

# SOUTH HADLEY

## *HOUSING PRODUCTION PLAN*



June 16, 2016

**What is affordable housing?**

**Housing Production Plan**

**Affordable Housing Goals**

**Where and what in South Hadley?**

# | What is affordable housing?

Housing costs considered unsustainable if  
**> 30%** household gross income.

Springfield MSA Area Median Family Income:  
**\$67,700**



# What is affordable?

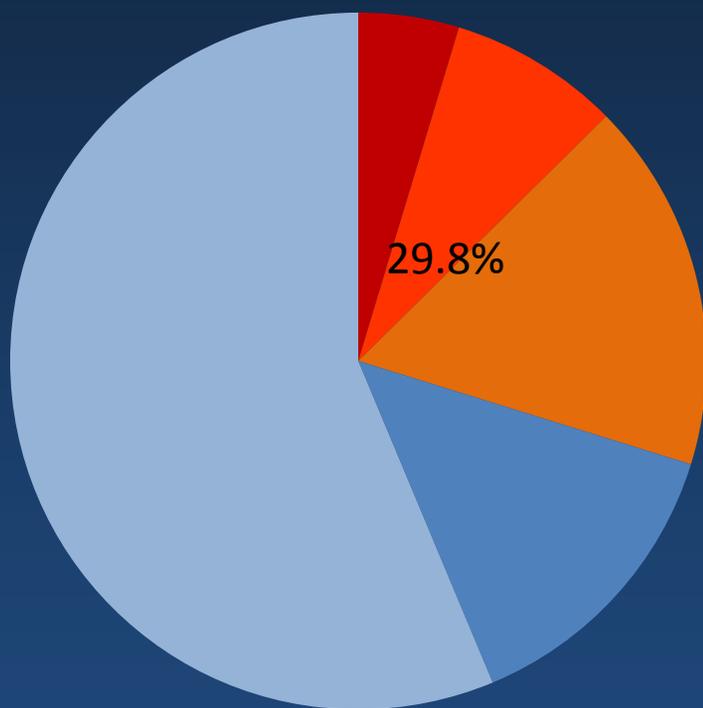
FY2015 Springfield MSA (Hamden and Hampshire)

Area Median Family Income: \$67,700

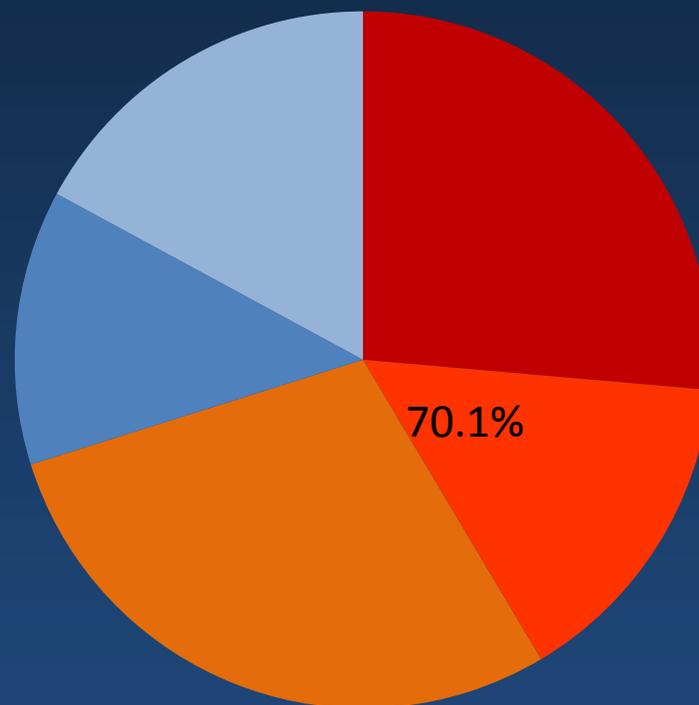
Income Limit	1-person	2-person	3-person	4-person	5-person
<b>FY2015 Low-Income Limits (80%)</b>	\$46,100	\$52,650	\$59,250	\$65,800	\$71,100
Sales Price <i>(estimated)</i>	\$131,000	\$150,000	\$168,000	\$185,000	\$202,000
Rental Price <i>(estimated)</i>	\$1,153	\$1,316	\$1,481	\$1,645	\$1,778

# South Hadley Households

Owner

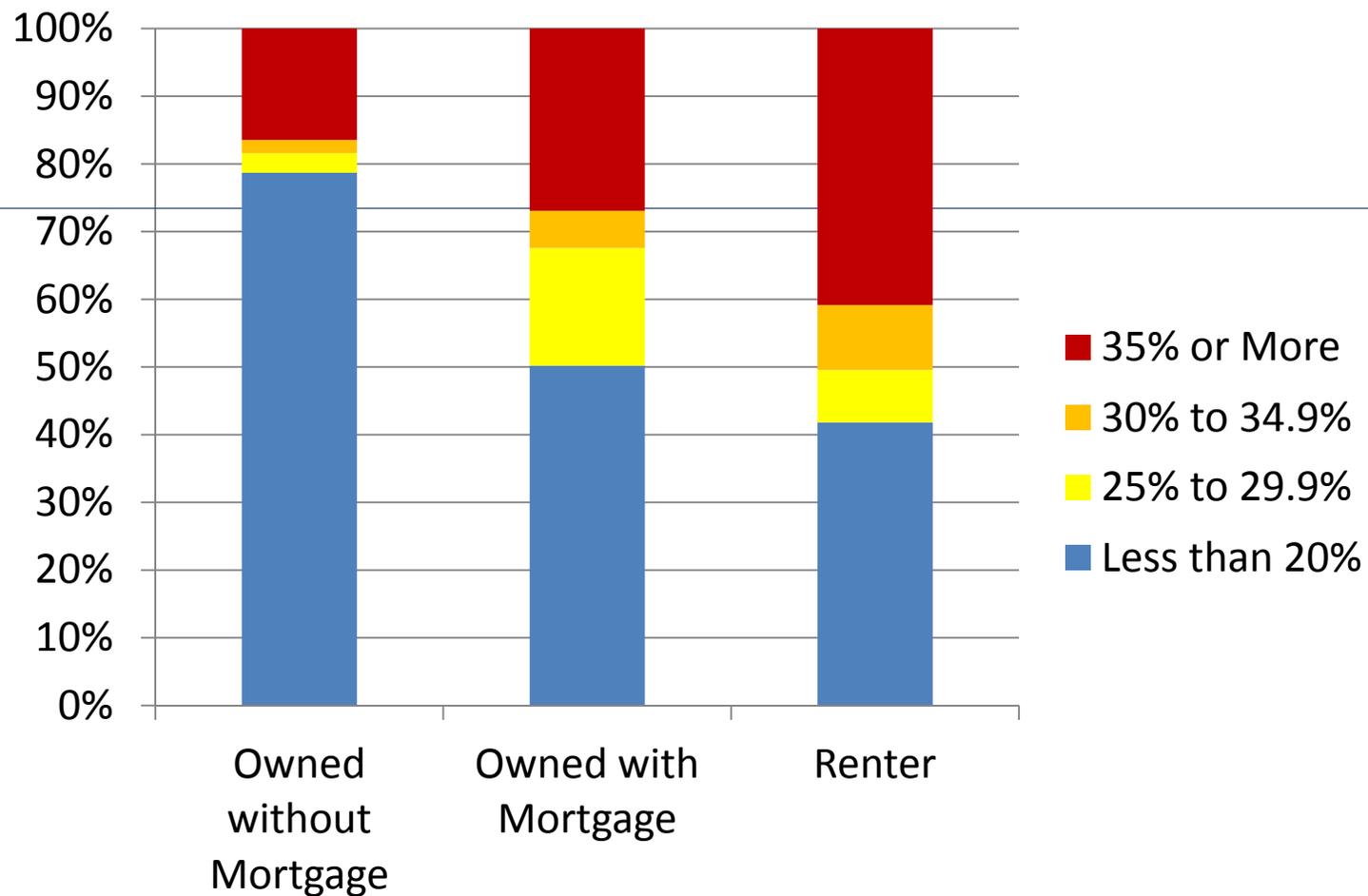


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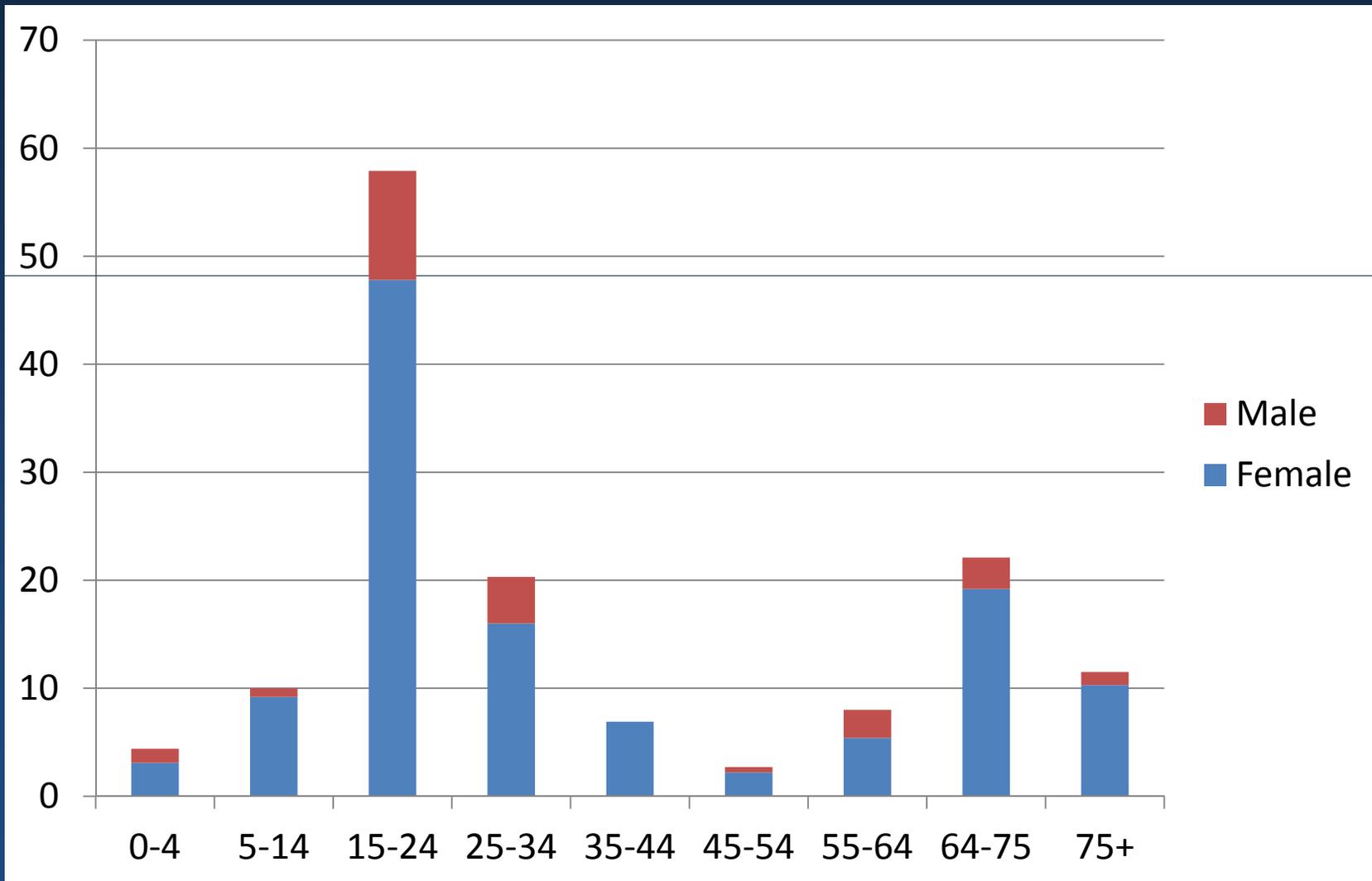


40% of current households in South Hadley earn less than 80% of Area Median Income (AMI).

# Housing Costs As Percentage of Income



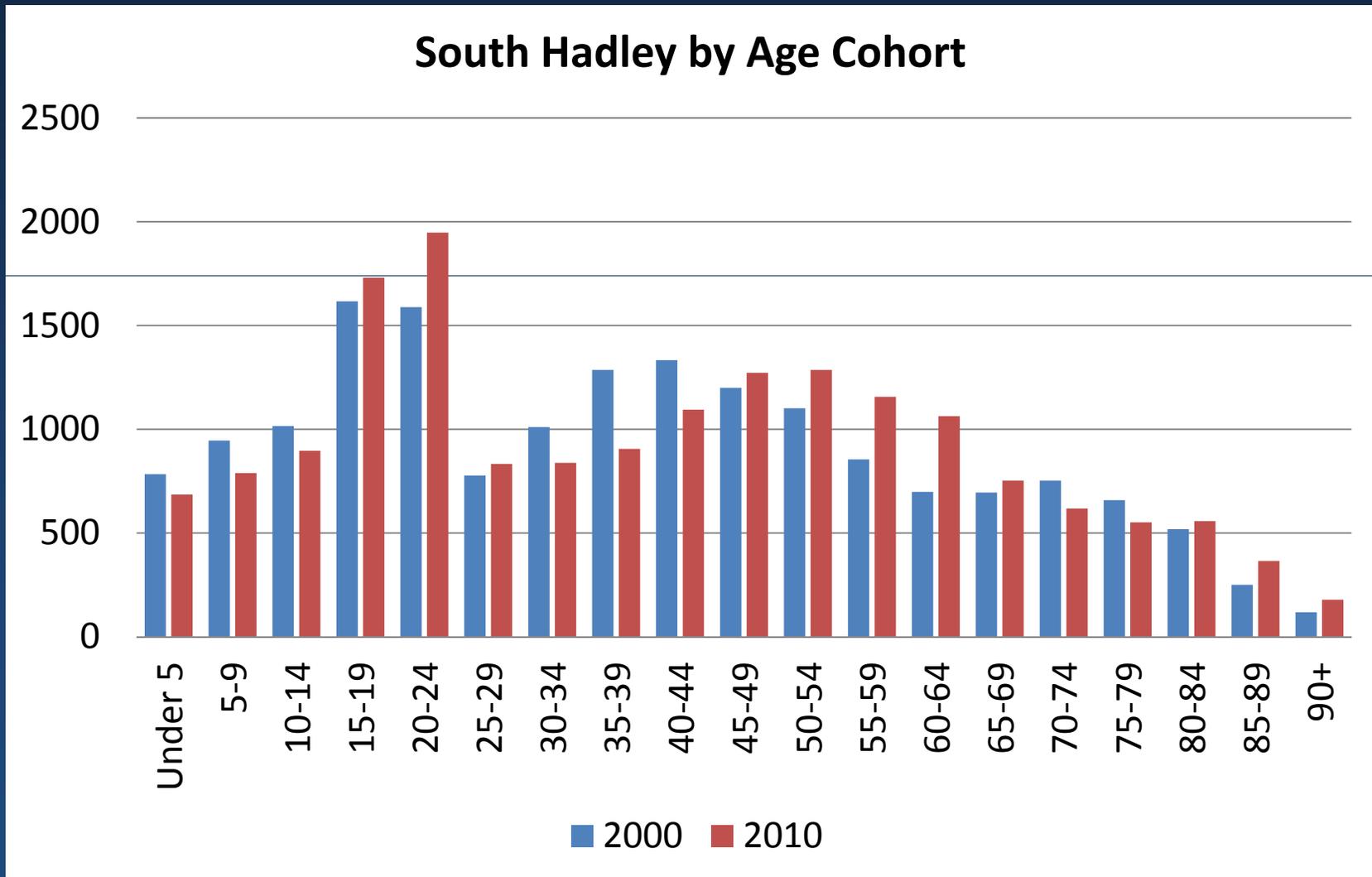
# Poverty by Age



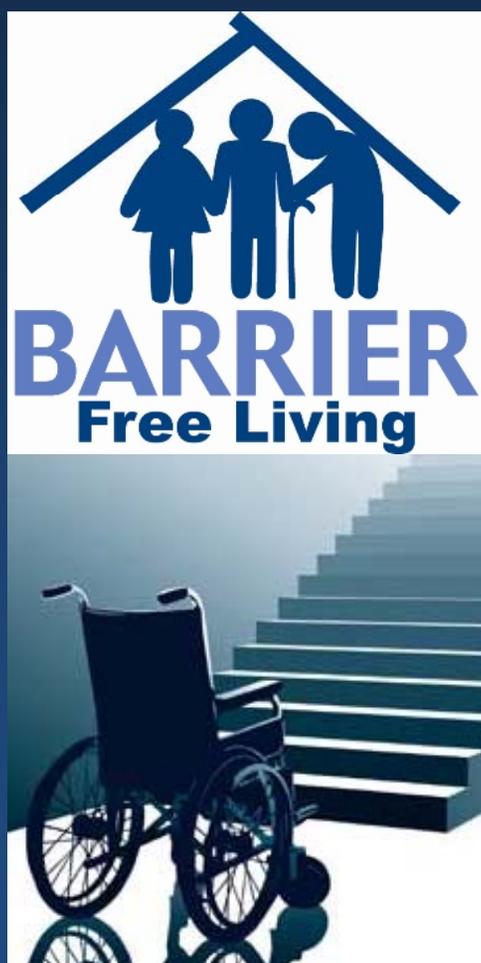
# Population Trends

	2000		2010		% Change 2000 to 2010
	#	%	#	%	
Total Group Quarters	1,847	10.7	2,200	12.6	16.0%
Total Households	6,586	100.0%	6,793	100.0%	3.0%
Family households	4,208	63.9%	4,156	61.2%	-1.3%
Families with children under 18	1,746	26.5%	1,575	23.2%	-10.9%
Husband-wife family	3,399	51.6%	3,206	47.2%	-6.0%
Husband-wife with children under 18	1,315	20.0%	1,094	16.1%	-20.2%
Female householder, no spouse	611	9.3%	690	10.2%	11.4%
Female householder, no spouse with children	343	5.2%	366	5.4%	6.3%
Non-family households	2,378	36.1%	2,637	38.8%	9.8%
Living alone	2,004	30.4%	2,189	32.2%	8.5%
Over 65	902	13.7%	971	14.3%	7.1%
Households with person younger than 18	1,875	28.5%	1,725	25.4%	-8.7%
Households with person age 65+	2,102	31.9%	2,178	32.1%	3.5%

# Population Trends

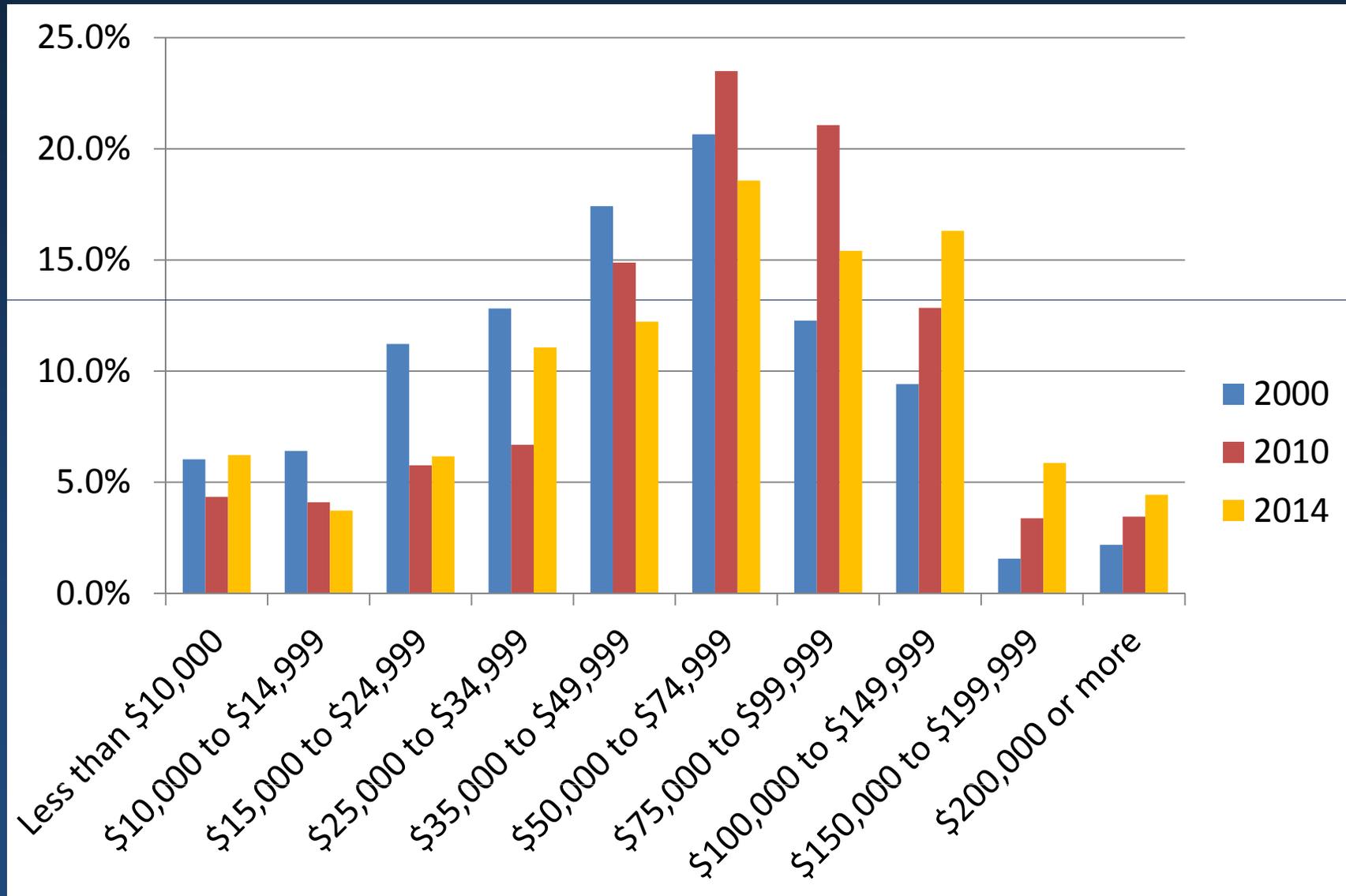


# Residents with Disabilities

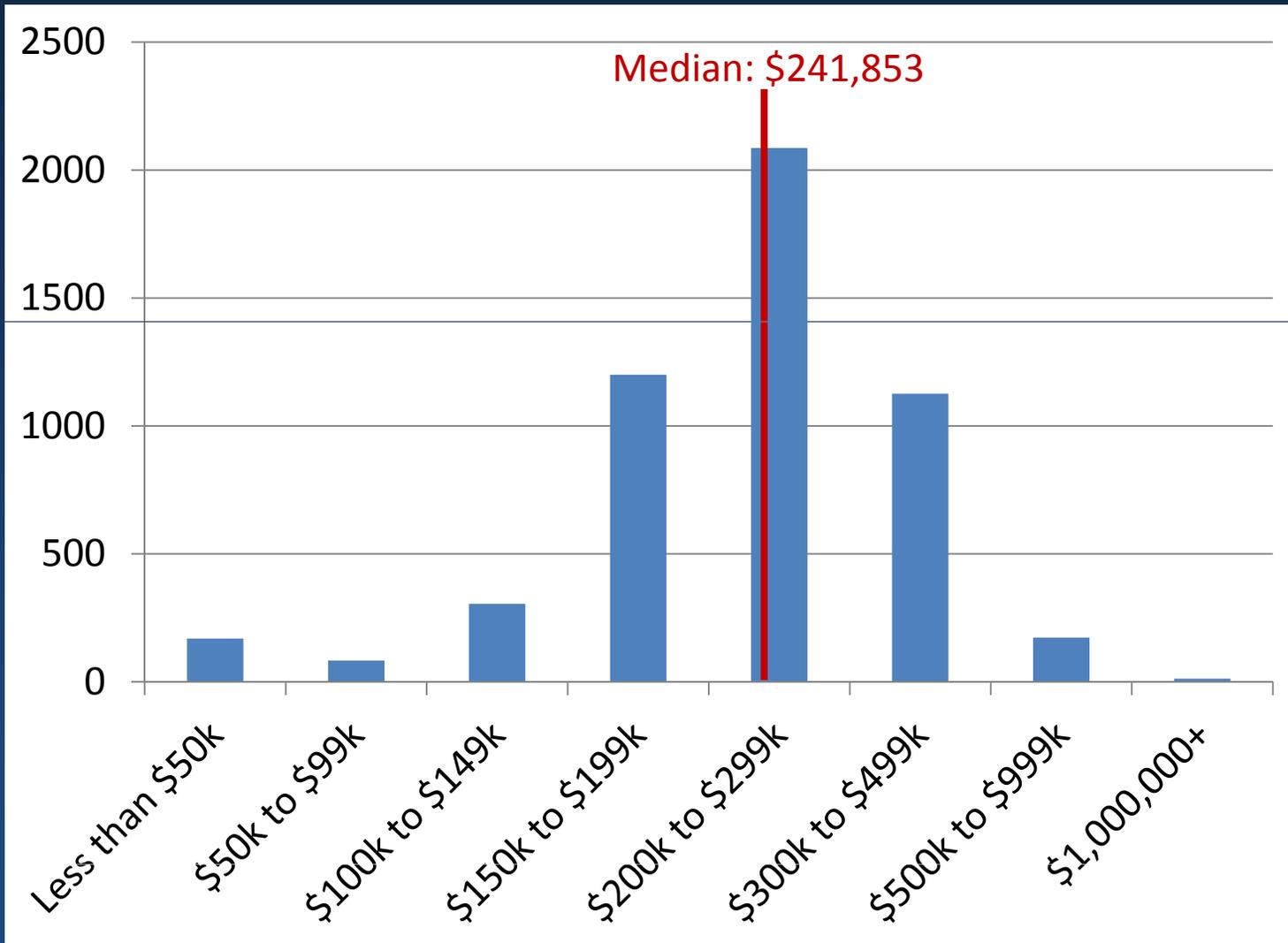


With a disability	11.0%
Population 18 to 64 years	7.0%
With a disability	7.0%
With a hearing difficulty	0.6%
With a vision difficulty	0.7%
With a cognitive difficulty	2.8%
With an ambulatory difficulty	3.5%
With a self-care difficulty	1.4%
With an independent living difficulty	3.2%
Population 65 years and over	31.4%
With a disability	31.4%
With a hearing difficulty	12.8%
With a vision difficulty	4.1%
With a cognitive difficulty	6.5%
With an ambulatory difficulty	18.7%
With a self-care difficulty	6.1%
With an independent living difficulty	12.0%

# Household Income



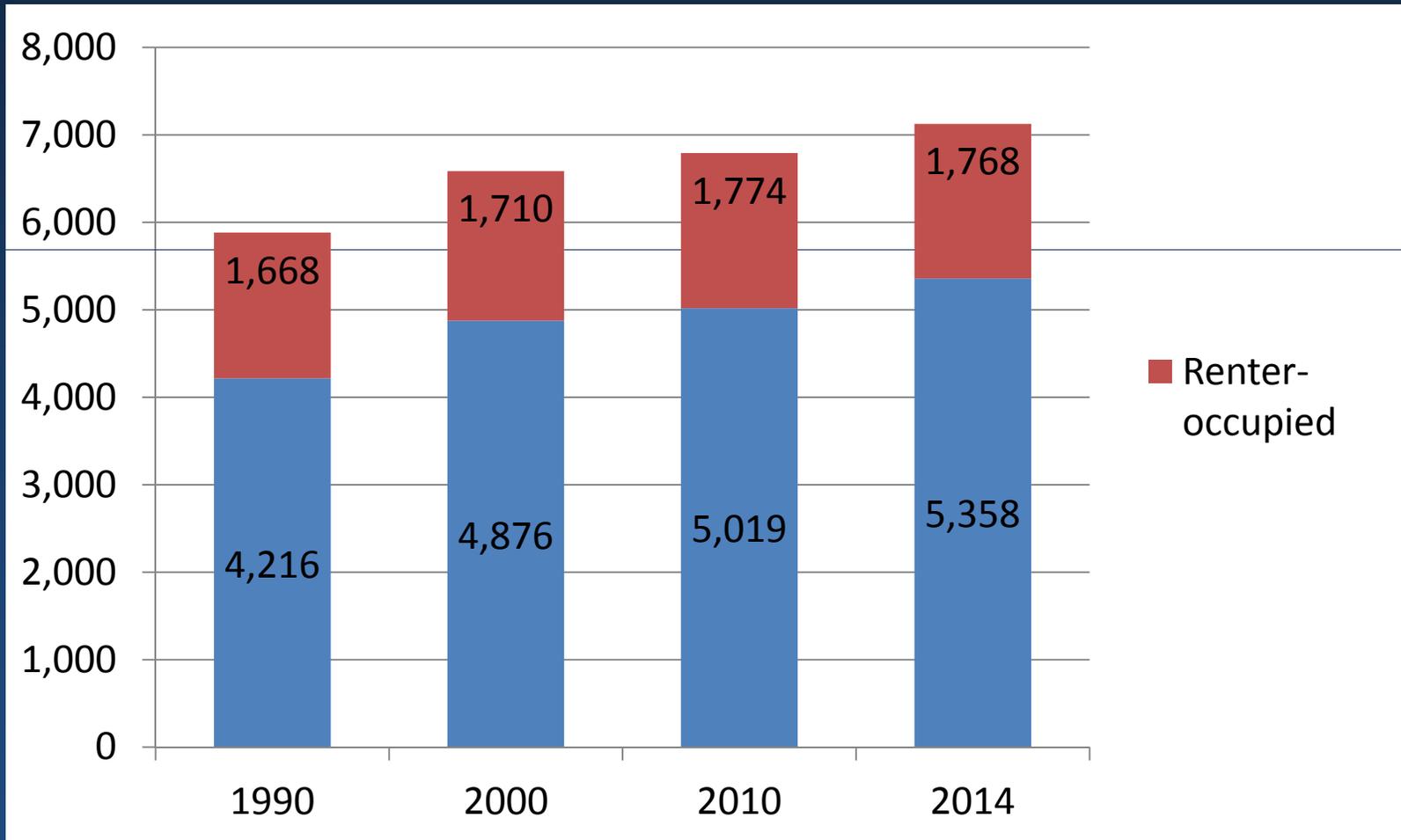
# Housing Prices



# Rental Prices



# Housing: Growth



**What is affordable housing?**

**MGL 40B**

**Housing Production Plan**

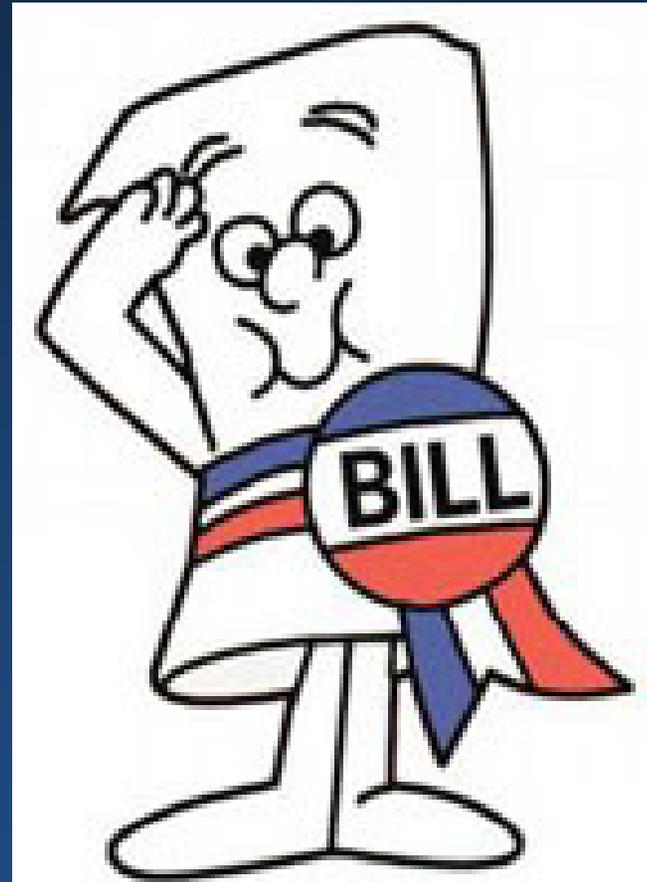
**Affordable Housing Goals**

**Where and what in South Hadley?**

# MGL 40B

Goal is at least **10%** of a community's housing stock is "Affordable."

MHCD's Subsidized Housing Inventory (SHI) list records the qualifying units.



... and if the goal isn't met?

Towns have little control  
over "40B" affordable  
housing projects.



2010 Census Year-Round Housing Units	Total Development Units	SHI Units	%
7091	396	396	5.6%

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

South Hadley

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2853	Lathrop Village	69 Lathrop St.	Rental	48	Perp	No	DHCD
2854	Lathrop Village	69 Lathrop St	Rental	48	Perp	No	DHCD
2855	Newton Manor	643 Newton St	Rental	40	Perp	No	DHCD
2856	n/a	27 Abbey Lane	Rental	8	Perp	Yes	DHCD
2857	Abbey St.	Abbey St.	Rental	12	Perp	Yes	DHCD
2858	Hampshire Cty RHA	North Street	Rental	2	Perp	No	DHCD
2859	Riverboat Village	River Lodge Road	Rental	170	Perp	Yes	DHCD
4460	DDS Group Homes	Confidential	Rental	24	N/A	No	DDS
9144	Hubert Place	93 Canal St	Rental	44	2048	NO	HUD HUD

## Which housing is eligible for the SHI?

- **Housing is priced** so monthly housing costs do not exceed 30% of monthly income for a household earning 80% of area median income.
- **Deed-restricted** (30 years for new construction).
- 10% percent or more of the units in developments must have **3+ bedrooms**.
- **Entire project counts** if 25% of rental units for 80% AMI households or if 20% units for 50% AMI households.
- **Fair Housing** practices observed.

# How to create Affordable housing?

## Eligible **state or federal subsidy** programs:

Affordable Housing Trust Fund  
Chapter 167 (Special Needs Housing)  
Chapter 200 (Veterans' Housing)  
Chapter 667 (Elderly Low Income Housing)  
Chapter 689 (Special Needs Housing)  
Chapter 705 (Family Low Income Housing)  
DHCD Capital Improvement and Preservation Fund (CIPF)  
DHCD Commercial Area Transit Node Housing Program (CATNHP)  
DHCD Community Based Housing Program (CBH)  
DHCD Community Development Block Grant (CDBG) including:  
Homeowner Rehab, HDSP (some uses), and CDF (some uses)  
DHCD Facilities Consolidation Fund (FCF)  
DHCD Homeownership Opportunity Program (HOP)  
DHCD Housing Innovations Fund (HIF)  
DHCD Housing Stabilization Fund (HSF)  
DHCD Local Initiative Program (LIP)  
DHCD Mass Rental Voucher Program (MRVP) Project Based Vouchers  
DHCD Tax Exempt Local Loans to Encourage Rental Housing (TELLER)  
DMH Community Based Housing (Group Homes)  
DMR Community Based Housing (Group Homes)  
MGL Chapter 40R (Smart Growth Zoning Act)  
Massachusetts Low Income Housing Tax Credits (LIHTC)  
Massachusetts Housing Partnership Fund (MHP) MATCH Program  
Massachusetts Housing Partnership Fund (MHP) Permanent Rental Financing Program  
EOT Transit Oriented Development (TOD) Infrastructure & Housing Support Program  
MassDevelopment Tax-Exempt Bond Programs  
MassHousing Chapter 13A Interest Reduction Subsidy Program  
MassHousing Chapter 236 Program  
MassHousing Elder Choice  
MassHousing Elder Mixed Income Program  
MassHousing Housing Starts  
MassHousing Mixed-Income (Taxable/Tax-Exempt) Financing Program  
MassHousing Multi-Family Rental  
MassHousing Options for Independence  
MassHousing Rental Development Action Loan (RDAL)  
MassHousing State Housing Assistance for Rental Production (SHARP)

# Who builds Affordable housing?

Towns – often provide land,  
funds (esp. through CPA)

Housing Trusts / Partnerships

Non-Profits (ex.. HAP Housing)

For-profit developers



# How to create Affordable housing?

## *Other typical methods:*

- Town zoning approval w/ affordable housing conditioning (40R districts are an example).
- Accessory Dwelling Units.
- Financial assistance from town funds.
- Provision of town-owned or acquired land or buildings.

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# Why a Housing Production Plan?

A proactive way to meet the State's 10% goal.



Opens up preference for state grant funds.



Potentially allows Town control over 40B projects.



| What and why an HPP?

## Parts of a Housing Production Plan

### 1. Comprehensive Housing Needs Assessment

- Projection of future population and housing needs.
- Development constraints and limitations.
- Plans to mitigate such constraints where possible.
- Infrastructure capacity to accommodate growth.

| What and why an HPP?

## Parts of a Housing Production Plan

### 2. Affordable Housing Goals

- What mix of housing types is consistent with community and regional needs?
- What is feasible within the housing market?
- Numerical goal for annual unit production, increasing the number by at least 0.50% of 10% goal.

## | What and why an HPP?

# Parts of a Housing Production Plan

### 3. Implementation Strategies

- Zoning districts or geographic areas in which to modify regulations to allow SHI developments.
- Sites where the Town will encourage the filing of Comprehensive Permits.
- Characteristics of proposed developments preferred by the municipality (may not apply constraints).
- Town-owned parcels to issue requests for proposals to develop SHI Housing.
- Participation in regional collaborations.

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# 2010 Master Plan

H-4: Attain the goal of 10% affordable housing by 2020.

4-1-1: Establish a Municipal Housing Trust with responsibility to plan for and develop affordable housing.

4-1-2: Establish a dedicated funding source to further affordable housing efforts, including adopting the Community Preservation Act.

4-1-3: Assign all tax title properties which are deemed unusable for municipal needs, to the Municipal Housing Trust for either rehabilitation, development, or disposition with all proceeds from disposition being used by the Trust to further affordable housing initiatives.

# 2010 Master Plan

4-1-4: Create partnerships with area institutions to collaborate on formation of resource pools to develop affordable housing.

4-1-5: Use local resources to leverage available private, state, and federal funding programs to implement affordable housing programs.

4-1-6: Assist the South Hadley Housing Authority to support and retain its low-income rental properties.

# 2010 Master Plan

4-1-7: Provide matching funds to build limited equity co-ops, housing for people with AIDS, etc.

4-1-8: Acquire a permanent preservation restriction to ensure the occupancy of certain units in a privately owned rental building for persons of low or moderate income.

4-1-9: Establish a housing development fund capitalized with developer contributions from an Inclusionary Housing bylaw.

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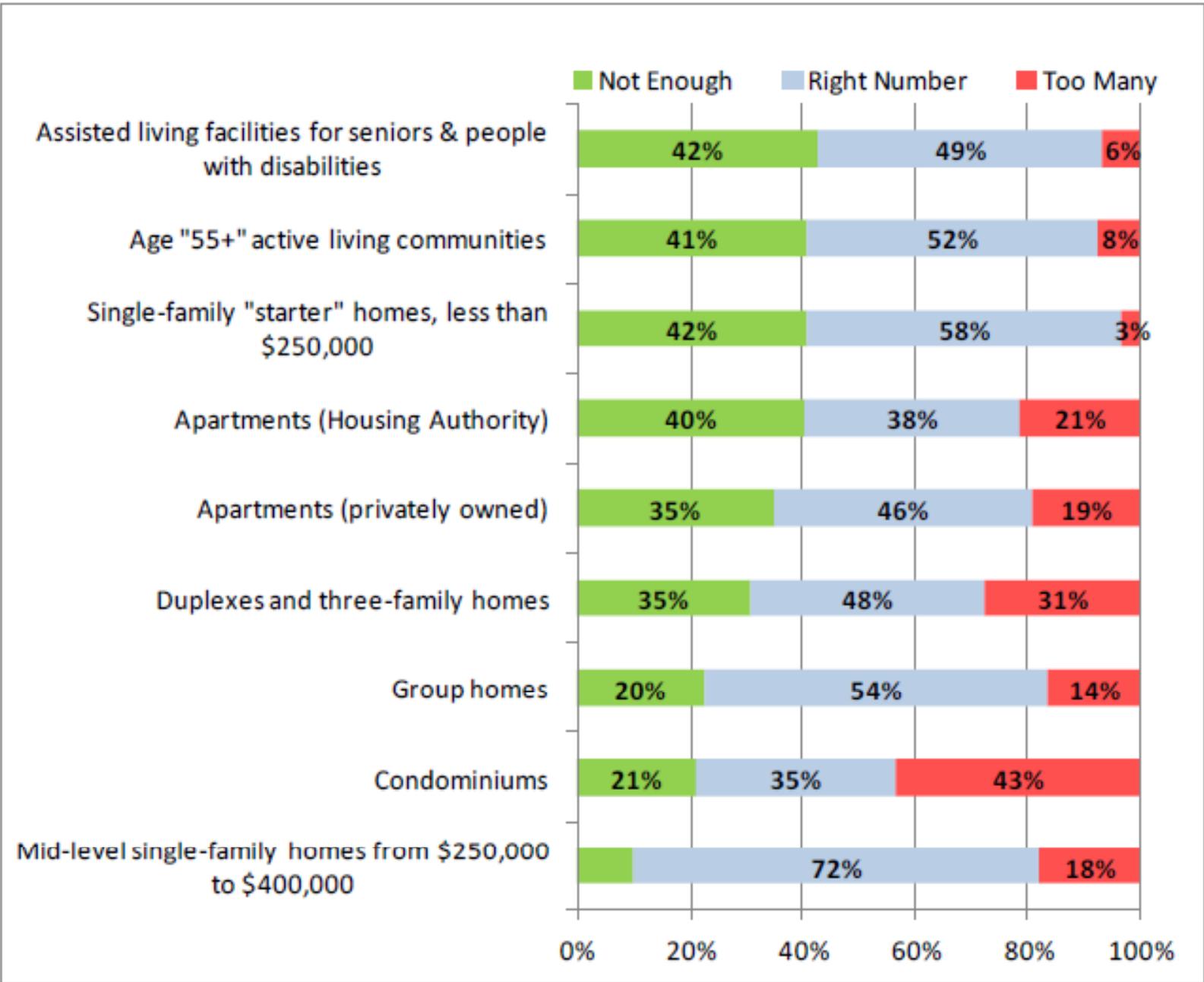
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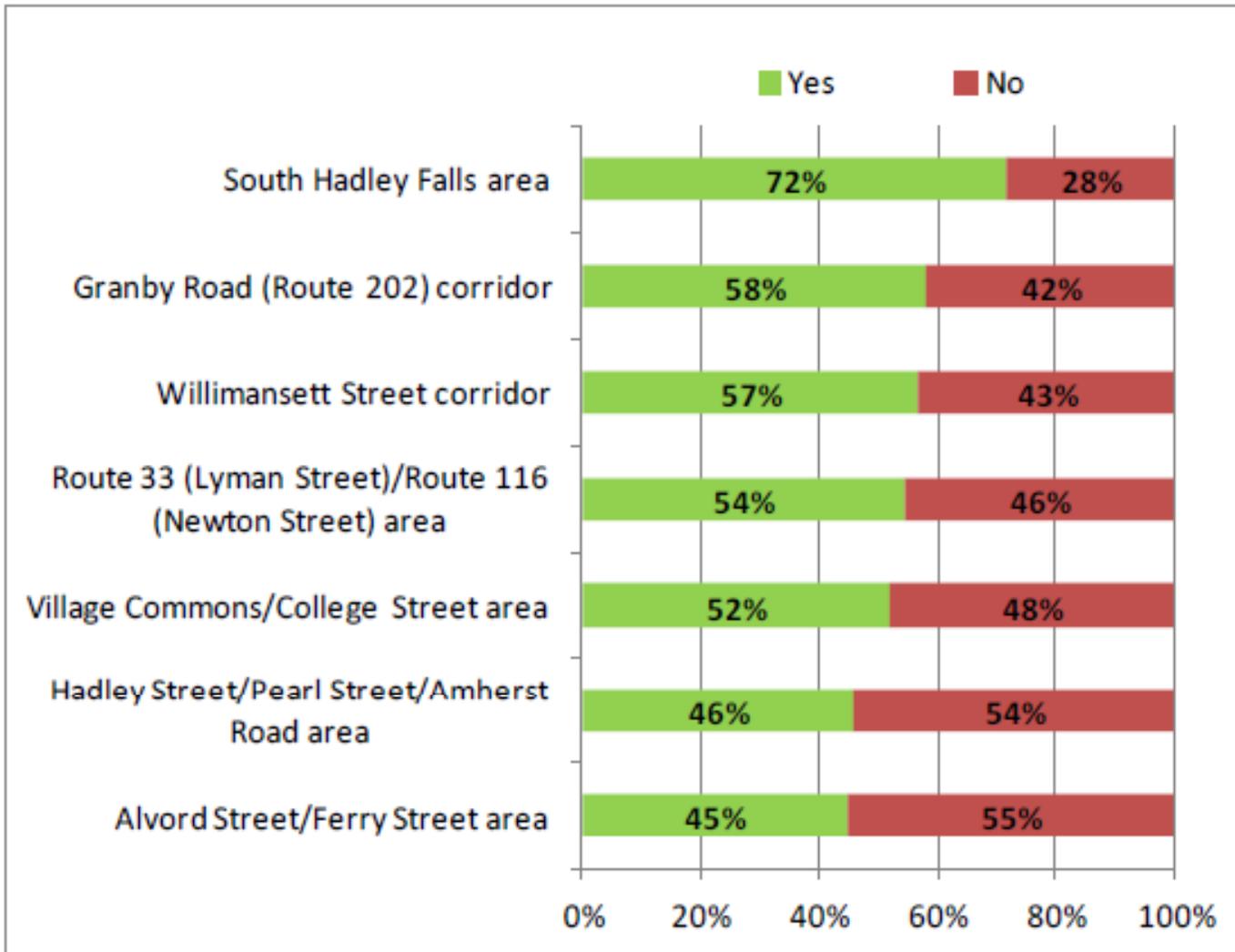
**Affordable Housing Goals**

**Where and what in South Hadley?**

#### 4. Do you think there are enough of the following types of homes in South Hadley?

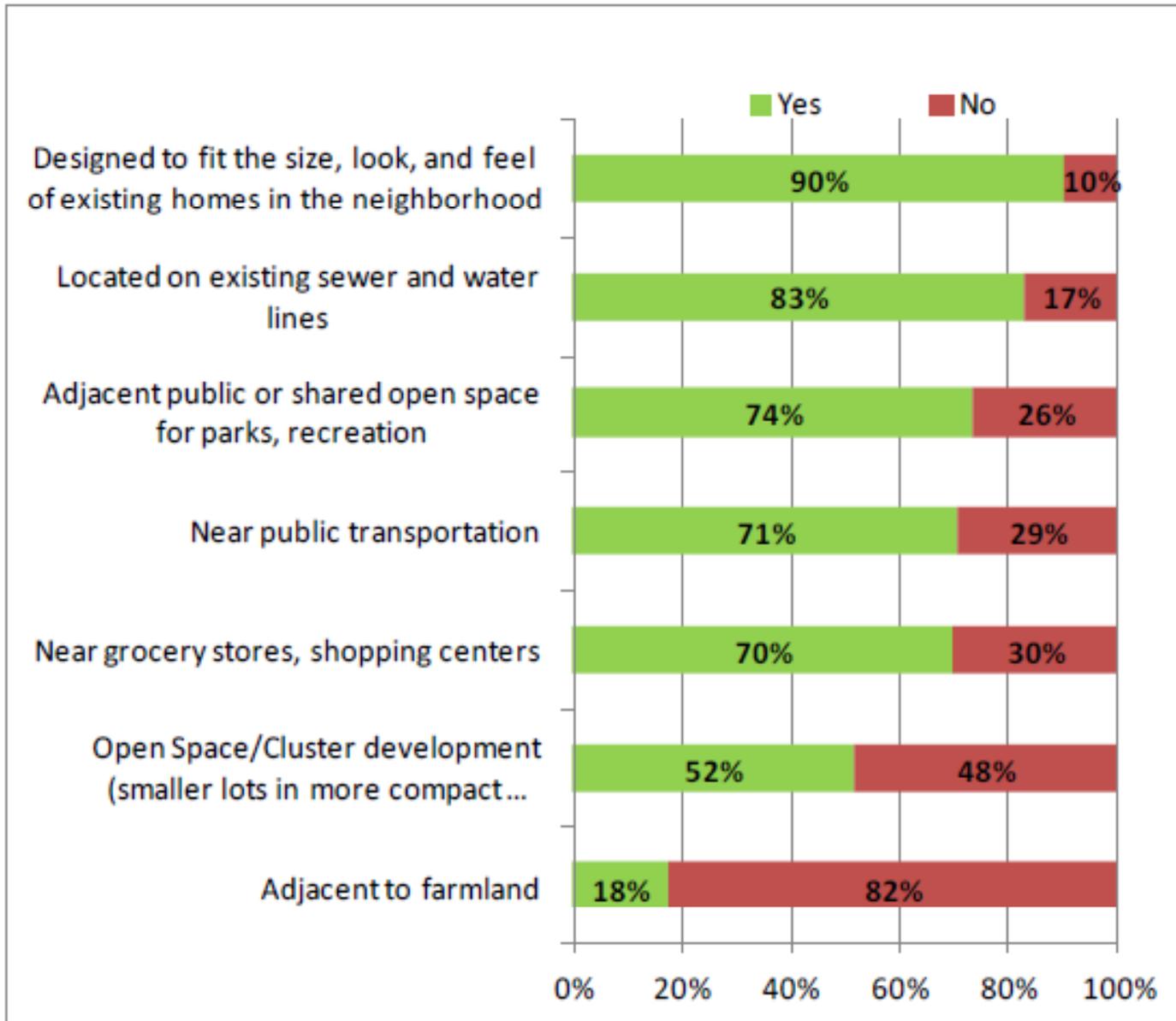


**6. Where do you think most new homes, condos and apartments in South Hadley should be located?**



*South Hadley Falls was the most frequently mentioned location for new residential development. But only two areas-- the Hadley/Pearl St/Amherst Rd and Alvord/Ferry St – received a majority of “no” votes as preferred areas for new home development.*

## 7. What qualities do you think are necessary for new homes that will be built in South Hadley?



*Home design and quality are the most critical quality for new homes in South Hadley.*

*Proximity to amenities, such as parks, grocery stores and public transportation, were also rated as relatively important.*

*A large majority do not want new homes adjacent to farmland.*

**8. What should our priorities be for helping to keep homes affordable and in good condition for people who live in South Hadley or may want to move here?**



# Discussion

