



Town of Westport

Housing Production Plan

2011 – 2012

Westport is...





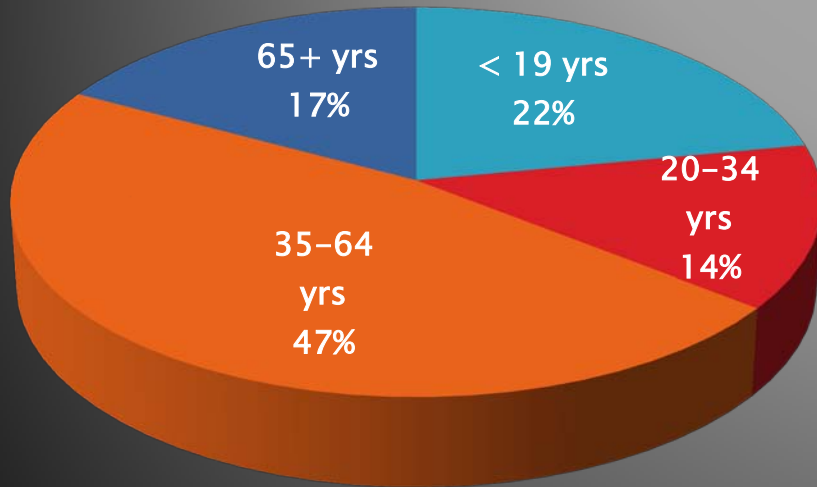
Westport: People and Housing

- Who Lives in Westport?
 - What Housing is Available?
- Is the Available Housing Affordable to those who Live in Westport?

Who Lives in Westport?

Population

Population, 2010



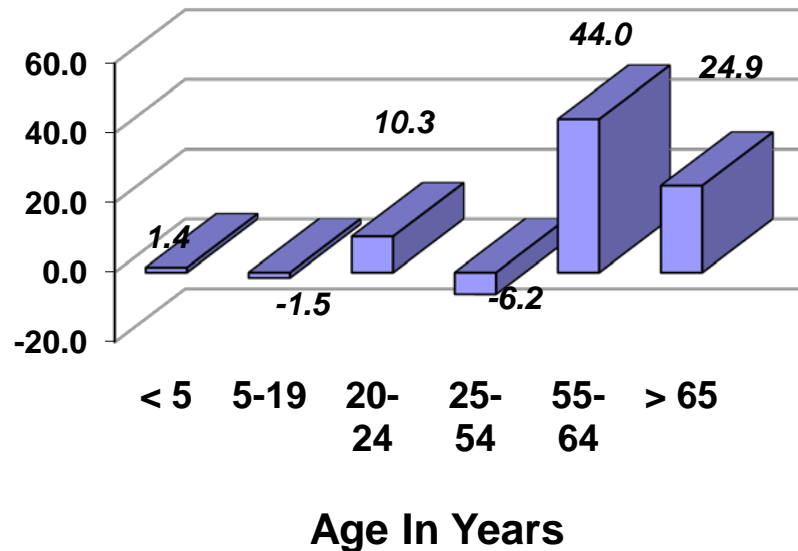
Demographic Snapshot

- ▶ Total Population: 15,532
- ▶ Under 19: 21.4%
- ▶ 20 to 34: 13.2%
- ▶ 35 to 64: 45.9%
- ▶ 65 and over: 16.7%

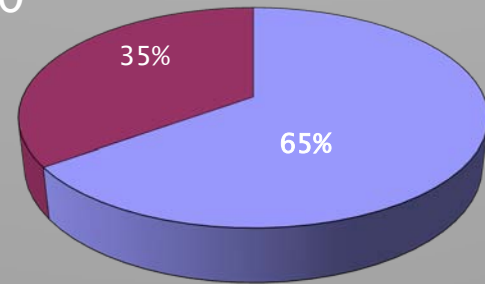
- ▶ Median Age: 45.6

Shifting Population

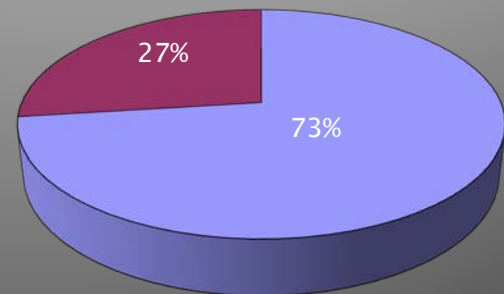
2000-2010 Percent Change in Population by Age Groups



2010



2000



Less than 55 years



55 years and over



What are the changes in Household Type from 2000 to 2010 ?

Total Householders

- Increased by 14.3 %

Female Head of Household

- Increased by 15.7 %

Female Head of HH with children

- Increased by 24.7 %

Non-family Households

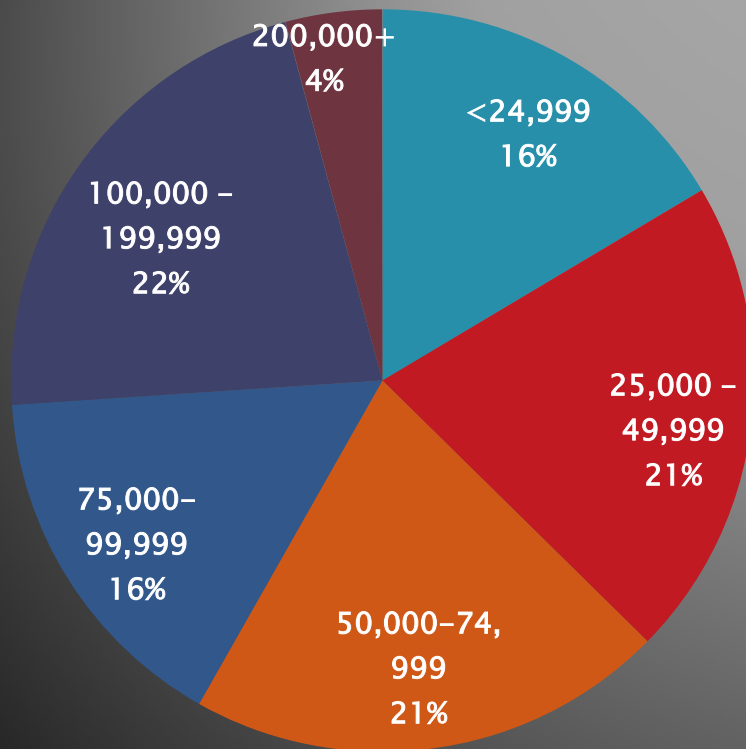
- Increased by 31.4 %

Householder 65 years and older

- Increased by 43.1 %

Income (2009)

Household Income
Distribution, 2009



- ▶ Westport Median HH Income: *\$62,761*
- ▶ Bristol Co. Median HH Income: *\$55,789*
- ▶ *1,442 HH < \$24,999*
- ▶ *109 Families below poverty level*
- ▶ *716 Individuals below poverty level*

Source: American Communities (ACS)
Five-Year Survey, 2005-2009; HUD



What is the Housing in Westport?

- ▶ 7,193 Housing Units / 6,417 year-round
- ▶ 86% Single-Family, detached
- ▶ 11% of the Housing Units are Seasonal
- ▶ 86% Occupied / 14% Vacant
- ▶ 75% of the vacant housing is seasonal

*Source: American Communities Survey (ACS)
Five-Year Estimates, 2005 - 2009*

Is the Available Housing affordable to those who live in Westport?

▶ *“Affordable”*

Affordable to those with Household income less than 80% of Area Median Family Income

▶ *“affordable”*

Housing cost burden greater than 30%

Affordability Gap: What is affordable vs. What is available

- Housing valued less than \$178,800 is affordable to households earning below 80% of the Median Family Income
- Median Assessed Value of Single-family homes is \$313,250
- *Difference: \$134,450*

What are the Assessed Housing Values, 2011?

- ▶ 190 Single Family properties valued at less than \$178,800
- ▶ 223 Single Family properties valued at more than \$1,000,000

3% (190) of Single Family properties affordable to households earning less than 80% of Area Median Family Income

▶ *Median Assessed Values*

- * Single-Family: \$313,250
- * Condominiums: \$348,300
- * Multi-Family: \$305,100

Median MLS Asking Price:
\$379,900

93 Properties September 26, 2011

Housing Burdens: Westport, 2009

	2009 Estimate	Percent Change 1999-2009
Owned Housing with Mortgage	3,147	16.2
Owner costs greater than 30% of HH Income	1,213	41.2
Renter-Occupied Units	979	6.9
Gross Rent as greater than 30% of HH Income	482	127.0

Source: U.S. Census Bureau, American Communities Survey (ACSJ) Five Year Estimates (2005-2009)

What are the affordable housing needs in Westport?

Housing Needs Assessment Outcomes

▶ *Elderly Housing:*

- The numbers of those over 65 yrs rose dramatically.
- Elderly owners and renters are experiencing housing cost burdens.

▶ *Smaller-sized Dwellings:*

- Young adults and young families are locating outside of Westport.
- This population does not need larger Single-family structures – could use smaller Single-family structures, Townhouse, or apartment units.

▶ *Rental Units:*

- There is a limited number of year-round rental units.
- Renters are more apt to experience housing cost burdens.

▶ *Additional Affordable Housing (Subsidized Housing Inventory (SHI) units):*

- The Town currently *has 224* units on the SHI; *needs 417* more to meet the 40B required 10% regional share of affordable housing.

Strategies to meet need over the timeframe of the HPP

- ▶ Affordable Housing Trust tasked with providing affordable housing to households with modest means
- ▶ Incorporates the Affordable Housing Trust Action Plan as the HPP strategies to meet housing needs

Westport has an invigorated group in the Affordable Housing Trust /Housing Partnership Committee with the capacity to understand the strategies and to follow through on Actions

Next Steps

- ▶ To Adopt the Plan:
 - Informal review by Department of Housing & Community Development (DHCD)
 - Adoption by Planning Board
 - Planning Board forwards to BOS for review and action
 - Adoption by the Board of Selectmen; then,
 - BOS forwards to DHCD for review and their approval

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