



Appendix

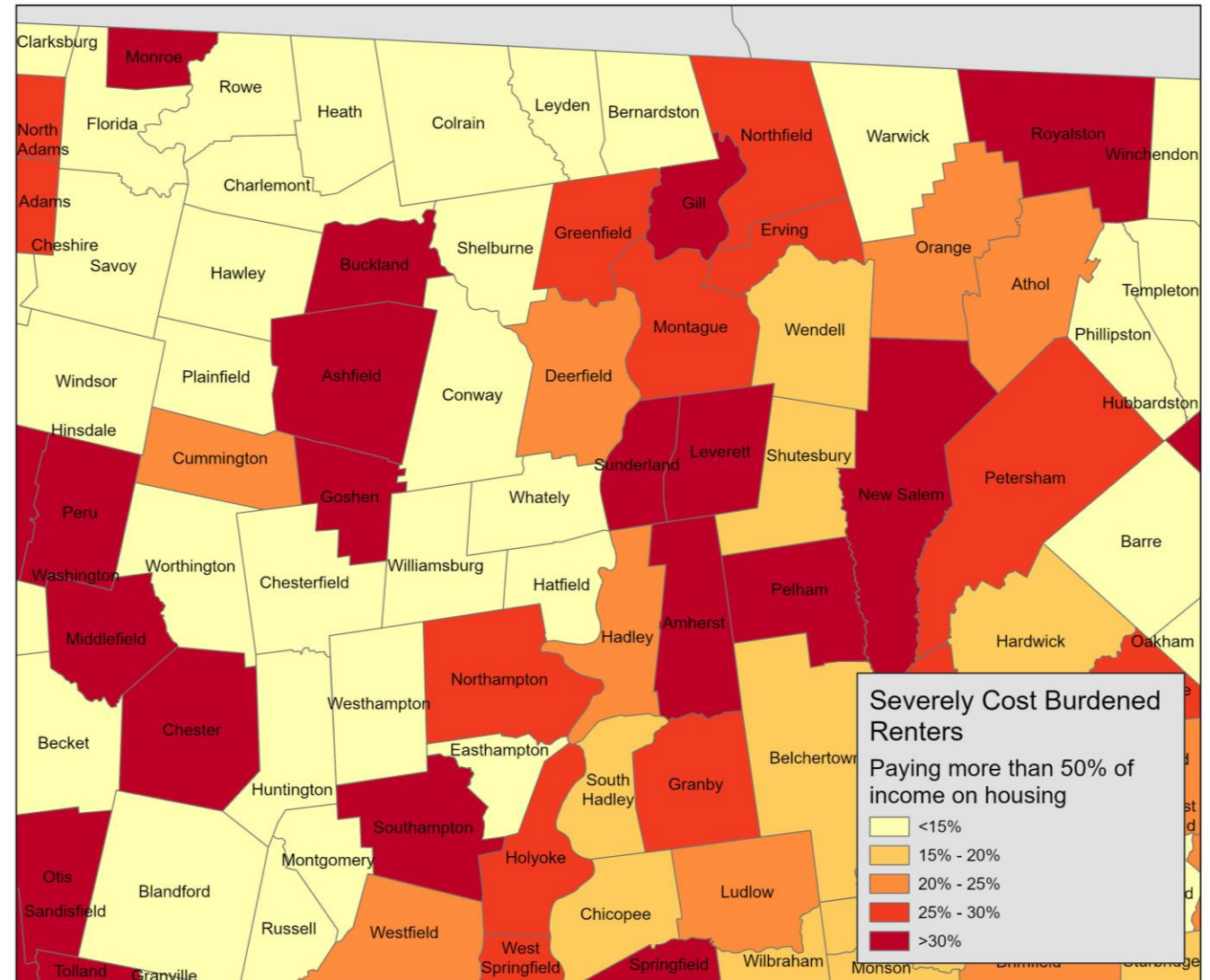
Data from Regional Listening Sessions

North Central Regional Listening Session

Most Franklin County renters are low income and struggle to afford housing.



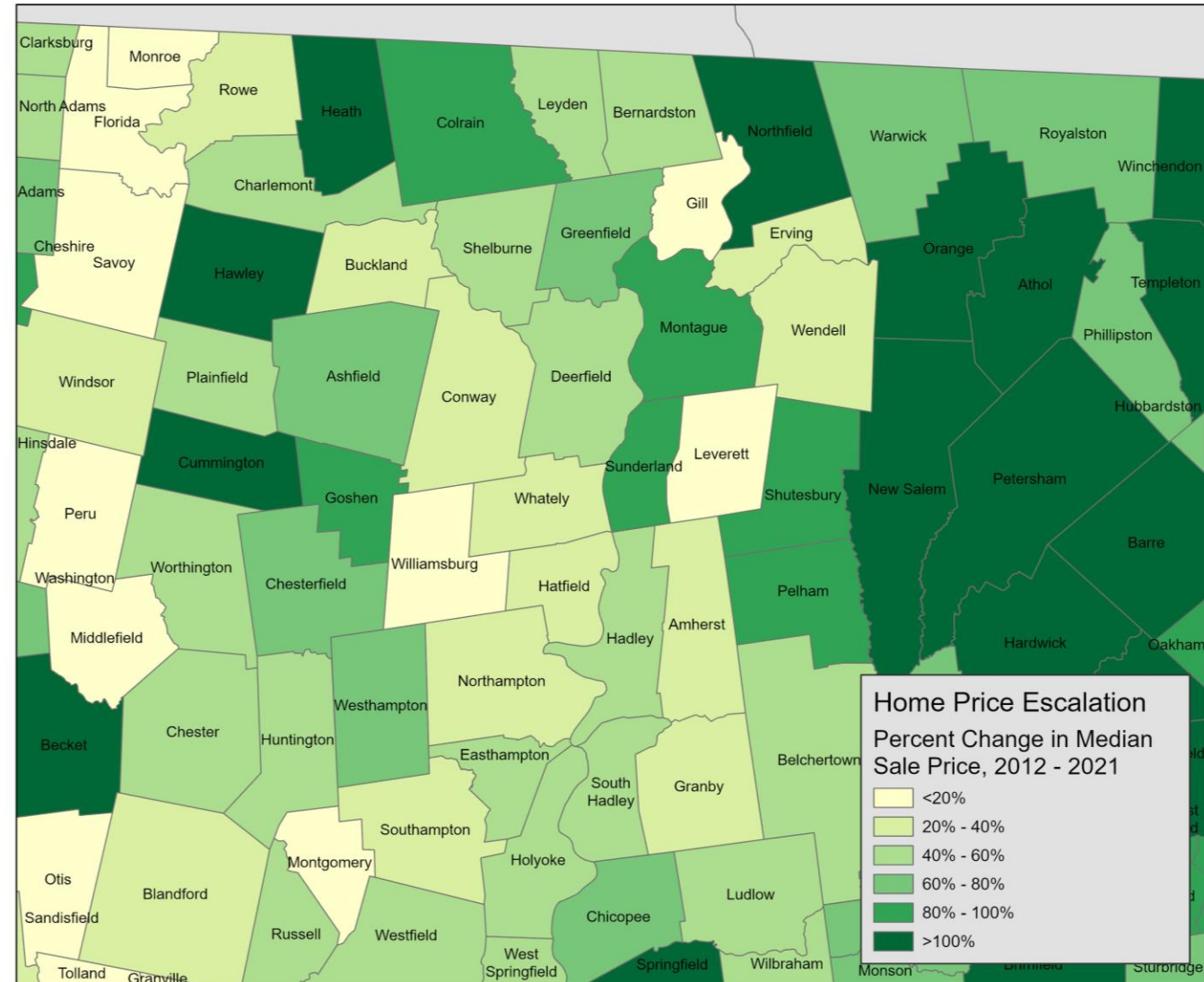
- Incomes in Franklin County are lower than they are statewide, especially for renters. Only 21% of renters earn more than \$75,000 per year, compared to 40% across Massachusetts.¹
- Consequently, renter cost burden is worse than it is statewide: more than 1 in 4 renter households is "severely" cost burdened, spending more than half their income on rent and utilities.²
- Another quarter of renters pay between 30% and 50% of their income on housing, making them "moderately" cost burdened.
- Homeowners also struggle with housing costs: one quarter of owners in Franklin County are cost burdened, with 10% paying more than half their income to mortgage and utilities.



Most of Franklin County has experienced dramatic increases in home sale prices



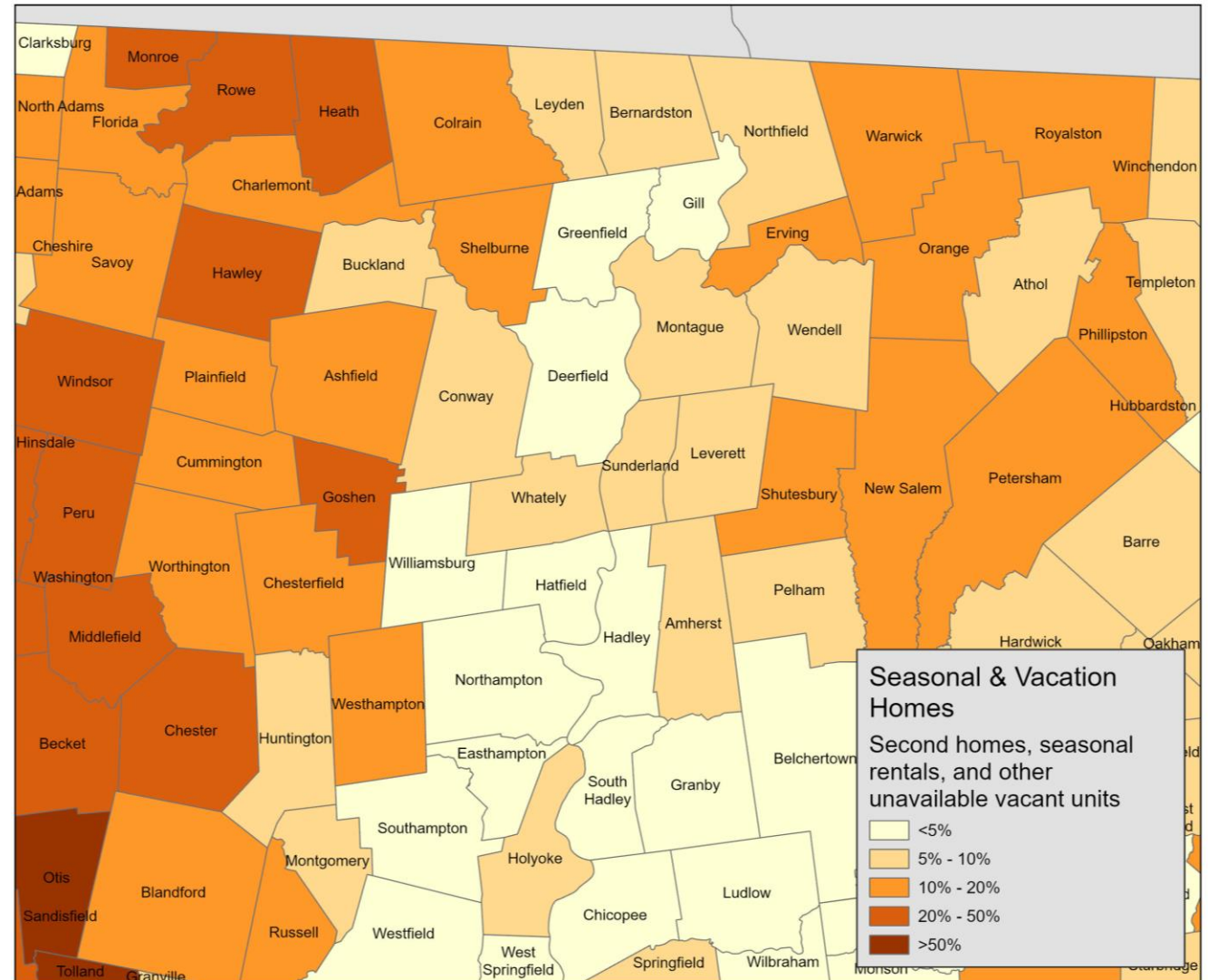
- In Franklin County, the median sale price for single family homes and condos rose from \$151,000 in 2012 to \$250,000 in 2021 – a 66% increase.³
- More than half the county's housing stock was built before 1960.⁴ These older homes often require updates to meet today's needs in terms of access, resilience, efficiency, and safety. This makes it more difficult for low- and moderate-income households to buy or maintain a home.
- The growth of short-term rentals and second homes is a significant factor in home price escalation.



Many Franklin County homes are unavailable for year-round residents; very few units are on the market for sale or rent.



- 8.5% of housing units in Franklin County (~2,900) are seasonal or second homes, short term rentals, or vacant for other reasons. ⁵
- Only 0.7% of homes in Franklin County are available for sale or rent, just below the statewide average and well below a “healthy” vacancy rate that allows for people to find homes when they need to move. In some towns there are effectively no homes for rent.
- In many towns, seasonal and vacation homes exceed 25% or even 50% of all units.
- When there is so much demand for occasional or commercial uses, year-round residents can’t find a place they can afford.



Sources



1. US Census Bureau, American Community Survey 2018 – 2022, Tables B25106, accessed via <https://datacommon.mapc.org/browser/datasets/189>
2. US Census Bureau, American Community Survey 2018 – 2022, Tables B25091 and B25070, accessed via <https://datacommon.mapc.org/browser/datasets/199>;
3. Metropolitan Area Planning Council and EOHLC analysis of Warren Group transaction data
4. US Census Bureau, American Community Survey 2022, Table S2504, accessed via <https://data.census.gov/table?q=Year%20Structure%20Built&g=050XX00US25003>
5. US Census Bureau, American Community Survey 2018 – 2022, Table B25004, accessed via <https://datacommon.mapc.org/browser/datasets/460>