

# Strengthening our communities with diverse housing options

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Senior Program Manager



# Massachusetts Housing Partnership

**MISSION** Use private investment to bring **more affordable housing** to Massachusetts

- Privately-funded public non-profit organization
- Communities, non-profit, for-profit developers



**Community Assistance**

- Technical assistance
- 40B program

**Lending**

- Over \$1.4B for over 27,000 units
- Affordable rental

**ONE Mortgage**

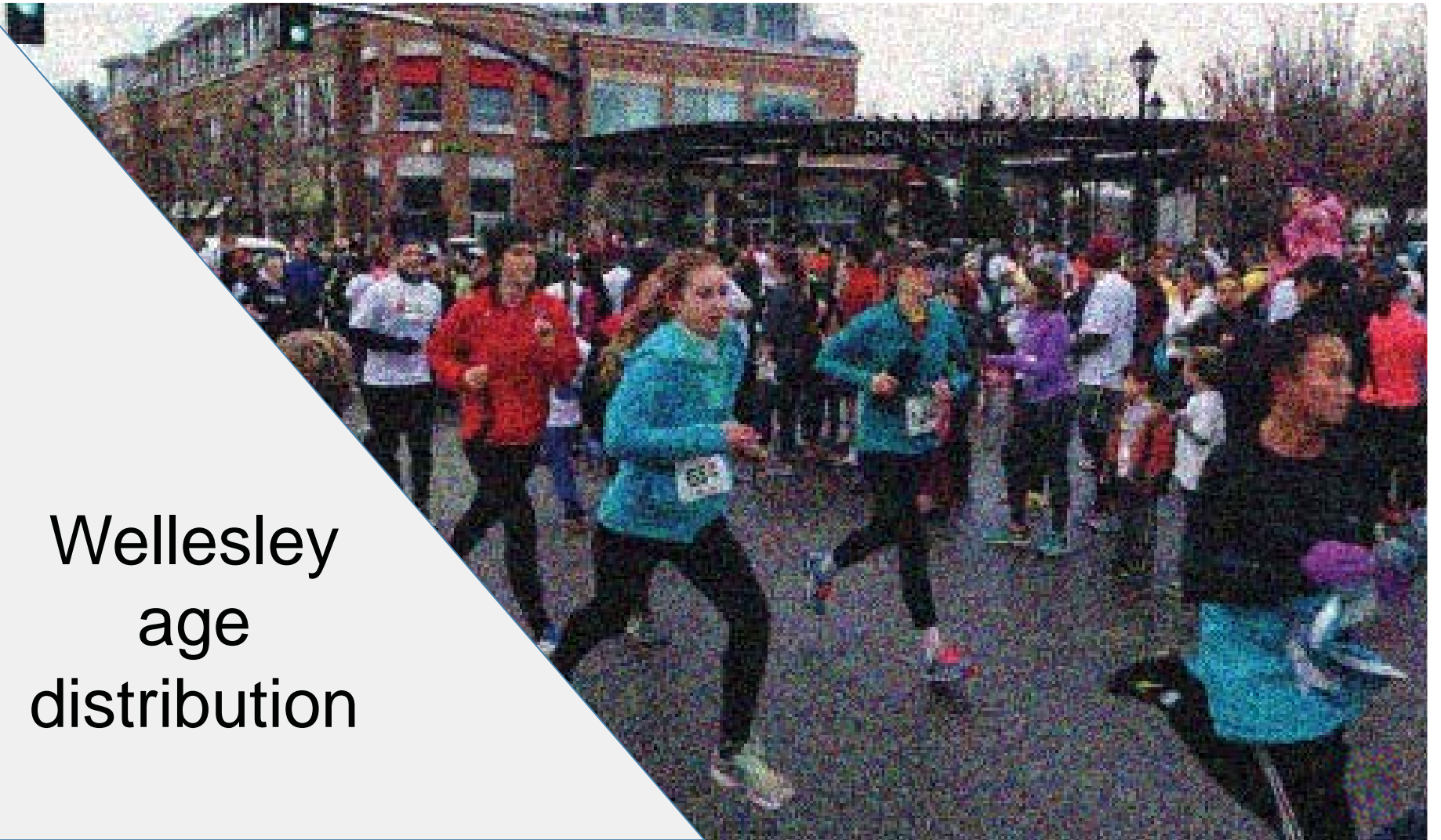
- First time homebuyers
- Fixed-rate, 30-year

**Center for Housing Data**

- Collect, analyze & share info for effective policy creation

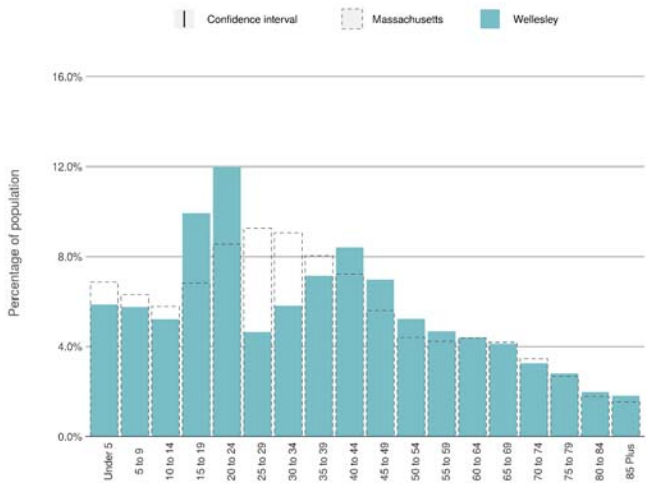


Wellesley  
age  
distribution



# Significant decrease in young adults

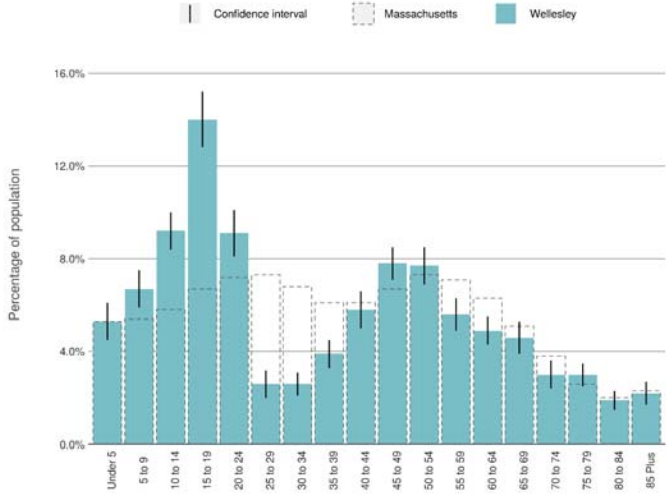
Age distribution of population  
Wellesley v. State  
1990



Source: U.S. Census Bureau: Decennial Census 1990-2010 & American Community Survey, 2014-2018 5-year estimates. Table S0101: Age and Sex



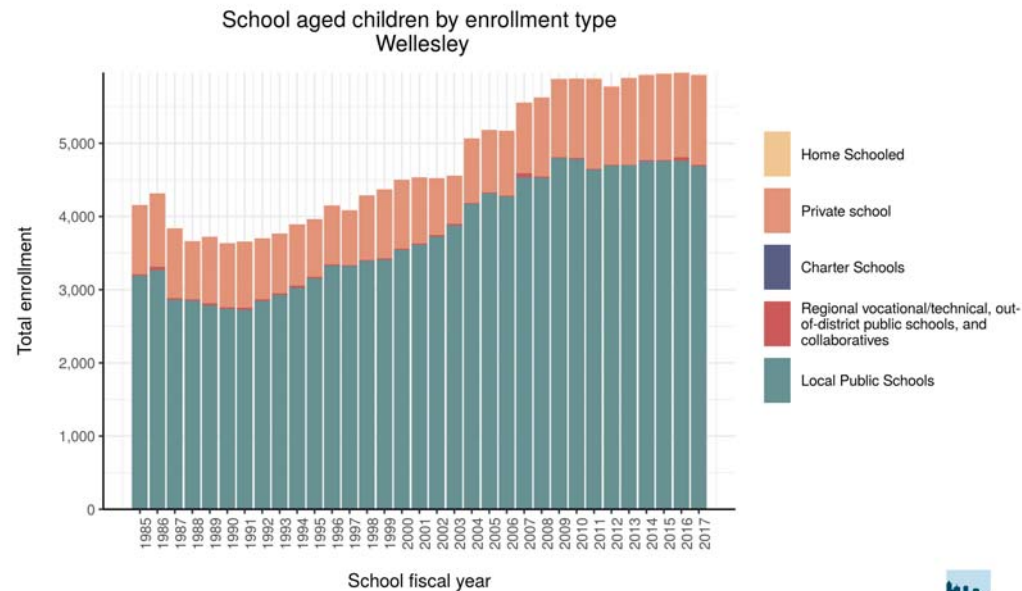
Age distribution of population  
Wellesley v. State  
2014-2018 ACS



Source: U.S. Census Bureau: Decennial Census 1990-2010 & American Community Survey, 2014-2018 5-year estimates. Table S0101: Age and Sex



# Will this eventually impact the schools?



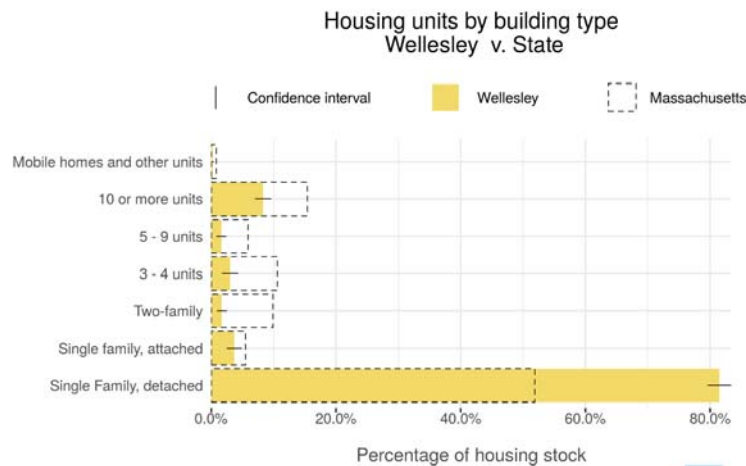
Source: Massachusetts Department of Elementary and Secondary Education



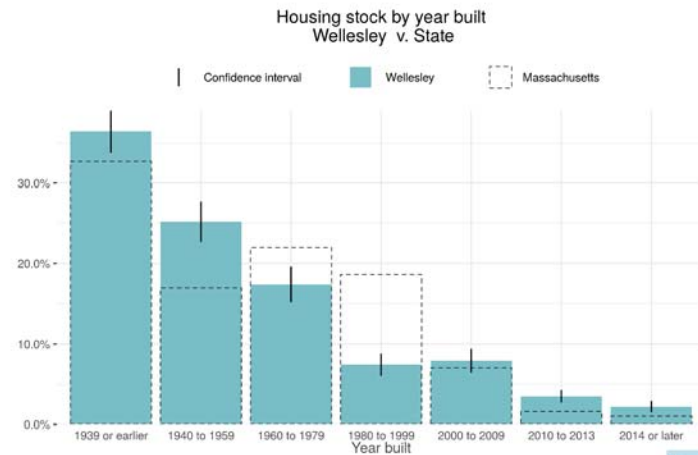
Local  
housing  
options



# Very little housing diversity & development



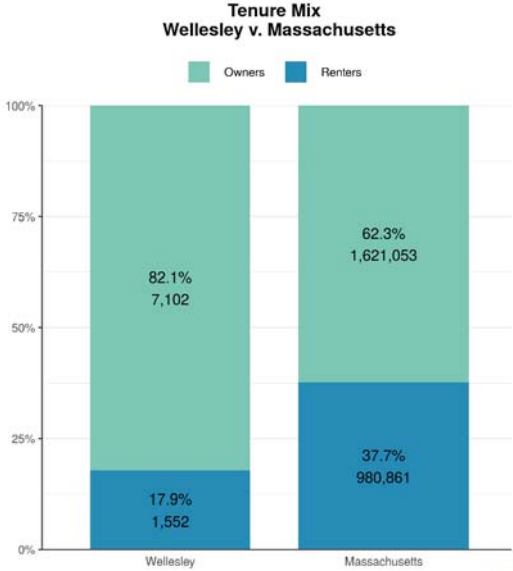
Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates  
Table S2504: Physical Housing Characteristics for Occupied Housing Units



Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates  
Table S2504: Physical Housing Characteristics for Occupied Housing Units



# Most housing is homeownership



Having a healthy mix of rental and homeownership housing, as well as smaller homes, supports people in all stages of the life cycle.

Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates. Table DP04: Selected Housing Characteristics







The local  
economy relies  
on low wage  
labor



# How far away do employees need to live?

More communities and Chambers of Commerce are highlighting the challenges of the housing affordability crisis on local businesses.



Ripple Effect Nantucket  
<https://www.rippleeffect-nantucket.com/>



Martha's  
Vineyard

Lower Cape  
Communities





Fabric of the  
community

When active participants in our community cannot afford to live in the community, it can disrupt the fabric of our town or city.

We can't afford to lose the people who can't afford to live here.



Alexis Mathison  
Teacher/Sailing Coach  
Nauset Regional High School

Alexis graduated from a local high school with 243 other kids. Today, only 15 still live here. Why? It's too hard to pay the rent — even as a full-time teacher at Nauset Regional High School and as the Assistant Director at Nauset Beach in the summer. Alexis often wonders if she'll have to move on like her classmates.

At the Community Development Partnership, we are advocating for more accessible and affordable housing options. The voice and votes of community residents are the most effective way to influence town housing policies. Use your voice and your vote, because our communities are better and stronger with people like Alexis.



community development partnership

[www.capecdp.org](http://www.capecdp.org)

Campaign sponsored by  
The Cooperative Bank  
of Cape Cod



The  
workplace is  
becoming  
more diverse.



# From 1980 to 2024...

- White non-Hispanic workers expected to dip below 60% (down from 83% in 1980)
- People of color in the workforce will have more than doubled (18% to 39%+)
- Millennials (56% white) are more diverse than Boomers (72% white)

**Does it put Wellesley young people at a disadvantage to live in a primarily white community?**

Sources: Bureau of Labor Statistics, The National Center for Public Policy and Higher Education, CNN Business



Can the low  
wage workers  
you rely on  
live in  
Wellesley?



# EQUITY

Landscapers

Childcare providers

Housecleaners

Retail workers

Many municipal workers

What does it say about us if we want the workers, but not the housing these workers can afford to live in?



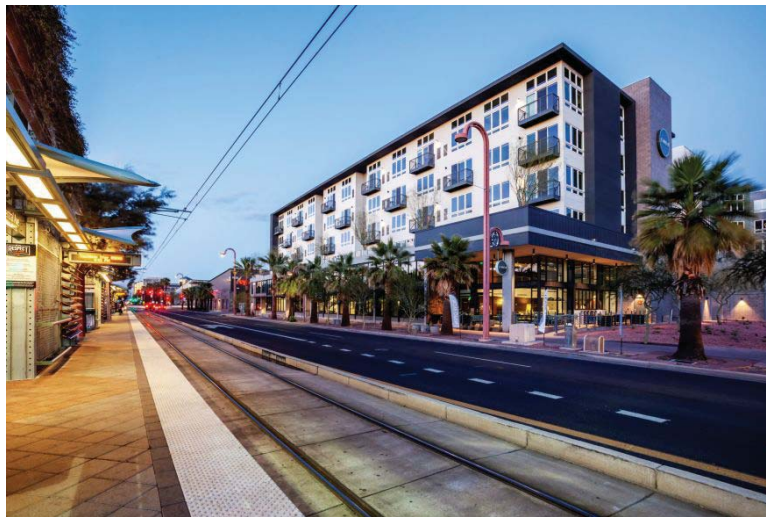


Housing  
density =  
sustainability



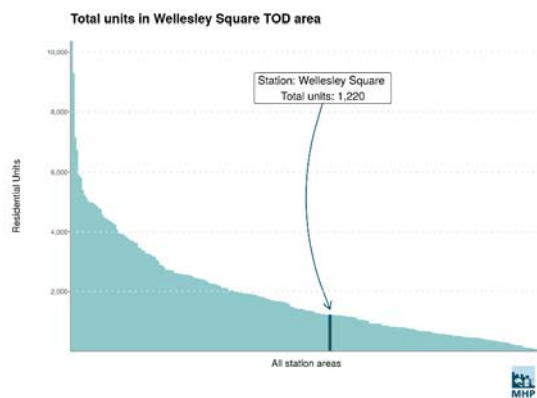
# Denser housing means less environmental degradation per capita

Particularly if this housing is near infrastructure like transit and commercial/retail



# Density in Wellesley Square is low

- And even lower in Wellesley Farms (1.6 units/acre) and Wellesley Hills (1.8 units/acre)



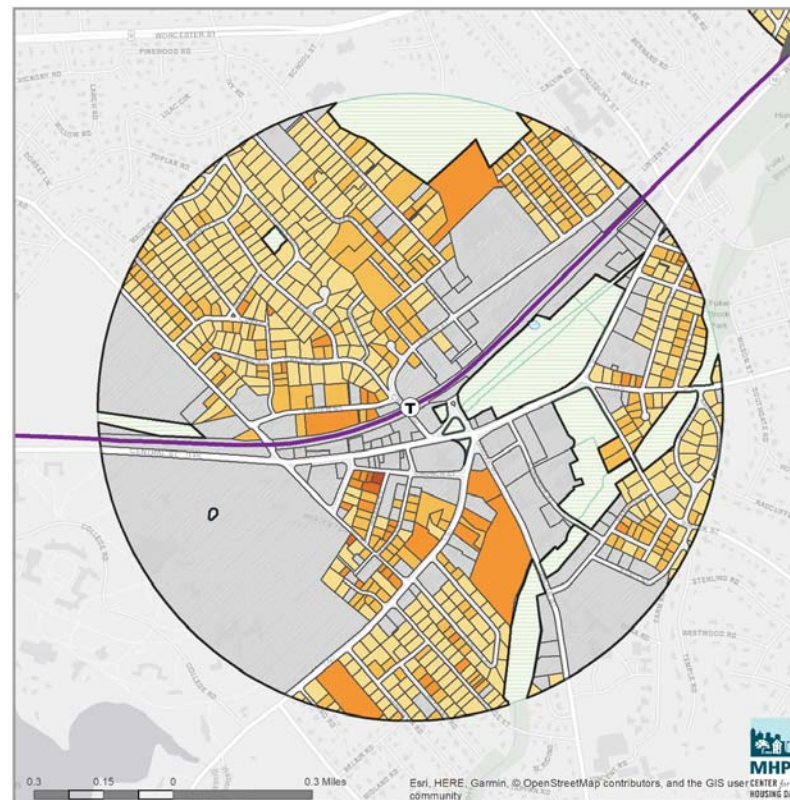
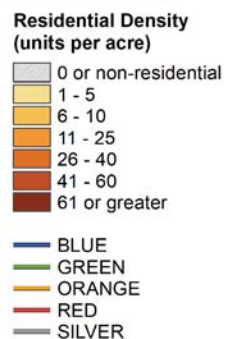
Station:  
**Wellesley Square**

Line/Route:  
**Worcester Line**

Communities in area:  
**Wellesley**

Total units:  
**1,220**

Average density:  
**2.8 units per acre**



Source: TODEx ([mhp.net/todex](http://mhp.net/todex))



# Housing in Wellesley has increased in size by 75% since the 1970s

**Table 2.3 Change in Size in Wellesley's Single-Family Home Inventory**

Age of Dwelling (Year built)	Average Lot (Square footage)	Ave. Residential Floor Area (Square footage)	Average Number of Rooms
2000 to present	21,418	4,651	10
1980-1999	21,166	3,715	9
1960-1979	22,126	2,654	8
1945-1960	16,900	2,275	8
1920-1944	15,871	2,475	8
1900-1919	16,061	2,681	8
1865-1899	17,579	2,789	8
Pre-1865	24,855	2,592	9

Source: Wellesley's Assessor's Parcel Database (2014) and Barrett Planning Group LLC

Taken from Wellesley's Housing Production Plan



# Resources





Relevant data for every community in the Commonwealth to help make the case for housing.



Welcome to DataTown, Massachusetts  
A place to explore and learn about your community

There is a lot of great information out there, but have you ever tried to collect data about your city or town, only to find that you need to go to multiple sites and navigate a multitude of data types that don't quite make sense for Massachusetts? Even if you can find the data you need, do you find yourself spending too much time organizing and visualizing that data?

Uh, yes.

That's why we created DataTown. We wanted a site that not only compiles community-level information from the various available data sources, but also visualizes that data so it's easy to digest. Hopefully this helps you spend less time collecting data so you can spend more time addressing the housing needs

**Don't Miss!**

- [2019 Survey](#)
- [2019 Survey](#)
- [2019 Survey](#)

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**Get Involved!**

- [2019 Survey](#)
- [2019 Survey](#)
- [2019 Survey](#)

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# TODEX MA

Transit-Oriented Development Explorer

[www.mhp.net/todex](http://www.mhp.net/todex)

A comprehensive look at residential land use around all stations in the MBTA system because we believe ***good transit policy requires good land use and housing policy.***



# Housing Toolbox

For Massachusetts  
Communities

Strategies and best  
practices for the creation  
and preservation of  
affordable housing.

[www.housingtoolbox.org](http://www.housingtoolbox.org)

**HOUSING TOOLBOX**  
for Massachusetts Communities 

Know what you're  
looking for?

Type to search the toolbox

**SEARCH**

Strategies and best practices for the  
creation and preservation of affordable  
housing, with guides, tools and resources  
for local boards & committees, planners,  
municipal staff, developers, and  
volunteers.

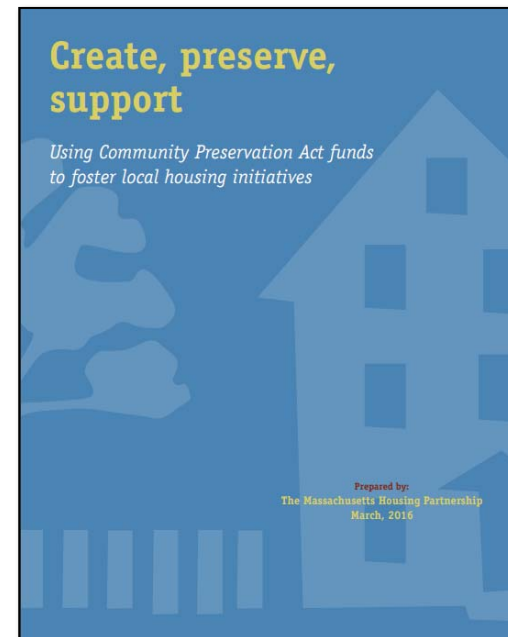
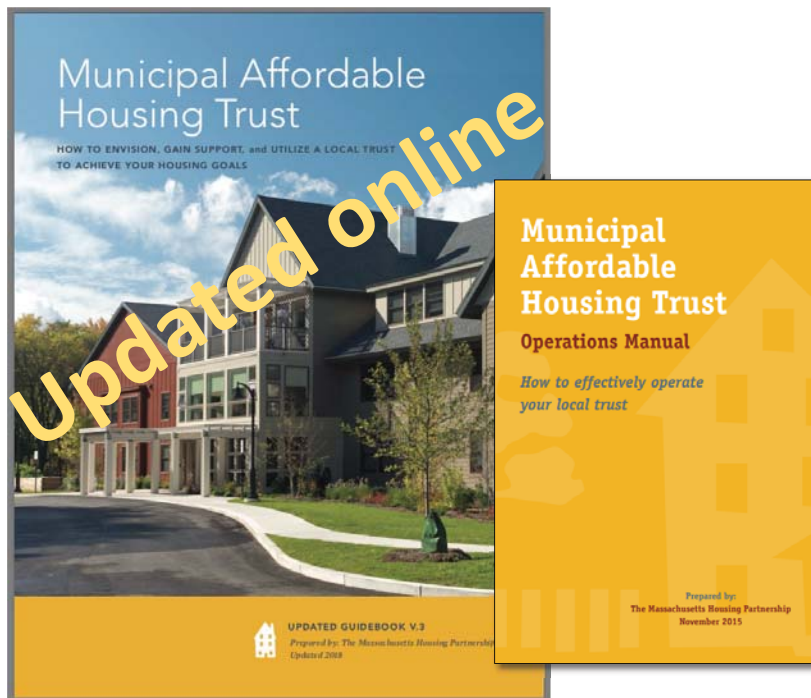
For local boards and committees, planners and municipal staff, and developers





# MHP Online Resources

[www.mhp.net](http://www.mhp.net)



# Affordable Housing Trust + CPA Housing Conference

Saturday, March 14 • FOR MEMBERS AND STAFF

**Location** Courtyard by Marriott, Marlborough

**Time** 8:00-8:30am Registration

8:30-3:00pm Conference



**\$30/person**  
(includes breakfast and lunch)  
Register at [MHP.net](http://MHP.net)

## Affordable Housing Development

- Affordable housing nuts & bolts
- Balancing development pressures
- How communities support affordable housing

## Housing Trusts + CPCs working together



# Questions?

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