



Another major goal of the Greenprint is to increase the housing options available to Wachusett residents while preserving the region's rural character.

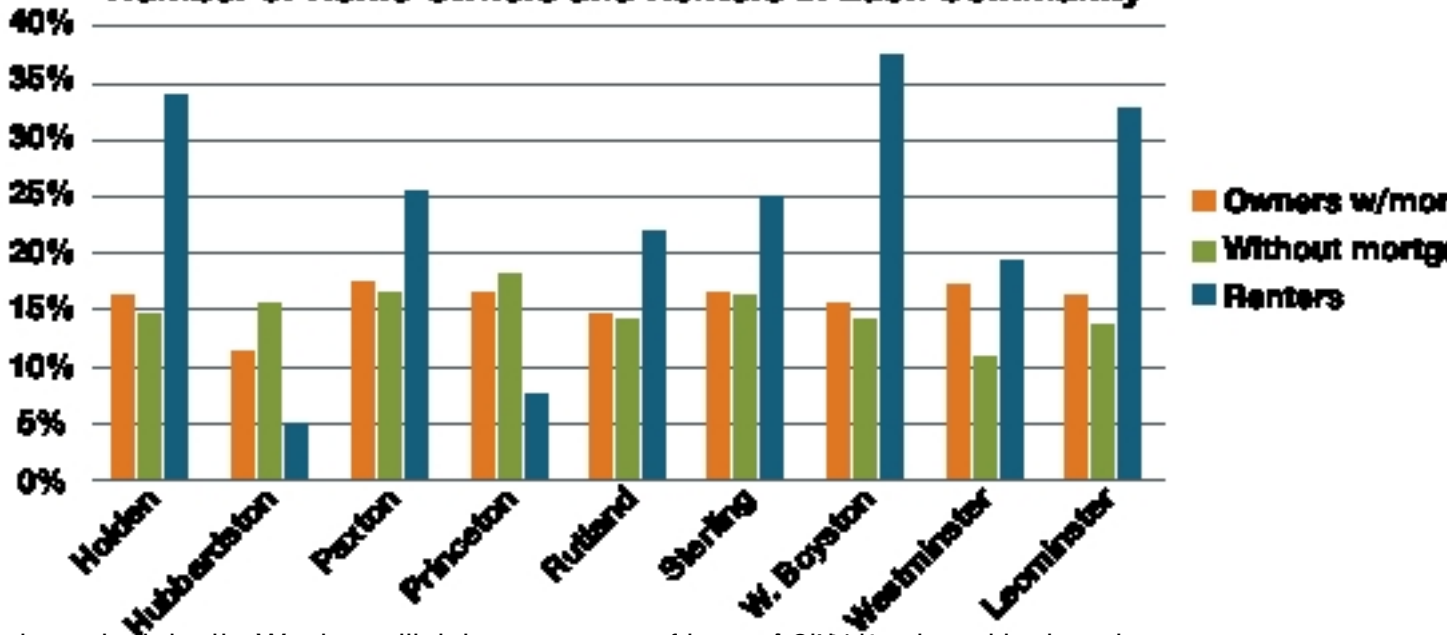
### Evaluation of Current Housing and Population

- The **rate of population growth** between 1980 and 2005 was **greater than 21%** in each of the nine Wachusett communities.
- **Significant housing growth** has resulted in the region in the last twenty years.
- Housing in Wachusett towns primarily consists of owner-occupied, single-family homes.
- While data shows housing is affordable for most Wachusett residents, **lower income households can be burdened by their housing costs.**



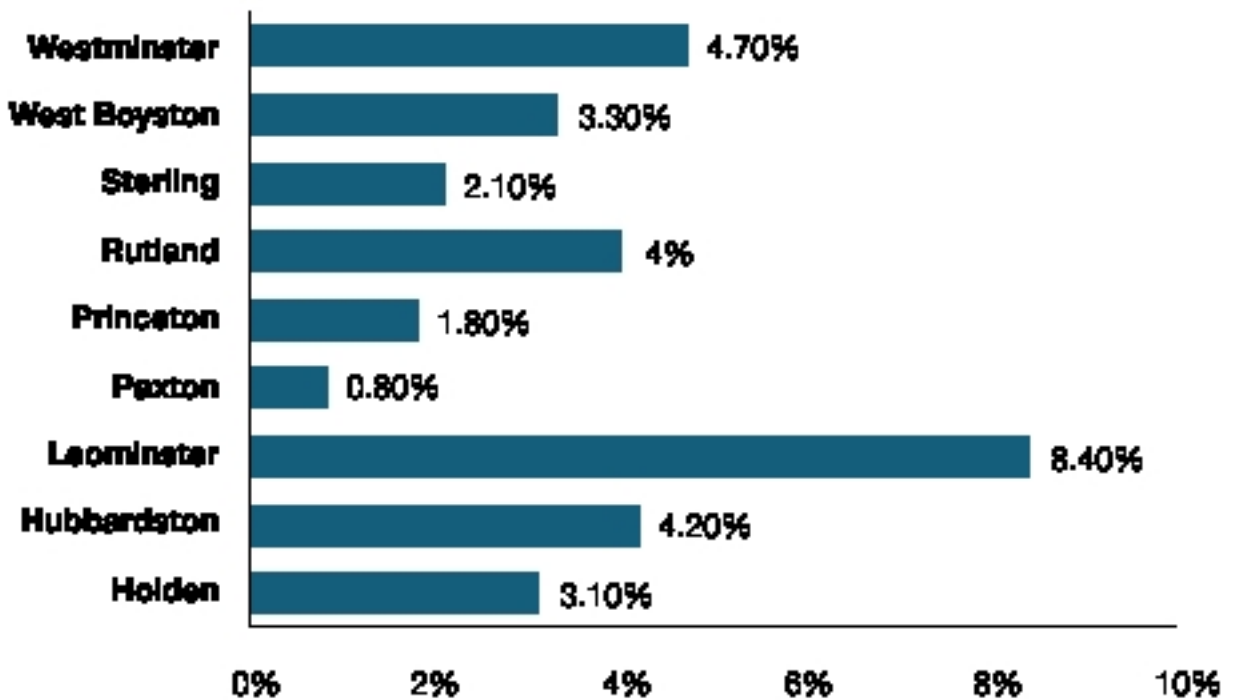
The chart below shows households burdened by housing costs, based on 2000 U.S Census data.

**Households Burdened by Housing Cost as Percentage of Total Number of Home-owners and Renters in Each Community**



Notes: Includes rental units with a household income of less than \$15,000. Includes units with a household income of \$15,000 or more.

**Chapter 40B Compliance**



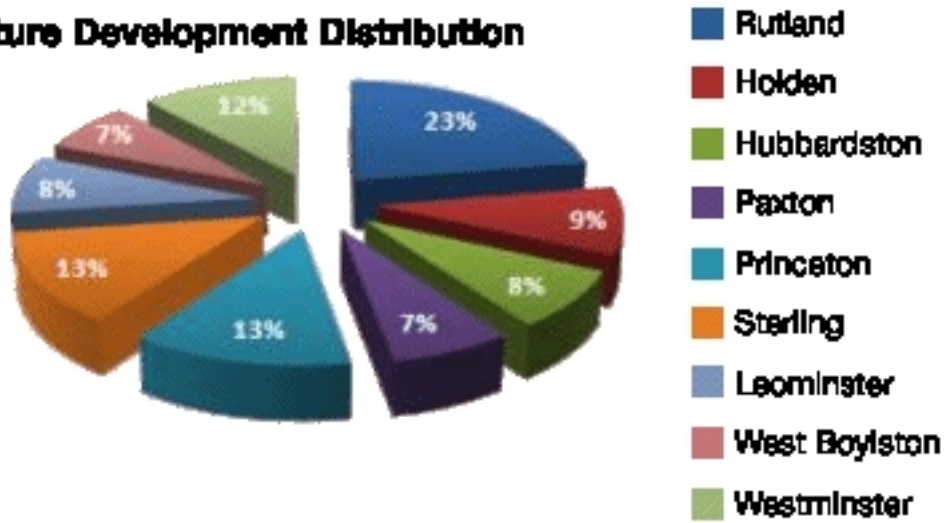


[Photo credit: Housing Authority](#)

### Potential Future Housing Demand

- The population of the Wachusett region is estimated to **increase by roughly 9,250 residents (9%) between 2005 and 2015**
  - Assuming the average household declines to 2.6 persons per household; **new residents would require 3,560 more housing units**
  - most of which will be from the construction of single family homes.
  - Given current zoning and development practices, **4, 250 additional acres of land will be needed to meet these housing needs.**
- This development will be distributed among the Wachusett communities as illustrated:

### Future Development Distribution



~~Planning and Development Department, 100 Main Street, North Andover, MA 01857, (978) 875-2000~~