



SOUTH HADLEY

HOUSING PRODUCTION PLAN

ADVISORY COMMITTEE #2

November 2, 2022



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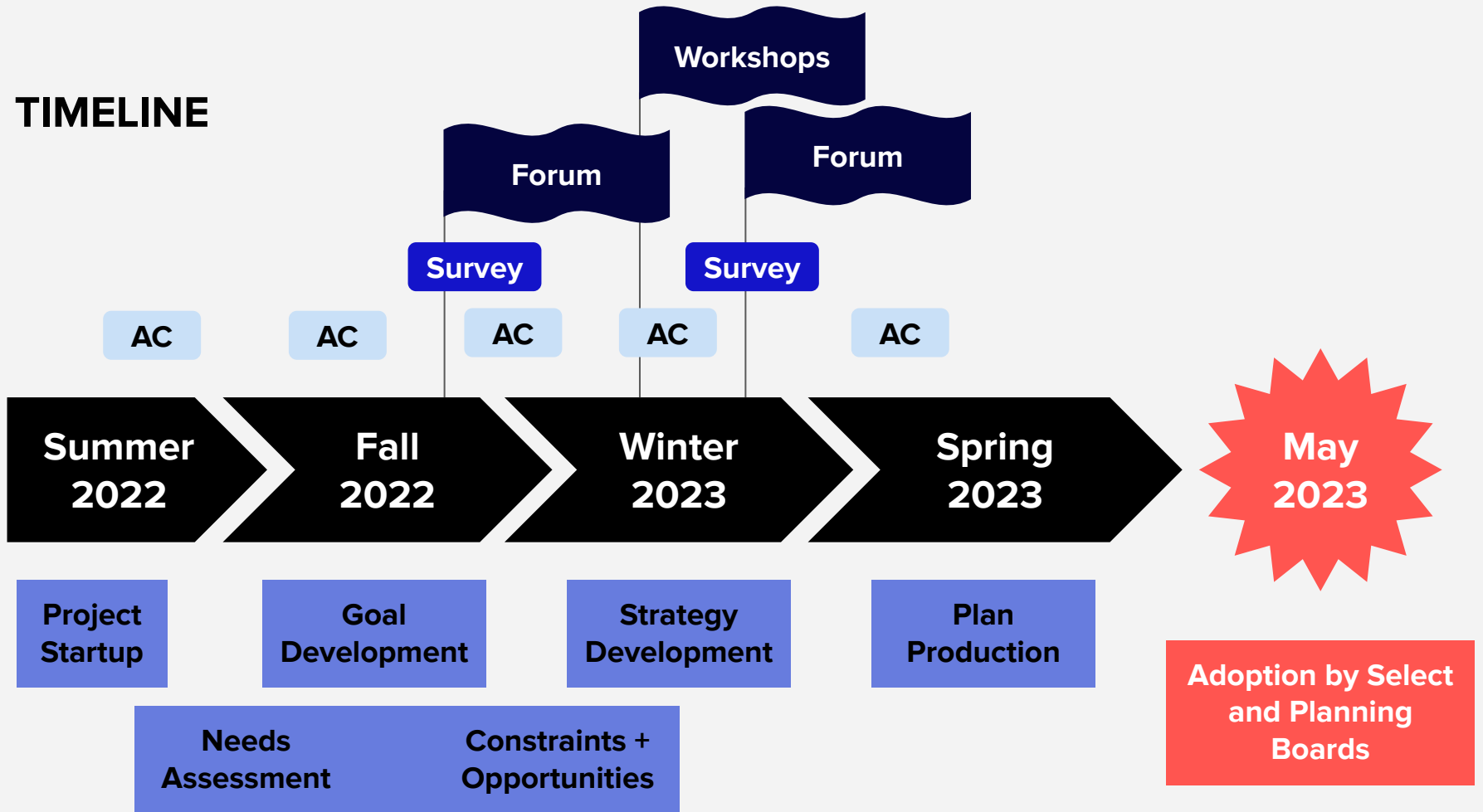
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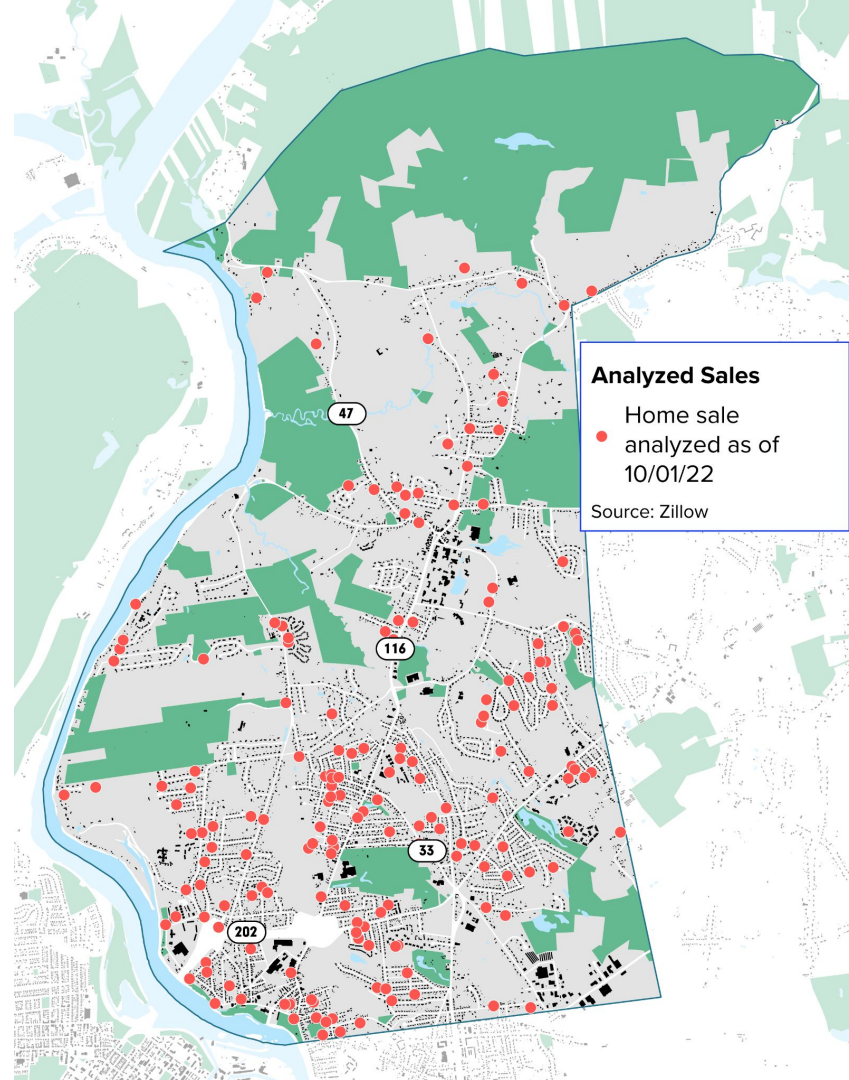
Recap

TIMELINE



Analysis Thus Far

- Demographics
- Housing stock
- Affordability
- Zoning + Housing Tools
- Site tour
- **Market dynamics**



Engagement Thus Far

- Stakeholder Mapping + Engagement Plan
- Advisory Committee
- Focus Groups
 - ◆ Housing professionals
 - ◆ Government officials

2 Housing Toolkit

Types of Tools

Regulatory

(Zoning, Subdivisions
Permitting, etc.)

Planning + Design

Direct Funding

Institutions

Partnerships + Advocacy

Resource + Tax Policy

Current Toolkit



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South Hadley's Current Toolkit

- “Missing middle” in base zoning
- Smart Growth (“Chapter 40R”) districts
- Flexible development law
- Housing Authority
- Redevelopment Authority
- Opportunity Zone
- Federal housing funds

South Hadley's Current Toolkit

- Active planning
 - ◆ Master Plan
 - ◆ Municipal Vulnerability Plan
 - ◆ 202/33 Corridor Study
 - ◆ Urban Renewal and Redevelopment Plan

Missing Middle in Base Zoning

| Use table summary (not for official use) | Residential | | | | Agri. | Business | | | | Industrial | | |
|--|-------------|-----|----|----|-------|----------|----|----|----|------------|----|-----|
| | RA1 | RA2 | RB | RC | AGR | BA1 | BA | BB | BC | IA | IB | IGD |
| Single-family residences (SFR) | Y | Y | Y | Y | Y | N | Y | Y | SP | N | N | N |
| SFR-to-duplex conversions | N | SP | Y | N | SP | N | Y | Y | N | N | N | N |
| Duplex | SP | SP | Y | N | N | N | SP | SP | N | N | N | N |
| Triplex | SP | SP | SP | Y | N | N | SP | SP | N | N | N | N |
| Multifamily (4+ units) | SP | SP | SP | SP | N | N | SP | SP | SP | N | N | N |
| Retirement communities | N | SP | N | N | N | N | N | N | N | N | N | N |
| "Flexible developments" / Cluster | SP | SP | SP | SP | SP | N | N | N | N | N | N | N |

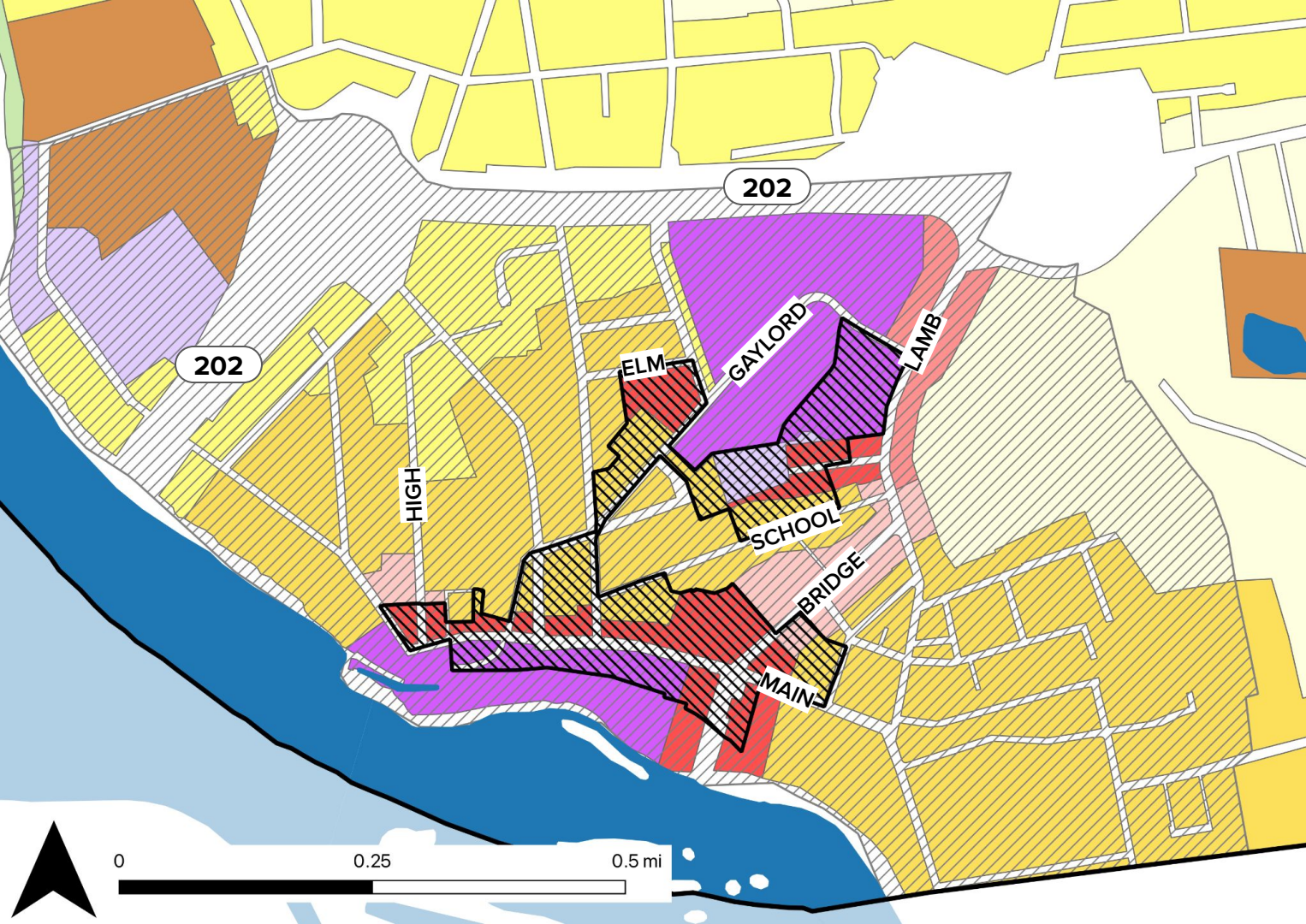
Y = Permitted by right

N = Banned

SP = Permitted via Special Permit or Site Plan Review

Smart Growth (“40R”) Districts








- Authorized by Mass law: Chapter 40R
- Allows for greater housing densities, but requires that a portion is deed-restricted Affordable Housing
- By-right permitting
- Opportunity for school cost reimbursement from state through Chapter 40S



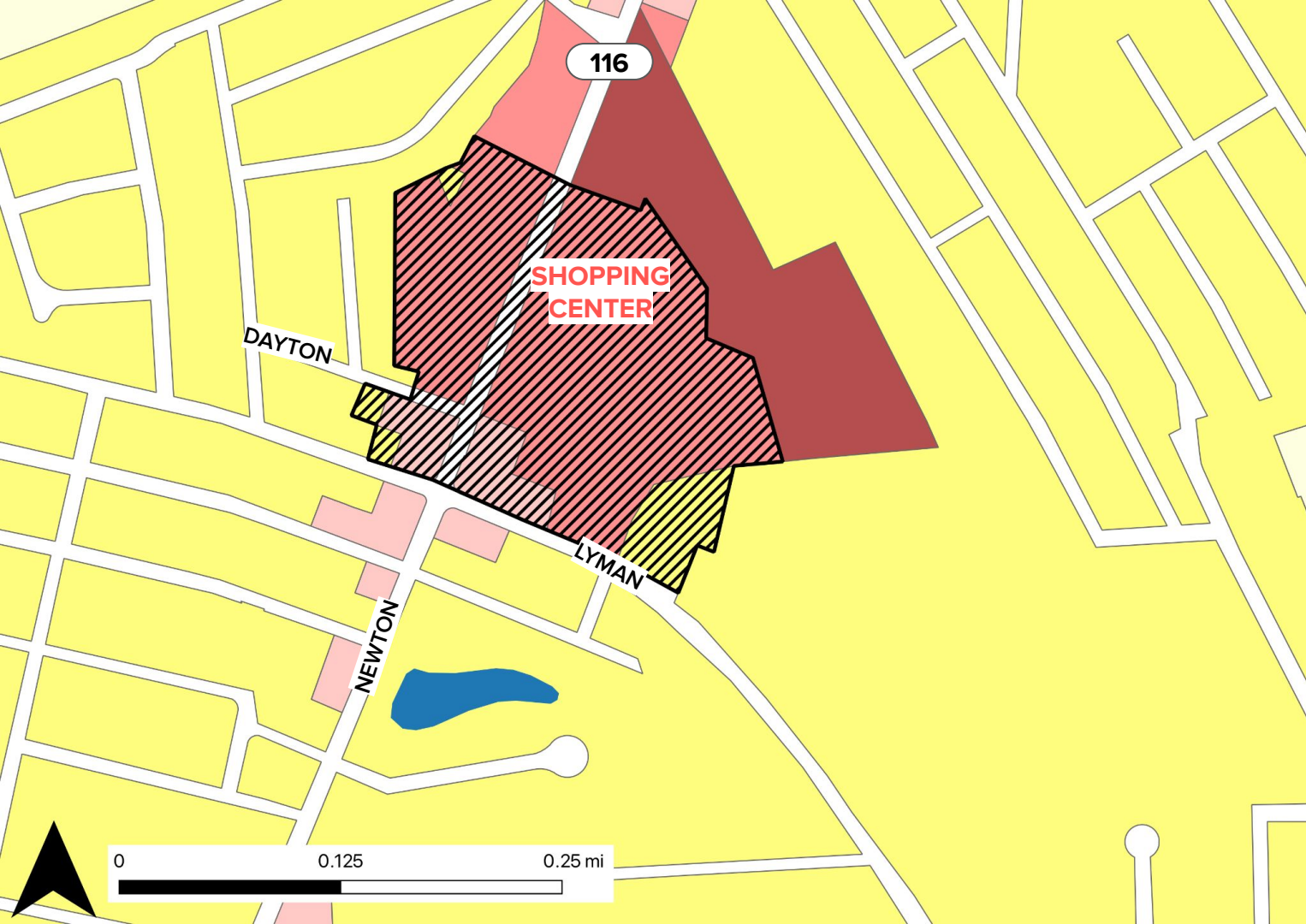
Zoning

-  SH Falls SGZD
-  SH Falls Overlay District

Base Zoning

-  AGR
-  BA
-  BA1
-  BB
-  IA
-  IB
-  RA1
-  RA2
-  RB
-  RC





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SHOPPING CENTER

DAYTON

LYMAN

NEWTON

Zoning

 Newton-Lyman SGZD

Base Zoning

 BA

 BA1

 BC

 RA1

 RA2

0 0.125 0.25 mi

40R Design Guidelines

Cornice completes building composition

Vertical upper story windows contrast with horizontal windows on the first level

Change in materials signals change in use

Larger windows open up the retail level to the street

Sheltered entries enrich pedestrian zone



Stepback at upper stories reduces building mass

Band courses reinforce building proportions

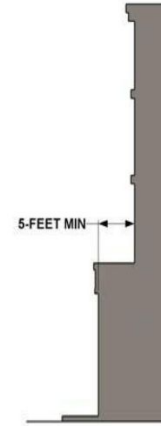
Smaller upper floor windows contrast with larger public size on the ground floor

Projecting horizontal reinforces human scale

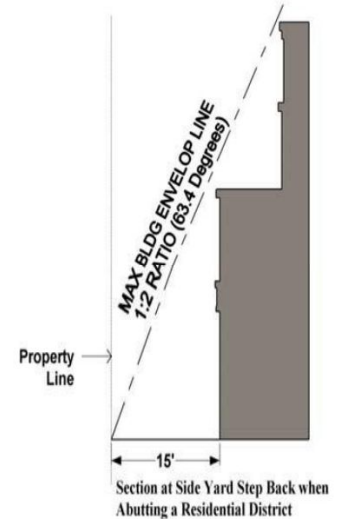
Taller first floor reinforces public zone



Section at 4th Story Step Back



Section at 2nd Story Step Back



Section at Side Yard Step Back when Abutting a Residential District

40R in Reading: Downtown Redevelopment



Images via Reading Planning Board

40R in Northampton: new village development



Images via Mass. Development

40R in Holyoke, Pittsfield: historic preservation

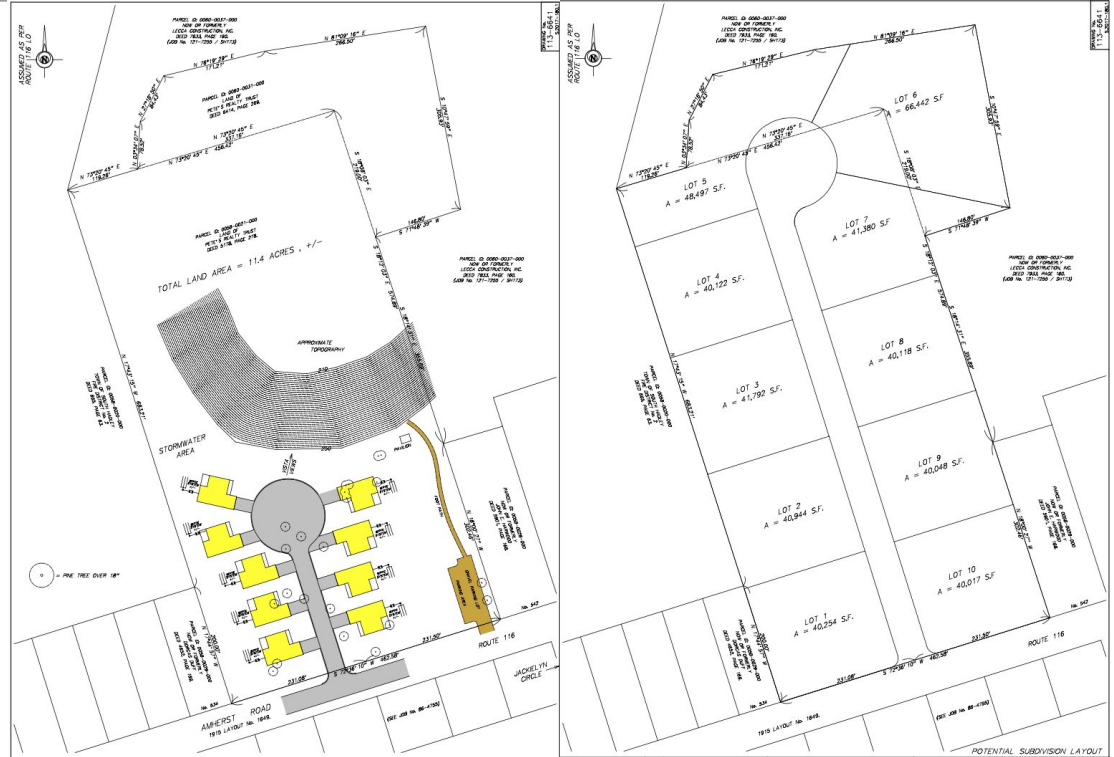


Images via CHAPA



Flexible development

- ➔ Not used often
- ➔ Rules *could* align with missing middle / affordability concerns, but not necessarily



Other Tools

NOT RECOMMENDATIONS



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Regulatory Tools for Early Discussion

NOT RECOMMENDATIONS

- “Gentle density” / Missing Middle / Land conservation
 - ◆ Accessory Dwelling Unit (ADU) frameworks
 - ◆ Better small multifamily frameworks
 - ◆ Cottage housing frameworks
 - ◆ Transfer of Development Rights
 - ◆ Review 40R zoning/design guidelines
 - ◆ Friendly 40Bs
- Lowering costs
 - ◆ Pre-permitting designs
 - ◆ Right-size parking requirements
 - ◆ Review subdivision regulations
 - ◆ Land banking

Accessory Dwellings



Images: Sightline Institute

Accessory Dwellings

- Considerations
 - ◆ Attached / Detached
 - ◆ Utilities
 - ◆ Parking
 - ◆ Permitting Processes
 - ◆ Financing Construction
 - ◆ Tax Assessments
 - ◆ Occupancy Restrictions

Small Multifamily



Images: Sightline Institute (left, center bottom); Utile (center top, right)

Cottage Housing



Images: Union Studio (left, top right);
Cottage Company (bottom right)



Cottage Housing



Images: Union Studio

Transfer of Development Rights

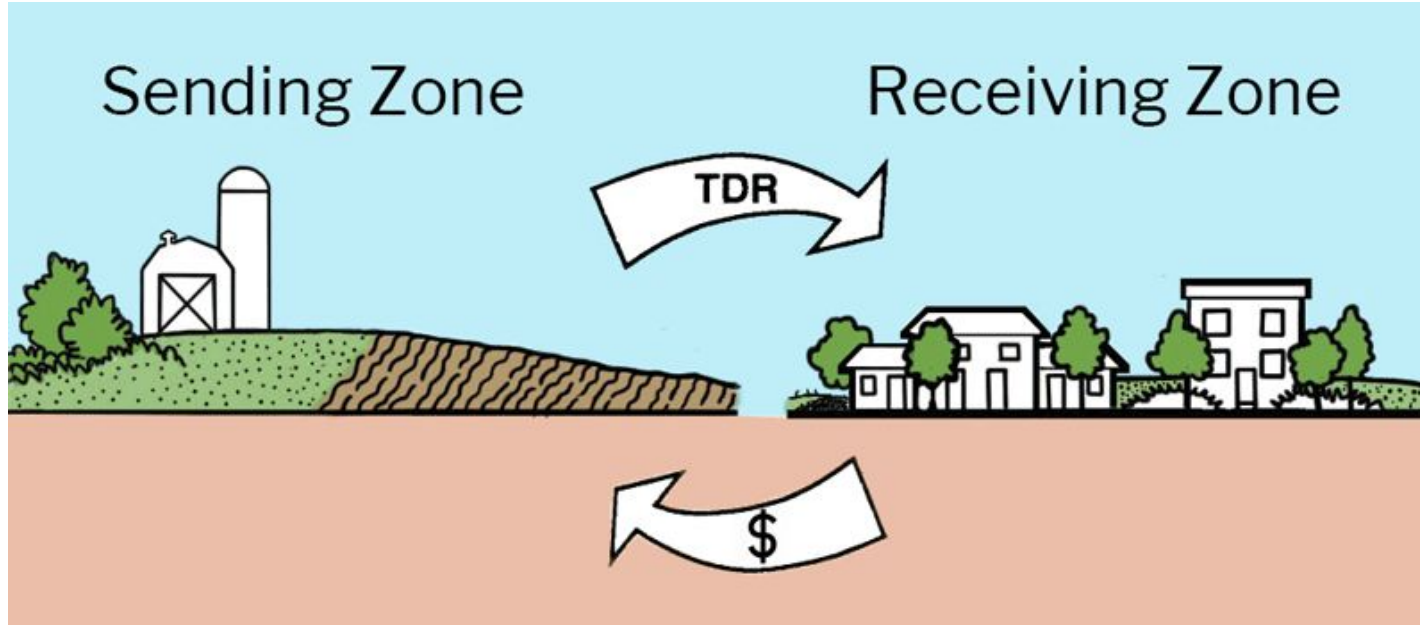


Image: Chester County Planning Commission

Transfer of Development Rights

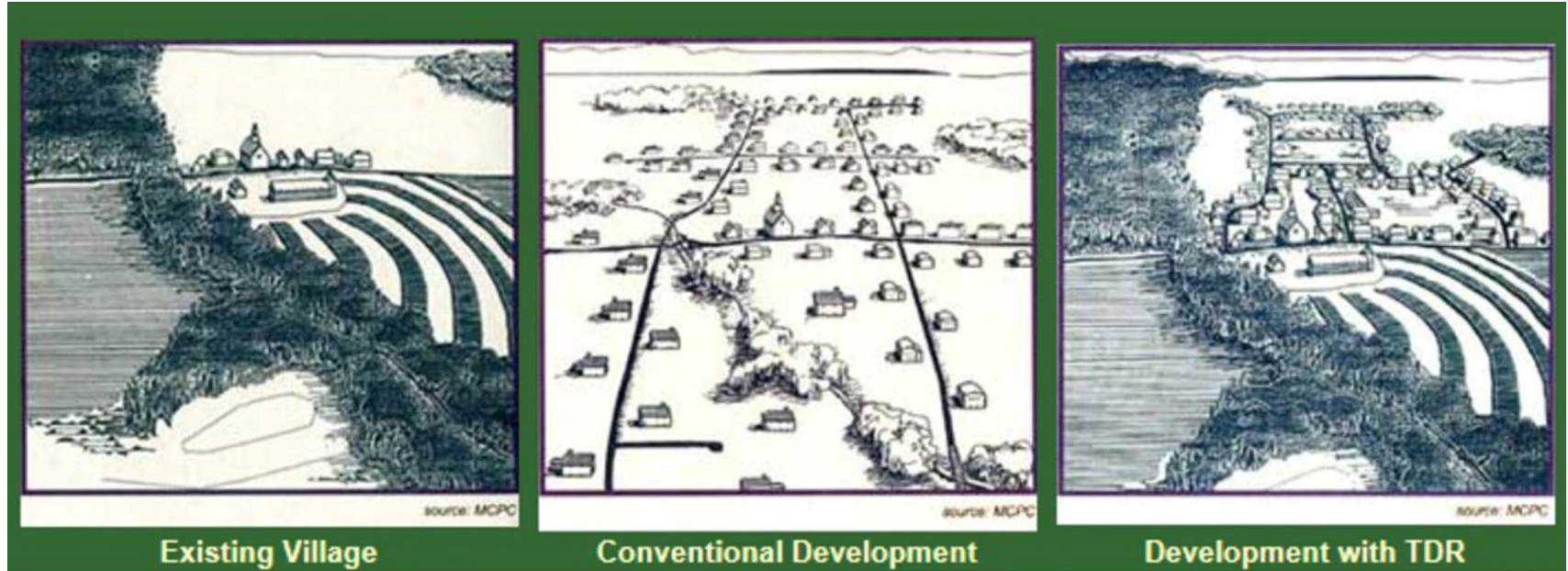


Image: Montgomery County Planning Commissions via MA EOEEA

Institutional + Funding Tools for Early Discussion

NOT RECOMMENDATIONS

- Finding and/or stabilizing funding
 - ◆ Affordable Housing Trust Fund
 - ◆ Community Preservation Act
 - ◆ District Improvement Financing
 - ◆ HUD sources
- Building capacity for action
 - ◆ Housing Authority capacity
 - ◆ Rental Registration

Affordable Housing Trust Fund

- Public body that can hold money and land for affordable housing
- Typically accountable to Selectboard
- Helps to manage complex, multi-year transactions

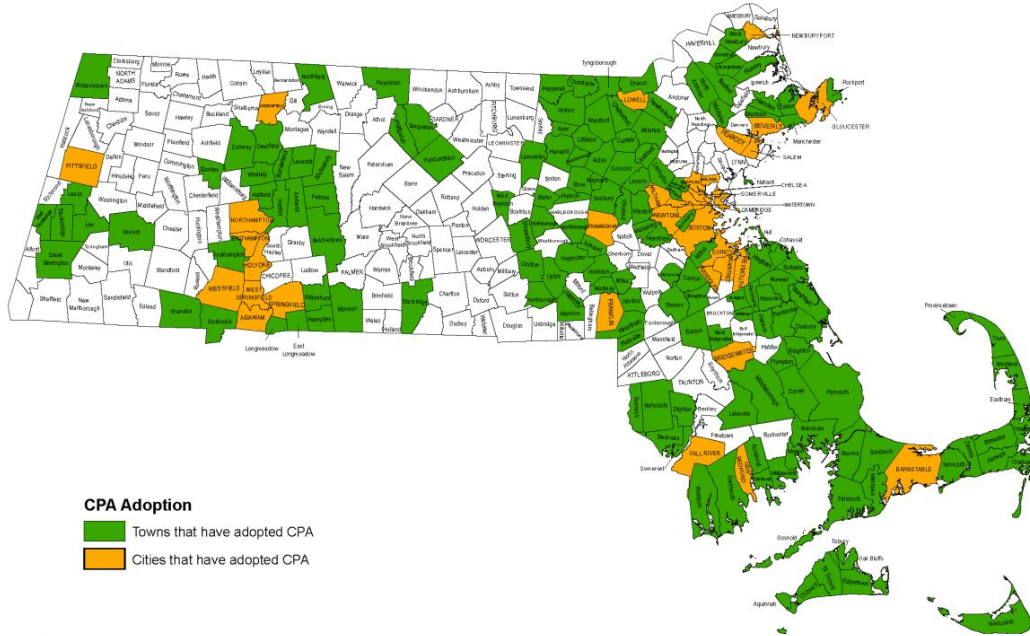
Amherst selects developer for \$27M affordable housing project



Community Preservation Act

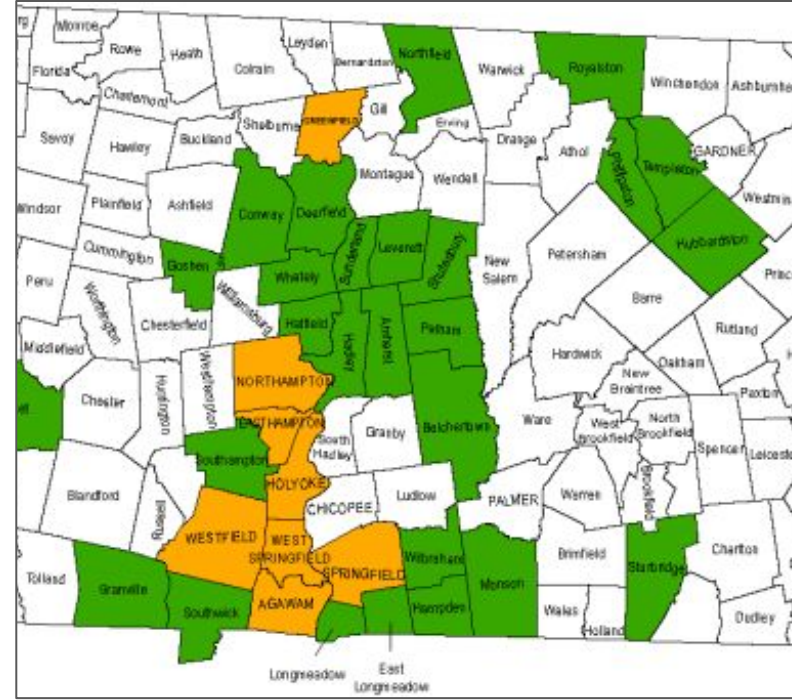
Community Preservation Act Adoption

April 2022



CPA Adoption

- Towns that have adopted CPA
- Cities that have adopted CPA



District Improvement Financing

- A bond that pays for infrastructure to spur reinvestment
- Bonds repaid through increased revenue resulting from new development



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Forum #1

Agenda

- Welcome
- Presentation
- Break-out discussions
- Report back
- Activities

Details

- Monday, Dec 12
- SH Public Library
2 Canal St
- 7–9pm

Agenda

- **Welcome**
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About the plan

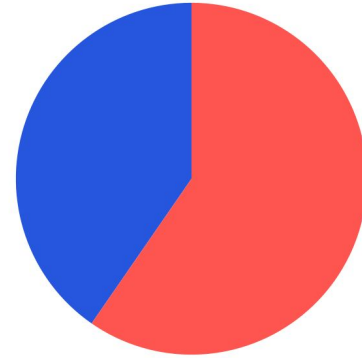
What is an HPP?

**Sticker Activity /
Participant Information**

Agenda

- Welcome
- **Presentation**
- Break-out discussions
- Report back
- Activities

Household Types



● Family households ● Non-family households

Home Values, January 2000 - July 2022



Agenda

- Welcome
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- **Break-out discussions**
- **Report back**
- Activities

Example Guiding Questions

- What do you love about your neighborhood?
- What would you change about housing in your neighborhood?
- What are the most important issues for this plan to address?
- What is most important for new housing in town?
- What areas of town are best for new housing development (of any type)?
- What types of housing are best for these areas?

Agenda

- Welcome
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- **Activities**

Roleplaying Game

Design of Density Game

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Next Steps

Next Steps: Engagement

- ID + train volunteer facilitators for forum
- Launch Survey #1
(mimics Forum #1 activities to expand reach)
- Promote Forum + Survey through all channels
- ID participation gaps and adjust engagement plan as needed

Next Steps: Content

- Generate goals in response to past planning, Forum #1 participation, and Survey #1 responses
- Deliver draft Housing Needs Assessment
- Dig deeper on constraints and opportunities



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