



SOUTH HADLEY
HOUSING PRODUCTION PLAN

Community Forum #2
June 22, 2023

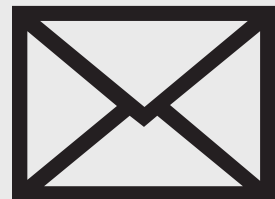
Agenda

- Welcome
- Presentation with Q&A
- Breakout Groups
- Report-Back on Small Groups

Visit **shhousingplan.org** or scan this QR code to learn more about the plan and stay up-to-date.



Join our email list at **links.shhousingplan.org/email**



Review the info from today and weigh in further at **links.shhousingplan.org/survey2**
(Share the link with friends and neighbors!)



Draft Housing Goals

The HPP requires the Town to state goals for housing. The final goals guide the development and implementation of any recommendations (strategies). These draft goals were based on goals articulated in past plans, findings from engagement in Fall 2022, and input from the HPP Advisory Committee.



Market affordability. Encourage housing that is more likely to be affordable to the typical household without subsidies.



Deed-restricted Affordable Housing. Encourage production of deed-restricted affordable housing to ensure a base level of diversity and access.



Housing options. Create more housing options that meet a wider range of needs, including housing for people of varied ages, household structures, and physical abilities.



Equity and inclusion. Enhance the ability for people to live in South Hadley who might otherwise face challenges living here or have been historically marginalized through housing.



Connections. Promote development that adds amenities, connections, and infrastructure to South Hadley neighborhoods.



Benefits. Ensure new and existing housing adds to the town's safety, sustainability, public health, and economic development.

Potential Strategies

In an HPP, a strategy is a recommendation for local government action to achieve the community's housing goals. It is a statement of intention that Town staff, board members, volunteers, and advocates will work to fulfill. HPP recommendations are often followed by further analysis and engagement after the HPP process and before implementation. (Even once published, strategies aren't written in stone.)

This is a list of 15 potential strategies that would conceivably address the issues raised in earlier analysis and engagement. The list was developed by first creating a wider "universe" of roughly 40 potential strategies that could address South Hadley's needs. That universe included interventions specific to South Hadley as well as best practices deployed in similar communities. Town Staff, the consulting team, and the HPP Advisory Committee rated these ideas on their appropriateness, viability, and their readiness for a wider discussion.

Based on that input, we narrowed the list to only the most relevant ideas that need consideration from the public. Now is **your** chance to weigh in. We need your input to identify the most important strategies for the Town to focus on.

We split this list of potential strategies into four groups: **Regulatory** (which includes zoning and other legal changes), **Policy** (which is about Town staff's processes and priorities, as well as administrative structures), **Programs** (which is about how the Town spends funds on housing), and **Funding** (which is about how the Town generates funds for housing).

Regulatory

1. Allow more “missing middle” housing types by right in more zoning districts.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

2. Align residential dimensional requirements (e.g., minimum lot size, setbacks, etc.) with the historic pattern of development.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

3. Adopt zoning-based incentives for deed-restricted Affordable Housing (e.g. density bonuses, dimensional relief, parking relief).

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

4. Amend South Hadley’s 40R district zoning and design guidelines to encourage development that is less expensive, more feasible, and more aligned with the community’s design goals.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

5. Enable low-density mixed-use development through zoning in strategic locations.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

Policy

6. Support implementation of new ADU zoning and encourage production under the new law.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

7. Use the Local Initiative Program (aka “Friendly 40B”) to strategically permit mixed-income development.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

8. Pre-permit designs for housing and open source the plans (leaving ability for site plan review).

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

9. Study the creation and funding of an Affordable Housing Trust, and follow through with the recommendations of that study.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

10. Create and maintain a catalog of development opportunities.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

11. Build relationships with a variety of organizations in the housing ecosystem, including nonprofit developers, for-profit developers, commercial real estate brokers, lenders, and others, whose interest could benefit housing in South Hadley.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

Programs

12. Work to continue and to promote home repair funding, either through CDBG-funded Pioneer Valley Planning Commission program or as standalone Town program.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

13. Facilitate small-scale deed-restricted Affordable Housing by purchasing land or buildings that can be used for housing.

Is this potential strategy a priority to include as an HPP recommendation?

Low priority 1 2 3 4 5 High priority

Funding

14. Adopt the Community Preservation Act.

Is this potential strategy a priority to include as an HPP recommendation?

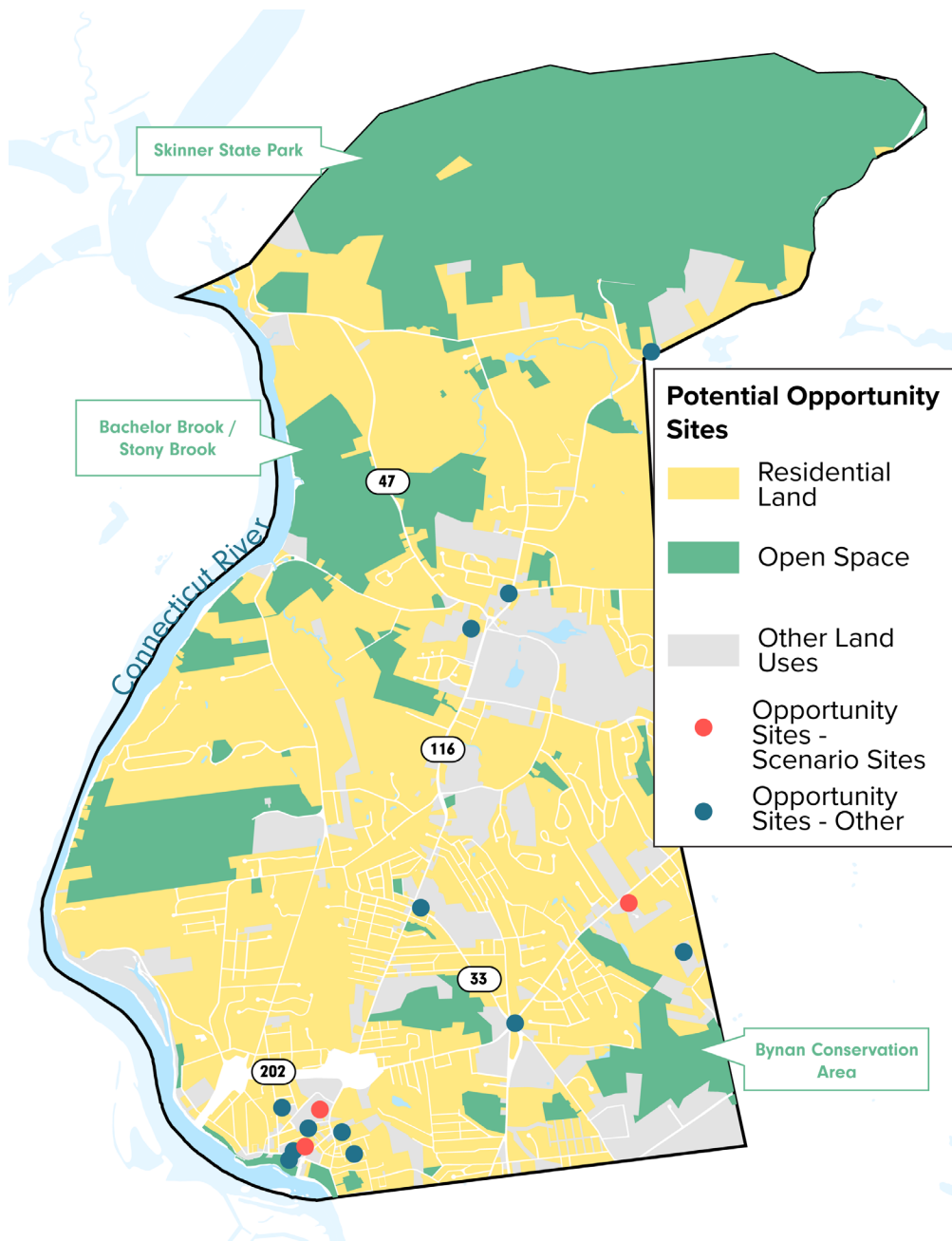
Low priority 1 2 3 4 5 High priority

15. Use remaining ARPA funds for strategic housing investments.

Is this potential strategy a priority to include as an HPP recommendation?

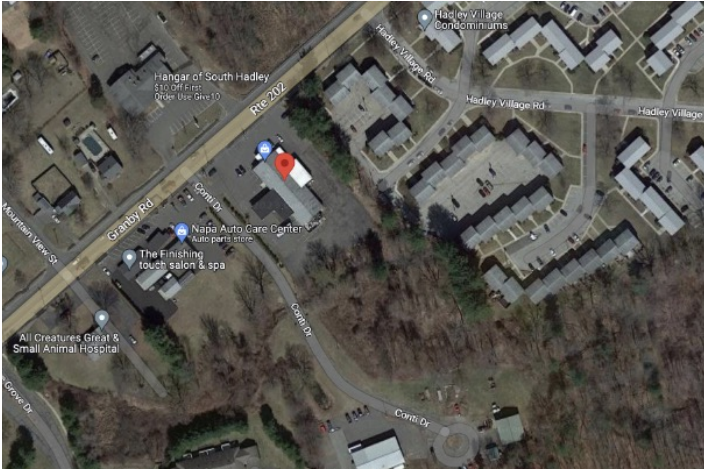
Low priority 1 2 3 4 5 High priority

Potential Opportunity Sites

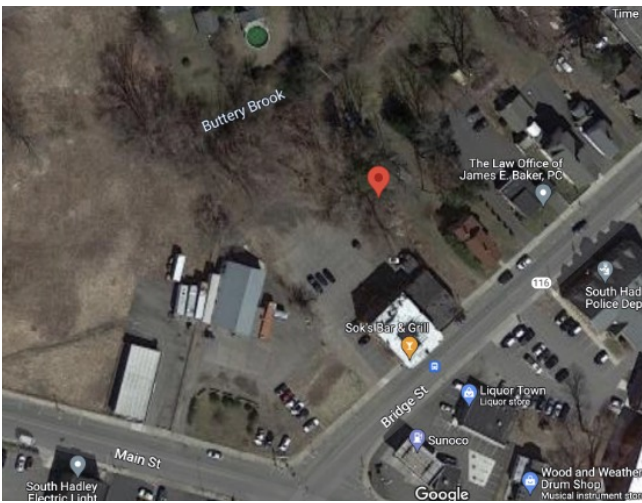


As part of the HPP process, the Town is required to name opportunity sites that could support new housing development. These are not defined housing proposals, and it is not necessary for the landowner to be pursuing housing development currently. Some of these properties are being considered for development by their owners, while others are not. The plan's named opportunity sites are only meant to demonstrate that, given the right conditions, housing development is possible in town.

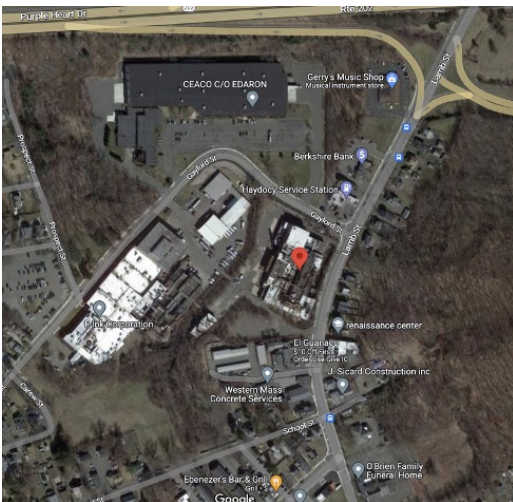
506 Granby Road (Liquor Town)



36 Bridge Street



Mill 6 (60 Lamb Street)



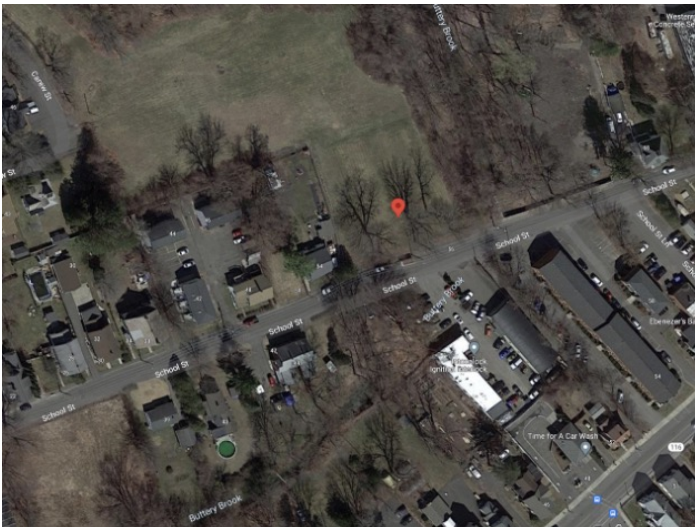
Haas Electric Site (82 Main Street)



41 South Street



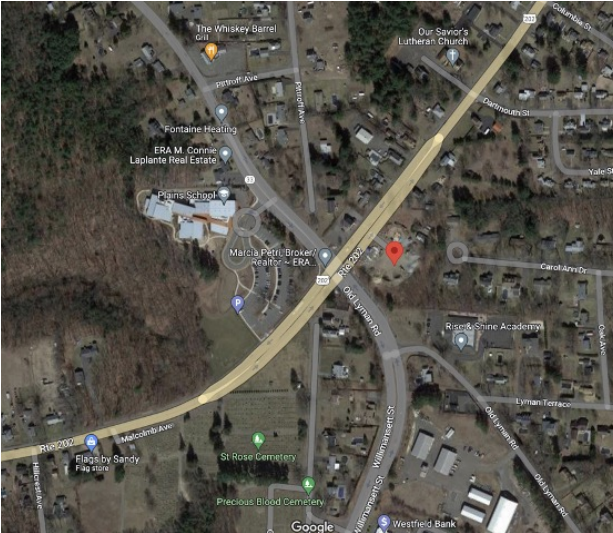
56 School Street



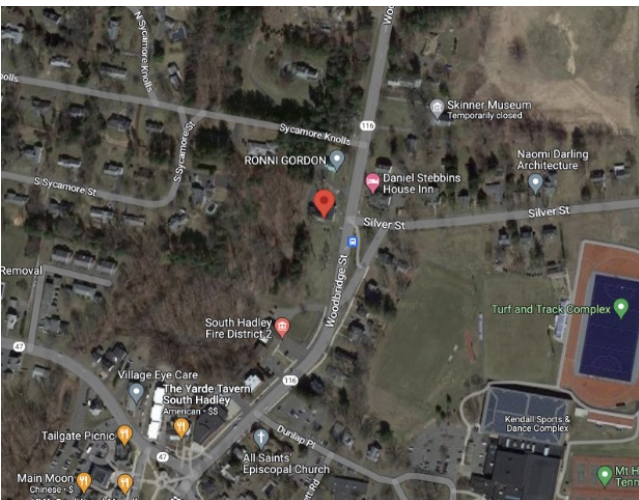
79 Lyman Street



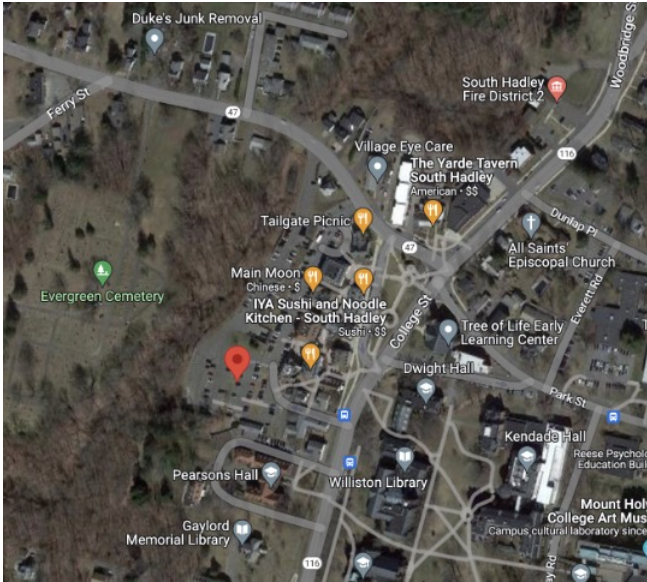
33/202 Southeast Corner



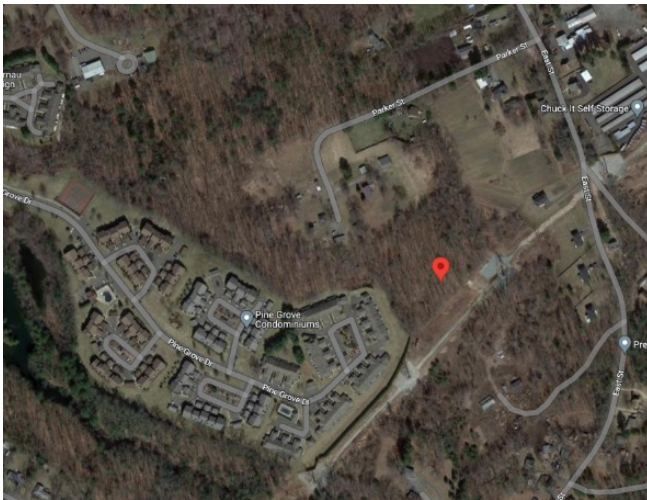
Sycamore + Rawson grounds (28 Woodbridge, south edge)



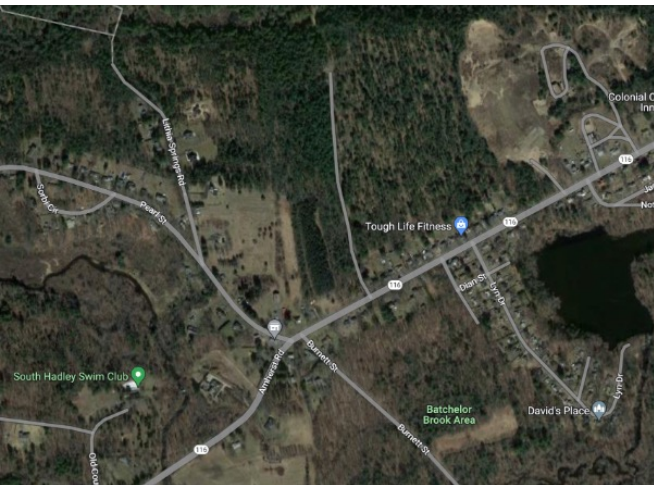
Village Commons West (lower parking area)



East Cottage Street site



Amherst Road Site



SHELD Site (85 Main Street)



Bardwell @ Elm Streets

