

CITY OF CHELSEA

# Housing Needs Analysis & Strategic Plan

March 21, 2017

- Project Overview
- Status Report
- Housing Needs Assessment
- Goals & Priorities



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ASSOCIATES INC

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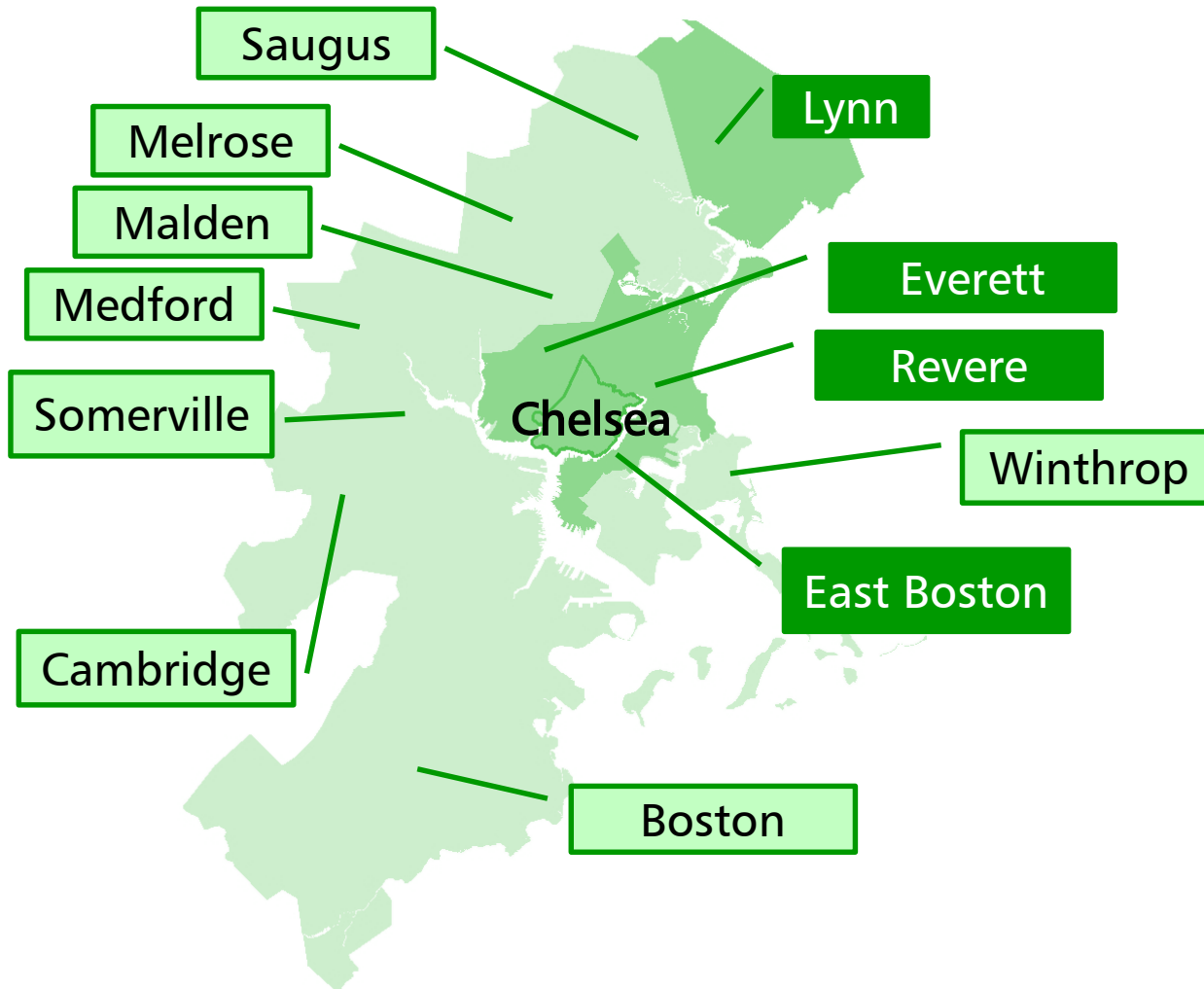
community preservation  
+ planning

# Housing study for Chelsea: why?

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- **Chelsea is growing!**
  - About 1,000 new housing units since 2010
  - By 2015, City had already absorbed 72% of MAPC projected demand for 2010-2020
- Skyrocketing housing sale prices & rents
- Impact of regional housing pressures on Chelsea
- Competing needs
- Competing priorities

# Chelsea is not alone



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“Home shoppers in Boston-area communities especially should prepare for yet another year of slim pickings, overcrowded open houses, and bidding wars, real estate brokers say.”  
*Boston Globe*  
January 24, 2017

# Housing plan components

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- Needs assessment
- Affordability analysis
- Supply/demand analysis
- Vision & goals
  - Housing types
  - Range of affordability
  - Fair housing
- Strategies for reaching goals & achieving vision
- Roles/responsibilities of Housing Trust

# What kind of goals?

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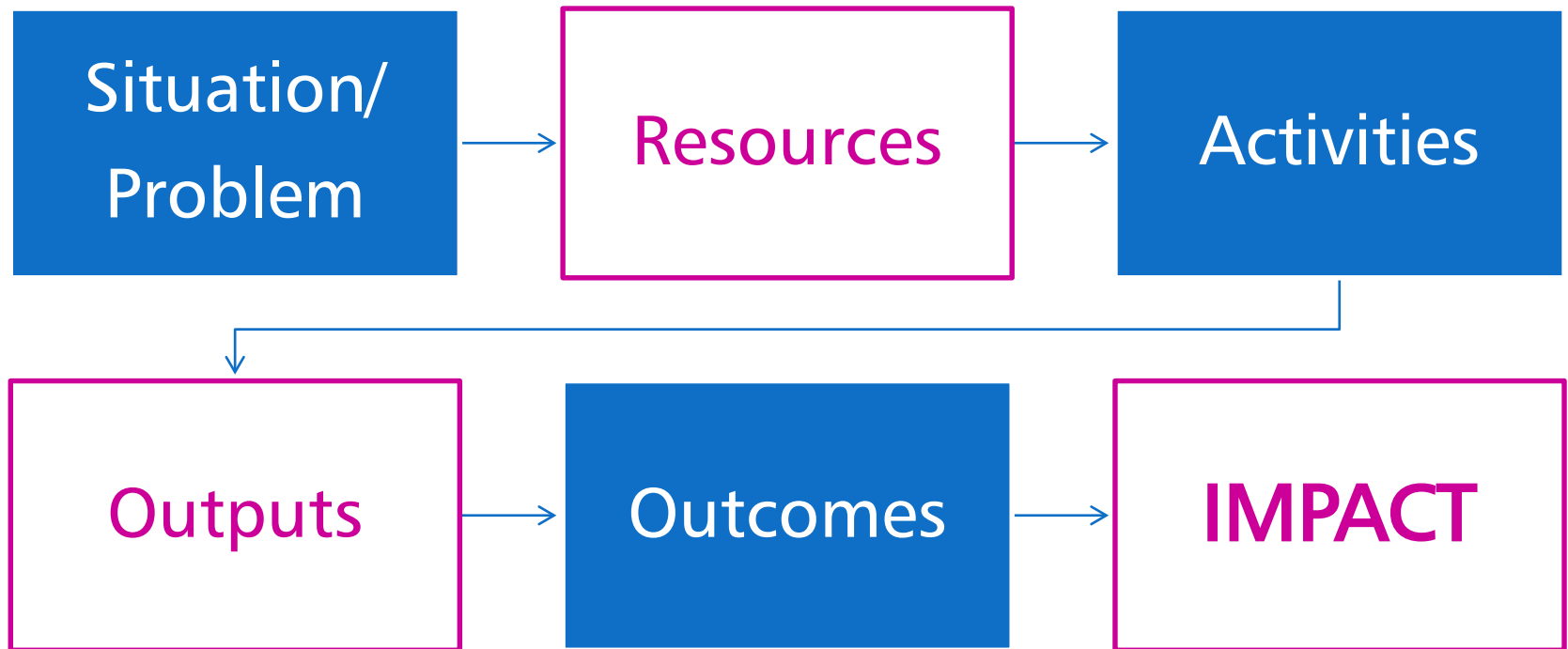
- Goals should be ...
  - Specific
  - Measurable
  - Achievable
  - Relevant
  - Time-based

## "Smart" Goals



# Strategic plan (end product)

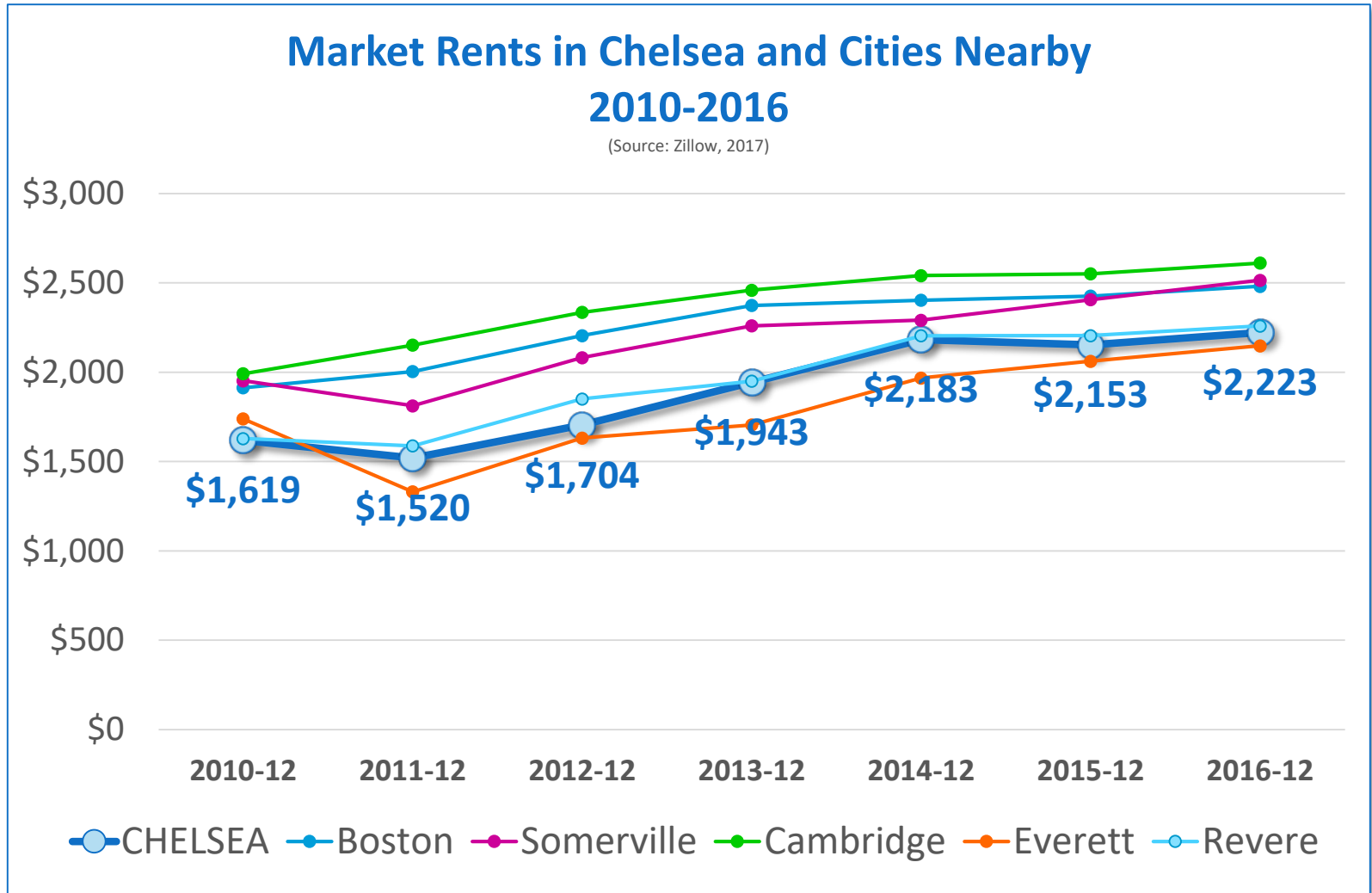
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# Chelsea by the Numbers

# Rents by the numbers

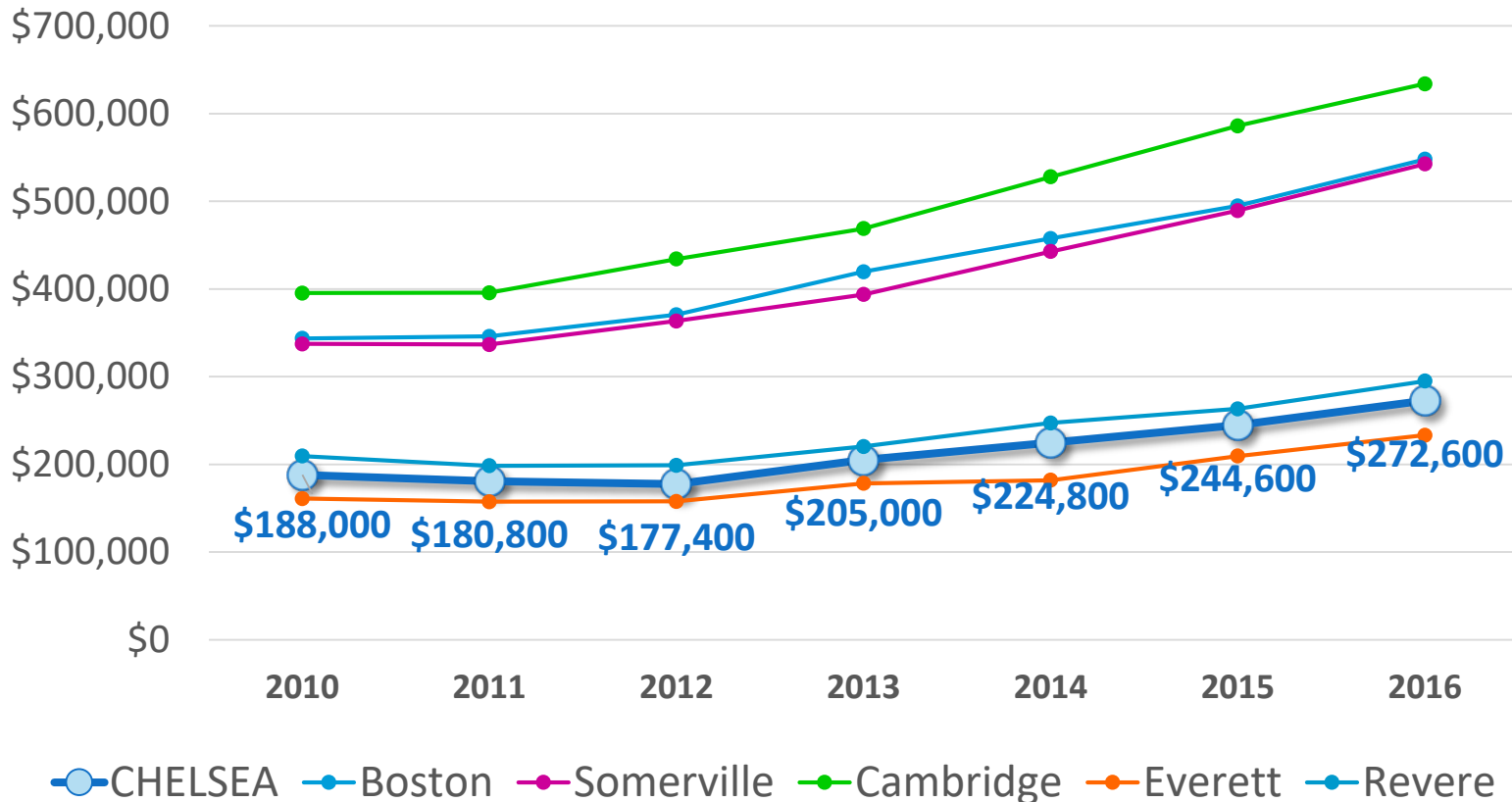




# Sale prices by the numbers

## Condo Sale Prices in Chelsea & Cities Nearby 2010-2016

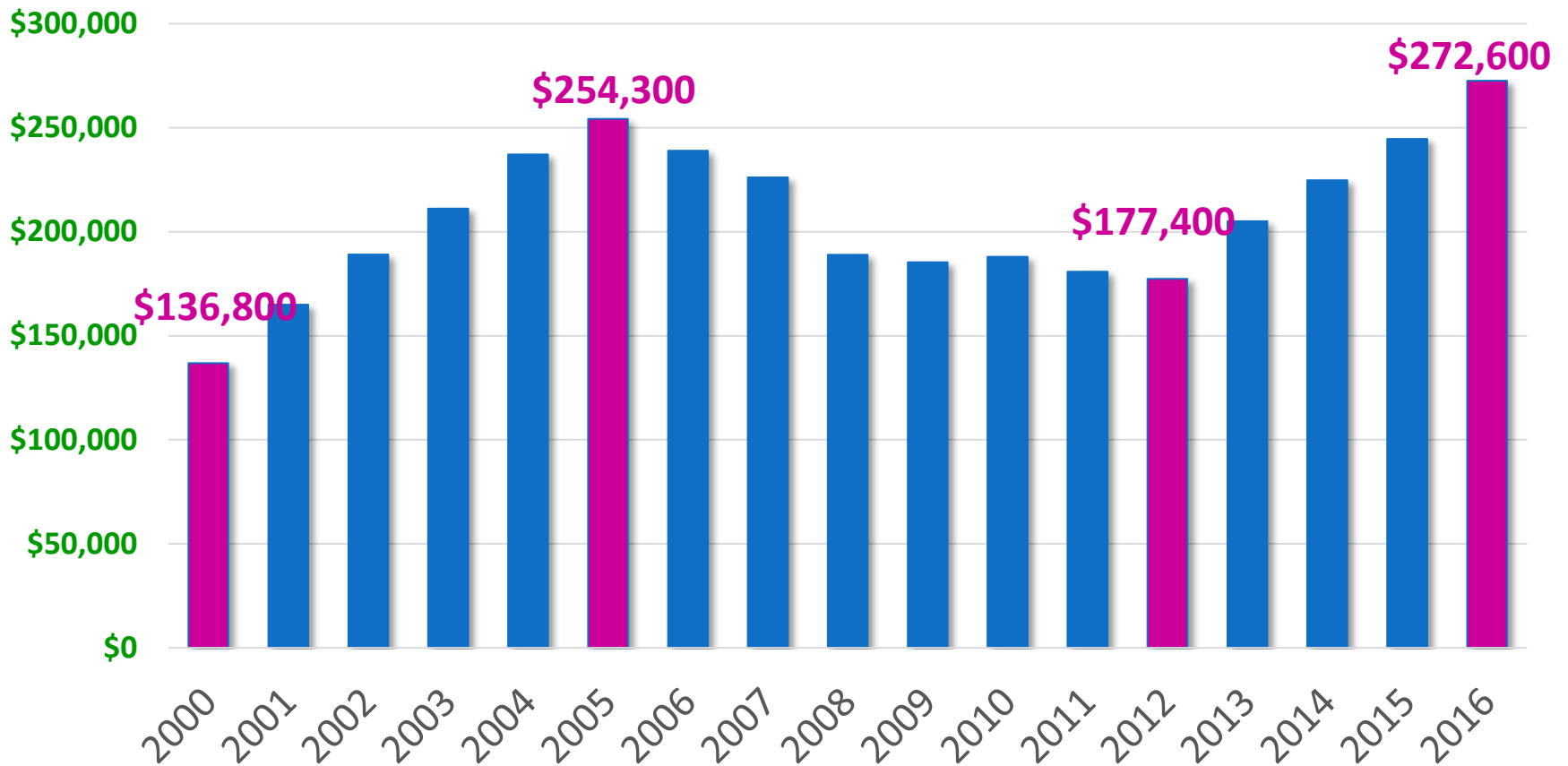
(Zillow, 2016)



# A longer-term look

## Chelsea Condo Sale Prices

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# Population by the numbers

<b>Total population (Est.)</b>	37,581	100%
<b>Children under 18</b>	9,768	26%
<b>Seniors 65 and over</b>	3,388	9%
<b>Racial minorities</b>	18,194	48%
<b>Latino population</b>	24,130	64%
<b>Born abroad</b>	16,550	44%
<b>Residents with jobs*</b>	18,212	
<b>Residents with <i>Local</i>/Jobs</b>	4,370	24%

\*Residents 16 years and over.

Source: Census Bureau, ACS Five-Year Estimates 2011-2015.

# Households by the numbers

<b>Total households:</b>	12,290	100.0%
<b>Renters</b>	8,856	72.1%
<b>Homeowners</b>	3,434	27.9%
<b>Families</b>	7,838	63.8%
<b>Families with children under 18</b>	4,944	40.2%
<b>Senior households</b>	2,035	16.6%
<b>Newcomers (recent move-ins)</b>	2,186	5.9%

Source: Census Bureau, ACS Five-Year Estimates 2011-2015.

# Housing by the numbers

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Total housing units	12,940	100%
Median year built, all units	Pre-1939	
Multifamily units	11,825	91%
Single-family homes	1,092	8%
Median value, owner-occupied unit	\$274,100	
What households typically spend each month to own or rent their home or apartment	\$1,269	

Source: Census Bureau, ACS Five-Year Estimates 2011-2015.



# Who can afford to live in Chelsea?

# Defining terms

What do “extremely low income,” “low income” and “moderate income” mean? The legal definition from HUD is based on households incomes throughout a region. In the Boston area today, here are the maximum eligible incomes for federal and state housing assistance.



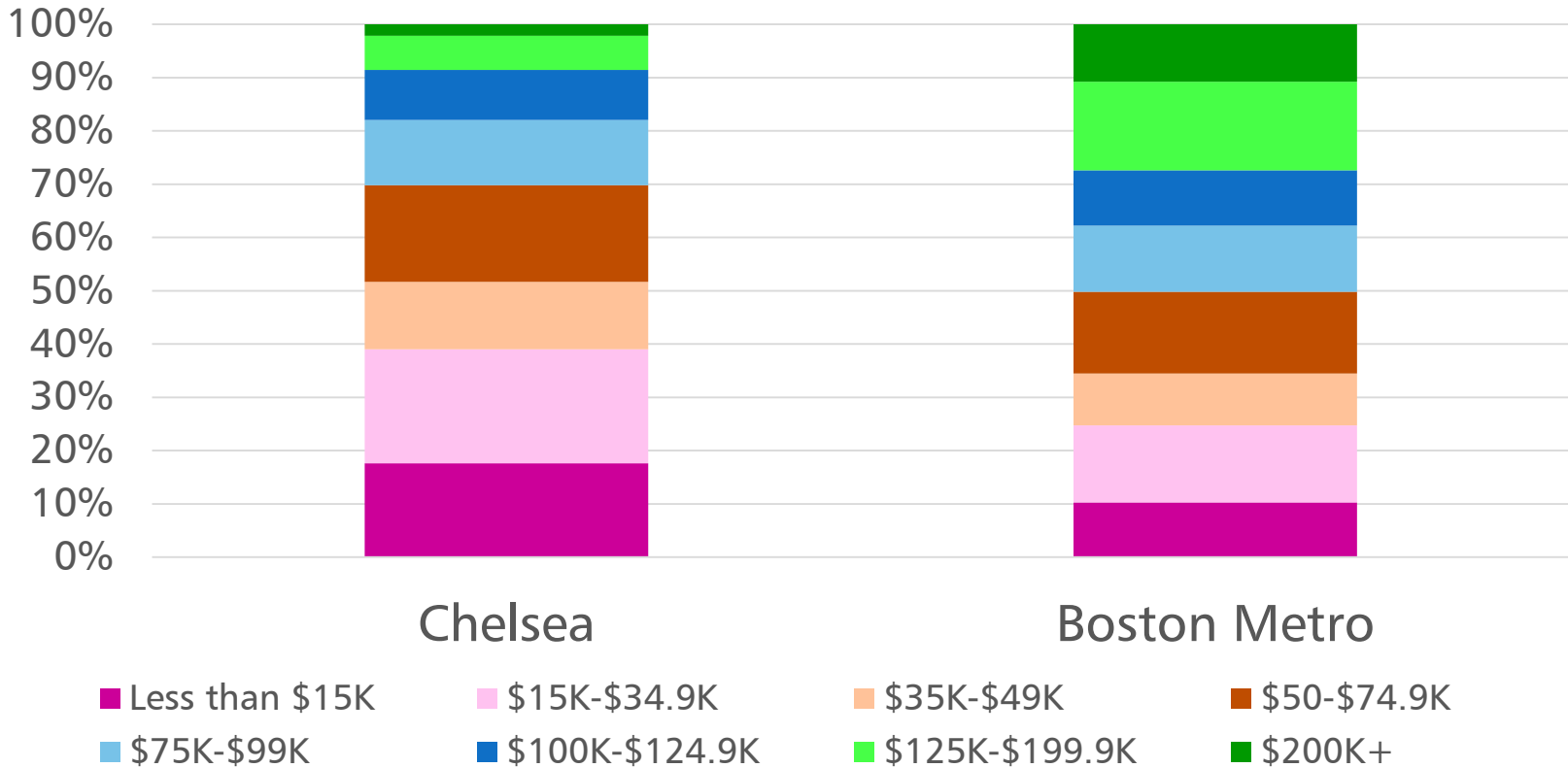
	Number of People in the Household					
	1	2	3	4	5	6
<b>Extremely Low Income</b>	\$20,650	\$23,600	\$26,550	<b>\$29,450</b>	\$31,850	\$34,200
<b>Low Income</b>	\$34,350	\$39,250	\$44,150	<b>\$49,050</b>	\$53,000	\$56,900
<b>Moderate Income</b>	\$51,150	\$58,450	\$65,750	<b>\$73,050</b>	\$78,900	\$84,750

**Boston Metro Area Income Limits (2016)**

# But, Chelsea is different

### Household Incomes: Chelsea and Boston Metro Area

(Source: ACS 2011-2015)





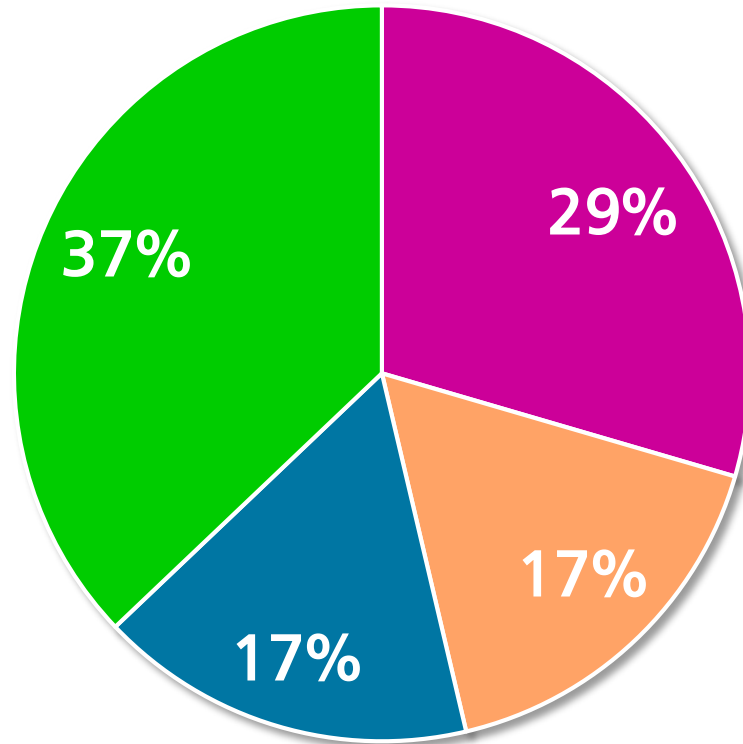
# Affordability by the numbers

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## Chelsea Households by Income Range

(Source: HUD, 2015)

- Extremely low income
- Low income
- Moderate income
- All others



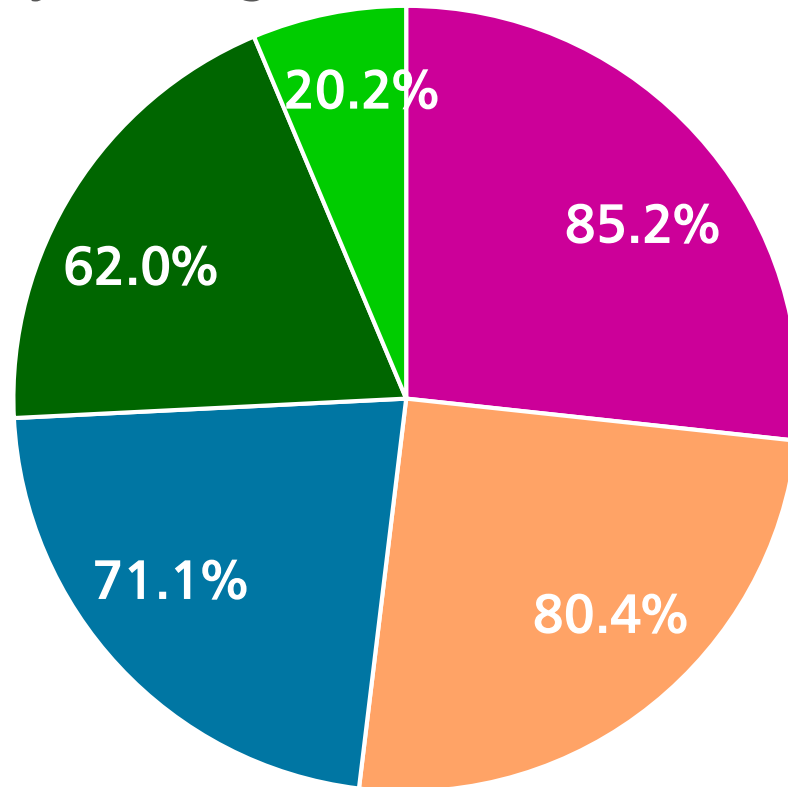
# Affordability by the numbers

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## Chelsea Homeowners

### Household Income by Housing Cost Burden

- Extremely low income
- Low income
- Moderate income
- Middle income
- All others



# Affordability by the numbers

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## Chelsea Renters

### Household Income by Housing Cost Burden

