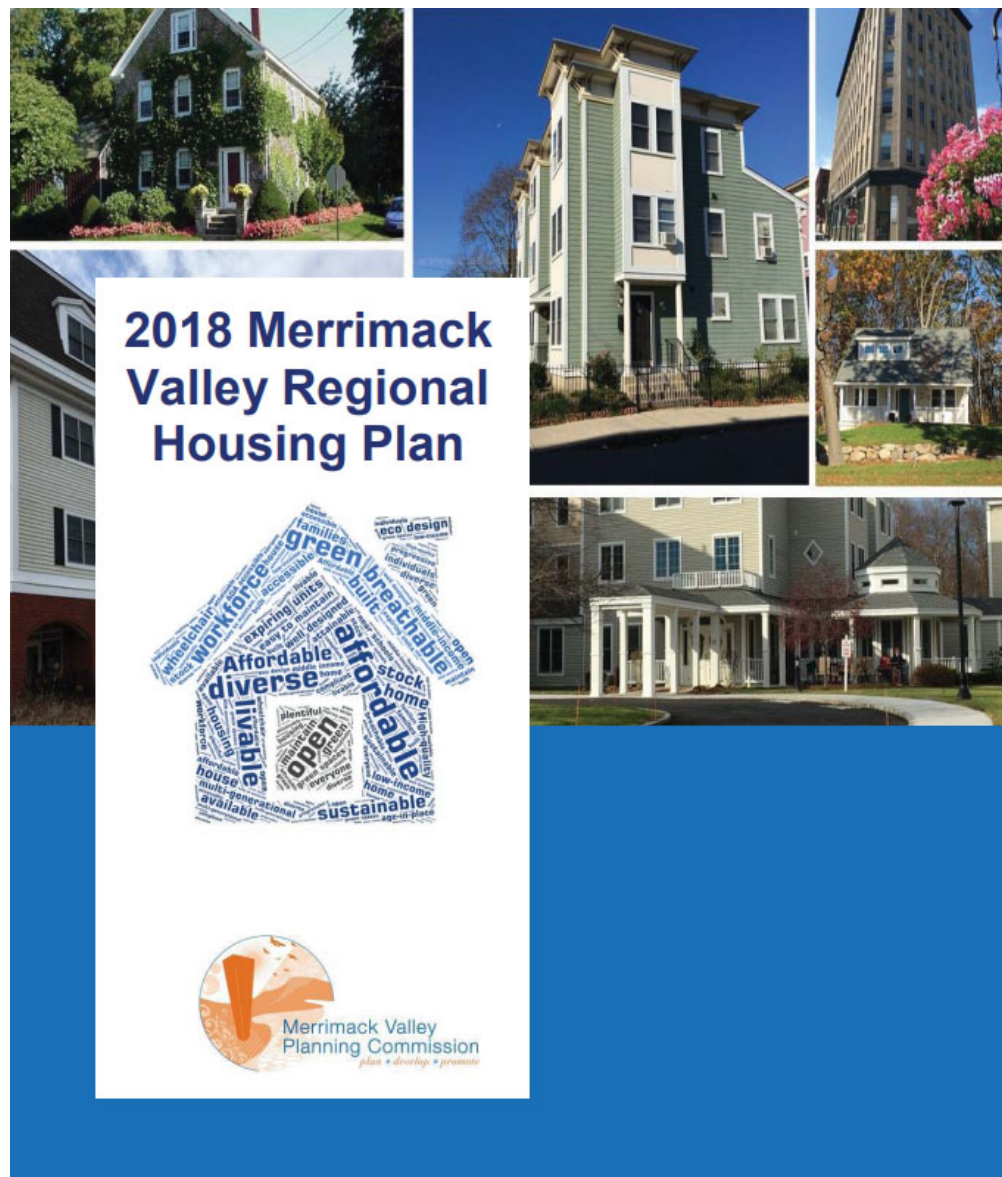
Source: 2016-2020 American Community Survey Estimates, Tables B25070 & B25091





# Planning Context – Where are we now?

Over the past 5 years, our housing environment has changed:



- COVID-19
- Each of our communities experienced expected population increase
- Passing and implementation of Section 3A (MBTA Communities)
- Increased awareness of impact of housing costs on overall health, wealth building opportunity, and where people choose to live

# Newburyport's Proposed Housing Strategies

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**Strategy 1:** Activate and utilize municipally owned property to develop housing that supports community needs.

**Strategy 2:** Update existing design guidelines to accommodate and facilitate production of a variety of housing types.

**Strategy 3:** Expand opportunities for direct housing financial support for Newburyport residents.

**Strategy 4:** Expand Affordable Housing Trust (AHT) program offerings.

**Strategy 5:** Investigate and expand zoning regulations to allow for housing types that accommodate the needs of residents.

**Strategy 6:** Seek to maintain designation as Housing Choice Community to continue preferential access to state development-related grants.

**Strategy 7:** Continue to encourage development of housing that is affordable to both low-and-moderate-income households, specifically 40%-80% Area Median Income (AMI))



# Community Feedback 9/28/2023

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- General comments/themes
- Questions we heard



# Municipal & State-Owned Property (Brown School)

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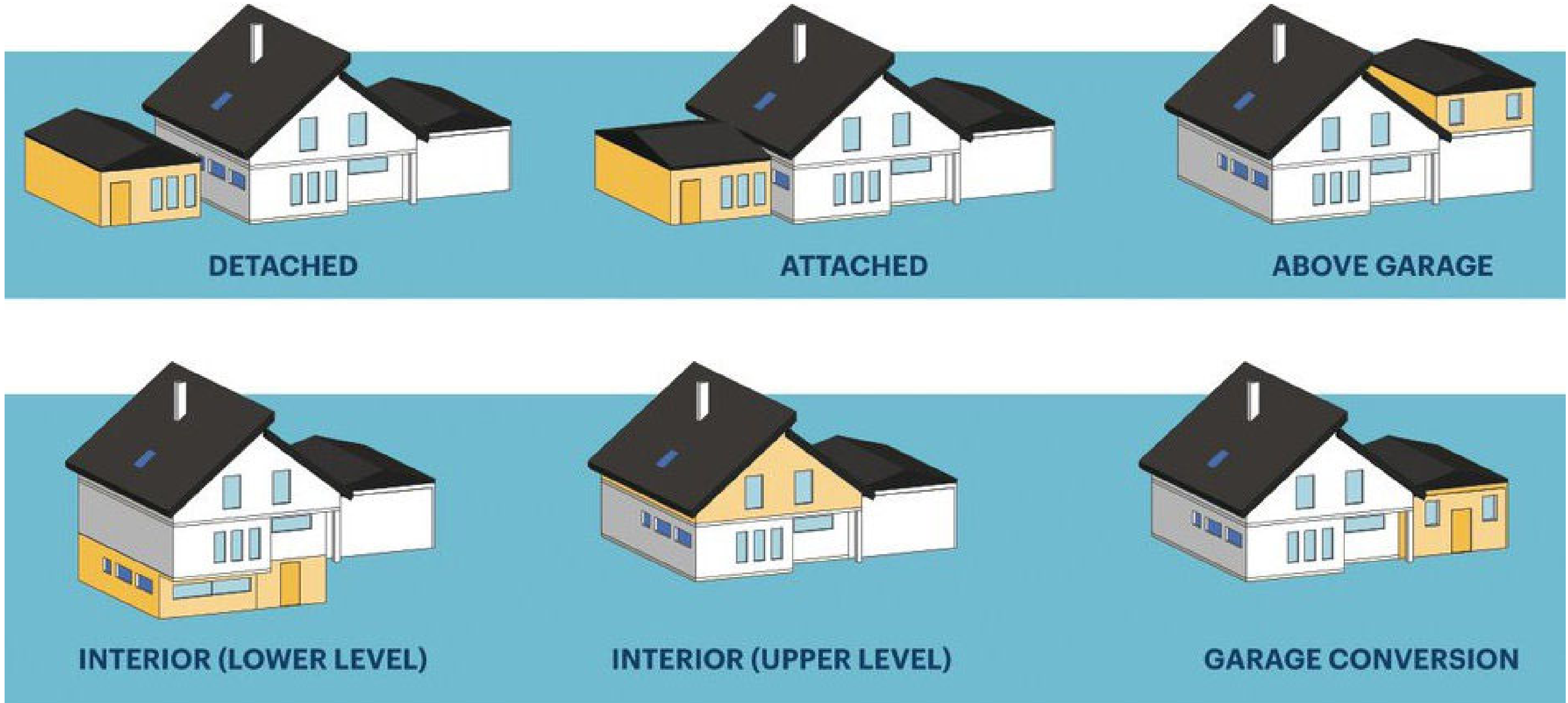
# Municipal & State-Owned Property (Brown School)



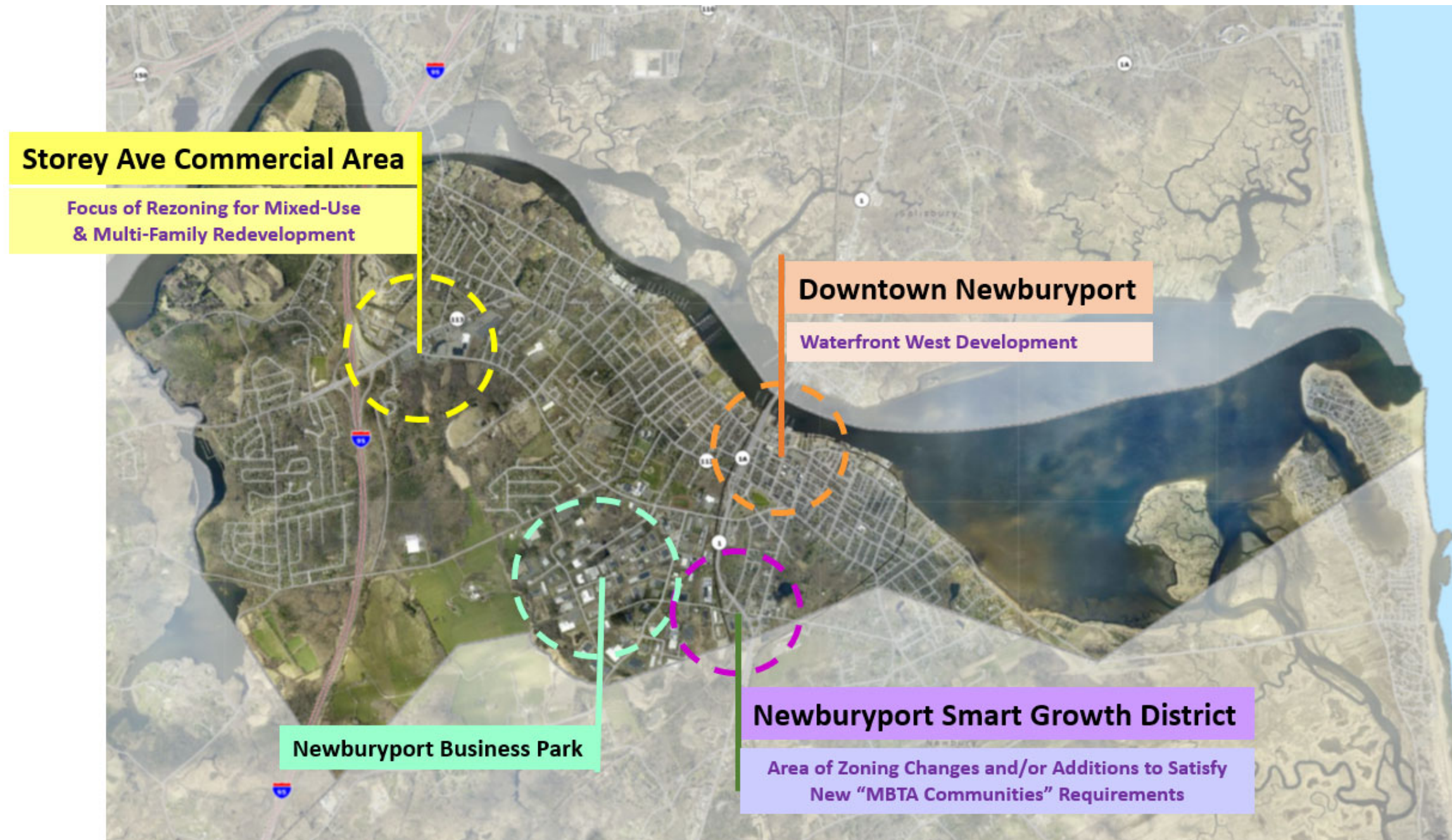


# Accessory Dwelling Units (ADUs)

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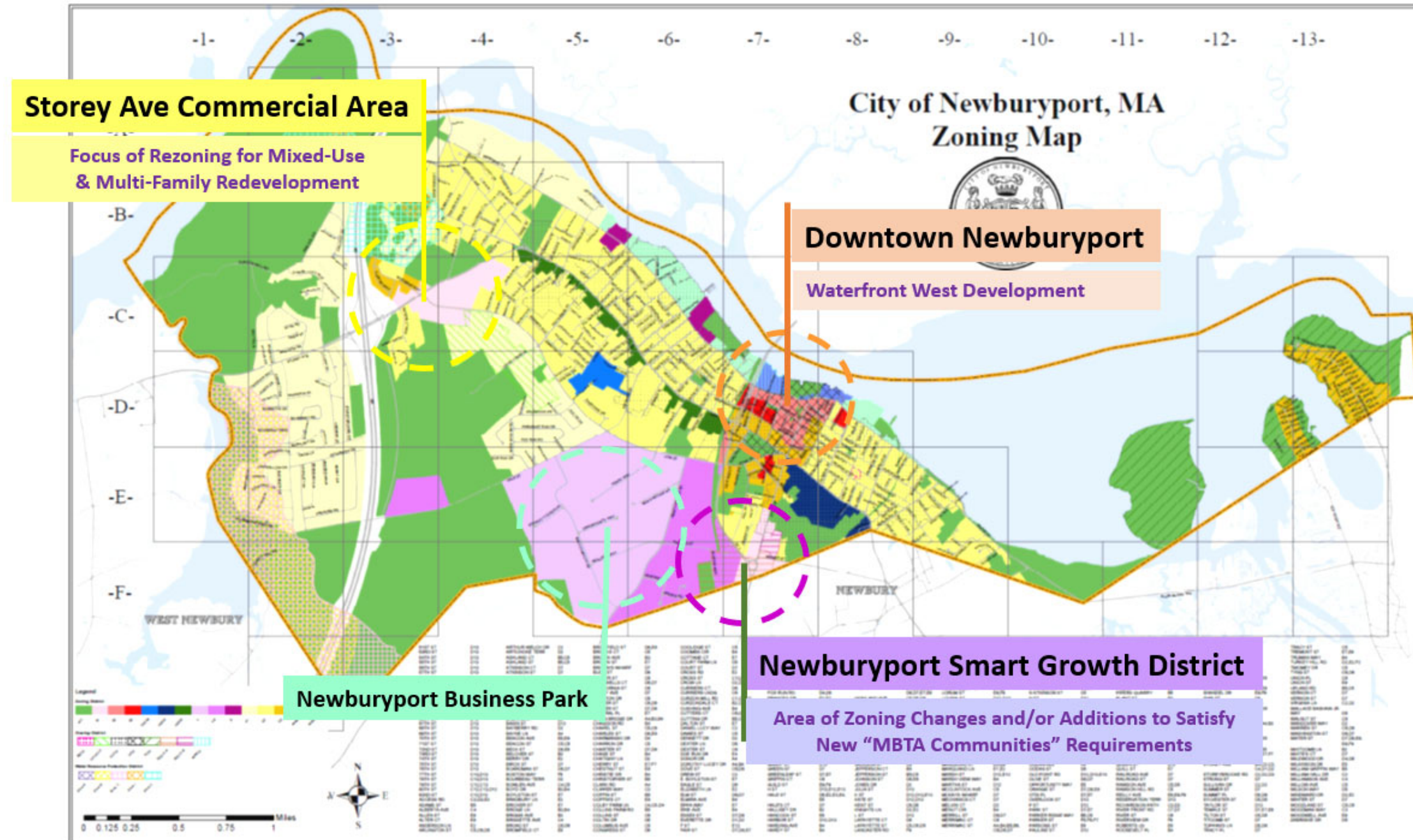


# Zoning Changes

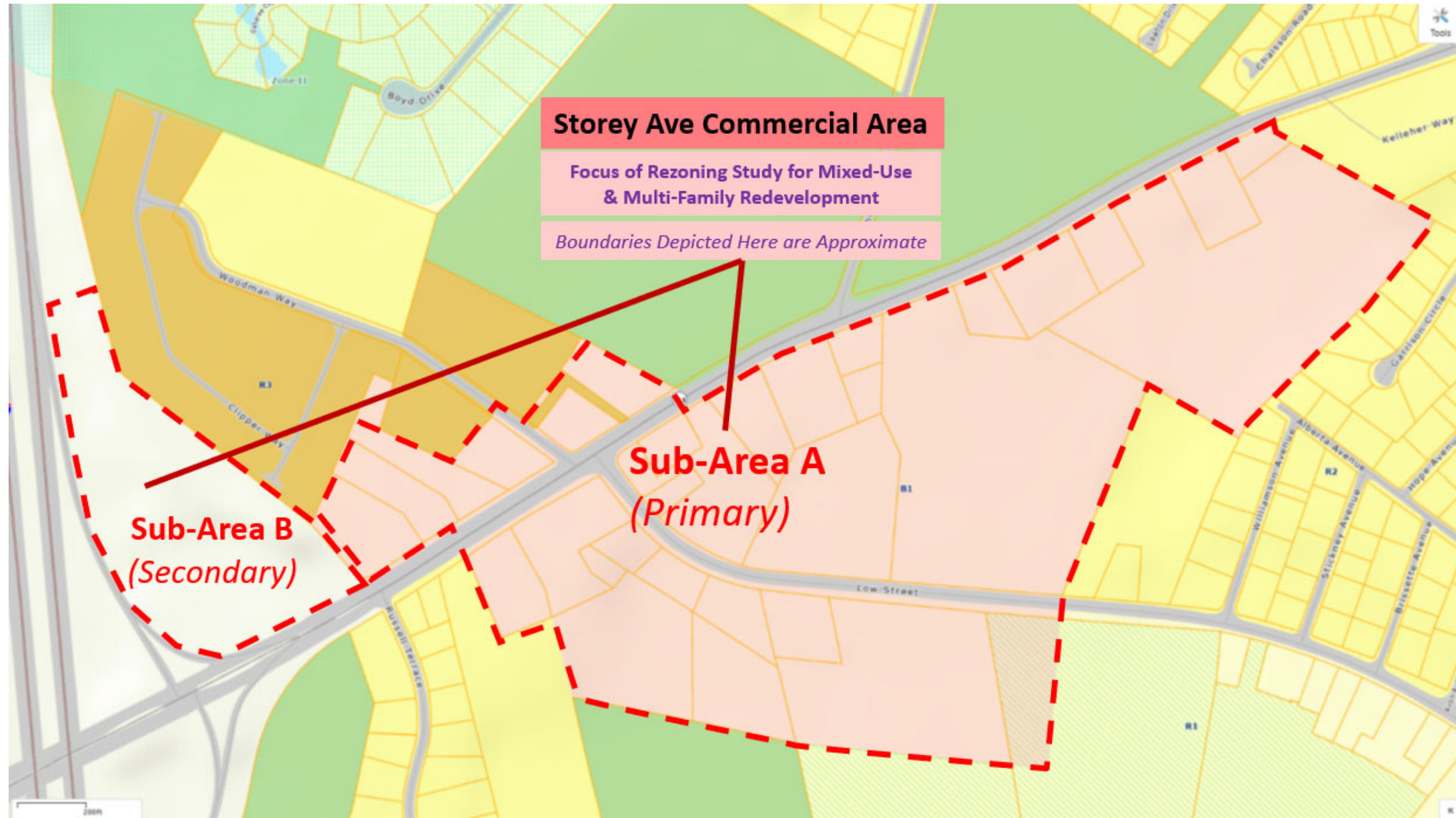




# Zoning Changes



# Zoning Changes (Storey Ave)



# Zoning Changes (Storey Ave)



# Zoning Changes (MBTA Communities)

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An MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- Minimum gross density of 15 units per acre
- Located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable
- No age restrictions and suitable for families with children (the zoning district cannot have limits on the size of units or caps on the number of bedrooms or occupants)



# Zoning Changes (MBTA Communities)

Community	Community category	2020 Housing Units	Minimum multi-family unit capacity*	Minimum land area**	% of district to be located in station area
Newburyport	Commuter Rail	8,615	1,292	35	20%



# Zoning Changes (MBTA Communities)

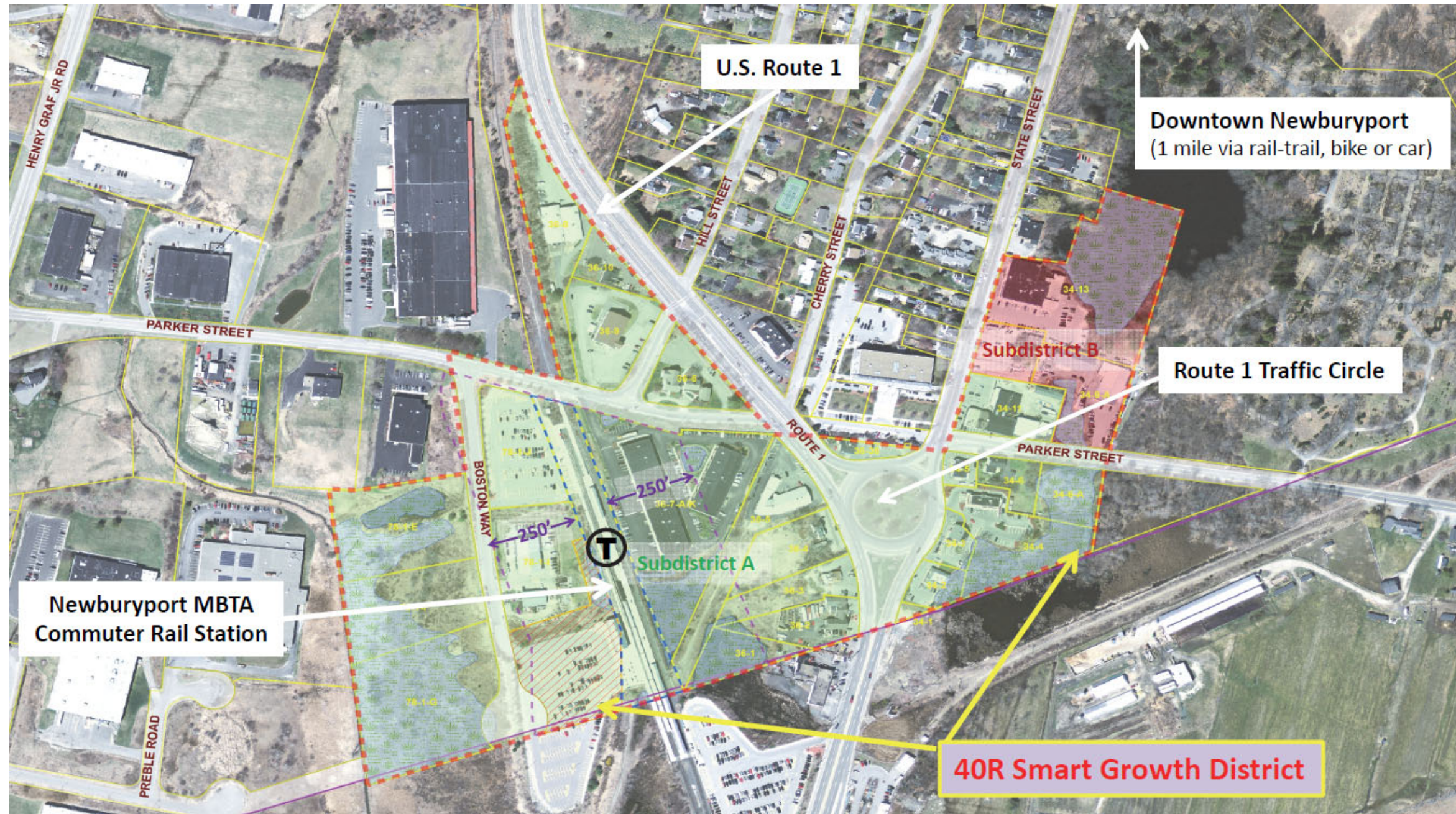
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## Newburyport's Obligation

- Create zoning district(s) to allow multifamily housing by right equal to at least 15% of the city's existing housing stock and at a density of at least 15 units/acre
- “Minimum multifamily unit capacity”:  $15\% \times 8,615 \text{ units} = 1,292$
- Required area of multifamily district: 35 acres
- Note:  $1,292 \text{ units} \div 35 \text{ acres} = 36.9 \text{ units/acre}$
- Required percentage of district within  $\frac{1}{2}$  mile of MBTA station:  $20\% \times 35 \text{ acres} = 7 \text{ acres}$



# Zoning Changes (MBTA Communities)



# Waterfront West





# Waterfront West

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# Community Engagement

eliminating racism  
empowering women  
**ywca**  
Greater Newburyport


**Join Us**

YWCA Greater Newburyport Housing Choice Coalition  
presents

A conversation about creating more housing choice  
Join fellow housing advocates- in person or ZOOM  
Wednesday October 25, 2023 @ 7 - 8:30PM  
13 Market St Newburyport  
[ZOOM Link & RSVP](#)  
[https://us02web.zoom.us/meeting/register/tZArf-CrpjgtHdYVHWZg9FUHoGzAMwAs\\_Q8k](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/register/tZArf-CrpjgtHdYVHWZg9FUHoGzAMwAs_Q8k)



For more information email us at  
[jmeers@ywcanewburyport.org](mailto:jmeers@ywcanewburyport.org)



- YWCA Newburyport
- CHAPA Municipal Engagement Initiative (MEI)
- **Newburyport Housing Choice Coalition**
- Broader Outreach, Education & Engagement
- Support for Local Affordable Housing Initiatives and a Diversity of Housing Types

# Tonight's Forum

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Five (5) breakout tables covering the following topics:

- 1) Municipal and State-Owned Property Use
- 2) Accessory Dwelling Units (ADUs)
- 3) Zoning Changes
- 4) Waterfront West
- 5) Community Engagement

## Instructions:

Choose **TWO (2)** breakout groups to attend.

Each group will spend 20 minutes in discussion, then you will move to your second group.

# Breakout Sessions

