

Sudbury Master Plan Community Conversation

Housing

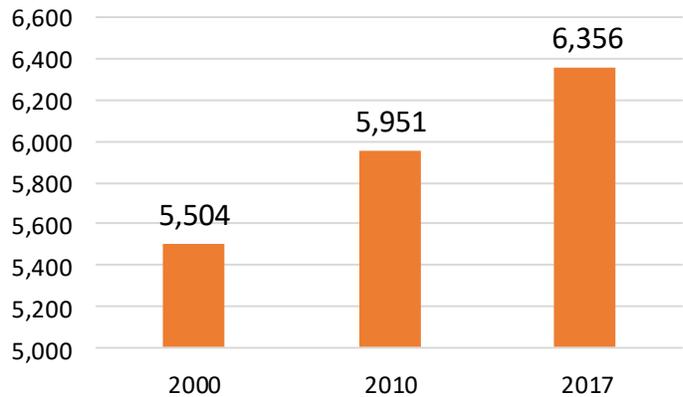


Housing options, costs, and conditions are important attributes families and individuals evaluate when choosing a place to live. These factors can also influence whether a current resident can remain in town as he or she transitions from one life stage to another.

Housing Units & Types

Between 2000 and 2017, Sudbury increased its housing supply by an estimated 14%, consistently adding between 7% to 8% per decade.

In 2017, the total housing units in Sudbury was 6,356 with the majority being single family homes.



Source: Source: Table DP04; 2000 and 2010 Census and 2017 American Community Survey 5-Year Estimates (2013-2017)

Units in a Building (2017)	Percentage of Total Housing
Single-family	89%
Condos/Townhouses	6%
Apartments (2-9 units)	2%
Apartments (10+ units)	3%



Source: MassLandlords & Paul Nguyen



Source: John Phelan [CC BY 3.0]

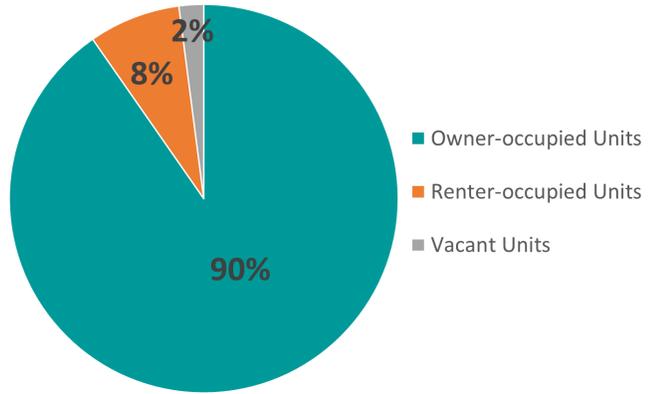
Age of Homes

Most of Sudbury's housing is post-World War II construction, with over 40% of all homes built between 1950 and 1969.

Year Built	Percentage of Units
1939 or earlier	5%
1940 – 1949	3%
1950 – 1959	18%
1960 – 1969	22%
1970 – 1979	13%
1980 – 1989	12%
1990 – 1999	14%
2000 – 2009	10%
2010 or later	3%

Occupancy and Tenure

A small portion of Sudbury's housing is vacant (2%). Rentals make up only 8% of occupied homes.



Source: Table DP04, 2017 American Community 5-Year Estimates (2013-2017)



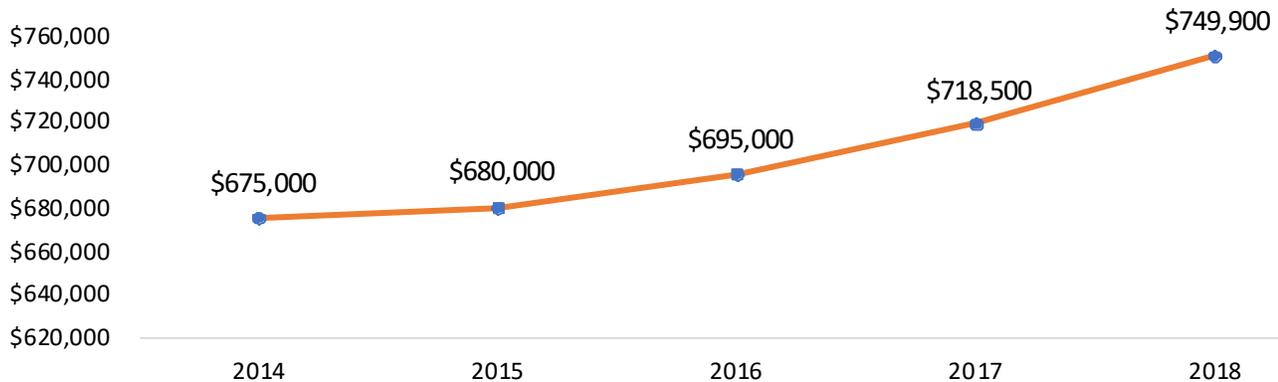
Median Rent

When compared to its neighbors, rents in Sudbury were the lowest in 2017. The median gross monthly rents were estimated to be between \$1,000 and \$2,000, and many of these communities had over 20% of their housing as rentals, while Sudbury had 8%.

Source: Table DP04, 2017 American Community Survey 5-Year Estimates (2013-2017)

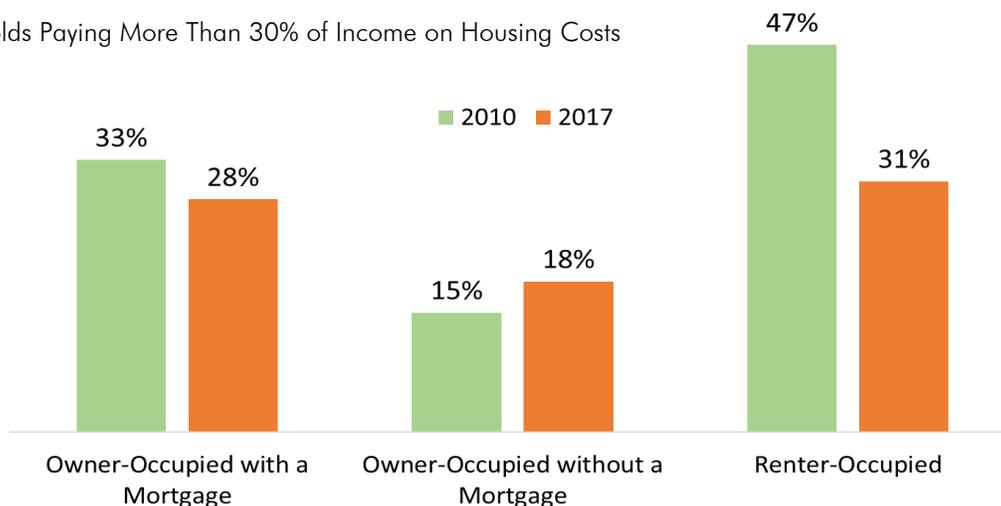
Median Home Sales Price

The housing market in the region is strong, and housing costs have increased over the past five years. The median sales price for a single-family home in Sudbury in 2018 was \$749,900, an increase of 11% since 2014.



Source: The Warren Group

Households Paying More Than 30% of Income on Housing Costs



Source: Table DP04, 2010 (2006-2010) and 2017 (2013-2017) American Community Survey 5-Year Estimates

Cost Burden

One indicator of housing affordability is the percent of income spent on housing. When housing costs (rent, mortgage, insurance, utilities, fees, real estate taxes, etc.) are more than 30% of a household income, a household is considered to be “burdened.”

Since 2010, fewer households experienced the burden of housing costs with the exception of owner-occupied units that do not have a mortgage. These households typically are retired residents who have paid off their mortgage and most likely living on limited incomes.

Homelessness

According to the Massachusetts Coalition for the Homeless, the number of people experiencing homelessness and housing instability in the Commonwealth remains high. The Massachusetts Department of Housing and Community Development (DHCD) reported that in the fiscal year 2018, **1,902 families** applied for emergency assistance and another **1,268** entered shelters, hotels/motels, or other home assistance during that quarter alone. The total number of families applying for emergency assistance to date during the fiscal year 2018 was **5,640**.

The Coalition identifies the lack of affordable housing as a main driving force behind the rise of homelessness. Those most at risk in Sudbury are individuals and families which are cost-burdened, particularly those paying more than 50% of their income on housing (severely cost-burdened). In 2015, it was estimated that 615 households in Sudbury were severely cost-burdened. A significant portion of these households had an elderly person, who typically have fixed incomes. Increasing heating and other utility costs, among other housing expenses, can take funds away from other needs like healthcare, transportation, and food.

Household Type	Estimated Households
Elderly family households (2 persons either or both 62 years or older)	155
Elderly non-family households (2 persons either or both 62 years or older)	212
Small family households (2 persons neither 62 years or older, or up to 4 persons)	190
Large family households (5 persons or more)	23
Other household types (non-family, non-elderly)	35
Estimated Total	615

Severely cost-burdened: Household paying more than 50% of its income on aggregate housing costs; Source: HUD CHAS data based on 2015 American Community Survey 5-Year Estimates (2011-2015)

Income & Poverty

With a strong housing market, the costs of homes and rents continue to rise and require higher incomes for people who want to live in Sudbury. Median incomes for both households and families have increased from 2000 to 2017 to meet these rising costs. However, overall, when adjusted using the Consumer Price Index to show incomes in 2017 dollars, the rise in income decreased a household's buying power for goods and services by 2% and families by 5%.

	2000		2017	% Change 2000-2017
Median Income: Households	\$118,579 (1999 dollars)	\$175,262 (2017 dollars)	\$170,945 (2017 dollars)	-2%
Median Income: Families	\$130,399 (1999 dollars)	\$192,732 (2017 dollars)	\$183,234 (2017 dollars)	-5%

Source: Table DP03, 2000 Census and 2010 (2006-2010) and 2017 (2013-2017) American Community Survey 5-Year Estimates

In 2017, 2% of Sudbury families lived below the federal poverty level (median household income of \$24,600 for a family of 4). A higher percentage of children under the age of 5 (9%) lived in poverty.

2017	
Families below the poverty level	2%
Individuals below the poverty level	3%
Under 5 years	9%
Under 18 years	5%
18 years and older	6%
65 years and older	2%

Source: Table DP03, 2010 (2006-2010) and 2017 (2013-2017) American Community Survey 5-Year Estimates



Source: MassLandlords & Paul Nguyen



Source: John Phelan [CC BY 3.0]

Addressing Housing Affordability in Sudbury

Housing Production Plan

The Town's Housing Production Plan (HPP) was approved by the Massachusetts Department of Housing and Community Development (DHCD) in 2016. It is the Town's strategy to plan for and develop affordable housing to meet needs in the community in a manner consistent with the Chapter 40B statute and associated regulations.

Since the approval of its HPP in 2016, Sudbury has increased its s units from 358 (6.05%) to 669 (11.3%), exceeding its 10% requirement. The HPP highlights that most affordable housing is needed as rentals and targeted at the 65 years and older population.

Partners

The Town of Sudbury has several partners in identifying and meeting affordable housing needs, including:

- Sudbury Housing Authority
- Sudbury Housing Trust
- Regional Housing Services Office
- Sudbury Council on Aging