Discovery: Housing

Shrewsbury Master Plan

ABOUT

Towns influence who can live in their community by the decisions they make to control housing growth. The types of homes, affordability, proximity to other services and amenities, and other factors all play a role. By providing a range of housing options, communities can support residents at different life stages, working a variety of jobs, and with a diversity of household compositions.

Shrewsbury remains a desirable suburb. The Town has absorbed a large portion of regional residential growth driven by several features, such as a diversity of housing options, access to regional metropolitan areas, employment opportunities and healthcare, relatively more affordable living than other suburban areas, and exceptional educational opportunities.

Development activity in Shrewsbury has remained significant since the previous Master Plan, with several mixed-use redevelopment projects constructed or underway contributing to the amount of multi-family housing.

Shrewsbury is home to a wider range of housing types than many surrounding communities due to the Town's efforts to zone for housing diversity for many years. However, it is still predominantly made up of single-family (73%) and owner-occupied (72%) homes.[1]

Shrewsbury's 2024 Housing Production Plan found a need to diversify housing stock with smaller ownership units, townhomes, and more rental options.

KEY HIGHLIGHTS SINCE THE 2016 MASTER PLAN

- ✓ New housing developments provide a variety of housing options to residents
- ✓ Achieved 10% of the town's housing stock on the Subsidized Housing Inventory, marking an important milestone for the town's continued housing efforts and commitment to creating homes for a wider range of its community members
- ✓ Established an Affordable Housing Trust to fund and develop affordable housing

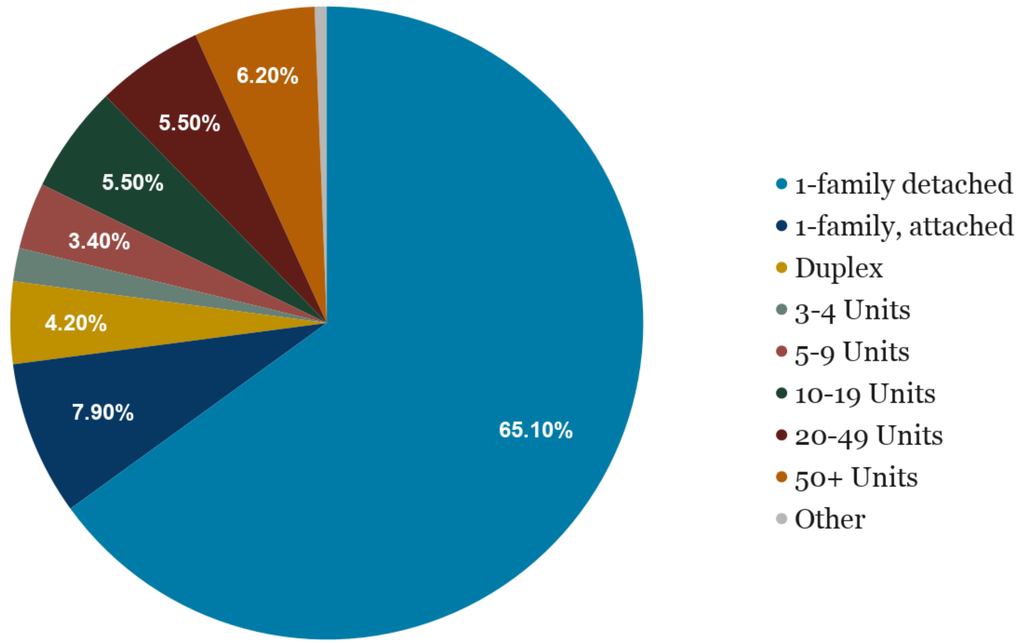
DID YOU KNOW?

Between 2014 and 2024, the median housing value in Shrewsbury increased by **60%** while the median household income increased by about **47%**[2]

The total sum of households increased by 8% since 2019. Most new households are non-family (unmarried couples, single persons living alone, or with roommates)[3]

Shrewsbury's population is becoming older: **30%** of the population was 55 or older in 2020 compared to **22%** in 2000[4]

SHREWSBURY'S HOUSING MIX



1. U.S. Census Bureau, American Community Survey, Five-Year Estimates, 2020-2024.
2. U.S. Census Bureau, American Community Survey, Five-Year Estimates, 2010-2014, 2020-2024.
3. U.S. Census Bureau, American Community Survey, Five-Year Estimates, 2014-2024.
4. U.S. Census Bureau, Decennial Census, 2000, 2010 and 2020.