

# SHARON

## HOUSING PRODUCTION PLAN

*2018-2023 update*

FINAL APPROVED

TECHNICAL ASSISTANCE PROVIDED BY THE  
METROPOLITAN AREA PLANNING COUNCIL (MAPC)

*prepared for:*  
SHARON MASTER PLAN COMMITTEE  
TOWN OF SHARON  
C/O PETER O'CAIN, TOWN ENGINEER  
90 SOUTH MAIN STREET  
SHARON, MA 02067

*prepared by:*  
METROPOLITAN AREA PLANNING COUNCIL  
60 TEMPLE PLACE  
BOSTON, MASSACHUSETTS 02111  
TEL 617.933.0700  
WWW.MAPC.ORG



Google Earth

Image U.S. Geological Survey  
Image Landsat / Copernicus

2 mi

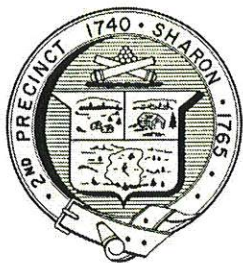


*This page has been left ostensibly blank for pagination purposes.*

## WHY A HOUSING PRODUCTION PLAN FOR SHARON?

*The Metropolitan Area Planning Council (MAPC) has assisted the Town of Sharon to develop a Housing Production Plan (HPP) that is intended to:*

- *Guide market-rate and affordable housing preservation and creation,*
- *Help the Town maintain its State-mandated affordable housing target,*
- *Influence the type, amount, and location of affordable housing,*
- *Increase affordable housing opportunities and options in Sharon, and*
- *Provide housing options to residents, their adult children, and elderly grandparents for all life phases and (un)anticipated circumstances.*



## BOARD OF SELECTMEN

90 SOUTH MAIN STREET  
SHARON, MASSACHUSETTS 02067

William A. Heitin, Chair  
Walter B. Roach, Jr., Clerk  
Emily E. Smith-Lee

Frederic E. Turkington, Jr.  
Town Administrator  
(781) 784-1500 x1208  
Fax: (781) 784-1502  
[selectmen@townofsharon.org](mailto:selectmen@townofsharon.org)

May 23, 2018


Carlos Montañez  
Metropolitan Area Planning Council  
60 Temple Place  
Boston, MA 02111

Dear Mr. Montañez:

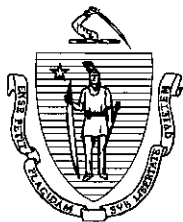
Please be advised that at their meeting on May 22, 2018, the Board of Selectmen voted unanimously to approve the Housing Production Plan.

Please contact me with any questions.

Sincerely,

  
Jennifer Austrino  
Administrative Assistant

Cc: Peter O'Cain, Town Engineer  
David Blaszkowsky, Planning Board Chair



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Janelle L. Chan, Undersecretary

June 29, 2018

William A. Heitin, Chair  
Sharon Board of Selectmen  
90 South Main Street  
Sharon, MA 02067

**RE: Housing Production Plan - Approved**

Dear Mr. Heitin:

The Department of Housing and Community Development (DHCD) approves the Town of Sharon's Housing Production Plan (HPP) pursuant to 760 CMR 56.03(4). The effective date for the HPP is June 5, 2018, the date that DHCD received a complete plan submission. The HPP has a five year term and will expire on June 4, 2023.

Approval of your HPP allows the Town to request DHCD's Certification of Municipal Compliance when:

- Housing units affordable to low and moderate income households have been produced during one calendar year, during the initial year of eligibility, totaling at least 32 (0.5% units) of year round housing units.
- All units produced are eligible to be counted on the Subsidized Housing Inventory (SHI). All units must comply with all applicable state and federal fair housing laws. If you have questions about eligibility for the SHI, please visit our website at: [www.mass.gov/dhcd](http://www.mass.gov/dhcd).
- All units have been produced in accordance with the approved HPP and DHCD Guidelines.

I applaud your efforts to plan for the housing needs of Sharon. Please contact Phillip DeMartino, Technical Assistance Coordinator, at (617) 573-1357 or at [Phillip.DeMartino@state.ma.us](mailto:Phillip.DeMartino@state.ma.us), if you need assistance as you implement your HPP.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis Martin", written over a horizontal line.

Louis Martin  
Associate Director

cc: Senator Paul R. Feeney  
Representative Louis L. Kafka  
Frederic E. Turkington, Jr. Town Administrator, Sharon  
Peter Cain, Town Engineer, Sharon

# TABLE OF CONTENTS

## ACKNOWLEDGEMENTS

EXECUTIVE SUMMARY .....	1
INTRODUCTION .....	5
COMPREHENSIVE HOUSING NEEDS ASSESSMENT .....	9
DEMOGRAPHICS .....	10
HOUSING STOCK .....	26
HOUSING AFFORDABILITY .....	46
DEVELOPMENT CONSTRAINTS .....	55
NATURAL & PHYSICAL CONSTRAINTS .....	55
REGULATORY CONSTRAINTS .....	61
OTHER CONSTRAINTS.....	66
AFFORDABLE HOUSING GOALS AND STRATEGIES ...	71
APPENDICES .....	80
APPENDIX A.....	80
APPENDIX B .....	81

Figure 1: Context Map: Three Rivers Interlocal Council (TRIC) MAPC Subregion Municipalities.....	5
Figure 2: Context Map: Sharon and Surrounding Municipalities.....	6
Figure 3 Context Map: Sharon within MAPC SubRegion.....	7
Figure 4: Sharon Recent, Estimated, and Projected Population, 1990-2030 .....	11
Figure 5: Sharon Population by Age, 1990-2030 .....	12
Figure 6: Sharon Recent and Projected Households, 1990-2030 .....	13
Figure 7 Average Household Size by Tenure by Municipality, 2000-2010 .....	15
Figure 8 Average Household Size, Metro Boston, 1970-2040.....	16
Figure 9: Households by Type, Three Rivers Interlocal Council, 2010 .....	17
Figure 10: Head of Household by Age in Sharon, 2010-2030.....	19
Figure 11: Race and Ethnicity, 2010 .....	20
Figure 12: Sharon Public School District Student PK-12 Enrollment, by School Year 2005-2017 .....	21
Figure 13: Median Household Income, Three Rivers Interlocal Council (TRIC) Subregion, 2015.....	23
Figure 14: Sharon Household Income Distribution .....	25
Figure 15: Sharon Housing Type, 2010-2014 .....	26
Figure 16: Housing Units by Type, Three Rivers Interlocal Council .....	27
Figure 17: Housing Units by Year Built.....	29

Figure 18: Occupied Units by Tenure, Sharon & TRIC - 2015.....	30
Figure 19: Housing Tenure by Age of Householder, Sharon.....	31
Figure 20: Proportion of Householders by Age in Sharon 2010-2030.....	31
Figure 21: Share of Population Living in Same House 1 Year Ago, Sharon & Surrounding Communities ..	32
Figure 22: Sharon Net Migration 1990-2030 .....	33
Figure 23: Sharon Median Housing Price 1996-2016.....	35
Figure 24: Sharon Annual Housing Sales, 1996-2016 .....	36
Figure 25: Median Gross Rent, Sharon and Other TRIC Municipalities .....	37
Figure 26 Private Developments Proposed Projects and Projects Currently Under Construction 2017 .....	43
Figure 27: Net Housing Unit Demand by Age, Sharon, 2010-2020.....	45
Figure 28: FMR Rents by Unit Size, Boston-Cambridge-Quincy, MA-NH HUD Metro FMR.....	48
Figure 29 Excerpt from DHCD October 16, 2017 SHI Inventory for Town of Sharon .....	51
Figure 30: Sharon Foreclosures, 2007-2012.....	52
Figure 31: Foreclosure Deeds in Three Rivers Interlocal Coalition, 2012.....	52
Figure 32: Cost-burdened Households, Three Rivers Interlocal Council, 2015 .....	53
Figure 33: Environmental Conservation and Protection Areas.....	57
Figure 34: Flooding and Hazard Areas.....	58
Figure 35: Protected Water Sources.....	59
Figure 36: Transportation in Three Rivers Interlocal Council Municipalities.....	60
Figure 37: Zoning Map .....	65
Figure 38 Town Owned Land in Orange per 2004 CDP for Potential Affordable Housing or Conservation Swap.....	67
Table 1 Annual Target Goals for Maintaining Town's Ch.40B Compliance, "Safe Harbor" Certification Control, & Addressing Demand Through Proactive Affordable Housing Production.....	3
Table 2 Average Household Size by Tenure by Municipality, 2000-2010 .....	15
Table 3 Households by Type, Three Rivers Interlocal Council, 2010 .....	17
Table 4 Sharon Households by Type, 2010 .....	18
Table 5 Change in Race and Ethnicity, 2000-2010.....	20
Table 6 Sharon PK-12 School Enrollment, 1994-2016 .....	22
Table 7 Educational Attainment Population 25 Years and Over, Sharon, Subregion, State, 2015 .....	22
Table 8 Family versus Non-Family Median Household Income, Sharon, 2015.....	24
Table 9 Margins of Error for Median Household Incomes - Sharon and TRIC.....	24
Table 10 Housing Units by Type, Three Rivers Interlocal Council .....	28
Table 11 Sharon Net Migration 1990-2030 .....	33
Table 12 Sharon Median Housing Price 1996-2016.....	35
Table 13 Sharon Housing Units in Rental Market, 2016 .....	37
Table 14 Housing Units Permitted - Sharon & TRIC Subregion Municipalities - Source: US Census Building Permit Survey 2010-2016 .....	38
Table 15 Summary of Town of Sharon's Own Development 2010-2018 Tally to Identify Potential Affordable Residential Units and Market Rate Residential Units to Help the Town Maintain Its Chapter 40B Compliance .....	39
Table 16 Town of Sharon Development Pipeline to Identify Potential Affordable Residential Units and Market Rate Residential Units to Help the Town Maintain its Chapter 40B Compliance .....	40
Table 17 Net Projected Housing Unit Demand in 2020 .....	45

Table 18 FY2016 Affordable Housing Income Limits, Boston-Cambridge-Quincy Metropolitan Statistical Area (MSA).....	46
Table 19 Percentage of Cost-Burdened Households by Cost-Burden Status, 2013 .....	47
Table 20 Summary of SHI Units by Tenure and Protections .....	50
Table 21 Percentage of Cost-Burdened Households by Cost-Burden Status, 2013 .....	54
Table 22 Summary of Watershed Areas, Wetland, and Flood Hazards.....	56
Table 23 Brief Summary of Residential Use Regulations .....	62
Table 24 Brief Summary of Key Residential Dimensional Regulations .....	63
Table 25 Abbreviated Summary of Amount of Land Zoning Districts Cover.....	64
Table 26 Detailed Summary of Amount of Land Zoning Districts Cover .....	64
Table 27 Town-Owned Property with Affordable Housing Potential.....	66
Table 28 Summary of Parcels Greater than 5 Acres Reviewed for Development Potential (Excludes Permanently Protected Parcels).....	68
Table 29 Target Goals for Town Maintaining Ch.40B Compliance, “Safe Harbor” Control Through Certification, and Addressing Demand Through Proactive Affordable Housing Production.....	77



# ACKNOWLEDGEMENTS

---

The Sharon Housing Production Plan 2018-2023 update would not be possible without the support and leadership of many people in the Town of Sharon. Thank you to all who participated throughout the process. The Metropolitan Area Council (MAPC) is grateful for the opportunity to work with the Town on promoting housing for all.

The planning process and staff analyses were conducted with funding from the MAPC District Local Technical Assistance Program (DLTA) and Planning for MetroFuture Technical Assistance (PMTA) programs. Such funding enables the Metropolitan Area Planning Council (MAPC) to achieve its mission in providing Towns and cities with assistance in achieving equitable local smart growth that also benefits the greater Boston region. MAPC is grateful to the Governor and the Legislature for their support and funding of this program.

## **MAPC Officers**

President, Keith Bergman, Town of Littleton  
Vice President, Erin Wortman, Town of Stoneham  
Secretary, Sandra Hackman, Town of Bedford  
Treasurer, Taber Keally, Town of Milton  
Executive Director, Marc Draisen, MAPC

*Thanks for the assistance of the following individuals:*

## **MAPC Staff**

Carlos Javier Montañez, Senior Regional Planner and Project Manager  
Ralph Willmer, FAICP, Principal Planner  
Mark Racicot, Director of Land Use Planning

## **Town of Sharon**

Frederic Turkington, Town Administrator  
Peter O'Cain, Town Engineer  
Lance DelPriore, Assistant Town Engineer / Planning Specialist  
April Forsman, GIS Coordinator

## **Town of Sharon Representative to MAPC Council**

Susan Price, AICP

## **Board of Selectmen**

John J. McGrath, Chairman  
William A. Heitin, Clerk  
Walter B. Roach, Jr., Selectman

## **Planning Board Members**

David Blaszkowsky, Chair  
Shannon McLaughlin, Secretary  
Benjamin M. Pinkowitz, Member  
Robert Maidman, Member  
Pasqualino Pannone, Member

## **Meeting Attendees and Community Stakeholders**

Special thanks to meeting attendees and other participants who provided feedback.



# EXECUTIVE SUMMARY

---

The Town of Sharon engaged the Metropolitan Area Planning Council (MAPC) to develop a Housing Production Plan. MAPC began work in April 2017, engaging with Town Engineer Peter O'Cain, and Town staff to produce this plan and in so doing, it gives Sharon an opportunity to achieve its housing production goals. Strategies referenced herein aim to preserve existing affordability and increase the housing stock accessible to low- and moderate-income households. Generally speaking, housing affordability is measured using three primary statistics: the median household income for a community; the median cost of housing; and the maximum percentage that a household should spend on housing so that other needs can be met.

As part of the planning process, there were meetings and consultations with pertinent Town staff, review of the plan document by the Town's MAPC representative, a February 15, 2018 Planning Board meeting discussion agenda item, a final plan presentation<sup>1</sup> before a joint meeting of the Planning Board and Board of Selectmen on March 29, 2018, and final Town review and action at the Planning Board's May 3, 2018 meeting. These discussions covered the Town's unmet housing demand, current housing demand, and a comprehensive housing needs assessment<sup>2</sup> that offered potential strategies and potential sites appropriate for housing development. The Affordable Housing Goals that are summarized in this plan reflect the input from these reviews and discussions.

Key findings from the comprehensive housing needs and demand assessment are summarized below.

## HOUSING NEEDS AND DEMAND ASSESSMENT

MAPC projects<sup>3</sup> that between 2010 and 2030, Sharon's total **population will decrease** by 3% between 2010-2020 and an additional 0.03% between 2020-2030. However, the demand for **households will increase** by nearly 9.3% (635 additional) between 2010-2030. As a result, MAPC projects that there will be demand for more **housing production**. As a result, MAPC believes that there is **demand for housing production**. This assessment addresses the housing need and demand by age, income, household type, and household size. Overall, Sharon's population is projected to age, with the share of householders aged 45 years and older growing from 48% of total householders in 2010 to 51% of householders in

---

<sup>1</sup> Broadcasted Planning Board presentation at <http://www.sharontv.com/video/planning-board-march-29-2018/>; starts at minute 10:00

<sup>2</sup> A Comprehensive Housing Needs Assessment is the standard name of the analysis and section of HPPs that DHCD reviews. For more information on Massachusetts DHCD Housing Production Plan Guidelines and their Commonwealth of Massachusetts 760 CMR 56.00 regulatory authority, please visit the following URL: [www.mass.gov/hed/docs/dhcd/cd/pp/hpp-guidelines.pdf](http://www.mass.gov/hed/docs/dhcd/cd/pp/hpp-guidelines.pdf).

<sup>3</sup> MAPC is the state-created regional planning agency for 101 municipalities in metropolitan Boston. The population and household projections were published in January 2014, have been adopted by the Commonwealth of Massachusetts' Executive Office of Housing and Economic Development as the basis for State's multi-family housing production goal. The executive summary report, projections, and formulas for calculations are available at <https://mapc.ma/projections>, [https://mapc.ma/sharon\\_projections](https://mapc.ma/sharon_projections) and [https://mapc.ma/formulas\\_projections](https://mapc.ma/formulas_projections). Development of these projections was supported by an advisory team comprising academic experts, state agencies, neighboring regional planning agencies (RPAs), and member municipalities. MAPC reviewed reports from other regions nationwide to assess the current state of practice and also reviewed prior projections for our region to assess their accuracy and identify opportunities for improvement. The "Metro Boston" region refers to 164 cities and towns in Eastern Massachusetts, including the entire MAPC district as well as all or portions of five neighboring RPAs. This region coincides with the extent of the travel demand model used by the Boston Metropolitan Planning Organization.

2030. As Sharon's **share of seniors<sup>4</sup>** grows, the Town might want to consider options for changing housing preferences among that cohort, as well of younger householders entering the market. MAPC projects that Sharon might have a net demand for 109 new multi-family units and 240 new single family units between 2010 and 2020 **for a total net demand of 349 units serving primarily head of householders aged 35-54**. In addition to considerations of type of units, Sharon could consider allowing additional affordable housing production in order to demonstrate steady progress to DHCD and maintain more control over proposed Ch. 40B development proposals. According to the US HUD Comprehensive Housing Affordability Strategy (CHAS) data, **approximately 11%** (or 693) of Sharon's estimated 6,265 households are lower-income who are additionally **cost-burdened** with spending a disproportionate (30% or more) of their already limited income on housing. According to the Massachusetts Department of Housing and Community Development (DHCD) <sup>5</sup>, currently 10.7% of Sharon's housing is included in the Subsidized Housing Inventory, which is slightly above of 10% statutory minimum.

## GOALS FOR AFFORDABLE HOUSING PRODUCTION

1. **Manage residential growth to preserve community character.** Seek opportunities to promote housing development near the train station and downtown, in mixed-use areas, and through conservation subdivisions. Concentrate residential growth in established areas to help retain open spaces and the overall character of the Town's landscape.
2. **Diversify housing options to allow residents to age in place.** This includes the ability to downsize within the Town, and allow affordable housing choices for residents' adult children and elderly parents. Such housing options can also benefit employees and young families, and can be accomplished by allowing a variety of densities, housing typologies, appropriate lot size reductions, flexibility with accessory dwelling units, and a deliberate strategy to achieving housing through shorter-range, mid-scale sewage package treatment plants.
3. **Continue to capitalize on market opportunities.** Identify and prioritize older and/or obsolete residential and nonresidential buildings with redevelopment potential, and develop a shortlist of properties to acquire, reposition, and sell or rent. These types of projects could be carried out by the local development corporation on its own, by leveraging the Town's Community Preservation Act (CPA) funds, by partnerships with nonprofits, or in conjunction with a selected private developer. Creative use of tax policies, such as obtaining home rule authority to lower or waive property taxes for elderly homeowners who grant the Town a right of first refusal to purchase their home at a reduced price, could help to establish a small pipeline of properties that Sharon could convert to affordable dwellings in the future. Since the 2010 HPP, the Sharon Housing Authority has successfully reused an existing building for a new residential redevelopment project on Glenview Road.
  - a. **Explore as part of the Town's Master Planning process, the potential for amending the Town's zoning by-law to require or incentivize inclusionary affordable housing.** Evaluate the potential establishment of an inclusionary zoning bylaw that could require all new residential developments of 6 or more units to include a minimum of 15 percent affordable units in order to meet Town demand and also assist in addressing regional affordable housing needs. In 2017, the Town began the process of drafting a Master

<sup>4</sup> Seniors are defined by the American Census Bureau as being 65 years in age and older. Source: <https://www.census.gov/population/socdemo/statbriefs/agebrief.html>

<sup>5</sup> Source: DHCD Chapter 40B Subsidized Housing Inventory as of October 16, 2017 on website [https://www.mass.gov/files/documents/2017/10/10/shiinventory\\_0.pdf](https://www.mass.gov/files/documents/2017/10/10/shiinventory_0.pdf)





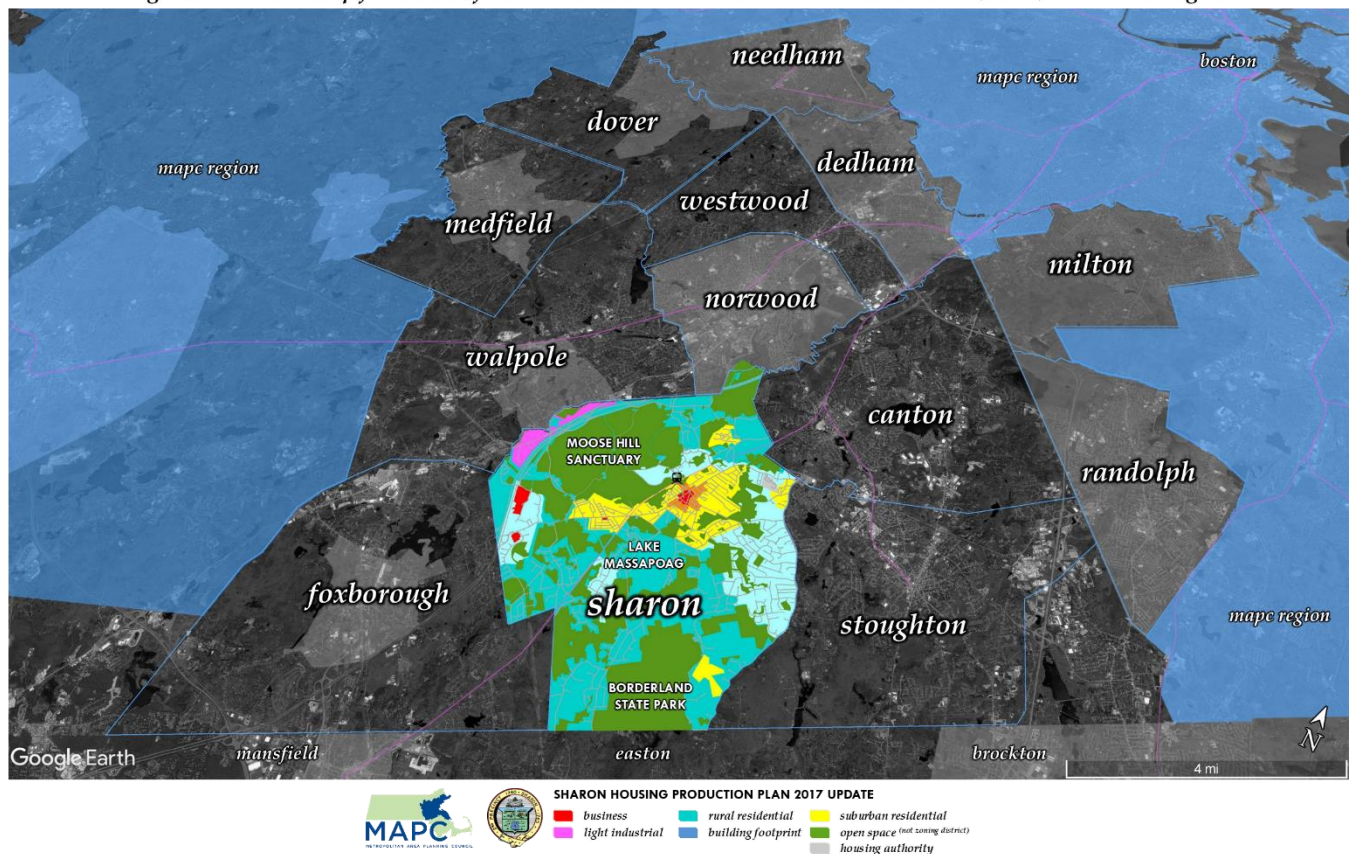
could also assemble other Town staff and/or increase capacity pursuing the creation of a local development corporation, or municipal affordable housing trust fund, to work with nonprofit and private partners to develop affordable housing.

6. **Provide Town land.** Identify and prioritize Town-owned parcels that can be leased or sold to the local development corporation or other nonprofit groups such as Habitat for Humanity. It is the Town's intention to place proceeds from the sale or lease of Town-owned land into the municipal affordable housing trust fund for reinvestment in other affordable housing initiatives. A Sharon Affordable Housing Trust (SAHT) was adopted at the May 2006 Town meeting. Funding from the Town's Community Preservation Act (CPA) could potentially fund the SAHT.
7. **Prepare a wastewater management plan to support housing demand currently limited due to septic constraints.** As a part of the upcoming Sharon Master Planning process, explore the viability of connecting to a sewer system as well as a shorter-term, smaller district-level approach to growth through smaller sewage package treatment plans. The first option involves exploring a connection to the MWRA sewer via the Town of Norwood or other surrounding communities in order to support potential housing development. The second option involves supporting small and medium scale multi-family developments through communal sewage package treatment plants.

# INTRODUCTION

Located within the Three Rivers Interlocal Council (TRIC) subregion,<sup>7</sup> the Town of Sharon is categorized by MAPC as an Established Suburb. These residential suburbs are characterized by single-family homes on moderately-sized lots, with a relatively affluent population. Multi-family housing and commercial developments are limited in their extent, though some have major employment and retail centers. They still contain remnants of vacant developable land for single family subdivisions or new office/industrial parks. Because a community's housing needs and demand depend on both its community type and its regional context, throughout this report MAPC compares Sharon to surrounding and nearby municipalities that are part of the Three Rivers Interlocal Council (TRIC) MAPC subregion.

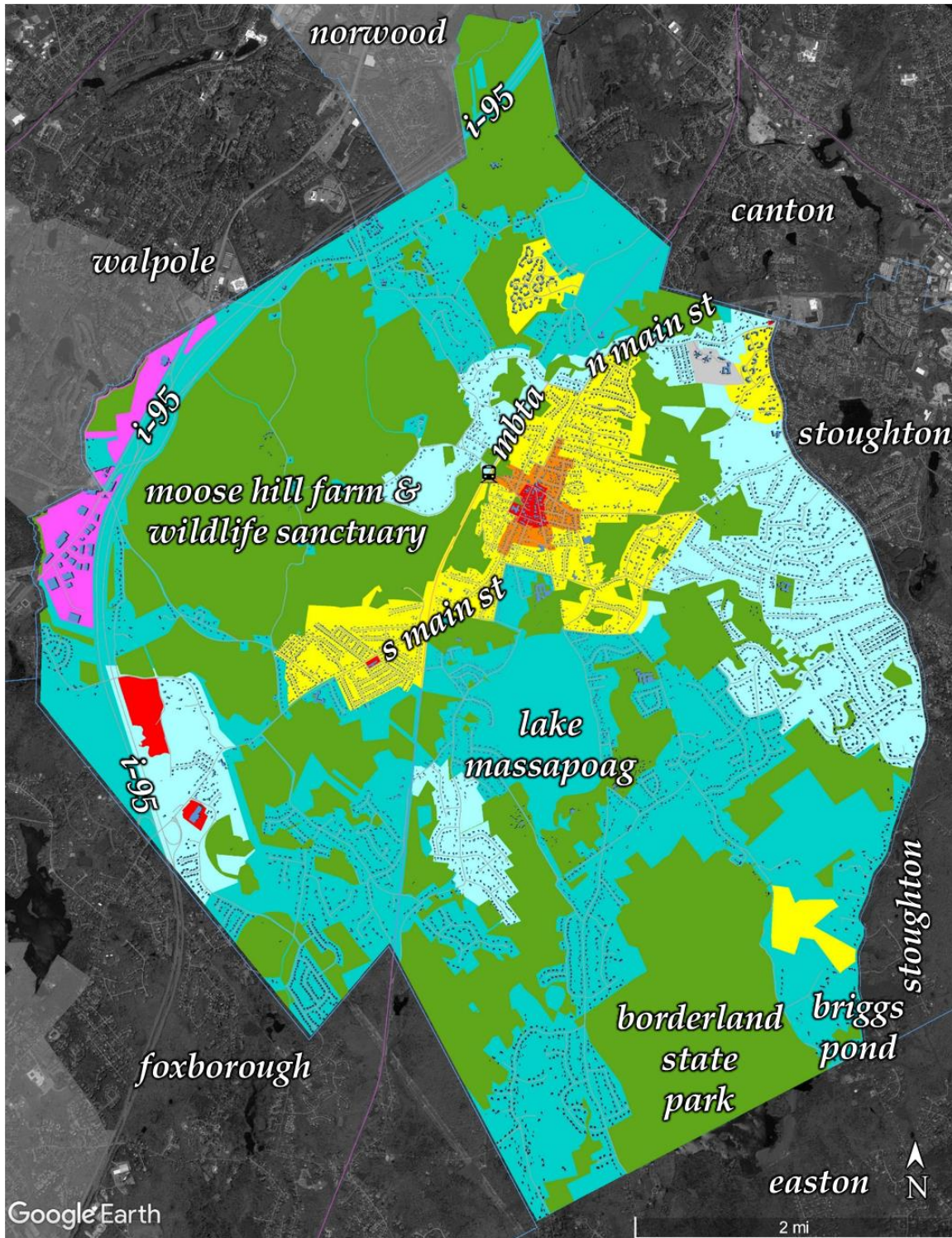
Figure 1: Context Map: Three Rivers Interlocal Council (TRIC) MAPC Subregion Municipalities  
Regional Context Map for Town of Sharon within Three Rivers Interlocal Council (TRIC) MAPC Subregion



<sup>7</sup> This is one of MAPC's eight sub-regions and is composed of 13 communities south of Boston: Canton, Dedham, Dover, Foxborough, Medfield, Milton, Needham, Norwood, Randolph, Sharon, Stoughton, Walpole, and Westwood. Three Rivers takes its name from the three major rivers in the sub-region: the Neponset, Charles, and Canoe Rivers. TRIC meetings are generally held on the third Tuesday of each month from 9:00-10:30 a.m. at the Neponset Valley Chamber of Commerce, 520 Providence Highway, Suite 4, Norwood.



Figure 2: Context Map: Sharon and Surrounding Municipalities



#### SHARON HOUSING PRODUCTION PLAN 2017 UPDATE

<span style="color: red;">■</span> business	<span style="color: cyan;">■</span> rural residential	<span style="color: yellow;">■</span> suburban residential
<span style="color: magenta;">■</span> light industrial	<span style="color: blue;">■</span> building footprint	<span style="color: green;">■</span> open space (not zoning district)
	<span style="color: lightblue;">■</span> single residence	<span style="color: gray;">■</span> housing authority

# Sharon and the Three Rivers Interlocal Council



For municipalities that are under the 10% threshold, a DHCD-approved HPP gives the municipality more control over Comprehensive Permit applications for a specified period of time if they make steady progress in producing affordable housing on an annual basis in accordance with the HPP. Municipalities with approved HPPs may request DHCD certification of their compliance with the plan if either their annual affordable housing production rate is 0.5% of total official DHCD Census 2010 year-round housing units, or for two years if the rate is 1%. In a municipality with a DHCD-certified HPP, a decision



of a Zoning Board of Appeals (ZBA) to deny or approve pending certain conditions a Comprehensive Permit application will be deemed “consistent with local needs” pursuant to Chapter 40B. Based on past practices, such decisions will often be upheld by the Housing Appeals Committee (HAC). This control allows municipalities to manage growth and meet their affordable housing needs in accordance with the community’s vision and HPP.

Once the HPP is certified, if the Sharon Zoning Board of Appeals finds that a denial of a permit or the imposition of certain conditions is consistent with local needs, then it must take the following steps. Within 15 days of the opening of the local hearing for the Comprehensive Permit, the Board shall provide written notice to the applicant, with a copy to DHCD, stating that it considers a denial of the permit or the imposition of conditions consistent with local needs, the grounds that it believes have been met, and the factual basis for that position, including any necessary supportive documentation.

If the applicant wishes to challenge the Board’s assertion, it must do so by providing written notice to DHCD, with a copy to the Board, within 15 days of its receipt of the Board’s notice, including any documentation to support its position. DHCD will then review the materials provided by both parties and issue a decision within 30 days. The Board shall have the burden of proving satisfaction of the grounds for asserting that a denial or approval with conditions would be consistent with local needs, provided, however, that any failure of DHCD to issue a timely decision shall be deemed a determination in favor of the municipality. This procedure shall toll the requirement to terminate the hearing within 180 days.

For purposes of subsection 760 CMR 56.03(8), the total number of SHI Eligible Housing units in a municipality as of the date of a project’s application shall be deemed to include those in any prior project for which a Comprehensive Permit had been issued by the Board or by the Committee, and which was at the time of the application for the second project subject to legal appeal by a party other than the Board, subject however to the time limit for counting such units set forth at 760 CMR 56.03(2)(c).

If either the Board or the applicant wishes to appeal a decision issued by DHCD pursuant to 760 CMR 56.03(8)(a), including one resulting from failure of the DHCD to issue a timely decision, that party shall file an interlocutory appeal with the Committee on an expedited basis, pursuant to 760 CMR 56.05(9)(c) and 56.06(7)(e)(11), within 20 days of its receipt of the decision, with a copy to the other party and to the DHCD. The Board’s hearing of the project shall thereupon be stayed until the conclusion of the appeal, at which time the Board’s hearing shall proceed in accordance with 760 CMR 56.05. Any appeal to the courts of the Committee’s ruling shall not be taken until after the Board has completed its hearing and the Committee has rendered a decision on any subsequent appeal.

# COMPREHENSIVE HOUSING NEEDS ASSESSMENT <sup>8</sup>

An analysis of local demographic data and housing stock reveals key characteristics and trends in Sharon that help explain housing need and demand. In order to understand how the Town compares to its neighbors, Sharon data is compared to the 12 other municipalities within the Three Rivers Interlocal Council subregion (which is comprised of Canton, Dedham, Dover, Foxborough, Medfield, Milton, Needham, Norwood, Randolph, Sharon, Stoughton, Walpole, and Westwood). This section provides the framework for the housing production goals and strategies to address local housing concerns included later in this document.

MAPC projects that between 2010 and 2030, Sharon's total **population will decrease** by 3% between 2010-2020 and an additional 0.03% between 2020-2030. However, the demand for **households will increase** by nearly 9.3% (635 additional) between 2010-2030. As a result, MAPC projects that there will be demand for more **housing production**. This assessment addresses the housing need and demand by age, income, household type, and household size. Overall, Sharon's population is projected to age, with the share of householders aged 45 years and older growing from 48% of total householders in 2010 to 51% of householders in 2030. As Sharon's **share of seniors grows**, the Town could consider options for changing housing preferences among that cohort, as well of younger householders entering the market. MAPC projects that Sharon might have a net demand for 109 new multi-family units and 240 new single family units between 2010 and 2020 **for a total net demand of 349 units serving primarily head of householders aged 35-54**. In addition to considerations on type of units, Sharon could consider allowing additional affordable housing production in order to demonstrate steady progress to DHCD and maintain more control over proposed Ch. 40B development proposals. According to the US HUD Comprehensive Housing Affordability Strategy (CHAS) data, **approximately 11%** or 693 of Sharon's estimated 6,265 households are lower-income to varying degrees who are additionally **cost-burdened** with spending a disproportionate (30% or more) of their already limited income on housing. Currently **10.7%**, according to the Massachusetts Department of Housing and Community Development (DHCD)<sup>9</sup>, of Sharon's housing is included in the Subsidized Housing Inventory, which is above the 10% statutory minimum.

## Data Sources

This comprehensive housing needs and demand assessment for Sharon includes a variety of data sources that reflect historic, current, and forecasted population trends. Data sources include the U.S. Census Bureau, the U.S. Department of Housing and Development (HUD), the Massachusetts Department of Education, the Warren Group, and the Metropolitan Area Planning Council (MAPC).

<sup>8</sup> A Comprehensive Housing Needs Assessment is the standard name of the analysis and section of HPPs that DHCD reviews. For more information on Massachusetts DHCD Housing Production Plan Guidelines and their Commonwealth of Massachusetts 760 CMR 56.00 regulatory authority, please visit the following URL:  
[www.mass.gov/hed/docs/dhcd/cd/pp/hpp-guidelines.pdf](http://www.mass.gov/hed/docs/dhcd/cd/pp/hpp-guidelines.pdf).

<sup>9</sup> Source: DHCD Chapter 40B Subsidized Housing Inventory as of October 16, 2017 on website  
[https://www.mass.gov/files/documents/2017/10/10/shiinventory\\_0.pdf](https://www.mass.gov/files/documents/2017/10/10/shiinventory_0.pdf)



The decennial Census reflects a full count of the population on April 1 of the year in which the census is taken and reflects the most accurate population and widely available data in the United States. The Census Bureau's Population Estimates Program (PEP) utilizes current data on births, deaths, and migration to calculate population change since the most recent decennial census and produce a time series of estimates of population, demographic components of change, and housing units.<sup>10</sup>

The American Community Survey (ACS) is a national survey that uses continuous measurement methods. In this survey, a series of monthly samples produces annual estimates.<sup>11</sup> ACS estimates are released as five-year averages. ACS estimates are considered appropriate when the margin of error is less than 10%.

The HUD Consolidated Planning/Comprehensive Housing Affordability Strategy (CHAS) dataset is a special tabulation of ACS data, most recently based on ACS 2009-2013 estimates<sup>12</sup>. This dataset is utilized primarily to cross-tabulate household cost-burden status with household type and income status.

MAPC prepared population and housing demand projections for 164 cities and Towns within the Metropolitan Boston area. Both sets of projections include two scenarios: a Status Quo scenario based on continuation of recent trends in migration, housing occupancy, and location preference; and a Stronger Region scenario that assumes increased attraction and retention of young workers and slightly increased preference for urban settings and multi-family housing. The Status Quo scenario found that continuation of current levels of in-migration and housing production would lead to a declining workforce and economic stagnation over the coming decades. In contrast, the increased migration rates of the Stronger Region scenario could fuel a job growth increase of 7% between 2010 and 2030. As a result, MAPC recommends use of the Stronger Region scenario as the basis for housing planning.

## DEMOGRAPHICS

This Housing Production Plan is grounded in a thorough examination of Sharon's demographic composition. An analysis of the current population, household composition, race and ethnicity, and educational attainment are some indicators that provide insight into existing housing need and demand. Projections of the Town's future residential composition are also used to inform housing planning efforts.

### Population

Between 1990 and 2000, Sharon's population surged, increasing by 12.2% from 15,517 residents to 17,408 residents, as shown in Figure 4. Between 2000 and 2010, the population grew by only 1.2% to **17,612 residents**.

Looking forward to 2030, MAPC's 2014 *Metro Boston Population and Housing Demand Projections*<sup>13</sup> indicate that the Town's **population size decrease by 3%** or 515 residents from 2010 to 2020, and an

<sup>10</sup> <https://www.census.gov/popest/about/index.html>

<sup>11</sup> <https://www.census.gov/programs-surveys/acs/methodology.html>

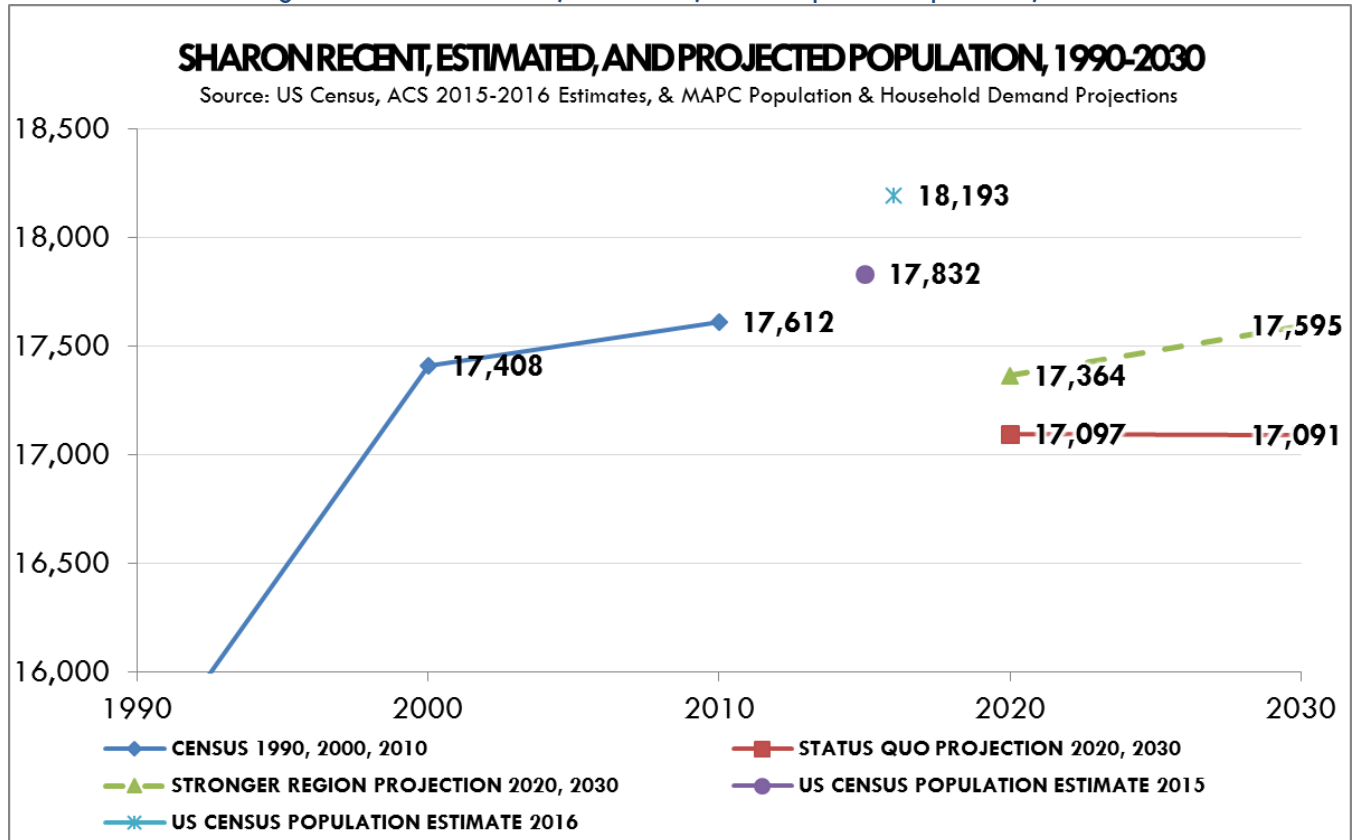
<sup>12</sup> According to MAPC Data Services, the available CHAS 2009-2013 data set for estimated cost-burdened households by household types is unreliable at the detailed level but two data points can be used with caution: (1) households with income  $\leq 80\%$  HAMFI – Severely Cost-burdened, and (2) households with income  $\leq 50\%$  HAMFI – Severely Cost-burdened.

<sup>13</sup> Information on MAPC's projections are available at <https://mapc.ma/projections>, [https://mapc.ma/sharon\\_projections](https://mapc.ma/sharon_projections) and [https://mapc.ma/formulas\\_projections](https://mapc.ma/formulas_projections).

additional projected decrease of 0.03% or 6 residents from 2020 to 2030 (all based on the MAPC Status Quo scenario<sup>14</sup>).

The U.S. Census Bureau's Population Estimates Program estimated Sharon's population in 2015 as 17,832 residents and in 2016 as 18,193 residents, which indicates that the population may actually be growing at faster rate than MAPC's Status Quo and Stronger Region projections<sup>15</sup>. The US Census Bureau estimates are closer to the Stronger Region projections.

Figure 4: Sharon Recent, Estimated, and Projected Population, 1990-2030



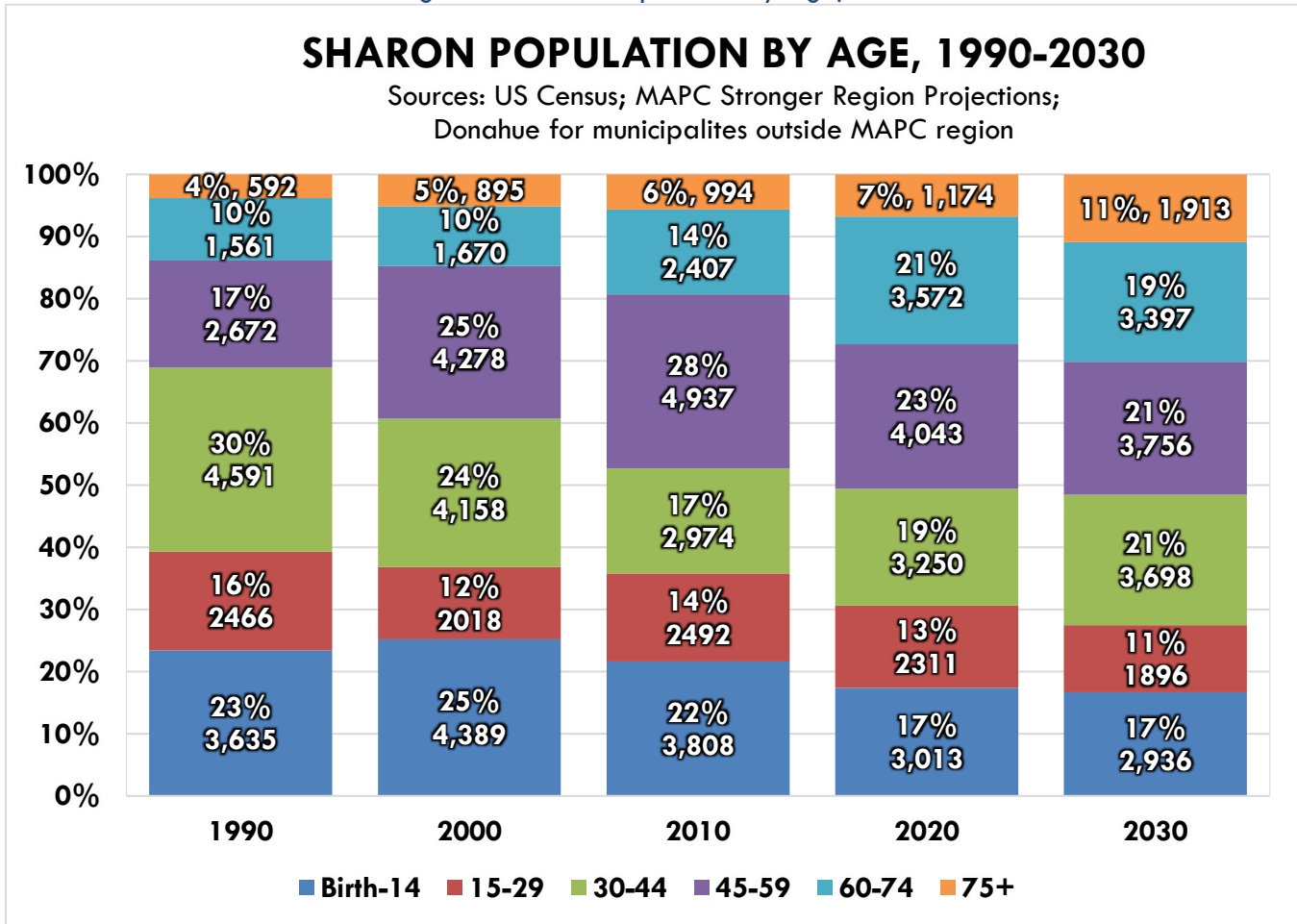
While the total population increases are at a lower rate, attention must be given to the population's projected compositional changes which also have implications for future housing demand. As Figure 5 shows, between 1990 and 2010, Sharon's population aged overall, with the population under 45 years old shrinking from 69% of the total population in 1990 to 53% in 2010. By 2030, that same cohort is expected to further decline to 49% of the total population. Meanwhile, the proportion of Sharon's **population 45 years and older**, increased from 31% of the total in 1990 to 48% in 2010, and is **expected to grow to 51%** of the total in 2030.

<sup>14</sup> Based on discussion and feedback from the Town of Sharon's Planning Board, MAPC has employed the Status Quo projections instead of the State-adopted Stronger Region projections.

<sup>15</sup> The 2010 Sharon HPP plan showed MAPC's population and household projections at the time using "Current Trends, and reflected 4-6% household growth between 2010-2030, and 3-5% population growth between the same period.



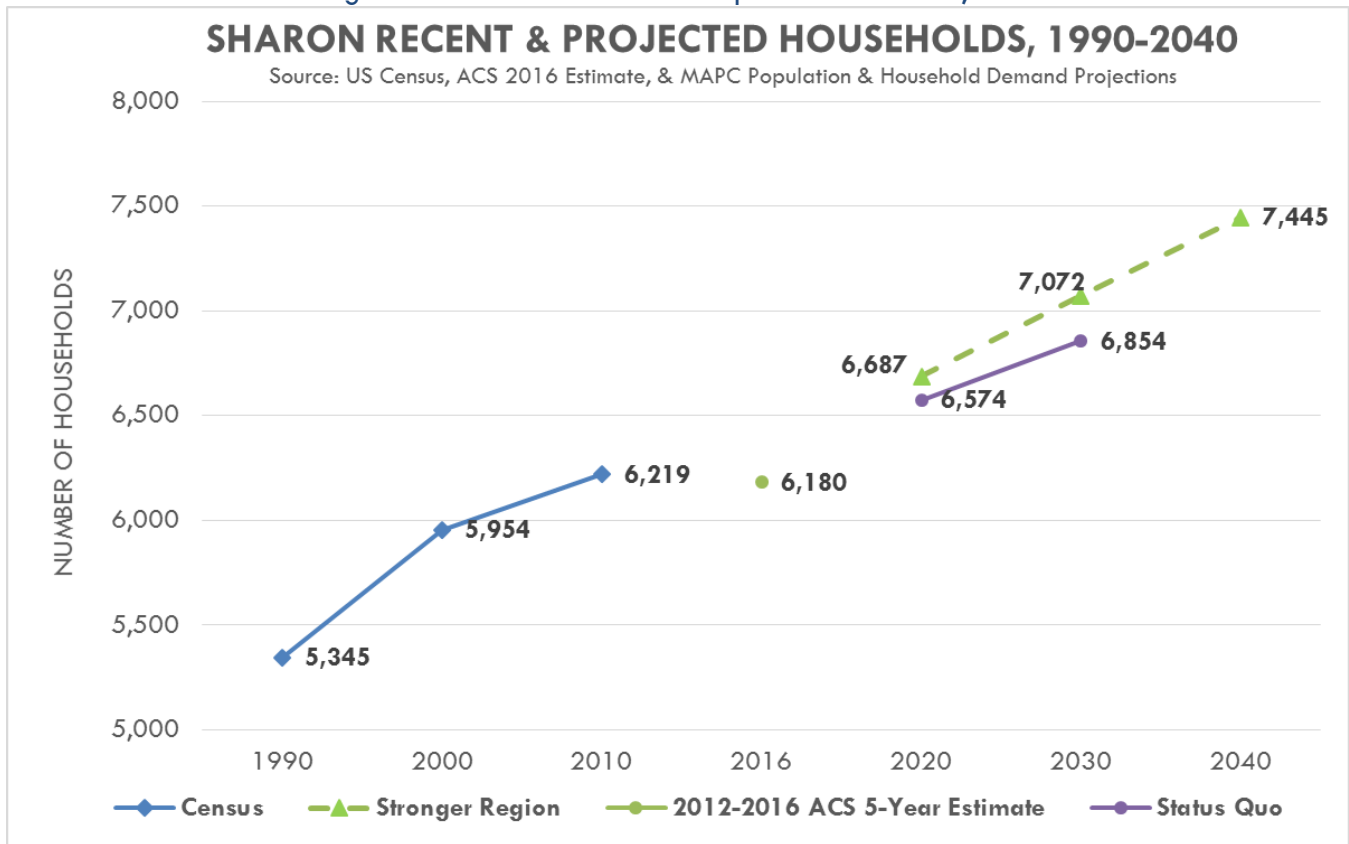
Figure 5: Sharon Population by Age, 1990-2030



## Household Composition

More than population, the number and type of households within a community correlate to unit demand; each household resides in one dwelling unit, regardless of the number of household members. As of the 2010 Census, Sharon was home to 6,219 households, or an average of 2.83 persons per household. As Figure 6 shows, Sharon's total number of households increased by 11.4% from 1990 to 2000 and then by 4.5% from 2000 to 2010. Going forward, projections show a continued increase in households in the Status Quo scenario. **By 2030, Sharon is projected to add 635 households, a 9.3% increase from 2010. Due to continued declines in household size, the number of households is expected to grow faster than population.** This corresponds to trends in the broader MAPC region and the Commonwealth between 2000 and 2010. Reasons for decreased household size range from families delaying having children, having fewer children, and smaller households in the oldest age cohorts as baby boomers age (as described later in Table 4, 16% (1,003) of the households in Sharon are single person households (Census 2010).

Figure 6: Sharon Recent and Projected Households, 1990-2030



### Household Size

The **average Sharon household size** decreased minimally from 2.89 persons per household in 2000 to **2.88** in 2010.

Table 2 indicates that, according to Census 2000 and 2010 data, when household sizes are examined by tenure, average household sizes for owner-occupied units decreased from 3 to 2.88 persons per household while renter-occupied units actually increased from 2.1 to 2.36. It is worth noting that despite that difference, in both instances renter-occupied unit average household sizes are lower than owner-occupied units. When comparing Sharon to twelve surrounding communities in 2010, Sharon has the second highest average household size, the highest renter-occupied household size, and the eighth highest owner-occupied household size. **In the future, the average household size for the 164 communities of Metro Boston is projected to continue decreasing** from 2.5 in 2010 to 2.38 in 2020, and to 2.31 in 2030, and **to 2.28 in 2040** (see Figure 8).

Table 2 Average Household Size by Tenure by Municipality, 2000-2010

COMMUNITY	2000			2010		
	AVG HH SIZE	HH SIZE-- OWNER OCCUPIED	HH SIZE - RENTER OCCUPIED	AVG HH SIZE	HH SIZE-- OWNER OCCUPIED	HH SIZE - RENTER OCCUPIED
Foxborough	2.18	2.73	1.79	2.2	2.66	1.84
Norwood	2.41	2.68	2.05	2.37	2.58	2.07
Walpole	2.37	2.5	1.86	2.41	2.54	1.9
Dedham	2.61	2.72	2.16	2.45	2.64	1.96
Canton	2.56	2.79	1.9	2.54	2.73	1.99
Stoughton	2.6	2.78	2.07	2.59	2.73	2.17
Medfield	2.77	3.02	1.9	2.68	2.9	1.78
Needham	2.63	2.82	1.84	2.72	2.88	1.9
Milton	2.79	2.92	2.09	2.75	2.89	2.08
Randolph	2.71	2.92	2.18	2.75	2.95	2.27
Westwood	2.73	2.86	1.67	2.78	2.95	1.62
<b>Sharon</b>	<b>2.89</b>	<b>3</b>	<b>2.1</b>	<b>2.82</b>	<b>2.88</b>	<b>2.36</b>
Dover	2.97	3.03	2.2	2.96	3	2.31

Sources: Census 2000, Census 2010

Figure 7 Average Household Size by Tenure by Municipality, 2000-2010

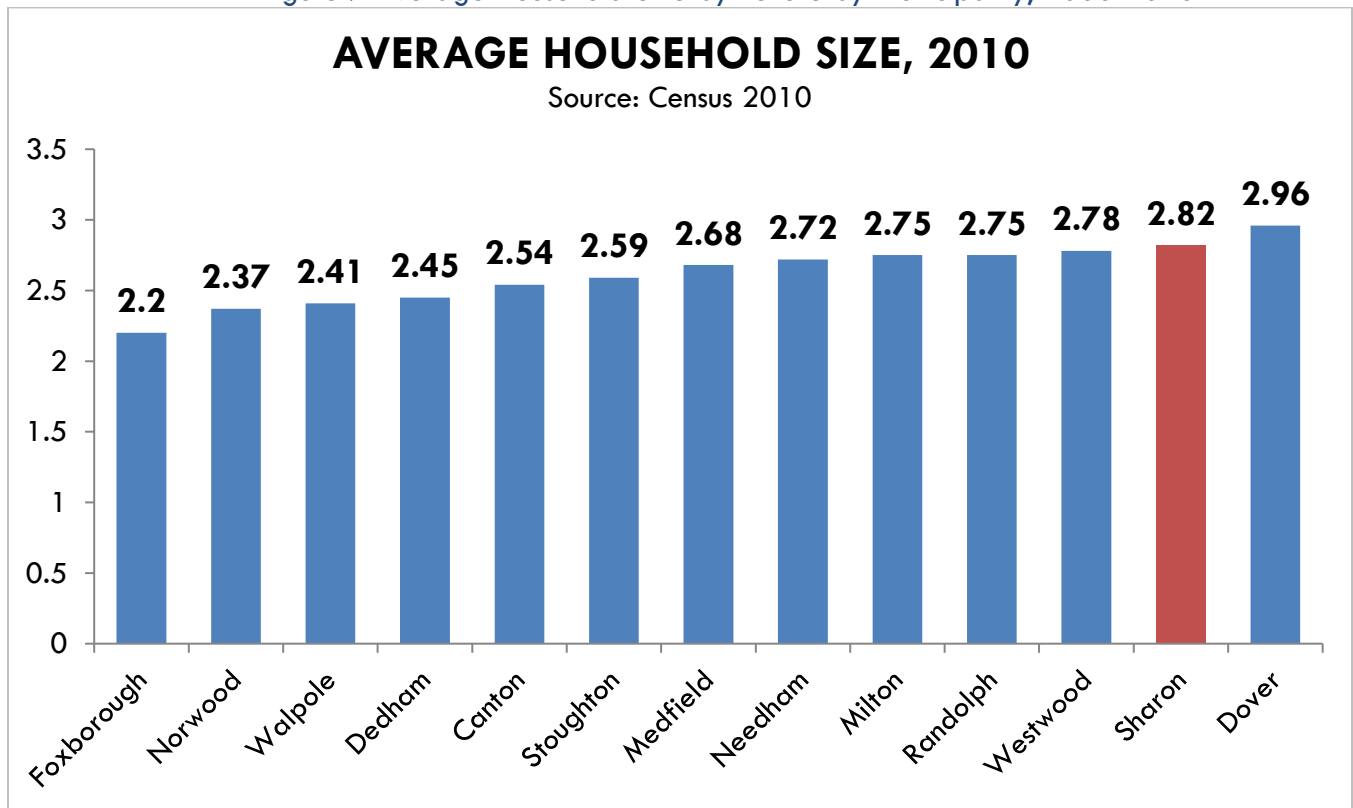
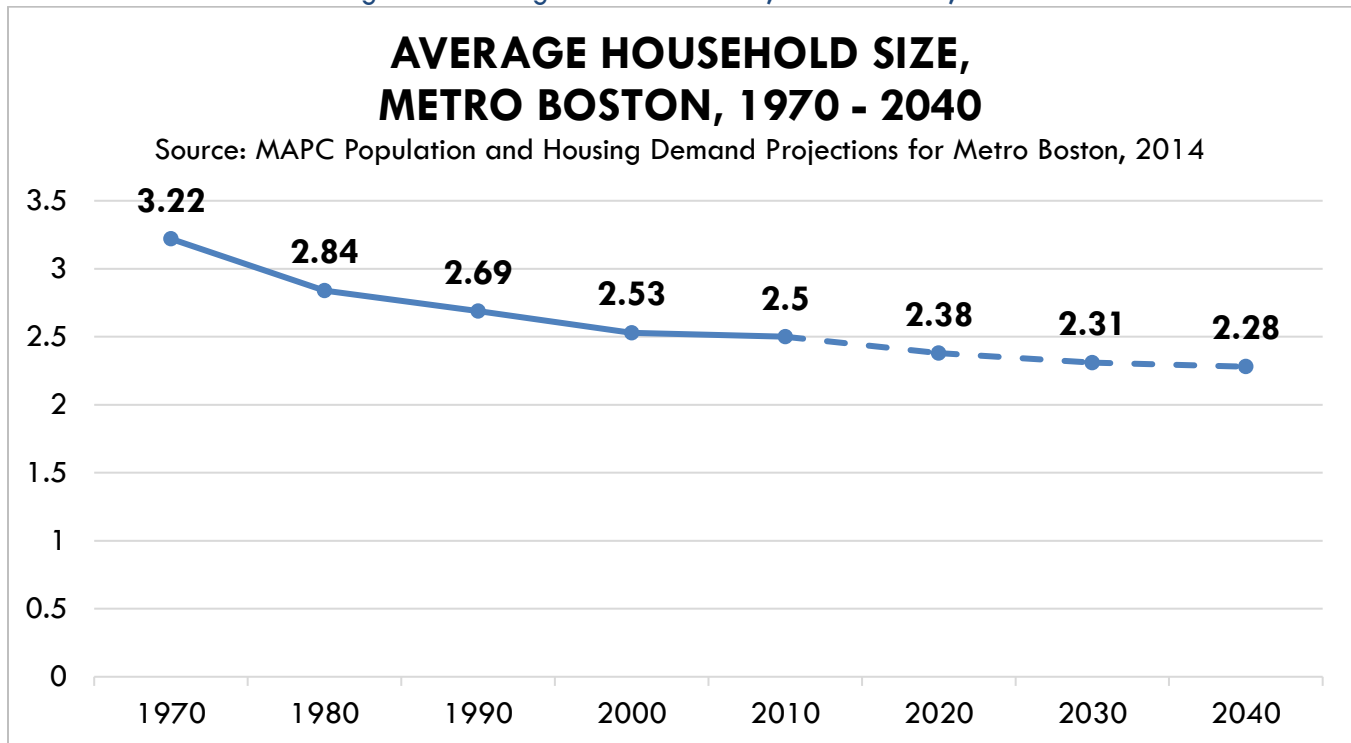




Figure 8 Average Household Size, Metro Boston, 1970-2040



### Family and Non-Family Households

Different household types typically have different housing needs or preferences. For example, a married couple with children would typically desire a larger home than a single person. Seniors may want to downsize from large single-family homes that require maintenance. Younger people may want a small unit to live in or one with several bedrooms so that they can live with roommates. A municipality's composition of household types can indicate how well suited the existing housing inventory is to residents.

Sharon's 6,219 <sup>16</sup> households can be divided into families and non-families. The former includes any household with two or more related (by blood or marriage) persons living together, and the latter includes single person households and pairs or groups of unrelated people living together.

Compared to its Three Rivers Interlocal Council neighbors, Sharon was tied with Medfield for having the second-highest proportion of its households as **family households (81%)**, as shown in Figure 9. Of Sharon's households, 5,039 are family households and 1,180 are non-family households, 85% of which are people living alone as shown in Figure 9 and Tables 3 and 4.

<sup>16</sup> Known 2010 Census count versus 2016 ACS estimate of 6,258.

Figure 9: Households by Type, Three Rivers Interlocal Council, 2010

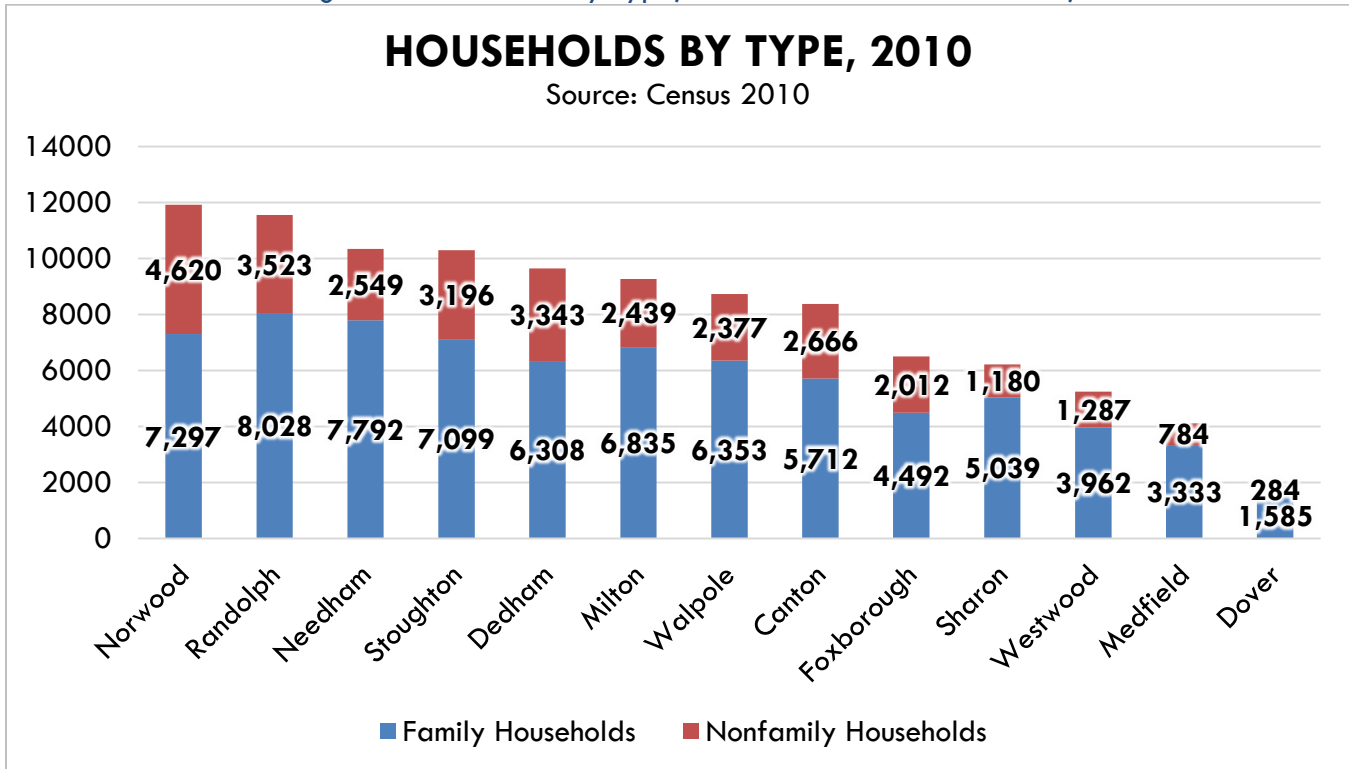


Table 3 Households by Type, Three Rivers Interlocal Council, 2010

COMMUNITY	HOUSEHOLDS 2010	FAMILY HOUSEHOLDS 2010	NON-FAMILY HOUSEHOLDS	FAMILY HOUSEHOLDS AS PERCENT OF TOTAL HOUSEHOLDS
Norwood	11,917	7,297	4,620	61%
Dedham	9,651	6,308	3,343	65%
Canton	8,378	5,712	2,666	68%
Stoughton	10,295	7,099	3,196	69%
Foxborough	6,504	4,492	2,012	69%
Randolph	11,551	8,028	3,523	70%
Walpole	8,730	6,353	2,377	73%
Milton	9,274	6,835	2,439	74%
Needham	10,341	7,792	2,549	75%
Westwood	5,249	3,962	1,287	75%
<b>Sharon</b>	<b>6,219</b>	<b>5,039</b>	<b>1,180</b>	<b>81%</b>
Medfield	4,117	3,333	784	81%
Dover	1,869	1,585	284	85%

Table 4 shows a further breakdown of household types. Among the total 5,039 family households, 52% have children, 87% of them are married husband-wife couples, 9.5% are single-parent, female-householders, and 6% are single-parent female-householders with children.

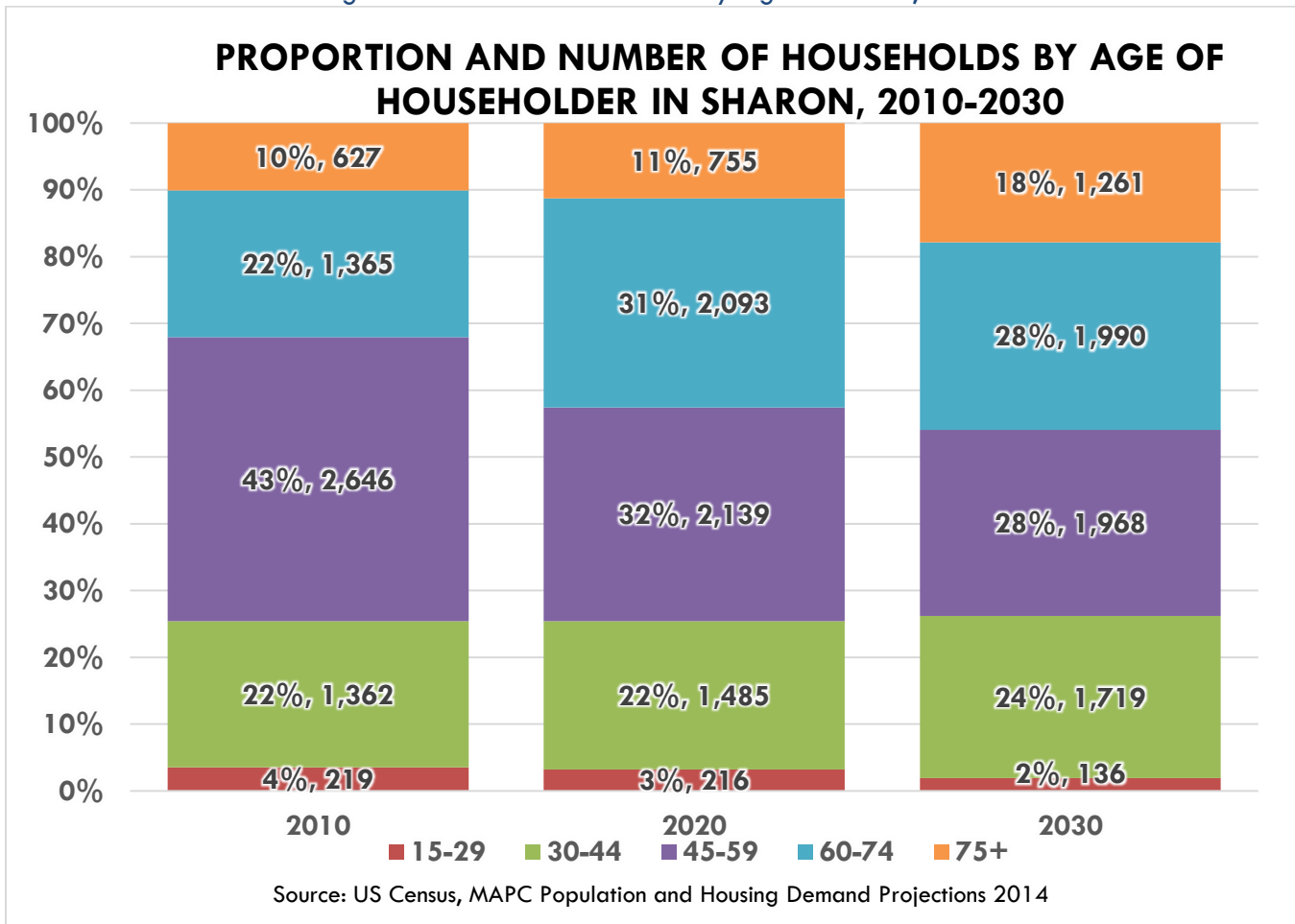
Table 4 Sharon Households by Type, 2010

HOUSEHOLDS AND FAMILIES BY TYPE		
SUBJECT	NUMBER	PERCENT
HOUSEHOLD TYPE		
Total households	6,219	100.0
Family households	5,039	81.0
Nonfamily households	1,180	19.0
Living alone	1,003	85.0
HOUSEHOLD SIZE		
Average household size	2.82	( X )
Average family size	3.17	( X )
FAMILY TYPE AND PRESENCE OF RELATED AND OWN CHILDREN		
Families	5,039	100.0
With related children under 18 years	2,622	52.0
Husband-wife families	4,398	100.0
With related children under 18 years	2,238	50.9
Female householder, no husband present families	480	100.0
With related children under 18 years	298	62.1
Source: Census 2010		

### Head of Householder by Age

In addition to household type, the age of head of households can indicate demand for particular unit types and sizes. As of the 2010 Census, 43% of the heads of households in Sharon were aged 45-59. MAPC's projections estimate that Sharon will see a decrease in that age cohort, and only a slight increase among younger heads of households. **However, Sharon will see an increase in heads of households aged 60 and older, with this age cohort comprising 46% of heads of households by 2030** in a Stronger Region scenario, as shown in Figure 10.

Figure 10: Head of Household by Age in Sharon, 2010-2030



## Race and Ethnicity

Sharon has become slightly more racially and ethnically diverse in recent years. At 81% of the 2010 population, the majority of the Sharon residents are White, Non-Hispanic. This majority decreased by 8% of the overall population from 2000, when 89% of Sharon residents were White, Non-Hispanic.

As shown in Figure 11 and Table 5, although Sharon has become somewhat more racially and ethnically diverse over time, in comparison with the Three Rivers Interlocal Council Subregion, the MAPC region and the State as a whole, the Town's racial composition has less Hispanic/Latinos, and Blacks but more Asian/Pacific Islanders.



Figure 11: Race and Ethnicity, 2010

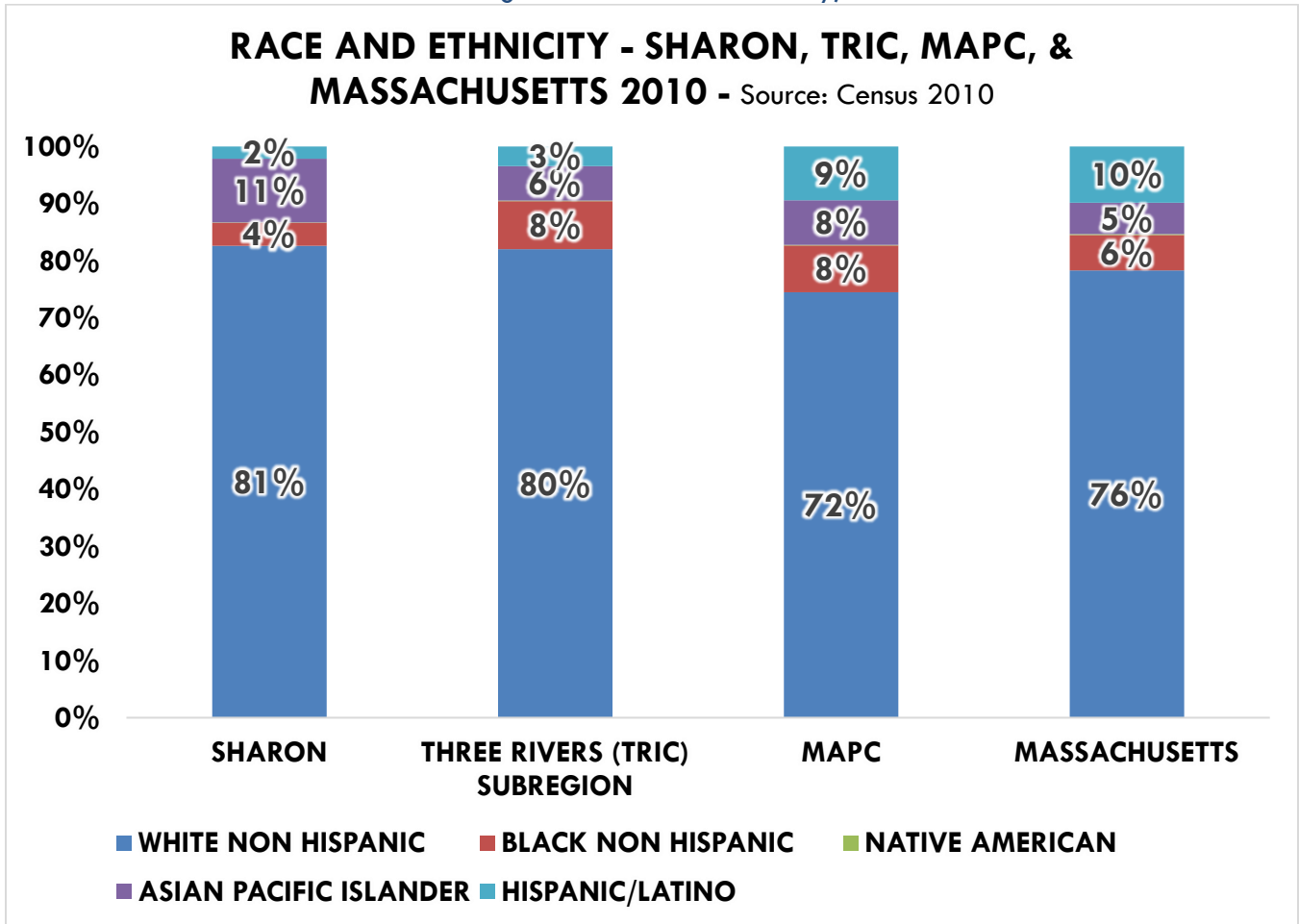


Table 5 Change in Race and Ethnicity, 2000-2010

% CHANGE BY RACE AND ETHNICITY, 2000-2010	Sharon	Three Rivers Interlocal Council (TRIC)	MAPC Region	Massachusetts
White Non-Hispanic	-8%	-8%	-6%	-6%
Black Non-Hispanic	1%	4%	1%	1%
Native American	0%	0%	0%	0%
Asian / Pacific Islander	6%	2%	2%	2%
Hispanic/Latino	1%	2%	3%	3%

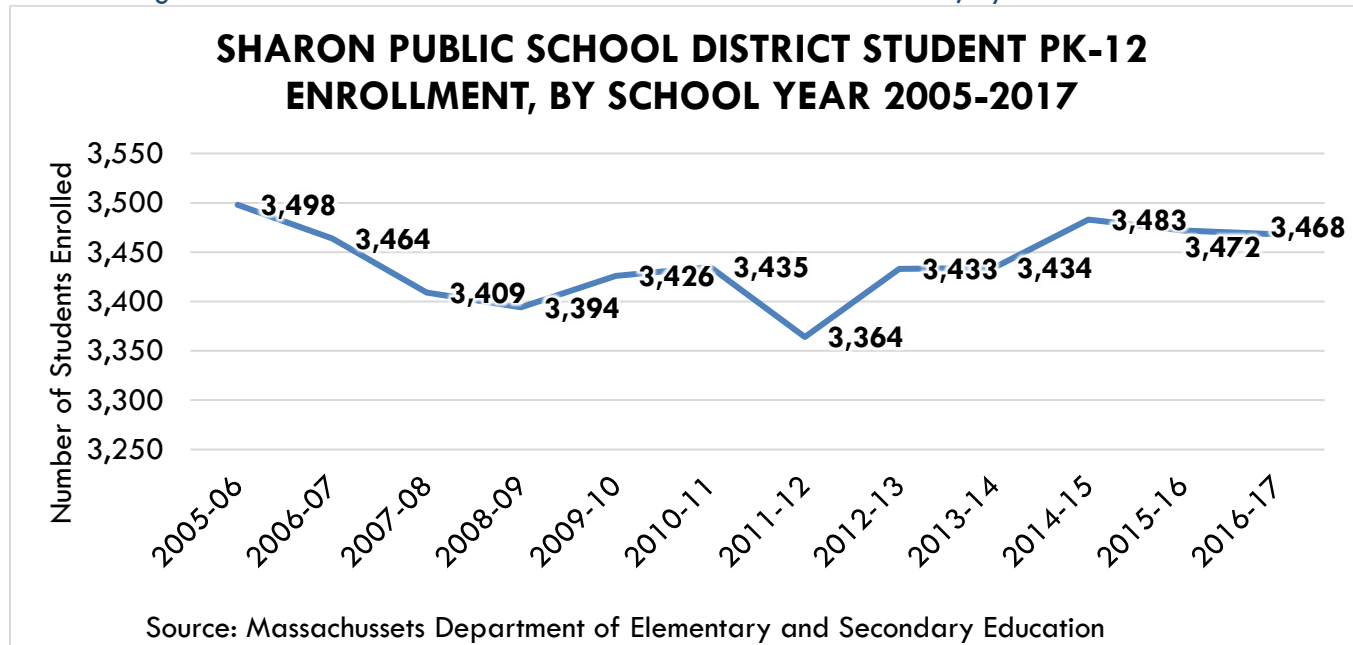
Source: U.S. Census, 2000, 2010

## Education

### Enrollment

Enrollment in Sharon's public schools had decreased from 2005 to 2012 but over the last 5 years has increased to 2005 levels, as shown in Figure 12. **Overall, enrollment has remained relatively stable between 3,364 at its lowest point in 2011-2012 and 3,498 at its highest point in 2005-2006, and presently at 3,468.**

Figure 12: Sharon Public School District Student PK-12 Enrollment, by School Year 2005-2017



The composition of Sharon's public schools has also changed during the last 12 years, as shown in Table 6. The proportion of low-income students has increased from 3% in 2005-2006 to 7-8% in the last few years where there was available data in 2009-2014. The Massachusetts Department of Elementary and Secondary Education removed the low-income designation in 2014 and introduced a new metric, Economically Disadvantaged, which cannot be directly compared to the previous low-income data. Low-income was defined by eligibility for free or reduced-price meals under the U.S. Department of Agriculture's (USDA) school nutrition program. The economically disadvantaged metric is based on a student's participation in one or more of the following State-administered programs: the Supplemental Nutrition Assistance Program (SNAP); the Transitional Assistance for Families with Dependent Children (TAFDC); the Department of Children and Families' (DCF) foster care program; and MassHealth (Medicaid).<sup>17</sup> In the 2016-17 school year, Sharon's economically disadvantaged school population was 6.7%.

Sharon's proportion of students of color has increased steadily each year from 19% in 2005-06 to 41% in 2015-16. A much smaller percentage of students are English language learners as well as limited English proficiency. English language learners have increased from 1% in 2005-06 to 3% in 2016-17, and those with limited English proficiency have increased from 9% to 25% in the same period of time.

<sup>17</sup> Massachusetts Department of Elementary and Secondary Education. "Redefining Low-income - A New Metric for K-12 Education Data." <http://www.doe.mass.edu/infoservices/data/ed.html>

Table 6 Sharon PK-12 School Enrollment, 1994-2016

<b>SHARON PK-12 SCHOOL ENROLLMENT, 1994-2016</b>						
<b>SCHOOL YEAR</b>	<b>ENROLLED</b>	<b>% CHANGE FROM PREVIOUS</b>	<b>% MINORITY</b>	<b>% ENGLISH LANGUAGE LEARNER</b>	<b>% LIMITED ENGLISH PROFICIENCY</b>	<b>% LOW-INCOME</b>
2005-06	3498		18.6	0.9	9.2	2.9
2006-07	3464	-1%	20.1	0.8	10	3.3
2007-08	3409	-2%	21.8	0.9	12.2	3.2
2008-09	3394	0%	23.9	1.3	14.3	3.7
2009-10	3426	1%	26.2	1.3	16.5	6.7
2010-11	3435	0%	28.3	1.7	18.5	7.2
2011-12	3364	-2%	30.3	2.1	19.7	7.7
2012-13	3433	2%	31.9	2.2	20.2	8.3
2013-14	3434	0%	34.4	2.5	21.4	6.6
2014-15	3483	1%	36.6	2.5	22	•
2015-16	3472	0%	38.5	2.8	23.7	-
2016-17	3468	0%	40.8	3.4	25	•
Source: MA Department of Elementary and Secondary Education						

### Educational Attainment

Among Sharon's population 25 years and older, approximately 73% have completed a Bachelor's degree or higher, as shown in Table 7. This population is noticeably higher compared to the subregion rate of 52% and State-wide rate of 41%.

Table 7 Educational Attainment Population 25 Years and Over, Sharon, Subregion, State, 2015

	<b>% Less than High School</b>	<b>% High School Diploma</b>	<b>% Some College</b>	<b>% Associates Degree</b>	<b>% Bachelor's or More</b>
<b>Sharon</b>	2%	9%	11%	5%	73%
<b>Three Rivers Interlocal Coalition</b>	6%	20%	15%	8%	52%
<b>Massachusetts</b>	10%	25%	16%	8%	41%
Source: American Community Survey 5-Year Estimates, 2011-2015					

## Household Income

Household income is an important determinant of how much a household can afford to pay for their dwelling unit, either to rent or own, and whether that household is eligible for housing assistance.

According to the ACS 5-Year Estimates 2011-2015, the median household income in Sharon is \$122,444. The median family income is higher at \$145,363 and the median non-family income is significantly lower at \$53,095. However, the margin of error is at 25.6% and must be used with caution. While the non-family household median incomes are lower than family households, it could be as high as 66,727 when factoring in the upper range of the margin of error. Nonetheless, **non-family household median incomes appear to be between 27% and 46% that of family households.** As shown in Table 4, Sharon's non-family households are primarily (81% or 1,003) individuals living alone. Median household income in Sharon is the fifth-highest in the Three Rivers Interlocal Council subregion, as shown in Figure 13.

Figure 13: Median Household Income, Three Rivers Interlocal Council (TRIC) Subregion, 2015

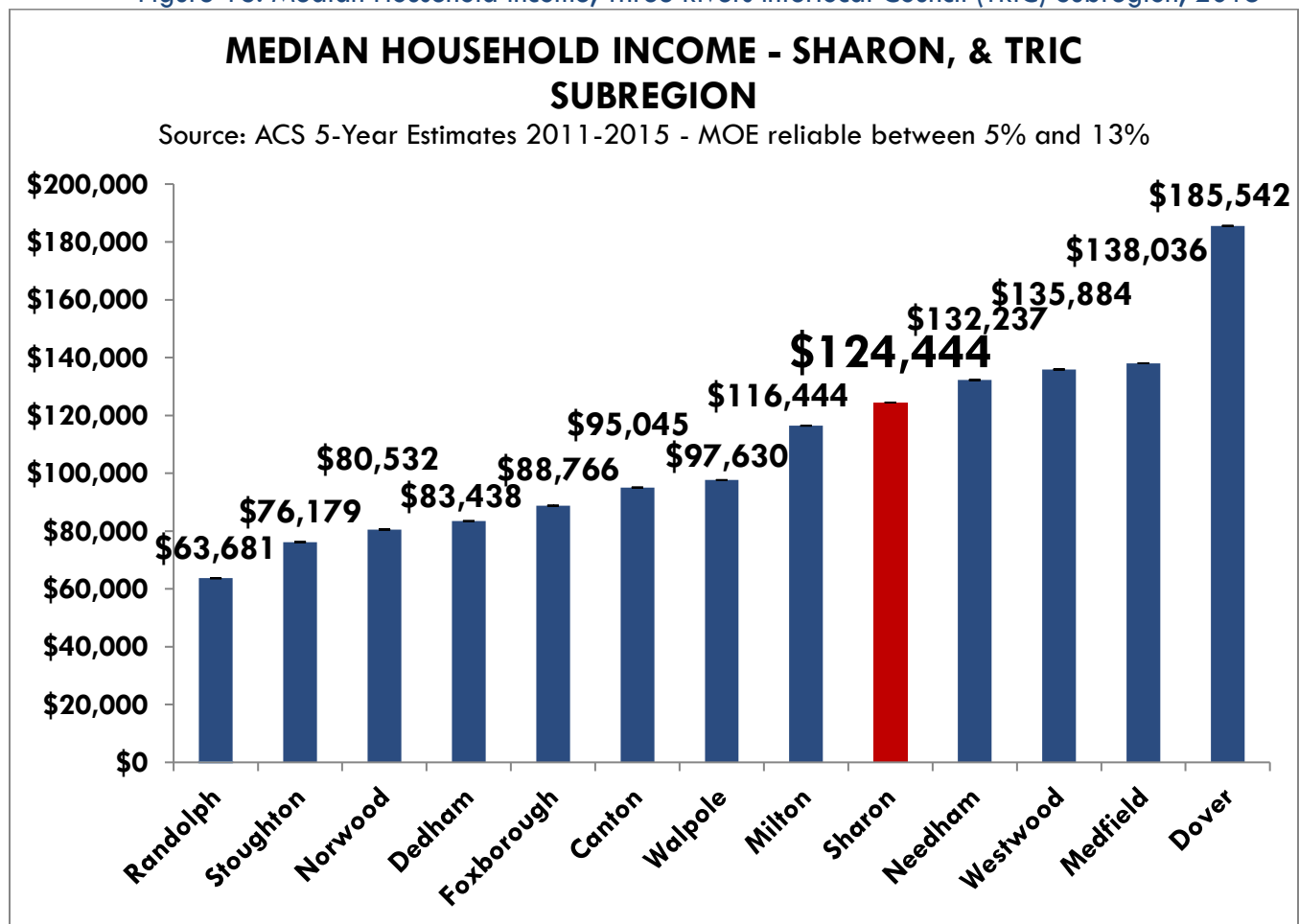


Table 8 Family versus Non-Family Median Household Income, Sharon, 2015

FAMILY VERSUS NON-FAMILY MEDIAN HOUSEHOLD INCOME								
SOURCE: ACS 5-YEAR ESTIMATES, 2011-2015								
SUBJECT	SHARON TOWN, NORFOLK COUNTY, MASSACHUSETTS							
	HOUSEHOLDS		FAMILIES		MARRIED-COUPLE FAMILIES		NONFAMILY HOUSEHOLDS	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total	6,258	+/-185	5,126	+/-200	4,467	+/-216	1,132	+/-194
Median income (dollars)	\$124,444	+/-9,599	\$145,363	+/-16,782 11.5% MOE RELIABLE	(X)	(X)	\$53,095	+/-13,632 25.6% MOE UNRELIABLE

As Figure 14 shows, approximately 13.6% of Sharon's households earn less than \$40,000 in income, with 5.7% earning less than \$20,000. Sharon households earning between \$40,000 and \$74,999 account for 12% of households while, 74.4% of households earn \$75,000 or more. For comparison purposes, the Federal poverty threshold for an average 2.86-person Sharon household is a household earning \$19,240.

Table 9 Margins of Error for Median Household Incomes - Sharon and TRIC

MARGINS OF ERROR FOR 2015 MEDIAN HOUSEHOLD INCOMES FOR SHARON AND THE TRIC SUBREGION			
MUNICIPALITIES	MEDIAN HOUSEHOLD INCOME	MARGIN OF ERROR IN \$S	MARGIN OF ERROR IN %
Randolph	\$63,681	\$3,376	5%
Stoughton	\$76,179	\$4,544	6%
Norwood	\$80,532	\$6,709	8%
Dedham	\$83,438	\$4,344	5%
Foxborough	\$88,766	\$7,821	9%
Canton	\$95,045	\$8,689	9%
Walpole	\$97,630	\$4,973	5%
Milton	\$116,444	\$6,963	6%
<b>Sharon</b>	<b>\$124,444</b>	<b>\$9,599</b>	<b>8%</b>
Needham	\$132,237	\$10,958	8%
Westwood	\$135,884	\$17,505	13%
Medfield	\$138,036	\$12,567	9%
Dover	\$185,542	\$24,469	13%

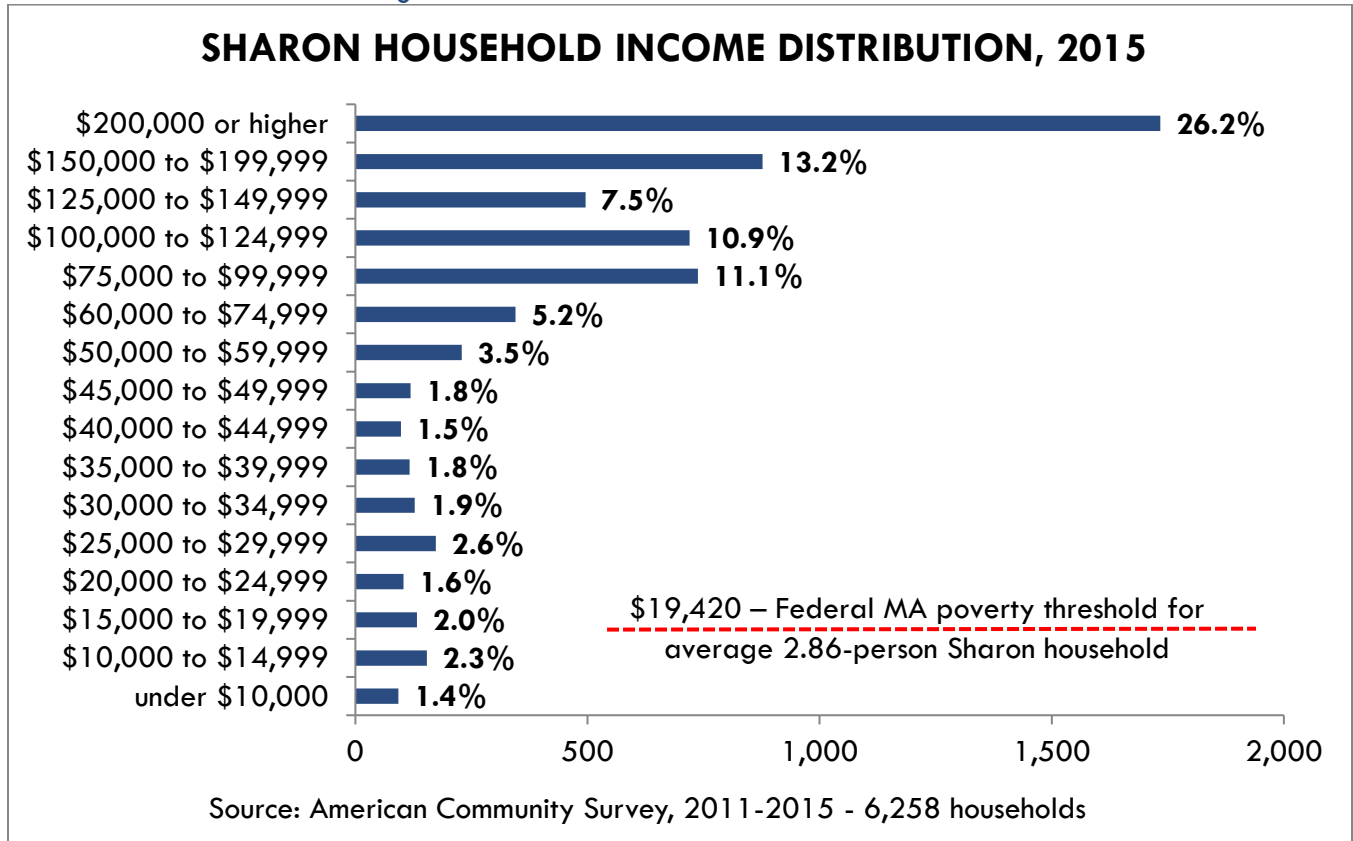
Source: American Community Survey 5 Year Estimates 2011-2015

Margins of Error: (a) under 15% = reliable; (b) 15%-30% = caution; and over 30% = unreliable.





Figure 14: Sharon Household Income Distribution



# HOUSING STOCK

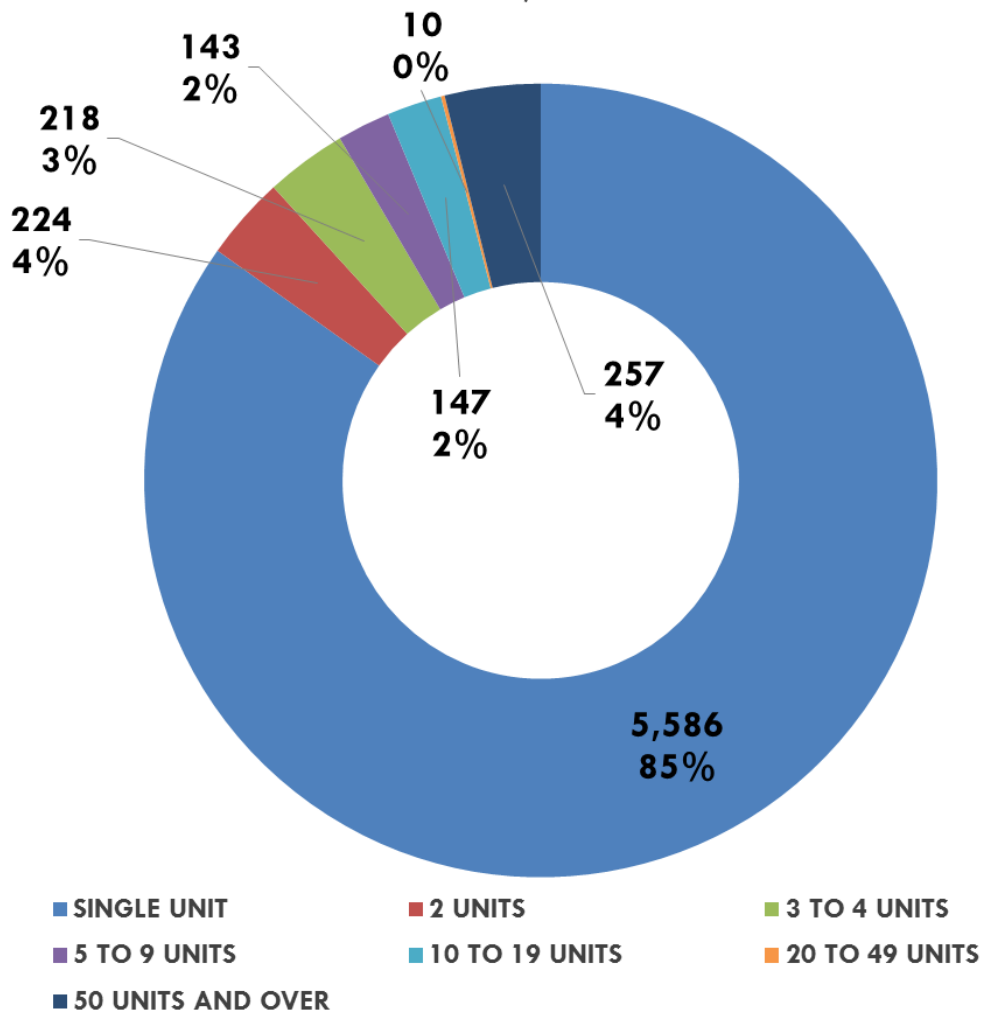
## Type and Age

The majority of Sharon housing units are single-family homes, with multi-family and other housing comprising only 15% of the housing as shown in Figure 15. Of the multi-family and other housing, the majority is comprised by smaller structures with nine units or less.

Figure 15: Sharon Housing Type, 2010-2014

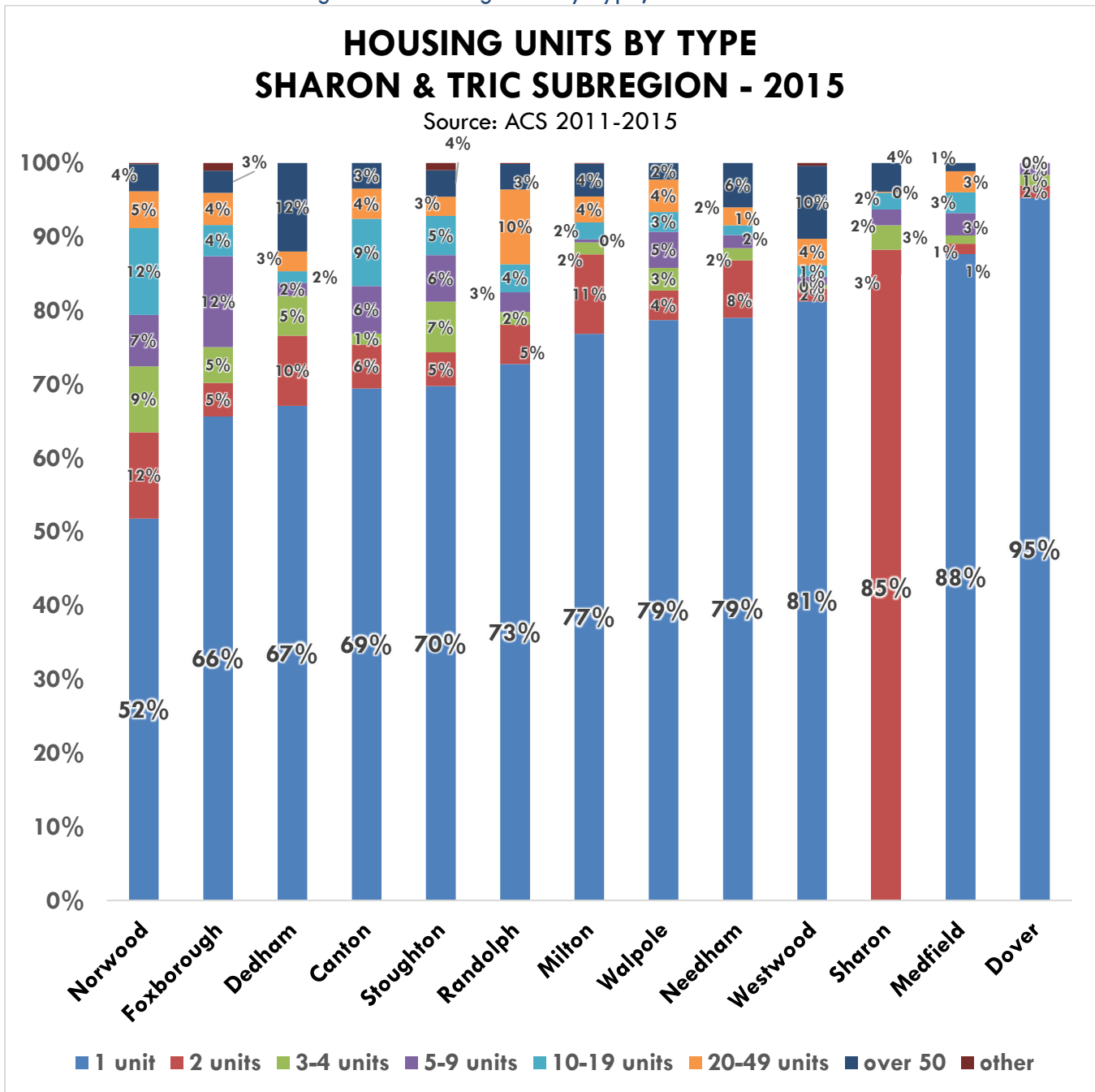
### SHARON HOUSING UNITS BY TYPE - 2015

Source: ACS 5-Year Estimates 2011-2015. High MOE for units over single families  
32% to 150%; otherwise 3-4%



Although single-family housing comprises the majority of housing in all Three Rivers Interlocal Council (TRIC) municipalities, the proportion of single-family homes is higher in Sharon in comparison with most of the other TRIC municipalities except Medfield and Dover. Among these municipalities, single-family homes make up from 52% to 95% of the housing units in each municipality. Sharon's housing stock is less diverse compared to its subregional neighbors.

Figure 15: Housing Units by Type, Three Rivers Interlocal



Sharon has witnessed little housing development according to 2000-2015 data, with only 8% of the housing stock built. In the preceding decades (1980-1999) however, Sharon gained approximately 28% of its current housing stock. During those two decades, Sharon's population grew by about 12%.<sup>18</sup> Sharon's share of housing units built since 1980 (36%) is on par with the Three Rivers Interlocal Council neighbors, which ranges from 15% to 42%. Among the more recent housing developments and proposals in the Town, are the following: Avalon apartments, Sharon Commons, Whitney Place, Wilber School apartments, and Cape Club.

<sup>18</sup> Historical US Census population data from [https://en.wikipedia.org/wiki/Sharon,\\_Massachusetts](https://en.wikipedia.org/wiki/Sharon,_Massachusetts)

Table 10 Housing Units by Type, Three Rivers Interlocal

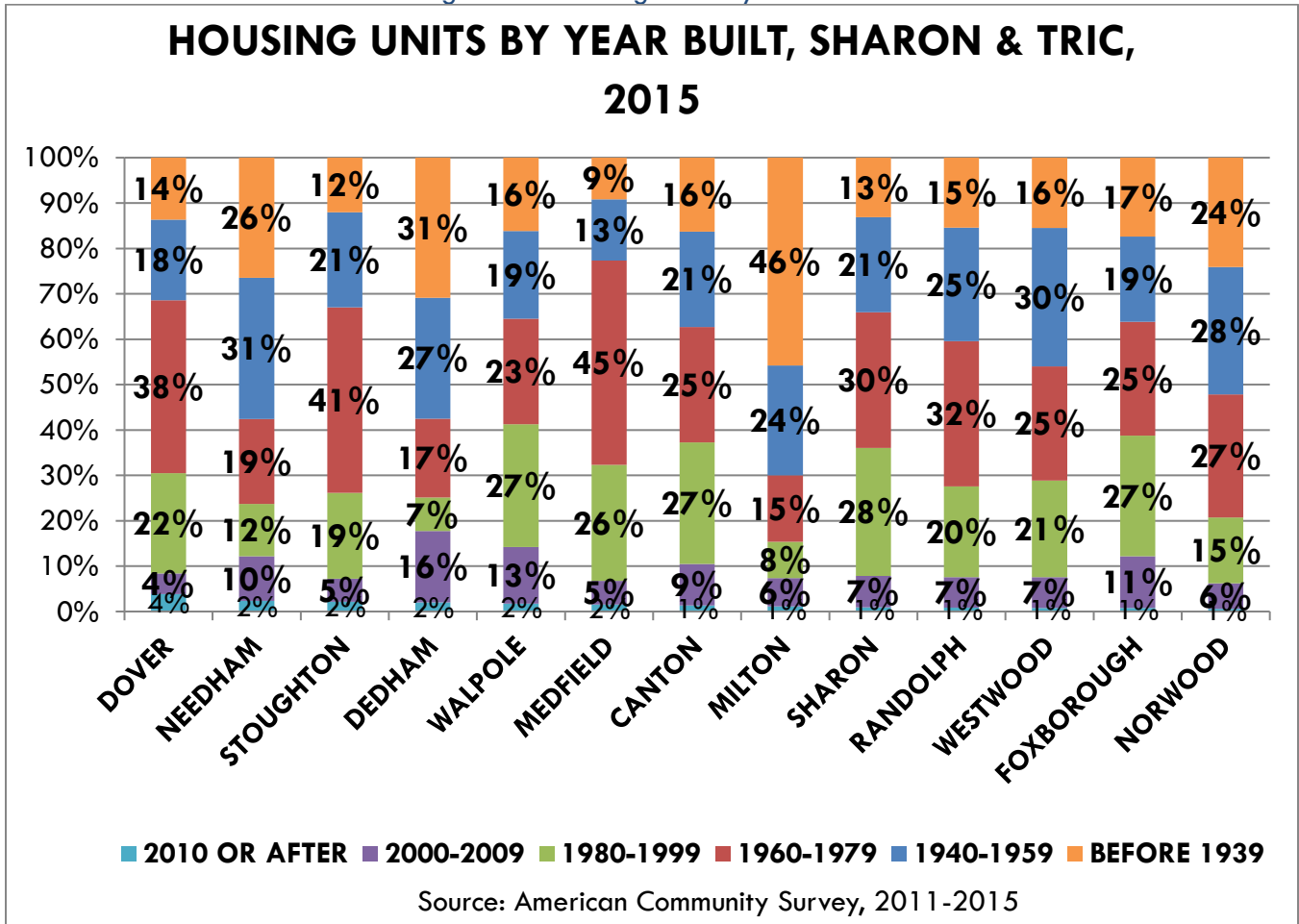
**HOUSING UNITS BY TYPE, SHARON & TRIC SUBREGION - 2015**

Source: ACS 2011-2015

MUNICIPAL	1 UNIT	2 UNITS	3-4 UNITS	5-9 UNITS	10-19 UNITS	20-49 UNITS	OVER 50	OTHER
Norwood	52%	12%	9%	7%	12%	5%	4%	0%
Foxborough	66%	5%	5%	12%	4%	4%	3%	1%
Dedham	67%	10%	5%	2%	2%	3%	12%	0%
Canton	69%	6%	1%	6%	9%	4%	3%	0%
Stoughton	70%	5%	7%	6%	5%	3%	4%	1%
Randolph	73%	5%	2%	3%	4%	10%	3%	0%
Milton	77%	11%	2%	0%	2%	4%	4%	0%
Walpole	79%	4%	3%	5%	3%	4%	2%	0%
Needham	79%	8%	2%	2%	1%	2%	6%	0%
Westwood	81%	2%	0%	1%	1%	4%	10%	0%
Sharon	85%	3%	3%	2%	2%	0%	4%	0%
Medfield	88%	1%	1%	3%	3%	3%	1%	0%
Dover	95%	2%	1%	2%	0%	0%	0%	0%

Source: ACS 2011-2015

Figure 16: Housing Units by Year Built

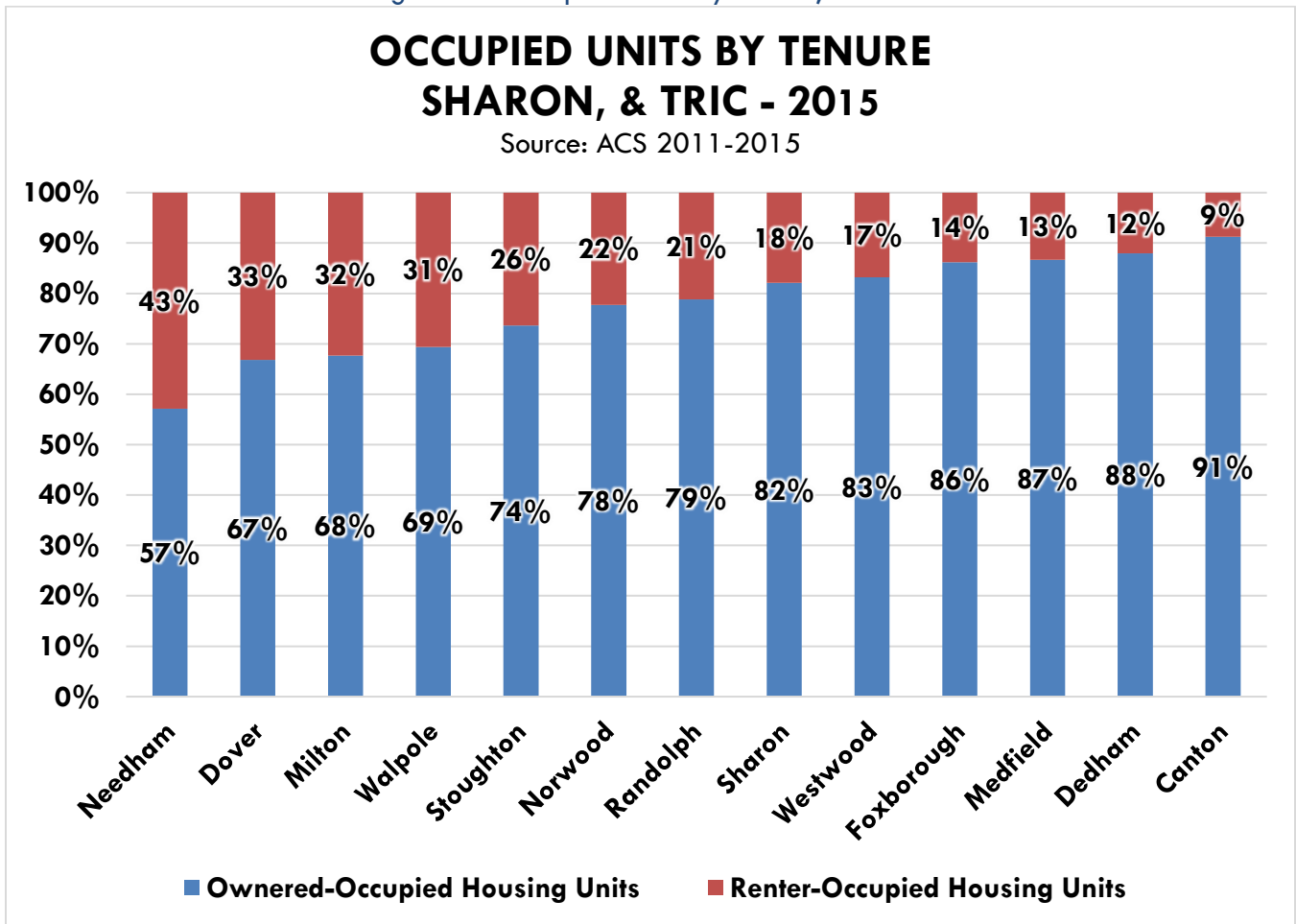


## Tenure

Nearly three-quarters of Sharon's housing units are owner-occupied. Most of its neighboring municipalities have higher rates of owner-occupied units, with Hull, Braintree, and Weymouth having slightly lower rates of homeownership.



Figure 17: Occupied Units by Tenure, Sharon & TRIC -



In Sharon, the likelihood of homeownership generally increases with age. **However, among residents 75 years and older, homeownership rates begin to fall.** As Sharon's population ages, as indicated in the projections in Figure 19 and Figure 21 there might be demand in the Town for appropriate rental stock available to meet that projected demand.

Figure 18: Housing Tenure by Age of Householder, Sharon

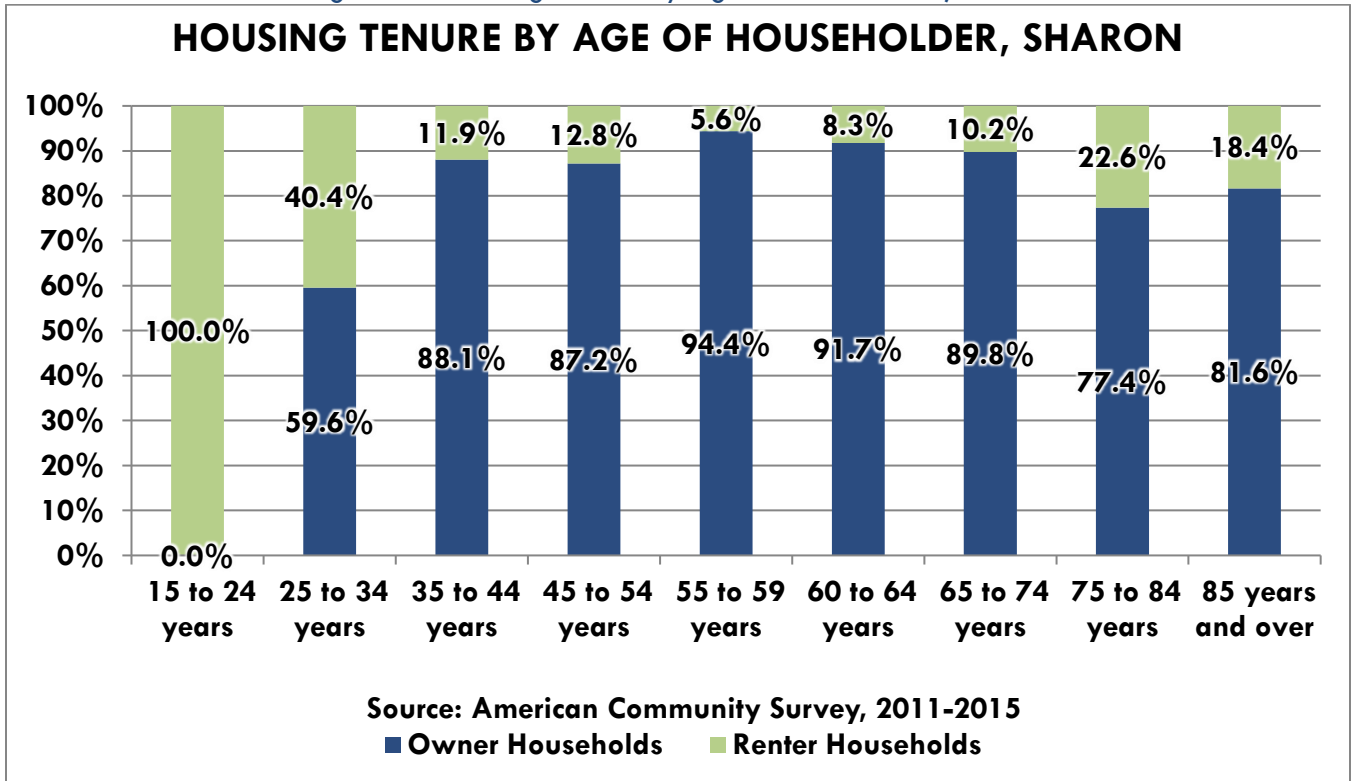
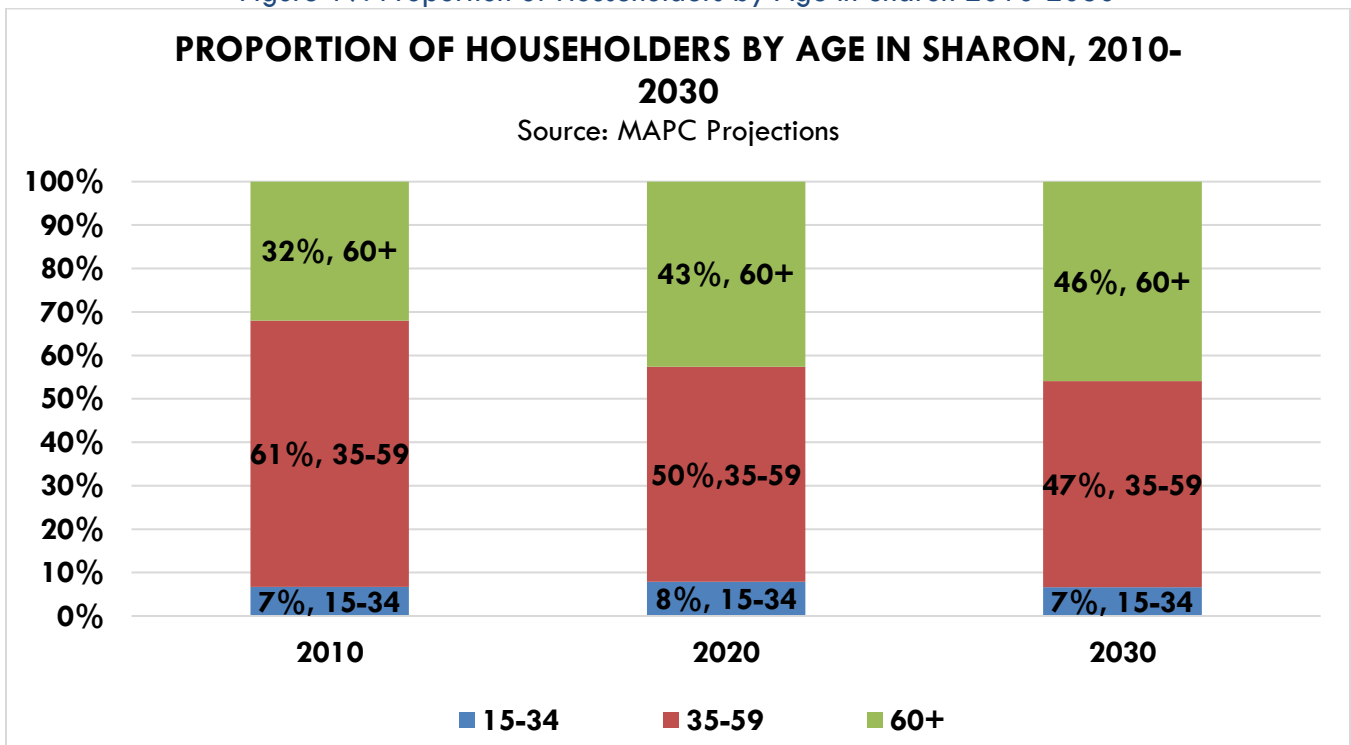
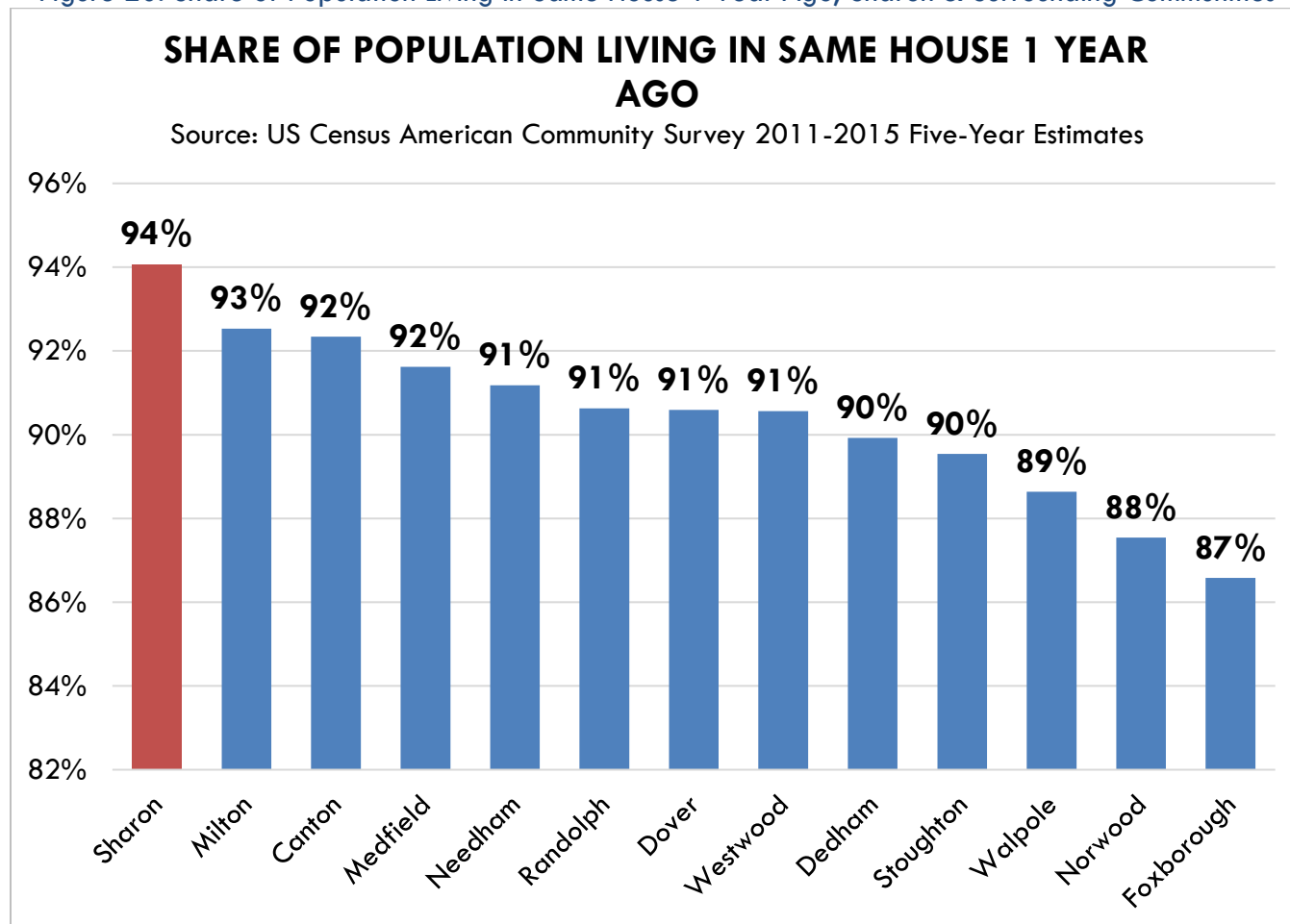


Figure 19: Proportion of Householders by Age in Sharon 2010-2030



According to the ACS 5-Year Estimates for 2011-2015, 94% of Sharon's population lived in the same house one year ago, or approximately 1 out of 10 residents moved in the previous year.<sup>19</sup> This is the highest percent compared to 12 surrounding communities (see Figure 20) although all communities had similarly high rates with the lowest being 87% for nearby Foxborough. This may be indicative of limited opportunities in the housing market. Across the Commonwealth 86.8% of residents lived in the same house one year ago, showing that there are slightly more people moving in the State on average compared to Sharon and surrounding communities.

Figure 20: Share of Population Living in Same House 1 Year Ago, Sharon & Surrounding Communities



As shown in [Figure 21](#) and the aggregated age cohorts in the following table, between 1990 and 2010, Sharon lost population for the age cohorts 15 to 29 (high schoolers, college-aged and young adults) as well as those over 55 (late middle-aged and seniors). This population loss is projected to continue between 2010 and 2020, and into 2030. The rate of out migration is particularly high for those in the 20-24 age cohort. During those same decades, Sharon has increased its population (and is projected to continue growing until 2030) in the 0-14 age cohort as well as adults and middle-aged residents between 30 and 55. **These migration patterns differ from the trend of an overall aging population in that there is only an increase in adults and the middle-aged but a loss of senior population.**

<sup>19</sup> Estimate is calculated from population aged 1 year and older.

Figure 21: Sharon Net Migration 1990-2030

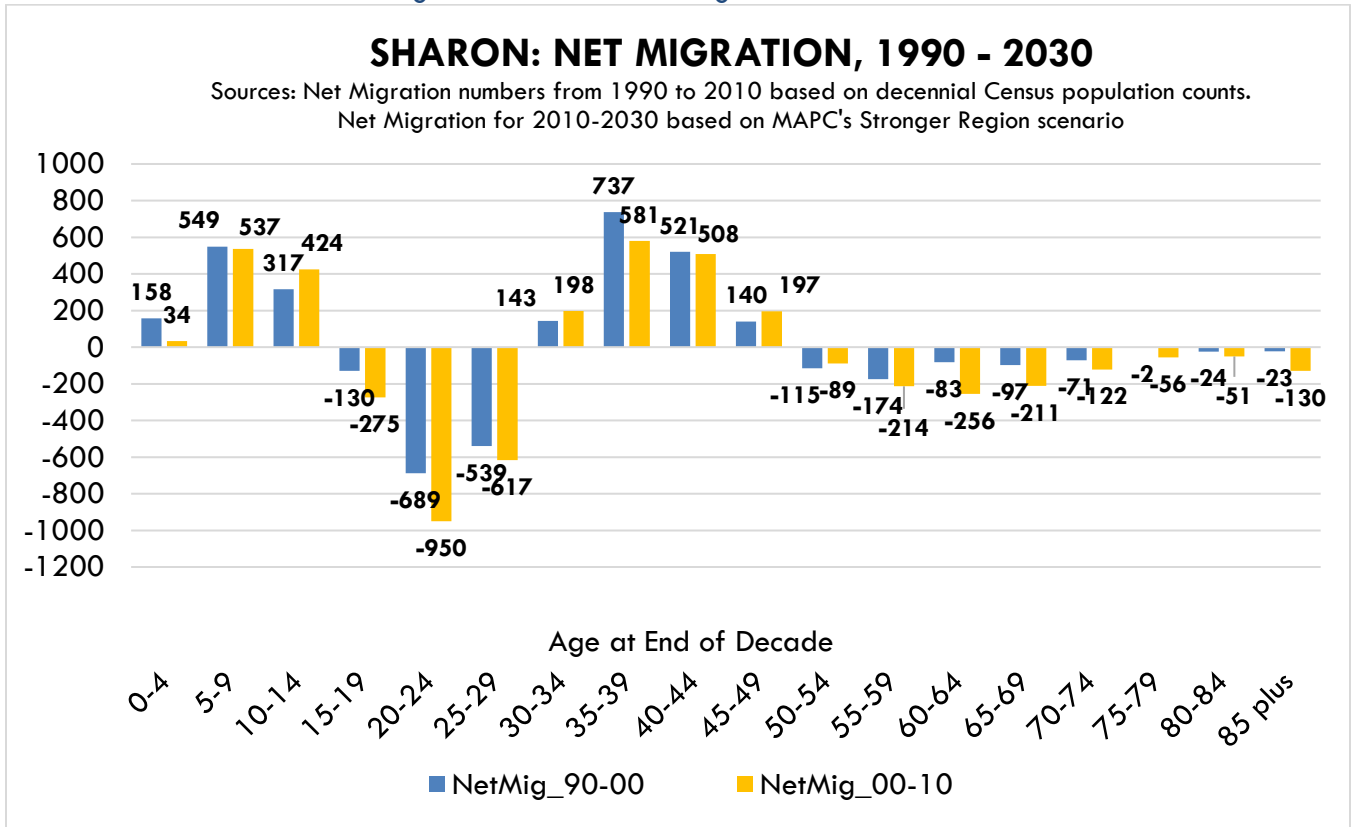


Table 11 Sharon Net Migration 1990-2030

SHARON: NET MIGRATION, 1990 - 2030				
Sources: Net Migration numbers from 1990 to 2010 based on decennial Census population counts. Net Migration for 2010-2030 based on MAPC's Stronger Region scenario				
AGGREGATED BY AGE GROUPS				
AGE AT END OF DECADE	NET MIG 1990-00	NET MIG 2000-10	NET MIG 2010-20	NET MIG 2020-30
0-14	1023	995	1060	1081
15-29	-1358	-1842	-1983	-1538
30-55	1424	1394	1712	1892
Over 55	-475	-1038	-893	-872

AGE AT END OF DECADE	NET MIG 1990-00	NET MIG 2000-10	NET MIG 2010-20	NET MIG 2020-30
0-4	158	34	87	88
5-9	549	537	568	572
10-14	317	424	404	421
15-19	-130	-275	-253	-209
20-24	-689	-950	-1010	-762
25-29	-539	-617	-720	-567
30-34	143	198	235	264
35-39	737	581	695	729
40-44	521	508	582	641
45-49	140	197	230	270
50-54	-115	-89	-30	-12
55-59	-174	-214	-147	-106
60-64	-83	-256	-223	-168
65-69	-97	-211	-223	-203
70-74	-71	-122	-142	-163
75-79	-2	-56	-50	-67
80-84	-24	-51	-33	-51
85 plus	-23	-130	-76	-113

## Vacancy

According to the 2011-2015 American Community Survey 5-Year estimates, 95% of housing units in Sharon are occupied. Sharon's vacancy rate is 5%. This is lower than the estimated 9.8% vacancy rate for the Commonwealth.

## Housing Market

Housing costs within a community reflect numerous factors, including supply and demand. If the latter exceeds the former, then prices and rents tend to rise. Depending on the income levels of the population, these factors can significantly reduce affordability for both existing residents and those seeking to move in.

### Sales Prices and Volumes

Sharon's median housing sale prices were on the rise in the early 2000s, with single-family median home prices peaking at \$455,000 in 2005 before the Great Recession (December 2007-June 2009), as shown in Figure 22. Median sales prices started to steadily increase overall and for single-family homes and in 2013 exceeded their pre-recession 2005 high with a median sales price of \$469,950 for single families and have continued to rise to \$513,000 for 2016 (and to \$498,200 overall). For median condo sales, the post-recession recovery has not been as steady and has fluctuated greatly. Condo sales dropped in 2010 and 2014 to \$145,000 and \$142,500, respectively, and while they are increasing in 2015 and 2016 to \$362,500 and \$370,000, they have not returned to their pre-recession levels.





Figure 22: Sharon Median Housing Price 1996-2016

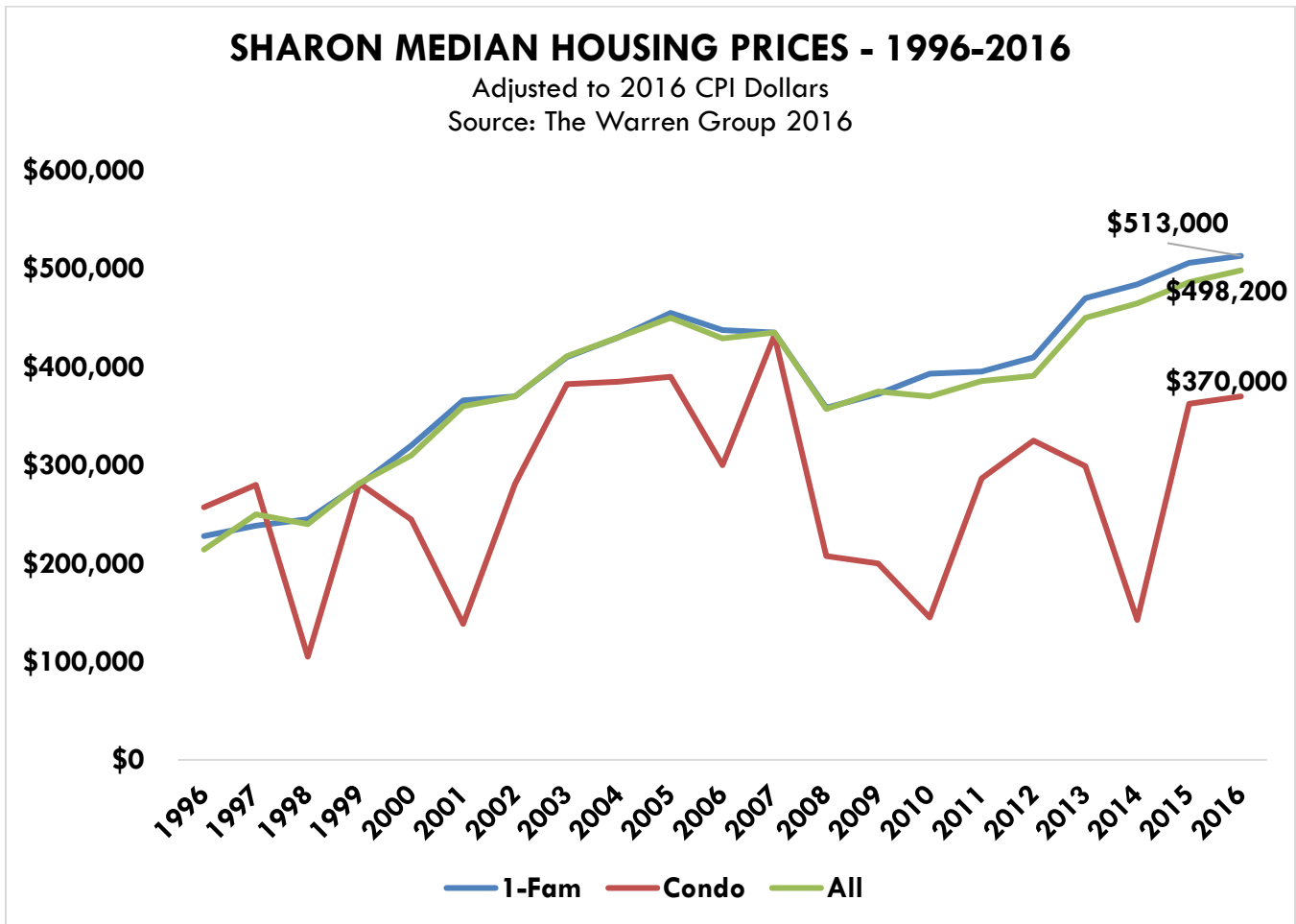


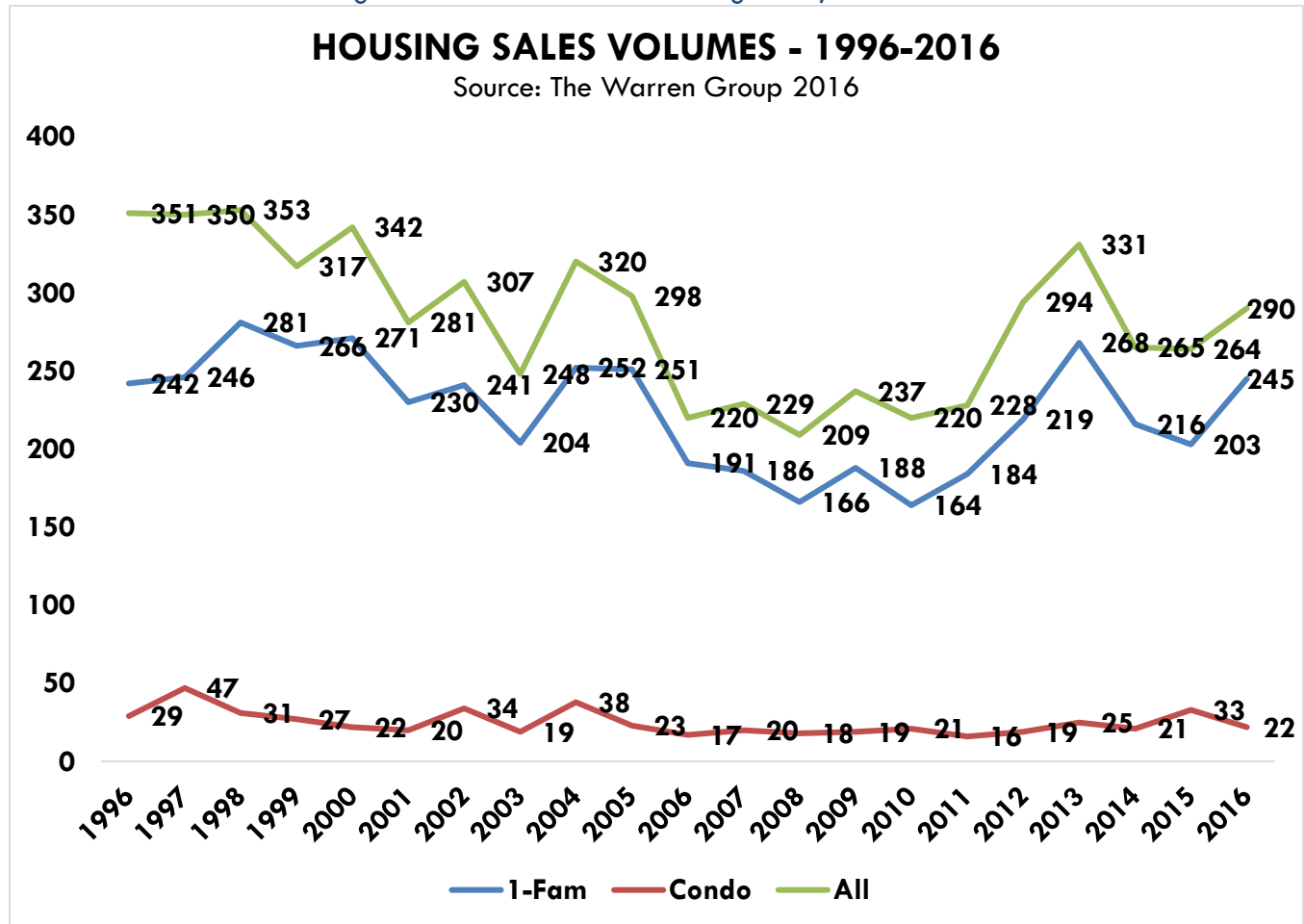
Table 12 Sharon Median Housing Price 1996-2016

YEAR	1-FAM	CONDO	ALL
1987	\$230,000	\$90,000	\$229,200
1988	\$227,250	\$104,000	\$219,900
1989	\$210,500	\$261,050	\$210,000
1990	\$205,000	\$263,900	\$210,000
1991	\$195,000	\$75,000	\$183,500
1992	\$198,000	\$76,500	\$170,500
1993	\$199,950	\$181,500	\$196,000
1994	\$204,000	\$219,900	\$195,060
1995	\$222,500	\$264,000	\$230,450
1996	\$227,750	\$257,105	\$214,000
1997	\$238,500	\$279,900	\$249,950
1998	\$245,000	\$105,000	\$240,000
1999	\$280,000	\$281,500	\$281,500
2000	\$320,000	\$244,500	\$310,000
2001	\$365,770	\$138,450	\$360,000
2002	\$370,000	\$280,900	\$370,000
2003	\$410,000	\$382,500	\$411,000
2004	\$430,250	\$384,950	\$430,250
2005	\$455,000	\$389,900	\$450,000
2006	\$437,500	\$299,900	\$429,000
2007	\$435,000	\$432,000	\$435,000
2008	\$358,500	\$207,500	\$357,000
2009	\$372,450	\$200,000	\$374,900
2010	\$392,900	\$145,000	\$370,000
2011	\$395,250	\$286,500	\$385,500
2012	\$409,500	\$325,000	\$390,750
2013	\$469,950	\$299,000	\$450,000
2014	\$483,925	\$142,500	\$464,500
2015	\$506,000	\$362,500	\$486,025
2016	\$513,000	\$370,000	\$498,200
2017	\$464,500	\$408,500	\$467,325

Copyright 2017 The Warren Group

There were 245 single-family home sales and 22 condo sales in Sharon in 2016. As Figure 23 shows, sales have increased since the low volumes 2008 to 2011, but have not quite reached the levels of the peak years prior to the recession.

Figure 23: Sharon Annual Housing Sales, 1996-2016

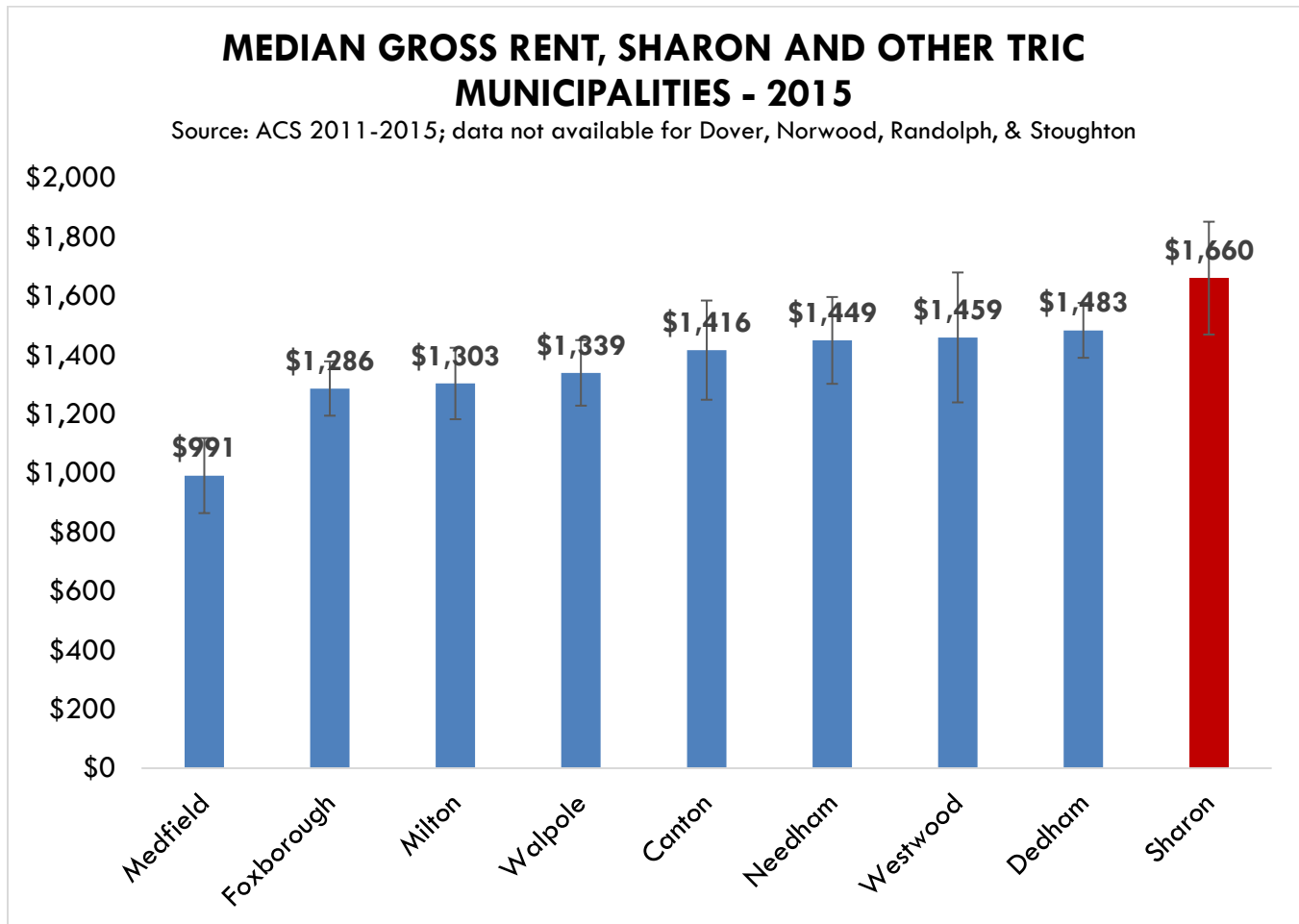


## Rent

According to the American Community Survey 5-Year Estimates 2011-2015, median gross rent in Sharon is \$1,660 ± \$191. The gross rent estimate for Sharon and the Three Rivers Interlocal Council, shown in Figure 24, represent the monthly cost of contract rent and utilities and fuels if paid by the renter.<sup>20</sup> ACS estimates are the result of monthly sampling and represent the median of rent costs across the spectrum of housing types – and are not necessarily reflective of current market rents.

<sup>20</sup> Data was not available for Dover, Norwood, Randolph and Stoughton.

Figure 24: Median Gross Rent, Sharon and Other TRIC Municipalities



To better understand the rental market in Sharon, MAPC analyzed rental data from the MAPC Rental Listings Database.<sup>21</sup> During the 12-month period in 2016, the median list price of all Sharon rental units was \$2,300. For one-bedroom units, the median rent was \$2,020 and for two-bedroom units the rent was \$2,580. Table 13 shows the range of rental prices. Data in the MAPC Rental Listings Database are pulled from online rental listings sites Padmapper and Craigslist. Listing data may or may not include utilities and do not represent rental units shared by word of mouth or the final rent in the lease.

Table 13 Sharon Housing Units in Rental Market, 2016

SHARON HOUSING UNITS IN RENTAL MARKET, 2016		
	All Units	2 Bedrooms only
<b>NUMBER OF LISTINGS</b>	155	67
<b>MEDIAN</b>	\$2,300	\$2,580
<b>MEAN</b>	\$2,375	\$2,449
<b>MIN</b>	\$886	\$1,350
<b>MAX</b>	\$6,000	\$3,150
<ul style="list-style-type: none"> <li>Source: MAPC Rental Listings Database, 2016</li> <li>Notes: 44 of listings are at 75 S Main, 32 of listings are at 2500 Avalon Dr</li> </ul>		

<sup>21</sup> The MAPC Rental Listings Database is in development. It provides a snapshot of the rental market at a particular time.

## Housing Units Permitted

According to the Census Building Permit Survey<sup>22</sup>, approximately 131 single-family building permits and 0 multi-family building permits were issued in Sharon from 2010 to 2016. Compared to other TRIC municipalities, Sharon's total 131 permits fell on the very low range of housing production in the subregion with 11 other communities producing between 139 and 681 total units during the same period. **For the seven-year period between 2010 and 2016, Sharon's 131 permits is 48% below the median of 275 permits for the municipalities in the TRIC subregion.** According to Census data, none of those Sharon building permits are for multi-family units. However, local Town data in Table 16 reflect that there were in fact 75-79 multi-family permits issued in 2010 as part of the Wilber School apartments at 75 South Main Street.

Table 14 Housing Units Permitted - Sharon & TRIC Subregion Municipalities -

Source: US Census Building Permit Survey 2010-2016

HOUSING UNITS PERMITTED – SHARON & TRIC SUBREGION MUNICIPALITIES 2010-2016					
MUNICIPALITY	TOT_UNITS	SF_UNITS	MF2_UNITS	MF3_4UNITS	MF5OVUNITS
MILTON	53	53	0	0	0
<b>SHARON</b>	<b>131</b>	<b>131</b>	<b>0</b>	<b>0</b>	<b>0</b>
DOVER	139	139	0	0	0
NORWOOD	152	88	6	0	58
DEDHAM	190	95	2	0	93
FOXBOROUGH	221	202	0	4	15
WALPOLE	275	265	2	8	0
MEDFIELD	278	124	0	0	154
WESTWOOD	490	130	10	0	350
STOUGHTON	516	166	2	4	344
RANDOLPH	602	149	0	0	453
NEEDHAM	637	597	0	4	36
CANTON	681	19	0	0	662
<b>GRAND TOTAL – TRIC SUBREGION</b>	<b>4,365</b>	<b>2,158</b>	<b>22</b>	<b>20</b>	<b>2,165</b>

<sup>22</sup> The US Census Bureau Building Permits Survey is based on voluntary responses, and if a survey report is not received, missing data on permits for new construction are imputed. Because of this, there oftentimes are discrepancies between the Census permitting information, that of local municipalities' permitting databases and other State or regional permitting information. More information about the survey can be found at this URL:

[https://www.census.gov/construction/bps/about\\_the\\_surveys/](https://www.census.gov/construction/bps/about_the_surveys/)

## Recent and Future Development

### Development Pipeline

The following table is a summary of the Town of Sharon's own affordable housing schedule of built and projected residential developments. According to Town of Sharon information as of January 2018, since the approval of the Town's 2010 HPP, the following units have either been built or are planned for. The Town has added approximately 113 single-family units and 88 multi-family units completed or in construction between 2010 and 2018; 17 of these are affordable. That Town has planned in the development pipeline, approximately 560 units including 65 single-family. Of these 560 future units, 129 are potentially affordable.

Table 15 Summary of Town of Sharon's Own Development 2010-2018 Tally to Identify Potential Affordable Residential Units and Market Rate Residential Units to Help the Town Maintain Its Chapter 40B Compliance

SUMMARY OF TOWN OF SHARON'S OWN DEVELOPMENT 2010-2018 TALLY TO IDENTIFY POTENTIAL AFFORDABLE RESIDENTIAL UNITS AND MARKET RATE RESIDENTIAL UNITS TO HELP THE TOWN MAINTAIN ITS CHAPTER 40B COMPLIANCE		
	UNITS	AFFORDABLE
BUILT	201 (88 MULTI-FAMILY ASSISTED LIVING) 113 SINGLE FAMILY	17
PLANNED AND COUNTED	290 (225 MULTI-FAMILY ASSISTED LIVING) 65 SINGLE FAMILY	49
PLANNED AND NOT COUNTED	270 (MULTIFAMILY)	80



Table 16 Town of Sharon Development Pipeline to Identify Potential Affordable Residential Units and Market Rate Residential Units to Help the Town Maintain its Chapter 40B Compliance

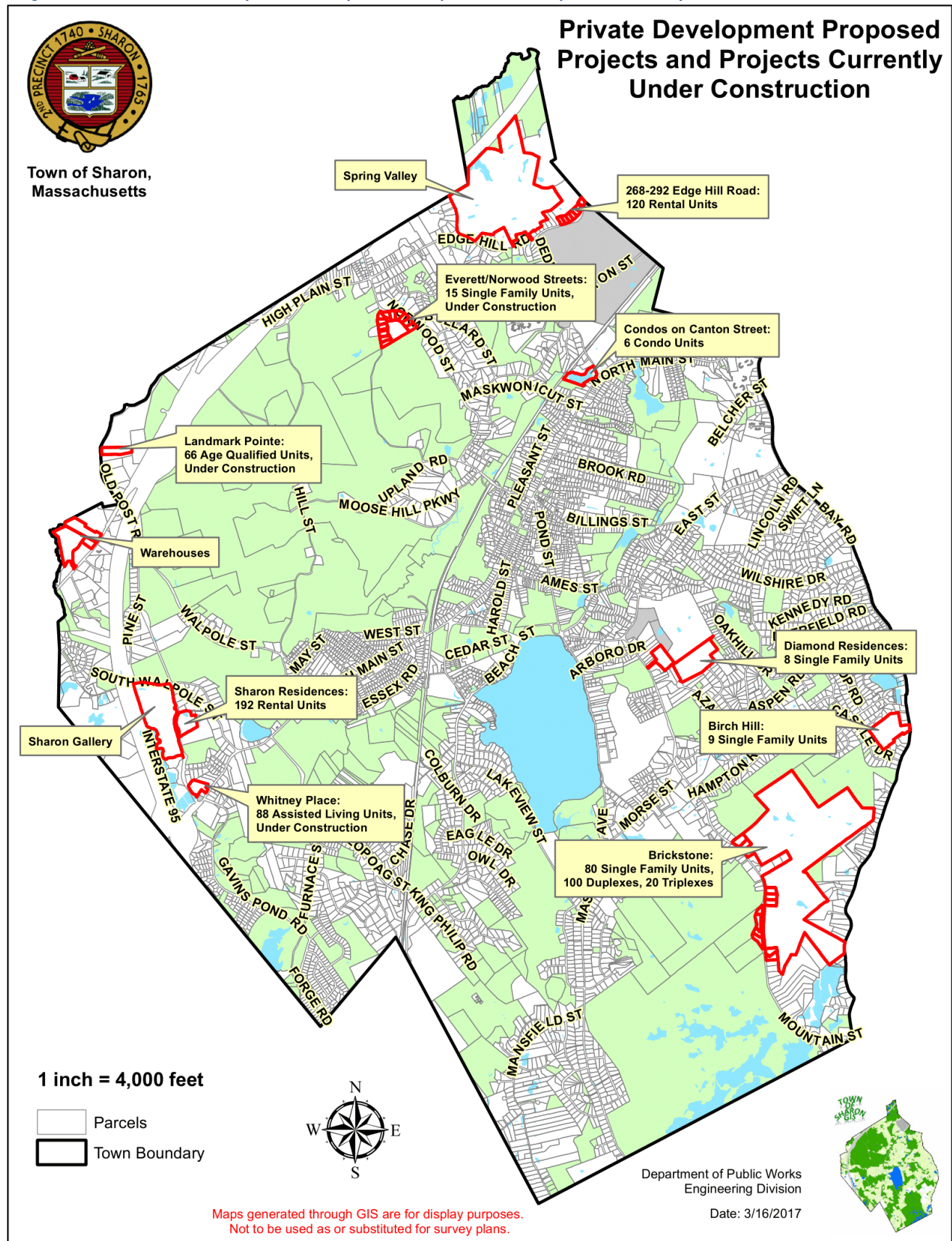
TOWN OF SHARON DEVELOPMENT PIPELINE TO IDENTIFY POTENTIAL AFFORDABLE RESIDENTIAL UNITS AND MARKET RATE RESIDENTIAL UNITS TO HELP THE TOWN MAINTAIN ITS CHAPTER 40B COMPLIANCE						
<i>This is an excerpt from the Town's own spreadsheet housing schedule as of January 2018.</i>						
#	DEVELOPMENT NAME	DEVELOPER	STATUS	UNITS	AFFORDABLE	YEAR BUILT AND COMMENTS
IN DE X	DEVELOPMENT NAME	DEVELOPER	STATUS	UNITS	AFFORDABLE	YEAR BUILT AND COMMENTS
80	268-292 EDGE HILL ROAD 40B	PRIVATE	PROJECTED AND NOT INCLUDED ON NO. COUNTED.	120	30	UNDER APPEAL BY DEVELOPER. REJECTED BY SHARON
79	AUDUBON WAY SUBDIVISION	PRIVATE	PLANNED AND INCLUDED ON NO. COUNTED.	5	0	FUTURE SINGLE-FAMILY HOME - 2017 LEGAL SUIT HOLDING UP
78	RSH	BRICKSTONE	PROJECTED AND NOT INCLUDED ON NO. COUNTED.	150	50	150 AND 50 AS PER LATEST AGREEMENT WITH BRICKSTONE
77	SPRING VALLEY COUNTRY CLUB	PRIVATE	PLANNED AND INCLUDED ON NO. COUNTED.	52	0	FUTURE SINGLE-FAMILY HOME 2017 OR 18?
76	SHARON COUNTRY CLUB	DMITRY DEYTCH	PLANNED AND INCLUDED ON NO. COUNTED.	8	0	SINGLE-FAMILY START IN FALL 2017?
75	SHARON GALLERY	PRIVATE	PLANNED AND INCLUDED ON NO. COUNTED.	225	49	ASSISTED LIVING ALMOST COMPLETE
74	SHARON COMMONS ASS'T LIVING	SOUTH PARCEL	BUILT. COUNTED.	88	0	ASSISTED LIVING ALMOST COMPLETE
73		PRIVATE	BUILT. COUNTED.	1	0	FUTURE SINGLE-FAMILY HOME 2017 UNDER CONSTRUCTION
72		PRIVATE	BUILT. COUNTED.	1	0	FUTURE SINGLE-FAMILY HOME 2017 UNDER CONSTRUCTION
71	87 BULLARD STREET	PRIVATE	BUILT. COUNTED.	1	0	FUTURE SINGLE-FAMILY HOME 2017 UNDER CONSTRUCTION
70	109 MOOSE HILL PARKWAY	PRIVATE	BUILT. COUNTED.	1	0	FUTURE SINGLE-FAMILY HOME 2017 UNDER CONSTRUCTION
69	352 SOUTH MAIN STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2016
68	NORTH MAIN AT GLENDALE	PRIVATE	BUILT. COUNTED.	2	0	SINGLE-FAMILY HOME IN 2016
67	63 MORSE STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2016

66	9 GLENDALE ROAD	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2016
65	18 QUEENS CIRCLE	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
64	252 NORWOOD STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
63	104 GLENDALE ROAD	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2013
62	61 NORTH MAIN STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
61	66 MORSE STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
60	60 MOHAWK STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
59	34 MARCUS	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
58	49 HIGH STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
57	1 GLENDALE ROAD	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
56	12 DEBORAH SAMPSON	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
55	170 EAST STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
54	166 EAST STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
53	162 EAST STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
52	190 AMES STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
51	186 AMES STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2015
50	1299 BAY ROAD	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2014
49	66 BISHOP ROAD	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2013
48	68 MORSE STREET	PRIVATE	BUILT. COUNTED.	2	0	SINGLE-FAMILY HOME - 2014
47	339 MOUNTAIN STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME - 2014
46	623 MASSAPOAG	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2013
45	166 UPLAND	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2013
44	#5 AND #16 CASTLE DRIVE	PRIVATE	BUILT. COUNTED.	2	0	SINGLE-FAMILY HOME - 2013
43	94 MORSE STREET	PRIVATE	BUILT. COUNTED.	2	0	SINGLE-FAMILY HOME - 2012
42	23 INCA	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2012
41	70 BILLINGS	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2012
40	2 MICHAEL LANE	BENOIT	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2012
39	671 MASSAPOAG	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2011
38	8 HUNTINGTON	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2011
37	30 HIGHLAND	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2011
36	82 FURNACE STREET	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2011
35	187 EDGE HILL ROAD	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2011
34	8 HIGH PLAIN	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2011



33	819 BAY ROAD	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2011
32	14 BLUFF HEAD	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME - 2010
31	5 SOLTICE	PRIVATE	BUILT. COUNTED.	1	0	SINGLE-FAMILY HOME IN 2010
13	LANDMARKE POINTE PART II	DMITRY DEYTCH	BUILT. COUNTED.	33	9	8 AFFORDABLE IN 2017 9 LEFT
11	LANDMARKE POINTE	DMITRY DEYTCH	BUILT. COUNTED.	33	8	8 AFFORDABLE IN 2017 9 TO COME
23	EVERETT STREET ANR LOTS	BENOIT	BUILT. COUNTED.	5	0	SINGLE-FAMILY HOMES- IN 2006 NUMBERS BUT ONLY ONE STARTED IN 2017

Figure 25 Private Development Proposed Projects and Projects Currently Under Construction 2017



## PROJECTED HOUSING DEMAND

Figure 26 and Table 17 show how many new housing units might be needed and how many units will be vacated in Sharon between 2010 and 2020, broken down by age cohort. Increases in demand are the result of new households forming, people moving into the community, or increasing preference for certain types of housing. Decreases in demand are the result of people moving out of the community, mortality, or decreased preference for a given housing unit type.

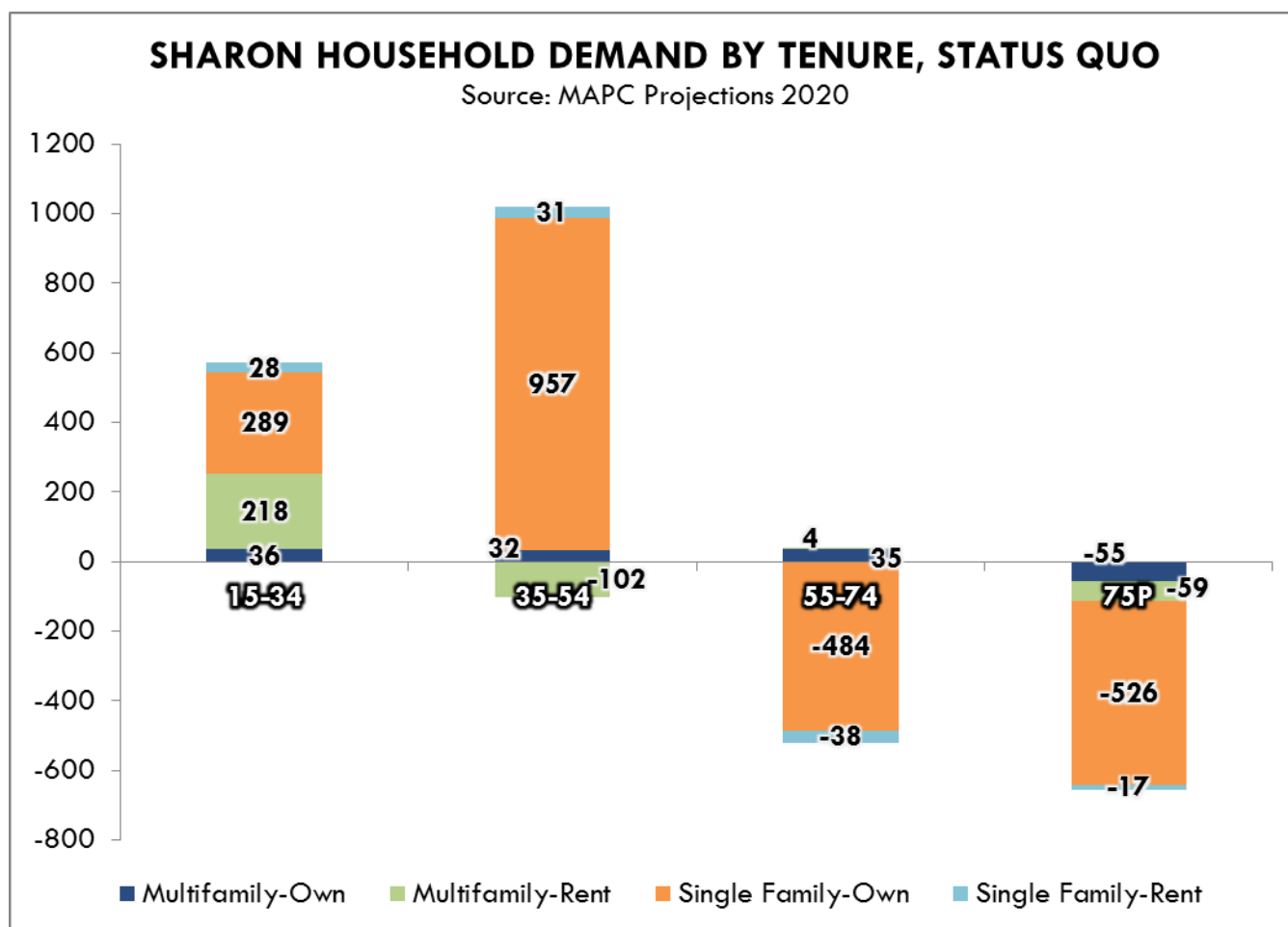
Figure 26 and Table 17 show four unit types: multi-family ownership, multi-family rental, single-family ownership, and single-family rental. The projected change in demand by unit type and age cohort is shown. Those aged 15-34 in 2020 will demand housing for all unit types in 2020 but mainly for single-family ownership and multi-family rental units. Those aged 35-54 in 2020 will overwhelmingly demand single-family ownership units and they will be releasing rental units back into the housing supply. Those aged 55-74 in 2020 will primarily be vacating units back single family units into the housing supply, except for multi-family units which some households in this cohort will be in demand. Those aged 75 and over in 2020 will be releasing units of all types back into the market, due to mortality, moving out, or change in status from householder to dependent.

In sum, in 2020 there will be demand for an estimated:

- **48 more multi-family homeownership units and 61 more multi-family rental units, for a net demand of 109 multi-family homes.**
- **236 more single-family homeownership units and 4 more single family rentals, for a net demand of 240 single-family homes.**

**The total number of new units demanded will be about 349 units.** As the Town encourages housing production, it could consider encouraging an appropriate mix of both single-family and multi-family units – **particularly units that will serve households headed by those who will be 35-54 in 2020.**

Figure 26: Net Housing Unit Demand by Age, Sharon, 2010-2020



The figure above indicates the net changes in housing demand and households, which is critical to understanding housing production demand. Also important is understanding the big picture; the total number housing of units by type as projected for 2020. Maintenance of the existing housing stock is important in addition to new housing production.

Table 17 Net Projected Housing Unit Demand in 2020

Type	Total Projected Housing Units, 2020 (Sharon, MA)	Net Projected Housing Unit Demand, 2020 (Sharon, MA)
Multi-Family-Homeownership	469	48
Multi-Family Rental	972	61
Single-Family Homeownership	5,609	236
Single-Family Rental	259	4
<b>Total</b>	<b>7,309</b>	<b>349</b>

Source: MAPC Population and Housing Demand Status Quo Projections, 2020



# HOUSING AFFORDABILITY

## Households Eligible for Housing Assistance

One measure of affordable housing need is the number of households eligible for housing assistance in a community. Federal and State programs use AMI, along with household size, to identify these households. Table 18 below shows U.S. Department of Housing and Urban Development (HUD) income limits for extremely-low (below 30% of AMI), very-low (30-50% of AMI), and low-income (50-80% of AMI) households by household size for the Boston-Cambridge-Quincy Metropolitan Statistical Area (MSA), which includes Sharon. Typically, households at 80% of AMI and below qualify for housing assistance, though there are some exceptions based on household size and program funding.

Because HUD's regulations are in part based on household size, it is important to understand how Sharon's income distribution as a percent of AMI corresponds with this variable. Even though the metropolitan AMI for a family of four people is \$98,100 in FY16, the low-income limit is set below 80% of AMI because of high housing costs.

Table 18 FY2016 Affordable Housing Income Limits, Boston-Cambridge-Quincy Metropolitan Statistical Area (MSA)

FY2016 Income Limit Category	Extremely Low (30%) Income	Very Low (50%) Income	Low (80%) Income
1 Person	\$20,650	\$34,350	\$51,150
2 Person	\$23,600	\$39,250	\$58,450
3 Person	\$26,550	\$44,150	\$65,750
4 Person	\$29,450	\$49,050	\$73,050
5 Person	\$31,850	\$53,000	\$78,900
6 Person	\$34,200	\$56,900	\$84,750
7 Person	\$36,730	\$60,850	\$90,600
8 Person	\$40,890	\$64,750	\$96,450

The most relevant and current information available to understand housing affordability in a municipality is HUD's Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data allows cross tabulation between household type and income status, as well as housing cost burden which is addressed later in this chapter. Household type is determined by the number of persons occupying a unit, family status, and age:

- 62 years and older, family households old + (2 or more related persons, with either or both ages 62 or over)<sup>23</sup>
- 62 years and older, non-family households (1 or 2 persons, non-related, ages 62 or over)
- small family households (2 related persons, neither 62 years of age or over, or 3 or 4 related persons)
- large family households (5 or more related persons)
- all other households (singles, non-related living together, neither 62 years of age or over).

<sup>23</sup> The HUD terminology for households 62 years of age and older is "Elderly Family" and "Elderly Non-Family"

While 2009-2013 CHAS cross-tabulated data is available between household type, income status and housing cost-burden, these estimates are unreliable at the detailed level due to very high margins of error over 30%<sup>24</sup>. According to MAPC analysis, only the two following aggregated data points can be used with caution because they fall within the 15%-30% margin of error (MOE) range. According to [Table 19](#), of Sharon's total ACS 2009-2013 estimated 6,265 households, 51% or 693 of the 1,350 households that make 80% or less of HAMFI<sup>25</sup> are very low-income and low-income cost-burdened households (spending more than 30% of gross monthly income on housing). When examining only the very low-income and extremely low-income households that make 50% or less of HAMFI, 55% of those 910 households are cost-burdened. These are the best available data points that should be used with caution given their 25% and 28% margin of error rates in order to estimate the number of households (693 or 11% of Town's estimated 6,265 households) who are low-income to varying degrees and who are additionally burdened with spending a disproportion portion of their already limited income on housing.

Table 19 Percentage of Cost-Burdened Households by Cost-Burden Status, 2013

PERCENTAGE OF COST-BURDENED HOUSEHOLDS BY COST-BURDEN STATUS (Source: CHAS 2009-2013; select MAPC aggregated data points)			
AGGREGATED INCOME LEVELS BY COST-BURDEN STATUS	SHARON	%	MOE/ ESTIMATE
Income ≤80% HAMFI (low-income + very low-income + extremely low-income)*	693	51%	25% use with caution
Income ≤80% HAMFI - Severely Cost-burdened MOE	169.983		
Income ≤50% HAMFI (very low-income + extremely low-income)*	504	55%	28% use with caution
Income ≤50% HAMFI - Severely Cost-burdened MOE	141.428		
* excluding Severely Cost-burdened due to high margin of error over 30%			

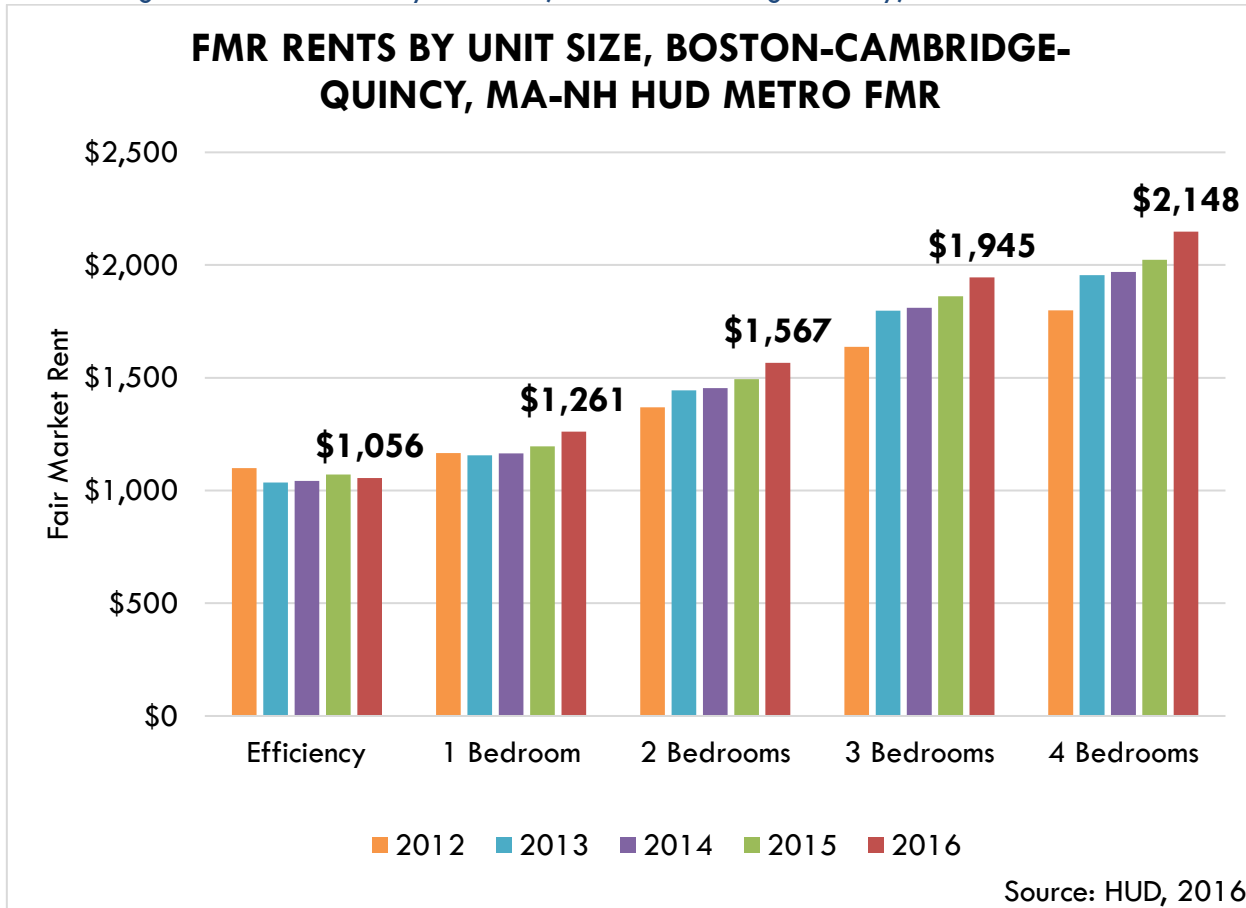
## Fair Market Rents

Figure 27 below illustrates Fair Market Rents, or maximum allowable rents (not including utility and other allowances) determined by HUD for subsidized units in the Boston Metropolitan Statistical Area, which includes Sharon. The upward trend reflects the annual adjustment factor intended to account for rental housing demand. Given the constraints on the Greater Boston rental housing market, rising rent is unsurprising and points to the demand for more rental housing at multiple price points. Sharon's median gross rent, according to the 2011-2015 ACS5-Year estimates of \$1,660 ± \$191, is higher than the Fair Market Rents, except for three-bedroom and four-bedroom homes, which could indicate difficulty for smaller families seeking homes.

<sup>24</sup> Margins of Error: (a) under 15% = reliable; (b) 15%-30% = caution; and over 30% = unreliable.

<sup>25</sup> HAMFI – HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made (For full documentation of these adjustments, consult the HUD Income Limit Briefing Materials). If you see the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI.

Figure 27: FMR Rents by Unit Size, Boston-Cambridge-Quincy, MA-NH HUD Metro FMR



## Current MGL Chapter 40B Subsidized Housing Inventory

Under M.G.L. Chapter 40B, affordable housing units are defined as housing that is developed or operated by a public or private entity and reserved for income-eligible households earning at or below 80% of AML. Units are secured by deed restriction to ensure affordability terms and rules. All marketing and placement efforts follow Affirmative Fair Housing Marketing guidelines per the Massachusetts Department of Housing and Community Development (DHCD) (see Appendix A).

Housing that meets these requirements, if approved by DHCD, is added to the Subsidized Housing Inventory (SHI). Chapter 40B allows developers of low- and moderate-income housing to obtain a Comprehensive Permit to override local zoning and other restrictions if less than 10% of a community's housing is included on the SHI or if less than 1.5% of the municipality's land area is dedicated to affordable housing.

With 683 affordable units out of 6,413 total 2010 Census units, Sharon's SHI was 10.7% as of October 16, 2017 <sup>26</sup> (see DHCD excerpt in Figure 28). Sharon's SHI has increased in recent years. As of October 2017, the Town of Sharon exceeded the minimum 10% threshold that is needed to be exempt from the Chapter 40B comprehensive permit process. **While the Town has met its minimum 10% SHI requirement**, the Town could consider: (a) **continuing to address** the affordable housing needs of cost-burdened households **beyond that minimum** 10% requirement; and (b) **remaining proactive to maintain** that minimum requirement as the Town's continues to grow in the future and the denominator for the 10% SHI calculation increases.

### Subsidized Housing Inventory (SHI)

According to DHCD, Sharon's SHI rate is 10.7%, as of October 16, 2017 <sup>27</sup> (683 total units). Sharon is home to 12 properties that include a total of 392 units that are affordable in perpetuity. Among the units affordable in perpetuity: 10 units are available for ownership, 333 are rentals, and 49 are Department of Developmental Services (DDS) units in group homes. Among the SHI units that are not protected in perpetuity and can expire are two properties totaling 291 rental units. Neither one of these two properties are set to expire within the life of the Town of Sharon's updated 2017-2024 Housing Production Plan (HPP). However, as recommended, the Town could consider remaining proactive to maintain these units and take action well before their expiration dates. There are 99 rental units at 51 Hixson Farm Road that are set to expire in 2025, and there are 192 rental units at 135 Old Post Road that are set to expire much further in the future in 2115.

<sup>26</sup> Source: DHCD Chapter 40B Subsidized Housing Inventory as of October 16, 2017 on website [https://www.mass.gov/files/documents/2017/10/10/shiinventory\\_0.pdf](https://www.mass.gov/files/documents/2017/10/10/shiinventory_0.pdf)

<sup>27</sup> Source: DHCD Chapter 40B Subsidized Housing Inventory as of October 16, 2017 on website [https://www.mass.gov/files/documents/2017/10/10/shiinventory\\_0.pdf](https://www.mass.gov/files/documents/2017/10/10/shiinventory_0.pdf)

Table 20 Summary of SHI Units by Tenure and Protections

SUMMARY TABLE OF TOWN OF SHARON SHI UNITS BY HOUSING TENURE & AFFORDABILITY PROTECTIONS				
PROTECTION	OWNERSHIP UNITS	RENTAL UNITS	OTHER / DDS GROUP HOMES	TOTALS
Perpetuity	10	333	49	392
Affordability Expiration	0	291	0	291
—	10	624	49	683
Source: DHCD Chapter 40B Subsidized Housing Inventory as of October 16, 2017 on website <a href="https://www.mass.gov/files/documents/2017/10/10/shiinventory_0.pdf">https://www.mass.gov/files/documents/2017/10/10/shiinventory_0.pdf</a>				

Because the SHI is determined using the total number of housing units from the most recent decennial Census (the denominator), the number of SHI units (the numerator) must increase as the number of market rate units increases in order to preserve — nevermind exceed — the current proportion. Of course, if affordable units are lost, then the SHI drops.

Further, because M.G.L. Chapter 40B allows 100% of units in rental projects developed by a comprehensive permit, where at least 20-25% of units are deed-restricted for households earning at or below 80% of AMI, to count towards the SHI (including the 75% that are market rate), the actual number of affordable units in a given community is lower than the inventory indicates.

Figure 28 Excerpt from DHCD October 16, 2017 SHI Inventory for Town of Sharon

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY							
Sharon							
DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2755	Hixson Farm	18 Hixson Farm Rd	Rental	64	Perp	No	DHCD
2756	Hixson Farm	26 Hixson Farm Rd	Rental	24	Perp	Yes	DHCD
2757	n/a	2601 Bay Rd.	Rental	8	Perp	No	DHCD
2758	n/a	215 Pleasant St.	Rental	6	Perp	No	DHCD
2759	Habitat for Humanity	Gunhouse Street	Ownership	1	Perp	No	DHCD
2760	Stoney Brook Court	51 Hixson Farm Rd.	Rental	99	2025	Yes	HUD
4451	DDS Group Homes	Confidential		49	N/A	No	DDS
8694	Avalon Sharon	361-363 Norwood St	Rental	156	Perp	YES	DHCD
9295	Charles R. Wilber School Apartments	75 South Main Street	Rental	75	Perp	YES	DHCD
9296	Glenview Rd	Glenview Rd	Ownership	1	Perp	NO	DHCD
9933	Sharon Residences	135 Old Post Road	Rental	192	2115	NO	DHCD
10005	Landmark Pointe	635 Old Post Road	Ownership	8	Perp	YES	MassHousing
Sharon Totals				683	Census 2010 Year Round Housing Units		6,413
					Percent Subsidized		10.65%
10/16/2017							
Sharon Page 603 of 789							
This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.							





## Foreclosure

Based on best available data, foreclosures in Sharon declined between 2007-2012. In Sharon, foreclosures peaked at 58 in 2007 and decreased over the subsequent years to 9 in 2012. Compared to other communities in the Three Rivers Interlocal Council, Sharon's 9 foreclosures in 2012 place is slightly below the region's average of 10. It is important to track this information because as homes become foreclosed, households are forced to relocate, often increasing demand for affordable housing options.

Figure 29: Sharon Foreclosures, 2007-2012

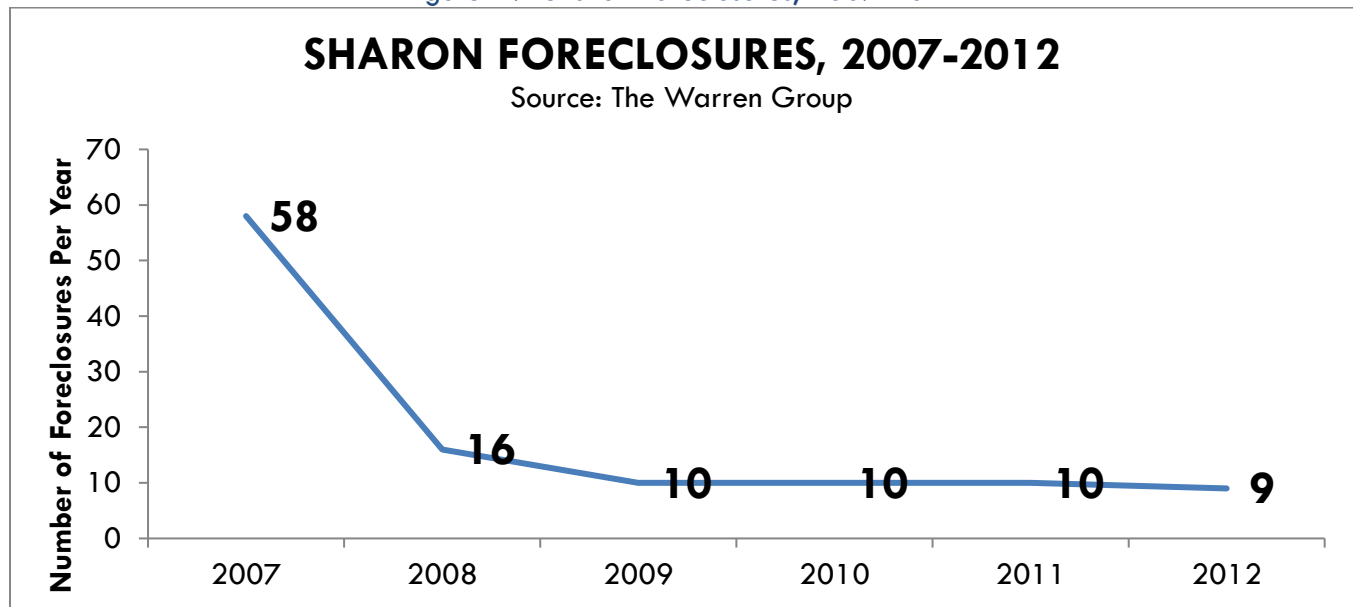
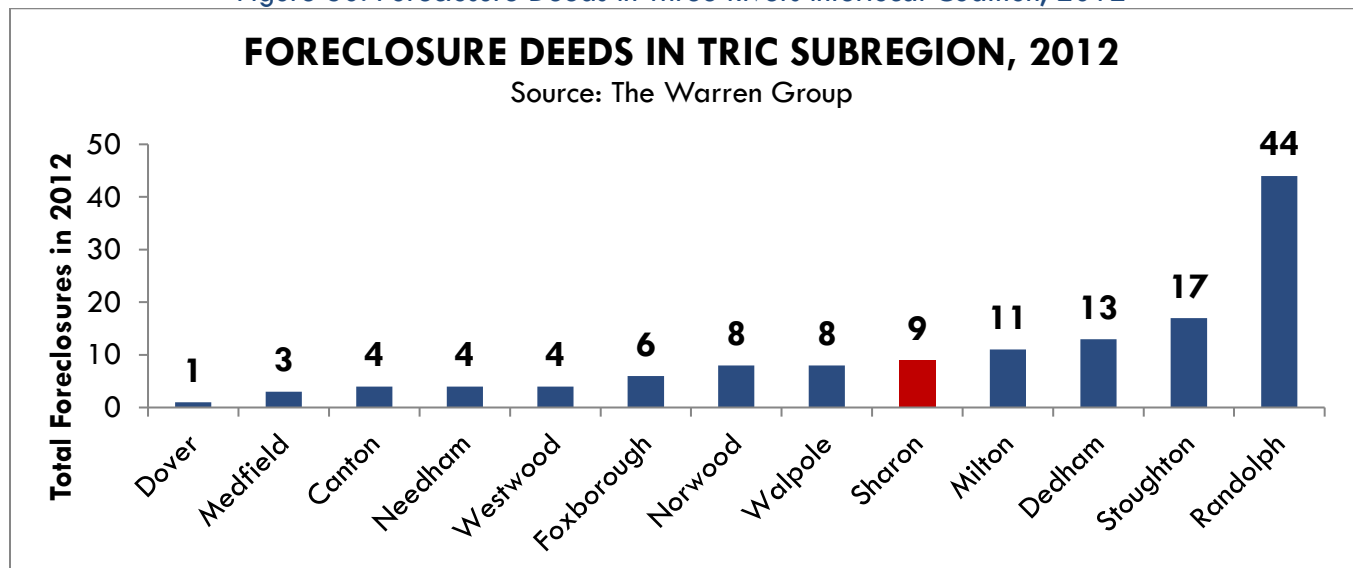


Figure 30: Foreclosure Deeds in Three Rivers Interlocal Coalition, 2012

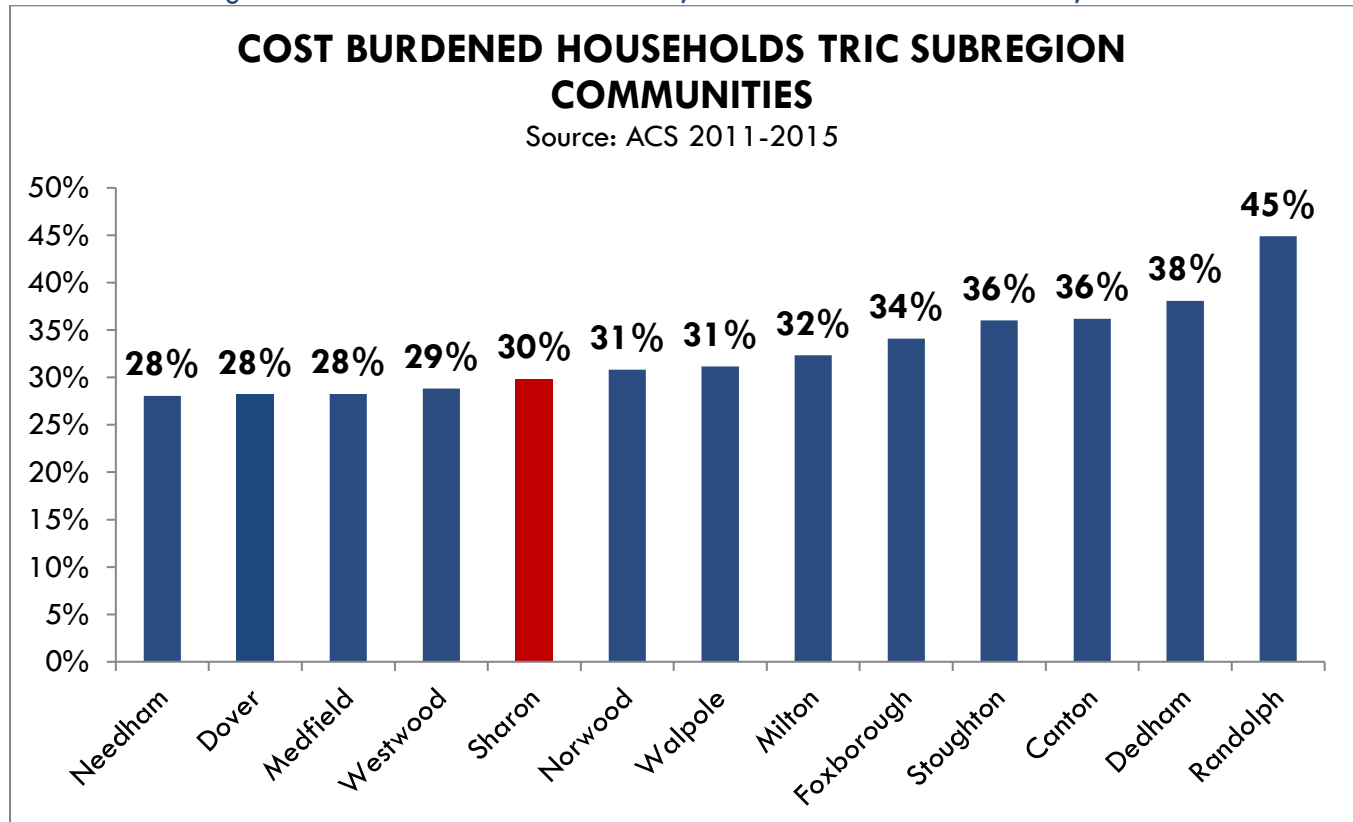


## Housing Cost Burden

Another method to determine whether housing is affordable to a community's population is to evaluate households' ability to pay their mortgage or rent based on their reported gross household income. Households that spend more than 30% of their gross income on housing are considered to be housing cost-burdened, and those that spend more than 50% are considered to be severely cost-burdened.

HUD considers a rate of 30% or higher cost-burdened households and 15% severely cost-burdened households to pose a significant issue for a community. Sharon has the fourth-lowest rate of cost burden in the Three Rivers Interlocal Council, with an estimated 30% of all households experiencing cost-burden.

Figure 31: Cost-burdened Households, Three Rivers Interlocal Council, 2015



As explained in the Housing Eligible for Housing Assistance section of the report, the best available CHAS 2009-2013 data for detailed cost-burdened households has very high margins of error associated with it. Any detailed information regarding the percentage of cost-burdened renter and owner households as well as types of households (family, non-family, senior, etc.) have margins of error in excess of 30%. The two following aggregated data points can be used with caution because they fall within the 15%-30% margin of error range. According to the following table, of Sharon's total ACS 2009-2013 estimated 6,265 households, 51% or 693 of the 1,350 households that make 80% or less of (HAMFI<sup>28</sup>) are very

<sup>28</sup> HAMFI – HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made (For full documentation of these adjustments, consult the HUD Income Limit Briefing Materials). If you see the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI.

low-income and low-income cost-burdened households (spending more than 30% of gross monthly income on housing). When examining only the very low-income and extremely low-income households that make 50% or less of HAMFI, 55% of those 910 households are cost-burdened. These are the best available data points that should be used with caution given their 25% and 28% margin of error rates in order to estimate the number of households (693 or 11% of Town's estimated 6,265 households) who are low-income to varying degrees and who are additionally burdened with spending a disproportion portion of their already limited income on housing.

Table 21 Percentage of Cost-Burdened Households by Cost-Burden Status, 2013

PERCENTAGE OF COST-BURDENED HOUSEHOLDS BY COST-BURDEN STATUS (Source: CHAS 2009-2013; select MAPC aggregated data points)			
AGGREGATED INCOME LEVELS BY COST-BURDEN STATUS	SHARON	%	MOE/ ESTIMATE
Income ≤80% HAMFI (low-income + very low-income + extremely low-income)* Income ≤80% HAMFI - Severely Cost-burdened MOE	693 169.983	51%	25% use with caution
Income ≤50% HAMFI (very low-income + extremely low-income)* Income ≤50% HAMFI - Severely Cost-burdened MOE	504 141.428	55%	28% use with caution
* excluding Severely Cost-burdened due to high margin of error over 30%			

### Middle-Income Housing Problems

CHAS data also indicates the extent to which middle-income households (those earning 80-120% of AMI) suffer from housing problems. A household is said to have a housing problem if it has one or more of the following problems:

1. housing unit lacks complete kitchen facilities,
2. housing unit lacks complete plumbing facilities,
3. household is overcrowded (more than one person per room), and/or
4. household is cost-burdened.

Once again, the best available CHAS 2009-2013 data set for middle-income households had very high margins of error associated with it, and cannot be reliable nor cited meaningfully even with caveats in order to be useful.

# DEVELOPMENT CONSTRAINTS

In Sharon, residential development is influenced by various factors pertaining to the natural and built environments; regulatory and municipal barriers; capacity limitations; and the broader planning context. Based on input from the past plan as well as during the 2017 update, Town staff and stakeholders identified the following potential barriers to housing development and affordability:

- Natural & Built Environment
  - Limited amount of land available for development
  - Car-dependent Town with lack of alternate transit modes
  - Limited water and sewer capacity
- Regulatory & Municipal Barriers
  - Restrictive maximum lot coverage requirements
  - Limitation of multi-family development through special permitting
- Capacity Limitations
  - Limited financial resources for affordable housing creation
  - No Town Planner
- Broader Planning Context
  - Community desire to maintain Town character and preserve open space

Building on these concerns, this section provides an overview of Sharon's land use development patterns, environmental constraints, and municipal infrastructure limitations that may impact the creation of affordable housing.

## NATURAL & PHYSICAL CONSTRAINTS

### Watershed Areas, Wetlands and Flood Hazards

Sharon comprises a total of 15,604 acres including water, or 15,017 acres of land area. There are 2,339 acres of wetlands (15% of the total land area) and 588 acres of water, which includes Lake Massapoag (389 acres). Approximately, 894 acres of land (6% of the total) falls within the 100-year floodplain<sup>29</sup>, while 11.5 acres falls within the 500-year floodplain<sup>30</sup>. Table 22 summarizes these acreages and their sources.

Figures 32 (Environmental Conservation and Protection Areas), 33 (Flooding and Hazard Areas), and 34 (Protected Water Sources) illustrate the extent of these natural resource areas in Sharon.

<sup>29</sup> A 100-year flood is a flood event that has a 1.0% probability of occurring in any given year.

<sup>30</sup> A 500-year flood is a flood event that has a 0.2% chance of occurring in any given year.

Table 22 Summary of Watershed Areas, Wetland, and Flood Hazards

SUMMARY OF WATERSHED AREAS, WETLANDS, AND FLOOD HAZARDS - TOWN OF SHARON, MA				
TOWN ACRES	SQ METERS	ACRES	PERCENT OF TOTAL AREA	SOURCE
Including Water	63,147,900	15,604	100.0%	MASS GIS
Excluding Water		15,017	96.2%	
Total Land Area		15,017	96.2%	
WATER ACRES		ACRES	PERCENT OF TOTAL AREA	SOURCE
Water Bodies		588	3.8%	1:25,000 USGS Hydrography
Lake Massapoag		389	2.5%	1:25,000 USGS Hydrography
Wetlands		2,339	15.0%	1:12,000 DEP Wetlands
<i>Notes: These categories are not exclusive. Wetlands include open waterbodies</i>				
FLOODPLAINS		ACRES	PERCENT OF TOTAL LAND AREA	SOURCE
100-year		894	6.0%	FEMA National Flood Hazard
500-year		1,727	11.5%	FEMA National Flood Hazard
<i>Note: Floodplains excludes open waterbodies</i>				
<i>Sources: MAPC, MassGIS, MassDEP, USGS, FEMA – August 2017</i>				

## Protected Open Space & Habitats <sup>31</sup>

Permanent open space protected in perpetuity covers 5,625 acres (37.4% of the total land area). Sharon has two main biodiverse areas identified by the State's BioMap2 Project totaling 4,043 acres and three main Critical Natural Landscape areas (3404 acres). Sharon comprises habitats for eleven State-listed plant or animal species of conservation concern including: 1 bird, 5 reptiles, 2 amphibians, 3 insects, 1 mussel, and 3 plants. See Figure 32 for environmental conservation and protection areas.

## Municipal Infrastructure

### Water & Sewer <sup>32</sup>

Sharon has four ground water wells and two well fields (numbers 2 and 7). These sources serve residents and businesses in Sharon. The four wells are located in DEP Approved Zone II. Each well has a Zone I of 400 feet. The DEP Approved Zone II area is largely in the southwestern part of the Town. The wells are located in an aquifer with a high vulnerability to contamination. The two well fields have a Zone I of 250-feet per MassDEP requirements.

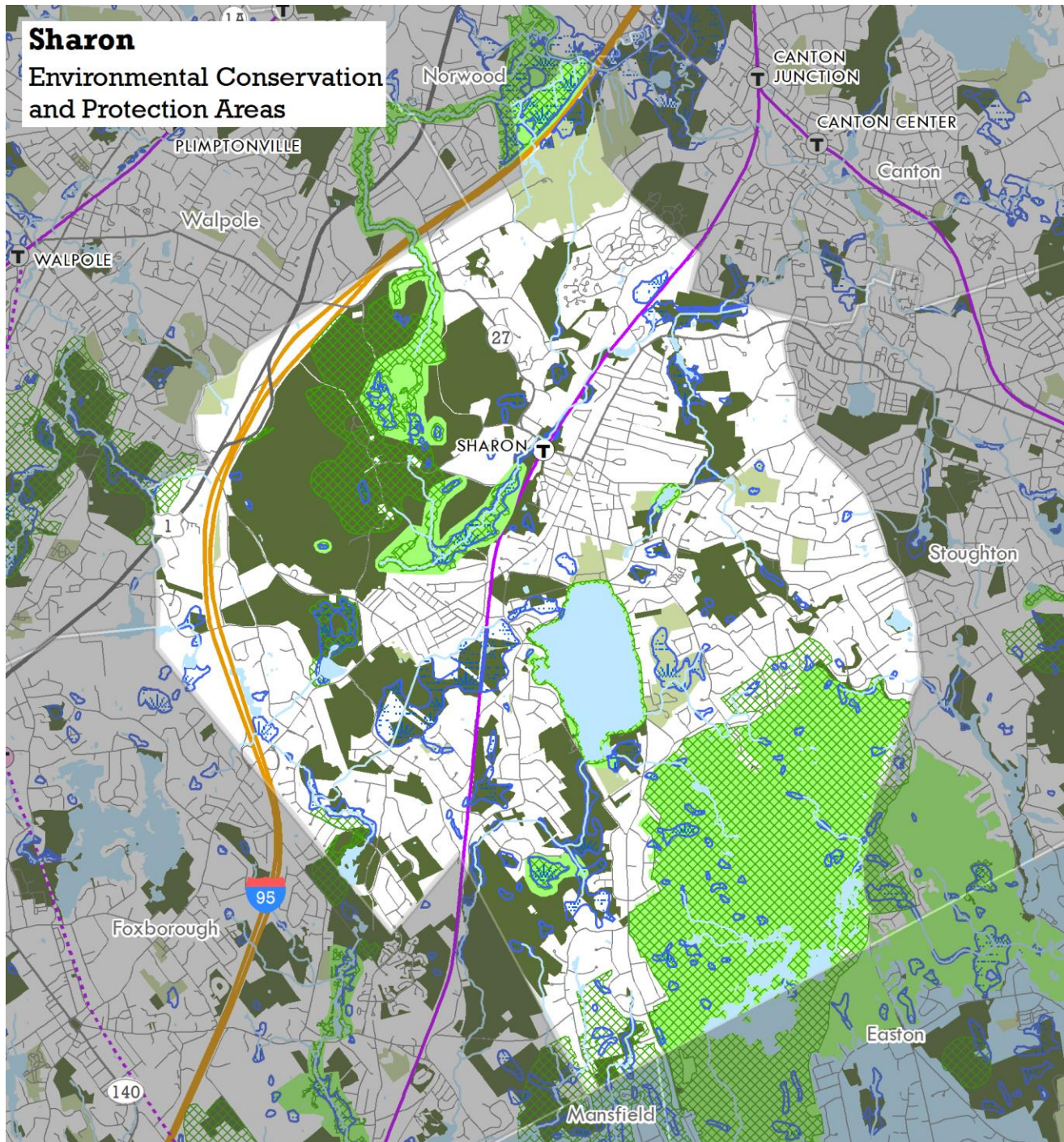
Homes and businesses in Sharon are almost entirely dependent on on-site septic wastewater processing involving standard septic designs or alternative sewage package treatment plants. Issues pertaining to on-site septic systems are managed by the Town's Department of Public Works. As is mentioned in the goals/strategies and recommendations sections of Sharon's HPP, proactively addressing the limitations of septic systems for housing production is something the Town could consider embarking on in order to continue to allow existing residents to age in place, and provide housing options to their adult children and elderly parents.

<sup>31</sup> **Sources:** MassGIS, DFG, MassDEP, Sharon OSRP, [http://maps.massgis.State.ma.us/dfg/biomap/pdf/Town\\_core/Sharon.pdf](http://maps.massgis.State.ma.us/dfg/biomap/pdf/Town_core/Sharon.pdf), and [https://www.Townofsharon.net/sites/sharonma/files/file/file/osrp\\_final\\_hardcopy.pdf](https://www.Townofsharon.net/sites/sharonma/files/file/file/osrp_final_hardcopy.pdf)

<sup>32</sup> **Sources:** MassDEP, Town of Sharon, <http://sustainables Sharon.org/water-conservation/>, <https://www.Townofsharon.net/sites/sharonma/files/file/file/ccr.pdf>, <https://www.townofsharon.net/sites/sharonma/files/file/file/wmpd.pdf>



Figure 32: Environmental Conservation and Protection Areas



- Perennial Stream
  BioMap2 Core Habitat
  Permanently Protected Open Space
- Open Water
  BioMap2 Critical Natural Landscape
  Other Open Space
- Wetlands

The information on this map is for planning purposes only.  
 Sources: MAPC, MassGIS, MassDOT, USGS, MassDEP, NHESP  
 Date: July 2017



0 0.75 1.5 Miles



Document Path: K:\DataServices\Projects\Current\_Projects\Housing\_Production\_Plans\Sharon\Project\_Files\Conservation\_Report.mxd



Figure 33: Flooding and Hazard Areas

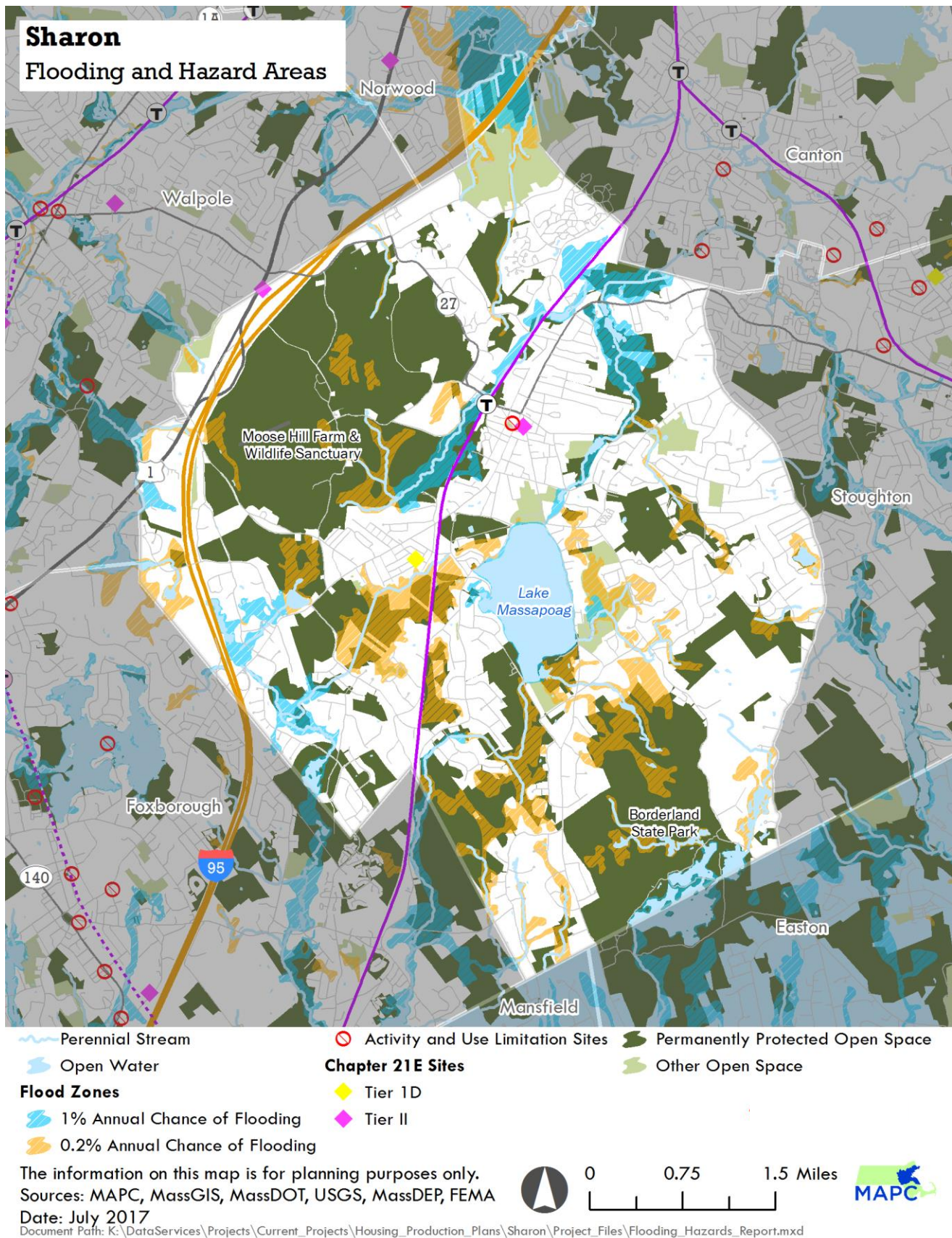
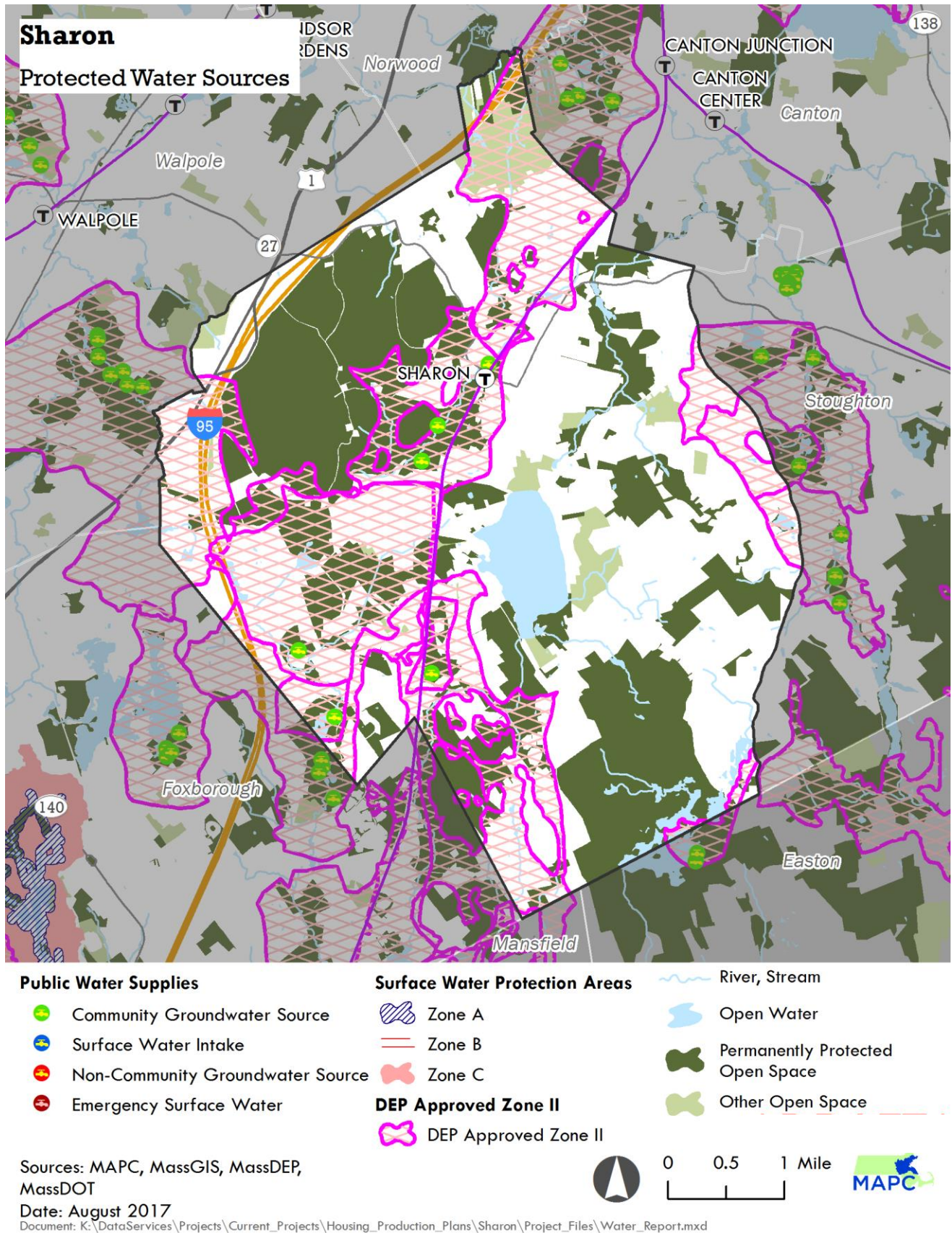




Figure 34: Protected Water Sources

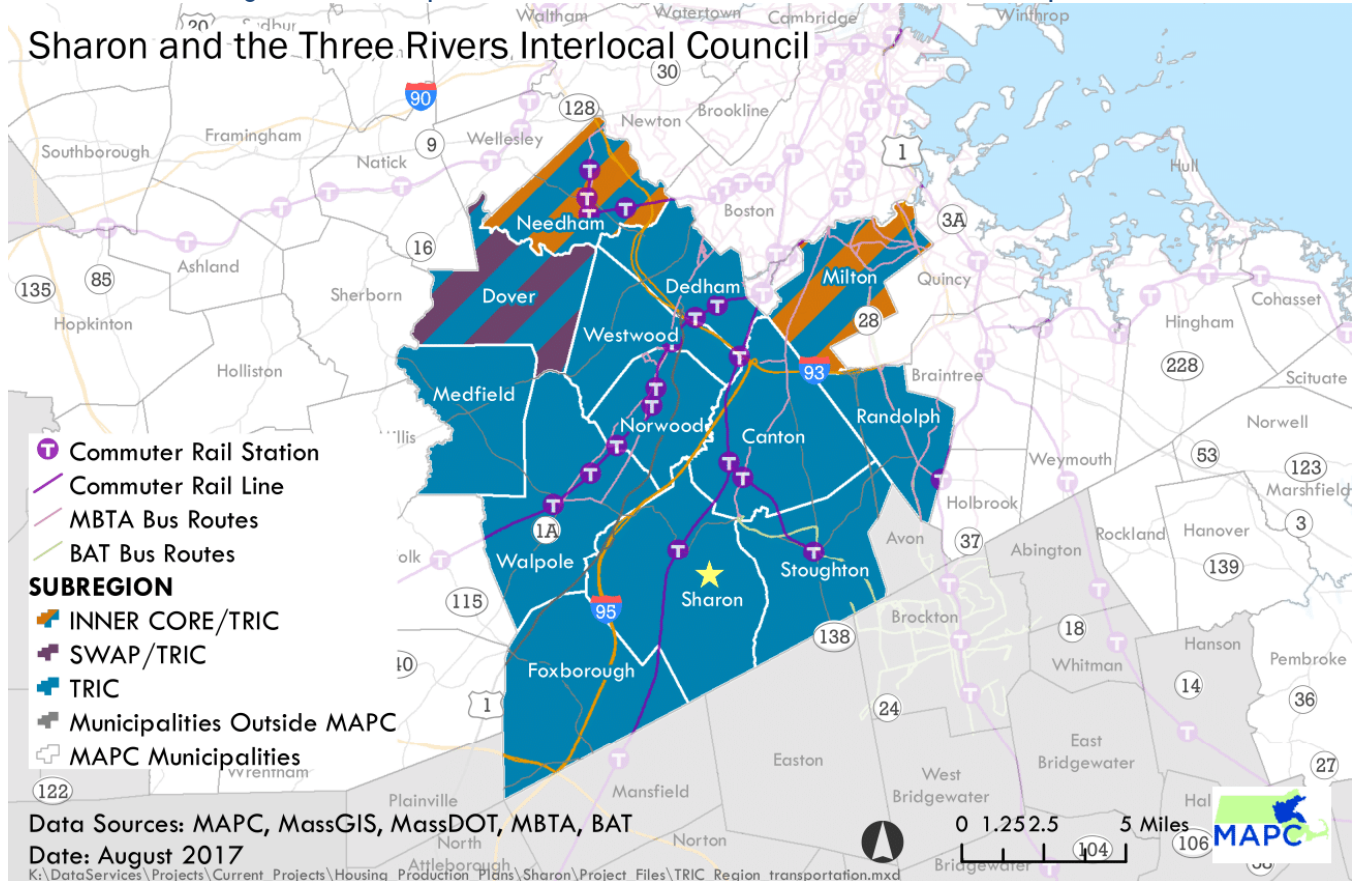


## Roads & Transportation

Sharon is located 9 miles west of Brockton, 22 miles southwest of Boston, and 24 miles northwest of downtown Providence. The northwestern side of the Town of Sharon has vehicular access to Interstate-95 via exit 8 near its borders with Foxborough, via exit 9 near its border with Walpole, and just beyond its border with Norwood and Walpole via exit 10. The Town is loosely bisected from northeast to southwest by Massachusetts Route 27 which runs through its Town Center, and connects to Interstate-95 via Norwood, Walpole, and South Main Streets.

The Town is regionally accessible via public transportation; there is access to Boston and Providence via MBTA commuter trains stopping at the Sharon station, and to New York City and Washington, D.C., via Amtrak trains at nearby Route 128 station. There are no public bus or subway lines in Sharon.

Figure 35: Transportation in Three Rivers Interlocal Council Municipalities



## Schools

Enrollment in Sharon's public schools had decreased from 2005 to 2012 but has increased since to almost exactly what it was in 2005, as shown in Figure 12. Overall, enrollment has remained relatively stable between 3,364 at its lowest point in 2011-2012 and 3,498 at its highest point in 2005-2006, and presently at 3,468. It is not anticipated that there will be any capacity issues in the near term.

For more information on the waning influence of housing production on public school enrollment please consult an October 2017 study by MAPC at the following URL: <https://www.mapc.org/enrollment/>.



# REGULATORY CONSTRAINTS

## Residential Zoning

Zoning Bylaws regulate the type and location of development within a community. For the purposes of a HPP, zoning can be considered a constraint if the bylaw significantly limits expanding the housing supply to meet demand. Sharon's zoning bylaw<sup>33</sup> allows a range of residential uses, variable densities, and some alternative development opportunities such as Senior Living Overlay District (Senior Living District), and the Chapter 40R Sharon Commons Smart Growth Overlay District (SCSGOD).

The Town has eight Residential Zoning Districts<sup>34</sup> (including the Residential Senior Living Overlay District, and the Housing Authority District), six Business/Professional Districts and one Industrial District. All Residential Districts allow single-family residences. Two-family residences are allowed by right in the compact General Residence District only that is clustered around the Town Center. Multi-family developments are only allowed by right with restrictions within the Housing Authority District. The special permitting of certain residential uses is limited to the following: (1) conversion to create one or more dwelling units; (2) municipal building conversion in Single Residence, Suburban and Rural Districts; multi-family developments in Suburban Districts only under Section 4300 for Flexible Development; and (4) nursing homes. The Town's "Mixed-Use Overlay District" (MUOD) in Business District A allows for multi-family development. This overlay district has yet to be used by any applicant. The Business Districts allow the following residential uses as-of-right: single-family and two-family dwellings in Business Districts A, B and C; and up to two upper-story multi-family units over non-residential groundfloor uses. The Business Districts allow the following residential uses via special permit: upper-story multi-family dwellings in Business Districts B and C; three or more multi-family units in Business District A. The Professional Districts allow single-family residences by-right.

The following table 23 is a brief summary of key land use regulations as they pertain to residential uses in the Town of Sharon's zoning bylaw. As part of the HPP analysis of potential residential zoning regulations that might be constraining demand for market rate and affordable housing units, **the following existing zoning residential use regulations are being highlighted for their potential to prohibit or complicate housing production:**

- Two-family residences are only allowed by-right in the small 102-acre General Residence district which represents less than 1% of the Town's land (see Tables 25 and 26), and in the Business Districts A, B and C which total 44 acres and represent an additional 0.5% of the Town's land to be shared with business uses. The Town could consider exploring whether other zoning districts could allow two-family residences by-right as a way of providing more housing options.
- Multi-family (three or more units) residential is only allowed by-right:

<sup>33</sup> Source: <https://ecode360.com/29554967> - Town of Sharon By-Laws – Chapter 275: Zoning – HISTORY: Adopted by the Town Meeting of the Town of Sharon as amended through May 2014 ATM. Subsequent amendments noted where applicable. Editor's Note: The Town adopted the Zoning Bylaw as Ch. 275 of the 2017 Town Bylaws and Regulations 5-1-2017 ATM by Art. 21, including revisions to the text as indicated by strikethroughs (indicating deletions) and underlines (indicating additions) as set forth in the document entitled "FINAL DRAFT (RED-LINE VERSION) – 1-19-2017," on file in the office of the Town Clerk.

<sup>34</sup> Section 2110 - Rural 1 Districts, Rural 2 Districts, Suburban 1 Districts, Suburban 2 Districts, Single Residence A Districts, Single Residence B Districts, General Residence Districts, Housing Authority Districts.

- with restrictions in the 39-acre Housing Authority district which represents 0.3% of the Town's land,
- in the 11.55-acre "SCSGOD" an overlay district which represents less than 1/10<sup>th</sup> of a percent of the Town's land, and
- with a maximum of 2 upper-story units per building in the Business Districts A, B and C which total 44 acres and represent 0.5% of the Town's land.
- Accessory dwelling units (ADUs) are not explicitly addressed in the use regulations. ADUs are smaller, secondary housing units (colloquially known as in-law or grandmother apartments) located on the same parcel of single-family homes that legally cannot be bought or sold separately from the main single-family property. They can be attached or detached from the main single-family home, and can take various physical forms: backyard cottage, basement apartment, "tiny house" on a foundation, carriage house, or garage apartment. Consideration could be given for amending the zoning by-law to allow the creation of ADUs for both related and unrelated households.
- Otherwise, 3 or more multi-family residential units are only allowed via Special Permit in the combined 44 acres of the Business District A, B and C districts which represent 0.5% of the Town's land.

Table 23 Brief Summary of Residential Use Regulations

BRIEF SUMMARY OF RESIDENTIAL USE REGULATIONS		
ZONING DISTRICTS	BY-RIGHT	SPECIAL PERMIT
General Residence	Single-family, Two-family	Conversion to create one or more dwelling units, Nursing homes
Single Residence	Single-family	Conversion to create one or more dwelling units, Nursing homes, Municipal building conversion
Suburban	Single-family	Conversion to create one or more dwelling units, Nursing homes, Municipal building conversion, Multi-family
Rural	Single-family	Conversion to create one or more dwelling units, Nursing homes, Municipal building conversion
Housing Authority	Single-family, Multi-family with restrictions	Conversion to create one or more dwelling units, Nursing homes
Business A	Single-family, Two-family, ≤2 upper-story multi-family units	≥3 multi-family dwellings
Business B	Single-family, Two-family, ≤2 upper-story multi-family units	Upper-story multi-family dwellings
Business C	Single-family, Two-family, ≤2 upper-story multi-family units	Upper-story multi-family dwellings
Professional	Single-family	-
SCSGOD	Multi-family, Townhouses	-

The following table 24 is a brief summary of key dimensional regulations as they pertain to residential uses in the Town of Sharon's zoning bylaw. As part of the HPP analysis of potential residential zoning regulations that might be constraining demand for market rate and affordable housing units, three key dimensional regulations were examined. **The following existing zoning dimensional regulations are being highlighted for their potential to prohibit or complicate housing production:**

- A maximum 15% lot coverage including all impervious surfaces for residential uses in Rural 1, Rural 2 and Suburban 2 districts coupled with larger minimum lot areas of 60,000 sf to 80,000 sf (1.4 acres to 1.8 acres) encourages large distances between neighbors and less available land to

meet the demand for housing units. As shown in Tables 25-26 below, these three zoning districts account for approximately 69% or 10,505 acres of Sharon's area, and a less restrictive adjustment to the regulation could provide a strategy to facilitate housing production; and

- Explore a higher maximum lot coverage than the existing 40% for single-family and two-family dwellings within the General Residence district that immediately surrounds the Town's business center.

Table 24 Brief Summary of Key Residential Dimensional Regulations

BRIEF SUMMARY OF RESIDENTIAL KEY DIMENSIONAL REGULATIONS			
DISTRICT	MIN. LOT AREA	MAX. LOT COVERAGE	MAX. BUILDING HEIGHT
Rural 1	60,000 sf, 1.4 acres per unit	15% incl. all impervious	35 feet, 2.5 stories
Rural 2	80,000 sf, 1.8 acres per unit	15% incl. all impervious	35 feet, 2.5 stories
Suburban 2	60,000 sf, 1.4 acres per unit	15% incl. all impervious	35 feet, 2.5 stories
Single Residence A	40,000 sf	25%	35 feet, 2.5 stories
Suburban 1	40,000 sf	25%	35 feet, 2.5 stories
Single Residence B	20,000 sf	25%	35 feet, 2.5 stories
General Residence	8,000 sf except Two-family, 10,000 sf for Two-family	40%	35 feet, 2.5 stories
Housing Authority	40,000 sf per lot and $\geq 5,000$ sf per unit	25%	35 feet, 2.5 stories
Business District A	10,000 sf for 1-Family or 2-Family None for all other uses	25% 1-Fam & 2-Fam, 60% other	40 feet, 3 stories for residential, 45 feet, 3 stories for mixed-use
Business District B	10,000 sf for 2-Family 8,000 sf for all other uses Max densities: 15 assisted living per acre 1.25 residents per unit in assisted living	25% residential, 20% other	40 feet, 3 stories for residential, 60 feet, 4 stories for mixed-use
Business District C	10,000 sf for 2-Family 8,000 sf for all other uses	25% 1-Fam & 2-Fam, 35% multi-family 50% other	40 feet, 3 stories for residential, 45 feet, 3 stories for mixed-use
Business District D	53 acres	20% excl. parking decks	40 feet, 3 stories for residential, 60 feet, 3 stories for mixed use
Professional District A	20,000 sf	n/a	40 feet, 3 stories for residential or mixed-use
Professional District B	60,000 sf	20%	40 feet, 3 stories for residential or mixed-use



Table 25 Abbreviated Summary of Amount of Land Zoning Districts Cover

ABBREVIATED ZONING SUMMARY – TOWN OF SHARON			
ZONING	DESCRIPTION	ACRES	PERC
A, B	Single Residence	4,061.50	26.59%
B-A, B-B, B-C, B-D	Business	101.17	0.66%
<b>G</b>	<b>General Residence</b>	<b>101.80</b>	<b>0.67%</b>
HA	Housing Authority District	38.62	0.25%
LI	Light Industrial	290.15	1.90%
P, P-B	Professional	5.82	0.04%
<b>R-1, R-2</b>	<b>Rural</b>	<b>10,303.80</b>	<b>67.46%</b>
S-1, S-2	Suburban	283.07	1.85%
SRL	Senior	87.00	0.57%
	<b>Grand Total</b>	<b>15,272.93</b>	<b>100.00%</b>

Source: MAPC GIS Data 2017

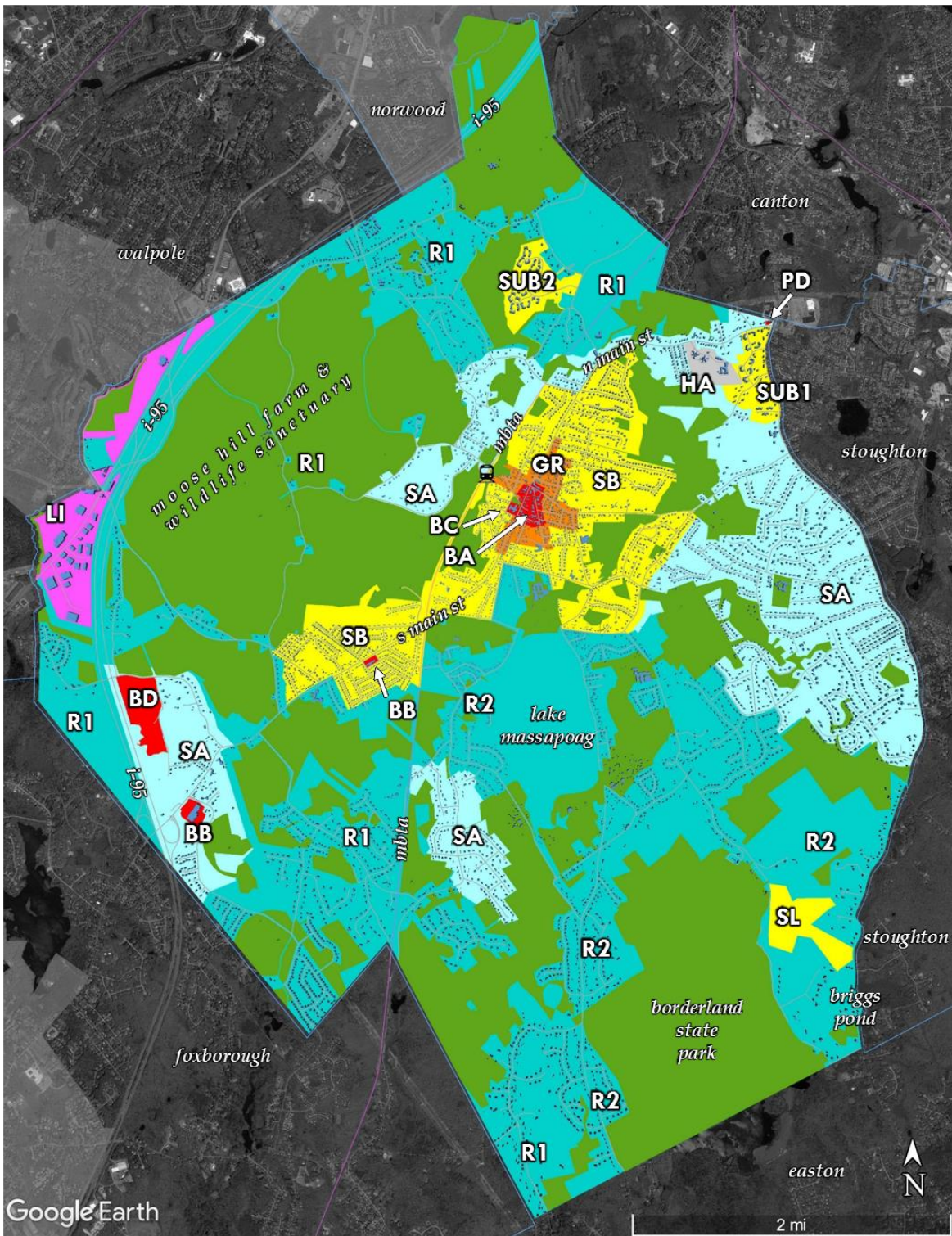
Table 26 Detailed Summary of Amount of Land Zoning Districts Cover

DETAILED ZONING SUMMARY – TOWN OF SHARON			
ZONING	DESCRIPTION	SUM OF AREA_ACRES	PERC OF TOTAL
A	Single Residence District A	2,701.46	17.7%
B	Single Residence District B	1,360.04	8.9%
B-A	Business District A	25.50	0.2%
B-B	Business District B	14.43	0.1%
B-C	Business District C	3.90	0.0%
B-D	Business District D	57.34	0.4%
G	General Residence	101.80	0.7%
HA	Housing Authority District	38.62	0.3%
LI	Light Industrial District	290.15	1.9%
P	Professional District	0.54	0.0%
P-B	Professional District B	5.28	0.0%
R-1	Rural District 1	6,554.08	42.9%
R-2	Rural District 2	3,749.71	* 24.6%
S-1	Suburban District 1	78.89	0.5%
<b>S-2</b>	<b>Suburban District 2</b>	<b>204.18</b>	<b>1.3%</b>
SrL	Senior Living District	87.00	0.6%
	<b>Grand Total</b>	<b>15,272.93</b>	<b>100.0%</b>

Note: Excludes Lake Massapoag (388.948 acres) Source: USGS  
Source: MAPC Data Services, 2017

Section 4200 of the Town's zoning bylaw governs "special residential uses" including dwelling conversions, municipal building conversions, and residential uses in Business Districts A, B, and C. However, the provisions for these all require review and approval via Special Permit, and are subject to very specific circumstances, and overall present barriers to the total housing production strategy.

Figure 36: Zoning Map



#### SHARON HOUSING PRODUCTION PLAN 2017 UPDATE

- |   |  |   |
|---|--|---|
| <span style="color: red;">■</span> business             | <span style="color: cyan;">■</span> rural residential  | <span style="color: yellow;">■</span> suburban residential            |
| <span style="color: magenta;">■</span> light industrial | <span style="color: blue;">■</span> building footprint | <span style="color: green;">■</span> open space (not zoning district) |
|   |  | <span style="color: grey;">■</span> housing authority                 |

# OTHER CONSTRAINTS

## Review of Town-Owned Land per 2004 CDP for Potential Affordable Housing or Conservation Swap

The 2004 CDP had identified 15 Town-owned parcels<sup>35</sup> for potential affordable housing (including Conservation Commission parcels for land swaps). As a part of the HPP update planning process, these parcels were reviewed for potential reincorporation into the 2018-2023 HPP update. Of the fifteen parcels, 10 parcels<sup>36</sup> had been explored with the Town and Conservation Commission since the 2004 CDP and 2010 HPP, were deemed not viable, and will not be carried forward into the 2018-2023 HPP update. One of the parcels was successfully redeveloped into housing (Sharon High School redevelopment into 75 units). The following four remaining parcels have been deemed still feasible for potential affordable housing opportunities on Town-owned land, and are being carried forward in the 2018-2023 HPP update.

Table 27 Town-Owned Property with Affordable Housing Potential

TOWN-OWNED PROPERTY WITH AFFORDABLE HOUSING POTENTIAL								
Carried Forward from 2004 CDP List								
MAP ID	PID	ADDRESS	OWNER	CO-OWNER	ACRES	OUTSIDE BUFFER & BUILDABLE	ZONE	COMMENTS
1	079001000	45 SANDY RIDGE CIR <sup>37</sup>	TOWN OF SHARON	BOARD OF SELECTMEN	41.9	23.4	SR-B	Near Well 3, Zone I overlaps, Steep ridge
2	039095000, 039076002, 039076001	195 WOLOMOLOPOAG ST	TOWN OF SHARON	BOARD OF SELECTMEN	4.6	0	-	Extremely steep topography but buildable with retaining walls or cut and fill;
		60R FURNACE ST	TOWN OF SHARON	-	5.4	4.1	R-1	Proposed water tank location; Poor access due to slope;
		235R WOLOMOLOPOAG ST	TOWN OF SHARON	BOARD OF SELECTMEN	11.3	0	-	039095000 use for access to 039076002 & 039076001 only

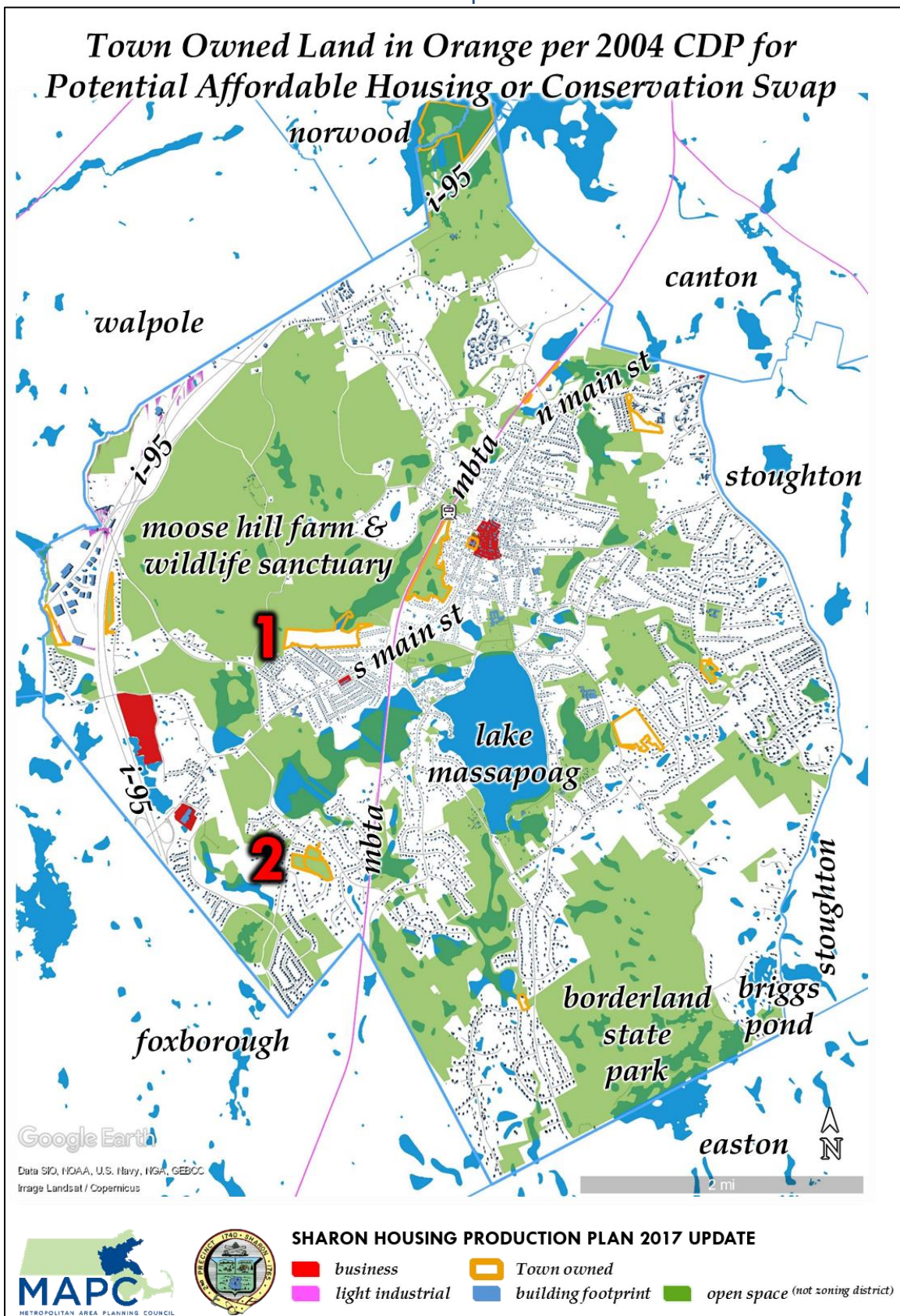
<sup>35</sup> The fifteen Town-owned parcels listed in the 2004 CDP that were reviewed as a part of the 2017 HPP update were the following the parcels identified by their respective PIDs: 12104001 – 091252000 – 079001000 – 063014000 – 039095000 – 039076002 – 039076001 – 091011000 – 077008000 – 023002000 – 127009000 – 076004000 – 074052000 – 139001000 – 139002000.

<sup>36</sup> Parcels from 2004 DCP not being carried forward into 2017 HPP update: 091011000 – 077008000 – 023002000 – 127009000 – 076004000 – 074052000 – 139001000 – 139002000.

<sup>37</sup> This potential location could be reexamined based on June 2, 2005 Conservation Commission minutes which Hauser indicated might not be suitable for housing due to wetlands, Zone II, etc.



Figure 37 Town Owned Land in Orange per 2004 CDP for Potential Affordable Housing or Conservation Swap



## Review of Parcels Greater Than 5 Acres for Development Potential

In addition to reviewing Town-owned land for potential affordable housing or swaps with the land owned by the Conservation Commission in order to reallocate available land to allow for potential affordable housing development opportunities, parcels greater than 5 acres were examined for their development potential. There were a total of 16 parcels that were greater than 5 acres each that were examined. Of these 16 parcels, few to none have much redevelopment potential due to existing constraints. Three parcels might have limited potential for exploring redevelopment into affordable housing. These three are numbered as map items 1 through 3 in the following table and map

Table 28 Summary of Parcels Greater than 5 Acres Reviewed for Development Potential (Excludes Permanently Protected Parcels)

SUMMARY - PARCELS GREATER THAN 5 ACRES EXCLUDES PERM. PROTECTED PARCELS												
MAP ID	SITE_ADDR	ZONING	OWNER1	AREA_ACRES	SITE_NAME	FEE_OWNER	MANAGER	PRIM_PURP	PUB_ACCESS	LEV_PROT	ARTICLE 97	GIS_ACRES
VERY LIMITED DEVELOPMENT POTENTIAL												
3	174 LAKEVIEW ST	R-2	ELIZABETH PEABODY HOUSE ASSN	21.06	CAMP GANNET	ELIZABETH PEABODY HOUSE ASSOCIATION		B	L	N	0	22.31
2	186 MASSAPOA G AVE	R-2	THE SALVATION ARMY	102.91	CAMP WONDERLAND	SALVATION ARMY		B	N	N	0	109.83
1	5 PINE ST	R-1	TOWN OF SHARON	8.09	PINE ST	TOWN OF SHARON		C	Y	L	9	8.09
NO POTENTIAL TO HIGHLY UNLIKELY DEVELOPMENT POTENTIAL												
	75 AMES ST	B	TOWN OF SHARON	13.86	WALTER GRIFFIN PLAYGROUND	TOWN OF SHARON	TOWN OF SHARON PARKS AND RECREATION DEPARTMENT	R	Y	L	9	9.92
	36 COTTAGE ST	B	SHARON COTTAGE STREET SCHOOL	18.42	COTTAGE STREET SCHOOL PLAYGROUND	TOWN OF SHARON	TOWN OF SHARON SCHOOL DEPARTMENT	R	X	L	0	14.80
	307R EAST ST	A	SHARON FISH	23.78	SHARON FISH AND GAME CLUB	SHARON FISH AND GAME CLUB		B	L	N	0	23.78
	307 EAST ST	A	SHARON FISH	21.26	SHARON FISH AND GAME CLUB	SHARON FISH AND GAME CLUB		B	L	N	0	21.26
	00N EDGE HILL RD	R-1	TOWN OF SHARON	20.23	FOWL MEADOWS	TOWN OF SHARON		C	Y	L	9	20.24
	290 EDGE HILL RD	R-1	FRANKSIM PROP LTD PARTNERSHIP	17.13	BROOK MEADOW COUNTRY CLUB	FRANKSIM PROP LTD PARTNERSHIP		R	Y	N	0	17.24
	000 EDGE HILL RD	R-1	FRANKSIM PROPERTIES INC	36.79	BROOK MEADOW COUNTRY CLUB	FRANKSIM PROPERTIES INC		R	Y	N	0	37.05
	82 GUNHOUSE ST	R-2	TOWN OF SHARON	9.00	MEMORIAL PARK BEACH	TOWN OF SHARON	TOWN OF SHARON PARKS AND RECREATION DEPARTMENT	R	Y	L	9	16.95
	75 MOUNTAIN ST	R-2	SHARON MIDDLE SCHOOL	22.18	MIDDLE SCH JR HIGH	TOWN OF SHARON	TOWN OF SHARON SCHOOL DEPARTMENT	R	Y	L	9	22.08
	701 OLD POST RD	LI	WALPOLE COUNTRY CLUB	32.62	WALPOLE COUNTRY CLUB	WALPOLE COUNTRY CLUB		R	N	N	0	32.59
	181 POND ST	R-2	SHARON HIGH SCHOOL	28.77	SENIOR HIGH SCHOOL	TOWN OF SHARON	TOWN OF SHARON SCHOOL DEPARTMENT	R	Y	L	9	26.71
	25 TIOT ST	R-1	SPRING VALLEY COUNTRY CLUB AKA CAPE CLUB	198.55	SPRING VALLEY COUNTRY CLUB AKA CAPE CLUB	SPRING VALLEY COUNTRY CLUB AKA CAPE CLUB		R	N	N	0	202.86
	45 WILSHIRE DR	A	SHARON EAST ELEMENTARY SCHO	13.80	EAST ELEM SCHOOL	TOWN OF SHARON	TOWN OF SHARON SCHOOL DEPARTMENT	R	Y	L	9	13.69

**SUMMARY - PARCELS GREATER THAN 5 ACRES EXCLUDES PERM. PROTECTED PARCELS**

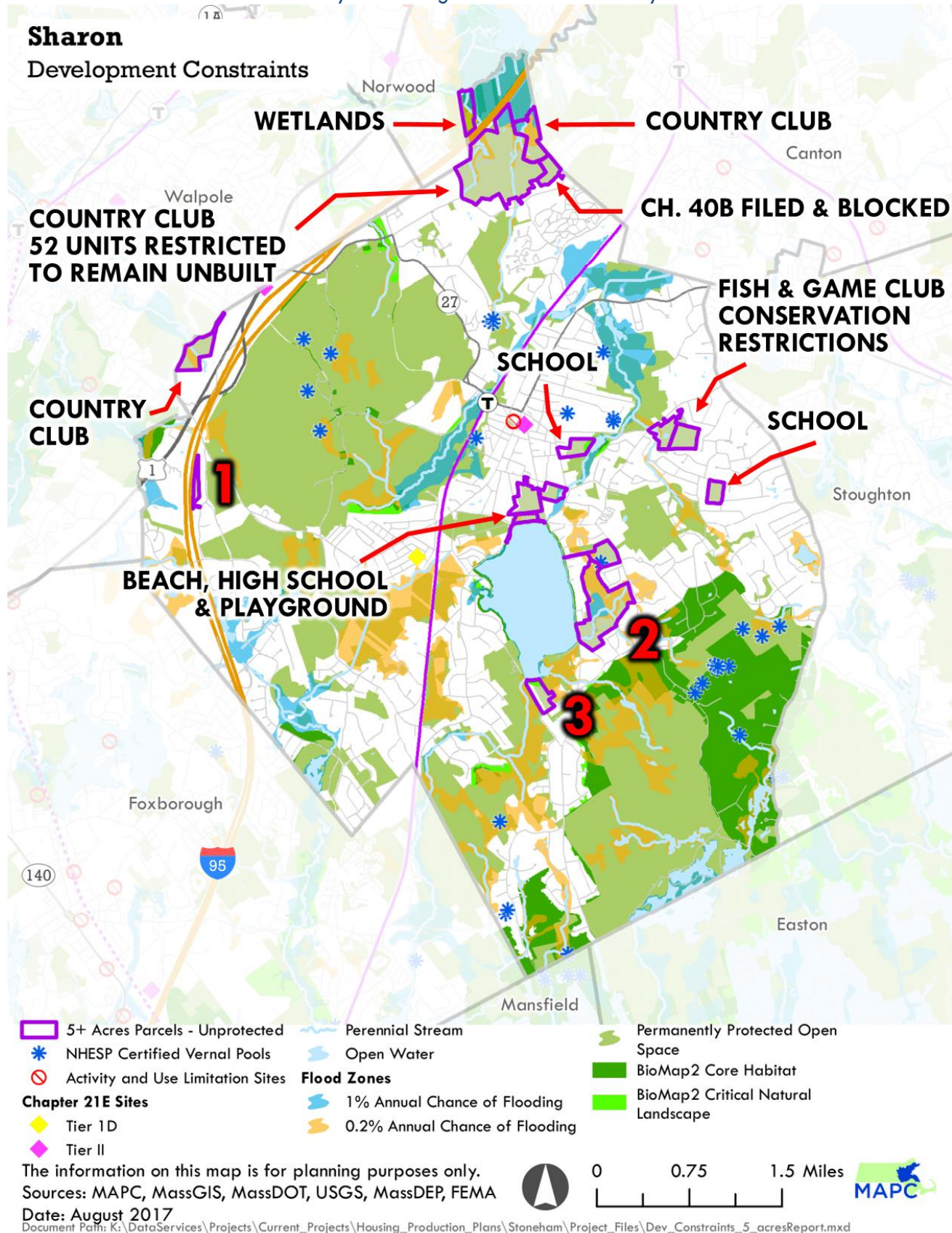
<b>ZONING</b>	<b>DESCRIPTION</b>	<b># OF PARCELS</b>	<b>TOTAL LOT SIZE</b>
A	Single Residence District A	3	58.83
B	Single Residence District B	2	32.28
LI	Light Industrial District	1	32.61
R-1	Rural District 1	5	280.79
R-2	Rural District 2	5	183.92
	<b>Grand Total</b>	<b>16</b>	<b>588.45</b>

**SUMMARY - PARCELS GREATER THAN 5 ACRES - INCLUDES PERM. PROTECTED PARCELS**

<b>ZONING</b>	<b>DESCRIPTION</b>	<b># OF PARCELS</b>	<b>TOTAL LOT SIZE</b>
A	Single Residence District A	50	904.41
B	Single Residence District B	19	290.54
B-B	Business District B	1	9.94
B-D	Business District D	1	59.81
G	General Residence	1	7.28
HA	Housing Authority District	3	39.24
LI	Light Industrial District	16	193.98
P-B	Professional District B	1	5.20
R-1	Rural District 1	141	4,455.81
R-2	Rural District 2	65	2,596.35
S-2	Suburban District 2	3	119.71
	<b>Grand Total</b>	<b>301</b>	<b>8,682.27</b>



Figure 38 Sites Greater than 5 Acres Reviewed for Potential Affordable Housing Development - Sites 1- 3 Are Only Remaining Ones Albeit with Very Limited Potential



# AFFORDABLE HOUSING GOALS AND STRATEGIES

---

The ideas shared at the public meetings, as well as the analyses of housing demand and of development constraints, indicate the demand for more affordable and deed-restricted housing in Sharon to meet the identified needs of low- and middle-income and cost-burdened populations. Towards that end, the Town might consider how to think creatively about how to maximize development potential. Given this, MAPC worked with the Town to develop a set of housing goals and strategies that will serve as a proactive guide for building a more diverse and affordable housing stock that will meet current and future demand.

**Goal 1.      Manage residential growth to preserve community character.**

**Goal 2:      Diversify housing options to allow residents to age in place.**

**Goal 3.      Continue to capitalize on market opportunities.**

**Goal 3a:      Explore as part of the Town's Master Planning process, the potential for amending the Town's zoning by-law to require or incentivize inclusionary affordable housing.**

**Goal 3b:      Leverage and promote awareness of Conservation Subdivision Design (CSD) special permit zoning to reward affordable housing construction.**

**Goal 4:      Encourage affordable housing development to achieve, exceed, and maintain the Chapter 40B 10% goal; as well as supporting the development to meet demand for affordable units within all zoning districts.**

**Goal 5.      Assess need for a Town planner to guide Town's future development.**

**Goal 6.      Provide Town land.**

**Goal 7:      Prepare a wastewater management plan to support the demand for housing which is currently limited to due to septic constraints.**

## **Goal 1 – Manage residential growth to preserve community character.**

Seek opportunities to promote housing development near the train station and downtown, in mixed-use areas, and through conservation subdivisions. Concentrate residential growth in established areas to help retain open spaces and the overall character of the Town's landscape.

## **Goal 2 – Diversify housing options to allow residents to age in place.**

This includes the ability to downsize within the Town, and allow affordable housing choices for their adult children and elderly parents. Such housing options can also benefit employees and young families, and can be accomplished by allowing a variety of densities, housing typologies, appropriate lot size reductions, flexibility with accessory dwelling units, and a deliberate strategy to achieving housing through shorter-range, mid-scale sewage package treatment plants.

The Town could consider encouraging and proactively planning for affordable housing development to achieve, and maintaining the Chapter 40B 10% goal including the promotion of a mix of housing types to accommodate smaller households for all age groups, full-accessibility, and lower-cost rental and ownership housing that is consistent with local and regional needs and feasible within the local housing market. The Town has established a Housing Partnership Committee which could oversee the implementation of the Affordable Housing Trust Fund.

### ***Strategy 2.1 – Leverage the Municipal Affordable Housing Trust Fund (M.G.L. c. 44 §55C) to proactively plan and fund new affordable housing in Sharon.***

By leveraging an Affordable Housing Trust Fund, the Town would have the capability to implement funds to promote, develop and preserve affordable housing. This trust fund is a practical mechanism for accepting, managing and spending funds specifically designated to support the creation and preservation of affordable housing.

Activities and actions can include the following:

- Provide financial support for the construction of affordable homes by private developers (non-profit or for-profit);
- Rehabilitate existing homes to convert to affordable housing;
- Increase affordability in new housing development projects;
- Develop surplus municipal land or buildings;
- Preserve properties faced with expiring affordability restrictions;
- Create programs to assist low- and moderate-income homebuyers;
- Create programs to help low- and moderate-income families make health and safety repairs;
- Educate and advocate to further affordable housing initiatives.<sup>38</sup>

---

<sup>38</sup> Massachusetts Housing Partnership, Municipal Affordable Housing Trusts, July 2013

## **Strategy 2.2 – Provide seniors and persons with disabilities with greater housing options in Sharon.**

The housing needs and demand assessment identified a significant number of senior households in need of potential housing assistance due to cost burdens and related issues with maintaining their homes. There is an extensive waiting list for senior housing and there are only 84 units of senior housing available. The Town could consider encouraging the development of new housing that is adaptable or fully accessible to people with disabilities, including seniors, and integrating or connecting community supportive housing services into new development. The Town could coordinate with the Council on Aging, the Sharon Housing Authority, and other local senior advocates to help households in need get the support they deserve through local programs or improved living conditions. This could include fuel assistance, weatherization, and related programs, listed in full here:

[http://www.massresources.org/massachusetts\\_energy\\_assistance\\_d.html](http://www.massresources.org/massachusetts_energy_assistance_d.html).

## **Strategy 2.3 – Encourage retrofits and conversions of the existing housing stock (such as accessory dwelling units) to support and assist with aging in place, as well as the development of accessible and adaptable units in new developments.**

Currently, the existing zoning by-law use regulations do not explicitly address accessory dwelling units (ADUs). Consideration for amending the zoning by-law to allow the retrofitting of existing housing stock could allow the provision of affordable housing options.

The Community Development Office is responsible for managing the Community Development Block Grants (CDBG<sup>39</sup>) received by the Town. The grant funds are awarded on a competitive basis by the Commonwealth of Massachusetts' Department of Housing and Community Development (DHCD). There is a housing rehabilitation program available that can help low- and moderate- income homeowners in the Town make repairs to their homes. Program funds can be used to repair or upgrade heating, plumbing, septic and electrical systems; make accessibility modifications, increase energy efficiency and more.

Homeowners can receive up to \$35,000 per housing unit in the form of a 0% interest deferred payment loan (DPL). No interest is charged and no payments are required as long as the owner continues to own and occupy the property. At the end of fifteen years, the loan is forgiven and becomes a grant if the property has not been sold.<sup>40</sup>

Activities and actions can include the following:

- The Town could apply for DHCD funding for a Housing Rehabilitation Program.
- Review the zoning bylaw and subdivision regulations to ensure that they can accommodate the needs of senior citizens and persons with disabilities.

---

<sup>39</sup> The Massachusetts Community Development Block Grant (CDBG) Program is a federally funded, competitive grant program designed to help small cities and towns meet a broad range of community development needs including assistance to low and moderate-income residents. Municipalities with a population of under 50,000 that do not receive CDBG funds directly from the federal HUD are eligible for CDBG funding. The Town of Sharon is classified as a CDF II community since it does not directly receive funds due to a lower statistical need. Communities may apply on behalf of a specific developer or property owner. More information available at URL <https://www.mass.gov/service-details/community-development-block-grant-cdbg>.

<sup>40</sup> <http://Sharon-ma.gov/all-boards-committees/community-development-office/>



### **Strategy 2.3 – Support aging in place/community initiatives.**

Activities and actions can include the following:

- Promote existing State and regional programs that will assist with weatherization, rehabilitation, modifications and other home repairs.
- Improve walkability through the implementation the Town's pending or recently adopted Complete Streets Policy in mixed-use areas that offer retail and transportation amenities and access to recreation.
- Build and maintain working partnerships with human and health care service providers to better integrate linkages with older-adult housing developments as they are constructed.
- Coordinate services between the Sharon Housing Authority and the Council on Aging on a regular basis to address the needs of the Town's elderly and disabled residents.

### **Goal 3 – Continue to capitalize on market opportunities.**

Identify and prioritize older and/or obsolete residential and nonresidential buildings with redevelopment potential, and develop a shortlist of properties to acquire, reposition, and sell or rent. These types of projects could be carried out by the local development corporation on its own, by leveraging the Town's Community Preservation Act (CPA) funds, by partnerships with nonprofits, or in conjunction with a selected private developer. Creative use of tax policies, such as obtaining home rule authority to lower or waive property taxes for elderly homeowners who grant the Town a right of first refusal to purchase their home at a reduced price, could help to establish a small pipeline of properties that Sharon could convert to affordable dwellings in the future. Since the 2010 HPP, the Sharon Housing Authority has successfully reused an existing building for a new residential redevelopment project on Glenview Road.

### **Goal 3a – Explore as part of the Town's Master Planning process, the potential for amending the Town's zoning by-law to require or incentivize inclusionary affordable housing.**

Evaluate the potential establishment of an inclusionary zoning bylaw that could require all new residential developments of 6 or more units to include a minimum of 15 percent affordable units in order to meet Town demand and also assist in addressing regional affordable housing needs. In 2017, the Town began the process of drafting a Master Plan, and in its Housing chapter, there could be consideration of the adoption of an inclusionary zoning bylaw.

***Strategy 3a.1 – Research model bylaws that include provisions for middle-income units and determine best practices; educate and inform the community on best practices.***

***Strategy 3a.2 - Consider creating incentives for the inclusion of affordable units dispersed within private development.***

### **Goal 3b – Leverage and promote awareness of Conservation Subdivision Design (CSD) special permit zoning to reward affordable housing construction.**

Sharon has a Conservation Subdivision Design (CSD) bylaw (Sec. 4360) that offers density bonuses for clustered housing and affordable and market-rate age-qualified housing. In May 2004, Sharon Town Meeting reduced the size of the parcel required for a CSD from 10 to 5 acres. Sharon evaluate whether the provisions of CSD can be streamlined or have incentives added to encourage developers to take advantage of this zoning provision. The Town could highly encourage developers to submit conceptual subdivision proposals exploring a higher yield under CSD as part of a pre-application meeting.

***Strategy 3b.1 – Explore revisiting the reduced CSD bonus numbers within the context and hindsight gained of a past CSD project.***

### **Goal 4 – Encourage affordable housing development to achieve, exceed, and maintain the Chapter 40B 10% goal; as well as supporting the development to meet demand for affordable units within all zoning districts.**

Continue to build upon the 2009 approval of the “Sharon Commons Smart Growth Overlay District” (Chapter 40R) zoning by considering other potentially appropriate locations for other Chapter 40R districts, as well as supporting the development to meet demand for affordable units within the already approved district. Additionally the Town could consider amending its residential land use zoning regulations in order to allow a variety of housing types and densities.

#### ***Strategy 4.1 – Amend zoning to facilitate development of a range of housing types.***

The Town’s current use regulations largely limit the development of the Town center to two-family dwellings by-right, and requires special permitting in general for 3 or more multi-family dwellings. This makes it challenging for developers to deliver a range of housing products. The Town can help address this issue with zoning amendment that can:

- Allow accessory dwelling units (ADU) for smaller self-contained housing unit within a single family dwelling or on the same lot with a single family home (e.g. a carriage house or garage).
- Explore broader range of housing typologies as-of-right rather than special permit. These could include Townhomes, duplexes, and triple-decker homes in the Town center near the commuter rail.
- Explore increasing the maximum 15% lot coverage (including all impervious surfaces) for residential uses in Rural 1, Rural 2 and Suburban 2 districts and consider reducing the minimum lot areas of 60,000 sf to 80,000 sf (1.4 acres to 1.8 acres) to increase the land that is available to meet demand for housing units. These three zoning districts account for approximately 69% or 10,505 acres of Sharon’s area.



- Explore a higher maximum lot coverage than the existing 40% for single-family and two-family dwellings within the General Residence district that immediately surrounds the Town's business center.
- Encourage rental apartments within a mixed-use district in Sharon's downtown Post Office Square district. As a follow-up to an October 2004 Town Meeting vote, Sharon passed a 2014 zoning bylaw that allowed up to two (2) upper-story apartments above non-residential groundfloor uses in the Business District A (Sec. 2321) in order to stimulate new affordable housing production. Consider removing the threshold limitation.
- The Town could explore whether other zoning districts (other than General Residence and Business Districts A, B, and C which represent 1.5% of the Town's land) could allow two-family residences by-right as a way of providing more housing options.
- The Town could explore whether multi-family by-right could be allowed outside of the Housing Authority, and SCSGOD overlay districts which represent less than half a percent of the Town's land.

Amending the zoning to provide less restrictive residential use regulations can facilitate more housing choices. More varied housing types can benefit as seniors, multi-generational households, those with limited mobility, cost-burdened families, and singles.

***Strategy 4.2 – Facilitate the proactive production of additional affordable housing units by meeting annual minimum production targets in order to: (a) maintain the Town's achieved minimum 10% SHI compliance with Ch. 40B requirement, (b) maintain the Town's "safe harbor" Town control through certification, and (c) address housing demand.***

In order to address unmet housing demand and be compliant with Chapter 40B, Sharon officials could establish and work to achieve production targets. The goals listed in the table below are based upon the total number of year-round homes as listed in the 2010 decennial Census (6,413) and MAPC's projection for the year 2020 of 1,009 additional units (7,422). The "cumulative State-certified affordable units" row is based upon the SHI as of October 2017 and a rate of increase of 0.5% and 1% of total units, which is required for municipalities to have their plan certified by DHCD, and could provide the Town with more leverage in its review of any future comprehensive permits for Chapter 40B development. For Sharon, the 0.5% and 1% goals are 32 and 64 respectively. Achieving a 0.5% annual affordable housing production target would afford the Town one year of "safe harbor" protection against a Ch. 40B filing, and a 1% target would afford the Town two years of protection.

The Town seeks to increase its inventory of State-certified affordable units at a pace generally consistent with the following production schedule. If the Town continues at the pace outlined in the schedule, it will reach 12.1% by 2020 based on the official Census 2010 year-round homes. Should MAPC's 2020 projected year-round homes approximate the official Census 2020 total year-round homes revealed in 2021, then the projected increased denominator would cause the SHI requirement to decrease (but still meet the minimum) to 10.6% in 2021.

Table 29 Target Goals for Town Maintaining Ch.40B Compliance, “Safe Harbor” Control Through Certification, and Addressing Demand Through Proactive Affordable Housing Production

ANNUAL TARGET GOALS FOR MAINTAINING TOWN'S CH. 40B COMPLIANCE, "SAFE HARBOR" CERTIFICATION CONTROL, & ADDRESSING DEMAND <sup>41</sup> THROUGH PROACTIVE AFFORDABLE HOUSING PRODUCTION								
	2010 Census	2017	2018	2019	2020 MAPC Projection	2021 2020 Census public	2022	2023
Total year-round homes denominators: (Census 2010, and 2020 MAPC Projection)	6,413	6,413	6,413	6,413	6,574	6,574	6,574	6,574
Cumulative State-certified affordable units*		683	683 + 32 = 715	715 + 32 = 747	747 + 33 = 780	780 + 33 = 813	813 + 33 = 846	846 + 33 = 879
10% requirement		641	641	641	657	657	657	657
Chapter 40B difference		+42	+74	+106	+123	+156	+189	+222
Annual target goals at 0.5% of total units – “safe harbor”		32	32	32	33	33	33	33
Annual target goals at 1.0% of total units – “safe harbor”		64	64	64	66	66	66	66
SHI Percentage		10.7%	11.1%	11.6%	11.8%	12.4%	12.9%	13.4%

\* Based on 2017 SHI plus 0.5% rate of increase. Source: US Census Bureau, 2010 Census and MAPC MetroFuture projections for 2020.

## Goal 5 – Assess need for a Town planner to guide Town’s future development.

Increasing local development capacity for the Town of Sharon to build its housing supply will require staffing and budget resources. The Town could consider hiring a Town Planner to assist the Town in managing its growth and preservation in general and also assist with housing demand. The Town Planner could also assemble other Town staff and/or increase capacity pursuing the creation of a local development corporation, or municipal affordable housing trust fund, to work with nonprofit and private partners to develop affordable housing.

### Strategy 5.1 – The Town could create an exploratory committee of residents and stakeholders to reach out to neighboring communities with Town planners, in order to determine how a Town Planner could help Sharon manage its growth and preservation goals.

Subsequent to the exploratory committee summarizing its findings, the committee could bring up the matter for discussion before Town Meeting for final consideration.

<sup>41</sup> Source: MAPC Population and Housing Demand Projections, 2020 – See Figure 26 in report. The MAPC projected demand is for 349 units. After taking into account 16 anticipated units in 2018, the net demand is for 333 units.

## **Goal 6 – Provide Town land.**

Identify and prioritize Town-owned parcels that can be leased or sold to the local development corporation or other nonprofit groups such as Habitat for Humanity. It is the Town's intention to place proceeds from the sale or lease of Town-owned land into the municipal affordable housing trust fund for reinvestment in other affordable housing initiatives. A Sharon Affordable Housing Trust (SAHT) was adopted at the May 2006 Town meeting. Funding from the Town's Community Preservation Act (CPA) could potentially fund the SAHT.

## **Goal 7 – Prepare a wastewater management plan to support the demand for housing, which is currently limited to due to septic constraints.**

As a part of the upcoming Sharon Master Planning process, explore the viability of connecting to a sewer system as well as a shorter-term, smaller district-level approach to growth through smaller sewage package treatment plants. The first option involves supporting small and medium scale multi-family developments through communal sewage package treatment plants. The second option involves exploring a connection to the MWRA sewer via the Town of Norwood or other surrounding communities in order to support potential housing development.


### ***Strategy 7.1 – Explore a shorter-term housing growth strategy by encouraging and supporting the construction of small-scale and medium-scale multi-family developments through communal sewage package treatment plants.***

As an alternative to a more costly and potentially longer-term sewer connection, the Town could consider whether it could jump start desired housing in targeted growth area by encouraging or spearheading the creation of a district wide sewage package treatment plant. Currently, reliance on septic limits the potential for growth in general and the demand for housing (particularly multi-family). Septic systems can treat a maximum of 10,000 daily gallons of wastewater, and at the septic design flow of 50 daily gallons for 1,000 square feet of retail and 220 daily gallons for a two-bedroom dwelling unit, this means that a 10,000 gallon septic system can accommodate flow from 45 dwelling units. In particular, reliance on septic limits the type and amount of development, especially for restaurants and residential developments, which generate more wastewater that needs to be treated.

Sewage package treatment plants are pre-manufactured facilities for districts or individual properties for treating wastewater. They have capacity limitations when compared to sewer but exceed what septic systems can allow. They are modular and can be expanded, and can lend themselves for shared use by various neighboring property owners in order to share the costs and expand the development potential of their properties.

- Action steps can include the following:
- Form a committee to reach out to property owners and the Chamber of Commerce to discuss whether there would interest for modular and expandable sewage package treatment plant in any given area that is suitable for housing.
- The Town could also consider whether to spearhead an association for area property owners with an agreement for the maintenance, operation, expansion of capacity, and procedure for other property owners to connect to sewer package treatment plant in an area appropriate for housing as identified in this HPP.

Figure 39 Explanation of Sewer Package Treatment Plants as a Consideration for Potentially Supporting More Affordable Housing

Sewer Package Treatment Plants & Main Street Redevelopment Potential	
What Are Sewer Package Treatment Plants? How Can They Help?	
<ul style="list-style-type: none"> <li>• <b>pre-manufactured facilities</b> for districts or individual properties for treating wastewater</li> <li>• capacity limitations compared to sewer</li> <li>• <b>allows greater-amount, potential mixed-use development v. septic</b></li> <li>• <b>modular, expandable</b></li> <li>• neighbors can enter into associations</li> <li>• special permit for septic &amp; packaged sewer treatment plants in floodplain zone but outside flood channel or watercourse</li> </ul>	<ul style="list-style-type: none"> <li>• <b>can affect not only how much but development character</b></li> <li>• can allow more/ catalyze development since less costly than sewer</li> <li>• septic has 90 bedroom maximum with unlikely potential for mixed-use, walkable</li> <li>• gap of multifamily projects between 45-200 units (90-400-bedrooms)</li> </ul> 

**MORE INFORMATION ON SHARED OR CLUSTER SEPTIC SYSTEMS**

Title 5 of the State Environmental Code allows the use of shared systems for upgrades of existing facilities as well as for new construction. The use of shared systems in cluster developments has been encouraged through recent changes to Title 5, promoting conservation design and smart growth principles.

Source: Massachusetts Smart Growth Smart Energy Toolkit: Wastewater Alternatives.  
[http://www.mass.gov/envir/smart\\_growth\\_toolkit/pages/mod-ww.html](http://www.mass.gov/envir/smart_growth_toolkit/pages/mod-ww.html).

**Strategy 7.2 – Explore connection to the MWRA sewer via the Town of Norwood or other surrounding communities in order to support the demand for housing.**

The Town could explore funding and financing options for planning, design, and land acquisition costs for different potential MWRA interconnections through surrounding communities.

Action steps can include the following:

- Pertinent Town staff and department heads could convene to discuss the pros and cons of possible connections.
- Meet with the MWRA to discuss the viability and potential terms of a connection.
- Hold community meetings and/or business outreach meetings through the Chamber of Commerce or Board of Trade in order to gauge the interest for a sewer connection.

Determine after such aforementioned activities whether the matter could be brought before Town Meeting for a vote for funding/financing a planning and design study.

# APPENDICES

---

## APPENDIX A

### **DHCD Affirmative Fair Housing Marketing Guidelines**

---

The Commonwealth of Massachusetts has a compelling interest in creating fair and open access to affordable housing and promoting compliance with State and federal civil rights obligations. Therefore, all housing with State subsidy or housing for inclusion on the SHI shall have an Affirmative Fair Housing Marketing Plan. To that end, DHCD has prepared and published comprehensive guidelines, revised in May 2013, which all agencies follow in resident selection for affordable housing units.

In particular, the local preference allowable categories are specified:

- *Current Residents.* A household in which one or more members is living in the city or Town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing, or voter registration listing.
- *Municipal Employees.* Employees of the municipality, such as teachers, janitors, firefighters, police officers, librarians, or Town hall employees.
- *Employees of Local Businesses.* Employees of businesses located in the municipality.
- Households with children attending the locality's schools, such as METCO students.

The full guidelines can be found here: <http://www.mass.gov/hed/docs/dhcd/hd/fair/afhmp.pdf>.



# APPENDIX B

## DHCD, MHP, MassHousing, MassDevelopment, and CEDAC Bedroom Mix Policy

### INTERAGENCY AGREEMENT

#### Regarding Housing Opportunities for Families with Children

This Interagency Agreement (this "Agreement") is entered into as of the 17th day of January, 2014 by and between the Commonwealth of Massachusetts, acting by and through its Department of Housing and Community Development ("DHCD"), the Massachusetts Housing Partnership Fund Board ("MHP"), the Massachusetts Housing Finance Agency (in its own right and in its capacity as Project Administrator designated by DHCD under the Guidelines for Housing Programs in Which Funding is Provided By Other Than a State Agency, "MassHousing"), the Massachusetts Development Finance Agency ("MassDevelopment") and the Community Economic Development Assistance Corporation ("CEDAC"). DHCD, MHP, MassHousing, MassDevelopment and CEDAC are each referred to herein as a "State Housing Agency" and collectively as the "State Housing Agencies".

#### Background

A. DHCD's 2013 Analysis of Impediments to Fair Housing Choice ("AI") includes action steps to improve housing opportunities for families, including families with children, the latter being a protected class pursuant to fair housing laws, including the federal Fair Housing Act, as amended (42 U.S.C. §§ 3601 *et seq.*) and Massachusetts General Laws Chapter 151B. In order to respond to development patterns in the Commonwealth that disparately impact and limit housing options for families with children, such steps include requiring a diversity of bedroom sizes in Affordable Production Developments that are not age-restricted and that are funded, assisted or approved by the State Housing Agencies to ensure that families with children are adequately served.

B. The State Housing Agencies have agreed to conduct their activities in accordance with the action steps set forth in the AI.

C. This Agreement sets forth certain agreements and commitments among the State Housing Agencies with respect to this effort.

#### Definitions

1) "Affordable" - For the purposes of this Agreement, the term "Affordable" shall mean that the development will have units that meet the eligibility requirements for inclusion on the Subsidized Housing Inventory ("SHI").

2) "Production Development" - For purposes of this Agreement "Production Development" is defined as new construction or adaptive reuse of a non-residential building and shall include rehabilitation projects if the property has been vacant for two (2) or more years or if the property has been condemned or made uninhabitable by fire or other casualty.



## Agreements

NOW, THEREFORE, DHCD, MHP, MassHousing, MassDevelopment and CEDAC agree as follows:

### Bedroom Mix Policy

1) Consistent with the AI, it is the intention of the State Housing Agencies that at least ten percent (10%) of the units in Affordable Production Developments funded, assisted or approved by a State Housing Agency shall have three (3) or more bedrooms except as provided herein. To the extent practicable, the three bedroom or larger units shall be distributed proportionately among affordable and market rate units.

2) The Bedroom Mix Policy shall be applied by the State Housing Agency that imposes the affordability restriction that complies with the requirements of the SHI.

3) The Bedroom Mix Policy shall not apply to Affordable Production Developments for age-restricted housing, assisted living, supportive housing for individuals, single room occupancy or other developments in which the policy is not appropriate for the intended residents. In addition, the Bedroom Mix Policy shall not apply to a Production Development where such units:

- (i) are in a location where there is insufficient market demand for such units, as determined in the reasonable discretion of the applicable State Housing Agency; or
- (ii) will render a development infeasible, as determined in the reasonable discretion of the applicable State Housing Agency.

4) Additionally, a State Housing Agency shall have the discretion to waive this policy (a) for small projects that have less than ten (10) units and (b) in limited instances when, in the applicable State Housing Agency's judgment, specific factors applicable to a project and considered in view of the regional need for family housing, make a waiver reasonable.

5) The Bedroom Mix Policy shall be applicable to all Production Developments provided a Subsidy as defined under 760 CMR 56.02 or otherwise subsidized, financed and/or overseen by a State Housing Agency under the M.G.L. Chapter 40B comprehensive permit rules for which a Chapter 40B Project Eligibility letter is issued on or after March 1, 2014. The policy shall be applicable to all other Affordable Production Developments funded, assisted, or approved by a State Housing Agency on or after May 1, 2014.



Massachusetts  
Housing Partnership  
Moving affordable housing forward



MASSDEVELOPMENT