

About Housing Lynn



Housing Lynn is a plan for the city to grow together.

Lynn should be a city where we all can find affordable and safe housing that meets our needs. New economic growth is bringing many benefits to Lynn, including new amenities, jobs, and housing. For our community to enjoy these benefits, we must control housing costs and mitigate displacement. With this plan, which will meet all the requirements of a Housing Production Plan under state law, **the Lynn community will set a clear agenda for housing development and housing policy over the next five years.**

What is the Plan?

Housing Lynn is a community-driven process that will **establish goals and strategies to expand and diversify Lynn's housing stock and increase affordability** for people with a range of incomes.

The plan will also fulfill all requirements of a Housing Production Plan under M.G.L. Chapter 40B (see below).

This plan will focus on objectives pertaining to **both Affordable Housing and market-rate development, as well as housing access and stability**, based on current and future housing need and development constraints and opportunities. Through this planning process, the Lynn community can proactively influence development to **guide the type, amount, and location of future housing.**

The City of Lynn contracted with the **Metropolitan Area Planning Council (MAPC) to conduct this process and draft a plan.** The process is designed to specifically engage groups historically excluded from planning processes, such as people of color, renters, low-income residents, and people with limited English proficiency.

Why plan now?

Housing costs are rising and housing demand is increasing due to regional population growth and changing housing needs. Many in the city are uncertain Lynn's current housing stock can meet current and future needs, and many believe recent housing production is inadequate and too costly. There is need for agreement on how to balance competing priorities.

Like many nearby cities, Lynn is at a crossroads, and now is the time to make key decisions about the future of the city's housing.

This plan will include several sections:



Background on past Lynn plans and recent context



Analysis of demographic and housing data, including projections, to understand current and future housing need and demand



Assessment of development constraints, impacts, and opportunities, including specific locations suited to specific kinds of residential development



Housing goals and actions the City and its partners can take to grow the stock of Affordable Housing and market-rate housing in Lynn



Gateway North is a mixed-income, mixed-use development in Downtown Lynn that used public and private resources to provide 71 homes for low-, moderate-, and middle-income residents. Housing Lynn will take a broad approach to housing production, encouraging developments like Gateway North that serve the people of Lynn.

TIMELINE

SEPT – DEC 2019

Content and initial data analysis

NOV 2019

City summit with community discussion on housing

JAN 2020

Housing Lynn kick-off

JAN – JUN 2020

Visioning and opportunities analysis

JUN – SEPT 2020

Goal and strategy development

SEPT – OCT 2020

Plan refinement

What is a Housing Production Plan?

A Housing Production Plan (HPP) is a proactive strategy for communities to plan for and guide development of housing. They are official plans under Massachusetts law (M.G.L. Chapter 40B) that must be adopted by a municipality's local government and certified by the Commonwealth. HPPs help municipalities better understand local housing need and demand, development constraints and opportunities, and their vision for future Affordable Housing and other residential options, as well as overall housing policy.

If a community has less than 10% of its housing stock registered as Affordable Housing in the Commonwealth's "Subsidized Housing Inventory," then an HPP is required for that community to reach "safe harbor" from new Chapter 40B developments, which can override local zoning rules. **Lynn's Subsidized Housing Inventory currently exceeds that 10% threshold, so the HPP is an opportunity to address the City's pressing housing needs.**

What is Affordable Housing?

Rental or owner-occupied homes are considered "Affordable Housing" when these cost 30% or less of a household's income and there are legal restrictions to maintain those low costs.

Household spending when housing is affordable



Affordable Housing's cost restrictions ensure that income-eligible households can stay in their communities without having to make difficult financial decisions, such as skipping meals or doctor's appointments to have enough money to pay for their homes. Without deed restrictions, housing costs can go up as markets rise, making homes that were once inexpensive now costly. Deed-restricted Affordable Housing helps to protect communities from skyrocketing costs and related displacement.

Who can live in Affordable Housing?

Eligibility to live in deed-restricted Affordable Housing is based on household income and the number of people in the household, which is usually compared to the Metropolitan Area Median Income (AMI) calculated by the U.S. Department of Housing and Urban Development.

The Area Median Income for Lynn and surrounding communities is \$113,300



Usually, **households must earn less than 80% of the AMI to qualify for most Affordable Housing units.** For example, in the Boston region, **any one-person household with an income of \$62,450 or less and any four-person household with an income of \$89,200 or less could qualify.**