

# Housing

## Our Story

- Town population and housing supply have been generally stable since the 1990s
- Home size, number of rooms per home, and home prices are growing, with home prices among highest in the State
- Residents 65 and over are the fastest growing segment of the population
- Affordable rental options are primarily 1 & 2 bedroom units with 0% vacancy
- More housing options are needed for all life stages & household sizes:
  - Affordable rentals for beginning householders, elders, and families
  - Market rate and affordable homes for downsizing (smaller, designed for aging in place, lower maintenance)
  - Affordable ownership options
  - Assisted living units along the continuum from independent to full care
- Neighborhood character is determined by scale, placement, design and variety

## The Facts

- Population has grown less than 1% in last 20 years, from 5,623 in 1997 to 5,666 in 2017
- Close to 30% of residents are over the age of 65, and this number is growing
- 61% of all households in Manchester are 1-2 person households, yet only 23% of all houses have fewer than 6 rooms
- Less than 3% of households have more than 5 persons, yet over 45% of houses have 8 or more rooms
- Over 72% of Manchester's housing stock is single family (1,656 units), while 8% is 2-family (168 units), 11% is 3-4 units (241 units), and 9% is 5+ units (204 units)
- The median sale price of a single family home in 2014 was \$750,000
- Only 12 homes in Manchester are assessed for less than \$300,000
- More than 3/4 of all homes in Manchester are assessed at more than \$500,000, with 1/4 assessed at more than \$1,000,000
- Only 1 subsidized ownership opportunity has been available since 2005 (within 2 weeks of being available, over 30 residents indicated they were qualified and interested)

## Our Choices

**Changes to current zoning regulations will support more diverse housing options.**

- What types of new housing do you support?
- Where should new housing be encouraged?
- What zoning changes do you support?
- What regulations would you consider for managing neighborhood character?

**Please keep these questions in mind as you prioritize the Housing recommendations.**



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# Economic Development

## Our Story

- Greater Town revenues are needed to maintain public infrastructure and facilities
- Existing revenues are drawn primarily from residential uses
- There is an opportunity to substantially increase commercial tax revenues through carefully planned and deliberate development
- Opportunity exists in Limited Commercial District (LCD): Town-owned parcels and large landowners interested in developing in coordination with the Town
- Opportunity for incremental growth in downtown: maintain NE, coastal, small village character and mix housing with retail/office/service uses
- We have a chance to PLAN FIRST:
  - Agree on uses, density, character that meets community and landowner needs
  - Assess impacts (Impact Study) and agree on developer and Town actions (Development Agreement)
  - Create zoning and regulations to direct development

## The Facts

- Property taxes account for about 95% of Town Budget
- Of the \$26.5 Million collected in annual property taxes only 4.5% (\$1.2 M) come from industrial/commercial uses
- Over \$50 Million in public infrastructure and school/town facilities needs over the next 10 years have been identified
- About 80% of water and sewer lines are 50 years or older
- Current spending on capital improvements is approximately \$2.5 million a year, half of the projected needs
- An estimated \$1.5 Million a year in new town revenues could be possible from development in Limited Commercial District

## Our Choices

**There are a number of actions the Town can take to create a stronger fiscal base to care for public infrastructure, facilities and services.**

- What types of businesses, services, facilities could fit in town, and serve its residents?
- Where do new businesses, services, facilities belong?
- What is the best process for bringing about desired change?
- How do we maintain or develop character of different areas of town?

**Please keep these questions in mind as you prioritize the Economic Development recommendations.**



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# Land Use

## Our Story

- Land uses have a big impact on a town's character, livability, and sustainability (social, environmental and financial)
- There is limited land available for development
- To meet our Community Vision we need to manage our lands to:
  - Preserve the town's historic small town, coastal character
  - Protect and celebrate the town's natural resources including harbor and beaches, uplands and wetlands
  - Provide for a diversity of housing options in safe and livable neighborhoods
  - Provide public facilities (buildings, parks & open spaces, cemeteries, infrastructure) to meet community needs
  - Assure a vibrant town center
- Wastewater Treatment Facility has an estimated remaining useful life of 10 years

## The Facts

- A third of land in Manchester-by-the-Sea is protected open space
- Over half of land is dedicated to residential use (primarily single family)
- Less than 8% of land is dedicated to commercial/industrial uses
- Other uses include: municipal, institutional, and non-profit
- Over \$50 Million in infrastructure and facility needs over the next 10 years have been identified
- Potentially developable land in the LCD (land north of Route 128)
  - Town-owned land: 6 acres
  - Privately-held, undeveloped land on east side: 64 acres
  - Privately-held undeveloped land on west side: 147 acres, some wetland impacts
- There are more than 60 acres of undeveloped Town-owned land in western Manchester

## Our Choices

**Active and intentional land use management should balance change with preservation to bring about the Community's Vision.**

- How do we assure strong management and optimal use of Town-owned lands?
- How do we provide for the compatible development of privately owned lands?
- How do we support a vibrant downtown?
- What actions can we take to maintain and enhance focus on our harbor?
- How do we identify elements of Manchester (natural, built, social) that are integral to community character and protect and promote them?

**Please keep these questions in mind as you prioritize the Land Use recommendations.**



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