



7

Housing

Introduction

Since housing is the most prevalent land use in South Hadley, its cost and availability are critical components in the range of elements that together define the character of the community. With the ever-increasing cost of housing ownership and rental units, the challenge of servicing the unique needs of different demographic groups to create and maintain affordable housing is a major task to undertake in South Hadley. While the housing stock (supply) today serves the needs of most of its citizens, market changes have made it difficult for certain segments of the community to afford housing costs. The overall housing goal is to provide diverse housing choices in terms of type and price.

The first sections in this chapter provide a brief summary of population and household changes that are occurring in South Hadley. Following the demographic analysis is a description of the inventory of housing choices and how market forces are affecting the mix. Finally, this chapter includes a Housing Production Plan that sets forth a strategy and annual numerical goals for increasing the Town's stock of affordable housing units.

Identification of Issues

A number of issues were identified at the March 5, 2008 Public Gathering during a Strengths, Weaknesses, Opportunities and Threats "SWOT" analysis, as well as during interviews in November 2007 with representatives of the Town of South Hadley, including the Housing Authority. The CPAC Housing Subcommittee then held an Issues Gathering in July 2008 to get additional input into the major concerns regarding housing in South Hadley. The following list represents a compilation of issues identified that will be addressed in this chapter of the Plan. Opportunities and possible solutions mentioned at these forums will be discussed later.



Housing Specific:

- Affordable housing generally
- Affordable housing, specifically for families
- Housing options for senior citizens
- Start-up housing opportunities are lacking
- Land poor
- Lack of money to exercise rights to extend affordable housing restrictions
- Need for financial assistance to renovate/maintain existing housing stock
- Unmet need for rental housing
- Developers building only market rate condominiums
- Need to work with Housing Authority

Housing-Related:

- Overdevelopment and density in inappropriate locations
- Residentially-dependent tax base
- Revitalization of South Hadley Falls (possibly with housing)

Housing Goals

The housing goals provide the broad framework for development of South Hadley’s residential areas while meeting the Town’s affordable housing needs. The Housing Production Plan provides a specific timetable and strategy for meeting the State’s 10% affordable housing goal for each community. The following goals were established after the March 2008 Community Gathering by the CPAC and its Housing Subcommittee.

H-1	Management and planning of housing development to meet the community’s affordable housing goals.
H-2	Diverse and affordable housing opportunities which also maintain the community’s character.
H-3	Equal and fair access to housing for all residents.
H-4	Attain the goal of 10% affordable housing by 2020.
H-5	Sustainable housing development.

Housing Production Plan

A Housing Production Plan (HPP) prepared in accordance with 760 CMR 56.03(4) is a strategy for planning and developing affordable housing. The HPP identifies the housing needs of a community and the strategies it will use to make progress in



facilitating the development of affordable housing. In communities that have not met the M.G.L. c. 40B goal of providing 10 percent of the housing stock as affordable, the HPP allows communities to proactively plan for meeting the 40B goal.

By adopting a HPP, South Hadley is much more likely to achieve both its affordable housing and community planning goals. HPPs give communities that are under the 10 percent threshold of Chapter 40B, but are making steady progress in producing affordable housing on an annual basis, more control over comprehensive permit applications for a specified period of time. The Town will have more control over the type, location and size of new housing and more control during times when it is faced with developer driven housing projects. Another benefit of proactively planning for housing and then implementing the action items is that the demographic groups who most need relief from skyrocketing housing costs are being assisted. This will enable them to stay in South Hadley and have a choice of what type of housing unit is the most appropriate for their lifestyle.

The provision of affordable housing is designed to meet the needs of a wide variety of residents by creating a choice of dwelling unit types and locations. The target population for affordable housing includes the following demographic groups:

- Young adults with entry level positions,
- Older adults who wish to downsize or move to a community closer to their children and grandchildren,
- Families, and
- Town employees

Moreover, the US Department of Housing and Urban Development (HUD) has established that families who pay more than 30 percent of their income for housing are considered to be paying more than they can afford and, as a result, may have difficulty paying for necessities such as food, clothing, transportation and medical care. Generally, it is this group of people who benefit from efforts to provide for greater housing affordability and diversity.

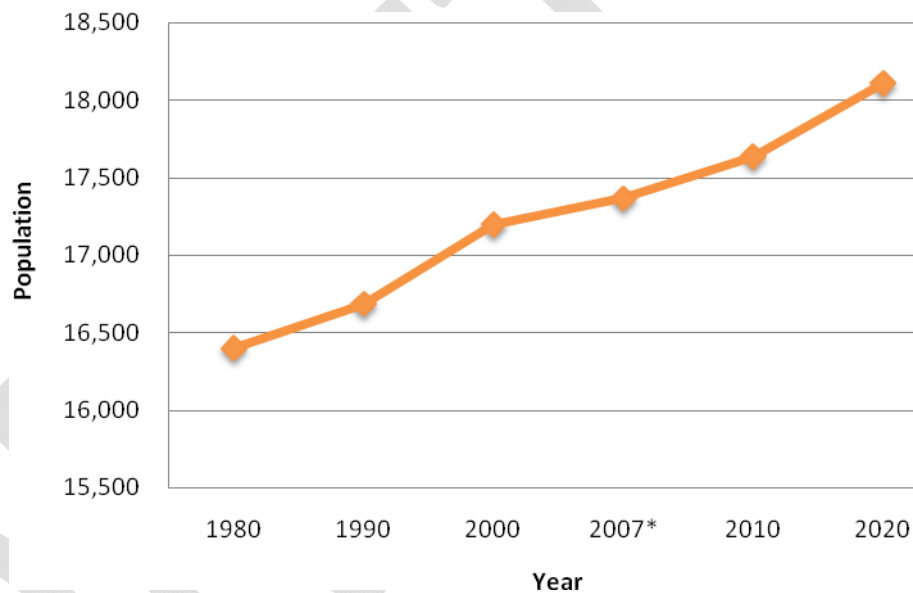
Comprehensive Housing Needs Assessment

A housing needs assessment tells a picture of who currently lives in the community and their housing conditions. The assessment also provides demographic trends affecting future growth and housing needs based on this growth. This Housing Production Plan is based on the Housing Needs Assessment provided in this section.

Census Data – Population

South Hadley’s population experienced a 3.1 percent growth rate during the period of 1990 -2000 and is expected to maintain a slightly smaller (2.6% to 2.7%) rate of growth each decade until 2020. This recent growth is twice South Hadley’s population growth during the 1980s (1.7%). Since 2000, the South Hadley population has grown one percent to 17,366, as last reported in 2007. As shown in Chart 7--1 below, the population is estimated to reach 18,108 in 2020, according to state research organizations.

Chart 7--1
Population over Time



Sources: All data in this Chart and the paragraph above obtained from MISER/State Data Center at MassBenchmarks, except 2000 data obtained from the US Census and/or the PVPC Regional Information Center and 2007 data from ESRI Community data.

In the past two decades, as reflected in Table 7-1 below (1980-1990 and 1990-2000), South Hadley has experienced significantly less growth than Hampshire County (5.6%, 3.9% per decade respectively) and Massachusetts (6.4%, 4.2% per decade respectively). Furthermore, the average 9.3 percent growth in comparable towns since 1990 far exceeded South Hadley’s population growth. South Hadley population growth has consistently been among the lowest of these communities; it was greater than that of Amherst and Easthampton only during the 1990s.

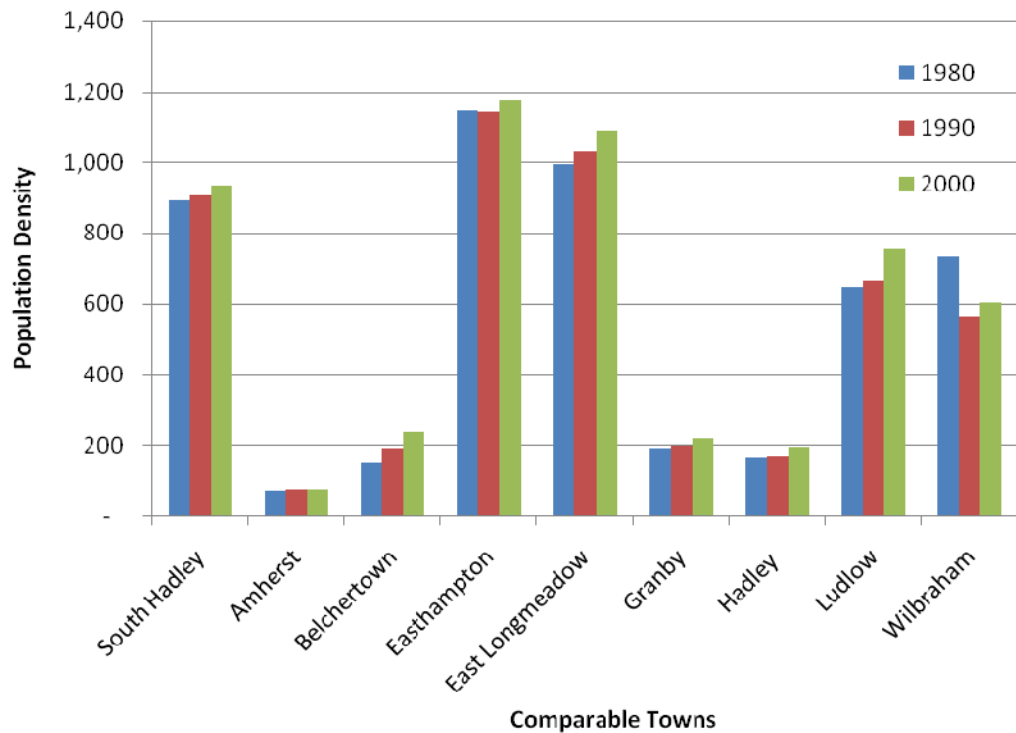
**Table 7--1
Population Growth (Town, Region, State)**

AREA	Historical			% Change 1990-2000	Projections	
	1980	1990	2000		2010	2020
Massachusetts	5,737,037	6,106,425	6,362,127	4.2%	6,557,001	6,767,712
Hampshire County	138,813	146,568	152,251	3.9%	158,015	163,233
Amherst	33,229	35,228	34,888	-1.0%	36,583	36,840
Belchertown	8,339	10,579	13,016	23.0%	15,825	19,658
Easthampton	15,580	15,537	16,001	3.0%	15,747	15,401
East Longmeadow	12,905	13,367	14,141	5.8%	14,029	13,705
Granby	5,380	5,565	6,144	10.4%	6,212	6,213
Hadley	4,125	4,231	4,795	13.3%	4,925	5,090
Ludlow	18,150	18,820	21,242	12.9%	21,012	20,563
South Hadley	16,399	16,685	17,196	3.1%	17,636	18,108
(% change)	-	1.7%	3.1%	n/a	2.6%	2.7%
Wilbraham	16,399	12,635	13,514	7.0%		

Source: MISER projections at MassBenchmarks, 1990 and 2000 US Census, PVPC Regional Information Center

With a total land mass of nearly 18.4 square miles; South Hadley's population density as of 2007 was 944 people per square mile, the third highest of the region's comparable communities as shown in the chart below.

**Chart 7--2
Population Density Comparisons by Region**



Source: MISER projections at MassBenchmarks, 1990 and 2000 US Census, PVPC Regional Information Center



South Hadley in the past decade has seen a shift in the age groups that make up its population (see Table 7--2 and Chart 7--3). The middle school age (age 10-14), the middle-age (age 45-54) and the seniors (age 75 and above) age groups increased significantly. The middle school age group in the 1990's increased by 22.7 percent, which reflects a similar population change in the state and nation. However the middle age and senior age groups grew significantly more than the state and national population. The fastest growing segments of South Hadley's population since 1990 was those age 85 and above (55.9%). However, as has been common to suburban communities in Massachusetts and the state in general, South Hadley experienced a large decline in the number of residents between the ages of 20-34. South Hadley experienced a much higher decline in the 25 to 34 year old age group than either the state or the nation.

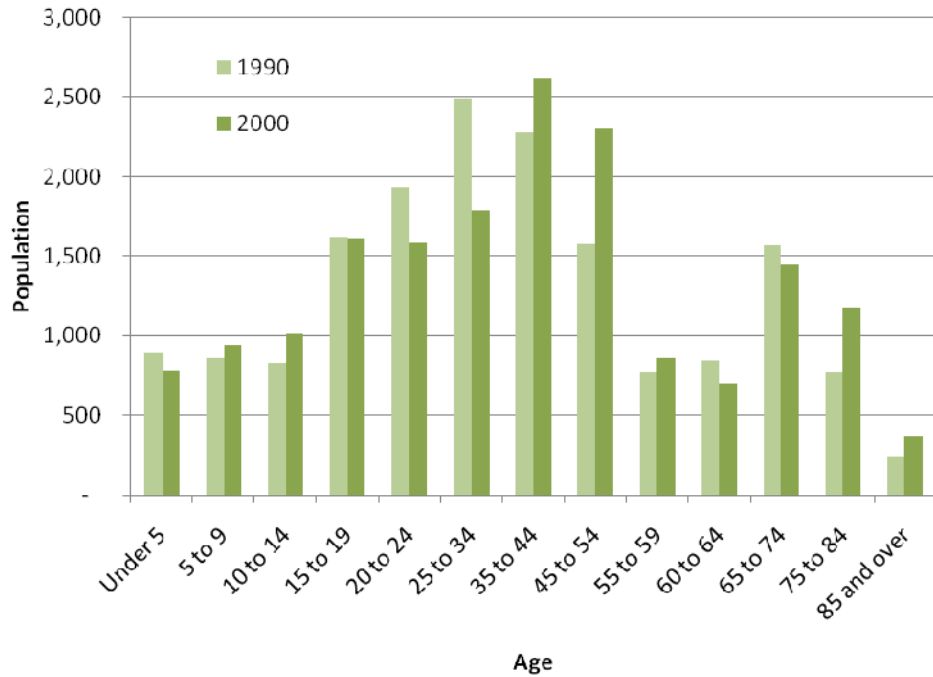
**Table 7--2
Population Compared by Age (1990 and 2000)**

	1990		South Hadley 2000		1990-2000 % Change	Massachusetts	United States
	Number	Percent	Number	Percent		1990-2000 % Change	1990-2000 % Change
Under 5	895	5.4%	783	4.6%	-12.5%	-3.7%	4.5%
5 to 9	857	5.1%	945	5.5%	10.3%	14.0%	13.5%
10 to 14	827	5.0%	1,015	5.9%	22.7%	23.9%	19.9%
15 to 19	1,625	9.7%	1,616	9.4%	-0.6%	1.4%	13.9%
20 to 24	1,935	11.6%	1,588	9.2%	-17.9%	-21.3%	-0.3%
25 to 34	2,497	15.0%	1,787	10.4%	-28.4%	-15.9%	-7.6%
35 to 44	2,279	13.7%	2,619	15.2%	14.9%	15.7%	20.1%
45 to 54	1,573	9.4%	2,300	13.4%	46.2%	45.5%	49.4%
55 to 59	776	4.7%	854	5.0%	10.1%	22.3%	27.9%
60 to 64	839	5.0%	698	4.1%	-16.8%	-9.6%	1.8%
65 to 74	1,571	9.4%	1,447	8.4%	-7.9%	-7.0%	1.6%
75 to 84	775	4.6%	1,176	6.8%	51.7%	18.1%	34.3%
85 and over	236	1.4%	368	2.1%	55.9%	26.6%	37.6%

Source: U.S. Census 2000, SF1 and U.S. Census 1990 SF1

The role of Mount Holyoke College in the community's population composition is reflected as follows: 41.8 percent male and 58.2 female. South Hadley's population is relatively homogeneous, with approximately 92 percent of the population identifying themselves in the 2000 US Census as White or Caucasian, 3.6 percent identifying as Asian, and 1.4 percent identifying as Black. This is a higher percentage of Caucasian population compared to South Hadley's neighbors (87%) and Massachusetts as a whole (85%), as shown in Table 7--3 below. South Hadley's population in terms of racial make-up has not changed significantly since 1990. The 2000 U.S. Census reported only a minor decrease in the white race from 94 percent in 2000 to 92 percent in 2007 and an increase in the Asian or Pacific race from 2.6 percent in 2000 to 3.6 percent in 2007.

Chart 7--3
Age of Population (1990 and 2000)



Source: U.S. Census 2000, SF1 and U.S. Census 1990 SF1

Table 7--3
Population Characteristics in South Hadley (2007)

Total Population	17,366
Population Change since 2000	1.0%
Total Households	6,839
White Alone	92.2%
Black Alone	1.4%
American Indian Alone	0.1%
Asian or Pacific Islander Alone	3.6%
Some Other Race Alone	1.1%
Two or More Races	1.5%
Hispanic Origin	3.2%

Source: Community Data, www.esri.com/data/community_data/demographic/index.html accessed on 05/02 and 05/05/2008

In 2007, South Hadley was made up of 6,839 households. For comparison purposes, the most recent 2000 U.S. Census data will be used, which shows 6,586 households. Of the 6,586 households, 4,208 or 63.9 percent are families. Slightly more than half of the households were classified as including married couples (see Table 7-4 below). The Census defines household as "all the persons who occupy a housing unit", and a family as one that "consists of a householder and one or more other person living in the same household who are related to the householder by birth, marriage or adoption."

Two types of householders are distinguished in the U.S. Census. A **family householder** is a householder living with one or more people related to him or her by birth, marriage, or adoption (see more on family below). The householder and all people in the household related to him are family members. A **non-family householder** is a householder living alone or with non-relatives only.

The Census Bureau classifies all people not living in households as living in-group quarters. There are two types of group quarters: institutional (for example, correctional facilities, nursing homes, and mental hospitals) and non-institutional (for example, college dormitories, military barracks, group homes, missions, and shelters).

Source: Glossary at American FactFinder, factfind.census.gov.

South Hadley has 4,876 or 74 percent owner-occupied housing units and of that total, over 60 percent are married couples and approximately 20 percent are made up of elderly household as shown in Table 7--5. The numbers differ dramatically in terms of renter-occupied households. In South Hadley, only 30 percent of the renter-occupied households are married couples, and 8 percent are elderly households (see Table 7--5).

**Table 7--4
Household Composition**

	Number	Percent
TOTAL households (occupied)	6,586	100.0%
family households	4,208	63.9%
w/ own children under 18	1,746	26.5%
married couple family	3,399	51.6%
w/ own children under 18	1,315	20.0%
female householder, no husband	611	9.3%
w/ own children under 18	343	5.2%
non-family households	2,378	36.1%
householder living alone	2,004	30.4%
householder over 65	902	13.7%
households with individuals under 18	1,875	28.5%
households with individuals over 65	2,102	31.9%
average household size	2.33	
average family size	2.93	

Source: U.S. Census 2000, SF1 and U.S. Census 1990 SF1

**Table 7--5
Household Type**

	Occupied Housing Units	Family Household	Married Couple Household	Female Head Household	Male Head Household	Elderly Households
Renter Occupied	1,710 (30%)	634 (15.1%)	26.9%	8.2%	2.0%	7.8%
Owner Occupied	4,876 (70%)	3,561 (84.9%)	61.3%	9.1%	2.6%	19.6%
TOTAL	6,586	4,195				

Source: U.S. Census 2000, SF1 and U.S. Census 1990 SF1

In 2000, South Hadley had a median household income of \$46,678 and a median family income of \$58,693. (The state median household income for 2000 was \$50,502 and the median family income was \$61,664). Not only does South Hadley have lower median income than the state, when compared to its surrounding communities, the median household income is only greater than that of Amherst and Easthampton. The family income level however, ranked 5th highest in comparison. (See Table 7--6)



Median income is the amount which divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. **Mean income (average)** is the amount obtained by dividing the total aggregate income of a group by the number of units in that group. Mean (average) is not as commonly used because unusually high or low numbers in a set skew the average number and may distort the picture.

Additionally, Household and Family income should not be interchanged. **Household income** takes all households into account; **family income** only takes households with two or more persons related through blood, marriage or adoption into account. Household income is typically used for this analysis, as it is considered more indicative of the total range of living groups.

HUD has developed a methodology that estimates median family income for the 2008 fiscal year. According to HUD data, the 2008 median family income is \$64,800¹, which is \$6,100 higher than the Census figure for 2000.

Income data reflect an affordability gap, particularly with respect to South Hadley's senior population. Between the ages of 65-74, the median income for an elderly household is \$33,403 and for ages of 75 and above the median income is \$26,193, which is almost half of South Hadley's median household income. While this is not unexpected due to the fixed incomes of many seniors and retirees, it does reflect a need to provide affordable housing for this part of the community. Providing elderly housing was a specific goal that arose in 2000 out of the work of the Affordable Housing Committee. Hubert Place, on Canal Street, was developed to provide for some of South Hadley's low/moderate-income senior and elderly housing needs.

Another age group that is in the lowest income category is residents under the age of 24. It is not surprising is that 89 percent of this group earns less than \$50,000 annually. While some of the elderly and the younger populations have lower incomes in common, the types of housing that may be desired are somewhat different. Many residents in the 65 and above bracket are looking to downsize from a larger home to a smaller home or apartment in order to find some type of assisted living situation or accessory apartment. Those in their twenties are looking at either affordable rental or ownership opportunities, including a first-time home purchase. As the elderly housing needs have begun to be met, the Town also needs to focus on meeting the need for market-entry housing for young singles and families.

**Table 7--6
Household Income**

	Median Household Income	Median Family Income	% Household Earning < \$50,000	% Household Earning > \$200k	Median Elderly Income (Age 65 -74)	Median Elderly Income (Age 75+)
South Hadley	\$46,678	\$58,693	6.1	2.2	\$33,403	\$26,193
Amherst	\$40,017	\$61,237	3.3	2.2	\$65,250	\$26,081
Belchertown	\$52,467	\$60,830	6.0	0.7	\$28,704	\$18,125
Easthampton	\$45,185	\$54,312	8.3	0.7	\$23,164	\$19,712
East Longmeadow	\$62,680	\$70,571	4.3	3.2	\$40,536	\$20,902
Granby	\$54,293	\$57,632	6.0	2.0	\$30,139	\$23,958
Hadley	\$48,451	\$58,526	6.1	2.2	\$34,777	\$19,830
Ludlow	\$47,002	\$55,717	5.4	0.5	\$27,330	\$18,155
Wilbraham	\$65,014	\$73,825	2.9	5.4	\$39,375	\$28,208

Source: US Census 2000 Summary File 3, P56

Of the residents who are 65 and above in South Hadley, approximately 64 percent reported that they are coping with some type of disability as shown in Table 7--7. Approximately 30 percent of this population experience some form of physical disability and 21 percent experience sensory disability. Additional disabilities

▼
¹ <http://www.huduser.org/datasets>

reported were mental disability, inability to take care of oneself, and inability to go outside of their homes.

**Table 7--7
Seniors with a Disability (2000)**

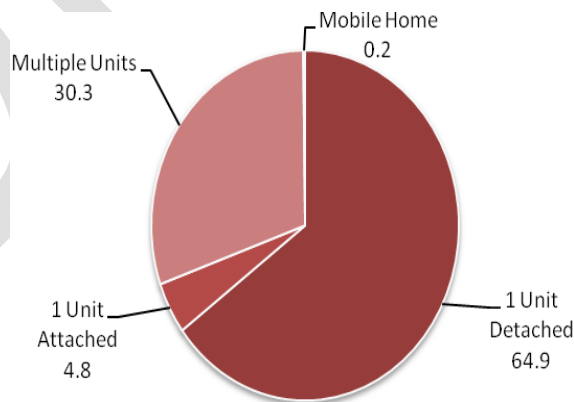
	65+ Population	With a Disability	Sensory Disability	Physical Disability	Mental Disability	Self-Care Disability	Go Outside Home Disability
South Hadley	3,044	1,936	398	566	235	206	531
Amherst	2,230	1,517	285	508	167	181	376
Belchertown	1,132	624	158	260	62	55	89
Easthampton	2,263	1,951	316	710	174	227	524
East Longmeadow	2,647	1,684	383	518	169	167	447
Granby	713	496	118	201	26	46	105
Hadley	932	536	111	165	51	58	151
Ludlow	3,189	2,309	439	714	228	284	644
Wilbraham	2,282	1,108	270	344	128	102	264

Source: U.S. Census 2000, SF3

Census Data – Housing

In 2000, a total of 6,784 housing units were counted in South Hadley; 64.9 percent of which were considered as detached, single units. Another 4.8 percent were attached, single units, either townhouses or condominiums. Sixteen (16) of the single-family dwellings were classified as mobile homes to which no permanent rooms have been added. The rest of the Town’s housing stock was in buildings containing multiple units ranging from duplexes to complexes, as shown in Chart 7--4.

**Chart 7--4
Housing by Units in Structure in 2000 (%)**



Source: U.S. Census 2000, SF4, HCT17

Data from the 2000 Census (see Table 7-8) showed ninety-eight (98) percent of South Hadley’s housing stock was occupied, leaving only 198 vacant units (1.9%). Approximately 72 percent of the housing in South Hadley is owner-occupied, while



25 percent is renter occupied. Since 1990, the number of vacant housing units has decreased, exhibiting a growing demand for housing in South Hadley.

**Table 7—8
Housing Characteristics (2000)**

Area	Total Housing Units			Vacancy Rates	
	Total	Occupied	Vacant	Homeowner	Rental
South Hadley	6,784	6,586	198	0.7	2.8
Amherst	9,427	9,174	253	0.4	1.7
Belchertown	5,050	4,886	164	1.0	2.2
Easthampton	7,083	6,854	229	0.8	3.0
East Longmeadow	5,363	5,248	115	n/a	n/a
Granby	2,295	2,247	48	0.2	4.2
Hadley	1,953	1,895	58	0.3	2.0
Ludlow	7,841	7,659	182	n/a	n/a
Wilbraham	5,048	4,891	157	1.2%	3.5%

Source: U.S. Census 1990 & 2000, SF1

Housing types are principally classified by the number of dwellings in a building. Almost 82 percent of South Hadley’s owner-occupied homes were typical single-family dwelling units in 2000 (see Table 7-9). This was the lowest percentage of the 9 Pioneer Valley communities analyzed.

Rental housing types are not as homogenous as owner occupied dwellings. South Hadley’s rental housing is fairly evenly spread across the range of housing types. One-fifth of the rental housing were single-family while nearly one-third of the rental housing units were in buildings of 5 or more dwellings. Of the 9 comparable communities which were analyzed, only Amherst had a lower percentage of its rentals in single-family houses.

While South Hadley’s owner occupied housing increased by 16 percent between 1990 and 2000, renter occupied housing units increased only by 3 percent (see Table 7-10). The vast majority of new housing units constructed during the past ten years were in the form of single-family or two-family dwellings. Therefore more current data are likely to reveal that the 1990-2000 differences have intensified.

This analysis of the 1990 and 2000 data as well as the building activity of the past ten years indicates that South Hadley does not have adequate housing options, such as multi-family rental units. This need has been re-affirmed by the 2000 study undertaken by the Affordable Housing Committee, by the Housing Authority, and during the initial public meeting on the Master Plan. To meet the affordable housing demand, while also meeting the Master Plan’s sustainable development objectives, South Hadley will need to provide more multi-family housing (buildings with 5 or more dwellings).



**Table 7--9
Housing Unit Percentage by Type (2000)**

Area	Owner Occupied	1 Unit Detached	1 Unit Attached	2 Unit	3 or 4 Unit	5 Units or More	Mobile Home	Boat, RV, Van
South Hadley	4,876	81.8%	5.8%	5.3%	2.3%	4.4%	0.3%	0.0%
Amherst	4,128	85.7%	5.7%	2.9%	1.8%	3.9%	0.0%	0.0%
Belchertown	3,947	86.8%	2.2%	1.4%	0.0%	0.3%	9.3%	0.0%
Easthampton	4,163	85.8%	1.5%	8.6%	2.3%	1.7%	0.2%	0.0%
East Longmeadow	4,592	96.8%	0.9%	1.7%	0.2%	0.3%	0.0%	0.0%
Granby	1,901	93.8%	2.1%	2.0%	0.0%	2.1%	0.0%	0.0%
Hadley	1,418	96.3%	0.6%	2.1%	0.0%	0.6%	0.0%	0.4%
Ludlow	5,934	87.5%	2.2%	4.9%	0.5%	2.2%	2.6%	0.0%
Wilbraham	4,371	95.0%	3.0%	0.2%	0.4%	1.4%	0.0%	0.0%

Area	Renter Occupied	1 Unit Detached	1 Unit Attached	2 Unit	3 or 4 Unit	5 Units or More	Mobile Home	Boat, RV, Van
South Hadley	1,710	18.7%	2.1%	22.4%	25.1%	31.8%	0%	0.0%
Amherst	5,045	10.6%	5.9%	8.7%	18.9%	55.8%	0%	0.1%
Belchertown	939	22.9%	2.7%	15.1%	20.2%	37.5%	2%	0.0%
Easthampton	346	20.2%	7.2%	19.7%	19.4%	33.5%	0%	0.0%
East Longmeadow	656	37.8%	1.2%	5.0%	9.6%	46.3%	0%	0.0%
Granby	346	20.2%	7.2%	19.7%	19.4%	33.5%	0%	0.0%
Hadley	477	38.4%	1.5%	33.8%	9.6%	15.3%	1%	0.0%
Ludlow	1,725	21.6%	4.8%	26.9%	12.4%	33.5%	1%	0.0%
Wilbraham	520	34.2%	2.3%	15.8%	12.1%	35.6%	0%	0.0%

Source: U.S. Census 2000, SF3, H32. TENURE BY UNITS IN STRUCTURE [23] - Universe: Occupied housing units

**Table 7--10
Occupied and Vacant Housing Units in South Hadley (1990 and 2000)**

	1990	2000	2000 % of Total	% Change 1990-2000
Occupied Housing Units	5884	6586	-	-
Owner-Occupied Housing Units	4216	4876	71.9	16
Renter-Occupied Housing Units	1668	1710	25.2	3
Vacant Housing Units	349	198	-	-43
For Rent	73	50	0.7	-32
For Sale	149	36	0.5	-76
Rented or Sold, Unoccupied Seasonal, Recreational, or Occasional Use	19	24	0.4	26
Other	41	27	0.4	-34
	67	61	0.9	-9

Source: U.S. Census 1990 & 2000, SF 1



Reflecting a decreasing household size, aging population, and above average household buying power during the housing boom of the 1990's with a 15.7% growth rate (see Table 7-11), South Hadley's owner households increased at a much higher rate than either the population as a whole (3.1% - see Table 7-1) or the renter-occupied housing (only 2.5%). This suggests a shift to owner-occupied housing and reflects a decreased household size.

The shifting demographic structure in South Hadley from 1990 to 2000 was reflected in the age of households in both owner-occupied and renter-occupied housing. Households in the 35-44 and 45-54 year old age groups experienced the largest percentage increase during this ten year period. However differences were apparent in the age distribution between the owner-occupied and renter-occupied households though the limited data would suggest that the differences are fading. Of the seven age groups analyzed, only the 35-44, 45-54, and 75+ showed increases in ownership of housing. Growth in the 75+ age group owning their homes and the surge in condominium developments suggest that those persons are either staying in homes that are already paid off or selling such homes and purchasing less expensive and smaller dwellings.

While the 25-34 year old age group accounted for nearly one-third of the renter households in 1990, this age group had decreased by 22% to approximately one-quarter in 2000 - yet it is still the largest age group renting their homes. The number of households renting their homes decreased in every group, except the 25-34 and 35-44 year old age groups.

**Table 7--11
Housing Tenure by Age (1990 and 2000)**

	1990	2000	% Change 1990-2000
<i>Owner-Occupied Housing Units</i>	4,216	4,876	15.7
15-24	30	27	-10.0
25-34	513	417	-18.7
35-44	867	1018	17.4
45-54	756	1096	45.0
55-64	816	812	-0.5
65-74	816	777	-4.8
75+	418	583	39.5
<i>Renter-Occupied Housing Units</i>	1,668	1,710	2.5
15-24	135	109	-19.3
25-34	549	428	-22.0
35-44	328	393	19.8
45-54	135	227	68.1
55-64	120	121	0.8
65-74	165	137	-17.0
75+	236	210	-11.0

Source: U.S. Census 1990 & 2000, SF 3, H14. TENURE BY AGE OF HOUSEHOLDER [21] - Universe: Occupied housing units

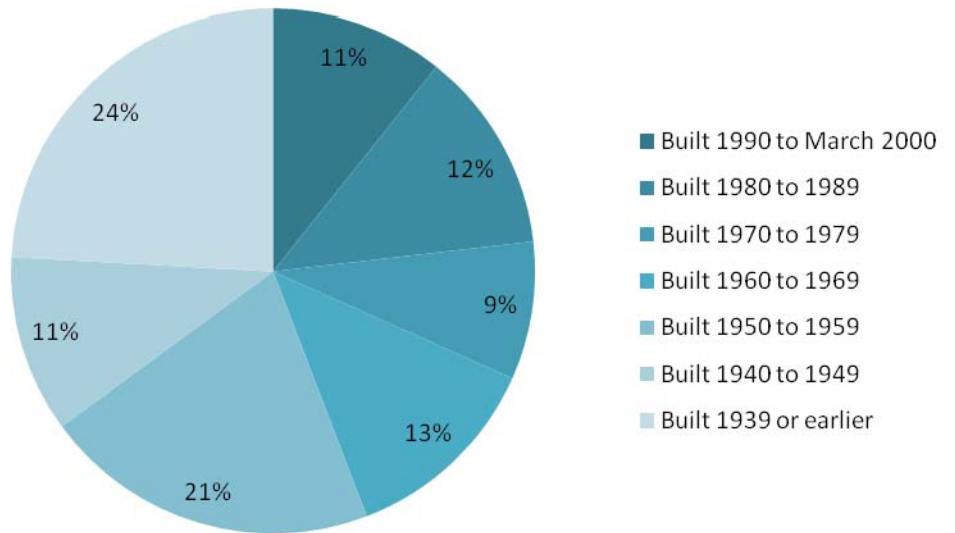
Median Sale Price is the selling price of a home that falls in the middle between the most expensive and least expensive home sale price in the area. It is different than assessed property value.

Median sale price is an indicator of property value and demand for homes in an area. This is a standard indicator used nationwide to understand property value, the willingness and ability to pay, and demand for homes in an area.

Source: First American Real Estate Solutions accessed at http://www.ubalt.edu/bnia/indicators/ExpL_Housing_Median_Sales_VS3.html.

More than one-third (35%) of South Hadley’s housing units were constructed prior to 1950 (see Chart 7--5). Such housing units are the most susceptible to deterioration or being torn down for new development. Furthermore, these units are typically smaller. Rehabilitating and preserving these old housing units provides opportunity to augment the affordable housing stock in South Hadley.

Chart 7--5
Age of South Hadley Housing Stock



Source: 2000 U.S. Census

Income and Housing Sales Data

Median Income and Housing Value Comparison. For comparison purposes, the data from the Environmental Systems Research Institute (ESRI) and the 2000 Census illustrates current income and home sales data for South Hadley. The 2007 median household income was estimated as being \$60,393 in 2007, up from \$46,678 according to the 2000 U. S. Census. Approximately 40 percent of South Hadley households have incomes that fall below \$50,000 (see Table 7-12).

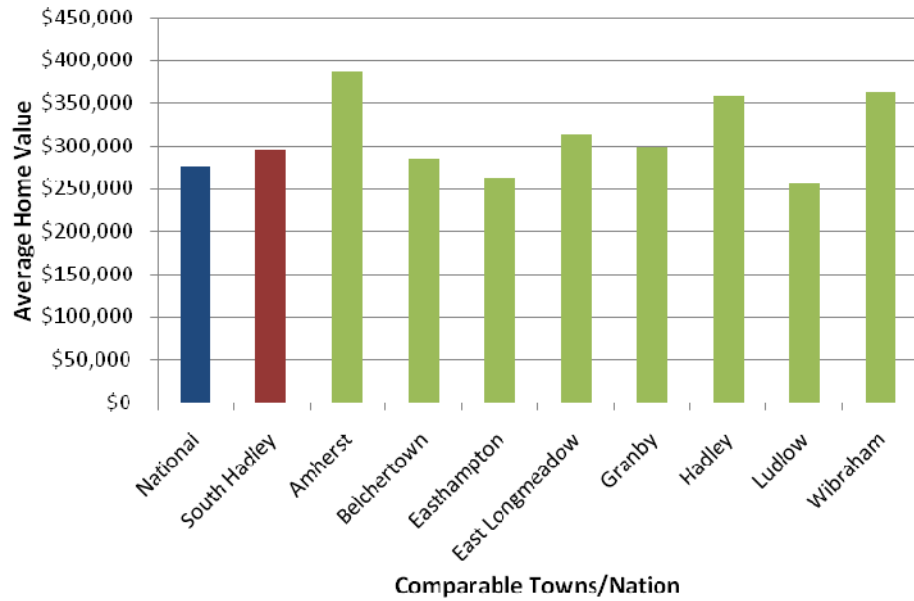
Table 7--12
Household Income Characteristics (2007)

Median Household Income	\$60,393
Under \$50K	40.3%
\$50K-\$100K	35.0%
Over \$100K	24.8%

Source: Community Data, www.esri.com/data/community_data/demographic/index.html accessed on 05/02 and 05/05/2008

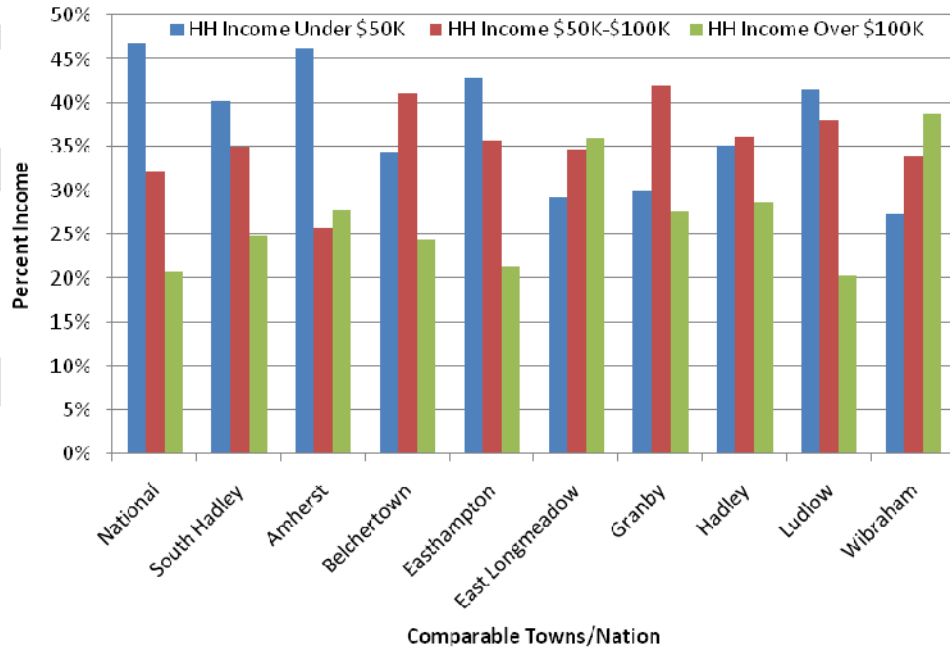
With an average home value of \$294,932 in 2007, South Hadley’s home values were approximately 10% above the national average of \$270,000). Compared to the 9 comparable Pioneer Valley communities, South Hadley’s home values tended to be fall in the middle (see Chart 7-6).

**Chart 7--6
Average Home Value (2007)**



Source: ESRI Community Data, www.esri.com/data/community_data/demographic/index.html accessed on 05/02 and 05/05/2008.

**Chart 7--7
Median Household Income Ranges (2007)**

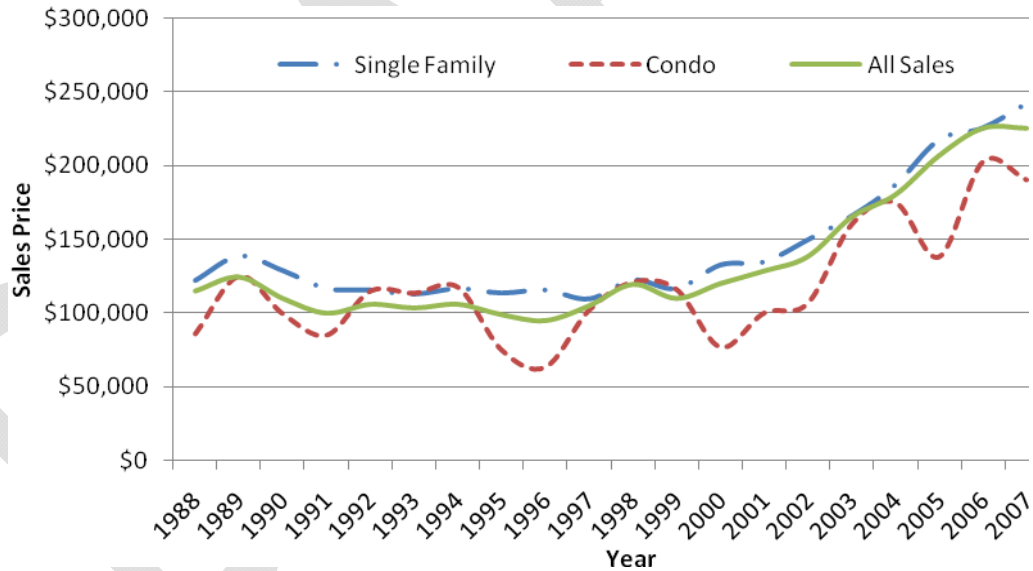


Source: ESRI Community Data, www.esri.com/data/community_data/demographic/index.html accessed on May 2 and May 5, 2008.

*Housing Sales and Price Data.*² Long term sales data for South Hadley’s residential market reflects the cyclical pattern of the broader housing market (see Charts 7-8 and 7-9). Sales price data reflect declines and upswings similar to the swings in actual sales. Over the past twenty years, in spite of some cyclical declines, South Hadley has generally experienced an overall steady upward climb in the median sales prices of single family homes and all residential sales. However, the market for condominium dwellings has reflected a roller coaster pattern while also achieving a long-term increase in the sales prices.

Reflecting the national recession, the median sales prices for a single family home in South Hadley experienced a steady decline from a peak of \$240,000 for 2007 to \$206,000 for 2009. The median sales price for March 2010 depicted an upswing with the figure rebounding to \$219,000. Condominiums sustained a similar decline from a 20-year peak of \$225,000 for 2006 to \$196,000 for 2009. The median sales price for South Hadley condominiums was \$181,600.

**Chart 7--8
Median Sales Price – Calendar Year**

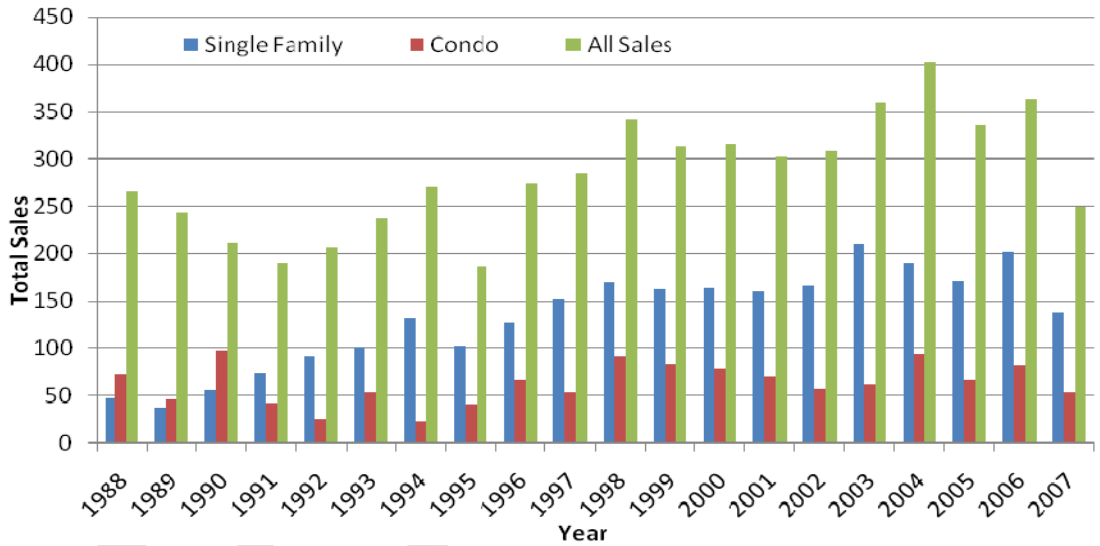


Source: The Warren Group

² The most current data on home sales and price can be obtained from the Warren Group.

Overall sales of residential properties have similarly declined with the 2009 sales volume (194 units sold) being the lowest volume since 1995.³ There are signs that segments of the South Hadley housing market may be coming out of the recession as the sales volume of 125 single family homes in 2009 showed an increase over the 2008 figure of 117. However, the sales volume of 39 condominium dwellings in 2009 was the lowest volume since 1995 when 38 such dwellings were sold and reflected a 19 unit drop from 2008. This data suggests that the market for condominium dwellings as compared to single-family dwellings may be approaching a saturation point in South Hadley.

Chart 7--9
Amount of Sales – Calendar Year



Source: The Warren Group

Calculating Housing Costs and Affordability Gap

Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.⁴ Using the 2008 area median income (AMI) number (\$64,800) for the Springfield FY 2008 Metropolitan Fair Market Rent Area, of which South Hadley is included, provides the basis for analyzing the community’s housing affordability gap.

This section provides the housing affordability gap analysis for South Hadley. To provide a full analysis, this section addresses home ownership and rental opportunities. Three categories of households are analyzed:

▼
³All residential properties includes the categories of single-family homes, condominiums, and multifamily properties. This latter category may include multiple dwellings in one building or count each dwelling separately.
⁴ U.S. Department of Housing and Urban Development guidelines.



- Incomes 80% of the median household income
- Incomes equal to the median household income
- Incomes 120% of the median household income

Home Ownership

Analysis of the affordability gap analysis for home ownership is based on the following facts and assumptions:

- In 2008, the median single-family home sales price in South Hadley was \$230,000 (a 35 percent increase since 2000) and the median condominium sales price was \$140,000.⁵
- An average single-family tax bill is in the dollar amount of \$3,220 annually or approximately \$268/month⁶.
- The median income used for this analysis is the HUD area median income number of \$64,800.
- Home or condo owners would pay at least \$75/month for insurance.⁷
- No more than 30% of the household income is to be used for housing expenses – including property taxes and insurance.

Under these assumptions, a household would need to pay at least \$1,652 a month to afford the median single-family home sales price of \$230,000 in South Hadley.⁸ To meet the affordability assumptions above, a household would need a gross income of \$79,800 to make the monthly payment on a median priced single-family home in South Hadley. This amount is nearly 125% of the median household income.

With only \$1,601 available for a monthly housing payment, there is an affordability gap of \$375 per month between what the median family should be able to afford versus the cost of the median priced home in South Hadley (see Table 7-13). Conversely, a household earning the median income can afford to pay \$210,000, which is \$20,000 less than the median single-family home sales price.⁹ For a median priced condominium, the median family income is suitable to make the estimated \$1,049 payment using the same assumptions.

Residents who earn 80 percent of the median household income, \$51,840, obviously have a harder time affording the median-priced home as shown below (see Table 7-14). There is an affordability gap of \$699 per month in monthly mortgage payments for a single family home and also a \$96 per month shortfall for a median-priced

⁵ The Warren Group, www.thewarrengroup.com, "Town Stats Search", September 2008

⁶ Average Single Family Tax Bill, September 2008, southhadley.virtuowntownhall.net/pages/southhadley_assessors/real

⁷ The overall analysis was meant to be very basic and multiple external factors were not taken into consideration. The point is to show the affordability gap in South Hadley under the most general assumptions and using the most basic information available.

⁸ This calculation assumes 10% payment is made on a 30 year fixed mortgage at a 6.5% interest rate.

⁹ This calculation assumes a 10% down payment, 30-year mortgage, interest rate of 6.5% and insurance and property taxes typical of the area (approximately \$350) and monthly Private Mortgage Insurance of \$100 because the down payment is less than 20%.



condominium. A household earning 80 percent of the median household income could afford an approximately \$175,000 home.¹⁰

Even residents who earn 120 percent of the median household income, \$77,760, (see Table 7-15) would fall short of the necessary monthly payment at 30 percent of their income to purchase a median single family home (\$51 per month). This person could afford a \$260,000 house.¹¹ There is no affordability gap for the purchase of a condominium.

This analysis is based on the “median sales prices” of single-family homes and condominiums. New single-family homes and condominiums in South Hadley have significantly higher prices (in the range of \$300,000 or more for the former and \$270,000 or more for condominiums). Thus, the analysis illustrates that while most households can afford an existing condominium, even households with gross incomes of 120% of the median income are unable to afford the new condominiums being constructed without a) providing a substantial downpayment or b) falling into the category of being overburdened.

**Table 7--13
Housing Costs per Median Household Income in South Hadley (2007)**

Median Household Income	\$64,800.00
Monthly Income	\$5,400.00
30% Monthly Income	\$1,620.00
Less Average SF Tax Bill (Monthly) & Less Average Homeowner Insurance (Monthly)	\$343.00
Amount Available for Monthly Payment	\$1,277.00

Source: ESRI Community Data 2007

**Table 7--14
Housing Costs per 80% Median Household Income in South Hadley (2007)**

Median Household Income	\$51,840.00
Monthly Income	\$4,320.00
30% Monthly Income	\$1,296.00
Less Average SF Tax Bill (Monthly) & Less Average Homeowner Insurance (Monthly)	\$343.00
Amount Available for Monthly Payment	\$953.00

Source: ESRI Community Data 2007



¹⁰ This calculation assumes a 10% down payment, 30-year mortgage, interest rate of 6.5% and insurance and property taxes typical of the area (approximately \$350) and monthly Private Mortgage Insurance of approximately \$90 because the down payment is less than 20%.

¹¹ This calculation assumes a 10% down payment, 30-year mortgage, interest rate of 6.5% and insurance and property taxes typical of the area (approximately \$350) and monthly Private Mortgage Insurance of \$107 because the down payment is less than 20%.



Table 7-15
Housing Costs per 120% Median Household Income in South Hadley (2007)

Median Household Income	\$77,760.00
Monthly Income	\$6,480.00
30% Monthly Income	\$1,944.00
Less Average SF Tax Bill (Monthly) & Less Average Homeowner Insurance (Monthly)	\$343.00
Amount Available for Monthly Payment	\$1,601.00

Source: ESRI Community Data 2007

Census data indicates that 693 (17%) households living in owner-occupied housing units pay more than 30 percent of their income for housing related costs.

Rental Housing

Rental housing potentially creates similar problems, depending upon the size of the apartment. Based upon a survey of web-based listings for rental units in South Hadley, the following shows the range of monthly rents:

- Studio: \$400-\$600
- 1 bedroom: \$600-\$800
- 2 bedroom: \$800-\$1,300
- 3 bedroom: \$800-\$1,300
- 4 bedroom: \$1,000-\$2,000¹²

When one factors utilities and related costs into the equation, larger family rental units may be out the range for households at 80 percent of median income.

There is an overwhelming need in South Hadley to create opportunities for additional affordable rental housing within the community. According to the Massachusetts Housing Partnership, there are fourteen typical indicators that demonstrate that a community is experiencing a rental housing need. South Hadley clearly meets several of them as detailed below. The indicators include looking at the subsidized housing inventory, vacancy rates, waiting lists at the Housing Authority and incomes of renters. Those indicators that highlight the community's need for additional rental housing options and additional *affordable* rental housing options are:

A vacancy rate below 5 percent or limited rental availability

- The 2000 US Census showed that South Hadley has a 3 percent (198 units) housing unit vacancy rate and of those units, only 25 percent are available for rent.

A closed waiting list or a long waiting period for subsidized rental housing



¹² www.rent.com and www.craigslist.com – September 2008



- The South Hadley Housing Authority has a waiting list that can be up to a year long for senior housing and between eight and ten years for family apartment developments under their jurisdiction.

Rental housing that constitutes less than 30 percent of the housing stock

- Only 25.2 percent of South Hadley’s housing stock is renter occupied.

More than 30 percent of renters pay more than 30 percent of their income for rent

- 35 percent of South Hadley renters (590 out of 1,704 renting households) pay more than 30 percent of their income for rent.

More than 20 percent of renters are living in single-family homes

- In South Hadley, about 25 percent of the renters lease single-family homes.

In summary, the above indicators show that South Hadley meets many of the criteria that show a community is in need of rental housing.

Subsidized Housing

Table 7 – 16 below summarizes South Hadley’s housing included in DHCD’s Subsidized Housing Inventory (SHI). As of June 2010, the official number of units was 379 (or 5.6%). Three things about this inventory are worth noting. First, all the units in the inventory are rentals (under 40B, all units count toward the inventory for rental projects). Second, all the units are deed restricted to meet affordability guidelines in perpetuity, which means that the Town does not need to concern itself with expiring uses for the units currently on the inventory. Third, several of the projects (covering approximately half the units) were built pursuant to a comprehensive permit issued by the Board of Appeals under 40B.



**Table 7—16
Subsidized Housing in South Hadley**

<u>Project Name</u>	<u>Subsidizing Agency</u>	<u>Tenure Type</u>	<u>Occupant Type</u>	<u>Total SHI Units*</u>	<u>Affordability Expires</u>
Lathrop Village 1 bedrooms	DHCD	Rental	Senior/Disabled	96	Perpetuity
Newton Manor Garden Apt in 10 bldgs.	DHCD	Rental	Senior/Disabled	40	Perpetuity
Abbey Street 2-, 3-, 4- bedroom and 1 handicapped accessible Inc 2 Department of Mental Health facilities buildings (8 bedrooms)	DHCD	Rental	Family	12	Perpetuity
Abbey Lane	DHCD	Rental		8	Perpetuity
Hampshire County RHA	DHCD	Rental	Disabled	2	Perpetuity
River Boat Village	DHCD	Rental ¹³		170	Perpetuity
DMR Group Homes	DMR	Rental		22	Perpetuity
Hubert Place	HUD	Rental	Seniors / At-Risk	44	Perpetuity
TOTAL – State Subsidized Housing Inventory				379	

Source: Massachusetts Department of Housing and Community Development.

*Note: The total number shown on this table is the total number of dwellings listed for South Hadley on the DHCD website.

Of the 9 comparable Pioneer Valley communities used for analysis, only Amherst and Hadley have exceeded the goal of providing a minimum of 10 percent of their housing stock as affordable. Interestingly, these are the most and least populated communities analyzed. South Hadley ranks in the middle of those communities that have not achieved the 10 percent goal (see Table 7-17) .

**Table 7—17
Subsidized Housing in Comparable Communities**

<u>Community</u>	<u>2000 Census Year Round Housing Units</u>	<u>Total Development Units</u>	<u>Total SHI Units</u>	<u>Percent SHI Units</u>
South Hadley	6,757	379	379	5.6%
Amherst	9,020	1,125	1,023	11.3%
Belchertown	5,002	396	370	7.4%
Easthampton	7,058	531	475	6.7%
East Longmeadow	5,350	499	431	8.1%
Granby	2,288	68	68	3.0%
Hadley	1,943	259	259	13.3%
Ludlow	7,815	188	188	2.3%
Wilbraham	5,021	256	255	5.1%

Source: Department of Housing and Community Development, Chapter 40B Subsidized Housing Inventory (SHI) as of June 1, 2010.



¹³ This includes market rate rentals.



South Hadley Residential Projects

There are a number of residential projects in the development/ permitting pipeline at this time (Table 7–18). If approved and fully constructed, these developments will add 71 single-family dwellings and 115 multi-family residential dwellings to South Hadley’s housing supply. Unfortunately, none of the developments include dwellings to be added to the Subsidized Housing Inventory. Only four of the proposed dwellings would be as rental.

**Table 7—18
Housing in the Pipeline in South Hadley¹⁴**

Project Name	Dwelling Units	Tenure Type	Occupant Type	Completed
Under Development				
Adam and Eve Estates	9 lots	Ownership	Single Family	33%
Mountainbrook	52 lots	Ownership	Single Family	34%
Shadow brook Estates	36 units	Ownership	Multi-Family	97%
Pettengill Office/Condo	6 units	Ownership	Multi-Family	67%
Oakley Circle	6 lots	Ownership	Single Family	100%
Stonybrook Village	36 units	Ownership	Multi-Family	28%
Annafield Estates	4 lots	Ownership	Single Family	25%
Jacob’s Edge Condos	25 units	Ownership	Multi-Family	24%
Under Review				
Southern Plains Condos	6	Ownership	Multi-Family	0%
37 Lyman Street Apartments – Phase 2	4	Rental	Multi-Family	0%

Source: South Hadley Planning Board, May 2010.

The character of South Hadley’s housing development has changed over the past 20 years reflecting (or because of) the aging population in the housing market. Generally, new developments have been of a lower density – whether single-family or multi-family. Up until the 1980’s, much of the single-family development occurred in the Residence A-2 zoning districts and, accordingly, were characterized with lots slightly over a quarter acre. During the past 20 years, most single-family developments have occurred in the Residence A-1 and Agricultural zoning districts with the resulting lot sizes falling in the half acre to one-acre range. Mountainbrook subdivision, located off Westbrook Road and Mountainview Street, is an exception as it is zoned Residence A-1, but since it is a “flexible development” with considerable protected open space, the lots are generally in the quarter of an acre range.

Most of South Hadley’s multi-family developments over the past 20 years were undertaken as condominiums and have also experienced a decrease in density when

▼
¹⁴ South Hadley Planning Board, May 2010.



compared to earlier developments. During the 1970's-1980's, most of the condominium developments occurred in the Residence C zoning districts at an average density of nearly 10 dwelling units per acre (including two developments which were initially apartments and converted to condominiums) with a density range of 6.6 to 22 units per acre.

Most of the condominium developments begun during the past 20 years are located in the Residence A-1 or Residence A-2 zoning districts. Within the Residence A-1 zoning district, the average density of these developments was approximately 3.8 units per acre while the developed density ranged from 1.4 to 12.1 units per acre. Reflecting a slightly more dense development pattern, condominiums developed in the Residence A-2 zoning district during this same have an average density of 5.3 units per acre but a slightly narrower range of 1.85 to 10 units per acre.

Few apartments have been developed in the past 20 years- Hubert Place is one of the exceptions. The apartment developments (this excludes the scattered 2 or 3 unit building) have an overall average density of units per acre and range of 6.1 to 34 units per acre. The few apartments developed during the past 20 years have been below the overall average density level for apartments in South Hadley.

The character of South Hadley's new multi-family housing has changed during the past 20 years. While much of the older multi-family development were multi-story buildings, most of the newer multi-family housing, particularly the condominiums, have catered to residents seeking one level dwellings. Further, much of the newer dwellings have been larger than their predecessors which has resulted in lower density, but not increases in open space.

South Hadley Housing Authority

The South Hadley Housing Authority marked its 50th anniversary in 2008. The Housing Authority's inventory includes Lathrop Village, which contains 96 units, Newton Manor (40 units) and Abby Street (12 family units). All three complexes are 100 percent occupied. The newest development is Hubert Place, which was developed with the assistance of WestMass Elder Care, Inc. It contains 44 one-bedroom units and a resident manager's apartment. Fifty-four applications were received for these units within the first month of availability. Twenty-two units are earmarked for South Hadley residents. In addition, the Housing Authority provides a duplex with eight bedrooms for physically and mentally challenged individuals.

The Housing Authority maintains waiting lists for each of these developments. The following illustrates the extent of the demand for Housing Authority units:

- 85 applications are on file for family housing with an average wait of 8 - 10 years; 43 are for two-bedroom units and 42 for three-bedroom units (12 from South Hadley residents).
- 35 applications are pending for elderly housing with an average wait of one year (12 from South Hadley residents).

This demonstrates both local and regional demand for both family and elderly rental housing.

Recently, the Housing Authority has been working with the Town to evaluate the feasibility of creating affordable housing on land off East Street which the Town recently acquired through Tax Title. Additionally, the Housing Authority is working with the Town to have a duplex on School Street rehabbed using Community Development Block Grant (CDBG) funds. After the duplex is rehabbed, the Town intends to transfer the property to the Housing Authority for use as permanent, affordable housing – subject to a deed restriction.

Development Constraints

Development constraints are illustrated in Figure 1 (in Map Appendix), which shows areas set aside as protected open space and recreational lands, wetlands, and open water. Although large areas of the Town, particularly the Mt. Holyoke Range to the north, preclude housing development, there is land potentially available. Many of these opportunities could be infill and redevelopment projects on underutilized land, which will be described in more detail below.

Zoning

South Hadley has four residential zoning districts:

1. Residence A-1 District
2. Residence A-2 District
3. Residence B District
4. Residence C District

Zoning restrictions regarding the permissibility of residential uses vary:

- Residential uses are also allowed in the Agricultural District and in the Business A, B and C Districts.
- Single-family housing is allowed by right in all residential districts, in the Agricultural District, and in the Business A and B Districts.
- Conversion from single-family to two-family is permitted in Residence B and Business A and B Districts by right, and with a special permit in the Residence A-2 and Agriculture Districts.
- Multi-family dwellings are allowed by right in Residence B (two-family) and Residence C (three-family) but only by special permit in all other residential and in the Business A and B districts.
- Residential uses (single-family, two-family, three-family, and multi-family) are allowed in the Business C District, but only by special permit, and then only as part of a mixed-use project.

By allowing residential uses in the Business A and Business B zoning districts, the Zoning Bylaw could encourage mixed-use developments. However, the Zoning Bylaw requires any development located in these two districts which has residential uses to comply with the more stringent Residence B zoning district's dimensional



limits. This imposition of more stringent standards could discourage mixed-use developments.

An accessory apartment (or accessory dwelling unit) is a unit added to (or created within) an existing single-family dwelling unit. Specific standards can be applied for size, unit design, ownership, parking and term of affordability (if deed-restricted), beyond those standards that are currently in the local bylaw. Accessory apartments often have their own entryways and bathrooms and may or may not have their own cooking facilities. These units usually include at least one bedroom and one living room or den. There are no provisions in the South Hadley Zoning Bylaw for accessory dwelling units and inclusionary housing. Allowing accessory apartments under appropriate standards can provide a variety of community benefits including allowing older homeowners to remain in their long-term residences and meeting the community's affordable housing needs.

Under inclusionary housing, a minimum percentage of affordable units are to be provided when development proposals exceed an established threshold. These affordable units can be targeted for those individuals earning between 60 percent and 120 percent of the median household income, and would be deed-restricted to ensure long-term affordability. Progress toward meeting affordable housing goals can be maintained through such a zoning provision only if the affordable units are provided for those households earning 80 percent of median household income or less.

The Town has adopted a flexible development provision that encourages alternative housing options while protecting natural resources and emphasizing more efficient use of local infrastructure. A variety of housing types ranging from single-family to multi-family to age restricted housing is allowed in a flexible development on parcels that are at least five acres in size. Although there is some flexibility in dimensional regulations, overall density is defined by the underlying zoning district. Density bonuses of up to 50 percent of the base number of units could be achieved if 25 percent of the total units are set aside as affordable or if housing is provided for people over the age of 55.

Potential Housing Sites

New Development Opportunities. The Town has identified several sites that could be considered for future housing development.

1. *"Toth" property.* This site is 22.1 acres and located behind the Mosier Elementary School off Mosier Street and the Newton Manor elderly housing off Newton Street. Recently acquired by the Town under Chapter 61A. A considerable portion of the property is in either wetlands or subject to the Rivers Act. However, the School Department has determined there is sufficient "upland" to develop a new elementary school on a portion of the property nearest Mosier Elementary. The Housing Authority has expressed interest in using a small portion of the property behind Newton Manor for some additional housing. The property is zoned Residence A-1 which allows multiple family dwellings under a Special Permit process.



2. *"SHELD" property.* This site is 7.51 acres and located on the east side of Old Lyman Road. The South Hadley Electric Light Department owns the property. The property is zoned Residence A-1 which may allow multiple-family dwellings under a Special Permit process. At their meeting in April 2010, the SHELD Commissioners voted to pursue development of this property for their new office/warehouse facility. If this project proceeds as envisioned, the property will be developed within the next 2-3 years and will be unavailable for housing development. But, such a move could make the existing facility site available for housing (see discussion under "Redevelopment Opportunities" below).
3. *"Polish American Club" property.* This site is 19.86 acres and located on the north side of Granby Road (Route 202). Currently, the site is in private ownership – the Polish American Club; but it has been offered for sale. While partially developed on the southern half of the property with the Polish American Club facility, the balance of the property is vacant, but has a considerable amount of wetlands. Such environmental conditions would limit development opportunities and require careful site analysis. The property has a split zoning designation with approximately half zoned Residence A-1 (to the rear of the property) and the balance zoned Business A-1. The Residence A-1 designation allows multiple family dwellings with an approved Special Permit while the Business A-1 designation does not allow any residential use.
4. *"Hospital" property.* Owned by Holyoke Hospital, Inc., this site is 24.70 acres and located on the north side of Granby Road (Route 202) adjacent to the Polish American Club. Similar to the Polish American Club site, this parcel also has a considerable amount of wetlands, but is not developed in any manner. The property has a split-zoning designation with less than half zoned Residence A-1 (to the rear of the property) and the balance zoned Business A-1. The Residence A-1 designation allows multiple-family dwellings under a Special Permit process while the Business A-1 designation does not allow any residential use.
5. *"South Hadley Square and environs" property.* This site is approximately 23.8 acres and has primary access off Willimansett Street (Route 33) with additional frontage on Old Lyman Road. Several outparcels with frontage on Willimansett Street were created. Two of these outparcels have been developed with office and bank buildings. All of the property is in private ownership; however, all of the parcels are not in the same ownership. Approximately 95 percent of the property is zoned Business C which allows residential use as part of a mixed-use development under a Special Permit process. The balance, a small tract fronting on Old Lyman Road, is zoned Residence A-1 which allows multiple family dwellings under a Special Permit process. Most of the property has been previously developed for



South Hadley Square. A small portion of the property appears to have wetlands located thereon.

6. *"East Street" property.* This tax-title site, a former farm, has approximately 12 acres of land and is currently vacant, except for one house and barns. The Selectboard, at the request of the Housing Authority, is retaining the property as a potential site for affordable housing. With funding from MassDevelopment, the Town has had a subsurface environmental assessment completed. While no subsurface issues were identified, the consultant did identify some above ground issues which the Town is cleaning up. Further technical assistance is needed to evaluate the potential for this site to be redeveloped for affordable housing.

Redevelopment Opportunities. The above sites addressed existing properties that are largely undeveloped or housing development could take place on the undeveloped portions of the properties. South Hadley may have opportunities to develop new affordable housing through redevelopment projects over the next 5 years as described below.

1. *"School Street" property.* This site is very small (0.19 acres) and is occupied by a duplex that is in need of rehabilitation. Recently, the Town received a CDBG award to rehabilitate the duplex and the Housing Authority has agreed to manage the property, once the rehabilitation is complete, as affordable housing. Because it is a municipally-owned property, rehabilitation costs may be substantial, unless the Town solicits proposals from private, nonprofit groups to undertake the work with the CDBG funding.
2. *"Northeast Utilities" property.* This site is a 0.96-acre tract located at the junction of Canal Street, Main Street, and High Street and is developed with a 20,000 square foot vacant industrial building. Northeast Utilities owns this property and another property on the opposite side of Main Street. The Town is considering acquisition of both properties with the other property being redeveloped for either a new library or commercial development. Zoned Industrial A, this property would need to be rezoned to allow residential use.
3. *"Municipal library" property.* The Town is planning to either expand the existing library or build a new library on a new site. If the Town builds a new library, the location of this existing facility suggests that conversion to apartments would support the community's objectives regarding revitalization of the Falls area and historic preservation while also being compatible with the neighborhood. At approximately 8,000 square feet, the building may be appropriate for a small apartment building serving one and two person households. Zoned Residence B, multi-family (over three dwellings) conversion would require approval by Special Permit.



4. *“Plains School” property.* As noted above and in the Municipal Services and Facilities chapter, the School Committee is considering construction of a new elementary school to replace the outdated Plains School. Located at the junction of Route 33 and Route 202, this 5.1 acre site is readily accessible to a variety of community services and shopping opportunities and may serve as the focal point for the Route 202/Route 33 commercial center. At approximately 45,000 square feet, the building might be adaptable to conversion to a mixed use development including several different sizes of multi-family dwellings. While the site’s Residence A-2 and Residence A-1 zoning may permit multi-family by Special Permit, redevelopment for uses other than residential would require a change in the zoning.

These sites warrant further exploration for potential development for housing. Given the current status of these sites, housing development would be several years away from fruition. However, the Town should continue any ongoing discussions to determine future options, which at a minimum could include preparing Requests for Proposals to developers to create housing or mixed-use developments that meet specific housing needs. While family housing opportunities (2-4 bedroom dwellings) may be viable on the vacant land, the redevelopment sites would appear to be more appropriate for conversion to smaller units (1-bedroom) and lack space to create outdoor recreation areas for families.

Infrastructure Capacity

As discussed in Chapter 5, Municipal Services and Facilities, the Town has adequate water and sewer capacity to accommodate future development. While Fire District #2 relies on groundwater within South Hadley, which has limitations, Fire District #1 has an agreement with the Quabbin Reservoir that the Town has consistently underused. While additional water is still available within the Town’s contractual arrangement, it is important to note that water is still a valuable and limited resource generally and all future development should be planned appropriately. The Town has specifically opted not to extend sewer or water infrastructure into the foothills of Mount Holyoke because of the difficult terrain in this location and the notion that this area is not appropriate for future development.

Schools and other public services may have adequate capacity for projected population for the next 10 to 20 years. While the newly renovated upper schools have sufficient capacity, the two lower schools need renovation and/or complete reconstruction. Furthermore, the student-to-teacher ratio is at an appropriate level; any additional students might require hiring additional staff.

South Hadley is in close proximity to major transportation routes including Interstate 90, Interstate 91 as well as Route 47, Route 33 and Route 202, thus making it a very desirable community for new housing developments/neighborhoods that necessitate auto-dependency. In certain areas of the Town, transportation facilities to accommodate housing developments may not be available without significant



infrastructure improvements. For example, Alvord Street has seen an increase in residential development over the years, and as a result, there has been an increase in vehicular traffic that has consumed roadway capacity. In addition, accommodations for non-vehicular travel do not exist and the lack of safe and accessible pedestrian and bicycle facilities in these areas are contributing factors in the Town's dependence on the automobile.

Areas that are highly developed have more vehicular traffic. For example, Route 202 and Route 116 tend to have consumed more of the roadway and intersection "capacity". This leads to delay, congestion and, as a result, negative air quality.

A limited transit schedule and network contributes to this future congestion. Currently the two primary sources of public transportation in South Hadley are the Pioneer Valley Transit Authority (PVRTA), providing bus service to Granby and Holyoke, and Hampshire County Transit, providing bus services between the Five Colleges. The Transportation Chapter of the Comprehensive Plan discusses additional areas in Town that are deficient in operations or capacity, which are mostly along major-traveled corridors.

The existing transportation network lacks an overall connectivity between local roadways and major corridors. This trend tends to add capacity to major corridors that are already experiencing significant delays and congestion during peak hours (Route 202, Route 116, etc.). This also contributes to the shift of traffic onto roadways that do not have the capacity, or are not designed to accommodate multiple users (Alvord Street). These "cut-through" roadways are limited in Town and are a result of the existing transportation network consisting of a fair number of dead-end streets and cul-de-sacs. These types of streets significantly limit the connectivity and capacity of the transportation network for all users. Future developments in South Hadley should seek to increase the connectivity of the transportation network and improvement of transit services, especially from residential areas to places of interest, such as schools, businesses, the Commons, and the Falls.

Key Findings and Statement of Need

As evidenced by the public input, the Town is aware that decisions need to be made about housing and that the choices will continue to influence the community decades into the future. The purpose of this section is to discuss South Hadley's housing needs based on the research conducted for this plan, the input of municipal staff and comments made at the public forum.

Among the key findings of this Housing Production Plan for South Hadley include:

- There is a need to preserve housing stock in the community that was built prior to 1960 (56%) due to its size and affordability.
- Approximately 82% of the housing stock is single-family.
- There is a long waiting list for South Hadley Housing Authority owned and managed housing complexes.
- Creating housing opportunities for young adults and families was identified as a need.



- Increasing opportunities for elderly housing, especially for low-income seniors, are needed as reflected in the rising percentage of senior citizens among the Town's population.
- Rental-housing indicators show that there is a need for more rental opportunities.
- The median-priced home or condominium is priced beyond the level of affordability for households earning 80 percent and 100 percent of the median household income for South Hadley.

South Hadley's housing needs are targeted towards the following population groups:

- Elderly residents (includes those living on their own and those who need assisted living)
- Low and moderate income families and households
- First-time homebuyers
- Residents wishing to downsize from a larger home to a more manageable residence (empty-nesters)
- Young adults
- Residents, who already have a home or condo, but need assistance maintaining the property
- Municipal employees

Planned Production

The Massachusetts Department of Housing and Community Development (MDHCD) indicates on its most recent Chapter 40B unit inventory for the Town of South Hadley that only 5.6% of year-round housing units meet the 40B criteria for affordable housing (379 units from a year-round total of 6,757). This translates into a shortfall of 297 units before the 10 percent goal is achieved. Listed below in Table 7--19 are the most recent figures for South Hadley for its 2008 Chapter 40B unit inventory as updated in September 2008 by DHCD.

**Table 7—19
Chapter 40B Units for South Hadley**

2000 Year-Round Units (DHCD)	6,757	DHCD Regulations		
2010 Chapter 40B Units	379	Large Scale Project - Project Cap	250	
2010 % Subsidized Base	5.6%	Recent Progress Rule	135	2.0%
2010 Chapter 40B Gap	297	Planned Production	34	0.5%

Large Scale Projects (760 CMR 56.03(5)) - The purpose of a large scale project cap is to protect the community from projects proposed by developers that cannot be absorbed for reasons such as infrastructure or environmental constraints.

Recent Progress Rule (760 CMR 56.03(6)) - The purpose of the recent progress rule is to acknowledge the effort of Massachusetts communities that are working towards the Chapter 40B 10% goal of low or moderate income housing. If a town approves units for those for low and moderate income that is equal to or greater than 2% of its total year round housing stock, in the year prior to the date of an application for a comprehensive permit, a denial of a comprehensive permit is deemed to be consistent with local needs.

Planned Production (760 CMR 56.03(4)) - Communities that have an approved housing plan with a planned production strategy may have the ability to deny comprehensive permits if the plan is implemented by adding new Chapter 40B units annually at .5 of 1% of the town's year-round housing units. Two years of relief is possible if they add 40B units that are equal to 1.0% of the year-round housing unit inventory.

Table 7–20 below illustrates the potential progress the Town could make toward meeting the state’s 10 percent goal based upon the following explanation and assumptions:

- the 2010 column represents the status quo
- the total housing units represents the 2000 Census figure upon which the Town’s progress toward the 10 percent goal is measured (note that this number will go up after completion of the 2010 Census)



- the new units for 2011 is based upon residential dwelling units in the development pipeline now (as listed in the Planning Board’s Development Activity Report)
- the new units for 2010 and 2011 reflects an estimate for the level of new residential activity that could be expected, based upon recent building permit averages
- the 40B units are estimated assuming a new 40B project, Town-initiated housing project, or inclusionary housing units (assuming either that the Town adopts inclusionary zoning – see recommendations below – or through flexible development)

**Table 7—20
South Hadley Planned Production**

	2010	2011	2012	2013
New Units		60	60	60
Chapter 40B Units		15	15	15
Total Housing Units (2000 Census)	6,757	6,757	6,757	6,757
Chapter 40B Inventory	379	394	419	444
10% Housing Units	678	678	678	678
Gap	328	284	259	234
Number for .5% New Affordable	34	34	34	34
Number for 1% New Affordable	68	68	68	68

Use Restrictions

As demonstrated by this Plan, the Town of South Hadley is committed to creating additional affordable housing units and maintaining its inventory for as long a period as possible. Affordable units (those that will be added to the SHI) will serve households with incomes no greater than 80 percent of the area median income. Deed riders or affordable rental restrictions should ensure continued affordability for periods of at least 99 years or in perpetuity to the greatest extent possible.

The resale prices included in homeownership projects should be indexed to the HUD 2008 area median income number (\$64,800) for the Springfield FY2008 HUD Metropolitan Fair Market Rent Area. The project sponsor must file annual reports on their projects. The South Hadley Housing Authority should monitor the resale restrictions and annual recertification of rental agreements. Regulatory agreements between the developer and the subsidizing agency will be executed to enforce these provisions. Pricing for home ownership and rental will be done in accordance with the parameters set forth in this Plan and the DHCD guidance on maximum incomes and selling prices. The units shall be marketed in a fair and open process consistent with state and federal fair housing laws.

Housing Goals, Recommendations, and Implementation Strategies

For South Hadley to increase its Chapter 40B unit inventory to reach the 10 percent goal, a wide-ranging approach to housing production must be undertaken. Issuing comprehensive permits to developers in the next few years is the most direct way to do so, but is also the one that the Town has only limited ability to control. A concerted effort to identify locations for housing opportunities can help to drive the process. South Hadley has been making some slow progress toward this goal. The Town must continue to press forward.

There are some potential sites in the community where affordable housing could be developed. Mechanisms for creating both larger housing unit developments and smaller scale housing unit projects may use some of the techniques for implementation described below.

Smart Growth, Sustainability and Housing

The Commonwealth of Massachusetts is strongly encouraging communities to implement smart-growth measures as they seek to amend their zoning codes. The American Planning Association, in its *Policy Guide on Smart Growth*, defines smart growth as:

using comprehensive planning to guide, design, develop, revitalize and build communities for all that:

- have a unique sense of community and place;
- preserve and enhance valuable natural and cultural resources;
- equitably distribute the costs and benefits of development;
- expand the range of transportation, employment and housing choices in a fiscally responsible manner;
- value long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and
- promotes public health and healthy communities.

Compact, transit accessible, pedestrian-oriented, mixed use development patterns and land reuse epitomize the application of the principles of smart growth.¹⁵



¹⁵ <http://www.planning.org/policyguides/smartgrowth.htm>



LEARNING FROM NEIGHBORS

Massachusetts has established a list of Sustainable Development Principles that include:

Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

Many communities are employing a variety of smart growth techniques to enhance housing choice and affordability. In addition to inclusionary zoning, which directly increases the stock of affordable housing units, other smart growth zoning measures can be utilized to address the issue of housing choice. Whereas many zoning codes focus on where single-family housing should be located, and at what density, smart growth encourages the construction of a variety of housing types, often in conjunction with retail and personal service establishments. Thus, villages and neighborhoods are created that feature higher density housing in close proximity (or even in the same building) as the goods and services neighborhood residents need. This creates more of a pedestrian friendly village setting that theoretically is less reliant on the automobile. At this time, South Hadley does not have many provisions in place that allows for this type of smart growth mixed-use or village center development, or ways in which to increase housing choices.

Source: http://www.mass.gov/envir/smart_growth_toolkit/pdf/patrick-principles.pdf

Housing Goals

The following are the Town's housing goals identified earlier. Some of the objectives and recommendations listed below address more than one goal, and as such, the recommended actions are not listed in a specific order.

H-1	Management and planning of housing development to meet the community's affordable housing goals.
H-2	Diverse and affordable housing opportunities which also maintain the community's character.
H-3	Equal and fair access to housing for all residents.
H-4	Attain the goal of 10% affordable housing by 2020.
H-5	Sustainable housing development.



LEARNING FROM NEIGHBORS

The Community Development Block Grant provides funding for community development activities and affordable housing. For communities with less than 50,000 people, funding can be obtained by application to Massachusetts Department of Housing and Community Development (MDHCD). Money can be used for housing rehabilitation and first-time homeownership programs. DHCD has initiated pilot projects that provide funding to experienced larger municipalities that help administer the program for smaller adjacent towns that do not have the ability to implement such programs. The City of Gardner was recently awarded \$262,000 to rehabilitate homes in neighboring Westminster, so the city will manage their own and Westminster programs under two separate grants. The Town of Wareham has received funding under a similar arrangement. Easthampton uses CDBG funding to fund first-time homeownership programs that can help to subsidize interest rates and provide assistance with down payment or closing costs.

The HOME Investment Partnerships (HOME) program is administered by HUD and targets production and preservation of affordable housing. Municipalities may team up with a developer (profit or non-profit) or a community housing development organization (CHDO) to apply for funding. HOME funds can be used for the acquisition and/or rehabilitation of existing structures for rental use, including distressed or failed properties, or for the new construction of rental projects. Projects seeking HOME funds must have a minimum of five HOME-assisted units. Households earning no more than 60% of the area median income must occupy all units receiving HOME assistance. At least 20% of the HOME units must be affordable to households earning no more than 50% of area median income.¹ A community can join a HOME consortium comprised by eligible municipalities, such as the Holyoke-Chicopee-Westfield Consortium, which this year will receive \$572,990.

H-1 Management and planning of housing development to meet the community's affordable housing goals.

Objective 1-1: Maintain an up-to-date Housing Assessment and Housing Production Plan.

Recommended Action 1-1-1: Update the database for the Housing Production Plan once the 2010 Census data is available.

Recommended Action 1-1-2: Annually evaluate progress toward achieving the Housing Production Plan objectives.

Recommended Action 1-1-3: Integrate the periodic updating of the GIS databases regarding housing with the Housing Production Plan database.

Objective 1-2: A Housing Partnership to serve as the focus of private-public housing developments.

Recommended Action 1-2-1: Establish a Housing Partnership/Municipal Housing Trust with responsibility to plan for and develop affordable housing.

Recommended Action 1-2-2: Develop a dedicated funding source for planning and development of affordable housing opportunities.

H-2 Diverse and affordable housing opportunities which also maintain the community's character.

Objective: 2-1: Housing developments with diversity of prices and types.



Recommended Action 2-1-1: Adopt an Inclusionary Housing Bylaw which requires inclusionary housing as a portion of new housing developments.

Recommended Action 2-1-2: Allow accessory apartments through an amendment to the Zoning Bylaw.

Recommended Action 2-1-3: Require accessory apartments to assist in meeting the 10% affordable housing goal.

Recommended Action 2-1-4: Provide incentives (such as density bonuses, setback reductions, etc.) for developments to incorporate a wide range of house sizes and types.

Objective 2-2: Environmentally sensitive, diverse affordable housing.

Recommended Action 2-2-1: Amend the Flexible Development provisions of the Zoning Bylaw to encourage affordable housing as part of the developments.

Recommended Action 2-2-2: Establish minimum open space standards for all multi-family developments with significant density incentives for increased open space and affordable housing.

Objective: 2-3: Mixed-use developments with diverse housing as a component of community and economic development.

Recommended Action 2-3-1: Modify the Town's Economic Development Incentive Program (EDIP) criteria to give preferences to commercial developments which incorporate appropriately sited and designed housing.

Recommended Action 2-3-2: Amend the Zoning Bylaw to encourage mixed use developments to be located in the Falls and the other core commercial focus areas.

Recommended Action 2-3-3: Establish standards for mixed use development.

Recommended Action: 2-3-4: Adopt a form of Planned Unit Development which allows diverse housing and appropriate employment centers to be developed as an integrated center.

Recommended Action 2-3-5: Provide incentives for the integration of affordable housing into mixed use development.

H-3 Equal and fair access to housing for all residents.

Objective 3-1: Administration of a fair housing resolution process.

Recommended Action 3-1-1: Create a Fair Housing Committee, possibly as a subcommittee under the Municipal Housing Trust.

Recommended Action 3-1-2: Adopt a Fair Housing Bylaw to require equal access and a local means for resolving allegations of unequal housing and discrimination.



Recommended Action 3-1-3: Review local regulations to identify barriers to persons with mobility limitations.

Recommended Action: 3-1-4: Establish a Housing Rehabilitation Program which addresses access barriers.

Recommended Action 3-1-5: Provide education and outreach to South Hadley officials and residents.

Objective 3-2: Access to financing and affordable housing to encourage and allow residents to affordably own or rent housing of their choosing.

Recommended Action 3-2-1: Establish a First Time Homebuyers Program which provides assistance to income eligible and qualified prospective homeowners to help them purchase their first home.

Recommended Action 3-2-2: Establish a "buy down" program in which the Town would help to subsidize the price difference between the market and affordable units.

Recommended Action 3-2-3: Establish a waiting list of prospective purchasers when properties with affordability riders become available.

Recommended Action 3-2-4: Assign tax title properties to the Municipal Housing Trust for use in developing diverse housing opportunities.

Recommended Action 3-2-5: Establish a program of reduced and/or deferred property taxes for first time home buyers and rental developments meeting the Economic Development Incentive Program (EDIP) criteria.

Recommended Action 3-2-6: Assist residents to meet homeownership costs, including grants or "soft second" loans to reduce mortgage interest rates, provide a down payment, assist with closing costs, security deposits, utility assistance, or to subsidize interest rates.

Objective 3-3: An expanded rental housing market which serves the diverse short-term (2-5 years) tenancy needs in appropriate areas.

Recommended Action 3-3-1: Provide a predictable permitting process of multi-family housing in the commercial focus areas.

Recommended Action 3-3-2: Establish a fund for tenants who cannot afford first month, last month, and security deposit.

Recommended Action 3-3-3: Provide financial incentives (loan guarantees, Tax Agreements, etc.) to encourage development of rental housing in the commercial focus areas.



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

Objective 4-1: Establish a structure and financial means for implementing the Housing Production Plan.

Recommended Action 4-1-1: Establish a Municipal Housing Trust as provided under Objective 1-2 above, possibly as part of a Housing Partnership.

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

Recommended Action 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.

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

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

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

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

Recommended Action 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.

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

Objective 4-2: Conversion of obsolete nonresidential buildings into affordable housing.

Recommended Action 4-2-1: As municipal buildings (such as, municipal library, SHELD building, and Plains School) are vacated, evaluate the feasibility of converting them into appropriate, affordable rental housing.

Recommended Action 4-2-2: Acquire obsolete commercial/industrial buildings, as appropriate, for redevelopment as affordable housing.



Recommended Action 4-2-3: Amend bylaws and create incentive programs to encourage conversion of unused, second and third story spaces in commercial buildings into appropriate rental housing.

Objective 4-3: Retain existing subsidized affordable housing.

Recommended Action 4-3-1: Refinance "expiring use" properties that are at risk of going market rate.

Recommended Action 4-3-2: Seek to condition new Comprehensive Permit projects on affordability provisions which run in perpetuity or provide for the Town to have the right to purchase such units upon the expiration of the affordability protections.

Objective 4-4: Ensure that unsubsidized housing development does not impede the Town's efforts to achieve the 10% Goal.

Recommended Action 4-4-1: Establish an inclusionary housing standard requiring that at least 10% of any development of 10 or more dwellings are earmarked and deed restricted for affordable housing.

Recommended Action 4-4-2: Provide that developers may contribute to the Municipal Housing Trust in lieu of building affordable housing.

Recommended Action 4-4-3: Developments of less than 10 dwellings shall contribute to the Municipal Housing Trust in lieu of being required to build affordable housing in excess of 10% of their development.

H-5 Sustainable housing development.

Objective 5-1: Mixed-use development which promotes pedestrian travel for multiple purposes.

Recommended Action 5-1-1: Amend the Zoning Bylaw to allow mixed use buildings in appropriate commercial districts in the commercial focus areas, particularly in the Falls.

Recommended Action 5-1-2: Create neighborhoods with a mix of housing, retail, and employment opportunities.

Recommended Action 5-1-3: Adopt bylaw amendments and incentives to allow and encourage live-work housing options, particularly in the Falls.

Recommended Action 5-1-4: Expand the Economic Development Incentive Program criteria to encourage mixed use development.

Recommended Action 5-1-5: Establish a smart growth zoning district under Chapter 40R of the Massachusetts General Laws in one or more of the commercial focus areas.



Objective 5-2: Development of new housing consistent with the Town's environmental goals.

Recommended Action 5-2-1: Encourage infill development in designated areas for vacant, undersized lots compatible with the housing in the surrounding neighborhood.

Recommended Action 5-2-2: Expand development standards to require usable open space and restrictions on impervious surface for all residential development, particularly housing with two or more dwellings on a single lot.

Recommended Action 5-2-3: Amend the multi-family and flexible development provisions of the Zoning Bylaw to encourage or require use of the flexible development process for multi-family development.

Recommended Action 5-2-4: Develop and adopt clear Design Review Standards for housing development that are based on the assessment of the community's design characteristics and the goals/objectives of this Plan.

Recommended Action 5-2-5: Encourage use of LEED or other comparable green building standards for new residential development.

Objective 5-3: Maintain existing housing and convert vacant nonresidential properties into affordable housing

Recommended Action 5-3-1: Establish a Housing Rehabilitation Program to keep the Town's existing affordable housing stock.

Recommended Action 5-3-2: Preserve existing affordable units that are falling into disrepair or losing their affordability restrictions.

Recommended Action 5-3-3: Acquire deteriorating properties and rehabilitate the structures to maintain the existing housing supply.

Recommended Action 5-3-4: Create a resource to assist in funding feasibility assessments as to the possible rehabilitation or conversion of existing buildings.

Recommended Action 5-3-5: Establish a façade and building upgrade loan or grant fund to encourage improvements to buildings within South Hadley Falls.

Recommended Action 5-3-6: Encourage adaptive reuse of functionally obsolete buildings.

Recommended Action 5-3-7: Modify existing homes, including accessibility improvements that allow the disabled or senior citizens to continue to live in their homes.