



Housing Production Plan

Town of Foxborough, Massachusetts

Assistance provided by Metropolitan Area Planning Council through the South Coast Rail Planning Grant Program



Photos courtesy of The Lodge, MA Housing Partnership, and Chestnut Green



About the Metropolitan Area Planning Council

- MAPC is the regional planning agency created by an act of the Legislature in 1963.
- Region contains 22 cities and 79 towns with a combined population of over 3 million.
- The agency's 60 professional staff regularly undertakes planning, mapping, and data analysis projects for municipalities.

South Coast Rail Planning Grant

MAPC is working with MassDOT, EOHED and their consultants to facilitate implementation of the **South Coast Rail Economic and Land Use Corridor Plan** for the communities of Canton, Foxborough, Sharon, and Stoughton.

Activities supported by SCR funds include: station area plan development and implementation, **housing plans and districts development**, open space protection bylaws development, economic development districts development, and priority mapping and growth scenario modeling.

40B and Housing Production Plans

- M.G.L. Chapter 40B was enacted November 1969
- Known as the Comprehensive Permit Law, 40B is part of the regional planning framework.
- The intent is to encourage the production of affordable housing in all cities and towns throughout the Commonwealth. The standard is for communities to provide a minimum of 10% of their year-round housing inventory (based upon the last decennial Census #) as affordable.

40B and Housing Production Plans

Chapter 40B Planned Production aims to guide housing development locally and within the region. Communities can influence the type, amount, and location of affordable housing by preparation and adoption of these housing production plans (HPPs).

HPPs include:

- A comprehensive housing needs assessment;
- Affordable housing goals and objectives;
- Analysis of development constraints and opportunities; and
- Implementation strategies

HPPs also set a numerical goal for annual housing production by at least 0.5% of total units until achieving Statutory Minimum Approved/ Certified/ Valid for five (5) years

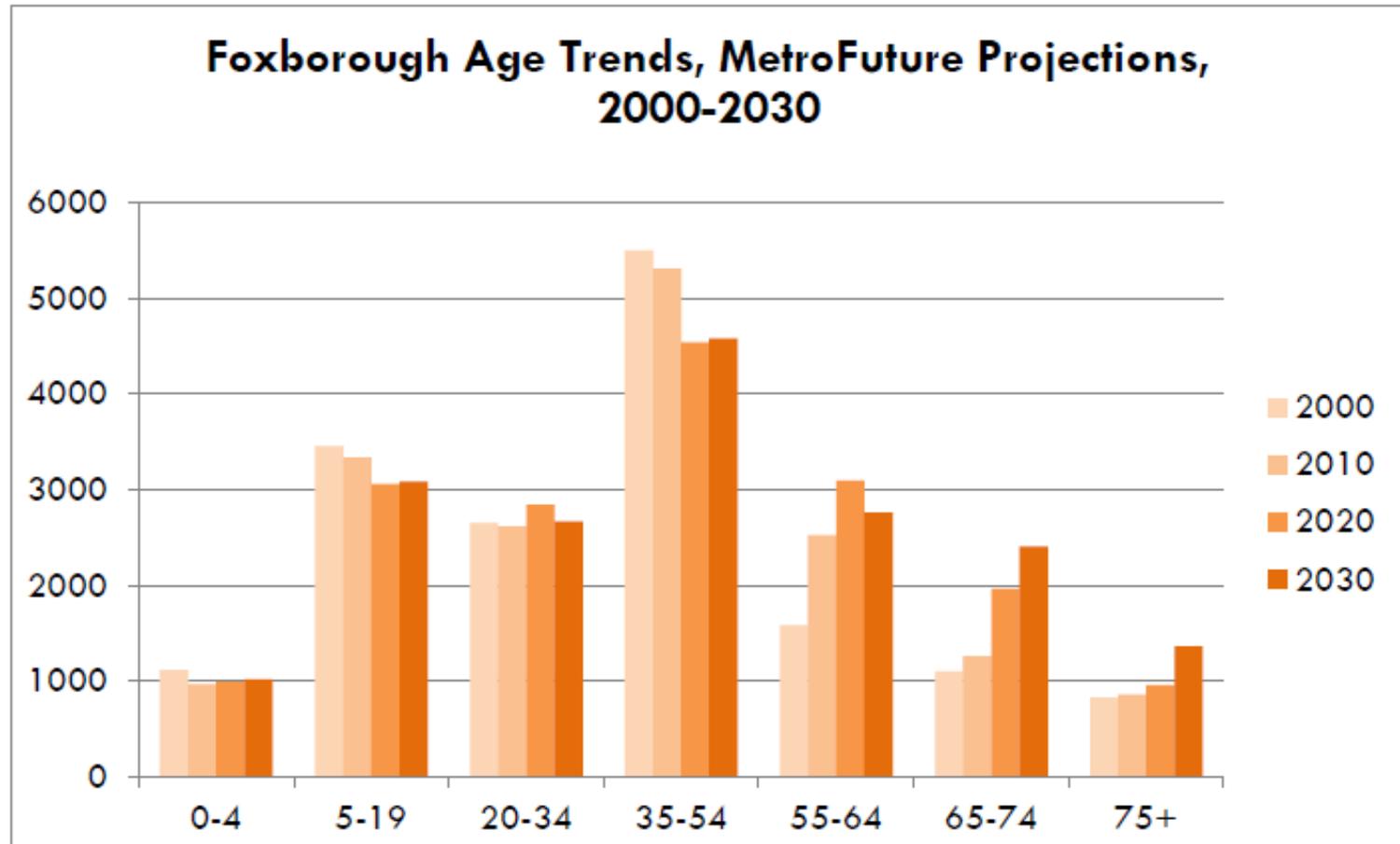
Foxborough Housing Production Plan

Plan Overview

1. Housing Inventory/ Supply and Demand
2. Housing Needs Analysis
3. Housing Vision, Goals, and Objectives
4. Development Constraints
5. Implementation Plan

Population: Foxborough Age Projections, Current Trends

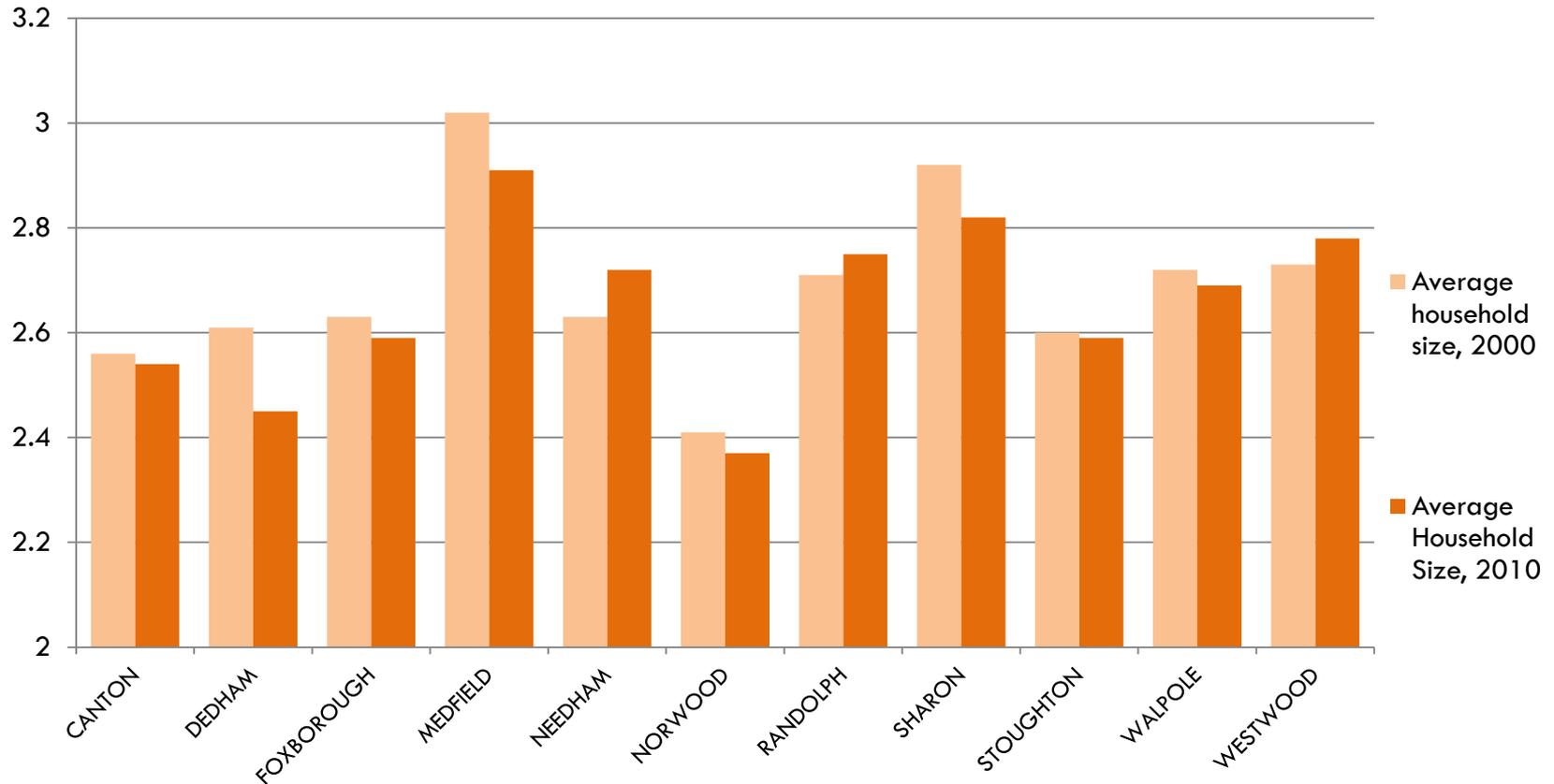
Figure 3: Foxborough Age Trends



Source: MAPC MetroFuture Projections, 2000-2030

Household Characteristics: Household Size

**Average Household Size, 2000-2010 -
Three Rivers Subregion**



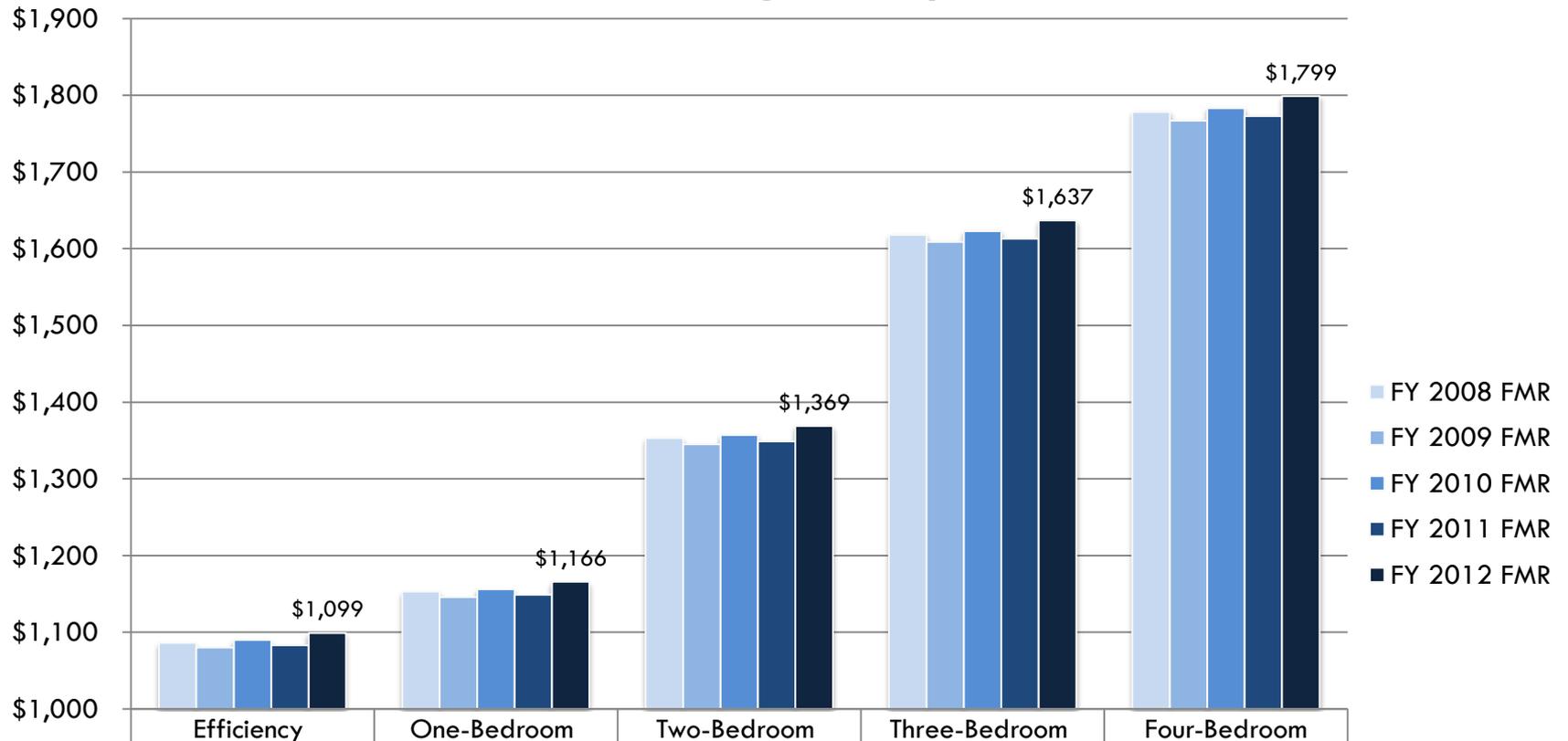
Housing Stock: Foxborough Building Permits, 2000-2010

	Total Permits	Single Family	2-4 Family Units	5+ Family Housing Units
2000	44	44	0	0
2001	28	28	0	0
2002	34	33	0	1
2003	39	36	3	0
2004	33	28	1	4
2005	29	29	0	0
2006	63	63	0	0
2007	23	23	0	0
2008	28	17	1	10
2009	24	24	0	0
2010	21	21	0	0
2011	18	14	3	1
Totals	360	360	8	16

Source: Census Building Permits Database

Fair Market Rents by Unit Type – Boston-Cambridge-Quincy FMR

Fair Market Rents by Unit Type, 2007-2012 - Boston-Cambridge-Quincy MSA



	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2008 FMR	\$1,086	\$1,153	\$1,353	\$1,618	\$1,778
FY 2009 FMR	\$1,080	\$1,146	\$1,345	\$1,609	\$1,767
FY 2010 FMR	\$1,090	\$1,156	\$1,357	\$1,623	\$1,783
FY 2011 FMR	\$1,083	\$1,149	\$1,349	\$1,613	\$1,773
FY 2012 FMR	\$1,099	\$1,166	\$1,369	\$1,637	\$1,799

Foxborough: Household Incomes

Table 10: Income Distribution by Households, 2000-2010

Income Category	2000		2010	
	#	% of Total	#	% of Total
less than \$19,999	689	11.2%	282	4.4%
\$20,000-\$39,999	944	15.4%	1018	15.9%
\$40,000-\$59,999	1198	19.5%	741	11.6%
\$60,000 to \$74,999	723	11.8%	557	8.7%
\$75,000 to \$99,999	851	13.9%	900	14.1%
\$100,000 or more	1738	28.3%	2897	45.3%
Median Household Income	\$64,323		\$65,081	
Total Households	6143		6395	

Source: 2000 Census and 2010 Census (income for the previous year is reported)

Income Limits, FY2012 – Boston-Cambridge-Quincy FMR

FY2012 Individual Income Limits

Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area

Median Income: \$97,800

FY2012 Income Limit Category	Extremely Low (30%) Income Limits	Very Low (50%) Income Limits	Low (80%) Income Limits
1 Person	\$20,550	\$34,250	\$45,500
2 Person	\$23,500	\$39,150	\$52,000
3 Person	\$26,450	\$44,050	\$58,500
4 Person	\$29,350	\$48,900	\$65,000
5 Person	\$31,700	\$52,850	\$70,200
6 Person	\$34,050	\$56,750	\$75,400
7 Person	\$36,400	\$60,650	\$80,600
8 Person	\$38,750	\$64,550	\$85,800

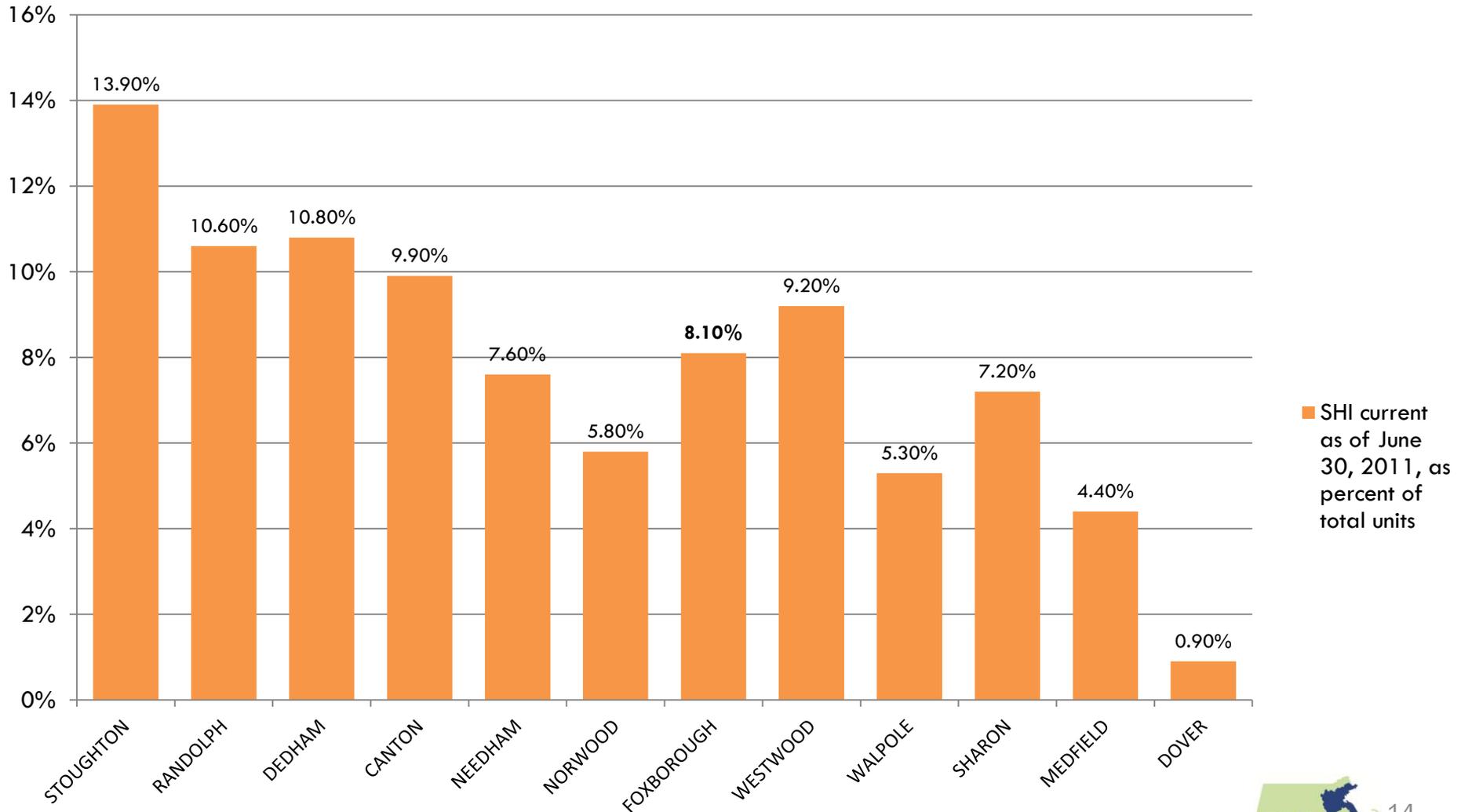
Foxborough Subsidized Housing Inventory

Table 7: Chapter 40B Subsidized Housing Inventory as of March 29, 2012

Foxborough SHI as of March 29, 2012:	590
Census 2010 Year Round Housing Units	6,853
% of Year Round Units that are Subsidized:	8.61%
Number of units affordable in perpetuity:	480
Number of units at risk of expiring:	64
N/A - group home ⁴	46

Subsidized Housing Inventory, Foxborough vs. TRIC

Subsidized Housing Inventory as a % of Total 2010 Units



Foxborough Housing Needs/ Cost-Burdened Households

- 31.6 percent of all owner-occupied households report housing problems
- 29.8 percent of all owner-occupied households are cost-burdened, and 12.3 percent are severely cost-burdened
- 76.9 percent of all renter-occupied households report housing problems
- 30.8 percent of all renter-occupied households are cost-burdened

Foxborough Housing Needs/ Cost-Burdened Households

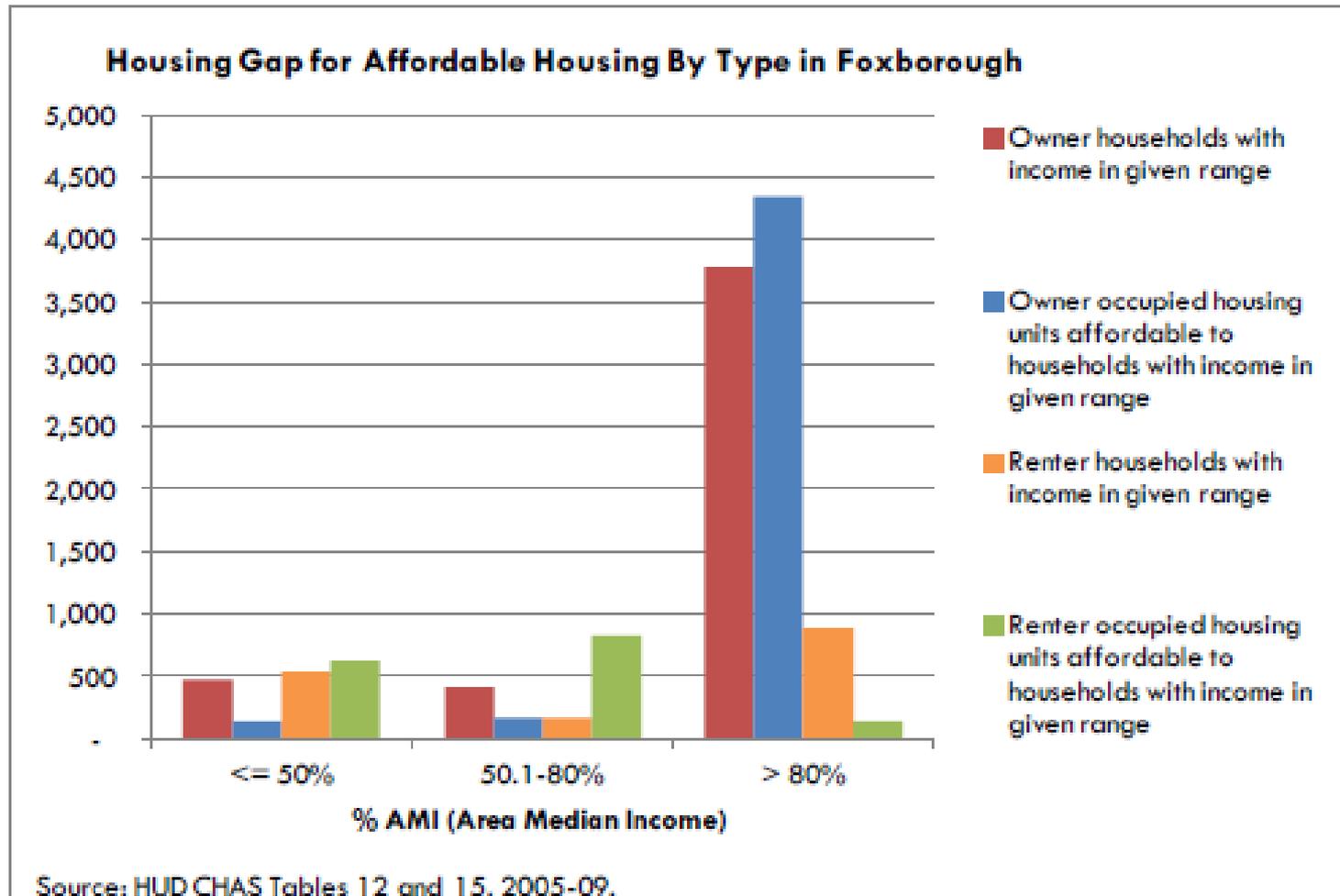
- Elderly 1-2 person households (owner or renter occupied) earning less than 30 percent of MFI are severely cost-burdened
- A majority of owner-occupied households in the 30-50 percent of MFI income range are cost-burdened
- A majority of renter-occupied households in the 50-80 percent of MFI income range are cost-burdened

Foxborough Housing Needs/ Cost-Burdened Households

- This data underscores the need for affordable and accessible housing for elderly residents and multifamily housing for small and large related 2-4 and 5+ person households.
- Affordable alternatives to single-family housing are needed particularly for renter households earning 50 to 80 percent of MFI who may aspire to own.
- With the elderly population expected to grow significantly over the next several decades, additional housing will be necessary to meet the needs of these households.

Foxborough Affordability Gap

Figure 16: Housing Gap for Affordable Housing by Type in Foxborough



Foxborough Housing Goals

Affordable Housing Goals	2012	2013	2014	2015	2016	2017
Total year-round homes	6,853	6,853	6,853	6,853	6,853	6,853
Cumulative state-certified affordable units	590	624	658	692	726	760
10% requirement	685.3	685.3	685.3	685.3	685.3	685.3
Chapter 40B gap	95.3	61.3	27.3	-6.7	-40.7	-74.7
Required # for 0.5% of total homes ¹⁰	34	34	34	34	34	34

Foxborough Development Strategies

Development Activities	Planning Initiatives
<ul style="list-style-type: none"> Achieve 20 percent of units built as affordable at Chestnut Green redevelopment site per plan and special permit requirement. 	<ul style="list-style-type: none"> Reconstitute affordable housing committee and form a housing trust fund
<ul style="list-style-type: none"> Develop plan and preserve expiring units at N. Carl Annon Court II 	<ul style="list-style-type: none"> Adopt inclusionary zoning
<ul style="list-style-type: none"> Review Development Site Opportunities and prioritize opportunities 	<ul style="list-style-type: none"> Adopt Affordable Accessory Dwelling Unit Program
<ul style="list-style-type: none"> Based upon review of Development Site Opportunities, pursue friendly 40Bs as strategic opportunities through the State's Local Initiative Program 	<ul style="list-style-type: none"> Revise zoning to include density bonuses for the construction of affordable housing units Achieve Plan Certification annually through 2017

Next Steps