



# Community Conversations: Housing

---

September 11, 2023

# Overview

- Introduction
- Presentation: Housing in Yarmouth
- Table Activities
- Reconvene and report out

# What is Plan Yarmouth?

- Comprehensive Plan Update
- Schedule
  - Jan 2023 kickoff
  - 1st Draft Plan early 2024
- Existing conditions, Vision Statement, Future Land Use Plan, Goal/Policies/Strategies

**PLAN**   
**YARMOUTH** 

# Project Team

## Town of Yarmouth

Town Staff

Comprehensive Plan  
Steering Committee

Town Council

Boards & Committees

## Consultant Team

**NORTHSTAR**  
PLANNING

 LEVINE PLANNING STRATEGIES  
Tools for Building Communities

 LANDSCAPE ARCHITECTURE • URBAN DESIGN

 camoin  
associates

**FB**  
environmental

## You!

Town-wide Pop-ups

Surveys

Focus Group Listening  
Sessions

Public Workshops

Email Newsletters

Direct mail

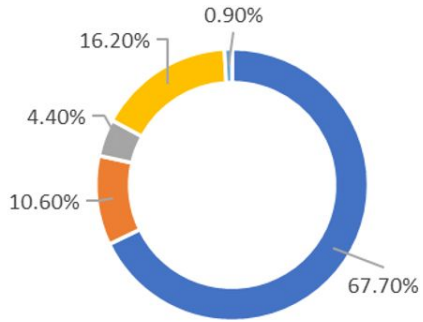
[planarmouth.com](http://planarmouth.com)

# Housing Inventory Highlights

- In 2021, 75% of housing was owner-occupied and 25% was renter-occupied compared to 72% and 28% in 2010.
- Most of the year-round housing in Town was built between 1960 and 1999.
- In 2022, the median home price in Yarmouth was \$815,000. This was a 201% increase from 2010. The median home price has increased faster compared to surrounding communities.
- The Town's Zoning Ordinance is currently restrictive when it comes to multi-family dwellings.
- 84% of households in Yarmouth cannot afford the median home selling price. This compares to 77% for the County and 72% for the State.
- Housing is unaffordable to those earning 200% (\$215,336) of the median income (\$107,668) for the town

# Some Data

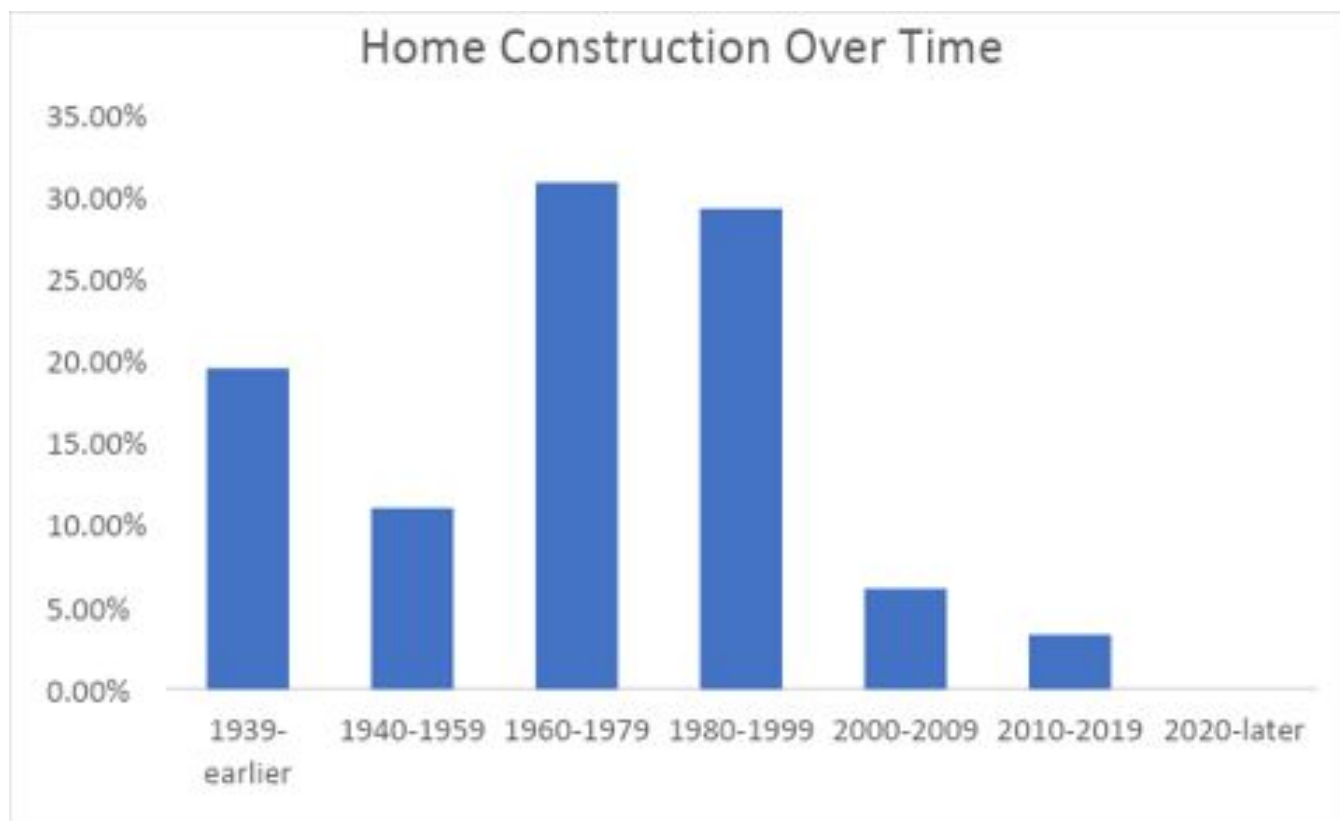
Yarmouth Housing Types 2021



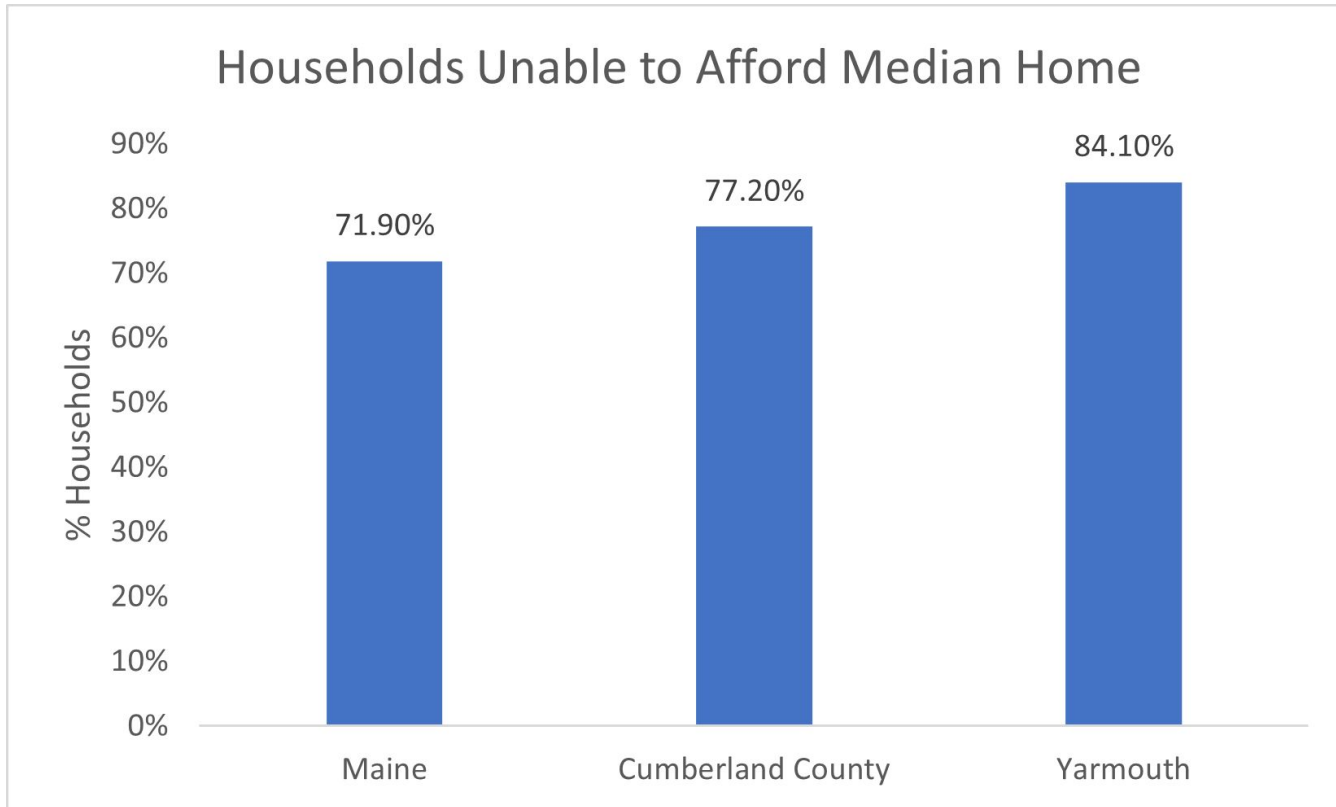
■ Single-Family Detached 
 ■ Single-Family Attached 
 ■ 2 Units  
■ Multi-Family 
 ■ Mobile Home

Housing Type	2010	2021	2021 % Total	% Change
<b>Single-family detached</b>	2,416	2,346	67.70%	-2.90%
<b>Single-family attached</b>	208	368	10.60%	77%
<b>2 units</b>	246	153	4.40%	-37.80%
<b>3-4 units</b>	160	183	5.30%	14.40%
<b>5-9 units</b>	371	206	5.90%	-44.50%
<b>10+units</b>	173	175	5%	1.10%
<b>Mobile home</b>	0	32	0.90%	
<b>Occupied housing units</b>	3,471	3,463		-0.20%

## Some Data



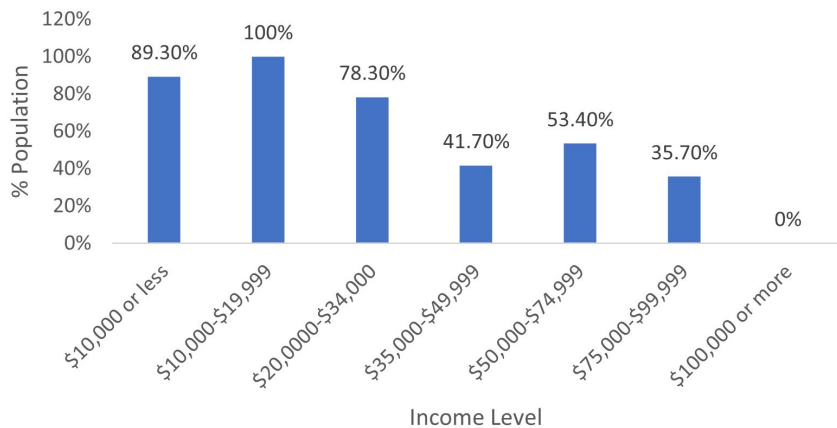
# Affordability



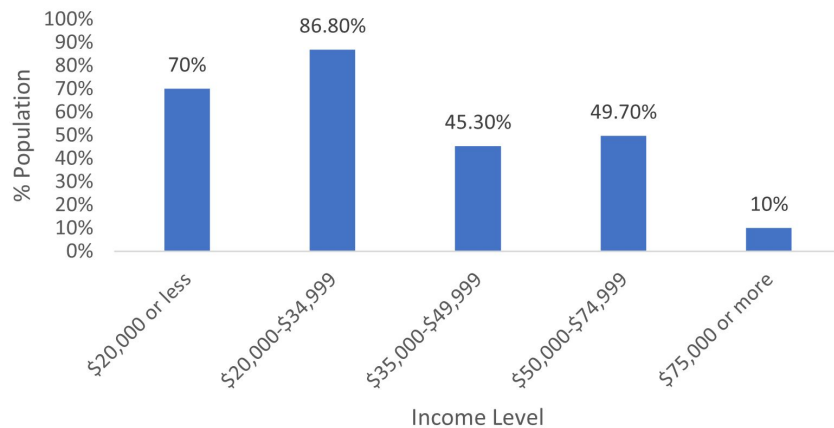


# Affordability

## Renters Paying 30% or More for Housing



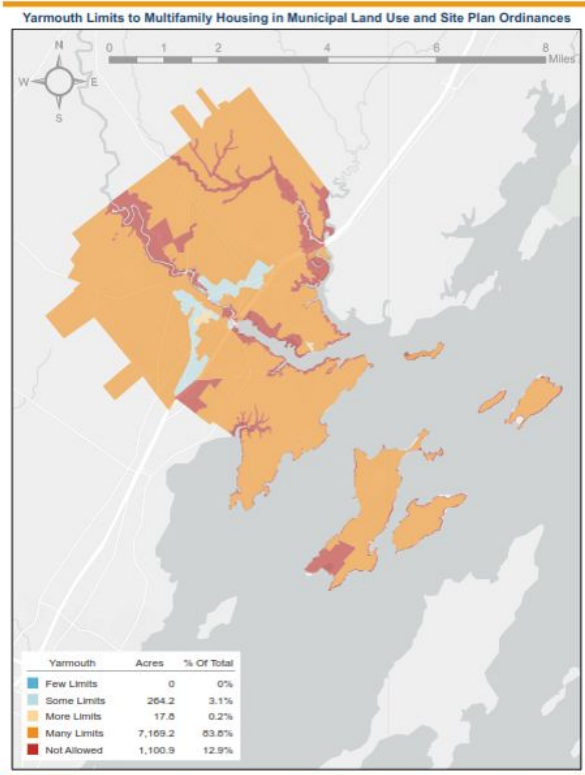
## Homeowners Paying 30% or More for Housing



# Affordability

Property Name	Property Address	Total Units	0-1 Bedroom Units	2 Bedroom Units
Yarmouth Falls Apartments	159 W Main Street	22	17	5
Bartlett Woods	31 Bartlett Circle	28	22	6
Bartlett Circle	1 Bartlett Circle	28	24	4

# Zoning Limitations



Zoning District	Minimum Lot Size - Single-Family	Minimum Lot Size - Two-Family	Net Residential Density - Multiplex
Rural Residential	3 acres	6 acres	2.5 acres/unit
Low Density Residential	2 acres	4 acres	1.7 acres/unit
Medium Density Residential	1 acre	2 acres	1 acre/unit
Village II	1 acre	2 acres	1 acre/unit

# Housing Needs Assessment

Demand for new units vs. demand for different types of units

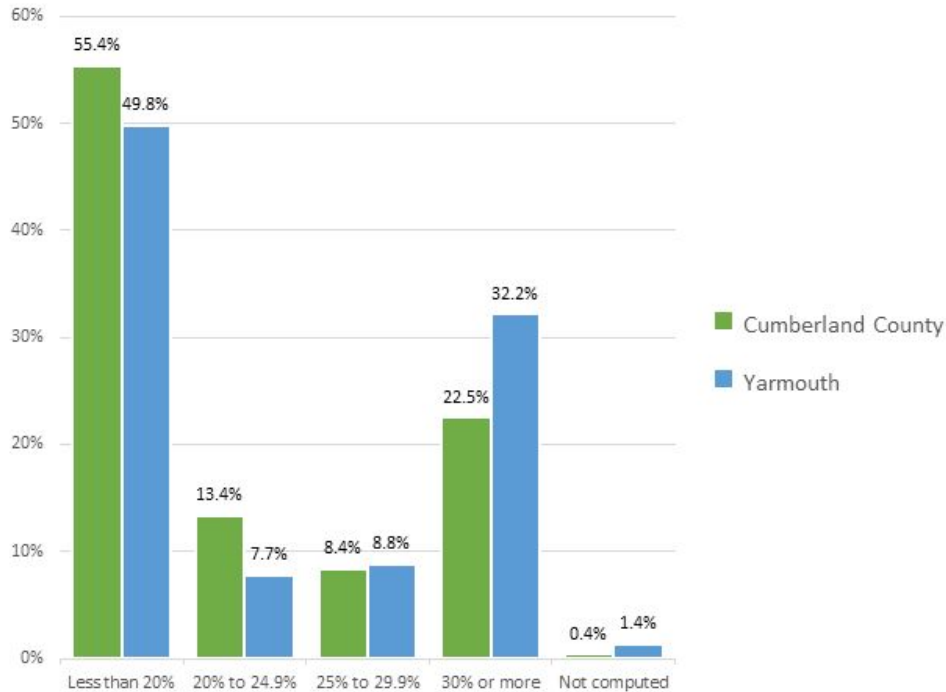
## Projected Demand for Housing Units in Yarmouth

	Renter		For-Sale	
	Baseline	High Growth	Baseline	High Growth
Net 5-year Supportable Demand	0	32	122	248
Net Annual Supportable Demand	0	6	24	50

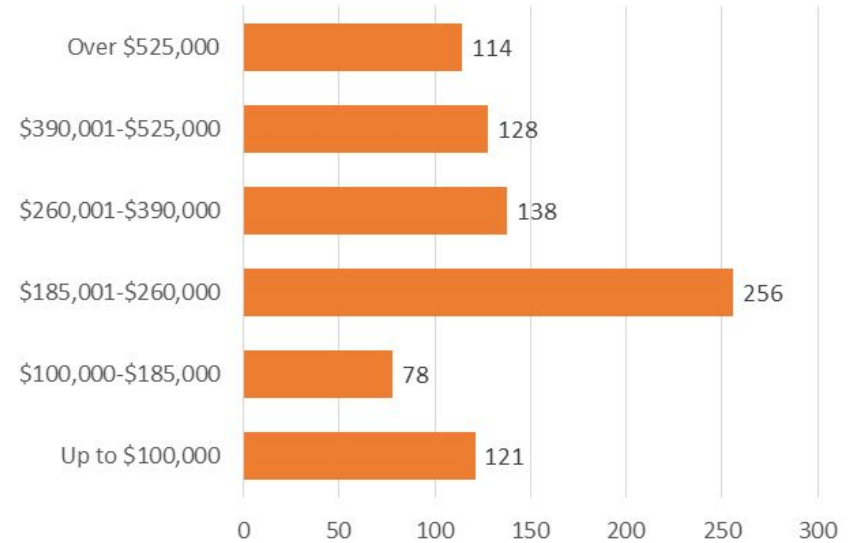
**Source:** Camoin Associates

# Need for Ownership Units

Owner Costs as a Percentage of Household Income  
Cumberland County and Yarmouth (2021 5-Year ACS)

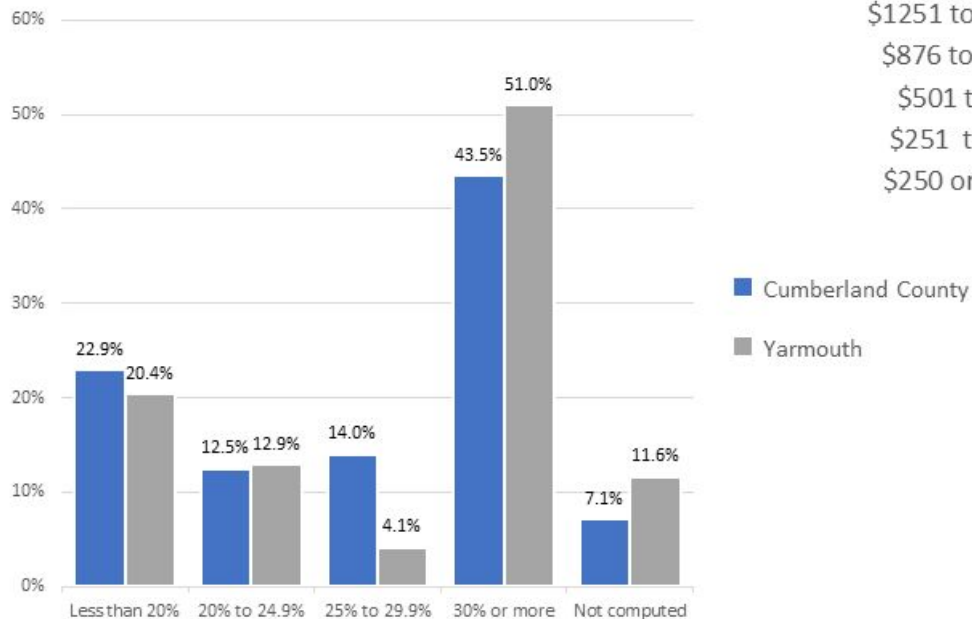


Ownership Units Needed by Price Levels in Yarmouth

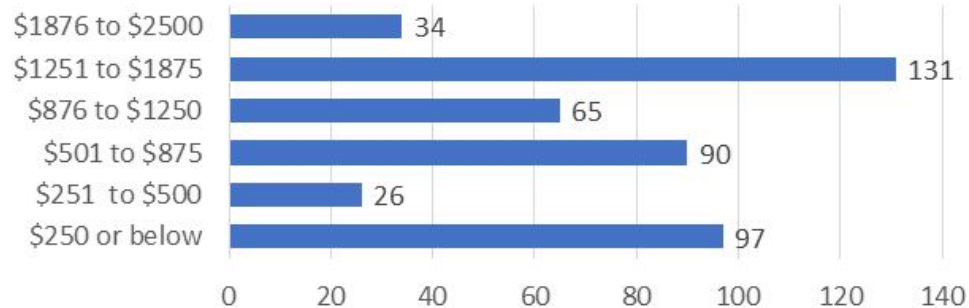


# Need for Rental Units

Renter Costs as a Percentage of Household Income  
Cumberland County and Yarmouth (2021 5-Year ACS)



Rentals Needed at Rent Levels in Yarmouth



# Bottom Line for Needs Assessment

835 ownership (for-sale) units and 443 rental units

## *Limits:*

- *Current* needs only
- Assumes there is no external interest in moving to Yarmouth not currently being met.
- Assumes that owners and renters are in two different markets.
- Does not analyze what might happen to the market if some or all these households moved to more affordable units, or if the units they already occupy became more affordable via direct subsidies or other methods.
- Does not factor in the reality that many households become housing burdened to accomplish other goals.



# CAN YOU TELL?

Guess  
how many units  
are in each of these homes...





**3 DUs**

*30 East Elm*



**2 DUs**

*309 Main St*



**4-7 DUs**

*94 Spring St*



**1 SF + ADU**

*11 Stonybrook Ln*



**2 DUs**

*8 Farmstead Ln*



**1 DU**

*201 Hillside St*

# CAN YOU TELL?

These homes range from historic to modern, new builds.