

# SOUTH HADLEY

## *HOUSING PRODUCTION PLAN*



June 27, 2016

# How to Create Affordable Housing

# 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.

# Regulatory Strategies

Existing mechanism: 40R

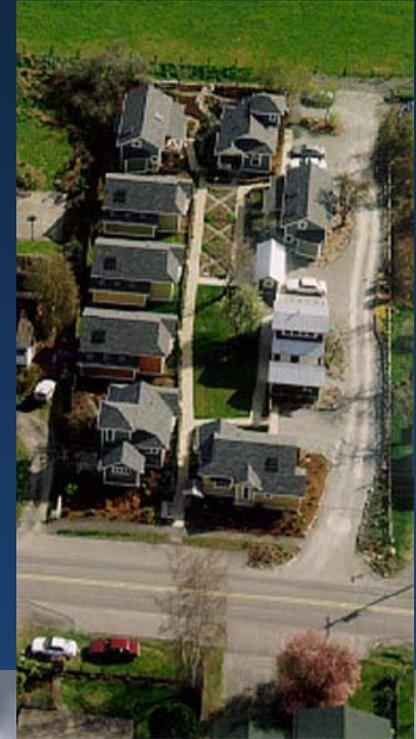
- Optional overlay
- 20% of units (25% for rental or elderly)
- Design standards
- Waivers
- By-right



# Regulatory Strategies

## *To think about:*

- Inclusionary zoning.
- Accessory dwelling units.
- Multi-family uses by right.
- Dimensional flexibility
- Other housing types:
  - Small apt buildings
  - Townhouses
  - Pocket neighborhoods
  - Live-work units





Site Plan

A scale bar showing 0, 25, and 50 feet. Below it is a north arrow pointing upwards.

# Regulatory Strategies

- Flexible Income Targets – smaller percentage if income thresholds are lower.
- Density bonuses and other cost offsets
  - Additional units for each affordable unit
  - Waiving of fees
  - Tax incentives
- Vary affordable housing requirements by area
- Credit for excess production
- Off-site affordable units
- Fee in lieu of affordable units

# Financial Strategies

- CDBG funds
- Municipal Affordable Housing Trust

# Preservation Strategies

- Accessory dwelling units
- Basic systems repair grants – helps homeowner to upgrade major systems in their homes.
- Adaptive modifications grants – grants to make existing homes accessible to people with disabilities.

# Potential Sites: New Development

- Toth property – 22.1 acres, town-owned
- SHELD property – 7.51 acres (developed?)
- Polish American Club – 19.86 acres
- Hospital property – 24.7 acres
- South Hadley Square and environs – 23.8 acres
- East Street property – 12 acres, town-owned

# Potential Sites: New Development

- School Street property – .19 acre, town-owned
- Northeast Utilities property – .96 acre
- Municipal library property
- Plains School property – 5.1 acres, town-owned
- South Hadley Square and environs – 23.8 acres