



Merrimack Valley  
Planning Commission  
*plan \* develop \* promote*

# Aging in Place Tools for Municipalities

## MMA Conference Session – January 18, 2019

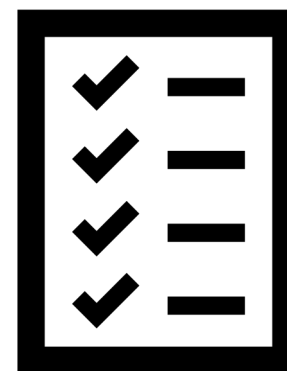


@MVPCPlanning  
#MerrimackValley



# Today's Topics

- Who is MVPC?
- Project Overview
- Engagement Strategies
- What Did We Hear?
- Aging in Place Strategies
- Top Tips





# Who is MVPC?

- Established in 1959: under Regional Planning Law
- Voluntary association of 15 towns & cities
- Funding: grants & contracts with federal, state & local governments
- Governed by Board of Commissioners
- 14 Staff members: Transportation, community & economic development, environmental, & GIS

# Project Goal

Develop the first Regional Housing Plan for the Merrimack Valley that identifies strategies for developing housing in the region.



# Project Overview

- \$150,000 from Community Compact, DLTA & MassHousing
- 1.5 year long project
- Multi-stakeholder process
- No cost to communities

**Outcome:** local housing production plans & regional housing strategy

# Project Scope



# Project Accomplishments

Community Workshops = 30+

People Engaged = 450+

Data Compiled 43 data sets x 15 communities.  
Many sources consulted

Housing Production Plans = 14













THE PETTENGILL HOUSE, INC.

Children & Family Services

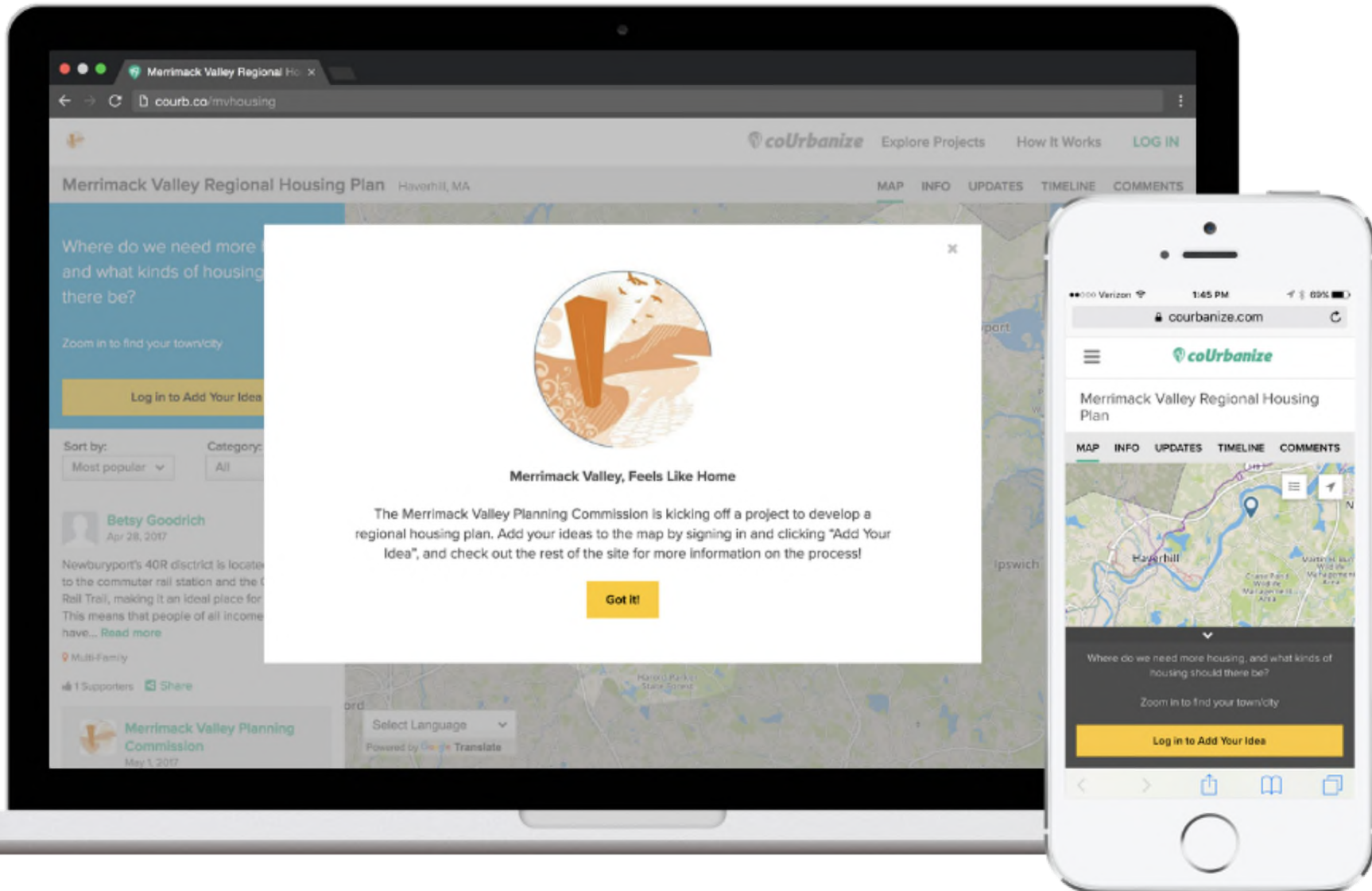
Assessing, Fostering, Supporting, Nurturing, Advocating, Educating, Collaborating with Families, Professionals



# Regional Housing Entities



# courb.co/mvhousing



# coUrbanize Feedback



**Kevin Hocker**

Jul 5, 2017

More starter single family homes are needed. The only new construction I see around town are very large, expensive colonials or condos. We need something in between for growing young families.

FLAG Share



**Leah Zamberardi**

May 4, 2017

West Newbury is creating affordable units through Inclusionary Housing. We continue to work on that, but need to also think about encouraging housing that is affordable to moderate income households (i.e. those earning 60 to 120 percent of median income)

SUPPORTED

5 S



**coUrbanizer via Text**

Jul 22, 2017

**Groveland idea**

Groveland needs elderly and "step-down" housing for older folks selling their homes.

SUPPORTED

1 SUPPORTER

FLAG Share



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SUPPORTED

1 SUPPORTER

FLAG Share

homes) and more senior housing. The senior population is increasing. Thank you for seeking input.

SUPPORTED

2 SUPPORTERS

FLAG Share



# Merrimack Valley Regional Housing Plan



# Housing Preference





**Top Votes: Town of  
Andover** |





**2<sup>nd</sup>: West Newbury**

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# 3<sup>rd</sup>: The Tiny House!!







**What are the needs?**



# Overall Regional Housing Needs

**Despite diversity of types of communities, there are common regional housing needs:**

- Support for seniors to age in place and age in community
- More rental housing
- Greater diversity of housing options, including multi-family, congregate, transitional, and accessible housing
- Housing rehab for older housing stock
- Affordable homeownership options

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# Aging in Place Strategies



# Housing Strategy Categories

**Planning and Policies:** Capacity-building strategies, zoning changes and updates municipal policies.

**Production:** How can the community produce units to achieve 10%?

**Preservation:** Tactics necessary to keep those existing and future housing units affordable.

# Strategies

- Create a Region-wide Housing Educational Campaign
- Encourage adoption and broader interpretation of Accessory Dwelling Unit Bylaws
- Develop model Inclusionary Housing Bylaw specific to the MVPC region
- Become an Age-Friendly Region
- Promote zoning that accommodates the specific needs of an aging population

# Strategies

- Develop Model Visitability Standards
- Ensure that new and remodeled units and infrastructure follow ADA Standards, at a minimum, but ideally incorporate Universal Design Standards
- Investigate models that address creation of homes that are “right-sized”
- Investigate resources available for housing rehabilitation





# Top Tips

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- Crunch the numbers
- Research your audience
- Talk to your audience
- Build on existing wins
- Connect to existing efforts
- Look at best practices outside your region/state
- Scenario planning is important

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