

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

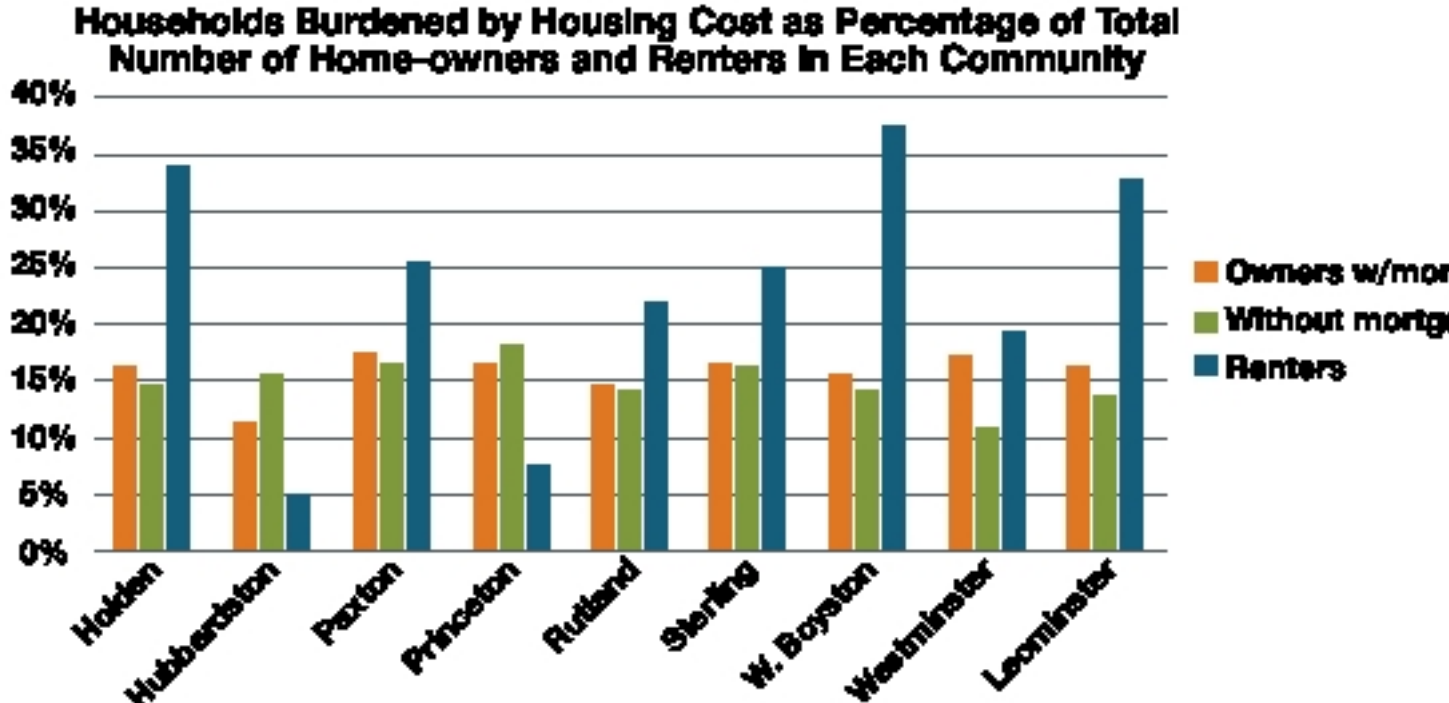
Evaluation of Current Housing and Population

- 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
40%
35%
30%
25%
20%
15%
10%
5%
0%
Holden
Hubbardston
Paxton
Princeton
Rutland
Sterling
W. Boyston
Westminster
Leominster
Owners w/mor
Without mortg
Renters

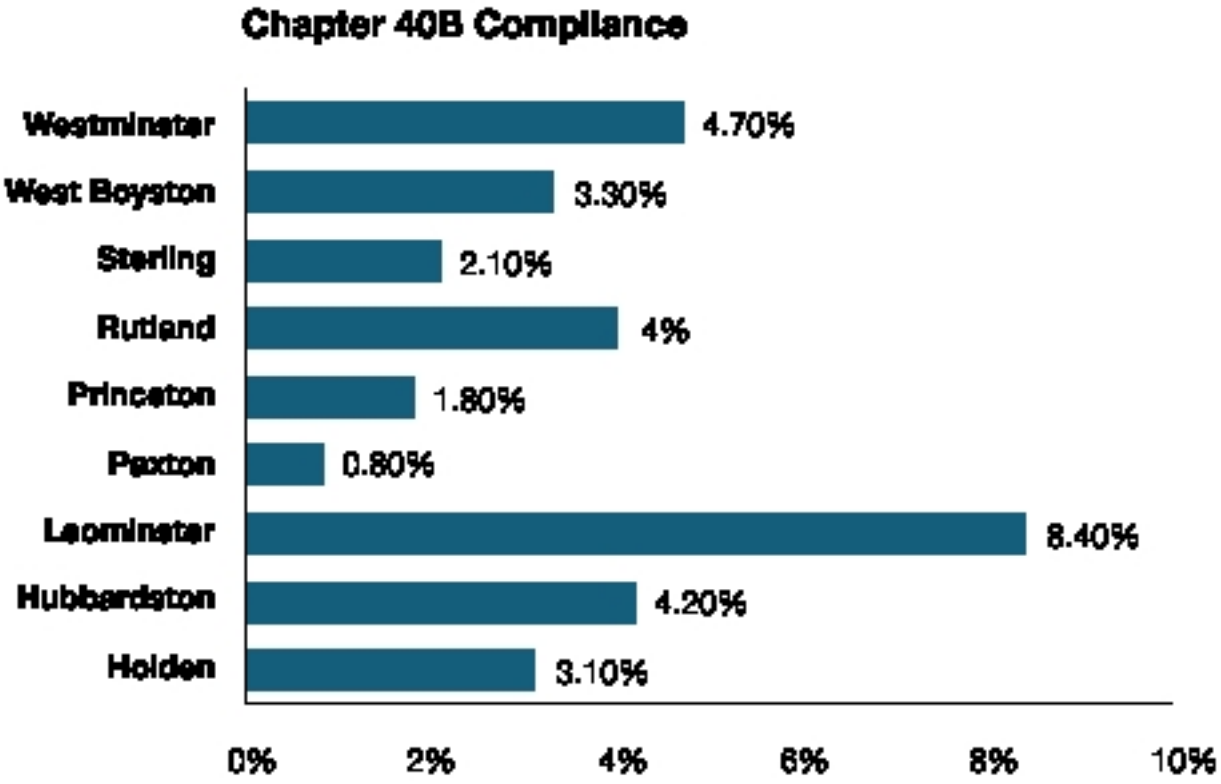

Chapter 40B Compliance
Westminster
4.70%
West Boyston
3.30%
Sterling
2.10%
Rutland
4%
Princeton
1.80%
Paxton
0.80%
Leominster
8.40%
Hubbardston
4.20%
Holden
3.10%
0%
2%
4%
6%
8%
10%





Photo credit: Leominster Housing Authority

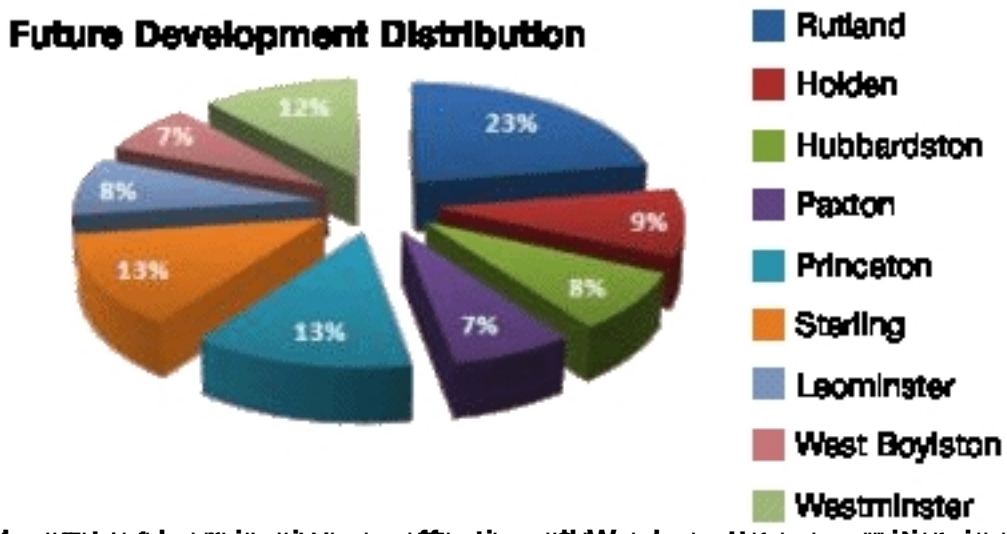
Potential Future Housing Demand

- 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
23%
9%
8%
7%
13%
13%
8%
7%
12%
Rutland
Holden
Hubbardston
Paxton
Princeton
Sterling
Leominster
West Boylston
Westminster