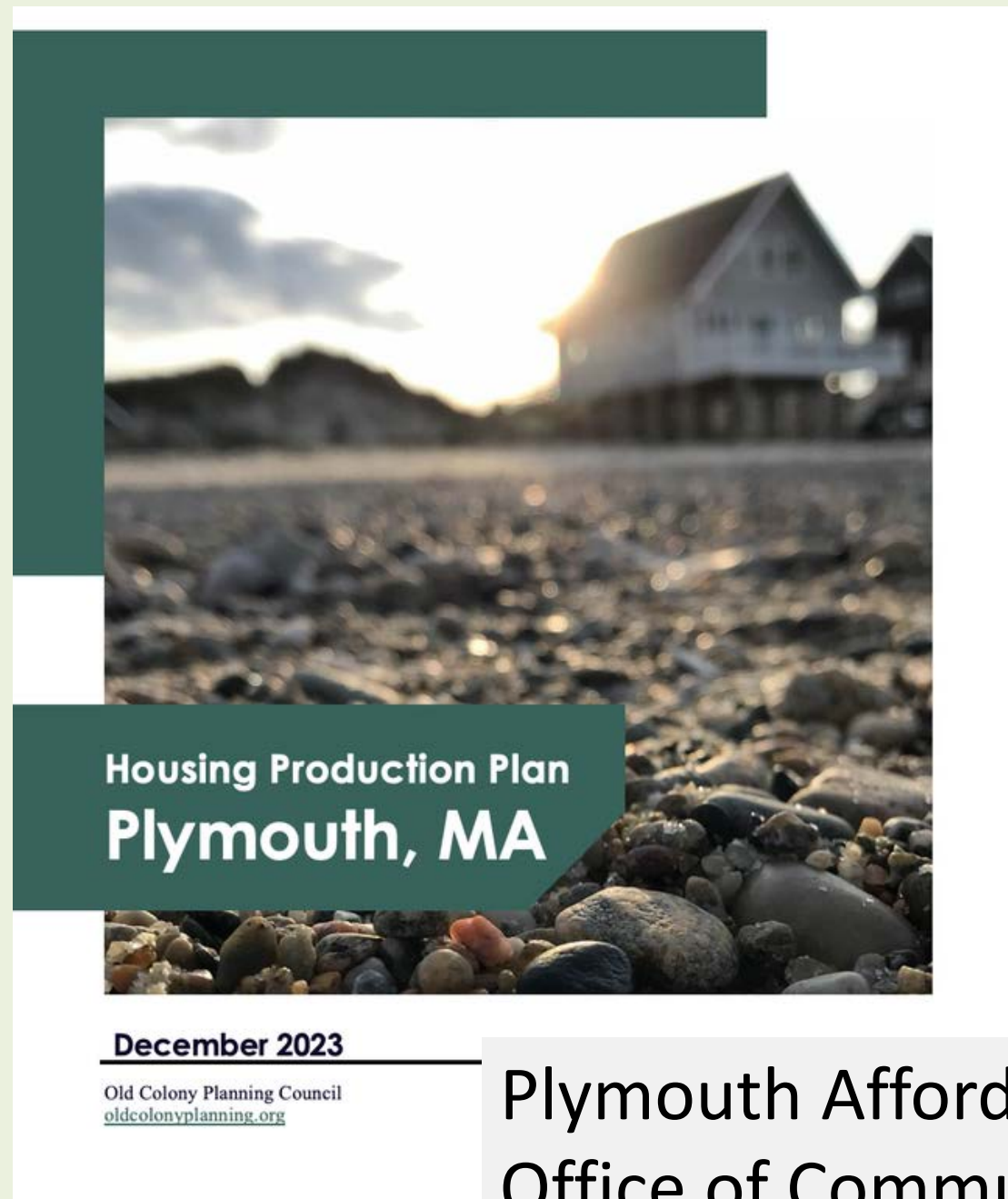


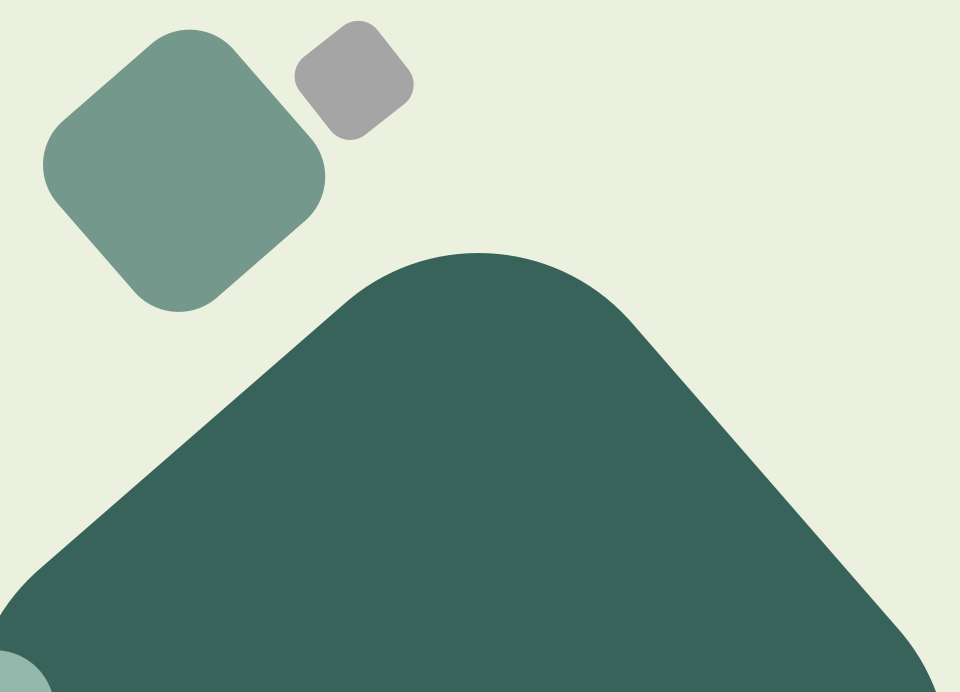
Plymouth Housing Production Plan

2024



Plymouth Affordable Housing Trust
Office of Community Development

What We've Done

- Fourth update (2007, 2013, 2018, 2024)
 - developed in accordance with State guidelines
 - In partnership with Old Colony Planning Council (OCPC)
 - Identified and examined land constraints and limitations to development
 - Updated and analyzed key demographic, housing stock, and housing affordability data
 - Outlined and updated goals
 - Conducted a community survey to understand public opinions
- 

Why Have a Housing Production Plan?

1

STATE LAW

10% of housing stock must be affordable - currently at 6.37% (1,788 approved units). 6.8% (128 pending units)

2

OPTIONS & ADVANTAGES

Gives the Town increased power regarding new housing developments.

3

HIGHER RANKING FOR GRANTS

including Housing Choice Capital, MassWorks, Complete Streets, MassDot Capital, PARC & LAND



At a Glance

demographics

- Population has grown 8.4% from 61,217 in 2010 to 64,973 in 2020
- 68.1% of households are family households
- Average household size is 2.37 (2020)
- Median resident age increased from 41.5 in 2010 to 47.5 in 2020
- Approximately 11% of residents have reported disabilities
- 92.4% of residents identify as white



At a Glance

housing stock

- 71.1% of housing units are single-family detached
- Housing units increase 13.1% between 2010 and 2021
- Those under age 25 are more likely to rent than to own
- Those age 85 and older are more likely to own not rent
- The median single family home cost is \$391,400
- The median gross rent is \$1,588 per month

Affordable Housing Definitions

Affordable

Housing Costs (Rent/Mortgage plus associated costs including utilities) are below 30% of your income

Affordable Units

Remain affordable in perpetuity-- sold or rented subject to Deed Restrictions for future renters/purchasers

Severe Cost Burden

Household paying more than 50% of their income on housing (including utilities), experience difficulties buying other necessities



At a Glance

affordability

- 1,071 households are on the Section 8 housing waiting list
- 5.6% of residents fall below the federal poverty level
- 30.8% of owner-occupied households are cost burdened
- 51.4% of renter-occupied households are cost burdened

Extremely Low to Low Income

Defined by HUD pursuant to section 3 of the 42 U.S.C 1437
Guidelines used for income eligibility for affordable units

	Extremely Low Income	Very Low Income	Low Income
1-Person Household	\$31,150	\$51,950	\$82,950
2-Person Household	\$35,600	\$59,400	\$94,800
3-Person Household	\$40,050	\$66,800	\$106,650
4-Person Household	\$44,500	\$74,200	\$118,450
5-Person Household	\$48,100	\$80,150	\$127,950
6-Person Household	\$51,650	\$86,100	\$137,450

*Plymouth is part of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area



What's an Affordable Cost to Purchase?

- Boston-Cambridge Quincy Medium \$120,800
- Affordable price of a home should be \$340,000
- Plymouth's Median household income \$97,956
- Affordable price of a home should be \$285,000

What's the Problem?

- 2021 Median home sales price = \$391,400 (Zillow)
- Affordability gap of \$106,400
- 30.8% of owner-occupied households are cost-burdened (use more than 30% of income on housing costs)





What's an Affordable Cost to Rent?

- Median renter's household income is \$53,090
- Affordable cost of rent is roughly 30% of monthly income
- Rent and Utilities should be \$1,300

What's the Problem?

- Plymouth's 2021 median gross rent = \$1,588
- Affordability gap of \$288 per month (Plymouth median renter's income)
- 51.4% of renter households are cost-burdened (use more than 30% of income on housing costs)





Housing Needs Survey Results

799

total respondents

September 25

survey opened

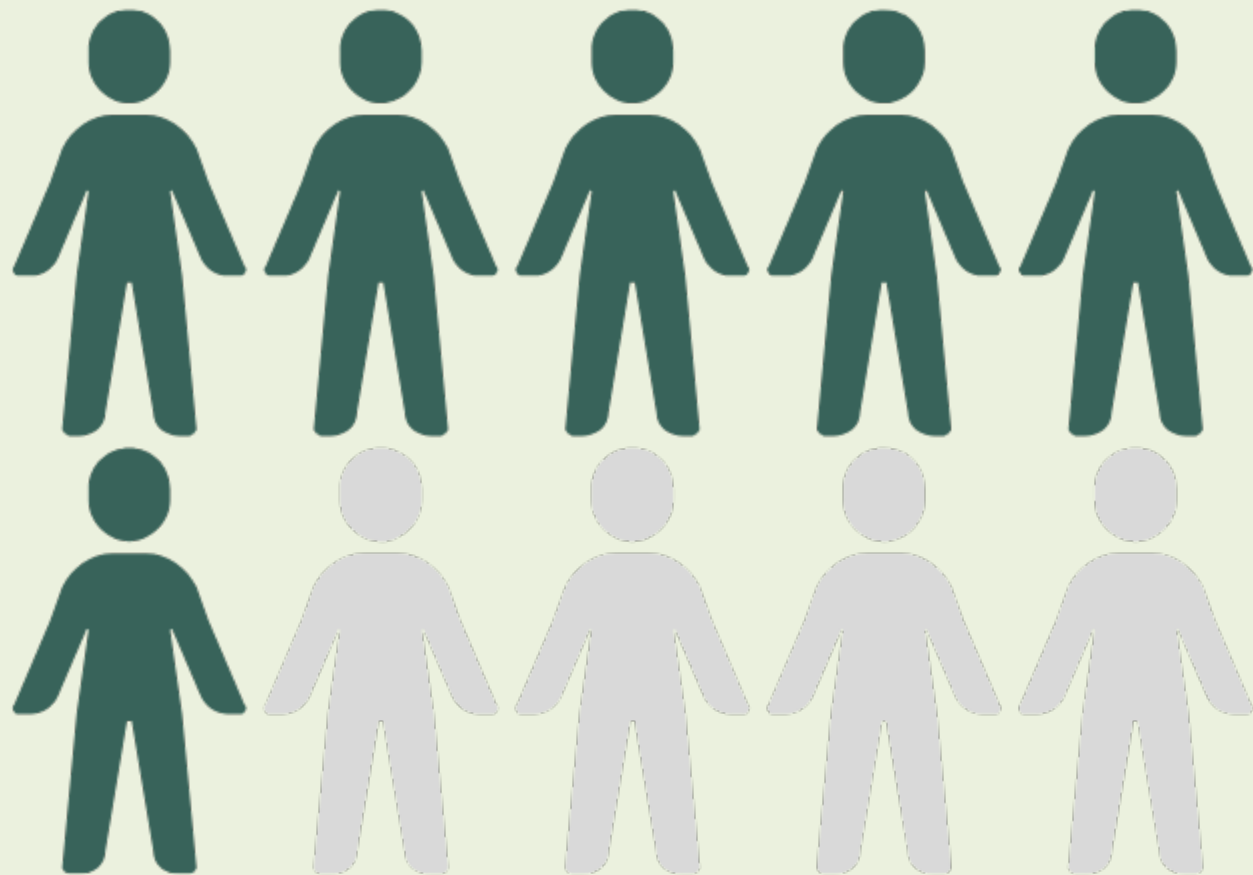
November 6

survey closed

Public Opinions Dissatisfied

63%

with the direction of housing provisions



Residents expressed greatest need for housing among:

First-Time Homebuyers



52.89%

Young Families



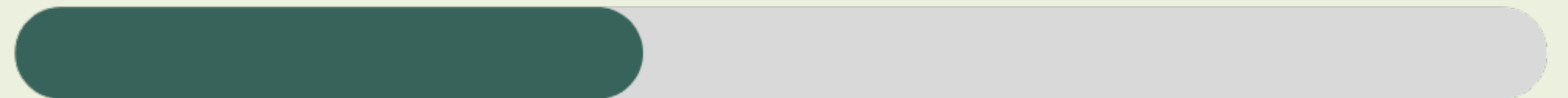
48.74%

Veterans



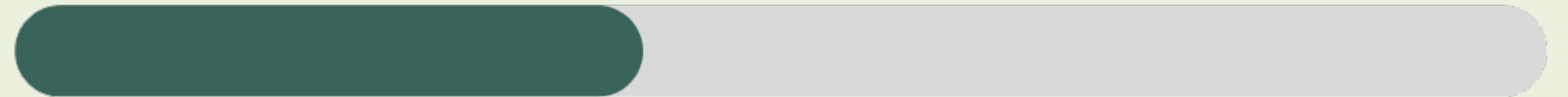
41.63%

Unhoused Families/Those at Risk of Losing Homes



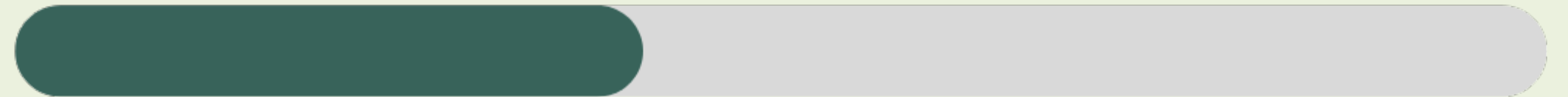
41.48%

Families Making Less than \$64,000



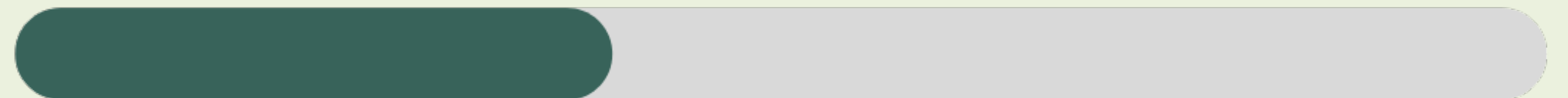
40.59%

Families Making Less than \$38,000



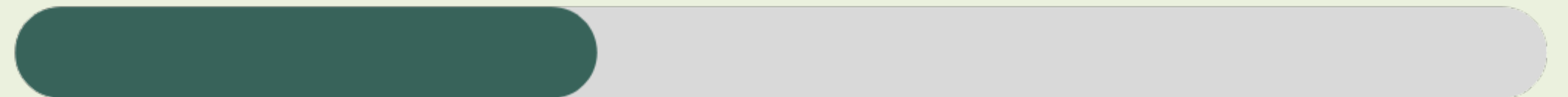
40.59%

Those Aged 55+



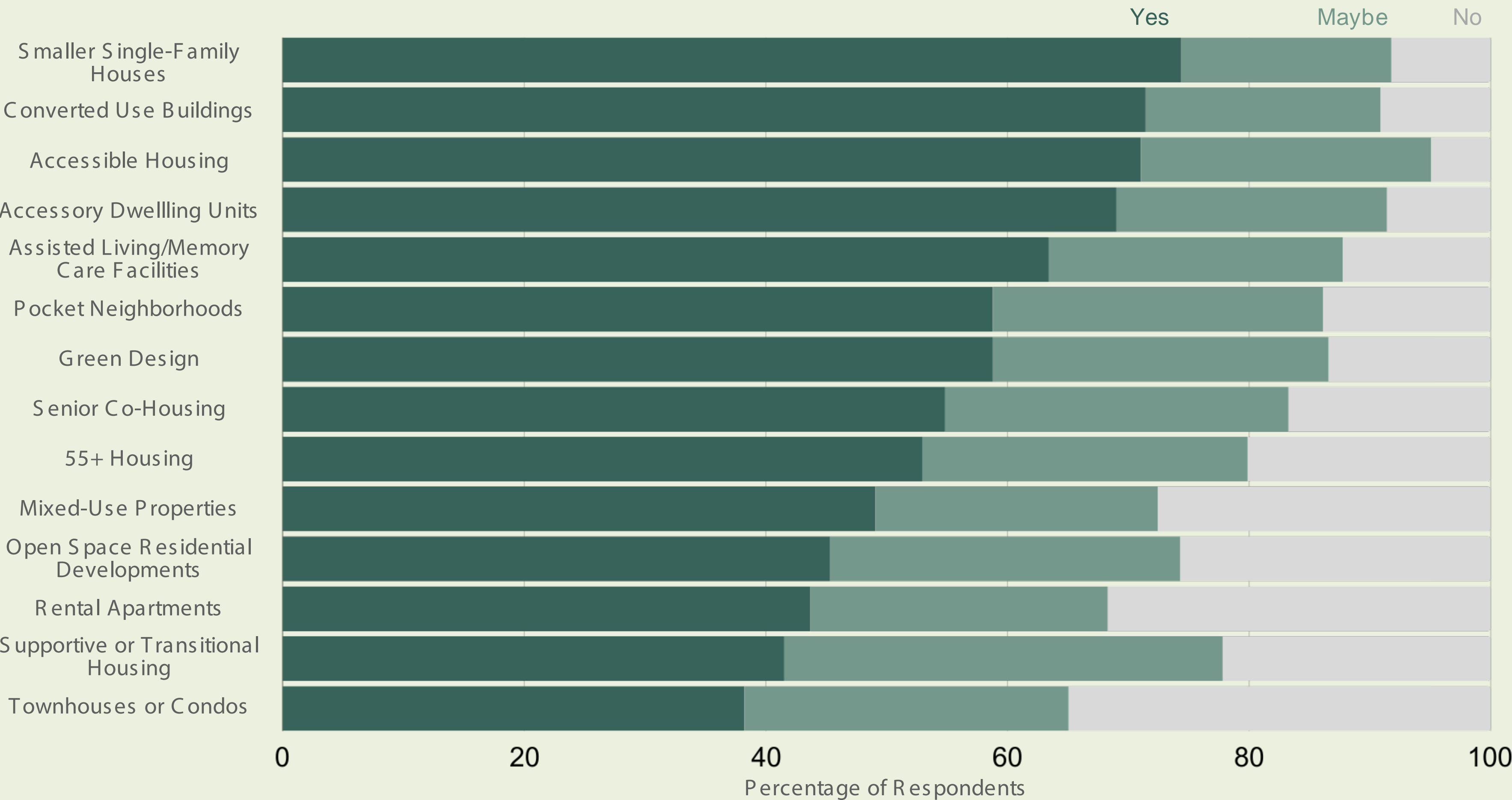
39.11%

Recent College Graduates/Young Professionals



37.63%

Residents Support the Following Types of Housing:



COMMENTS

"I live in a historic home downtown that was converted into a few apartments and I think, where possible, this is a great approach to provide more housing options while maintaining the historic character of the Town."

"Be consistent and allow families with homes the flexibility to expand them in a reasonable manner either with an added smaller building or additions to existing homes. In other words, amend zoning regulations or allow variances where they make common sense."

"I greatly benefited from the first time homebuyer program that the town hosted in 2019, I hope these programs continue and there continue to be first time buyer mortgages. Getting people into their first home is sometimes the biggest hurdle, and I want people to be freed from the endless rent-paying cycle."

Goals:

1

Meet, maintain, or exceed the 10 percent state standard for affordable housing so that Plymouth is no longer vulnerable to Chapter 40B housing developments.

2

Utilize established programs that support local housing initiatives.

3

Create deed restricted affordable housing units through adaptive reuse of existing buildings and town-owned properties.

4

Promote a diversity of housing options in Plymouth to meet the needs of a changing/aging population and promote more socioeconomic diversity.

5

Prioritize affordable housing for infill development on abandoned and vacant properties.