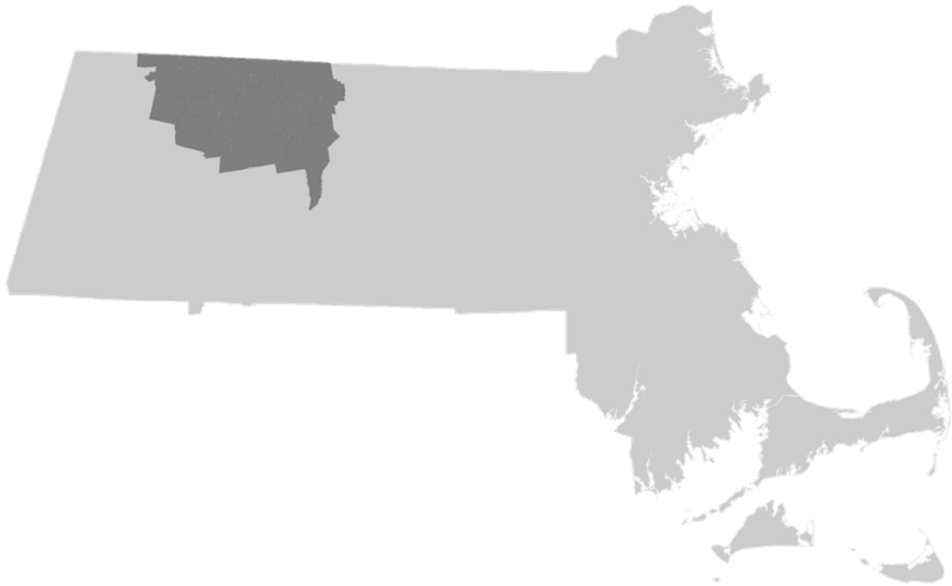
HOUSING IN FRANKLIN COUNTY



Franklin Regional Council of Governments

Leverett Housing Trust Public Engagement

November 6, 2026

Franklin County Housing Data & Trends

Housing Studies & Plans

State

- "A Home for Everyone: Massachusetts' Statewide Housing Plan" (2025) by Executive Office of Housing and Livable Communities
- "Building for Tomorrow" (2025) by Unlocking Housing Production Commission

Regional

- "Building Homes. Building Futures. The State of Housing in Western Massachusetts" (2025) by Wayfinders & University of Massachusetts Donahue Institute
- "Franklin County Regional Housing Plan" (2024) by Franklin Regional Council of Governments

Local

- Housing Production Plans
- Housing Chapters of Comprehensive Plans/Master Plans
- Studies on specific sites in municipalities

How Does Housing Intersect with Business and Economic Development?

Abundant housing that is priced attainably for Franklin County residents allows:



Franklin County businesses to stay because they have a reliable workforce with steady housing



Businesses move to Franklin County because there is abundant housing to attract new employees



Recent graduates and young adults stay or return to the community they grew up in



More property taxes support municipal budgets



A variety of housing types allows flexibility as a household's size evolves over time



Businesses have a larger hiring pool to select from when looking for new employees



More foot traffic to support village centers and downtowns

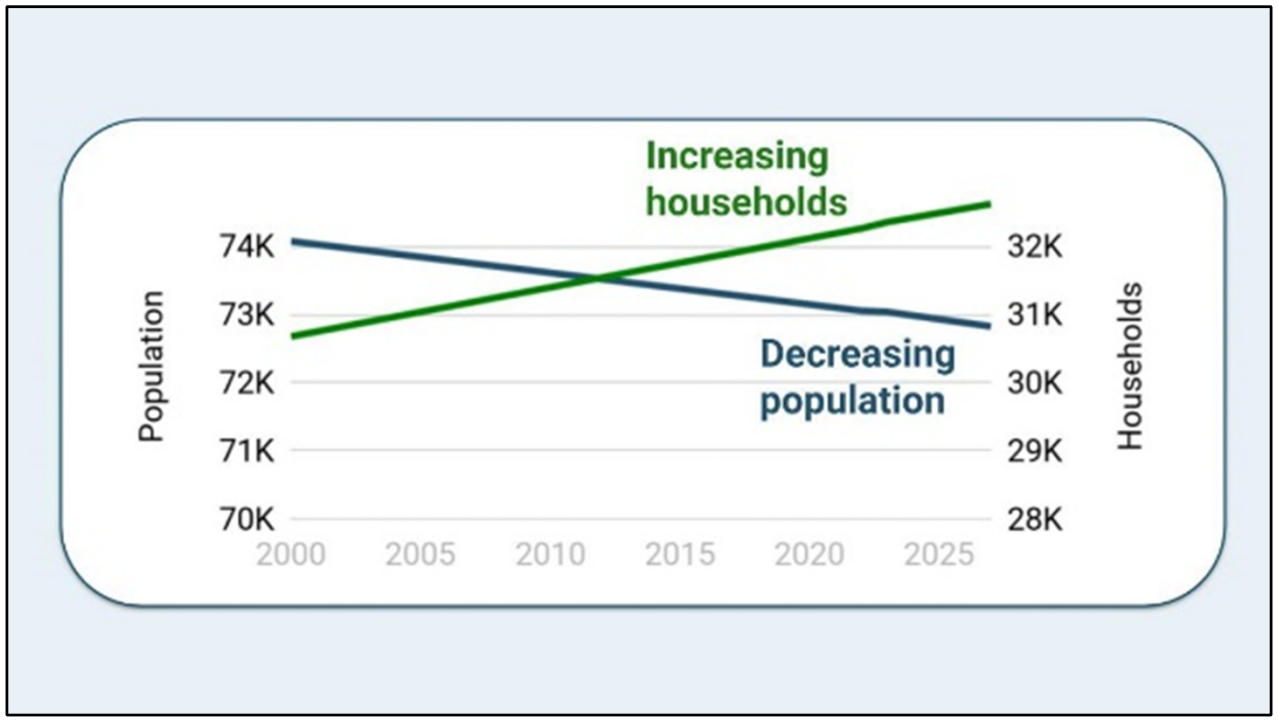


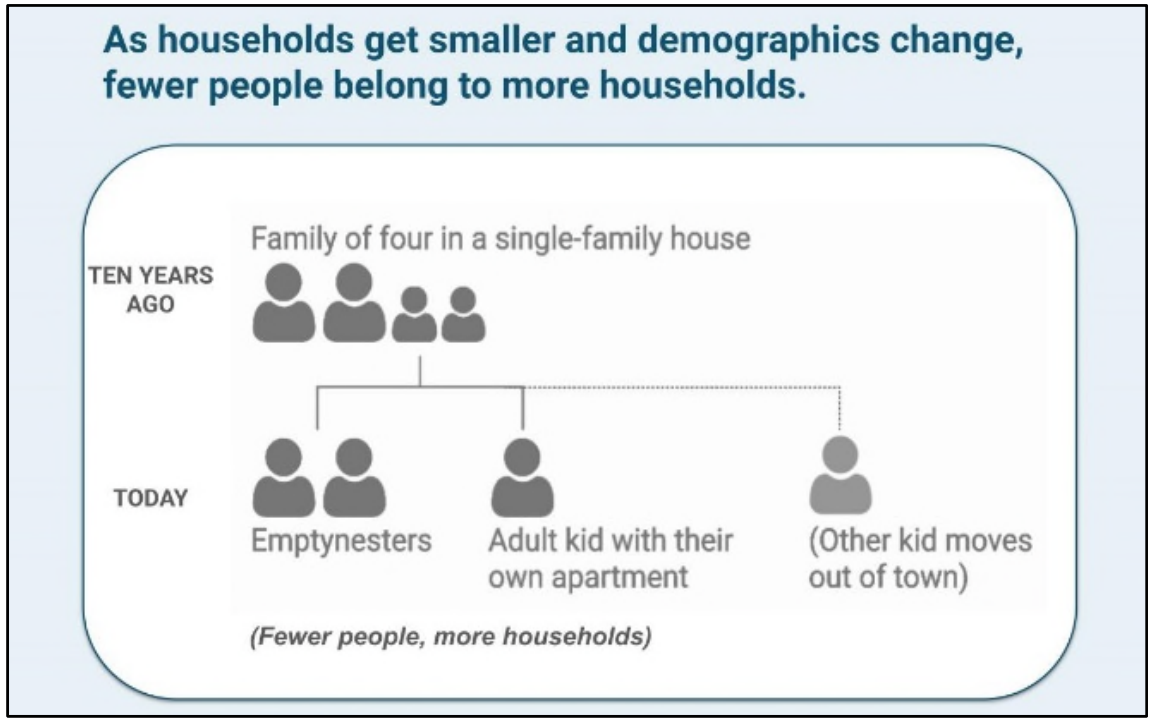
Opportunity for upward mobility for current residents

Population projections make the need for housing support critical

Households are spreading out

- An aging population means 1-2 people in larger homes, without appropriate downsizing options
- Their children and grandchildren move out on their own either in the region, or away if they cannot find available housing here



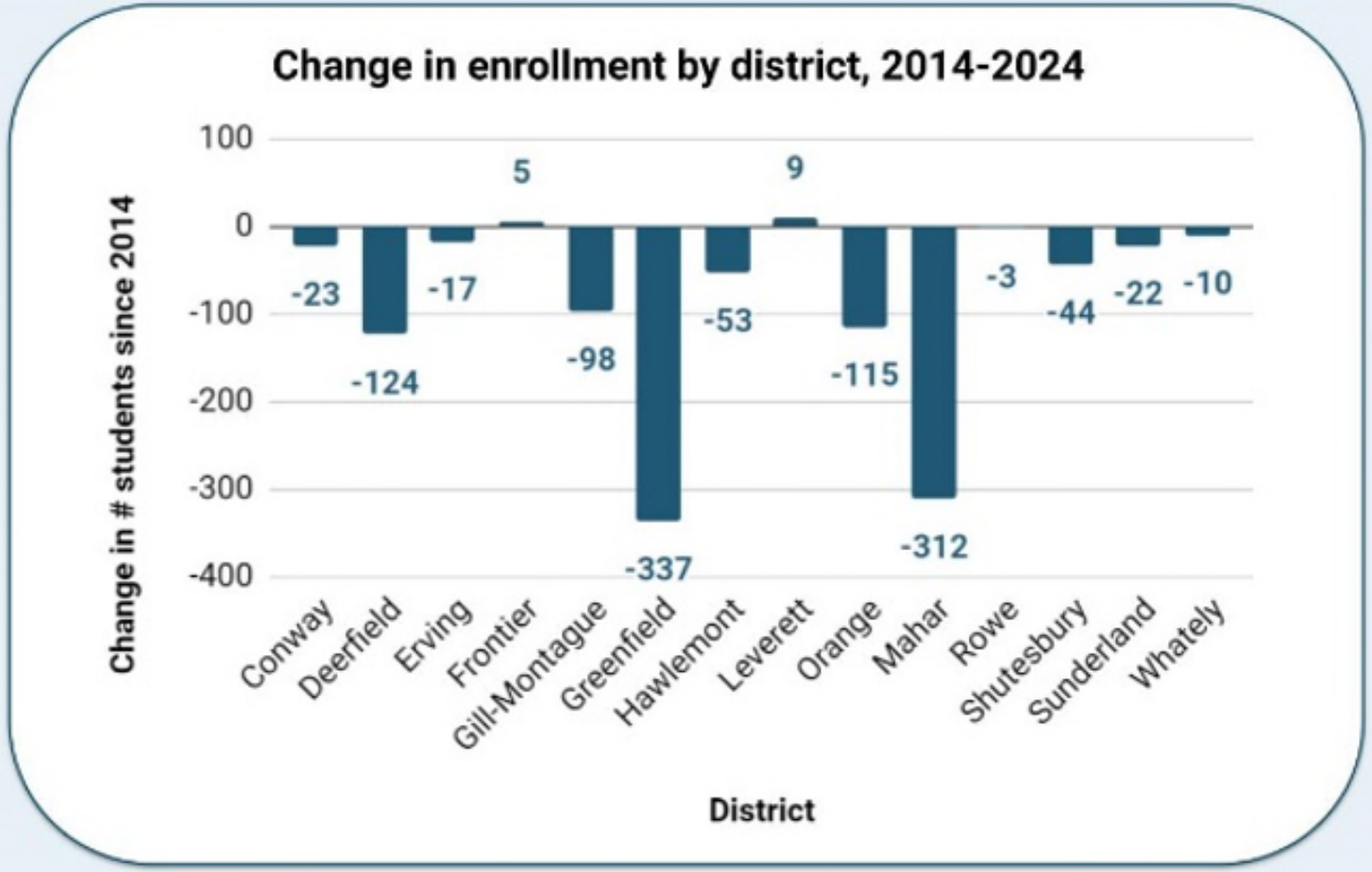


Population projections make the need for housing support critical

With more housing, we could welcome new families who would:

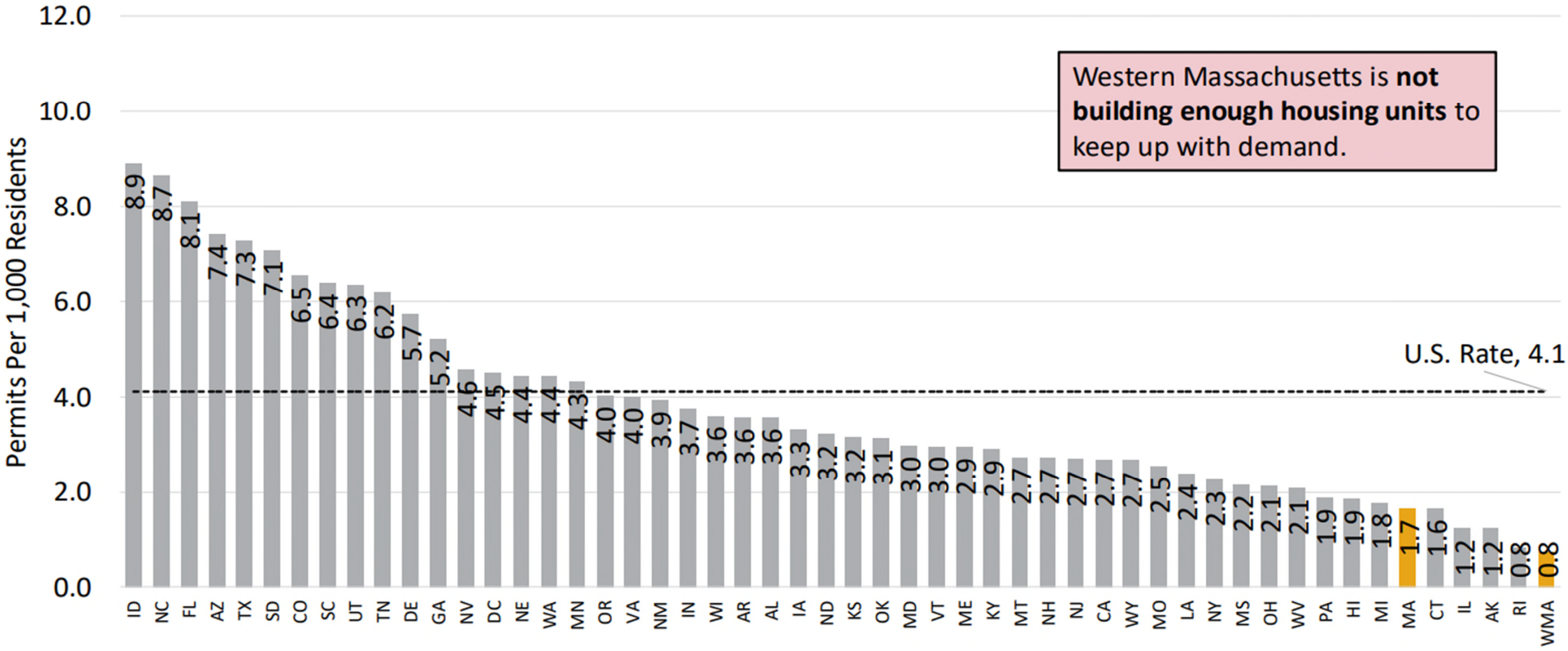
- Support school enrollment
- Diversify our population
- Contribute to our local economy and workforce

40% of Franklin County's population is over the age of 40



Reported Building Permits per 1,000 Residents

By state and region, 2023

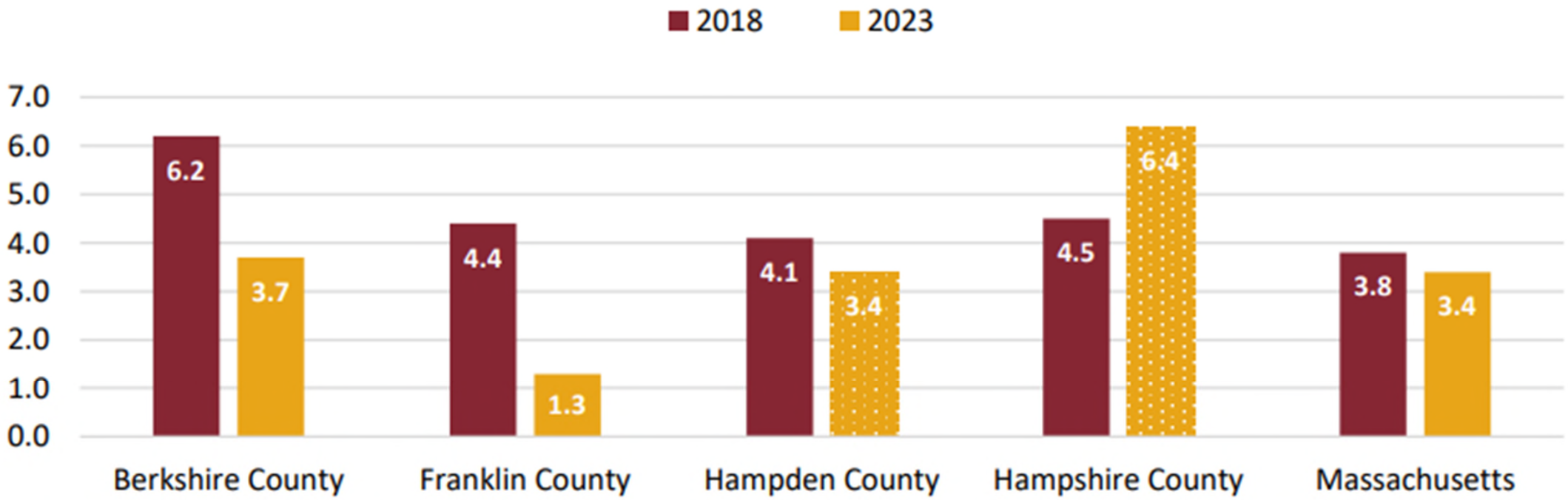


Source: Building Homes. Building Futures. Western MA Housing Study (2025). Data from U.S. Census Bureau, American Community Survey 2019-2023 5-Year Estimates and Building Permits Survey, 2023

Low housing vacancy rates increase competition and prices

A healthy rental vacancy rate is 7%

Figure 9: Rental Vacancy Rate by County, Western Massachusetts, 2018-2023



Source: U.S. Census Bureau, American Community Survey 2014-2018 5-Year Estimates, American Community Survey 2019-2023 5-Year Estimates, DP04. Note: Dotted bars indicate lack of statistical difference among county estimates of vacancy rates compared to 2018 estimates.

Graph from: Building Homes. Building Futures. Western MA Housing Study (2025)

Attainable housing is increasingly out of reach for the typical local household.

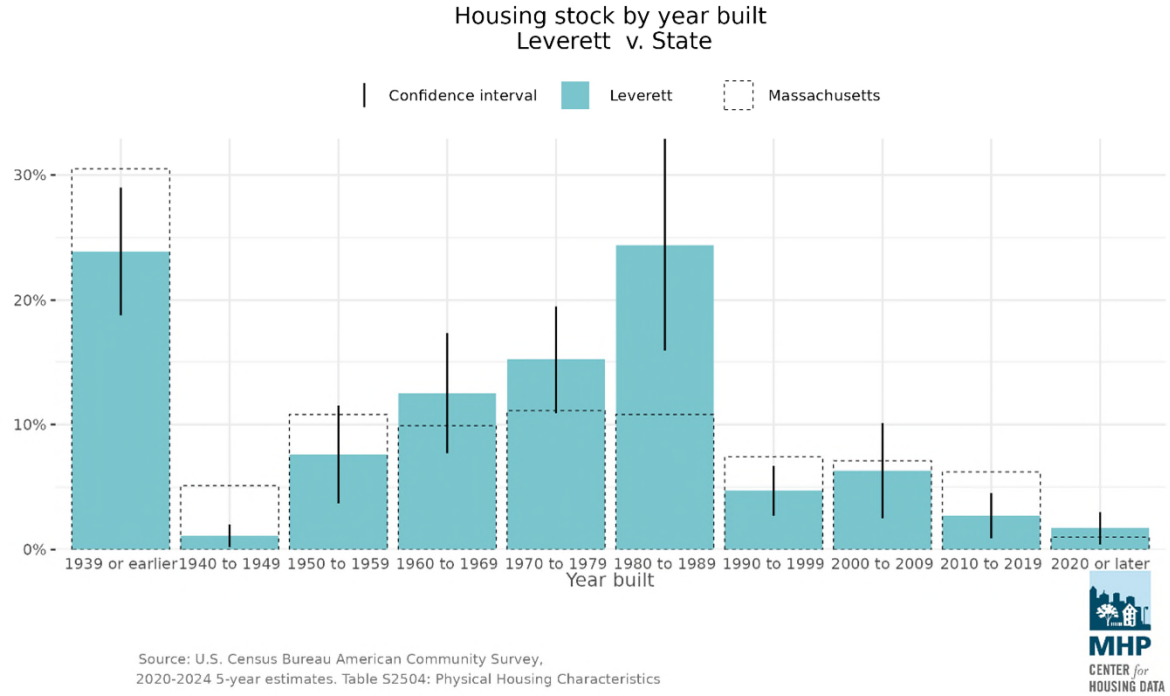
The median home price is almost $200k more than the median income can afford, a gap driven by interest rates.



Leverett Housing Data & Trends

Leverett Building Permits

Existing Housing in Leverett (2024)	
Total Housing Units	816
1 Unit (Single Family)	745
2 Unit (Duplex)	57
3 or 4 Units	2
5 to 9 Units	12



7

new housing units were built in Leverett 2020-2024

24%

of houses in Leverett were built in 1939 or earlier

60%

of houses in Leverett were built in 1979 or earlier
(lead paint banned nationally in 1978)

How much rental stock is there in Leverett?

13%
of Leverett's housing units are renter occupied

30%
of Franklin County's housing units are renter occupied

38%
of Massachusetts housing units are renter occupied

What are the typical housing costs in Leverett?

$2,304
median monthly owner costs for units with a mortgage

$996
median monthly owner costs for units without a mortgage

28%
of Leverett homeowners with a mortgage pay 30% or more of their income on housing expenses

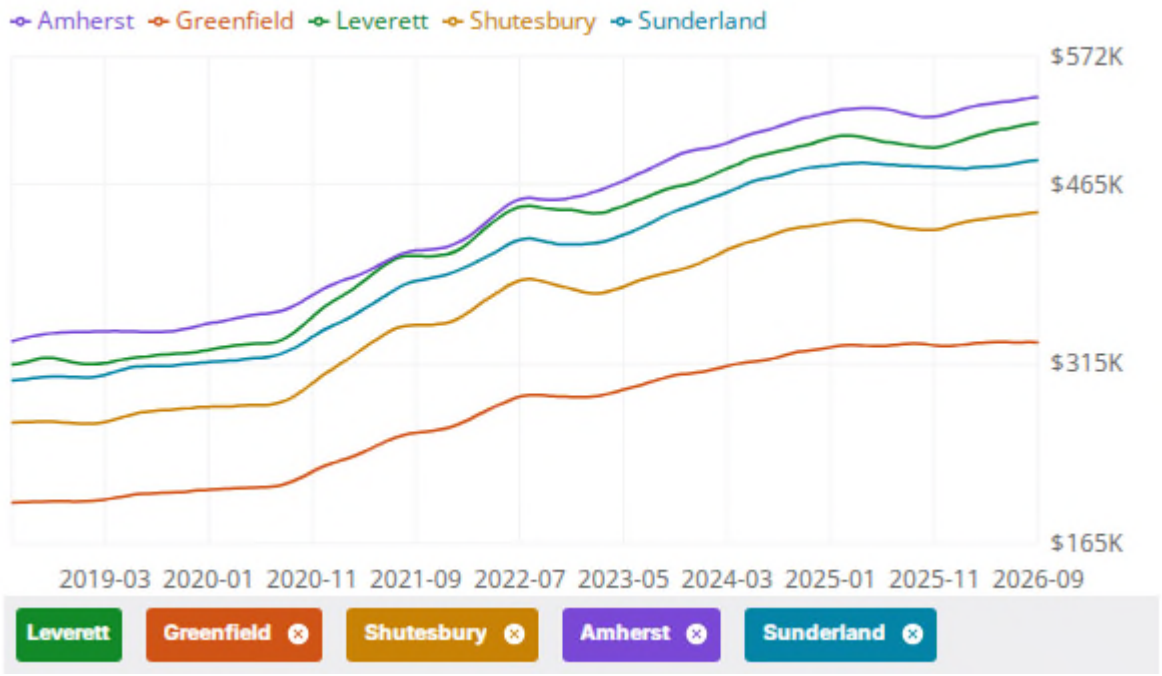
16%
of Leverett homeowners without a mortgage pay 30% or more of their income on housing expenses

73%
of Leverett renters pay 30% or more of their monthly income on housing expenses

26%
of Leverett renters pay 50% or more of their monthly income on housing expenses

All data from 2024 U.S. Census American Communities Survey

Sales and Rent in Leverett



$517,055
Zillow's "Typical Home Value"
for Leverett, 2026

24%
of houses in Leverett were built
in 1939 or earlier

60%
of houses in Leverett were built
in 1979 or earlier
(lead paint banned nationally in 1978)

Housing Challenges in Leverett

1. Limited utility infrastructure
2. High construction costs
3. Homes sell quickly, housing stock is mainly large, expensive single family homes. Very few rentals.
4. Property with frontage part of large parcels, generationally owned
5. Aging housing stock & repairs needed on many houses within typical buyer's price range

76%

combined housing & transportation costs as a percentage of income for a moderate family in Leverett*

Housing: 45%
Transportation 30%

(H+T Index by Center for Neighborhood Technology)
*A moderate family is considered $56,438/year income equivalent to 80% AMI with a household size of 2.37 people



Recommendations in 2010 Leverett Strategic Housing Plan

1. Hire a housing coordinator
2. Accessory Apartment Initiative
3. Rehabilitation Loan Program
4. Down Payment Assistance Program
5. Homebuyer Assistance Program



What Does Affordable Mean?

<30%

household income on rent/mortgage, utilities, insurance, taxes

deed restricted

income eligible households only

“naturally” affordable

inexpensive rent by market forces or choice of sellers/landlords

What is Affordable in Franklin County?

$104,400

Franklin County’s Area Median Income (100% AMI)

Source: HUD, 2025

$95,650

4-person household, low income (80% AMI)

Source: HUD, 2025

$59,800

4-person household, extremely low income (50% AMI)

Source: U.S. Census Bureau, 2022