

# Brentwood's Existing Housing Landscape

## Sourced from the 2024 Housing Chapter in Brentwood's Master Plan

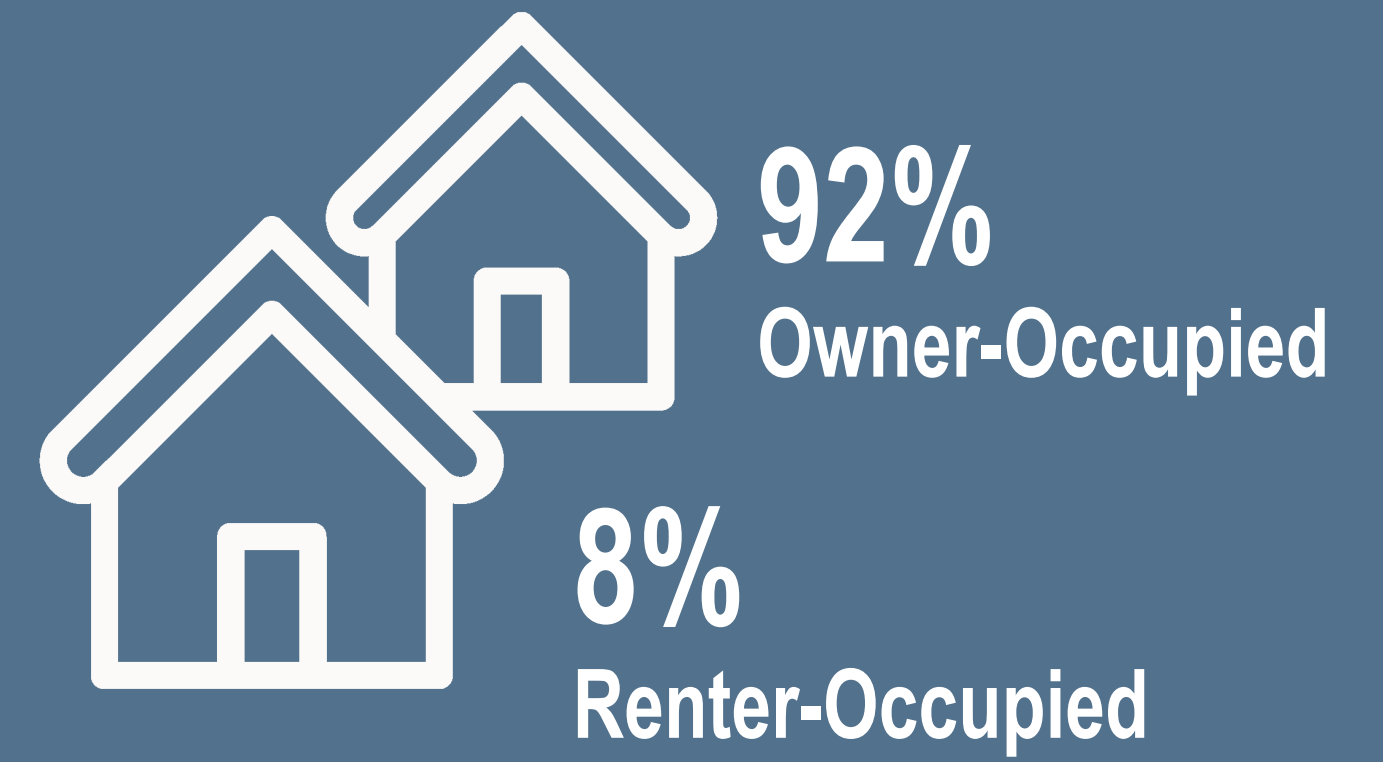


The Master Plan Housing Chapter update analyzed housing data and trends in Brentwood and was informed by extensive public input, including the 2023 Housing Survey administered during Brentwood's first Housing Opportunity Planning (HOP) Grant.



Brentwood added **438** new homes between **2000–2009**, the town's largest decade of housing growth. Over **60%** of homes were built since **1990**.

Housing Tenure



According to the 2023 Regional Housing Needs Assessment, Brentwood needs:

- **108** new housing units **by 2025**
- **294** new units **by 2040**
  - Including **70** affordable units
  - With a **31%** rental / **69%** ownership mix recommended

There are **1,631** total housing units in Brentwood.



The Town of Brentwood's **Workforce Housing Ordinance** was **repealed** in 2010, leaving the town exposed to legal action under state law.



The Town's **housing availability is extremely low**, with a **vacancy rate under 2%**, housing option and are limited for current and future residents.

**28.3%** of renters are cost-burdened, spending **more than 30% of their income** on housing.



**14% of homes (228 units)** are over **50 years old**, considered "historic" under preservation standards.



Brentwood has a **multi-family zone**, but no developments have occurred within it.

**Potential barriers to housing development include:**

- No municipal water or sewer systems
- 18% of town land is conserved
- Large-lot zoning requirements



Brentwood's median home price in 2023 was **\$639,123** far exceeding the statewide average of **\$403,000**