

WAYLAND HAS DIVERSE HOUSING NEEDS

MORE THAN ONE IN FIVE HOUSEHOLDS QUALIFY AS LOW-INCOME



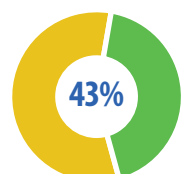
21% of all households have low incomes

Low income varies by household size.
For a household of 2, low income is \$62,550.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2010-2014

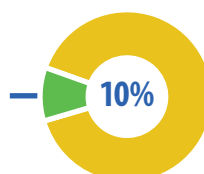
RENTER-OCCUPIED UNITS ARE LESS LIKELY TO INCLUDE CHILDREN

OWNER-OCCUPIED



households that include children under 18 years old

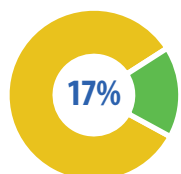
RENTER-OCCUPIED



Source: 2012-2016 American Community Survey

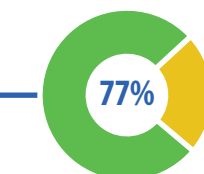
RENTER-OCCUPIED HOUSEHOLDS ARE LIKELY TO BE SMALLER

OWNER-OCCUPIED



households that contain only one person

RENTER-OCCUPIED

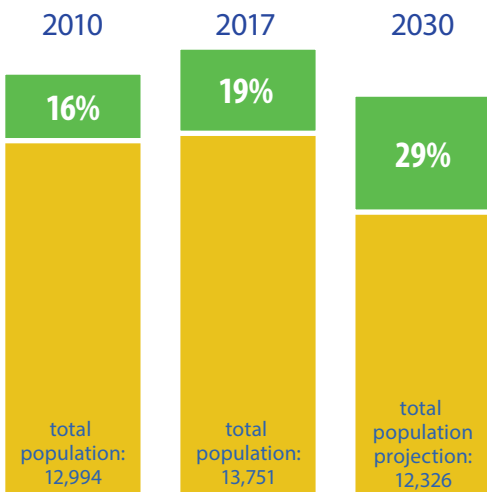


Source: 2012-2016 American Community Survey

THE SENIOR POPULATION IS INCREASING. SENIORS ARE MORE LIKELY TO HAVE LOW INCOMES

senior population (65+)

(will increase by 67%)

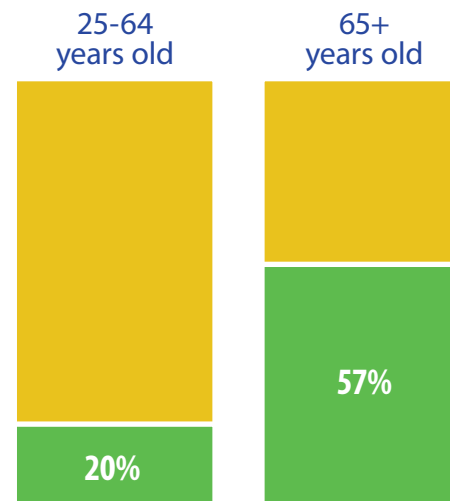


Source: 2010 U.S. Census; UMass Donahue Institute projections; and Town of Wayland Open Space & Recreation Plan 2016

There are 200 applicants on the wait list for senior/disabled public housing, including 29 with local preference. Wait time is 2–3 years if you have local preference and 3–6 years with no preference.

Source: Wayland Housing Authority

percent of households earning less than \$100,000.



Source: 2012-2016 American Community Survey

HOUSING COSTS IN WAYLAND ARE INCREASINGLY OUT OF REACH

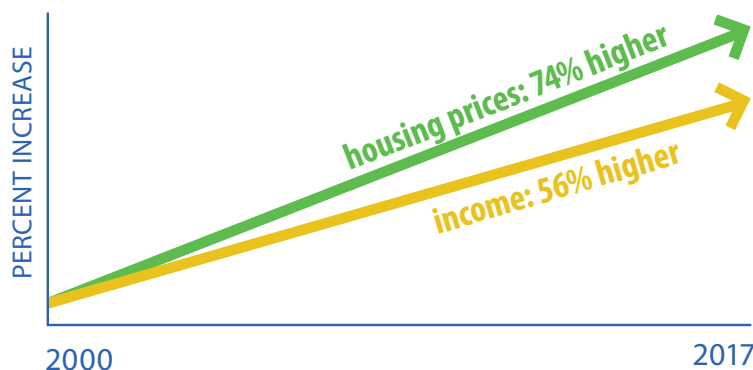
28% OF HOUSEHOLDS ARE COST-BURDENED BY HOUSING



About two in seven households spend over 30% of their income on housing

Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) 2010-2014

SALE PRICES ARE RISING FASTER THAN INCOME

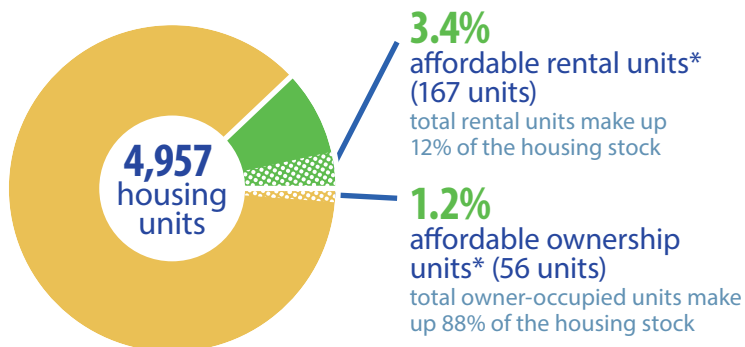


Source: 2000 US Census; 2012-2016 American Community Survey; Warren Group Town Stats

Market rate rental units in Wayland are scarce.* The median rent for the small handful available is \$3,200. An affordable 2-bedroom rent is restricted to \$1,539.

*Only 11 units were available to rent on 6/5/18, including several very large, expensive houses.
Sources: Trulia.com (data from 5/6/18-6/6/18); 2017 LIP rent for a 2bd unit minus the Wayland Housing Authority utility allowance.

ONLY 4.6% OF THE HOUSING STOCK IS TRULY AFFORDABLE



*rent or deed restricted, only occupied by income eligible households, and inspected annually
Source: 2012-2016 American Community Survey; DHCD Subsidized Housing Inventory (SHI)

BUYING A HOUSE IS TOO EXPENSIVE FOR CURRENT RESIDENTS

Sales Price of What a Median-Income Household Can Afford:

\$535,000

The median income in Wayland is \$157,500.

Median Sales Price of a House in 2017:

\$695,500

A household would need an income of \$173,288 to afford this.

Sources: Median income – 2012-2016 American Community Survey; Affordable home price calculated using standard DHCD calculator, assuming 10% down payment; Current median – Warren Group Town Stats; Income necessary for median price calculated using standard DHCD calculator and assuming 20% down payment.

There are 4,232 employees working for 478 businesses in Wayland, covering all industries. The average annual income of people working in town is \$48,776.

Source: 2016 data from the Mass Department of Labor and Workforce Development (http://lmi2.detma.org/lmi/lmi_town.asp)