

Boxborough Housing Needs Assessment
Boxborough Housing Needs Assessment



PREPARED FOR THE
BOXBOROUGH HOUSING BOARD

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EXECUTIVE SUMMARY

This report analyzes the housing needs for the Town of Boxborough. It takes into consideration the impact of population growth, education, housing trends and housing inventory.

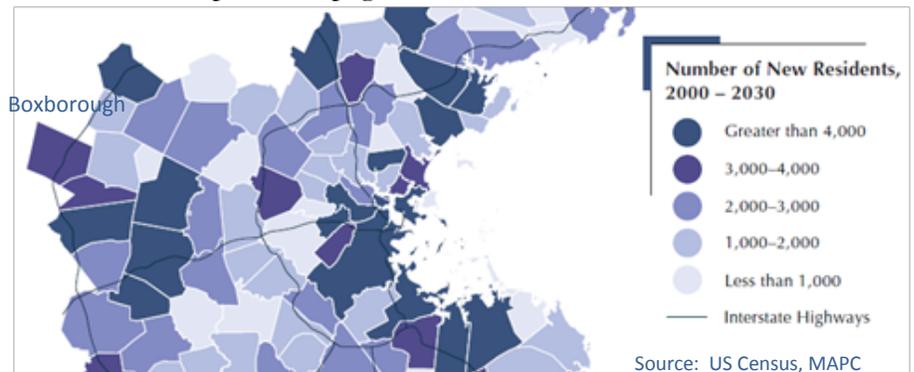
Any housing need analysis raises a basic strategic question. Should the need for housing be driven by the population growth or does the production of new housing drive population growth?

The report focuses primarily on the housing needs of the Town of Boxborough and the towns adjacent to Boxborough (Acton, Stow, Bolton, Harvard and Westford). Most reports on housing needs are developed for affordable housing and focus on defining the needs of a region. This could be an arbitrary 10 or 25 mile radius from the target community or it could be a county within the Commonwealth. An analysis based on this larger area, tends to mask or hide the needs of a relatively small town such as Boxborough. For instance if the needs analysis was based on Middlesex County, it would include a population of more than 1.5 million people and almost 612,000 housing units. Boxborough has a population of 5,000 and about 2,000 housing units. Large population centers in Middlesex County such as Chelmsford, Lowell and Framingham have a more diverse need for housing and therefore, if considered, distort the housing needs for Boxborough.

This report focusing primarily on the Boxborough housing needs of existing residents. It presents the following data and draws the following conclusions:

- Massachusetts population will grow by 9% between 2000 and 2030 while the rest of the country will grow by 29% in the same period— page 11

- Boxborough population grew to 4,996 by 2.6% from 2000 to 2010 and without the addition of 40B units will grow by 136 people or 2.6% to 5,128 people from 2010 to 2020— page 12



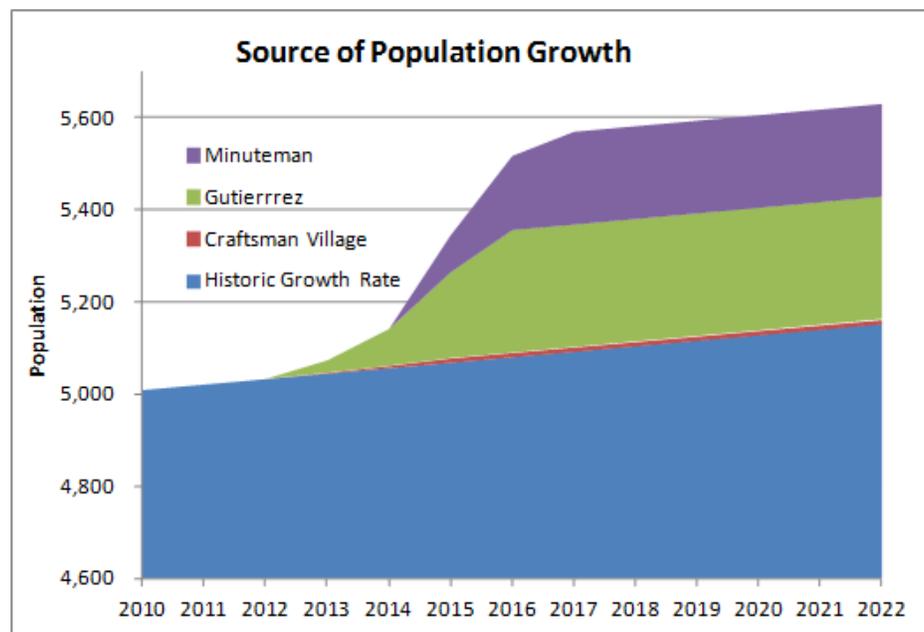
- Boxborough population, with the addition of three 40B projects will grow from 4,996 in 2010 by 12% to 5,605 in 2030—page 12
- The population of seniors over age 60 will increase by 58% from 712 residents in 2010 to 1,226 in 2020. It is the fastest growing segment—page 15
- Boxborough median income in 2010 was \$102,222 and was 58% greater than the median income for the state (\$64,509)—page 45
- Boxborough schools are ranked in the top 95% of all schools in the state as measured by MCAS proficiency for 10th grade science—page 29
- 32% of Boxborough residents have a masters degree which is in the upper 10% of the state—page 47
- The unemployment rate in Boxborough in 2011 was 6.1% vs. the state unemployment rate of 8.2%—page 49

- Boxborough has 2,073 housing units; 70% are owner occupied and 21% are occupied by renters. The town ranks in the middle of Massachusetts communities in terms of rental units—page 19
- Mean price in 2010 for a house was \$512,700 vs. \$352,301 for the state—page 21
- A two bedroom 40B SFH affordable home built in 2012 will be priced at \$179,000 (page 25) and a 2 bedroom affordable apartment will rent for \$1,273 per month—page 24
- MGL 40B limits the number of people who qualify for affordable housing and produces gaps in housing coverage—page 13

Although DCHD credits Boxborough with 24 “subsidized housing units” and gives Boxborough credit for 1.2% of their housing stock as affordable against their 10% goal as defined by MGL c.40B, according to the 2010 census, Boxborough actually has 451 single family homes or apartments that sell or rent below the housing limits defined as affordable by DHCD. These units are not accepted by DHCD, but if they were counted towards Boxborough’s 40B goal, 21.8% of the Boxborough housing would sell or rent at or below the affordable prices—page 20.

The Boxborough school system is a magnet that already draws families to the town to take advantage of the high MCAS results that have been earned by students in the system—page 29.

Currently, there are three 40B projects that are either approved or being proposed that will produce 346 new housing units in Boxborough in the next two to four years—page 16. Because Boxborough is such a highly desirable area, increased population in Boxborough is driven by the availability of housing. Until Boxborough has 10% of their housing stock classified as affordable by DHCD, 40B will play an important role in driving population growth.



Given the population growth projected for Boxborough (2.6% from 2010 to 2020), normal building patterns will meet the needs of Boxborough residents without externally stimulated building programs such as 40B. However, the changing demographics will create gaps in the housing needed by residents.

There are four gaps in the present and projected supply of housing—page 32. To address these housing gaps, I suggest the Housing Board consider the following programs to meet the needs of Boxborough residents. Additional details can be found on page 54.

Summary of Housing Needs for Boxborough

Housing Need	Description of Housing	How Financed
Managed Care Facilities—page 36		
<ul style="list-style-type: none"> Continuing Care Retirement Communities (CCRCs) 	Campus configuration of town houses, cottages and apartments with menu of services to allow residents to age in place. Prices range from \$700 to \$10,000/mo	Specialty CCRC providers provide funding. May include LIHTC
<ul style="list-style-type: none"> Assisted Living 	25 to 120 apartments per facility ranging in size from studio to 2 bedrooms. Housekeeping services and limited on site health care provided 24 hours per day. Costs range from \$4,000 to \$7,500 per month	Specialty Assisted Living developer/operator providers funding. May include LIHTC
<ul style="list-style-type: none"> Independent Living 	25 to 100 one or two bedroom apartments for seniors with some housekeeping services, but no on site healthcare. Prices range from \$500 to \$1,000 per month.	Private investor with Federal or State LIHTC
Low Income Rental Housing	24 to 64 one and two bedroom apartments ranging in size from 600 to 1200 sf renting for \$400 to 1000 per month. No onsite services provided. LIHTC fund portion of construction cost	Private investor with Federal or State LIHTC or HUD 202 program
Single Family Homes for Seniors – page 38	SFH sold to seniors for less than \$400K. Typical size 1200 to 1800sf on a small lot. Design is living space and MBR on the first floor. Complex may have recreational facilities for seniors. Typically over 55.	Private investor. Free or low cost land is required with some services (water, septic, etc) to meet the financial objectives.
Single Family Homes for Families—page 38	SFH sold to families for less than \$400K. Typical size 1200 to 1800sf on a small lot with four bedrooms.	Private investor. Free or low cost land is required with some services (water, septic, etc) to meet the financial objectives.

I thank you for the opportunity to prepare this report and am available to answer any questions.

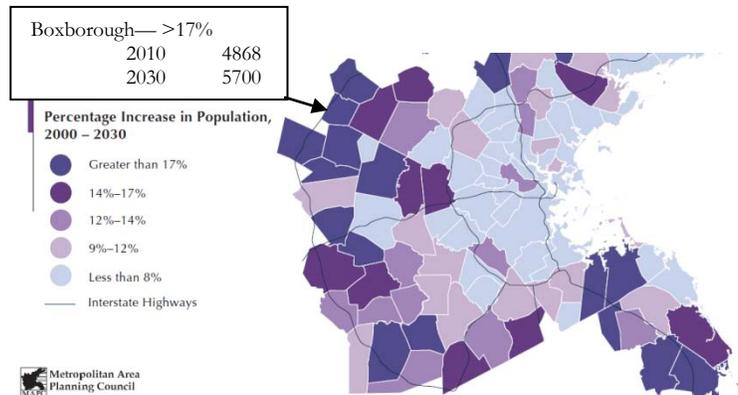
Demographic Characteristics and Trends Affecting Boxborough

POPULATION GROWTH

Massachusetts

Massachusetts population is expected to grow by 9% from 2000 to 2030. This is one third the growth of the US population that is expected to grow by 29%. The greater Boston metropolitan area will experience significant demographic shifts including a decrease in all age groups under 55 and a substantial increase in age groups over 55¹.

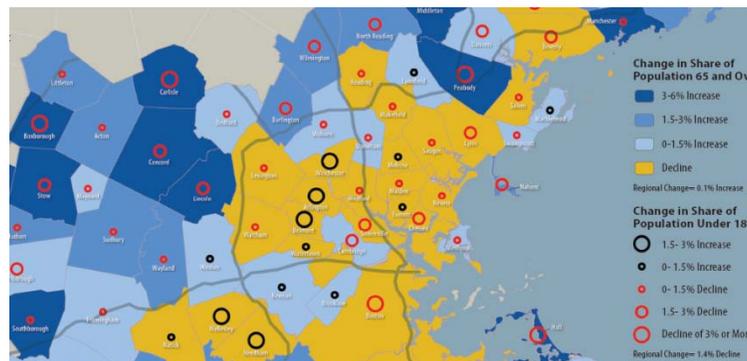
As noted in the map to the right, population growth for some of the core urban areas is forecasted by MAPC to be less than 8% over the 30 years, while some of the suburbs, including Boxborough, are expected to grow by 17%. Other high growth towns include Harvard, Stow, Littleton and Bolton. Refer to page 64 for larger map.



Source: US Census, MAPC

According to MAPC, the region added 81,000 housing units or 7% increase between 2000 and 2010. Population during this time grew by 3%. This growth differs from past decades when the growth of the suburbs slowed considerably. The towns outside of Route 128 grew by 14% in the 1990s and slowed to 4% since then. The past decade represents a transition from previous decades characterized by suburban sprawl and urban decline toward a more balanced pattern of growth.²

High gas prices will further exert pressure on areas of growth as homeowners may choose to live closer to work or closer to transportation services to limit the cost of commuting to work.



Source: US Census, MAPC

MAPC demonstrates this change in demographics as the change in the share of population over age 65 decreased in the area inside Route 128 (refer to areas of yellow in the map to the left) as compared to the areas outside of 128 that will experience an

¹ MAPC, Projected Population Growth, Sources US Census Bureau 2000

² MAPC Population and Housing Unit Change 2000 to 2010, Source US Census

increase in the share of population over age 65 (refer to areas in blue in the above map)³ and to larger view of the map on page 64.

Regional Demographic Data

The 2010 US Census reports that Boxborough and the adjoining towns (Stow, Acton, Bolton, Harvard and Westford) have similar demographic statistics.

Regional Demographics								
	Stow	Acton	Boxborough	Bolton	Harvard	Westford	Maynard	Hudson
Total population	6,590	21,924	4,996	4,897	6,520	21,951	10,106	19,063
Total housing units	2,422	8,196	1,984	1,659	1,941	7,591	4,350	612,131
Median age (years)	43.5	41.9	43.3	42.8	42.8	42.0	41.3	41.0
62 years and over	16.4%	14.2%	12.0%	13.3%	14.2%	13.0%	16.3%	17.9%
White	93.6%	77.3%	80.5%	94.9%	90.3%	85.1%	92.7%	91.7%
Total households	2,429	8,187	1,949	1,670	1,893	7,498	4,239	7,528
Renter-occupied housing	11.20%	24%	21.40%	7.70%	8.60%	9.50%	28.80%	27.60%
Average household size	2.71	2.66	2.56	2.93	2.76	2.93	2.38	2.53
Mean household income	\$ 129,281	\$ 128,769	\$ 119,845	\$ 148,233	\$ 170,089	\$ 137,126	\$ 82,148	\$ 99,638
Median House Value	\$ 460,000	\$ 487,800	\$ 512,700	\$ 544,000	\$ 683,000	\$ 445,500	\$ 341,600	\$ 403,500

Source: 2010 US Census- DP03.4

Adjoining towns (Boxborough, Stow, Acton, Bolton, Harvard and Westford) are substantially different from other towns in Massachusetts including Maynard and Hudson.

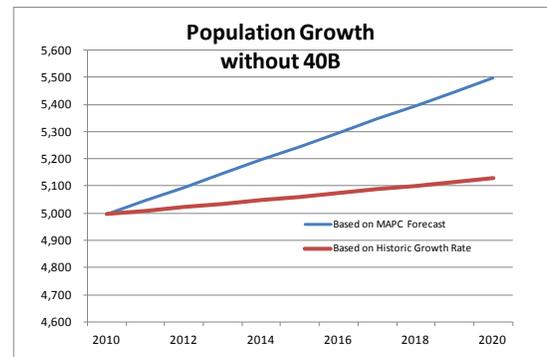
- Mean Household income in Massachusetts is \$64,509 vs. Boxborough at \$119,845. Hudson is \$99,638 and Maynard \$82,148.
- In Massachusetts, the average price of a home is \$334,100 vs. Boxborough at \$512,700. Hudson is \$403,500 and Maynard \$341,600.

Boxborough

The US Census Bureau reported that Boxborough population grew from 4,868 in 2000 to 4,996 in 2010—a 2.6% growth. Assuming the growth from 2010 to 2020 is also 2.6% the population in Boxborough in 2020 will be 5,128.

Without the benefit of the 2010 census and before the recent recession, MAPC estimated in the population in Boxborough will grow by more than 17% between 2000 and 2030. If the population grew by 20% between 2000 and 2030, it would be 5,496 in 2020 and 5,996 in 2030.⁴

The historic projection of 5,128 residents based on the historic growth between 2000 and 2010 (Red line in graph above) and the MAPC projection of 5,496 (blue line in the graph above) is difference of 368 (7%) units. The difference is accounted for in the economic optimism before the recession and the realities as we come out of the recession.



³ MAPC Population and Housing Unit Change 2000 to 2010, Source US Census

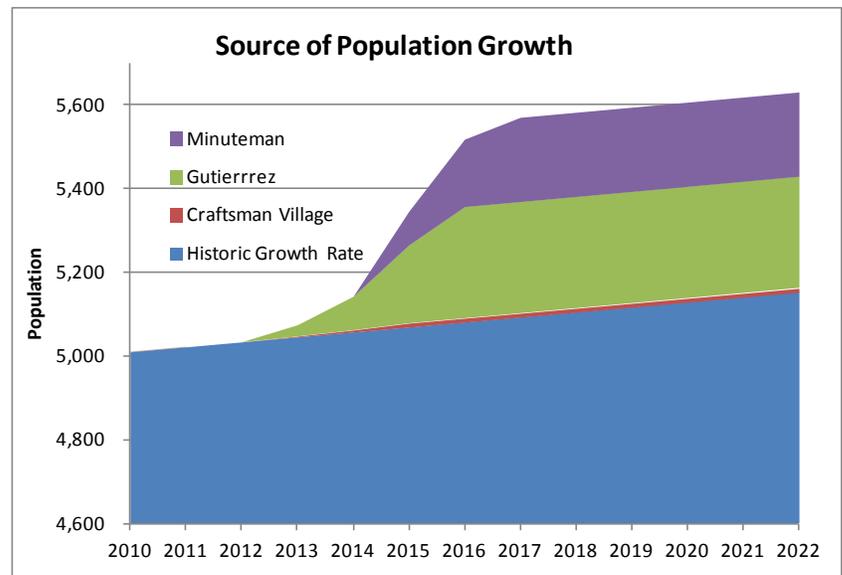
⁴ MAPC, Projected Population Growth, Sources US Census Bureau 2000

Impact of 40B Projects

Currently, there are three 40B projects that will produce 346 new housing units in Boxborough in the next two to four years if they are built. These housing units will generate 680 new bedrooms and an incremental population of 477 residents or an additional 9% of population growth. Two of the projects are already permitted (Craftsman Village (4 units) and Gutierrez (246 units) and one (Minuteman -96 units) is in process of applying to the town for a comprehensive permit.

As of December 22, 2010, DHCD has credited Boxborough with 24 affordable units (SHI units) vs. a 2010 goal of 206 units to satisfy the 10% requirement for 40B. Boxborough needs an additional 182 units to reach 10%. Once building permits are pulled for the Gutierrez project (246 rental units), the town will be over the 10% set by MGL C. 40B, and will be able to evaluate all new projects based on their merit to the community without regard to 40B. Until that happens, the town is vulnerable to new 40B projects.

If all three projects are built, the population in Boxborough will grow from 4,996 in 2010 to 5,605 in 2020 or a 12% increase. The graph above illustrates the different growth rates and the graph to the right illustrates the projects and the sources of the population growth.



Increased population in Boxborough is driven by the availability of housing. Until Boxborough has 10% of their housing stock classified as affordable by DHCD, 40B will play an important role in creating new housing and driving population growth.

There are several reasons why these 40B projects may never be built:

- Current lack of demand for new housing
- High transportation costs driven by the price of gas make Boxborough undesirable
- Lack of credit and funds to build the projects
- Inability of developers to secure approval for projects

Likewise, there are also reasons why the probability is high that these 40B projects and possibly others will be built. These include:

- Boxborough is a very desirable community for new residents
 - Good schools with high MCAS scores

- Access to Route 495, Route 2 and commuter rail in Littleton and South Acton
- Highly educated population
- Low crime rate
- Availability of services in Acton and Littleton
- Economy and investment picture is improving
- Presence of large potential employer, CISCO, provides an upside for employment and housing outlook

It seems prudent and conservative in this housing needs assessment to assume that these 40B housing projects will be built and that any future needs should factor these projects into availability.

AGE DISTRIBUTION

Senior population projection

Between 2000 and 2030, the senior population in the MAPC region is projected to increase by 79%, while the total population will increase by only 9%. Over this time period, the proportion of seniors will increase from 10% to 22%. By 2030, the over-65 group will constitute more than 25% of the population in 37 out of MAPCs 101 communities.⁵

Residents living alone

The 2010 census identified 499 (26%) individuals (households) who were living alone. 278 (14%) were males and 221 (11%) were females. Of these, 80 individuals or 5% were over age 65.

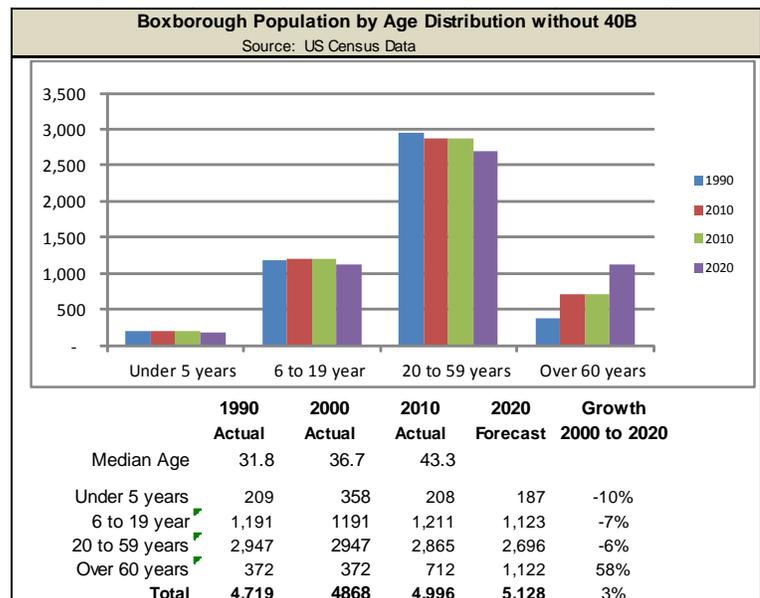
DP-1: Profile of General Population and Housing 2010 Demographic Profile Data			
Subject	Number		Percent
AGE			
Total population	4,996		100%
Under 5 years	208		4%
20 to 54 years	2,435		49%
Over 55	1,142		23%
HOUSEHOLDS BY TYPE			
Total households	1,949		100.0
Householder living alone	499		25.6
Male	278		14.3
65 years and over	36		1.8
Female	221		11.3
65 years and over	64		3.3

Population projections without proposed 40B projects

The median age in Boxborough increased from 36.7 years in 2000 to 43.3 years in 2010. This 5.6 year change reflects an older population as shown in the chart of Population by Age Distribution to the right.

Census data shows that between 2000 and 2010 the number of children less than 5 years of age decreased from 358 to 208, the number of school age children from age 5 to 19 decreased by 20 to 1211 and the number of adults from age 20 to 59 decreased by 82 to 2,865. The number of seniors over age 60 increased by 340 to 712.

If the trend of senior population continues into 2020, it will be the largest growth segment going from 372 seniors in 2000 to 712 in 2010 and based on my forecast, this segment of the population will be 1,122 in 2020 or an



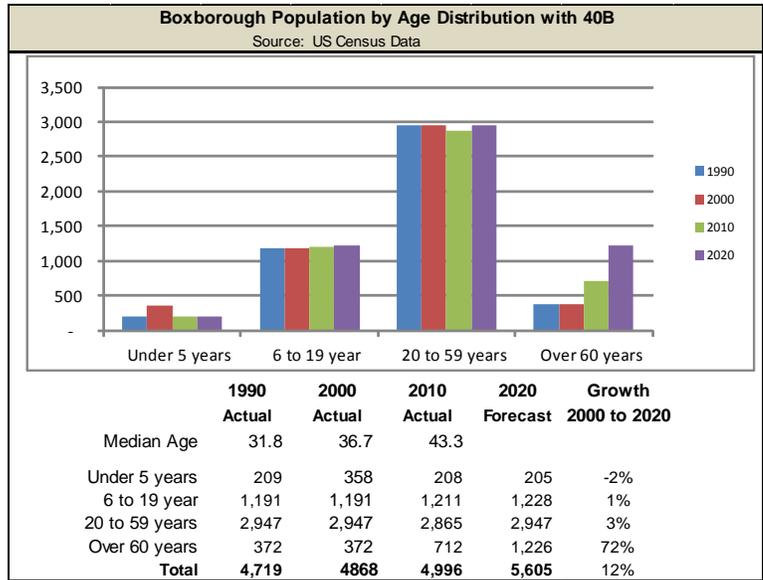
⁵ MAPC Population Projection, 2005, MassGIS, Central Transportation Planning Staff (CTPS)

increase of 410 seniors over 2010. The 58% growth projected in the senior population age, 60 and over, is the largest single factor affecting the future housing needs for the Town.

Population projections with proposed 40B projects

If the 40B projects currently approved or under consideration by developers are built, the total population will grow from 4,996 in 2010 to 5,605 in 2020. This is a 12% increase in the population compared to 3% increase if they are not constructed. Refer to chart below.

The number of residents under 59 years old will basically be flat. The population of seniors over age 60 will increase by 72% from 712 residents to 1,226.



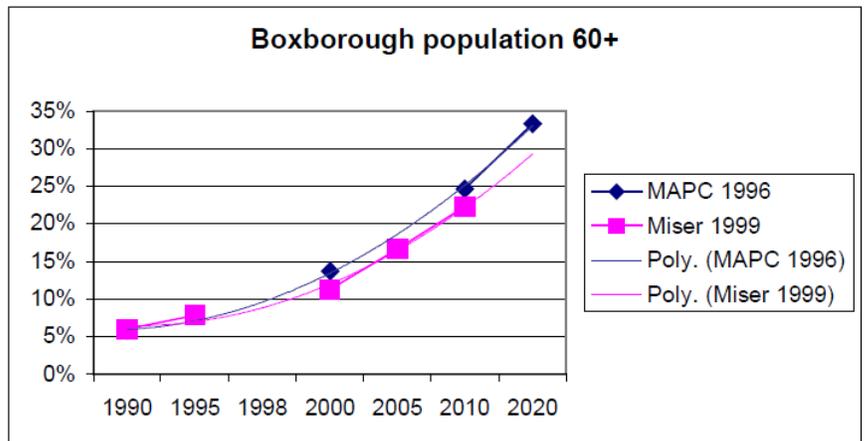
Projection of senior population from October 1996 Housing Plan by AHSC

In 1996, the report on Boxborough Housing by the AHSC, identified a shift in population of residents over age 60 from 5% in 1990 to 12% in 2000 and from 22% to 24% in 2010. The report was based on forecasts from MAPC in 1996 and MISER in 1999 and is shown in the chart below. The report stated:

“Seniors age 60+ are a growing segment of the Boxborough community. As shown in the following graph, over the next 20 years, this proportion of Boxborough’s population is projected

to increase three-fold, from about 10% in 2000 to over 30%. However, we have a very poor understanding of this group’s dynamics and their housing needs. An estimate of current senior needs was developed based on information provided by the Town Administrator and the Council on Aging Coordinator on the number of seniors currently expressing interest in, or taking advantage of various assistance programs. This

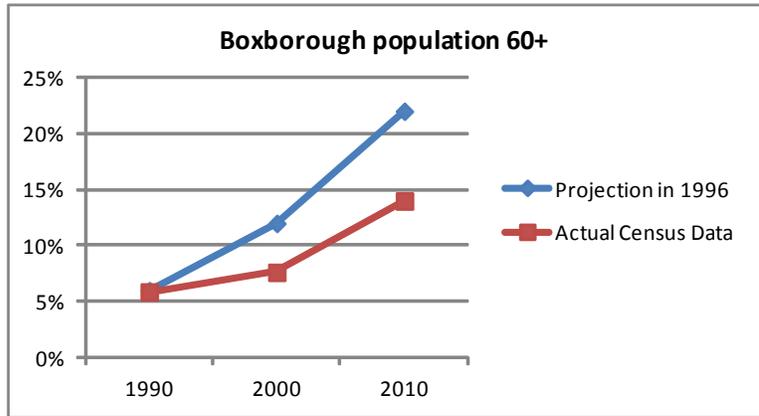
generated an estimate of about 10-12 seniors in the current population who might be considered potential candidates for income qualified affordable housing should they wish to downsize their current residence and remain in Boxborough. By extrapolation based on population, this leads to an estimate of about 33 seniors in 2020. The number of affordable units for seniors was based on



the assumption that 50% of the group would be housekeeping couples, and 50% would be living alone.”⁶

In 1996, the Housing Plan of the AHSC projected in 2010, 22% of the population of Boxborough would be over age 60. The actual census data reports that seniors are 14% of the total (seniors 712 of 4,996=14%) vs. 22% as projected by AHSC.

Projection VS Actual results of Census



	1990	2000	2010
Projection in 1996	6%	12%	22%
Actual Census Data	6%	8%	14%

⁶ Affordable Housing in Boxborough, AHSC Report and Recommendations – October 30, 2000, Section 3.5

HOUSING INVENTORY AND STATISTICS

The 2010 census recorded that of the 2,073 housing units in Boxborough 79% (1,532) were owner occupied and 21% (417) were renter occupied units.

The total number of individuals living in an owner occupied units total 4,248 and the renter occupied population was 748. The average population in one owner occupied units was 2.77 per unit and 1.79 per rental unit. Vacancy rates averaged 6% or 124 units for all housing.

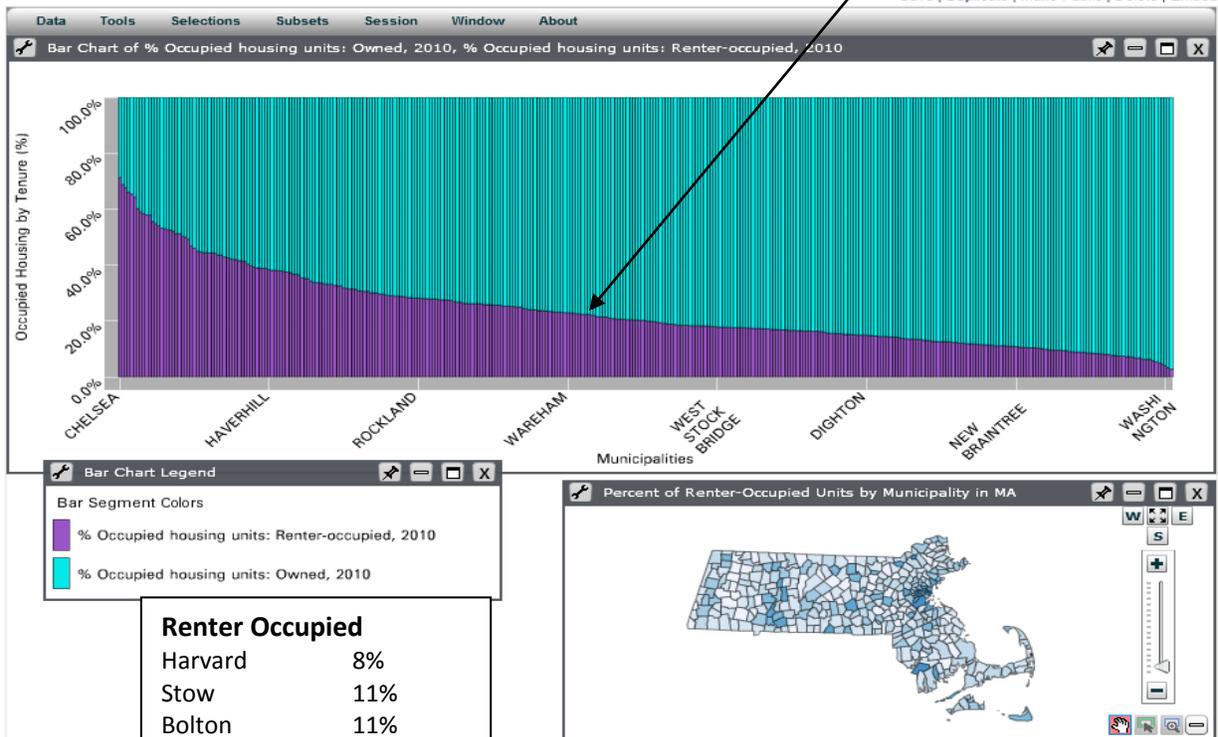
Boxborough has a rental rate of 21% of all housing and when compared to the rest of the state, is a higher rental rate than 50% of the communities in Massachusetts.

HOUSING OCCUPANCY			
Total housing units	2,073		100.0
Occupied housing units	1,949		94.0
Vacant housing units	124		6.0
For rent	63		3.0
Rented, not occupied	1		0.0
For sale only	21		1.0
Sold, not occupied	2		0.1
For seasonal, recreational, or	11		0.5
All other vacants	26		1.3
Homeowner vacancy rate (percent) [8]	1.4		(X)
Rental vacancy rate (percent) [9]	13.1		(X)
HOUSING TENURE			
Occupied housing units	1,949		100.0
Owner-occupied housing units	1,532		78.6
Population in owner-occupied housing	4,248		(X)
Average household size of owner-	2.77		(X)
Renter-occupied housing units	417		21.4
Population in renter-occupied housing	748		(X)
Average household size of renter-	1.79		(X)

Percent of Occupied Housing Units by Tenure

By RHHeaton
Based on Percent of Occupied Housing Units by Tenure, by Aditi Mehta
Year(s): 2010 • Source(s): Census
Edit Properties [+]

Boxborough
21% Renter
79% Owner Occupied

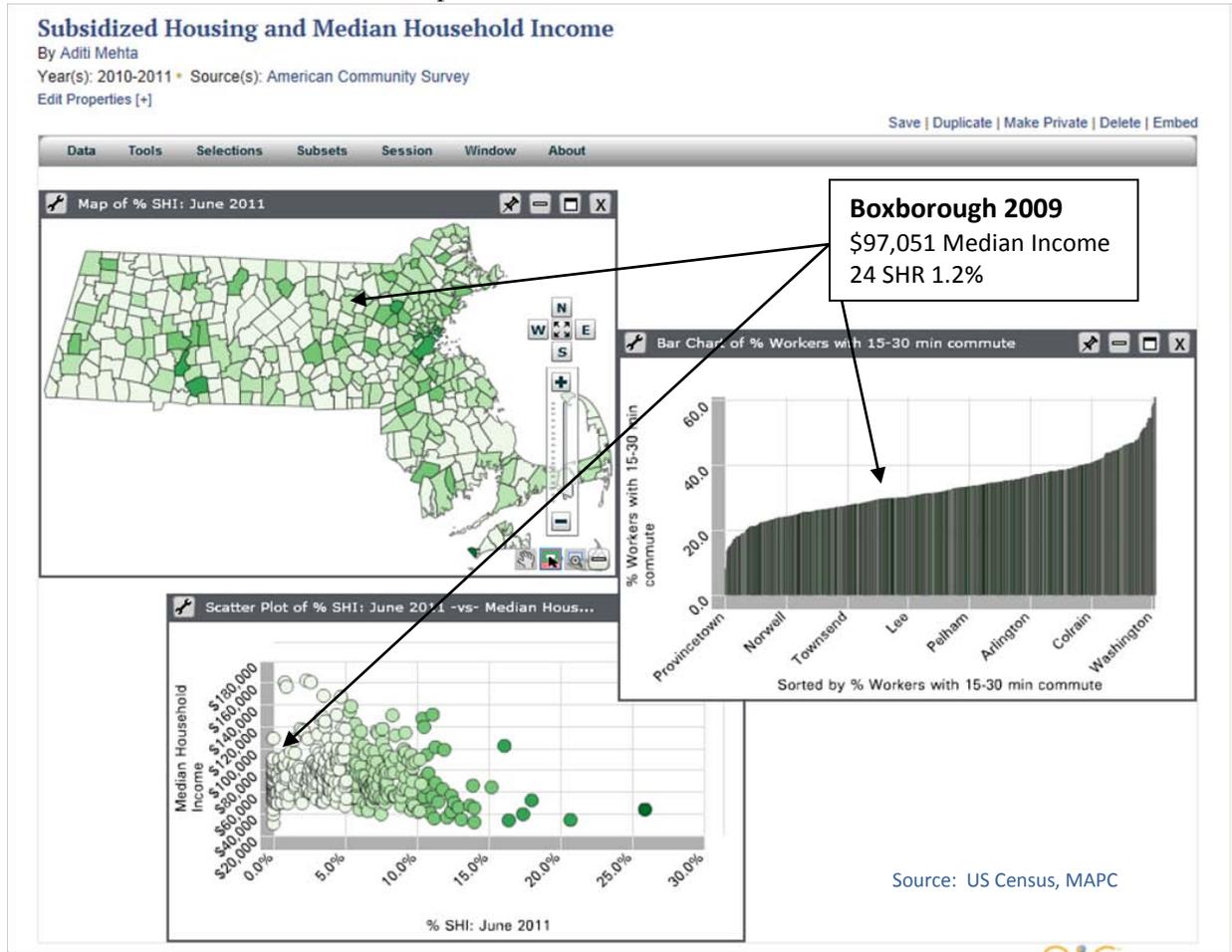


Source: US Census, MAPC

Compared to surrounding towns (Harvard, Stow, Bolton and Groton), Boxborough's rental rate is higher than towns of similar population and equal to towns with higher population (Acton and Concord).

Subsidized Housing

Boxborough's subsidized affordable housing as defined by MGL c. 40B is 24 units or 1.2%. This is in the lower half of all other municipalities in the state.



Actual Affordable Housing below 40B rents and selling prices

As defined by the current rules for determining the affordable housing stock in Boxborough (760CMR56 et al), DHCD has credited Boxborough with 24 “subsidized housing units”. As noted on the chart to the right, based on US Census in 2010, Boxborough actually has 451 units that either sell below the two bedroom price of \$179,000 or rent below the one bedroom price for 40B units of \$1,140 per month. Refer to page 23. Boxborough actually has 21.8% of their total housing that either sells or rents

Boxborough Affordable Housing		
	As Determined by US Census	As Determined by DHCD
Single Family Homes—Selling price less than \$179,000**		
\$50,000 to \$149,999	205	
\$150,000 to \$199,999	12	
Total	217	24
Apartments—Rents less than \$1,140/mo*		
\$500 to \$749	84	
\$750 to \$999	114	
\$1,000 to \$1,370	37	
Total	235	
Total Affordable Housing	451	24
Total Housing:	2073	2062
Affordable %	21.8%	1.2%

*2 bedroom, ** 2 Bedroom

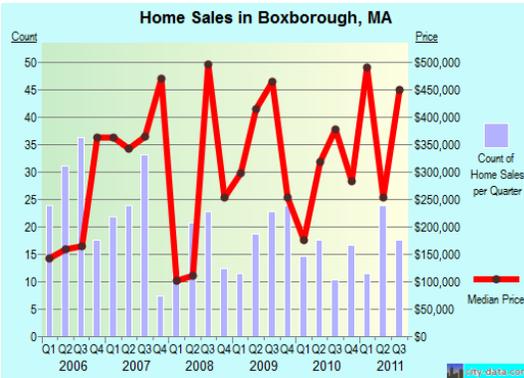
below the 40B definition for affordable housing vs. the DHCD definition of 1.2%.

Single family homes (SFH)

Median house and condo values have increased from \$336K in 2000 to \$550K in 2009. This is 39% greater (\$550K vs. \$339K) for housing in the rest of the state.

858 housing units in 2009 had a first mortgage and 88 had a second mortgage. 127 homes had an equity loan. 170 houses did not have a mortgage.

Home sales have maintained from 30 to 45 units per quarter while the median



price has fluctuated. There was a significant dip in the number of sales in 2008 in Q1 and Q2, but the number of unit sales has recovered. Median prices are off from a high of \$300K to \$350K in 2006 and 2007 to a current high of \$250K.

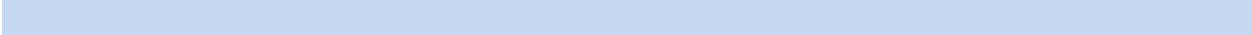
Boxborough	
Estimated median house or condo value in 2010:	\$512,700
in 2000:	\$336,600
Estimated median house or condo value in 2009	
Boxborough:	\$550,349
Massachusetts:	338,500
Mean Boxborough prices in 2009: All housing units:	\$573,064
Detached houses:	\$679,301
Townhouses or other attached units:	\$358,841
3-to-4-unit structures:	\$202,795
5-or-more-unit structures:	\$136,051
Median real estate property taxes paid in 2000:	
Boxborough town:	1.4% (\$4,867)
Massachusetts:	1.3% (\$2,336)
Source: City Data & US Census DP3	

The number of single family building permits for new construction is off from 25 to 50 units in 2002 to 2004 to less than 10 per year in 2008 to 2010. The average cost per building permit peaked in 2008 at \$282K and has decreased to \$229K in 2010.

Single-family new house construction building permits:	
1996:	42 buildings, average cost: \$151,800
1997:	52 buildings, average cost: \$153,200
1998:	19 buildings, average cost: \$183,300
1999:	34 buildings, average cost: \$195,700
2000:	18 buildings, average cost: \$283,800
2001:	13 buildings, average cost: \$272,300
2002:	43 buildings, average cost: \$196,300
2003:	32 buildings, average cost: \$218,300
2004:	27 buildings, average cost: \$220,600
2006:	10 buildings, average cost: \$251,500
2007:	2 buildings, average cost: \$230,300
2008:	5 buildings, average cost: \$282,000
2009:	6 buildings, average cost: \$265,000
2010:	4 buildings, average cost: \$229,100
Source: City Data	

- 57% of Boxborough residents are living in the same house as they were of 5 years ago.
- Out of people who lived in different houses, 54% moved from within Middlesex County.
- Out of people who lived in different counties before moving to Boxborough, 39% lived in Massachusetts.
- Median house/condo value for Boxborough in 2010: \$512,700 compared to \$352,300 for the state.
- Mean price in 2009 for a detached house was \$697,252 vs. \$412,158 for the state. Townhouses

were valued at \$375,620, 3 to 4 unit structures at \$191,620 and structures with 5 or more units at \$157,215 per unit. (Source: City Data, US Census)



ECONOMIC FACTORS AFFECTING HOUSING

In Massachusetts, it is generally recognized by DHCD that the MGL c 40B is the vehicle to use to develop affordable housing.

40B allows a developer to obtain waivers to local by laws, rules and regulations that would normally prohibit affordable housing to be built. The most significant waiver is to allow multifamily housing on one lot, but waivers for other bylaws are also important.

The concepts behind 40B also have some rules and regulation promulgated by DHCD that limit the effectiveness of the concept of developing affordable housing. This section addresses these limitations as they apply to Boxborough for both rental and fee simple (for sale) projects.

MGL c. 40B has three requirements that a prospective resident of an affordable unit must meet:

1. The total assets of a prospective resident must not exceed \$50,000 or \$200,000 for senior citizens over age 62. Total assets include vehicles, home equity, cash value of insurance policies and retirement plans, and other cash assets.
2. The total income for a family of the prospective residents must not be more than 80% of the average median income of the area. The rates for 2012 for Boxborough are \$58,500 for a 2 bedroom unit and \$58,500 for 3 bedroom unit as shown below:
3. The selling price of the affordable unit is calculated based on total monthly housing cost that is not greater than 30% of 70% of the AMI for unit based on the size (1 or 2 BR). The selling price takes into consideration interest rate, tax rates, condo fees and home owners insurance and mortgage insurance. The residents of the affordable units must be able to afford a mortgage to finance the purchase. Typically, this is a 30 year fixed mortgage with 5% down. Selling prices if calculated based on today's monthly cost would be \$179,000 for a 2 bedroom unit and \$197,000 for three bedroom unit. The income required to support a mortgage for a 2 BR units is \$61,543 and \$68,238 for a 3 BR unit. Boxborough Town Employees

Rental Projects

Rents are set based on a schedule published each year by HUD. They are based on the number of people in the family and relate to the number of bedrooms (2 bedrooms = 3 people). A renter may not earn more than 80% of AMI as it relates to the number of people in a unit. A renter also must earn enough to afford the rent. This usually means that rental costs must not exceed 40% of minimum income of the family.

Rents are calculated based on rents that include utilities. However, most rental projects calculate a rent that has the utilities deducted from the rent and contract with the renter to charge a rent that excludes utilities and the renter pays utilities separately. Hence the term contract rent.

As noted in the chart below:

- One bedroom apartments have a contract rent of \$1,140 to a family of two that earns no more than \$52,000 in Boxborough and should earn a minimum of \$34,200 to afford the rent.

- Two bedroom apartments have a contract rent of \$1,273 to a family of three that earns no more than \$58,500 and should earn \$38,175 to afford the rent.
- Three bedroom apartments have a contract rent of \$1,405 to a family of four that earns no more than \$65,000 and should earn \$42,150 to afford the rent.

Rental - Income Window					
2012 Boxborough (Middlesex County)					
AMI - \$97,800					
	1 BR 1 Persons	1 BR 2 Persons	2 BR 3 Persons	3BR 4Persons	Notes
Max Income/yr	\$45,500	\$52,000	\$58,500	\$65,000	80% of AMI/year
Max Income/mo	\$3,792	\$4,333	\$4,875	\$5,417	80% of AMI/mo
Min Income/yr		\$34,200	\$38,175	\$42,150	Mo Rent * 12
Min Income /mo (40%)		\$2,850	\$3,181	\$3,513	40%*Contract rent/mo
Rent per Month		\$1,300	\$1,463	\$1,625	30% of 80% AMI/mo
Less Utilities		\$160	\$190	\$220	Assume
Contract Rent per Month		\$1,140	\$1,273	\$1,405	
Income Window		\$17,800	\$20,325	\$22,850	

Affordable rental units as approved under 40B usually require a renter to earn between \$34,200 for a one bedroom units and \$65,000 for a three

bedroom unit. The income window between the maximum and minimum income for people that qualify is between \$17,800 and \$22,850.

This income window frequently means that many elderly people on social security or other fixed income do not earn the minimum and cannot qualify. Many families of four with two incomes who earn more than \$65,000 also do not qualify for affordable rents.

The one major exception to this program is tax investment programs such as the Low Income Housing Tax Credit (LIHTC) program. Affordable housing rental projects built under this program receive subsidies in the form of tax credits from the IRS that are used to subsidize the construction of rental apartments. Subsidies vary, but can equal 50% to 60% of the development costs. Along with these subsidies, the developer must offer rental units from 30% to 60% of the AMI. This translates into rents that are as low as \$550 for a one bedroom unit and are rented to families of two that earn no more than \$23,500. This is a program that provides housing for seniors on a fixed income.

Rental Projects for Boxborough Residents

Using 40B rents, an analysis was conducted to determine the number of Boxborough residents that could take advantage of these rents. The 2010 census information was used in the analysis and although the information is not complete, several general conclusions are indicated.

- As indicated in the chart to the right, the exiting inventory of apartments in Boxborough rent for less than the

Comparison of Actual Market Rents to 40B Affordable Rents					
	Number of Units Rented in 2010*	1 Bedroom 40B Rent	2 Bedroom 40B Rent	3 Bedroom 40B Rent	
40B Contract Rent		\$1,140	\$1,273	\$1,405	
Actual Rents Paid in 2010*					
\$500 to \$749	84				
\$750 to \$999	114				
\$1,000 to \$1,499	134	232	265	299	
\$1,500 or more	88	189	155	122	
Total	420	420	420	420	
		Actual Market Rents Less than 40B Rents			
		Actual Rents are More than 40B Rents			
		*Source: US Census (DP04)			

40B rents. Depending on the number of bedrooms, between 55% (1 BR 232/420 =

55%) and 71% (3 BR 299/420=71%) of the existing apartments rent for less than a new (2012) 40B rents.

- Boxborough needs rental apartments for residents who earn less than \$42,500 which is equal to 30% to 60% of the AMI. The LIHTC program will support these rents. Refer to page 35.

These two charts demonstrate that 40B rental housing is providing apartments to a subset of residents who need affordable apartments.

Fee Simple (For Sale Projects)

In order to qualify to purchase a unit, a buyer must earn no more than the maximum allowed (80% of the AMI) and must also earn enough to qualify for a 30 year mortgage with 5% down. This places an upper and lower limit on what a prospective buyer must earn.

Selling prices for condos or single family homes are based on setting the selling price that allows the buyer to live in their home and pay no more than 30% of 70% of the AMI for their family size. Buyer costs are based on a formula that sums the cost of a 30 year fixed rate mortgage with a

SFH Profile			
	1BR	2BR	3BR
Selling Price	\$158,000	\$179,000	\$197,000
Max Income	\$52,000	\$58,500	\$65,000
Necessary Income	\$47,898	\$54,724	\$61,609
Window	\$4,102	\$3,776	\$3,391

principal of 95% of the purchase price, insurance, taxes, PMI and condo fees. Prices vary as interest rates and other costs change and are calculated at time of approval of the SFH marketing plan. The calculation is shown on page 60. At this time, the selling price of a two bedroom SFH or condo is \$179,000 and a three bedroom SFH or condo is \$197,000.

A two bedroom SFH will cost \$179,000 and the buyer must earn at least \$54,724, but no more than \$58,500.

A three bedroom SFH will cost \$197,000 and the buyer must earn \$61,609, but no more than \$65,000.

This creates a window of affordability. In order to be eligible for a two bedroom SFH or condo, a buyer must fall within the window of \$3,776 (\$54,724 to \$58,500) for two bedroom or \$3,391 (\$61,609 to \$65,000) for a three bedroom unit.

In addition to the restrictions on income, a buyer of a single family home must have no more than \$50,000 of assets. Assets include cars, bank balances, jewelry or other valuables, whole life insurance policies, cash value of retirement plans and home equity. A buyer over 62 is allowed to have up to \$200,000 of assets.

The limitation on earnings and assets eliminates a large number of people who would like to purchase an affordable home. These include:

- Senior citizens:
 - Who live on social security or a fixed income and frequently will not have enough for a mortgage
 - Who have more than \$200K of assets if they owned and sold a home
- New families:
 - Who frequently with two wage earners earn more than the maximum allowed
 - Who do not have the minimum 5% down payment to secure a loan
 - Who may not have established credit to qualify for a loan

There are some programs sponsored by banks and the state governments to help new home owners get started. The soft second program (helps finance a down payment for a first time buyer) is one such program to help with a down payment.

All 40B SFH or condos carry a deed rider that defines the selling price of the unit when it is sold. These are usually tied to an index. Home owners and municipalities have found that resale of 40B units frequently, cannot find buyers who will agree to the terms and pay the price.

For a single person, earning below the maximum income with a down payment this can be a benefit. However, with the changes in the real-estate market in the last three years, finding qualified buyers who are willing to pay the affordable price has been a problem. Generally, there is a surplus of affordable units and those that go up on a lottery are not sold because buyers cannot be found.

Fee Simple Projects for Boxborough Residents

Using 40B prices for Single Family Homes (SFH), an analysis was conducted to determine the number of Boxborough residents who could take advantage of these affordable SFH selling at 40B prices. The 2010 census information was used in the analysis and although the information is not complete, several general conclusions are indicated.

Comparison of Actual Value of SFH vs 40B Prices				
	Number of SFH Units	Price of 1 BR 40B SFH	Price of 2 BR 40B SFH	Price of 3 BR 40B SFH
40B Price Value 2010 SFH*		\$158,000	\$179,000	\$197,000
\$100,000 to \$149,999	205	211	217	228
\$150,000 to \$199,999	23			
\$200,000 to \$299,999	33			
\$300,000 to \$499,999	368			
\$500,000 to \$999,999	718			
\$1,000,000 or more	35	1171	1166	1154
Owner-occupied units	1382	1382	1382	1382

Actual Market Value Less than 40B Prices
Actual Market Value More than 40B Prices
*2010 Value of Single Family Owner Occupied Units (Census DP-04)

- The table to the right illustrates the number of SFH by price band in 2010 and the number of SFH that sell below the 40B price for a SFH at different bedroom sizes. The conclusion is that 211 to 228 SFH sell below the price of a 40B house.

- The table to the right illustrates the number of households and the monthly cost they pay according to the 2010 census compared to the monthly cost of a 40B unit by bedroom size. From 92 to 238 housing units in Boxborough, the 40B housing cost is greater than the actual monthly housing cost that is being paid.

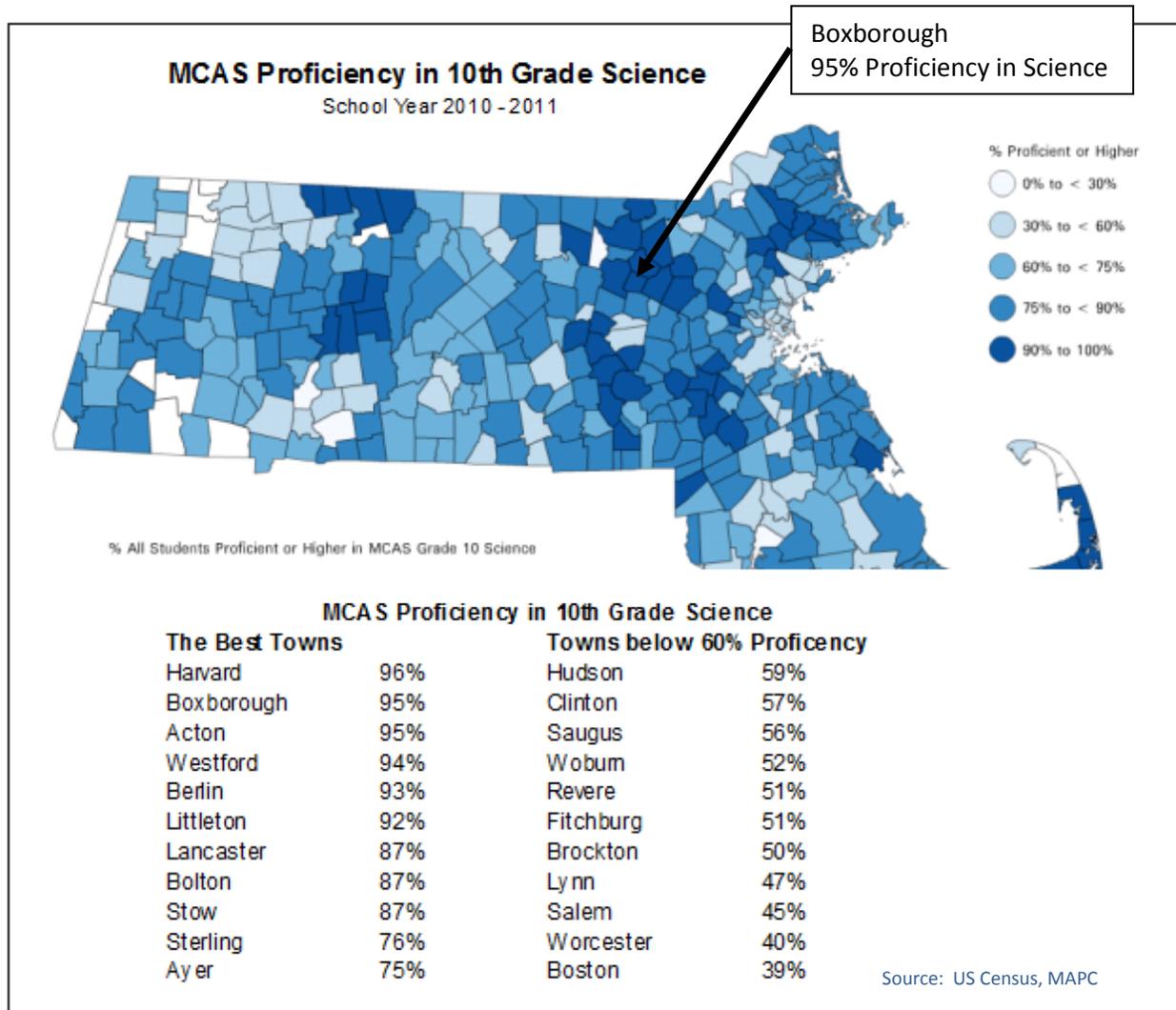
Households Where 40B Monthly Cost for SFH are Greater than Actual Monthly Cost				
40B Monthly Housing Cost*	Number of Households	Housing Cost 1 BR 40B Unit \$1,197	Housing Cost 2 BR 40B Unit \$1,368	Housing Cost 3 BR 40B Unit \$1,540
\$500 to \$699	19			
\$700 to \$999	34			
\$1,000 to \$1,499	154	92		
\$1,500 to \$1,999	122		130	
\$2,000 or more	751	989	950	238
Housing Units with a Mortgage	1080	1080	1080	1080

■ 40B Housing Cost greater than Actual Housing Cost
■ 40B Housing Cost less than Actual Housing Costs
* 2012 30% of 70% of AMI per Month

These two charts demonstrate that 40B housing is providing SFH housing to a small subset of residents who need affordable housing.

EDUCATION

The Acton-Boxborough school system is a magnet that already draws families to the town to take advantage of the high MCAS results that have been earned by students in the system. As just one measure, 95% of Boxborough students in the 10th grade science tested as proficient or above. This high ranking is shared by Westford, Berlin, Littleton and Bolton-Stow. This in direct contrast to schools in or near Boston and Worcester that have scored 50% or lower proficiency on MCAS scores.



It may be concluded that the Boxborough School will continue to draw residents to the community from towns that do not have the quality of school of the Acton-Boxborough system.

The following chart plots the percent of residents who have a master's degree vs. the median household income. Boxborough, with 32% of the residents holding a master's degree earning \$97,051 in 2010, ranks in the upper ten percent of all communities in the state.

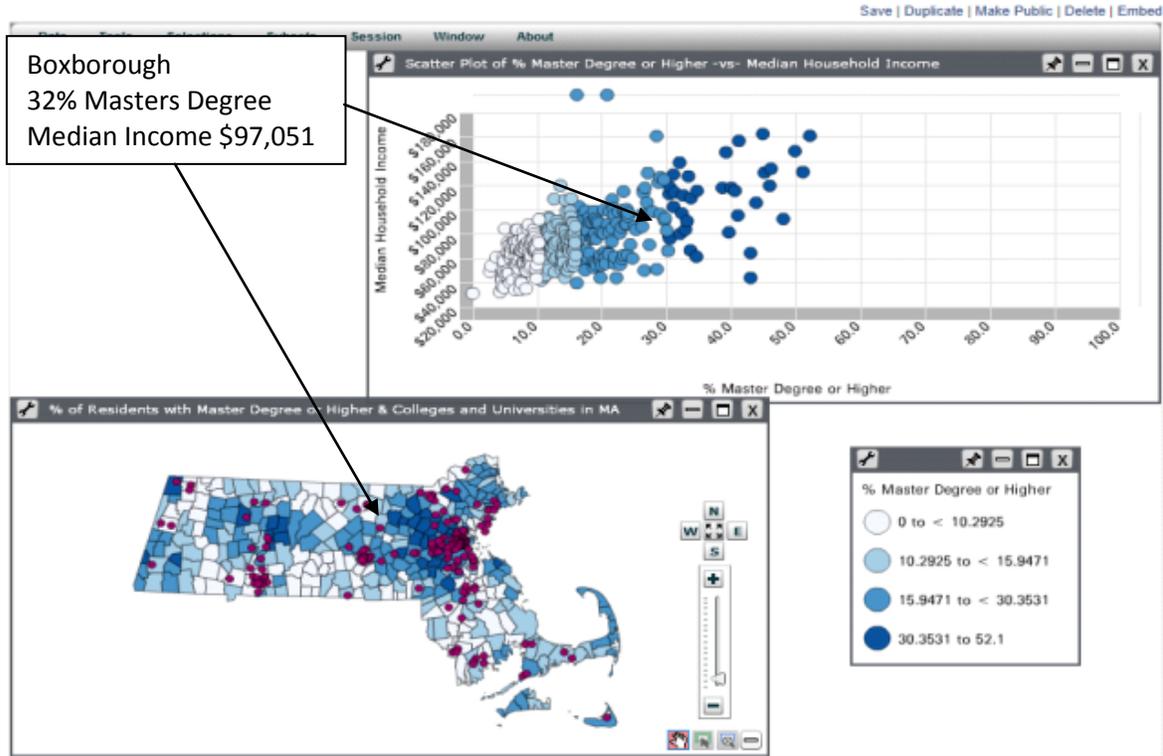
Percent of Residents with a Masters or Higher & Median Household Income by Municipality, MA

By RHHeaton

Based on Percent of Residents with a Masters or Higher & Median Household Income by Municipality, MA , by Aditi Mehta

Year(s): 2010 • Source(s): American Community Survey

Edit Properties [+]



	% Residents with Master Degree	Median Income
Carlisle	52%	\$ 160,903
Acton	40%	\$ 115,677
Concord	33%	\$ 127,563
Boxborough	32%	\$ 97,051
Harvard	32%	\$ 138,893
Westford	30%	\$ 119,051
Bolton	29%	\$ 134,928
Stow	29%	\$ 127,500

Source: US Census, MAPC

GAP ANALYSIS OF EXISTING NEEDS AND RECOMMENDATION

Based on the data previously reviewed in this report, the housing gaps in the present and projected supply of housing are as follows:

- Housing for seniors
- Housing for town employees and school employees
- Housing for residents who grew up in the town and want to live in Boxborough

HOUSING FOR SENIORS

Seniors over the age of age 60 as noted on page 12 are a segment that has grown from 372 seniors to 712 seniors from 2000 to 2010. It is projected to grow by 72% to 1,226 individuals by 2020. This is a projected increase of 523 seniors.

Unlike previous generations, the aging baby boomers are expected to be healthier, more active, better educated, more likely to remain in the workforce longer and more likely to participate in community life. The changing demographics will require communities to adjust the social infrastructure, health care, and other services to support healthy and productive aging, and adjusting the physical infrastructure to provide a greater variety of housing and transportation options.⁷

The senior population in Boxborough of over 1,000 people is a large enough sample to be statistically significant and contain recognizable subgroups and trends within the sample. These subgroups represent different housing needs that will change over time and will be influenced by the ability to take care of oneself and financial situation.

The table below indicates housing gaps for seniors that the Housing Board may wish to address as they consider options for the future.

Housing Need	Housing Alternatives	GAP
Seniors		
Who continue to reside in their family home as their primary residence	Current Home	No action required
Who wish to stay in Boxborough and downsize to avoid high maintenance cost and adjust their financial situation	40B Market rate SFH 40B market rate rental's Adult Community	Evaluate adult community—page 38
Who maintain a residence in Boxborough to visit part of the year and be close to family, but maintain their primary residence in a different state	40B Condo's 40B Rental's Adult community	Evaluate adult community—page 38
Who require support either in the form of assisted living or other managed care facilities	None in Town	Evaluate managed care, dementia units and/ or assisted living—page 35
Single person on a fixed income requires housing after spouse has passed	Low rent one bedroom	LIHTC Single bedroom units at 30% to 60% of AMI (Refer to page 35)
Who require full time nursing home care	None in Town	Evaluate nursing home—page 36

⁷ Source: MAPC Population Projection, 2005, MassGIS, Central Transportation Planning Staff (CTPS)

HOUSING NEEDS OF BOXBOROUGH TOWN EMPLOYEES AND SCHOOL EMPLOYEES

Boxborough Town Employees

Applying the rules of eligibility for housing as defined by 40B against the salary information for Boxborough Town employees yields the following matrix. As noted, the department heads earn

FY 2011 Compensation of Positions - Schedule B																				
Department Heads																				
	FY 2010	FY 2011																		
DPW Director	\$ 75,750	\$ 76,508																		
Fire Chief	\$ 87,393	\$ 88,267																		
Library Director	\$ 70,070	\$ 70,070																		
Police Chief	\$ 97,241	\$ 95,000																		
	\$ 116,689																			
Town Administrator	\$ 88,691	\$ 90,021																		
Tax Collector (Grade 50)	\$ 58,302	\$ 58,885																		
Town Clerk (Grade 50)	\$ 38,023	\$ 38,403																		
<table border="1" style="float: right; margin-top: 10px;"> <tr> <td colspan="3">Note Min Max Income for family of 3 (2 BR)</td> </tr> <tr> <td></td> <td>Min</td> <td>Max</td> </tr> <tr> <td>Rental</td> <td>\$38,175</td> <td>\$58,500</td> </tr> <tr> <td>SFH</td> <td>\$54,724</td> <td>\$58,500</td> </tr> </table>									Note Min Max Income for family of 3 (2 BR)				Min	Max	Rental	\$38,175	\$58,500	SFH	\$54,724	\$58,500
Note Min Max Income for family of 3 (2 BR)																				
	Min	Max																		
Rental	\$38,175	\$58,500																		
SFH	\$54,724	\$58,500																		
Union Employees																				
	StepA	StepB	StepC	StepD	StepE	StepF	StepG													
Police Sergeant (Steps 1-3)	\$ 58,365	\$ 59,426	\$ 60,466	\$ -	\$ -	\$ -	\$ -	\$ -												
Police Officer (Steps A1/A2-F)	\$ 42,765	\$ 44,262	\$ 45,822	\$ 47,424	\$ 49,088	\$ 50,794	\$ 52,582													
Fire Lieutenant (Step A)	\$ 56,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -													
Firefighter/EMT (Steps A-F)	\$ 42,432	\$ 43,909	\$ 45,448	\$ 47,050	\$ 48,693	\$ 50,398	\$ -													
Dispatch Supervisor (Steps A-F)	\$ 38,958	\$ 40,331	\$ 41,725	\$ 43,202	\$ 44,699	\$ 46,259	\$ -													
Dispatcher (Steps A-F)	\$ 35,235	\$ 36,462	\$ 37,731	\$ 39,062	\$ 40,414	\$ 41,829	\$ -													
Position Title	StepA	StepB	StepC	StepD	StepE	StepF	StepG													
Salaried (Exempt) Employees																				
Grade 60	\$ 55,089	\$ 57,017	\$ 59,012	\$ 61,078	\$ 63,215	\$ 65,428	\$ 67,718													
Inspector of Buildings/Code Administration Officer																				
Town Accountant																				
Town Assessor																				
Town Planner																				
Town Treasurer																				
Grade 50	\$ 47,903	\$ 49,580	\$ 51,315	\$ 53,111	\$ 54,970	\$ 56,894	\$ 58,885													
Grade 40	\$ 42,768	\$ 44,265	\$ 45,814	\$ 47,418	\$ 49,078	\$ 50,795	\$ 52,573													
Grade 30	\$ 38,189	\$ 39,526	\$ 40,909	\$ 42,341	\$ 43,823	\$ 45,357	\$ 46,944													
Grade 20	\$ 34,094	\$ 35,288	\$ 36,523	\$ 37,801	\$ 39,124	\$ 40,493	\$ 41,911													
Grade 10	\$ 31,001	\$ 32,086	\$ 33,209	\$ 34,371	\$ 35,574	\$ 36,819	\$ 38,108													
	Qualify for Rental, but Income does not qualify for a Mortgage	Qualify for Rental and meet min requirements for Mortgage and below 80% of	Does not qualify for Rental or SFH as earnings exceed 80%																	
Notes:	This analysis assumes each person works 40 hours per week and is the only wage earner for family of three																			

more than 80% of the AMI and do not qualify for a 40B unit (refer to pink shaded area). A significant number of employees (refer to blue shaded areas) are not eligible for condos or single family homes as they do not earn enough to qualify for a mortgage. Many of them could qualify for a rental unit, but it may not be economic if rental costs are more than 40% of their income.

Employees earning less than 80% of the AMI and can qualify for a mortgage are shaded in green.

To conduct this analysis from the information provided, it was assumed the individuals listed worked 40 hours per week and did not earn any overtime. It was also assumed that they were the only wage earner. If there was more than one wage earner, this analysis would change.

Boxborough School Employees

Based on payroll information provided by the Boxborough School, there are 50 teachers and staff employed by the school.

Income is defined as total income for the family. Therefore in this analysis, it is assumed only the Boxborough School employee earns a salary. If other members of the employee’s family earn an income, which is likely, this analysis will change.

To be eligible for affordable housing, a resident must not own more than \$50,000 of assets (cars, home equity, cash, insurance policy, retirement accounts, etc). For these reasons, this is a best case analysis measuring the maximum number of school employees eligible for 40B affordable housing.

Of the staff of 108, thirty eight earn more than the maximum income (\$58,500) and most likely will not qualify for affordable housing as defined by 40B.

Boxborough School Staff Qualifying for Affordable SFH			
	Number	Salary Range	Assumption
Teachers/Staff Most Likely Do Not Qualify	38	>\$58,500	Above Max for Family of 4
Teachers/Staff that May Qualify	16	\$38,175 to \$58,500	No other family income
Unknown	54	less \$38,175	No other family income
Total Employees	108		
Teachers That Do Not Qualify	32	>\$58,500	
Teachers That May Qualify	8	\$38,175 to \$58,500	
Teachers that Most Likely Qualify		less \$38,175	No other family income
Total Teachers	40	\$20,546 to \$101,970	Includes Part Time

This is based on the maximum income for a family of three. If the family size is larger than three, the maximum income is greater and they may qualify.

16 employees may qualify for housing if they are the only wage earner in a family and the family earns less than \$58,500. 71 employees are part time or earn less than \$38,175. There is not enough data to determine if they will qualify for affordable housing.

Of teachers, 32 earn more than \$58,500 and if they are in a family of four or less, they would not qualify for affordable housing. If other family members earn a salary, 8 additional teachers may not qualify. It is unlikely that all 8 would qualify for affordable housing. See chart on page 62

To be more accurate, a survey of family size and earnings would need to be conducted.

In my experience, single family affordable housing is most effective for a single person with one child earning less than \$52,000 and who therefore qualifies for a 1 bedroom unit and also earns more than \$48,000 so they can qualify for a mortgage. They also need to have a down payment of \$8,950 and have assets less than \$50,000. Or the same person may rent a one bedroom unit if they do not have a down payment and do qualify for a mortgage.

Based on the discussion on rates for affordable units, it is not clear how many employees would qualify for affordable housing. As noted in the section on Boxborough Town Employees on page 51, a significant number of town employees earn more than the maximum of affordable housing, but may purchase the market rate units.

Housing Need	Housing Alternatives	GAP
Teachers and Employees		
Single teachers or employees with one Child earning less than \$34,200.	Salary too low for 40B Require 1 BR apartments that rent at 30% to 60% of AMI	LIHTC Single bedroom units at 30% to 60% of AMI (Refer to page 35)
Teachers or employees with three people earning \$38,175 to \$58,500	40B affordable condo's 40B affordable rental's	No action required
Teachers or employees families of four earning \$42,150 to \$65,000 requiring a min of 3 bedrooms	Limited 3 bedroom 40B Condos or 40B Rentals	Build more three and four bedroom rental units and condos.
Families of three or four, earning more than \$65,000.	Do not qualify for 40B affordable units, but can afford a \$300K market rate house if they can raise 10% (\$30K) down payment (See page 59)	Need additional 3 to 4 bedroom housing in \$300K to \$350K.

HOUSING FOR RESIDENTS WHO GREW UP IN THE TOWN AND WANT TO LIVE IN BOXBOROUGH

Based on the discussion on rates for affordable units, it is not clear how many residents would qualify for affordable housing. An attempt has been made to subdivide this group and define he needs.

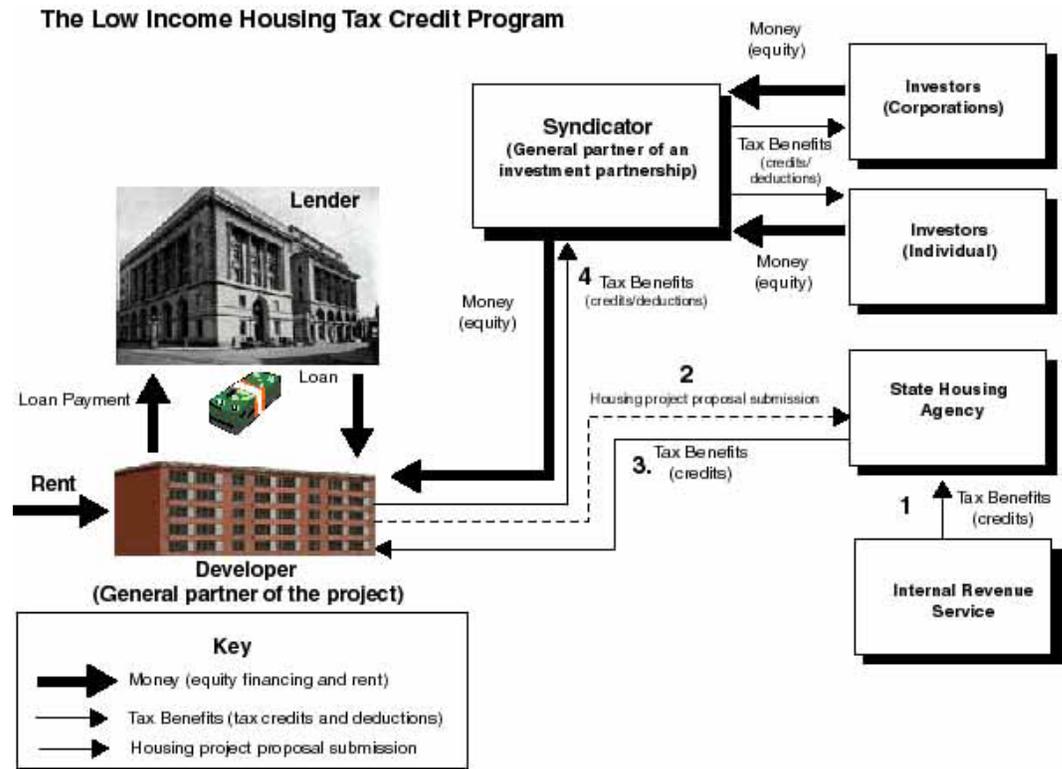
Housing Need	Housing Alternatives	GAP
Local Residents		
Single residents earning less than \$40,000	Salary too low for 40B Require 1 BR apartments that rent at 30% to 60% of AMI	LIHTC Single bedroom units at 30% to 60% of AMI. (Refer to page 35)
Two people earning \$34,200 to \$58,500	40B affordable condo's 40B affordable rental's	No action required
Citizens with families of four earning \$42,150 to \$65,000 requiring a min of 3 bedrooms	Limited 3 bedroom 40B Condos or 40B Rentals	Build more three and four bedroom rental units and condos.
Families of three or four, earning more than \$65,000.	Do not qualify for 40B affordable units, but can afford a \$300K market rate house if they can raise 10% (\$30K) down payment (See page 59)	Need additional 3 to 4 bedroom housing in \$300K to \$350K.

POSSIBLE HOUSING SOLUTIONS

Low-Income Housing Tax Credit (“LIHTC”)

Incentive- LIHTC is a tool for the development of affordable rental housing that targets low-and moderate-income individuals or families. The developer must apply to the State Tax Credit Agency for each project in order to qualify for the tax credit program. Once approved, the developer seeks investors to help finance the project. In exchange for providing funds, the investor receives a credit against federal income tax liability as well as an ownership position in the project. The investor may receive up to 90% of the project cost and is claimed over a ten-year period. Two types of annual tax credit percentages

are available under the LIHTC, 9% and 4%. To qualify for the 9% tax credit, the project must involve either new construction or substantial rehabilitation and cannot be federally subsidized. If the project does receive federal subsidies it can only claim the 4% credit. A great advantage of the LIHTC is that it



may be used in conjunction with the Federal Historic Rehabilitation Tax Credit (“HRTC”) for the rehabilitation of a historic structure for low-income housing. The HRTC provides a 20% tax credit on rehabilitation costs of a historic structure, either individually listed on the national register or contributing to a nationally registered historic district. In a LIHTC project, the 20% HRTC is deducted from the total project cost before the 4% or 9% of the LIHTC is calculated.

As the chart illustrates, the tax credits are issued by the IRS to the state housing agencies. The state housing agencies screen housing project proposal submissions and award the Tax Credits to the developer of the project. In return for additional equity financing, the Tax Credits pass to the syndicator, who receives equity financing from investors to whom the syndicator passes the Tax Credits.

Supportive Services in Massachusetts for Seniors

There are a variety of supportive services for seniors in Massachusetts. It is beyond the scope of this report to describe them in detail, however a brief overview has been provided to outline the choices that most seniors face. As people age, their needs change and the type of services that make up the housing gap also change. Below, you will find a description of some of the most common types of care options. If this is an area that is of interest to the Housing Board, there are developers who are experts in the different areas of elder care who can be consulted.

The Adult Family Care (Adult Foster Care-AFC) Program places adults who are not able to live alone safely in the homes of host families willing to care for them. The program is for adults who need daily help with personal care, but want to live in a family setting rather than in a nursing home or other facility. The host caregiver provides a private bedroom, meals, companionship, personal care assistance and 24-hour supervision.

Assisted Living Residences are a special combination of housing and personalized services designed to meet the needs, both scheduled and unscheduled, of those who require help with activities of daily living. Activities of daily living include tasks related to bathing, dressing, grooming, eating and other similar personal care needs. Some assisted living residences have special units for seniors with specific conditions such as Alzheimer's disease. Assisted living residences are certified by the Executive Office of Elder Affairs. As a model of supportive housing, assisted living emphasizes independence, individuality, privacy, dignity, and choice. Many assisted living residences offer specialized services and/or programs specifically tailored to meet the needs of people with Alzheimer's disease or other forms of dementia. Most residences have between 25 and 120 apartments which may vary in size from a studio to a 2 bedroom apartment. Monthly fees are based on rent, utilities, food, housekeeping, personal care and other optional services and amenities. Assisted living costs are generally less than those for a skilled nursing facility because nursing homes are required to provide intensive, 24-hour skilled nursing and related care. Monthly fees range from \$2,000 to more than \$7,000. Go to Mass Assisted Living website for more information, including a list of facilities: <http://www.massalfa.org/find-a-residence/about-assisted-living>

Congregate Housing is a shared living environment designed to integrate the housing and services needs of seniors and younger disabled individuals. The goal of Congregate Housing is to increase self-sufficiency through the provision of supportive services in a residential setting. Congregate Housing is neither a nursing home nor a medical care facility.

Continuing Care Retirement Communities (CCRCs) are usually comprised of independent living, personal services and skilled nursing care, at one location. As a person's personal and health care needs change, they are able to remain at the retirement community. CCRCs may, but are not required to obtain assisted living certification. CCRCs often have a variety of housing on one campus, from townhouses or "cottages" for independent living to studio apartments for people in supportive living programs. CCRCs are different from other types of senior housing because they provide various levels of housing, personal care services, and health care services - all usually in one location. CCRCs offer a supportive environment in which elders can live amongst their peers and receive services that will allow them to "age in place." As their personal and health care needs change, elders can receive increasingly comprehensive care while remaining in the familiar setting of

the community. CCRCs provide or make available, usually for a set monthly fee ranging from \$700 to \$10,000 per month, depending on the services provided. For more information go to the Executive Office of Elder Affairs: <http://www.mass.gov/elders/housing/ccrc/ccrc-overview.html>

Housing with Services are apartments that have additional services available to residents such as central dining, laundry, homemaking, personal care, activities and wellness programs.

Independent Living are units in assisted living residences, CCRCs, public housing and other independent apartment settings that may include some basic services such as meals, housekeeping and access to transportation. Often referred to as *retirement communities*, *congregate living*, or *senior apartments*, these facilities are designed for seniors who are able to live on their own, but who desire the security and convenience of community living. Some facilities offer organized social and recreational programs as a part of everyday activities (*congregate living* or *retirement communities*), while others provide housing with only minimal amenities or services (*senior apartments*).

Independent living facilities may offer housekeeping services, laundry facilities, linen service, meals or access to meals, local transportation, and planned social activities. Most facilities also provide at least one group activity per day. Some facilities offer recreational activities, which may include swimming pool/spas, exercise facilities, community lounges, and reading rooms. Health care is not provided, but many facilities allow a home health aide or nurse to come to an elder's apartment to assist with medicines and personal care. Because these facilities are not licensed by local, state, or federal agencies, there is no formal regulation. Go to Family Caregiver Handbook for more information: <https://www.800ageinfo.com/learncenter.asp?id=178412&sessionid=3-CD87140E-3D98-4680-A58E-C7D77829CB44&page=29#independent>

Nursing homes, also referred to as skilled nursing facilities, can be both long-term and short-term care facilities. They provide shelter, meals, social activities, assistance with activities of daily living and 24 hour skilled nursing care. Long-term care and services are for those who cannot take care of themselves and can no longer live independently because of physical, emotional, or mental problems. Short-term nursing care can be provided for those who need nursing care and rehabilitation. Some nursing homes have special wings for seniors with specific conditions such as Alzheimer's disease. All nursing homes are licensed by the Department of Public Health.

Public Housing is low-rent housing built with government money. In cities throughout Massachusetts, the federal and state governments provide money for public housing for low and moderate-income families, the elderly, and people with disabilities. Local housing authorities run the public housing programs in Massachusetts.

Residential Care Homes (formerly called rest homes) provide housing, support services, and medical oversight in a residential setting. These homes are capable of administering medications, scheduling medical appointments, serving three meals daily, 24-hour staff to respond to residents who are more capable of living on their own, but do need assistance in certain areas. They are licensed by the Massachusetts Department of Public Health as long-term care facilities.

The Supportive Housing initiative was developed by the Executive Office of Elder Affairs (Elder Affairs) and the Department of Housing and Community Development (DHCD) to create an "assisted living like" environment in state funded public elderly/disabled housing.

Example of Housing for Families and Seniors



FRONT ELEVATION

1,597 SQUARE FEET

THE SPRUCE

TO BE CONSTRUCTED AT
THE NEVINS

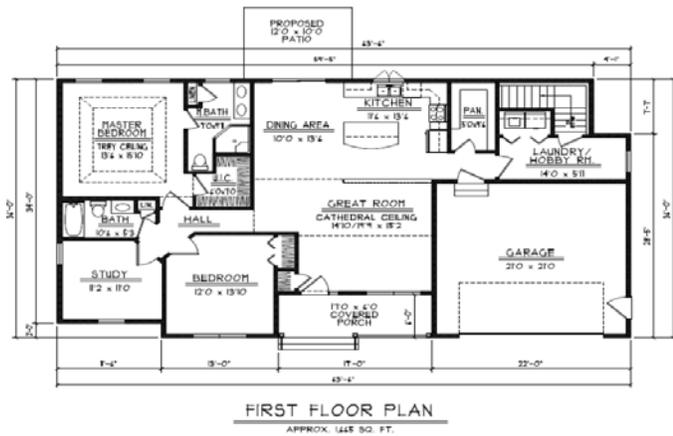
http://www.sugarplumhill.com/Adult_Living.html

Nevins in Londonderry New Hampshire is an adult community for self sustaining independent living with clubhouse and other adult facilities.

1597 sq ft, on one floor with master suite with an eat-in kitchen with great room, dining room areas and two car garage. Prices start at \$333,290.

Prices start at \$329,000 for a two bedroom with a study.

Other options are available.



REGULATORY BARRIERS TO AFFORDABLE HOUSING

DHCD's description for affordable housing and requirement that fee simple units must carry a deed rider and that fee simple and rental units can only be approved by the state (DHCD) presents the major barrier to producing affordable housing in a community. These requirements are outlined in 760CMR56 and include the following points:

- Lack of funds to subsidizing either the construction or owners cost limits the ability to place residents. Funding programs like LIHTC, HUD 202 program, Soft Second and Section 8 could help this situation.
- Only a subsidizing agency approved by DHCD, such as MassDevelopment or MassHousing is allowed to approve applications to build affordable housing in a community. These agencies request feedback from municipalities, but seldom take the input into consideration. A community is not allowed to act independently to create affordable housing and bypass local zoning and have units count as part of their 10% goal outlined in MGL c40B.
- The definition that to be eligible for affordable housing a resident must earn no more than 80% of the AMI for a community is inadequate. In many cases it is too high.
- Establishing housing costs based on 70% or 80% of the AMI produces housing costs that are higher than required to meet the housing needs. Using prices that are 30% to 60% of the AMI would provide a wider range of housing prices. Regulations and rulings by HAC do not allow this flexibility.
- Not recognizing actual housing costs for units that are below the affordable price set by DHCD but do not meet the requirements for "subsidized affordable housing" creates a disconnect.
- Asset limitation of \$50K for families below 62 years and \$200K above 62 years restricts the number of people that qualify.
- Insufficient resources to meet the growing gap between the cost of creating and maintaining decent housing and the incomes of very low income households are primary obstacles. Building new housing has become increasingly more costly and challenging in Massachusetts, making it difficult for the private market to meet the needs of even moderate and middle income residents.
- Some of the obstacles to production are unique to affordable housing, but many apply to housing development generally. The factors affecting the Boxborough's performance on housing development and rehabilitation have to do with economic and fiscal considerations, resource allocation, Boxborough's legal and regulatory framework as well as public perception and attitudes.

ADDENDUM

Boxborough Demographic Summary

Boxborough Demographic Summary 1990 to 2010						
	1990		2000		2010	
Total population	3,342		4,868		4,996	
Median age (years)		31.8		36.7		43.3
Average household size		2.45		2.63		2.56
Average family size [7]		3.08		3.25		3.14
Under 5 years	209	6%	358	7%	208	4%
6 to 19 year	672	20%	1,191	24%	1,211	24%
20 to 59 years	2,264	68%	2,947	61%	2,865	57%
Over 60 years	197	6%	372	8%	712	14%
18 years and over	2,557	77%	3,381	69%	3,685	74%
62 years and over	161	5%	303	6%	601	12%
65 years and over	128	4%	230	5%	421	8%
RACE						
White	3,212	96%	4,412	91%	4,023	81%
Asian	105	3%	471	10%	814	16%
Black	21	1%	36	1%	24	0%
HOUSEHOLDS BY TYPE						
Total households	1,363		1,853		1,949	
Family households (families) [7]	869	64%	1,271	69%	1,362	70%
With own children under 18 years	449	33%	794	43%	736	38%
Female householder, no husband present	96	7%	110	6%	19	1%
Householder living alone	376	28%	480	10%	499	26%
Householder living alone over age 65	32	2%	59	1%	100	5%
Households with individuals under 18 years	786	58%	813	17%	748	38%
Households with individuals 65 years and over	49	4%	177	4%	311	16%
Source: US Census Data, DP-1						

Massachusetts Demographic Summary

Massachusetts Demographic Summary 1990 to 2010					
	2000		2010		
Total population	6,349,097			6,547,629	
Median age (years)		36.5		37.7	
Average household size		2.51		2.48	
Average family size [7]		3.11		3.08	
Under 5 years	397,268	6%	367,087	6%	
6 to 19 year	1,277,845	20%	1,254,056	20%	
20 to 59 years	3,577,417	56%	3,653,215	58%	
Over 60 years	1,096,567	17%	1,273,271	20%	
18 years and over	4,849,033	76%	5,128,706	81%	
62 years and over	997,277	16%	1,116,677	18%	
65 years and over	860,162	14%	902,724	14%	
RACE					
White	5,367,286	85%	5,265,236	83%	
Asian	238,124	4%	349,768	6%	
Black	343,454	5%	434,398	7%	
HOUSEHOLDS BY TYPE					
Total households	2,443,580		2,547,075		
Family households (families) [7]	1,576,696	65%	1,603,591	63%	
With own children under 18 years	748,865	31%	502,510	20%	
Female householder, no husband present	289,944	12%	318,244	12%	
Householder living alone	684,345	28%	732,263	29%	
Householder living alone over age 65	256,137	10%	503,009	20%	
Households with individuals under 18 years	804,940	33%	784,853	31%	
Households with individuals 65 years and over	604,481	25%	653,103	26%	

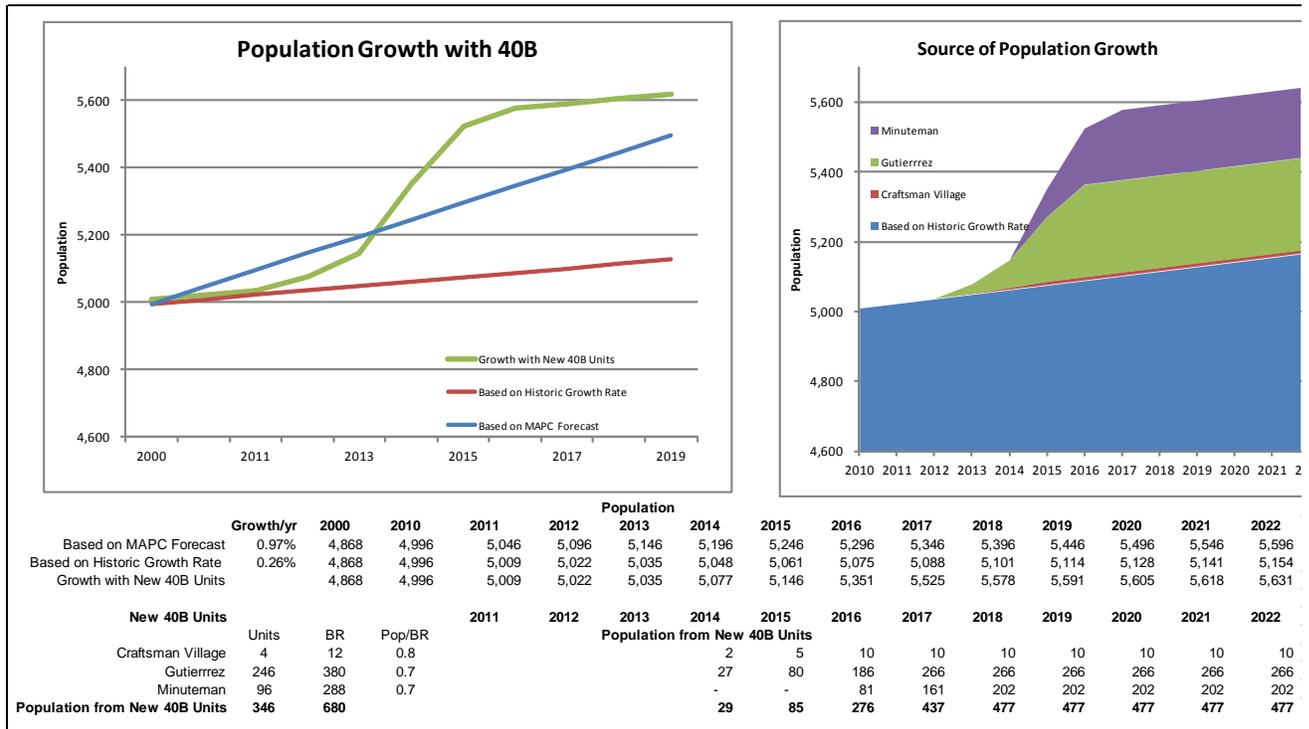
2010 US Census Data

DP-1: Profile of General Population and Housing		
2010 Demographic Profile Data		
Subject	Number	Percent
AGE		
Total population	4,996	100%
Under 5 years	208	4%
20 to 54 years	2,435	49%
Over 55	1,142	23%
Median age (years)	43.3	
16 years and over	3,916	78.4
18 years and over	3,685	73.8
21 years and over	3,540	70.9
62 years and over	601	12.0
65 years and over	421	8.4
RACE		
Total population	4,996	100.0
One Race	4,896	98.0
White	4,023	80.5
Black or African American	24	0.5
American Indian and Alaska Native	2	0.0
Asian	814	16.3
HISPANIC OR LATINO AND RACE		
Total population	4,996	100.0
Hispanic or Latino	113	2.3
HOUSEHOLDS BY TYPE		
Total households	1,949	100.0
Family households (families) [7]	1,362	69.9
With own children under 18 years	736	37.8
Husband-wife family	1,191	61.1
With own children under 18 years	633	32.5
Male householder, no wife present	52	2.7
With own children under 18 years	29	1.5
Female householder, no husband	119	6.1
With own children under 18 years	74	3.8
Nonfamily households [7]	587	30.1
Householder living alone	499	25.6
Male	278	14.3
65 years and over	36	1.8
Female	221	11.3
65 years and over	64	3.3
Households with individuals under 18	748	38.4
Households with individuals 65 years and over	311	16.0
Average household size	2.56	(X)
Average family size [7]	3.14	(X)

2010 US Census Data (Cont)

DP-1: Profile of General Population and Housing 2010 Demographic Profile Data			
Subject	Number		Percent
HOUSING OCCUPANCY			
Total housing units	2,073		100.0
Occupied housing units	1,949		94.0
Vacant housing units	124		6.0
For rent	63		3.0
Rented, not occupied	1		0.0
For sale only	21		1.0
Sold, not occupied	2		0.1
For seasonal, recreational, or	11		0.5
All other vacants	26		1.3
Homeowner vacancy rate (percent) [8]	1.4		(X)
Rental vacancy rate (percent) [9]	13.1		(X)
HOUSING TENURE			
Occupied housing units	1,949		100.0
Owner-occupied housing units	1,532		78.6
Population in owner-occupied housing	4,248		(X)
Average household size of owner-	2.77		(X)
Renter-occupied housing units	417		21.4
Population in renter-occupied housing	748		(X)
Average household size of renter-	1.79		(X)

Population with and without 40B Projects



Population Summary Data

Population Data						
(Source US Census as noted)						
	1990 Census	2000 Census	2010 Census		2020 Projection	
Massachusetts						
Population Actual		6,349,097	6,547,629	3.0%	6,744,058	3.0%
Population Forecast (Census bureau 2005)*		6,349,097	6,649,441	4.5%	6,855,546	3.0%
* http://www.census.gov/population/projections/SummaryTabA1.pdf						
	1990 Census	2000 Census	2010 Census		2020 Projection	
Boxborough						
Total Population	3,342	4,868	4,996	2.6%	5,128	2.6%
Average family size	3.08	3.25	3.14			
White	96%	91%	81%	-12.6%		
Black or African American	1%	1%	0%			
Asian	3%	10%	16%			
Source: U.S. Census Bureau, Population Division, Interim State Population Projections, 2005.						
	1990 Census	2000 Census	2010 Census	2020 Projection*		
Median age (years)	31.8	36.7	43.3			
	1990	2000	2010	2020		
Under 5 years	209	358	208	187	-11.1%	
5 to 9 years	208	470	312	374	16.7%	
10 to 14 years	235	464	446	437	-2.1%	
15 to 19 years	229	257	453	312	-45.2%	
20 to 24 years	256	184	212	446	52.5%	
25 to 34 years	750	528	379	453	16.3%	
35 to 44 years	671	1,144	638	212	-200.9%	
45 to 54 years	454	858	1,206	379	-218.2%	
55 to 59 years	134	233	430	1,206	64.3%	
60 to 64 years	69	142	291	452	35.5%	
65 to 74 years	87	148	255	291	12.4%	
75 to 84 years	32	66	124	255	51.4%	
85 years and over	9	16	42	124	66.1%	
Total	3343	4,868	4,996	5,128	2.6%	
*Source: RH Heaton						
Boxborough Housing Unit Forecast with 40B Production						
	2000 Census	2010 Census	Change	2020 Projection*	Change	
Total housing units	1,363	1,906	28.5%	2,586	26%	
Occupied housing units		1,853	100.0%			
Owner-occupied housing units		1,310	100.0%			
Avg Owner Occupied HH Size		2.95	100.0%			
Renter-occupied housing units	300	543	44.8%	789	31%	
Avg Renter Occupied HH Size		1.84	100.0%			
Vacant housing units		53	100.0%			
% of Rental Units		22%		31%		

Income Data

The median household income in Boxborough in 2010 was \$102,222 up from \$87,618 in 2000 or 17% increase in nine years. Boxborough median income was 58% greater than the median income for the state (\$64,509).

Median Income	
Estimated median household income in 2010: \$102,222 (it was \$87,618 in 2000)	
Boxborough:	\$102,222
Massachusetts:	\$64,509
Source: US Census DP3	

The distribution of income is shown in the graph to the right.

Median household income in 2009 for:

- White non-Hispanic householders: \$106,015
- Afro-American householders: \$219,215
- Asian householders: \$188,879
- Some other race householders: \$91,547
- Two or more multi-ethnic householders: \$181,892
- Hispanic or Latino householders: \$37,995



Median House Value

- Median house value significantly above state average.
 - Estimated median house or condo value in 2009: \$626,325 (it was \$336,600 in 2000)
 - Boxborough: \$626,325
 - Massachusetts: \$338,500
- Unemployed percentage below state average.
 - **Unemployment in March 2011:**
 - Boxborough: 6.1%
 - Massachusetts: 8.2%
- For population 25 years and over in Boxborough
 - High school or higher: 98.0%
 - Bachelor's degree or higher: 72.1%
 - Graduate or professional degree: 32.4%
- Mean travel time to work (commute): 31.7 minutes

- Marital Status for population 15 years and over in Boxborough:
 - Never married: 22.1%
 - Now married: 65.2%
 - Separated: 0.8%
 - Widowed: 1.8%
 - Divorced: 10.1%

Average household size:

Boxborough:  2.6 people
 Massachusetts:  2.5 people

Percentage of family households:

Boxborough:  68.6%
 Massachusetts:  64.5%

Percentage of households with unmarried partners:

Boxborough:  5.1%
 Massachusetts:  5.4%

Residents with income below the poverty level in 2009:

Boxborough: 2.8%
 Massachusetts: 9.3%

Residents with income below 50% of the poverty level in 2009:

Boxborough: 2.1%
 Massachusetts: 4.4%

Education

Students in private schools in grades 1 to 8 (elementary and middle school): 25

Boxborough: 3.4%

Massachusetts: 10.8%

Students in private schools in grades 9 to 12 (high school): 22

Boxborough: 6.9%

Massachusetts: 12.2%

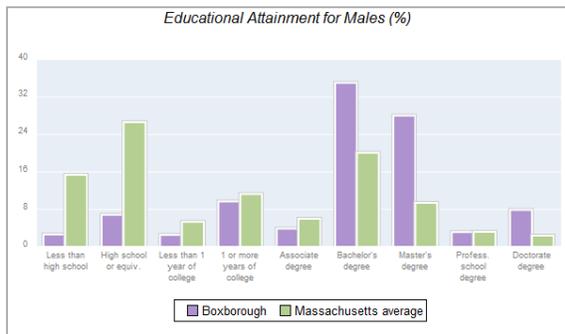
Students in private undergraduate colleges: 19

Boxborough: 15.7%

Massachusetts: 48.2%

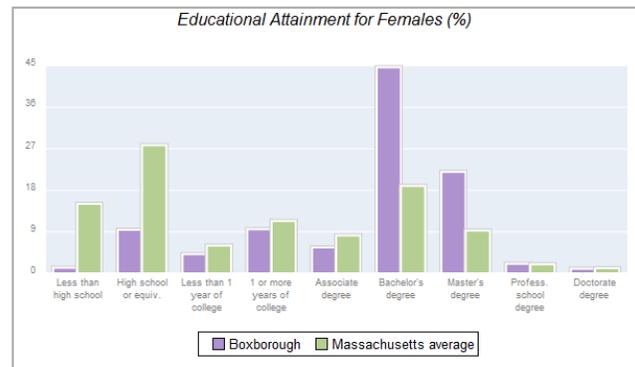
Education attainment for males 25 years and older:

- No schooling: 0
- Nursery to 4th grade: 0
- 5th and 6th grade: 6
- 7th and 8th grade: 9
- 9th grade: 13
- 10th grade: 0
- 11th grade: 15
- 12th grade, no diploma: 0
- High school graduate (or equivalency): 110
- Less than 1 year of college: 41
- Some college more than 1 year, no degree: 156
- Associate degree: 63
- Bachelor's degree: 562
- Master's degree: 450
- Professional school degree: 51
- Doctorate degree: 127

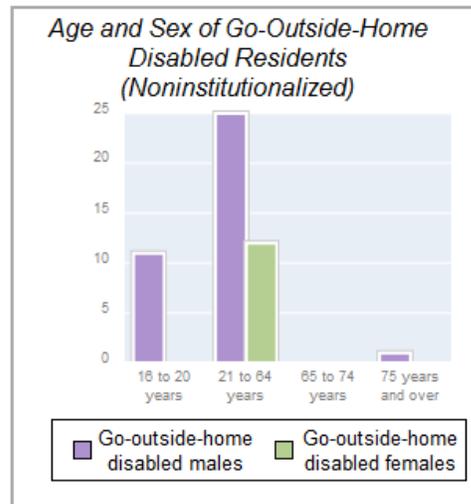
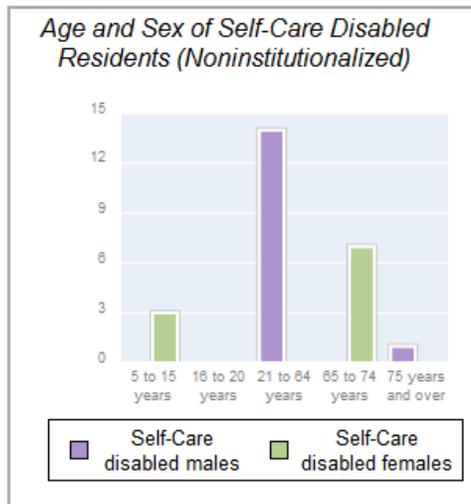
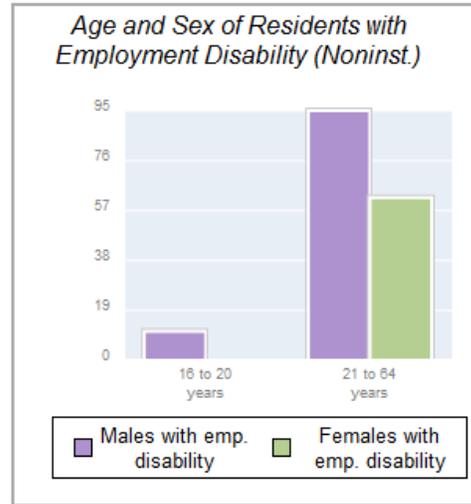
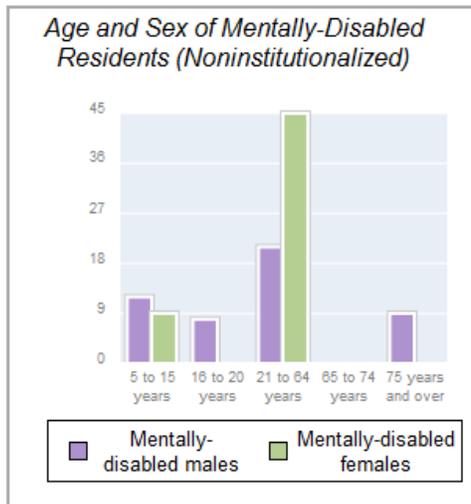
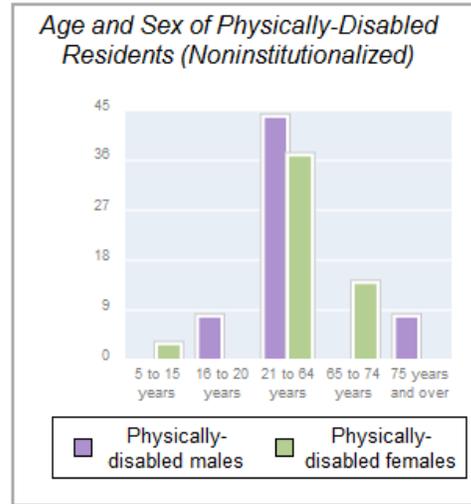
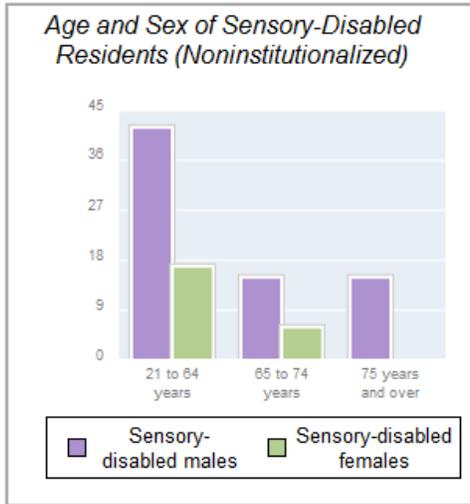


Education attainment for females 25 years and older:

- No schooling: 0
- Nursery to 4th grade: 0
- 5th and 6th grade: 0
- 7th and 8th grade: 0
- 9th grade: 7
- 10th grade: 0
- 11th grade: 0
- 12th grade, no diploma: 12
- High school graduate (or equivalency): 143
- Less than 1 year of college: 63
- Some college more than 1 year, no degree: 145
- Associate degree: 85
- Bachelor's degree: 676
- Master's degree: 333
- Professional school degree: 32
- Doctorate degree: 16



Special Needs

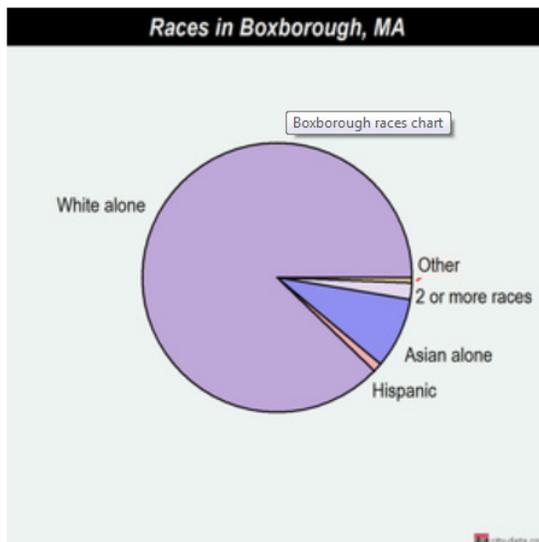


Ethnic Composition

In 1990, 98% of the population in Boxborough identified as White, 3% Afro-American and 1% identified themselves as Asian. By 2010, the US Census data reported White population had decreased to 81%, Afro-Americans decreased to less than 1% and the Asian population had increased to 16%.

Boxborough Demographic Summary 1990 to 2010							
		1990		2000		2010	
RACE							
White		3,212	96%	4,412	91%	4,023	81%
Asian		105	3%	471	10%	814	16%
Black		21	1%	36	1%	24	0%

In 2009, 88% of the residents in Boxborough identified as White, 9% Asian, 1% Hispanic and .3% Afro-American.



White alone - 4,273 (87.8%)
 Asian alone - 413 (8.5%)
 Two or more races - 95 (2.0%)
 Hispanic - 55 (1.1%)
 Black alone - 15 (0.3%)
 Other race alone - 16 (0.3%)
 American alone - 1 (0.02%)

For U.S.-born residents, according to City Data, 2416 were born in Massachusetts, 1077 in the Northeast, 261 in the Midwest, 274 in South and 196 in the West. 614 residents were not born in the U.S. (7.0% Asia, 3.0% Europe).

- 76.9% of residents speak English at home.
- 9.0% of residents speak Spanish at home.
- 16.0% of residents speak other than European language at home
- 13.3% of residents speak an Asian or Pacific Island language at home
- 4.7% of residents speak another language at home

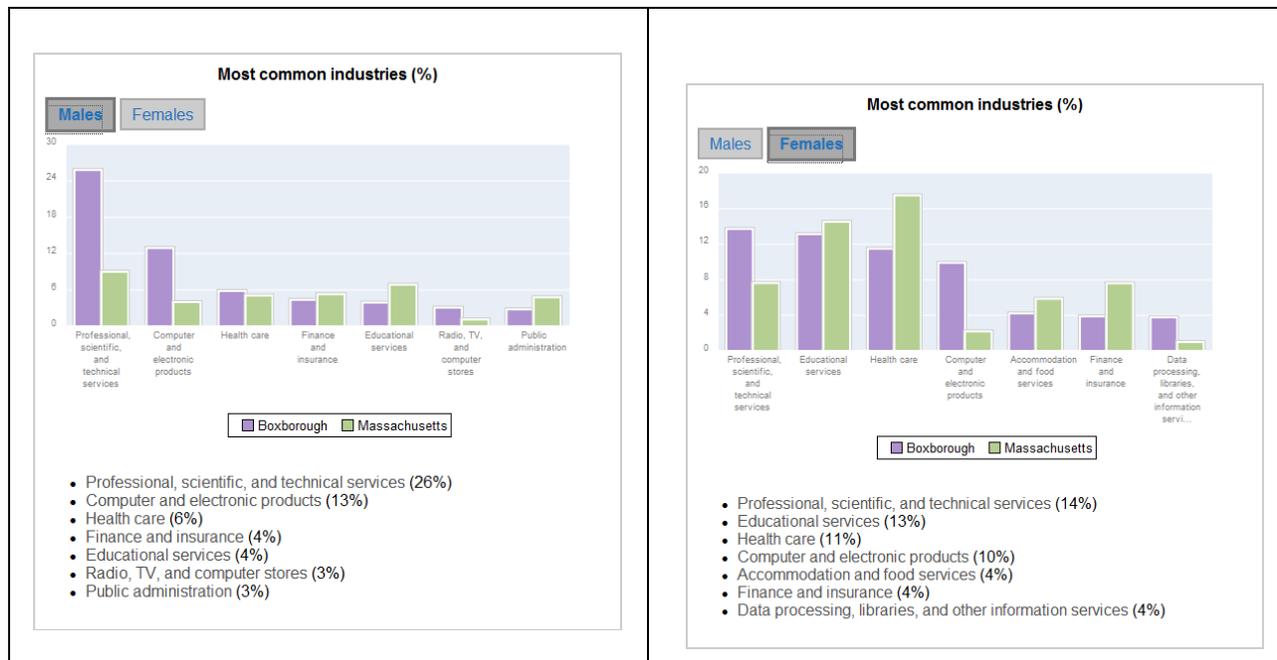
Employment

Unemployment in March 2011:

Boxborough: 6.1%
 Massachusetts: 8.2%

Unemployment rate for White non-Hispanic males: 3.6%
 Unemployment rate for White non-Hispanic females: 2.2%

Unemployment rate for Asian males: 5.0%
 Unemployment rate for Asian females: 0.0%





Percentage of workers working in Middlesex County: 76.9%

Number of people working at home: 159 (5.9% of all workers)

Travel time to work

- Less than 5 minutes: 30
- 5 to 9 minutes: 183
- 10 to 14 minutes: 190
- 15 to 19 minutes: 416
- 20 to 24 minutes: 323
- 25 to 29 minutes: 119
- 30 to 34 minutes: 322
- 35 to 39 minutes: 140
- 40 to 44 minutes: 112
- 45 to 59 minutes: 389
- 60 to 89 minutes: 247
- 90 or more minutes: 80

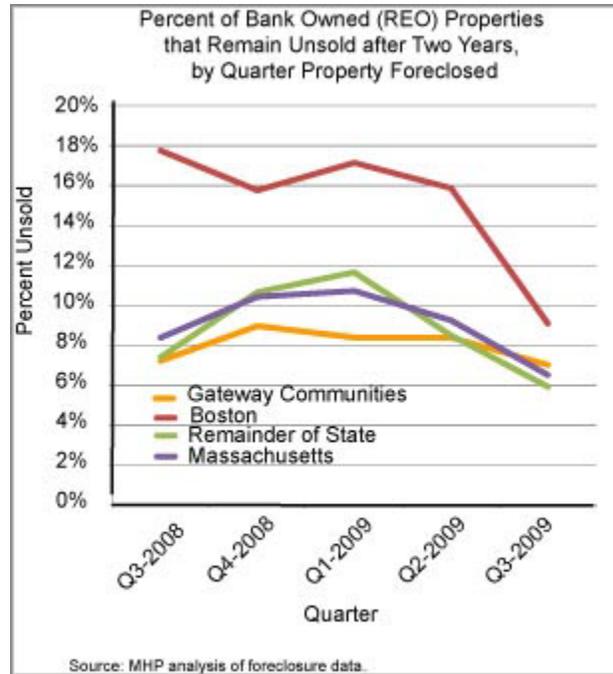
Means of transportation to work

- Drove a car alone: 2,293 (85%)
- Carpooled: 161 (6%)
- Railroad: 66 (2%)
- Walked: 31 (1%)
- Worked at home: 159 (6%)

Impact of Foreclosure on the Foxborough

According to an analysis of the Warren Group data of Massachusetts REO properties that sold within a two year period, the average sales time declined from 204 days for properties foreclosed in the third quarter of 2008 to 168 days for properties foreclosed in the third quarter of 2009.

What's interesting about this aspect of the market is that while Boston has a larger investor appetite and fewer REO outcomes, properties that make it to REO take longer to sell. Re-sales of REOs in Boston averaged 255 days for properties foreclosed in the second quarter of 2008 and 238 days for properties foreclosed in the third quarter of 2009. This is contrary to what is expected, given that the Boston market is stronger than the rest of the state as whole.



Properties in Foreclosure in Foxborough March 6, 2012

Status	Property Type	Address	City	Zip	Beds	Baths	Price	Zestimate
01-23-12 Active	Foreclosure Condo	Boxborough, MA 01719 Middlesex County			1 br	1 ba	\$70,900	\$79,300
01-19-12 Active	Foreclosure Condo	Boxborough, MA 01719 Middlesex County			2 br	1 ba	\$79,900	\$104,400
Searching Foreclosure.com just got even easier with our new toolbar. Download it today — it's FREE!								
01-24-12 Active	Preforeclosure Unknown	Boxborough, MA 01719 Middlesex County			2 br	1 ba		\$125,500
09-14-11 Active	Bankruptcy Multi-Family	Boxborough, MA 01719 Middlesex County			2 br	1.5 ba		\$223,200
09-14-11 Active	Bankruptcy Multi-Family	Boxborough, MA 01719 Middlesex County			4 br	4.5 ba		\$738,600
04-27-11 Active	Bankruptcy Single-Family	Boxborough, MA 01719 Middlesex County						
10-14-10 Active	Deal Unknown	Boxborough, MA 01719 Middlesex County			2 br	1 ba	\$110,000	

http://www.foreclosure.com/search.html?ob=asc&tab=&st=MA&cno=017&q=boxborough&bdi=&bhi=&pi=&pa=&tl=auction&tl=foreclosure&tl=preforeclosure&tl=bankruptcy&tl=fsbo&tl=tax_lien&tl=deal&tl=short_sale&tl=rent_to_own&o=&ps=25&pg=&pm=map=true

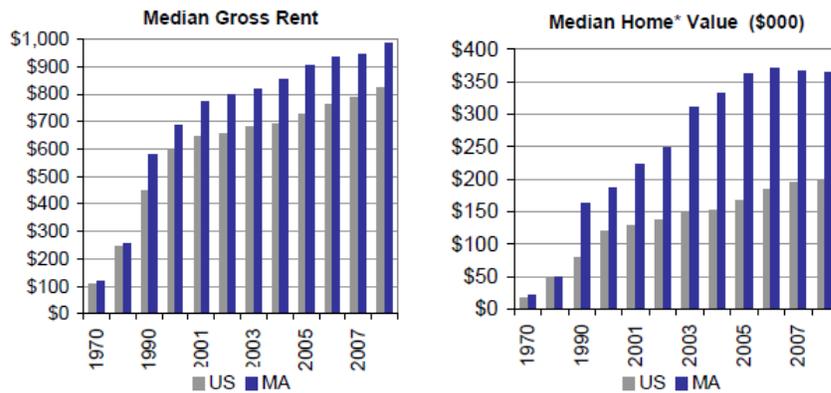
Current Housing Services and Resources Available in Boxborough

At the special town meeting on October 30, 2000, the Affordable Housing Study Committee delivered their Final Report and the voters approved a bylaw establishing the Boxborough Housing Board (BHB) to provide structure and mechanisms to meet Boxborough's affordable housing needs. The Housing Board is vested with the responsibility for the production and management of affordable housing stock in Boxborough. Production includes both construction of new units and conversion of selected existing units of housing to create a balance of mix deed-restricted affordable housing addressing both the state mandate under MGL Ch40B and the Affordable Housing Board's Long Range Plan as approved at Town Meeting according to bylaw. The Board is required to use the public hearing process to develop affordable housing plans and a set of policies to guide their implementation.

As defined in the bylaw the key responsibilities of the Housing Board include:

- Responsibility to bring to town meeting for voter approval a proposal or set of proposals for an affordable housing long-range plan.
- Responsibility to develop specific affordable housing implementation and funding plans and bring them to town meeting for voter approval.
- Responsibility for managing town-initiated development of affordable housing. This includes both broad program management duties as well as project-level oversight of the town's specific affordable housing development activities.
- Responsibility for real estate transactions pursuant to both unit conversions and new construction under town programs.
- Stewardship and utilization of designated town funds and lands for affordable housing purposes.
- Management of affordable housing cooperative projects with commercial and non-profit development partners.
- Acting as the town's agent on private affordable housing projects.
- Conducting the affordable housing lottery in compliance with MGL 40B and DHCD regulations. This also includes the development of a policy defining Boxborough's criteria for the local preference.
- Monitoring and managing the resale of deed-restricted housing to income-qualified buyers.
- Preparation and submission to the Board of Selectmen of the annual affordable housing certifications report in compliance with DHCD guidelines.

Comparison of Housing Costs Over Time, MA v US



* Owner occupied homes. Gross rent includes utilities paid by the tenant.

Source: U.S. Census Decennial Census (1970-2000), Supplementary Survey Summary Tables (2001), American Community Survey (2002-2008)

* Owner occupied homes. Gross rent includes utilities paid by the tenant.

Source: U.S. Census Decennial Census (1970-2000), Supplementary Survey Summary Tables (2001), American Community Survey (2002- 2008)

With its relatively old housing stock, Massachusetts is a costly state in which to maintain and operate housing: it has the highest percentage of housing units in the country built before 1940 and the 4th lowest percentage of units built since 1990. It has the 6th highest share of home owners who heat with fuel oil. Winters are long and cold, and high heating bills add to the already burdensome housing costs.

Housing production was slow to recover after the 1989-1991 recession, contributing to an exceedingly tight housing market when the economy and population began to grow in the late 1990s. Housing construction began to pick up after 2002, but those levels have not been sustained.

The number of new units granted building permits in 2009 was the lowest in almost 50 years, more than 22 percent below 1991, the previous low. Massachusetts is a slow growth state and new housing units are permitted at only about 40 percent of the national rate.⁸

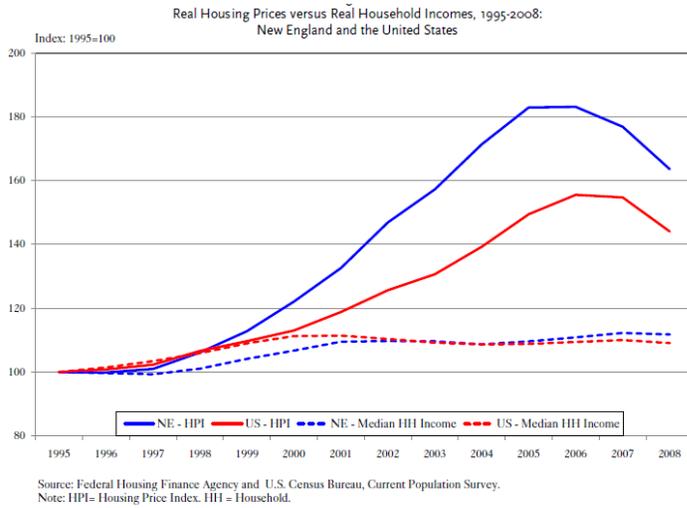
Since the 2008 melt down of the subprime mortgage market, the combination of falling house prices and flat incomes has led some observers to suggest that housing has become more affordable. However, many households both in New England and the United States overall entered the recession facing cost burdens related to housing, so few have been able to take advantage of declining house prices. This analysis reveals that as New England's housing prices have declined, affordability for people looking to buy has been returning to pre-housing crisis levels of the early 2000s.

However, declining prices nationwide continue to make owner-occupied housing in most New England states less affordable than in the nation.

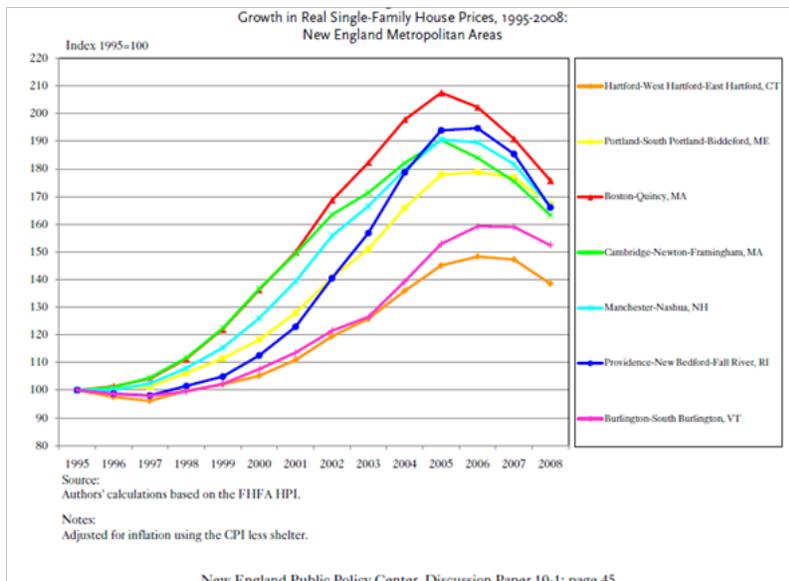
At the same time, the share of households—both owners and renters—in New England and

⁸ DHCD Consolidated Housing Plan for 2010 to 2014

the United States facing housing cost burdens has continued to rise. This has been particularly true for low and middle-income homeowners in the region. They are much more likely to be cost-burdened than their national counterparts. In contrast, New England has maintained its advantage in rental affordability relative to the nation, and renters in the region is far less likely than their national counterparts to face cost burdens.⁹



New England Public Policy Center, Discussion Paper 10-1: page 22



New England Public Policy Center, Discussion Paper 10-1: page 45

⁹ New England Public Policy Center by Robert Clifford, CHAPA

Have Americans Given Up On McMansions?

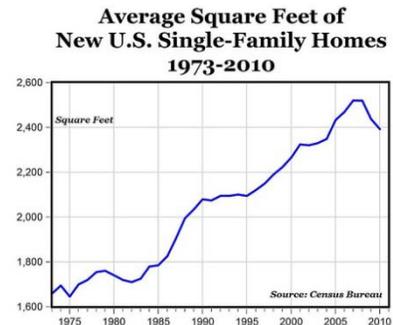
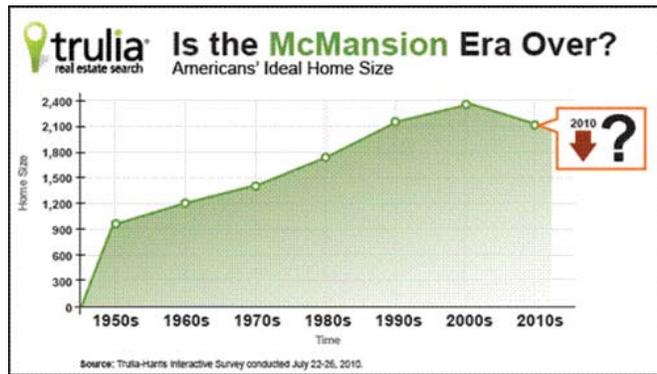
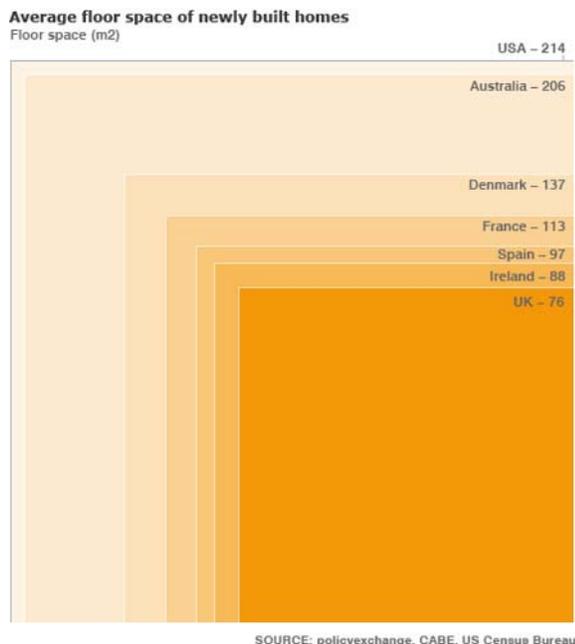
(Comments reprinted from post by Atlantic Cities)

After many years of dramatically increasing home size in America - from an average of 983 square feet in the 1950s up to 2300 square feet in the 2000s, despite declining household sizes - the trend appears finally to be going in the other direction. The real estate research firm Trulia found in 2010, that the median "ideal home size" for Americans had declined to around 2100 square feet. More than one-third of survey respondents reported that their ideal preference was Future housing development trends lower than 2000 square feet.

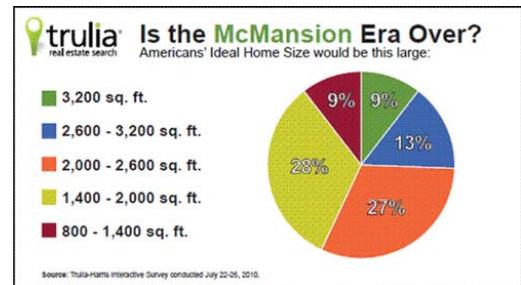
The median size of a new U.S. home in 2010 was 2,169 square feet, up from 1,525 square feet in 1973 but down from the 2007 peak of 2,277 square feet.

While the recent change has been observed in the industry for a few years now the downsizing trend is expected to continue even after the economy recovers according to a spokesperson from NAHB.

The census data also include trends in average home size, which runs somewhat larger than median home size:



The recent downsizing is still evident and consistent with the median size data and the Trulio Report.



The size of an average new U.S. home built in the 2000s is approximately twice as large in floor space as one in Spain or France, and nearly three times as large as the average in the U.K.

Source: Kaid Benfield is the Director of the Sustainable Communities and Smart Growth program at the Natural Resources Defense Council.

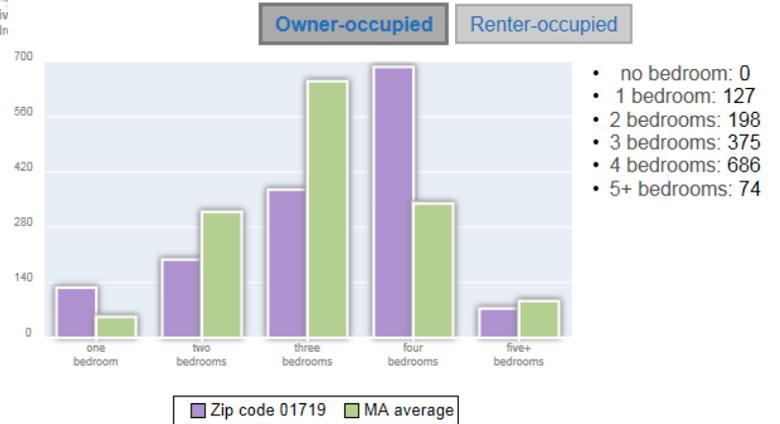
Number of Bedrooms in Rental and SFH

As noted below, there are a total of 5,749 bedrooms in Boxborough of which 987 (17%) are in apartments and 4,762 (83%) are in owner occupied houses.

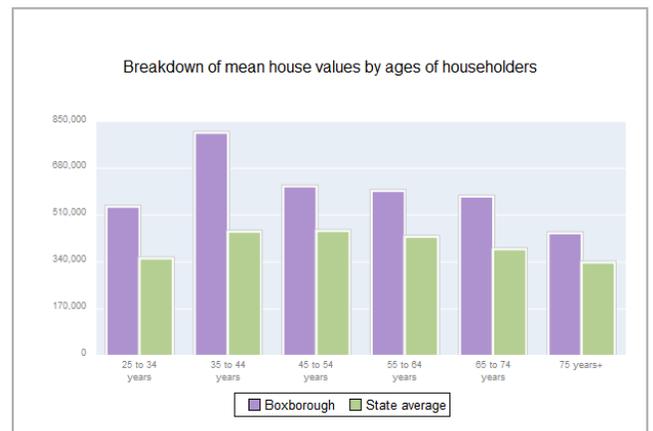
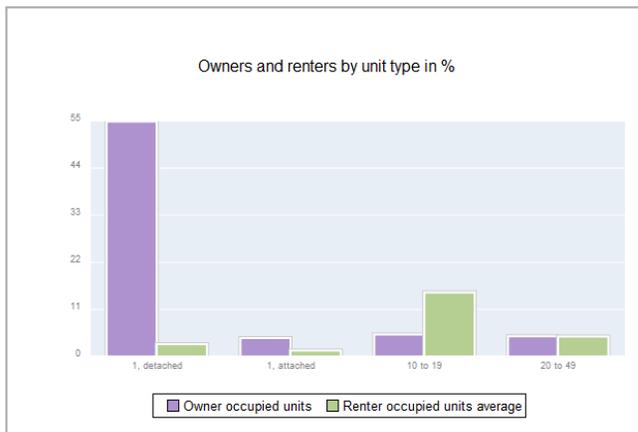
Bedrooms in houses/apartments in 01719



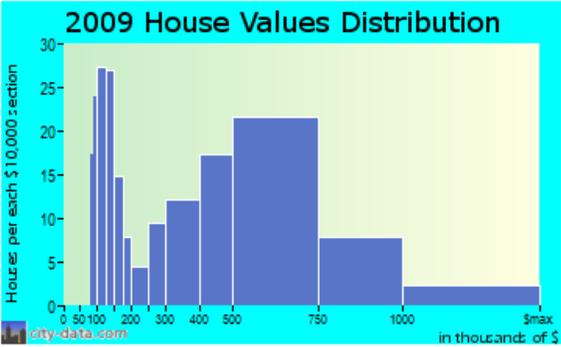
Bedrooms in houses/apartments in 01719



Housing Ownership and Rental Patterns

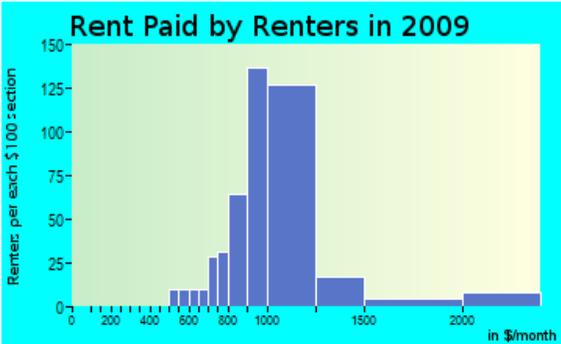


Estimate of home value of owner-occupied houses in 2009 in Boxborough, MA:



- Less than \$10,000: 0
- \$10,000 to \$14,999: 0
- \$15,000 to \$19,999: 0
- \$20,000 to \$24,999: 0
- \$25,000 to \$29,999: 0
- \$30,000 to \$34,999: 0
- \$35,000 to \$39,999: 0
- \$40,000 to \$49,999: 0
- \$50,000 to \$59,999: 0
- \$60,000 to \$69,999: 0
- \$70,000 to \$79,999: 0
- \$80,000 to \$89,999: 0
- \$90,000 to \$99,999: 14
- \$100,000 to \$124,999: 60
- \$125,000 to \$149,999: 48
- \$150,000 to \$174,999: 59
- \$175,000 to \$199,999: 28
- \$200,000 to \$249,999: 27
- \$250,000 to \$299,999: 26
- \$300,000 to \$399,999: 90
- \$400,000 to \$499,999: 127
- \$500,000 to \$749,999: 465
- \$750,000 to \$999,999: 317
- \$1,000,000 or more: 129

Rent paid by renters in 2009 in Boxborough:



- Less than \$100: 0 people
- \$100 to \$149: 0
- \$150 to \$199: 0
- \$200 to \$249: 0
- \$250 to \$299: 0
- \$300 to \$349: 0
- \$350 to \$399: 0
- \$400 to \$449: 0
- \$450 to \$499: 0
- \$500 to \$549: 4
- \$550 to \$599: 4
- \$600 to \$649: 4
- \$650 to \$699: 4
- \$700 to \$749: 12
- \$750 to \$799: 13
- \$800 to \$899: 54
- \$900 to \$999: 115
- \$1,000 to \$1,249: 266
- \$1,250 to \$1,499: 34
- \$1,500 to \$1,999: 16
- \$2,000 or more: 25
- No cash rent: 0

Boxborough Housing Data

Boxborough Housing				
	2000 Census	2010 Census	Change	2020 Projection*
Total housing units	1,906	2,073	8.1%	
Occupied housing units	1,853	1,949	4.9%	
Owner-occupied housing units	1,310	1,532	14.5%	
Avg Owner Occupied HH Size	2.95	2.77	-6.5%	
Renter-occupied housing units	543	417	-30.2%	
Avg Renter Occupied HH Size	1.84	1.79	-2.8%	
Vacant housing units	53	124	57.3%	

Boxborough	
Estimated median house or condo value in 2009:	\$550,349
	in 2000: \$336,600
Estimated median house or condo value in 2009	
Boxborough:	\$550,349
Massachusetts:	338,500
Mean Boxborough prices in 2009: All housing units:	\$573,064
Detached houses:	\$679,301
Townhouses or other attached units:	\$358,841
3-to-4-unit structures:	\$202,795
5-or-more-unit structures:	\$136,051
Median real estate property taxes paid in 2000:	
Boxborough town:	1.4% (\$4,867)
Massachusetts:	1.3% (\$2,336)
Source: City Data	

Market Rate Housing Purchase Price

2012 Purchase Price Limits for Market Rate Units			
Housing Cost: 3BR Unit			
Sales Price			\$300,000
10% Down payment			\$30,000
Mortgage			\$270,000
Interest rate			4.27%
Amortization			30
Monthly P&I Payments			\$1,331.40
Tax Rate			\$17.87
monthly property tax			\$447
Hazard insurance			\$96
PMI			\$90
Condo/HOA fees (if applicable)			
Monthly Housing Cost			\$1,964
Necessary Income:			\$78,566

Affordable Housing Data

Homeownership- Income Window			
2012 Boxborough (Middlesex County)			
AMI - \$97,800			
	1 BR	2 BR	3 BR
	2 Persons	3 Persons	4 Persons
Max Income-80% of AMI	\$52,000	\$58,500	\$65,000
Sales Price	\$158,000	\$179,000	\$197,000
Necessary Income for Mortgage	\$47,950	\$54,724	\$61,609
Income and Mortgage Window	\$4,100	\$3,800	\$3,400

Rental - Income Window					
2012 Boxborough (Middlesex County)					
AMI - \$97,800					
	1 BR	1 BR	2 BR	3BR	Notes
	1 Persons	2 Persons	3 Persons	4Persons	
Max Income/yr	\$45,500	\$52,000	\$58,500	\$65,000	80% of AMI/year
Max Income/mo	\$3,792	\$4,333	\$4,875	\$5,417	80% of AMI/mo
Necessary Min Income/yr	\$29,325	\$34,200	\$38,175	\$42,150	Mo Rent * 12
Min Income /mo (40%)	\$2,444	\$2,850	\$3,181	\$3,513	40%*Contract rent/mo
Rent per Month	\$1,138	\$1,300	\$1,463	\$1,625	30% of 80% AMI/mo
Less Utilities	\$160	\$160	\$190	\$220	Assume
Contract Rent per Month	\$978	\$1,140	\$1,273	\$1,405	
Income Window	\$16,175	\$17,800	\$20,325	\$22,850	

Residents with income below the poverty level in 2009:	
Boxborough	2.80%
Whole state:	9.30%
Residents with income below 50% of the poverty level in 2009:	
Boxborough	2.10%
Whole state:	4.40%
Source: CityData	

Affordable Housing Calculation

2012 Purchase Price Limits Housing Cost: 1BR Unit			
Sales Price			\$158,000
5% Down payment			\$7,900
Mortgage			\$150,100
Interest rate			4.27%
Amortization			30
Monthly P&I Payments			\$740.16
Tax Rate			\$17.87
monthly property tax			\$235
Hazard insurance			\$62
PMI			\$60
Condo/HOA fees (if applicable)			\$100
Monthly Housing Cost			\$1,197
Necessary Income:			\$47,898
% of Monthly Income Spent on Housing			
# of Bedrooms			3
Sample Household size			4
AMI for Town/City			\$97,800
		70% of AMI	80% fo AMI
80% AMI/"Low-Income" Limit		\$ 47,950	\$ 52,000
Target Housing Cost		\$1,199	\$1,300
10% Window			
Target Housing Cost (70%-80%AMI)		\$1,199	\$1,300
Check % of Housing Cost			29.97%

2012 Purchase Price Limits Housing Cost 2 BR Condo:			
Sales Price			\$179,000
5% Down payment			\$8,950
Mortgage			\$170,050
Interest rate			4.27%
Amortization			30
Monthly P&I Payments			\$838.54
Tax Rate			\$17.87
monthly property tax			\$267
Hazard insurance			\$68
PMI			\$75
Condo/HOA fees (if applicable)			\$120
Monthly Housing Cost			\$1,368
Necessary Income:			\$54,724
% of Monthly Income Spent on Housing			
# of Bedrooms			2
Sample Household size			3
AMI for Town/City			\$97,800
		70% of AMI	80% fo AMI
80% AMI/"Low-Income" Limit		\$ 54,810	\$58,500
Target Housing Cost		\$1,370	\$1,463
10% Window			\$45,150
Target Housing Cost (70%-80%AMI)		\$1,370	\$1,463
Check % of Housing Cost			29.95%

2012 Purchase Price Limits Housing Cost: 3BR Unit			
Sales Price			\$197,000
5% Down payment			\$9,850
Mortgage			\$187,150
Interest rate			4.27%
Amortization			30
Monthly P&I Payments			\$922.86
Tax Rate			\$17.87
monthly property tax			\$293
Hazard insurance			\$84
PMI			\$90
Condo/HOA fees (if applicable)			\$150
Monthly Housing Cost			\$1,540
Necessary Income:			\$61,609
% of Monthly Income Spent on Housing			
# of Bedrooms			3
Sample Household size			4
AMI for Town/City			\$97,800
		70% of AMI	80% fo AMI
80% AMI/"Low-Income" Limit		\$ 61,670	\$65,000
Target Housing Cost		\$1,542	\$1,625
10% Window			
Target Housing Cost (70%-80%AMI)		\$1,542	\$1,625
Check % of Housing Cost			29.97%

Boxborough School Salary Data

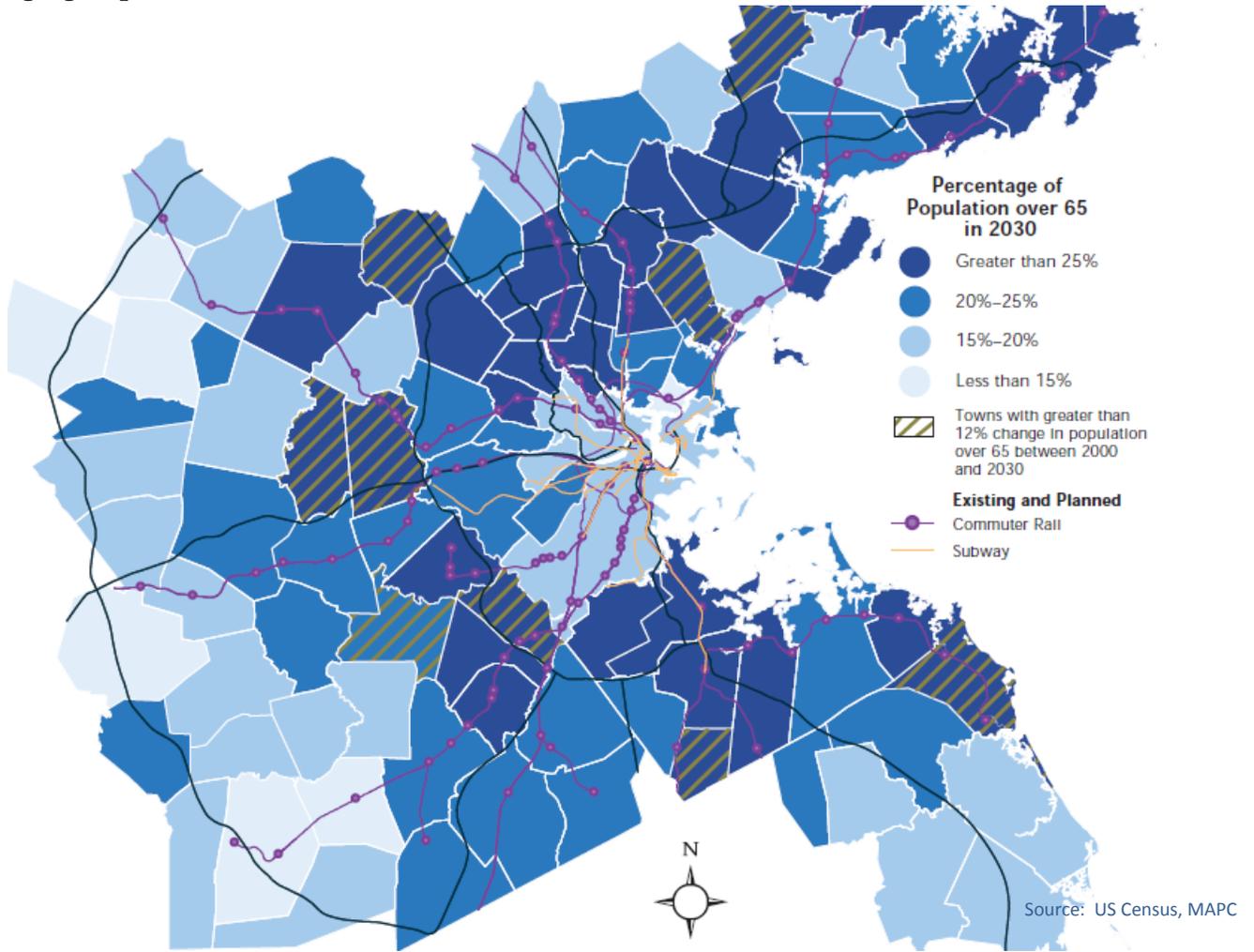
Boxborough School Staff Qualifying for Affordable SFH			
	Number	Salary Range	Assumption
Teachers/Staff Most Likely Do Not Qualify	38	>\$58,500	Above Max for Family of 4
Teachers/Staff that May Qualify	16	\$38,175 to \$58,500	No other family income
Unknown	54	less \$38,175	No other family income
Total Employees	108		
Teachers That Do Not Qualify	32	>\$58,500	
Teachers That May Qualify	8	\$38,175 to \$58,500	
Teachers that Most Likely Qualify		less \$38,175	No other family income
Total Teachers	40	\$20,546 to \$101,970	Includes Part Time

Boxborough School Staff Qualifying for Affordable Housing

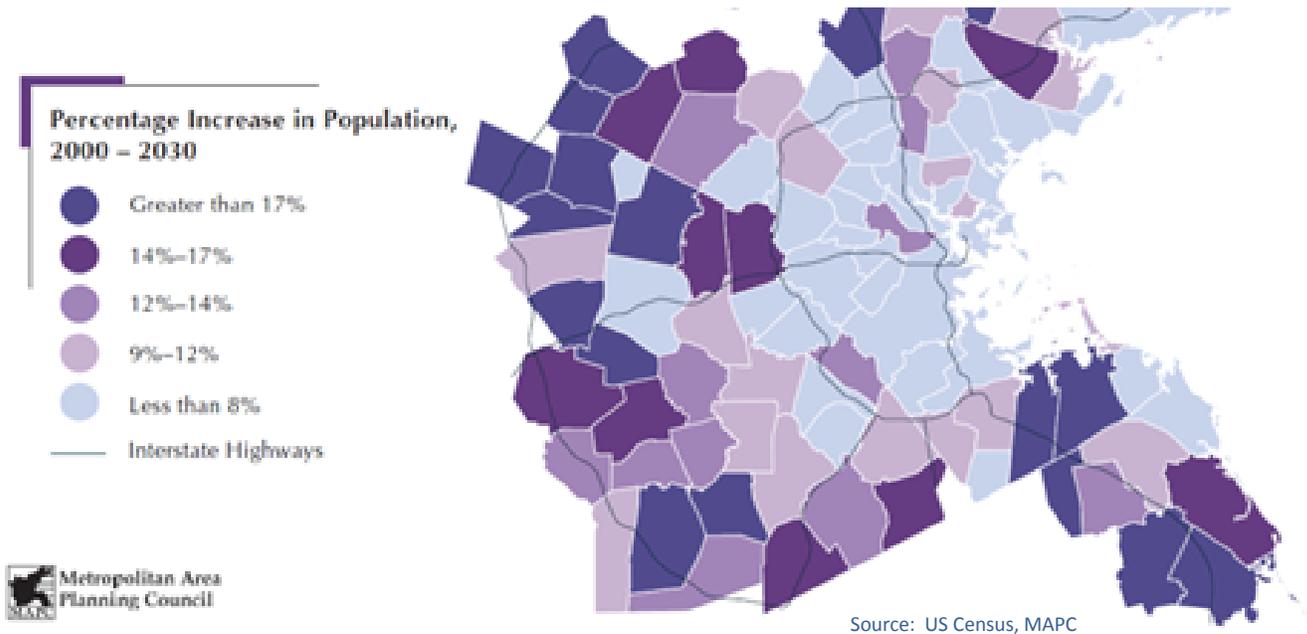
	Salary	
Teacher	101,970.00	Most Likely
Teacher	99,244.00	Do Not Qualify
Teacher	98,834.00	
Teacher	98,804.00	
Teacher	94,391.00	
Teacher	91,206.00	
Teacher	88,799.00	
Teacher	87,694.00	
Teacher	86,421.00	
Teacher	84,157.00	
Teacher	83,875.00	
Teacher	82,917.00	
Teacher	82,884.00	
Teacher	81,700.00	
Teacher	81,700.00	
Teacher	81,700.00	
Teacher	81,089.00	
Teacher	80,130.00	
Teacher	80,130.00	
Teacher	76,740.00	
Teacher	76,478.00	
Teacher	75,523.00	
Teacher	74,564.00	
Teacher	71,174.00	
Teacher	70,212.00	
Teacher	70,155.00	
Teacher	69,957.00	
Teacher	69,957.00	
Teacher	69,955.00	
Teacher	67,778.00	
Teacher	67,777.00	
Teacher	60,618.00	
Teacher	50,376.00	Most Likely
Teacher	50,104.08	Qualify
Teacher	49,081.00	
Teacher	49,004.80	
Teacher	48,206.00	
Teacher	45,468.00	
Teacher	43,275.00	
Teacher	40,824.00	
Teacher	20,546.19	
Staff	161,396.64	Most Likely
Staff	89,540.00	Do Not Qualify
Staff	89,250.00	
Staff	67,778.00	
Staff	67,778.00	
Staff	59,079.00	
Staff	56,872.00	Most Likely
Staff	52,688.00	Qualify
Staff	47,944.00	
Staff	45,727.76	
Staff	44,400.00	
Staff	43,494.00	
Staff	42,577.60	
Staff	38,042.00	

Note: Not listed are 62 staff earning less than \$38,042

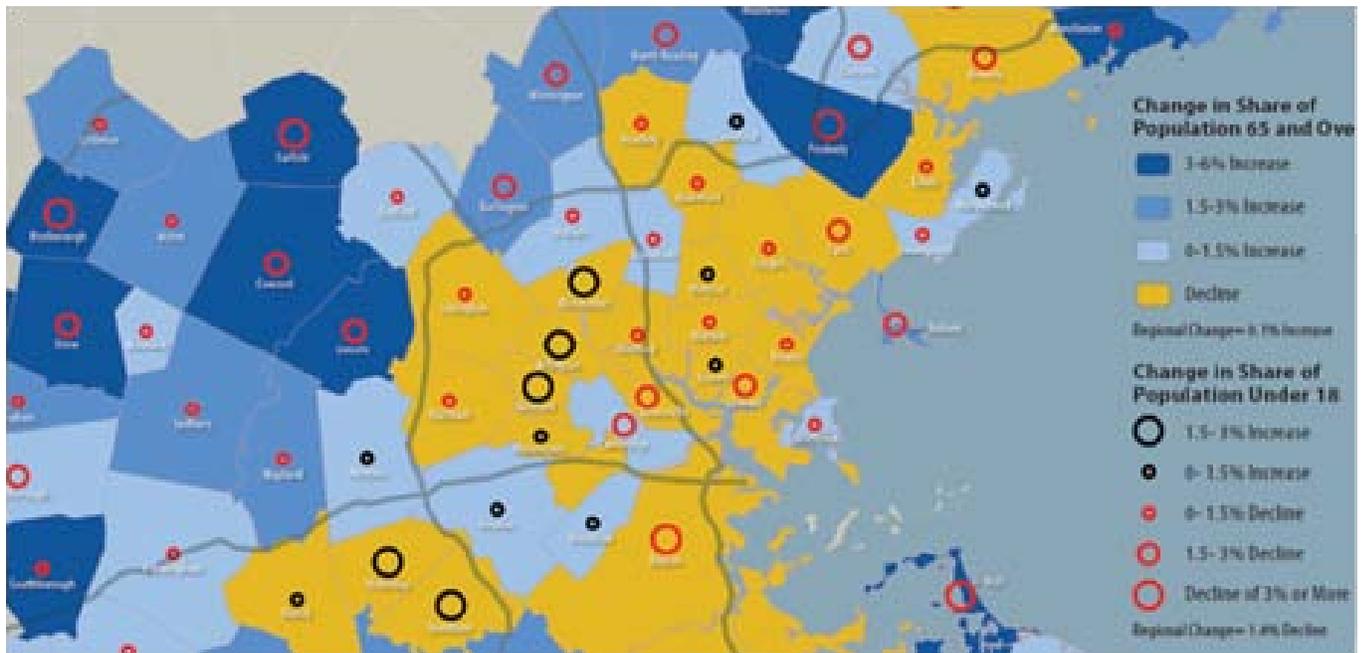
Aging Population



Percentage Increase in Population



Change in Share of Population 45 and Over



Percent of Occupied Housing Units by Tenure

Percent of Occupied Housing Units by Tenure

By RHHeaton

Based on Percent of Occupied Housing Units by Tenure, by Aditi Mehta

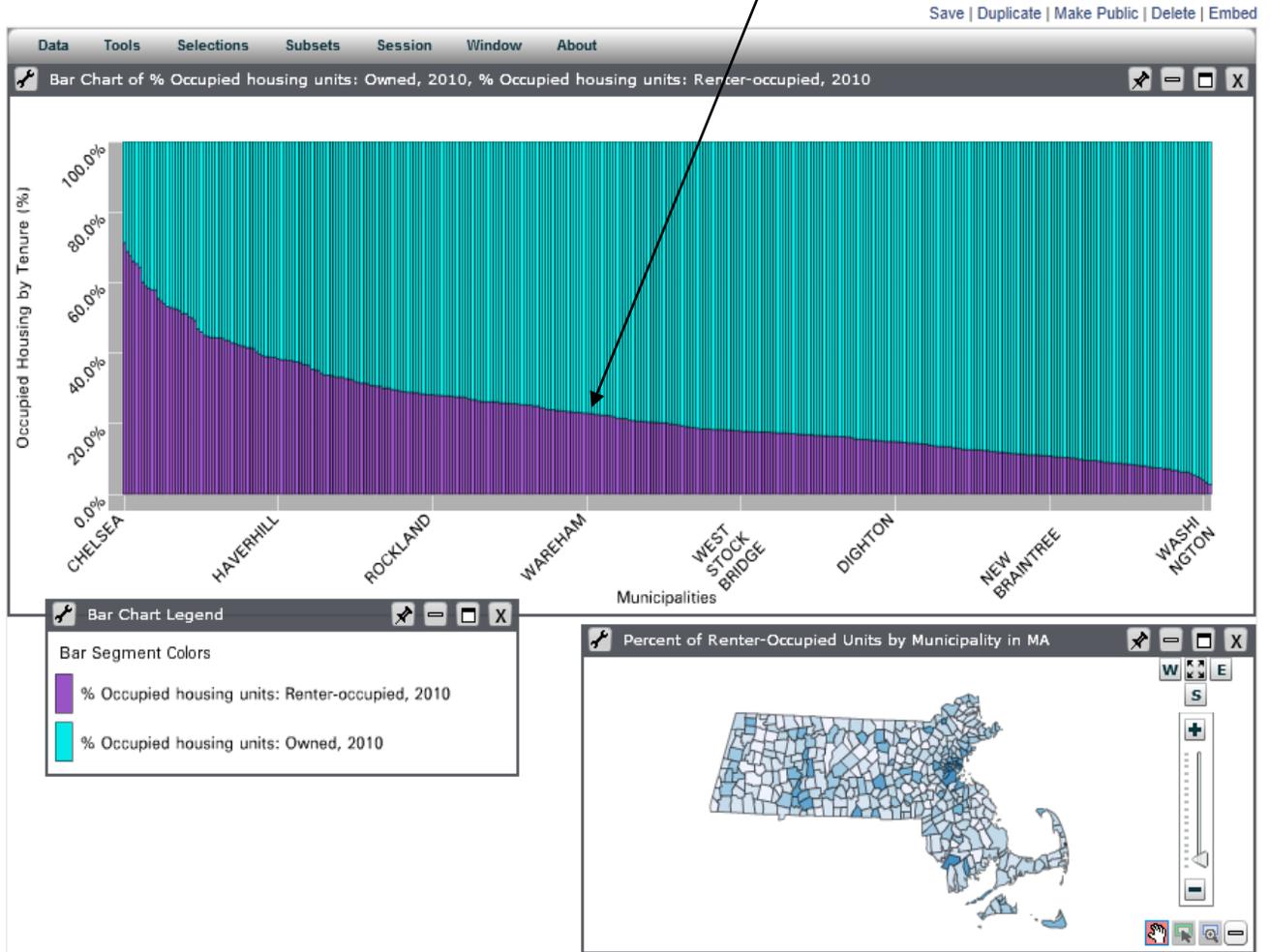
Year(s): 2010 • Source(s): Census

Edit Properties [+]

Boxborough

21% Renter

79% Owner Occupied



Source: US Census, MAPC

