



# *Submittal*

# *Memo*

The attached Housing Production Plan (HPP) is submitted to the South Hadley Selectboard and Planning Board for consideration and potential adoption by both boards.

## **Description**

A Housing Production Plan is a regulatory document under M.G.L. Chapter 40B. It is intended to put the Town on a path to compliance with Chapter 40B's affordable housing requirements, to articulate a set of community-driven housing goals, and to point the Town toward achieving those goals. This plan was produced through a public process conducted from 2022 to 2023, led by the Planning and Conservation Department, overseen by an Advisory Committee of local stakeholders, and with help from consultants Outwith Studio LLC.

Attachments here include an executive summary and the latest draft of the plan. In accordance with Chapter 40B and associated regulations, the draft plan contains:

- A housing needs and demand assessment,
- A statement of housing goals and affordable housing production targets,
- Analyses of development constraints and opportunities with development scenarios for specific sites, and
- A description of the public process that shaped the plan.

## **Adoption, Approval, and Certification**

For the plan to be officially adopted by the Town of South Hadley, both the Selectboard and the Planning Board must vote to adopt the plan. The Town will then submit the adopted plan to the state's Executive Office of Housing and Livable Communities for approval. The approval process determines whether the adopted plan is complete and compatible with HPP regulations. Once an HPP is approved and a number of affordable housing units are permitted (the precise numbers are specified in the plan), the Town

may submit to the state an application for certification of compliance with the plan. If compliance is certified, South Hadley's Zoning Board of Appeals may deny an application for a Chapter 40B Comprehensive Permit, and the state would uphold that decision.

### **Changes since public comment**

The Town published a public draft of the plan in Fall 2022 and collected written and verbal public comments over 60 days, including comments received at two sessions with the Planning Board. In response to those comments and further consideration by the plan's Advisory Committee, the following changes were made:

- Clarifying edits in the statement of objectives.
- Further description of the Specialized Energy Code discussed in Strategy 14.
- Clarifying edits to the Housing Production Targets (Target 2), bringing the language more in line with the state's HPP regulations.
- Discussion of the number of affordable units produced under the development scenarios.
- Discussion of the pathway to achieving Housing Production Targets, given the impact of the existing pipeline and the development scenarios.