



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

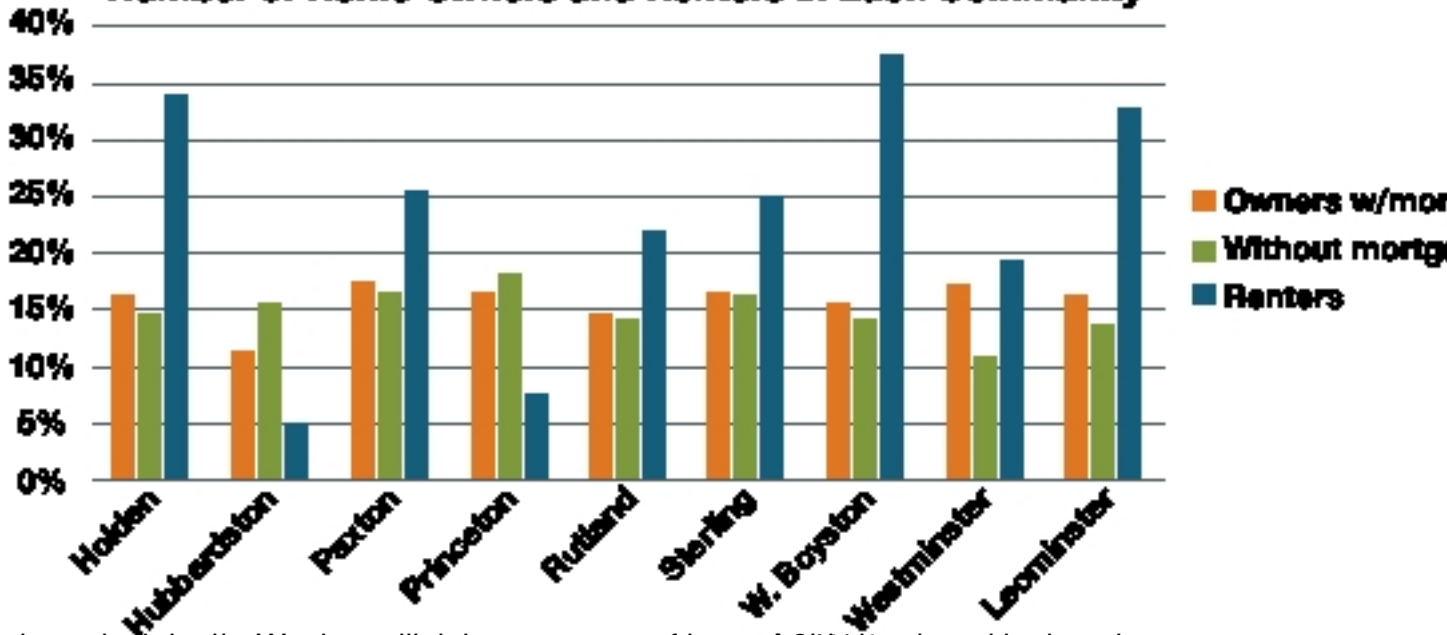
Evaluation of Current Housing and Population

- 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.**



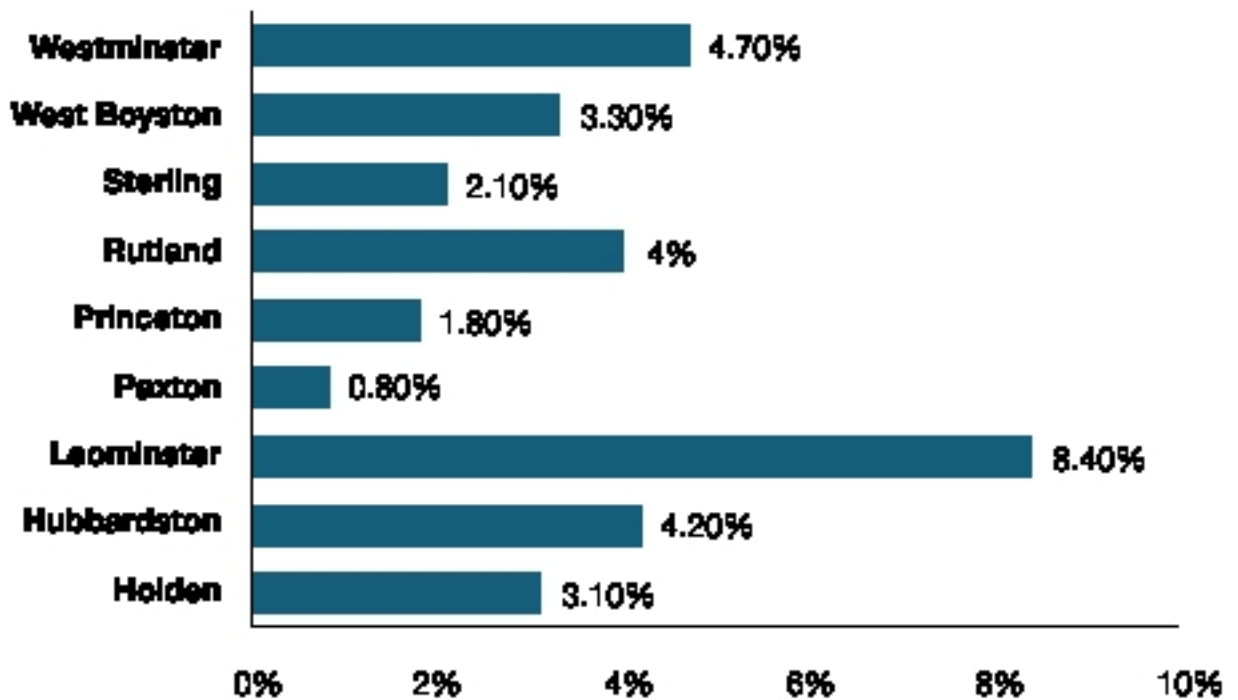
The chart below shows households burdened by housing costs, based on 2000 U.S Census data.

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



Notes: Includes in the total number of households the number of households with a mortgage, the number of households without a mortgage, and the number of renters. Data is based on the 2010 Census. Source: U.S. Census Bureau, American Housing Survey, 2010.

Chapter 40B Compliance



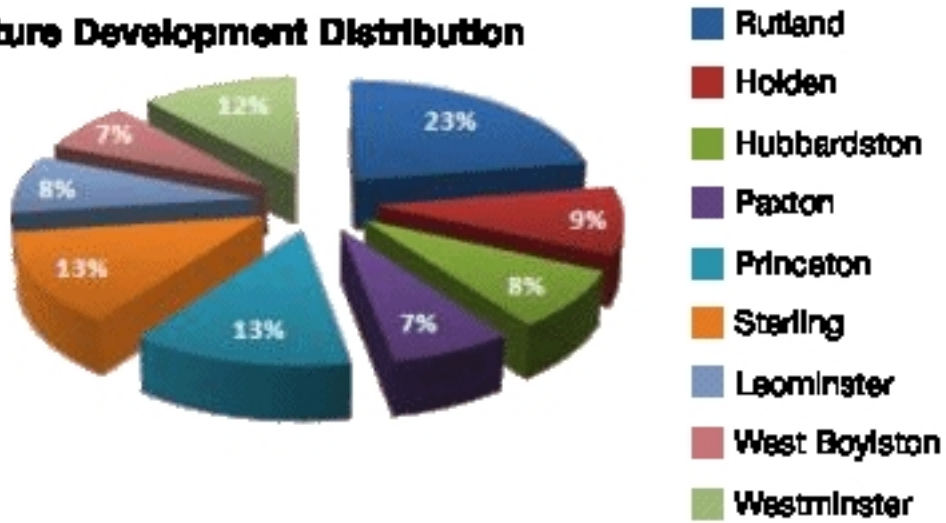


[Photo credit: Housing Authority](#)

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



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