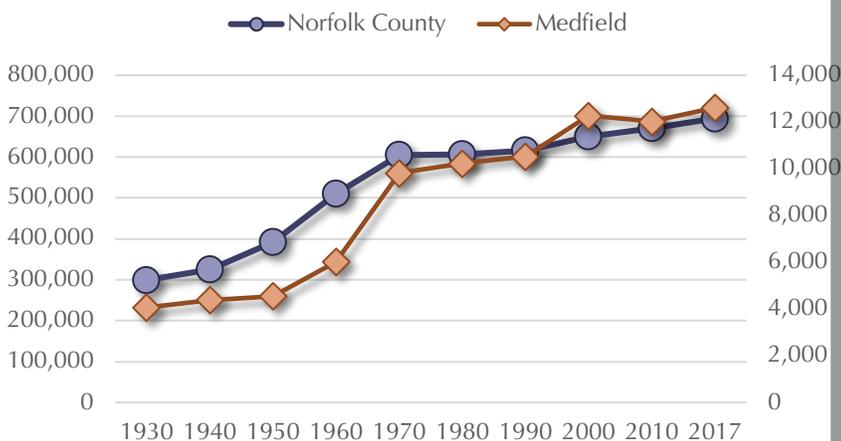


# Housing & Population - 1

## WHO LIVES IN MEDFIELD?

- **12,600 people in 4,189 households**
  - Medfield has grown rapidly like most of Norfolk County
  - 84.1 percent of all households are families – nearly all **married-couple** families
  - 55 percent have no children under 18
  - Just under half of all households consist of 2 people or single people living alone

Population History  
1930-2017



- **Medfield residents are overwhelmingly white, non-Hispanic (93 percent).**
  - The largest minority group is Asian, at 5 percent of the total population.
  - Black and Latino residents make up less than 1 percent.
- **Medfield's population is aging – yet also staying quite young.**
  - Medfield has the largest percentage of under-18 people of any town in the immediate region or Norfolk County as a whole: 30 percent.
  - Just 12 percent of the town's population is 65 and over – smaller than almost all the surrounding towns – but this is partially because the under-18 age group is large.
  - The 18-and-under population has gradually declined from 4,300 in 2000 to 4,009 in 2010 to about 3,900 in 2017 (estimated).
  - Today, the number of older adults (1,542) is almost twice that of 1990 (866).
- **Despite some recent diversification of Medfield's housing, the town remains one of the state's most expensive and affluent towns.**
  - Statewide, 37 percent of all households have incomes over \$100,000; in Medfield, **70 percent**.

## WHAT DOES IT MEAN?

- **People want to live in Medfield!**  
Today, Medfield remains a town of families, just as its housing stock remains substantially comprised of detached single-family homes.
- **Medfield homes are expensive.** This makes it difficult for low- and middle-income people to choose Medfield.
- **Limited housing choices.** With so many large homes that sell at high prices, Medfield has few options for older adults and people with disabilities.
- Conventional **housing development and town demographics not aligned well.** Households gradually smaller; homes are large!
- **But, Medfield has taken an active role in managing the Chapter 40B process.** Medfield has a Housing Production Plan and by implementing it, the town qualified for a 2-year "safe harbor" period. In Medfield, 40Bs are an option, not a threat.

## HOUSING IS EXPENSIVE!

- **From 2017-2019, 460 homes sold in Medfield.**

- Median price increase: 4.3 percent.
- Lowest in range: \$200,000
- Highest in range: \$4.5 million
- Higher-end homes move quickly and sell close to the original list price

- **Medfield homes are large!**

- 60 percent have 4+ bedrooms; 61 percent have 8+ rooms
- Large for typical households. 83 percent of Medfield housing units occupied by less than 0.5 people per unit.

- **High monthly housing costs for homeowners and renters.**

- Households paying more than 30 percent of their income for housing:
  - Homeowners: 22 percent
  - Renters: 59 percent

- **Limited rental stock.**

- About 550 renter households in Medfield today.
- Almost one-fifth live in single-family homes.
- Very limited inventory of units built and managed as rental housing.

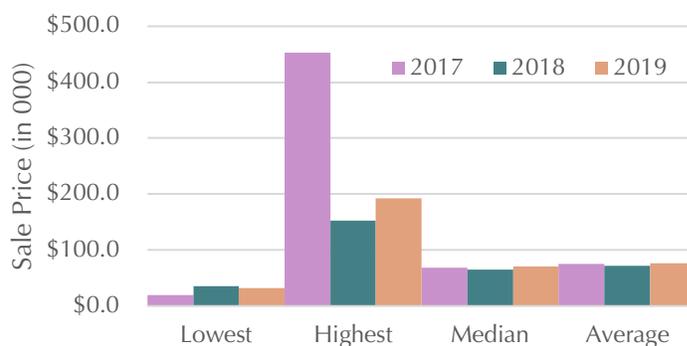
- **Housing production rate lags the region (slightly).**

- Medfield: 7.8 percent existing units built since 2000.
- Norfolk and Walpole: 15 percent
- Dover: 10 percent
- Countywide: 9.7 percent



Single-Family Sale Prices 2017-2019

(Source: MLS)



## WHAT ARE THE OPTIONS?

- **Past plans have identified many:**

- Density bonus for developments that provide for community need, Downtown or a senior housing district.
- Accessory dwelling units and two-family conversion.
- Concentrate housing in areas that can accommodate growth

- **Chapter 40B**

- Medfield earned a temporary right to deny comprehensive permits because the Town adopted a Housing Production Plan and implemented it
- As a "certified" town, Medfield can keep approving Chapter 40B applications or turn them down – until May 2020.
- Chapter 40B has introduced housing that could not have been built under Medfield's zoning.

- **Medfield State Hospital**