



TOWN OF SOUTHAMPTON

HOUSING PRODUCTION PLAN



PREPARED BY
SOUTHAMPTON HOUSING AUTHORITY
WITH ASSISTANCE FROM PIONEER VALLEY PLANNING COMMISSION

Acknowledgements

This Southampton Housing Production Plan was a community driven effort under the direction of the Southampton Housing Authority comprised of Town volunteers and staff.

This Housing Production Plan for the Town of Southampton is made possible thanks to support from the state legislature's District Local Technical Assistance Fund, under a contract between the Massachusetts Department of Housing and Community Development and the Pioneer Valley Planning Commission.

In addition to the Southampton residents who participated in the development of this plan update, we would also like acknowledge the members of the Housing Production Plan Working Group for their participation and assistance:

Jim Seney, Chair, Housing Authority
Janet Cain, Housing Authority
Sierra Simmons, Housing Authority
Dan LaValley, Planning Board
Sarah Stine, Planning Board

Planning services provided the Pioneer Valley Planning Commission
Kenneth Comia, AICP, Senior Planner
Jacob Dolinger, Senior Planner/GIS Specialist
Alyssa Tullock, Intern



**Pioneer Valley
Planning Commission**

Southampton Housing Production Plan

Table of Contents

Executive Summary	1
Chapter 1 Introduction	4
1.1 Purpose	4
1.2 Housing Production Plans and MGL Chapter 40B.....	4
1.3 Plan Process	5
1.4 Plan Method.....	6
Chapter 2 Housing Needs Assessment	7
2.1 Population Characteristics	7
2.2 Housing Supply Characteristics	12
Chapter 3 Housing Development Constraints: Opportunities and Challenges.....	16
3.1 Housing Market.....	16
3.2 Development Constraints, Limitations and Opportunities	18
Chapter 4 Housing Action Plan.....	25
4.1 Plan Goals.....	25
4.2 Potential Funding Sources	26
4.3 Recommended Strategies and Actions for Increasing Affordable Housing Opportunities in Southampton	29
Appendix	

Executive Summary

The Town of Southampton has been successful in identifying community awareness of housing issues in town. Southampton strives to ensure that it is a community where housing affordability, housing choice and fair access to housing is ensured for all community members.

Even considering the tightness of the current housing market, there is a variety of homeownership and rental options at varying price points in town. However, analysis of community and regional data, and following trends that are happening across the region and Commonwealth, housing affordability continues to be a challenge due to a multitude of different reasons – population growth, stagnation of housing production, an aging population desiring to age in place, and millennials and younger families trying to gain entry into the housing market with housing stock not conducive with their financial abilities.

Every certified Housing Production Plan assesses needs and challenges; Southampton has utilized survey data, community engagement efforts, and additionally through data analysis and consultation with the Housing Production Plan Working Group, has identified challenges for housing in Southampton:

1. While the town may have been a community where young singles, couples and families with children could get started, increasing land and housing values are beginning to price first-time home buyers out of the market. Additionally, long-time residents, including the elderly, may be unable to afford living in Southampton or not have the appropriate housing to age in place. With this said, the population in Southampton is growing. The 2020 Census resulted in the town having the largest population growth in the Pioneer Valley region at 7.5 percent. Additionally, the population is aging. With many planning efforts across the Commonwealth to assist towns to address “aging in place” the segment of population that is age 65 or older represents 19.5 percent of the total population, a larger percentage than the averages of Hampshire County and the Commonwealth as a whole.
2. There are 44 residential units in the Town’s Subsidized Housing Inventory (SHI) – those units that are available for those earning at or below 80 percent of the Area Median Income (AMI). In order to reach the 10 percent community goal established in Massachusetts General Law Chapter 40B, another 157 units of income restricted affordable housing are needed in Southampton.
3. There are certain areas of Southampton that have been included in the town’s Master Plan for either preservation or areas of increased residential density. With efforts by the town to incorporate preservation of open space in decision making, one of the challenges to navigate would be how to balance the various town perspectives. A review of the zoning and regulatory tools could allow for a greater impact to developing residential units in town.

To address these challenges and others identified in the plan, the Town of Southampton set goals that guided the creation of the Housing Production Plan’s actionable strategies leading to future

implementation. The goals are listed below:

1. Consider amendments to Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguous zoning definitions like *apartments* and how affordable housing terms are used throughout the Bylaw.
2. Continue to increase awareness of housing needs and available housing resources to both current and new residents.
3. Create affordable housing opportunities in Southampton based on the State's Subsidized Housing Inventory of 44 Units to 201 Units, to meet 10 percent of affordable housing goal as established M.G.L. Chapter 40B.
4. Identify ways Southampton can expand housing choices through various grant opportunities, while meeting the housing needs of all ages and income levels.
5. Balance residential development with the protection of the town's natural, scenic and historic resources.

In total there are 12 identified strategies that can be used to implement this Plan as listed below ranging from outreach to regulatory review:

Outreach, Partnership and Support

1. Publicize and conduct outreach on existing affordable housing resources.
2. Continue to partner with town committees and boards and explore relationships with local non-profit developers.
3. Support the creation of local land trust to assist with acquiring land for future affordable housing.

Programmatic and Identification

4. Increase capacity of the Housing Trust Fund to receive, purchase, and convey real or personal property.
5. Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing.
6. Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units.
7. Continue to monitor town land taken for failure to pay taxes for affordable housing development.
8. Subsidize affordable units in future mixed-use and/or mixed-income housing developments.

9. Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes.

Regulatory Actions

10. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use.
11. Review and refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton.
12. Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity. Some of those components include:
 - o Cluster Development with mixed residential types
 - o *Apartments* in the mixed-use district
 - o 40R District, or starter home district
 - o Infill development to allow residential development on smaller, existing non-conforming lots

Chapter 1 Introduction

1.1 Purpose

A Department of Housing and Community Development (DHCD)-approved Housing Production Plan (HPP) expresses a community’s proposed approach to assuring affordable housing – prices and rents – for people who wish to live there. Although there are other community documents, like a Master Plan or Open Space and Recreation Plan that may address housing, it is the purpose of an HPP to present a clear strategy that will enable the community to meet its housing needs in a manner consistent with Massachusetts General Law Chapter 40B and other related state and federal regulations.

During the past three decades, Southampton has become one of the fastest growing communities in the Pioneer Valley. Most of this growth is residential which has led to some tension within the community between its historical identity, and as an agriculturally based rural New England town. The COVID-19 pandemic has also created a new pathway for the town’s long-term economic health. Its influence will be present in the coming years as revenues, municipal and school services are discussed, and the town’s ability to house residents and those who would like to move to Southampton will need to be considered.

This Housing Production Plan Update presents similar themes as the Master Plan in 2012 and the last update of this Housing Production Plan: managing residential growth proactively while also protecting the town’s natural, scenic and historic resources, and ensuring the need to provide housing that are affordable to all income ranges.

1.2 Housing Production Plans and MGL Chapter 40B

This section summarizes the state laws and regulations that apply to local housing production plans. Under Massachusetts General Law Chapter 40B, municipalities are encouraged to ensure that at least 10% of their total housing stock qualifies as affordable to individuals and families who earn up to 80% of the area median income (AMI) for the region in which the municipality is located. Chapter 40B provides communities that have not reached this 10% goal with an incentive to do so: in these municipalities, a developer who proposes a significant number of affordable units is allowed to override most local zoning and wetlands laws and regulations by applying to the local zoning board of appeals for what is known as a “comprehensive permit,” which the board is obligated by state law to issue.

A Housing Production Plan (HPP) is a proactive approach to help communities make progress toward the 10% goal, thereby avoiding the obligation to issue comprehensive permits and retaining their local control over housing development. The Massachusetts Department of Housing and Community Development (DHCD) encourages local governments to prepare and submit a Housing Production Plan (HPP).

The HPP program requires communities to:

- Complete a comprehensive housing needs assessment that takes into consideration both local and regional housing needs, and identifies opportunities and constraints to meeting those needs.
- Develop strategies to enable the community to meet its affordable housing needs, including an explanation of how constraints will be mitigated. Specifically, the HPP must show how the community will meet its annual affordable housing production goal of 0.5%.
- The HPP must be approved by the local planning board, Select Board, and DHCD.

There are two major benefits for a community to have an HPP that is certified by DHCD. First, communities with approved and certified HPPs are given preference over non-HPP communities for certain state grant funds. Second, a municipality can retain its local authority to require developers to comply with zoning and wetlands laws (and avoid the Chapter 40B comprehensive permit) so long as the municipality has an approved and certified HPP in place, and is making progress toward the 10% goal at a rate of at least 0.5% per year.

Any decisions by the local Zoning Board of Appeals to deny a comprehensive permit will be deemed consistent with local needs under Chapter 40B by the Massachusetts Housing Appeals Court, and the local zoning board of appeal's denial of a comprehensive permit application will be upheld, provided that the board complies with the requirements of 760 CMR 56.03(8). A developer may still appeal the denial of a comprehensive permit in such cases, first to DHCD and then to an interlocutory appeal with the Massachusetts Housing Appeals Committee, on an expedited basis. Additional information about the HPP program, including information on compliance, is provided on the DHCD website: www.mass.gov/hed/community/40b-plan/housing-production-plan.html.

This HPP was prepared according to the requirements of the HPP program. Once this HPP is approved by the Southampton Select Board, Planning Board, and DHCD, the Town of Southampton will be eligible to become temporarily "appeal-proof" from the Chapter 40B comprehensive permit for one calendar year, so long as 12 (0.5% of 2,310) or more affordable housing units were created during the year prior to approval.

1.3 Plan Process

The Town of Southampton's proposal to use District Local Technical Assistance (DLTA) funds to develop a Housing Production Plan was selected by the Pioneer Valley Planning Commission for funding in their calendar year 2021 DLTA program. PVPC worked with the town to develop this HPP in accordance with the requirements of 760 CMR 56.03(4). The Southampton Housing Plan Advisory Committee was the reviewing body for this plan, working cooperatively with other town boards and committees meeting

routinely over the course of the process. Chapters were provided to the Housing Plan Advisory Committee in draft form for review and approval. PVPC staff met with the Housing Committee to review chapter drafts, identify and prioritize recommendations, prepare public presentations, and other related tasks.

All Housing Plan Advisory Committee meetings were advertised and open to the public. The community forum on September 22, 2021 included a presentation of the planning process and a public comment period to receive input on the draft plan. Twenty-five residents, in addition to the members of the committee, attended this meeting via Zoom. The meeting is available as an on-demand program streaming via YouTube. Comments received at the meeting, other materials and the Jamboards that were utilized during the meeting are found in the Appendix.

A second community forum was held on November 18, 2021 and included a review of the HPP planning process and a large group exercise to review goals and recommendations of the plan. Ten residents, in addition to the members of the committee, attended this meeting via Zoom, with the recording available via YouTube and materials in the Appendix.

1.4 Plan Method

Data about Southampton for this report was obtained from the following sources:

- Southampton Assessor's Office
- Southampton Building Department
- Pioneer Valley Planning Commission (PVPC)
- Citizens Housing and Planning Association (CHAPA)
- Massachusetts Housing Partnership (MHP)
- Massachusetts Department of Employment and Training
- Massachusetts Department of Revenue
- Massachusetts Department of Education
- Massachusetts Department of Housing and Community Development

The following five documents were consulted frequently during the development of this HPP.

- Southampton Master Plan (2012)
- Southampton Master Plan Implementation Report (2021)
- Southampton Zoning Bylaw, as most recently amended in 2021
- Southampton Open Space and Recreation Plan (2021)
- Pioneer Valley Regional Housing Plan (2014)

Chapter 2 Housing Needs Assessment

Community Overview

Southampton is a rural and residential community in Western Massachusetts. Located in Hampshire County within the Pioneer Valley region, covers about 29 square miles, of which 0.9 square miles is water. The Town lies 17 miles northwest of downtown Springfield. Southampton is bordered by the towns of Westhampton and Easthampton to the north; Holyoke to the east; Westfield to the south; and Montgomery and Huntington to the west. The landscape is comprised of expansive farmlands interspersed with forested hills and ranges, which are all bisected by the Manhan River.

Established in 1775 as a farming community, some farms, predominantly dairy, still exist today. The current economic base is also comprised of home-based cottage industries as well as some small business development, antique shops, and restaurants. Southampton residents share a number of natural resources, protected lands, and recreational opportunities with its neighbors. Several state parks, reservations, and wildlife preserves are located in town and nearby. With a recent Open Space and Recreation Plan, approved in 2021, Southampton has a unique opportunity to link to protected open spaces and parcels of interest to a housing plan that provides areas of possible development.

As Southampton has become an attractive community for residential development, not only because of its rural character, but also because of its central location to the cities of Northampton, Westfield, Holyoke, and Springfield, the Town's moderately sloping hills, soil conditions, and reliance on private septic systems and wells provide possible areas of limited development.

2.1 Population Characteristics

Southampton is a growing community. Between 1990 and 2010, the population rose from 4,478 to 5,792. According to the 2020 Census, the current population is 6,224, a 7.5% increase since 2010, the largest increase in the Pioneer Valley. The Pioneer Valley region as a whole, comprised of all communities in Hampden and Hampshire Counties, grew at a rate of 1.1 percent.

Race

Residents of Southampton are mostly White, although there is a small, and growing Asian population.

Population			
Race	Southampton	Hampshire County	Massachusetts
White	91.69%	80.19%	69.65%
Black	0.39%	2.90%	7.03%
American Indian or Alaskan Native	0.00%	0.26%	0.34%
Asian	0.88%	6.65%	7.23%

Native Hawaiian or Other Pacific Islander	0.00%	0.04%	0.03%
Other Race (unspecified)	0.27%	1.00%	7.07%
2+ races	3.45%	7.36%	8.66%

Hispanic or Latino Origin

Population			
	Southampton*	Hampshire County	Massachusetts
Hispanic or Latino	3.31%	7.16%	12.63%
Not Hispanic or Latino	96.69%	92.84%	87.37%

Source: 2020 U.S. Census

Population Age

Like many communities in the Pioneer Valley, and throughout New England, the population of Southampton is aging. Current estimates show that 19.5% of Southampton's population is over the age of 65, which is almost 3 percentage points higher than the Hampshire County rate of 16.6%. A large percentage (83%) of residents are 18 years or older. This is higher than Massachusetts as a whole (80%), and the country (77.8%).

Age	Southampton	Hampshire County	Massachusetts
Under 5 years	3.50%	3.30%	5.20%
18 and older	80.4%	85.20%	80.40%
65 and older	19.50%	17.90%	17%

Source: 2020 U.S. Census

Household Type

Southampton has 2,406 households (defined as all the people who occupy a housing unit, regardless of their relationship, including individuals alone). Of these, approximately 63.4% were married couple families, and 7.6% were cohabiting couple household. Of the married couple households, 18.8% had children under the age of 18. For cohabiting couple households, it was 0.0%. Approximately 21% of all households in Southampton had children under the age of 18. Almost 34% of households in Southampton had at least one person over the age of 65. This was in line with Hampshire County.

Various Households by Type

HOUSEHOLDS BY TYPE	Southampton		Hampshire County		Massachusetts	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total households	2,406	100%	58,838	100%	2,617,497	100%
Married-couple family	1,525	63.4%	26,244	44.6%	1,231,768	47.1%
With own children of the householder under 18 years	453	18.8%	8,936	15.2%	486,277	18.6%
Cohabiting couple household	183	7.6%	4,488	7.6%	175,393	6.7%
With own children of the householder under 18 years	0	0.0%	1,026	1.7%	47,162	1.8%
Male householder, no spouse/partner present	401	16.7%	11,149	18.9%	451,357	17.2%
With own children of the householder under 18 years	33	1.4%	557	0.9%	24,093	0.9%
Householder living alone	319	13.3%	7,258	12.3%	311,119	11.9%
65 years and over	76	3.2%	2,197	3.7%	94,970	3.6%
Female householder, no spouse/partner present	297	12.3%	16,957	28.8%	758,979	29.0%
With own children of the householder under 18 years	19	0.8%	2,444	4.2%	134,808	5.2%
Householder living alone	220	9.1%	10,460	17.8%	434,674	16.6%
65 years and over	93	3.9%	5,048	8.6%	217,717	8.3%
Households with one or more people under 18 years	562	23.4%	14,342	24.4%	761,625	29.1%
Households with one or more people 65 years and over	808	33.6%	19,054	32.4%	786,625	30.1%

Source: 2019 American Community Survey 5-year estimates

Education

Like Hampshire County as a whole, residents of Southampton are very well-educated. Over 94% of Southampton residents are a High School Graduate or higher. Over 41% have a bachelor's degree or higher, which is slightly lower than Hampshire County and Massachusetts.

Education Levels

Education	Southampton	Hampshire County	Massachusetts
High school or equivalent	28.30%	22.60%	23.90%
Some college, no degree	14.50%	14.70%	15%
Associate's degree	10.10%	9.10%	7.40%
Bachelor's degree	19.90%	23.90%	24.70%
Graduate or professional degree	21.70%	24.50%	20.30%
<i>High School Graduate or higher</i>	<i>94.50%</i>	<i>94.70%</i>	<i>91.30%</i>

Source: 2019 American Community Survey 5-year estimates

Labor Force

A community's labor force includes all civilian residents 16 years and over with a job or in the market for a job. Southampton's labor force includes approximately 3,688, or 69.6% of the population. Over 95% of the labor force is employed.

Workers who reside in Southampton rely exclusively on car, truck or van transportation for commuting, with 90.7% commuting in this fashion, while the remaining 9.3% worked from home. The average commute time is 25 minutes, suggesting workers who reside in Southampton are able to take advantage of the many business centers in the region. The percentage of people who work from home may be in flux due to the COVID-19 Pandemic.

Employment in Southampton was spread across industries, although the largest percentage (35.3%) worked in educational services, and health care and social assistance.

Disability

Disability is a protected class under federal law. The U.S. Census Bureau defines a disability as a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business. Many residents with one or more disabilities face housing challenges due to a lack of housing that is affordable and physically accessible.

An estimated 9.6% of Southampton's population is considered disabled. Cognitive difficulty and Independent Living Difficulty were listed as the most prevalent types of disability. An estimated 25.5% of

elderly residents (305 people) reported having one or more disability. Southampton's elderly population is expected to continue to increase, which will likely raise demand for affordable and barrier-free housing.

Civilian Population

Total Civilian Noninstitutionalized Population	6,144	100%
With a disability	699	11.4%
Under 18 years	1,043	1,043
With a disability	20	1.9%
18 to 64 years	3,904	3,904
With a disability	267	6.8%
65 years and over	1,197	1,197
With a disability	305	25.5%

Source: 2019 American Community Survey 5-year estimates

Income

The ability to exercise housing choice bears a strong relationship to the amount of money a household can afford to spend on housing. Housing that is affordable to lower income households is critical to creating household stability and economic self-sufficiency. Housing that is affordable to working class and middle class households is critical to building and retaining talent and for improving the region and the state's overall economic competitiveness.

Southampton is a generally wealthy community. The median household income is \$104,577, significantly higher than Hampshire County or Massachusetts. At the same time, the poverty rate in Southampton is significantly lower than Hampshire County or Massachusetts at only 2.5%. While this low poverty rate is a very positive indicator, slightly troubling is the higher rate of poverty for children under 18, which stands at 3.1%. Further, 5.6% of households received SNAP/food stamps in the past 12 months. This suggests that, while Southampton is a generally wealthy community, there are households that are likely to be cost burdened (defined as those spending more than 30% of their income on housing costs) or extremely cost burdened (defined as those spending more than 50% of their income on housing costs)

Median Income

	Southampton	Hampshire County	Massachusetts
Median Household Income	\$104,577	\$70,876	\$81,215
Poverty Rate	2.50%	12.20%	10.30%

Source: S1901 – Income in the Past 12 months, 2019 ACS 5-Year Estimates

2.2 Housing Supply Characteristics

The purpose of this section is to review the characteristics and types of housing in Southampton to assess how its housing stock is responding to changing demographics, affordability pressures and market conditions. Where homes have been built and will continue to get built as well as the type and characteristic of housing is a reflection of land use policies, the strength or weakness of the housing market, mortgage lending practices, housing discrimination, transportation networks, topography, and public infrastructure, some of which are discussed in this chapter as well as the next chapter on housing development conditions. Settlement patterns and the built environment are also a reflection of structural issues that were discussed in the first section of this chapter such as economic security and educational attainment, which taken together, can encourage self-sufficiency, mobility and residents' abilities to obtain and maintain housing. The Town needs a full range of housing opportunities that are affordable to households of all racial and ethnic backgrounds, abilities, and income ranges to ensure that the town and region remain economically competitive. As noted previously, Southampton's future housing needs include the ability for older residents, both currently living and incoming, to downsize and still live in town and also to develop more affordable units for all other age and socioeconomic levels.

Housing Units

Analysis of homeownership levels and renter opportunities is an important feature of a housing assessment. Data on owner-occupancy and renter-occupancy is used to aid in the distribution of funds for government programs, including mortgage insurance and public housing programs. It also allows planners to evaluate the overall viability of housing markets, to assess the stability of neighborhoods and to aid in the planning of housing programs and services.

Southampton had an occupancy rate of 95.9%. In Hampshire County, occupancy rate was 93.9% based on the most recent data from the 2020 U.S. Census. As shown below, the vacancy rate in Southampton is currently at 4.1%.

Housing Occupancy Ratios in Adjacent Towns and Hampshire County

	Southampton*	%	Easthampton	%	Westhampton		Hampshire County	
Total Housing Units	2,551		7,849		747		66,245	
Occupied	2,446	95.9%	7,517	95.8%	662	88.6%	61,774	93.9%
Vacant	105	4.1%	332	4.2%	85	11.4%	4,471	6.7%

Source: U.S. Census 2020

Age of Housing

The age of a town's housing stock and areas with concentrated numbers of older housing are important to consider when developing a housing production plan as certain public monies may be available to improve the housing condition of substandard housing. Southampton has taken advantage of these

types of funding in the past (e.g. Community Development Block Grants) for housing rehabilitation. Owing to the volume of residential construction in recent decades, Southampton has a younger housing stock when compared to its neighboring communities and region. According to the latest data from the American Community Survey, 41.3% of all housing units were built after 1979. This is significantly higher than Hampshire County. However, although not as high as in other communities and the as a whole, the percentage of housing stock built before 1940 is 21.4%, suggesting the continued need for maintenance and rehabilitation efforts.

Challenges of Older Housing Stock

Well-maintained older homes are an important part of a community's local history and help preserve historic character. However, older homes can have many challenges. These can include:

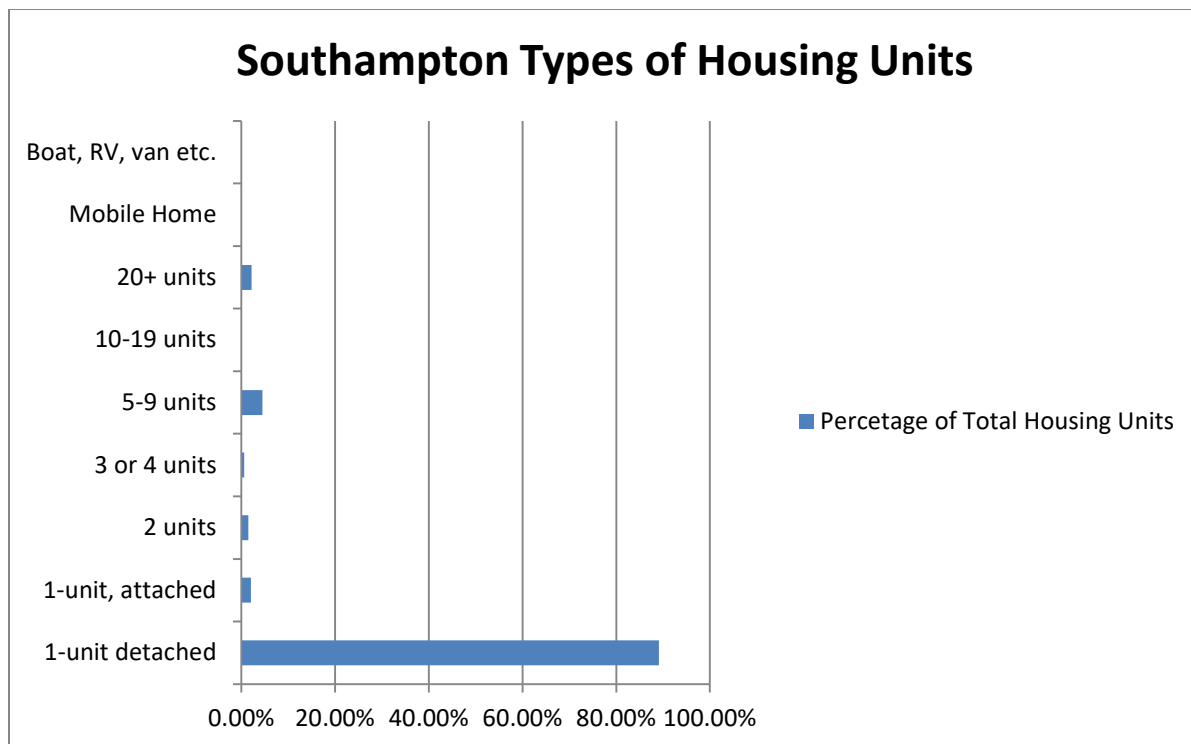
- Increased need for maintenance and repairs
- Poor past maintenance and repair history
- Design not well-suited for people with mobility impairments (particularly relevant with an aging population)
- Outdated and inefficient heating, cooling, and insulation systems
- Lead paint, asbestos, and lead pipes that present health risks (particularly true in housing built before 1978).

Since the cost to rehabilitate and achieve code compliance in older houses can be extremely high, some landlords and homeowners may not be able to afford to make these improvements or some may not invest in their properties because they fear that a low home value does not justify the cost of capital or maintenance improvements. Deferred maintenance and repairs can result in unsafe or poor quality housing for renters. With just 44 subsidized housing units in town and the vast majority of units being single family homes, this is not an issue in Southampton.

The age of the housing can also create impediments to fair housing. Rehabilitation or modification costs can result in deferred maintenance or upgrades, which may limit the supply and availability of accessible and affordable housing.

Housing Structure Type

Housing affordability is closely related to the housing structure type. Multi-family housing, two-family housing, and smaller single-family homes on smaller lots tend to be more affordable to a wide range of households than larger single-family homes on large lots. While the majority of housing units in Southampton are 1-unit (detached or unattached), there are limited multi-family options in town.



Source: 2019 ACS 5-Year Estimates

Affordable Housing Inventory

Southampton has 44 units on the state's subsidized housing inventory (SHI), which amounts to 1.8% of the town's total year-round housing stock. Through Chapter 40B, Massachusetts municipalities are encouraged to increase their overall percentage of affordable units to 10% or more.

Southampton Meadows

Forty of the town's forty-four subsidized housing units are located in the Southampton Meadows complex at 128 College Highway, which contains one-bedroom and efficiency units for the elderly/disabled. Wayfinders, the region's housing partnership for Hampden and Hampshire counties, assumed management of this property in July 2008.

Group Home Units

Four units on the town's SHI are listed as group homes. A group home is a state-licensed facility intended for occupancy by elderly persons and/or persons with disabilities. Except for live-in aides, all persons living in a group home, whether assisted or not, must be elderly persons or persons with disabilities who do not require continuous medical or nursing care. A group home consists of bedrooms for residents, which can be shared by no more than two people, and a living room, kitchen, dining area, bathroom, and other appropriate social, recreational, or community space that may be shared with other residents. No more than 12 persons may reside in a group home including assisted and unassisted residents and any live-in aides. Group homes are subsidized in part through funding appropriated by the

Massachusetts legislature to the state agency providing services to the residents in the home and in some cases other funding sources. The group homes in Southamptton are subsidized by the Massachusetts Department of Developmental Services; in accordance with the state and federal Health Insurance Portability and Accountability Act (HIPAA) statute, the locations of group homes are kept confidential

Section 8 Housing Voucher and Other Rental Assistance Programs

Section 8 Housing Choice Voucher Rental Assistance is a federal housing assistance program that is managed in Massachusetts by the Department of Housing and Community Development. Under this program, eligible individuals are issued a voucher to locate and rent decent, safe, and affordable housing of their choice in the privately-owned market, subject that the unit meets the program's criteria. Participants pay thirty percent of their monthly income for rent and utilities and the government pays the balance directly to the property owner.

Section 8 Housing Vouchers typically are tied to an individual and not to a unit and, for this reason, a unit inhabited by an individual with a Section 8 Housing Voucher does not count toward a town's subsidized housing inventory. This information is presented in this section because it is a common misunderstanding that these units count as subsidized housing units.

Wayfinders administers a large percentage of Section 8 vouchers for the region on behalf of the state, with the organization administering the Housing Choice Voucher Program in Southamptton.

Chapter 3 **Housing Development Constraints: Opportunities and Challenges**

Local housing development is influenced by a variety of conditions. Some conditions have to do with the specific characteristics of the community and site conditions where homes can potentially be built. These characteristics include the availability of land, presence of roads and infrastructure, environmental constraints, proximity to jobs and accessibility to desirable amenities. Other conditions that impact development include local and state land use and development regulations. These regulations include zoning and subdivision regulations, permitting processes, building codes and environmental regulations. Other factors including the economy and availability of housing financing can impact whether or not development is feasible or likely in a community. This chapter will look at the various conditions impacting development in Southampton.

3.1 Housing Market

Housing by Cost

Housing is a basic human need and is often the largest expenditure for a household. As a whole, the state of Massachusetts is an expensive place to live. According to the Council for Community and Economic Research (C2ER)¹, Massachusetts has the 5th highest cost of living in the nation both as an index and with the cost of housing, trailing behind only Hawaii, District of Columbia, New York and California. While single-family homes prices and rents are more affordable in the western half of Massachusetts than the eastern part of the state, prices in the Pioneer Valley and in Southampton are still more expensive than in many places across the country.

In Southampton, the median price of a single family home sold in 2021 is \$359,700.² The median monthly gross rent for a home was \$989.00³.

Single-Family Home Market

Southampton Assessor's data shows that there are 2138 detached single family homes, 17 two-family duplexes, and 84 condominiums in the Town in 2020.

In 2020, there were a total of 66 single family home sales in Southampton with an average sales price of \$372,781. Comparatively, in 2010, there were a total of 43 single family home sales in Southampton, with an average sales price of \$289,019. The average sales price from all single-family home sales from 2010 to 2020 is \$309,354.

¹ Cost of Living Data Series. <https://meric.mo.gov/data/cost-living-data-series>

² Southampton, MA Real Estate Market. https://www.realtor.com/realestateandhomes-search/Southampton_MA/overview

³ Guaranteed rate market data. <https://www.rate.com/research/southampton-ma-01073#market>

In 2020, there were 6 condominium sales in Southampton with an average sales price of \$141,983. In 2010, there were only 2 condominium sales in Southampton, averaging at \$207,500. The average sales price from all condominium sales from 2010 to 2020 is \$194,760.

In 2021, the median sales price of a single-family home, in Southampton (\$359,700) and Hampshire County (\$369,500) as a whole pales in comparison to the more than half-million dollar sales price in all of Massachusetts.

2021 Median Sales Price of a Single-Family Home

	Southampton	Hampshire County	Massachusetts
Median Sales Price of a Single-Family Home	\$359,700	\$369,500	\$535,000

In terms of home purchasing power in Southampton, a household with a combined annual income of \$104,000 and good credit can comfortably afford a home worth about \$351,000 after putting 6.05% down with a 30-year loan term. Whereas, in Hampshire County, a household with a combined annual income of \$70,000 and average to good credit can comfortably afford a home in Southampton worth about \$225,500 after putting 6.05% down with a 30-year loan term.

Average Monthly Homeowner Costs

Avg Monthly Homeowners Cost	Southampton	Hampshire County	Massachusetts
With a mortgage	\$1,898	\$1,826	\$2,225
Without a mortgage	\$753	\$725	\$812

Building Activity

New residential building permit activity has leveled off since 2016, where since 2017 the new residential units being built have averaged 15 per year from 2017-2020. In 2020, there were four building permits issued for units in two-family structures, the first type of development in the past ten years.

Building Permits in Southampton

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total Units	37	22	26	21	29	13	24	14	18	14	17
Units in Single-Family Structures	37	22	26	21	29	13	24	14	18	14	13
Units in Two-Family Structures	0	0	0	0	0	0	0	0	0	0	4

3.2 Development Constraints, Limitations and Opportunities

Like many communities in the region, the amount of developed land in Southampton continues to increase, albeit more slowly than neighboring communities.

Steep Slopes

Generally, any slope zero to fifteen (15) percent is considerable suitable for development. Slopes greater than 15 percent are considered “excessive” or “steep” for residential uses. It is generally preferred to leave steep slopes undeveloped due to the high potential for erosion. The topography of the town consists of moderate slopes with elevations ranging from 160 feet above sea level to nearly 1,200 feet in the north-central portion of town. This could be a deterrent to residential development in certain parts of town, especially as the town seeks to regulate development where natural areas are impacted.

Protected Lands

Protected parcels comprise over 3,847 acres of land in Southampton and include land owned by the Town, the Commonwealth of Massachusetts, and private organizations. The Holyoke Water Department owns 2,130 acres of land at the Tighe-Carmony Reservoir, which comprises 50 percent of the protected open space in Southampton.

Publicly owned open space with various levels of access is comprised of 2,838 acres – including parks and playgrounds (56 acres), conservation areas (436 acres), with the Holyoke Water Department owning 2,130 acres of land at the Tighe-Carmony Reservoir, which comprises 50 percent of the protected open space in Southampton. There is also an additional 4,437.48 acres of land registered in the Chapter 61 program. These acres are temporarily protected from development, but could be developed in the future.

Soils

Soils classified as important farmland soils are an important natural resource that is lost once development occurs on the lands. Prime farmland is a federal designation that defines land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses. On the other hand, state and locally important farmland soils include land other than prime farmland that is used for the production of specific high value food and fiber crops, as well as land that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops. Generally, farmland of statewide importance includes lands that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods.

Southampton has extensive farmland soils, including 3,200 acres of prime farmland soils and 5,300 acres

of state and locally important farmland soils. Most of these agricultural soils are located in the eastern section of the community where active agricultural activity still exists.

Southampton's soils are shallow, well drained, and lay on bedrock or layers of clay. Alluvial deposits border many of the Town's streams and floodplains. Excessively fast draining sandy soils surround much of the Hampton Ponds. Soil types and percolation rates is one of the major limiting factors for development and influences land uses. As the demand for new homes increases, developers, and engineers are devising new technologies to overcome previous obstacles such as steep slopes and unsuitable soils. Soil types and subsurface geology affect water infiltration and surface drainage. Consequently, soils are a major factor in determining natural wildlife population communities as well as land use, where and what type of development may be appropriate for that part of Southampton.

Stormwater and Erosion Control

Southampton addresses stormwater and erosion control in its General Town Bylaw. Applicants must comply with the standards and guidelines outlined in the Massachusetts Stormwater Handbook and Stormwater Standards by the Massachusetts Department of Environmental Protection, coordinating requirements prescribed by state regulations promulgated under the authority of the authority of the Massachusetts Wetlands Protection Act G.L. c. 131, § 40 and Massachusetts Clean Waters Act G.L. c. 21, §§ 23-56.

Flood Plains and Flood Hazard Areas

The 100-year floodplain is defined as an area with 1% chance of flooding in a given year. The floodplain serves as a critical habitat for many plant and animal species and provides some of the most fertile soils in the region. Areas in the 100-year flood zone in Southampton are primarily those lands adjacent to and including the open water areas. Not including open water areas, there are 1,198 acres of 100-year floodplain in town, totaling 6.5% of the town's area. These floodplains include:

- Manhan River (South and North Branches);
- Moose Brook;
- Red Brook;
- Pequot Pond;
- Broad Brook;
- Alder Meadow Brook; and
- Blue Meadow Brook.

Southampton recognizes the importance of protecting these flood hazard areas in order to preserve the flood water storage capacity and minimizing damage to life and property.

Wetlands and Vernal Pools

Southampton has 300 acres of wetlands, comprising less than two percent of the town's surface area. These wetlands are located in small patches throughout Southampton. Some of the town's larger wetland areas are located along the Manhan River corridor, as well as along Blue Meadow Brook, Sodom Swamp, and at the Hackmatack Swamp. In addition to the rivers and streams, the Wetlands Protection Act of 1972 protects Southampton's wetlands. This Act protects all inland wetlands and establishes a buffer of 100 feet to ensure habitat protection. Wetlands includes lakes and ponds, rivers and streams, floodplains, intermittent streams, vernal pools, swamps, marshes, bogs, floodplains, wet meadows, and man-made ponds and ditches. The Wetlands Protection Act is enforced by the Conservation Commissions. In 2020, the town adopted a local wetlands bylaw requiring a 25 foot wide strip of undisturbed vegetation within the Buffer Zone, called the Conservation Zone, among other regulations. To date three certified vernal pools exist in Southampton with many more potential pools.

It can be a challenge for housing to be developed on parcels that have wetlands or areas that are low-lying for the purposes of stormwater and ensuring that there will be no impact to the natural resources that Southampton prides itself on.

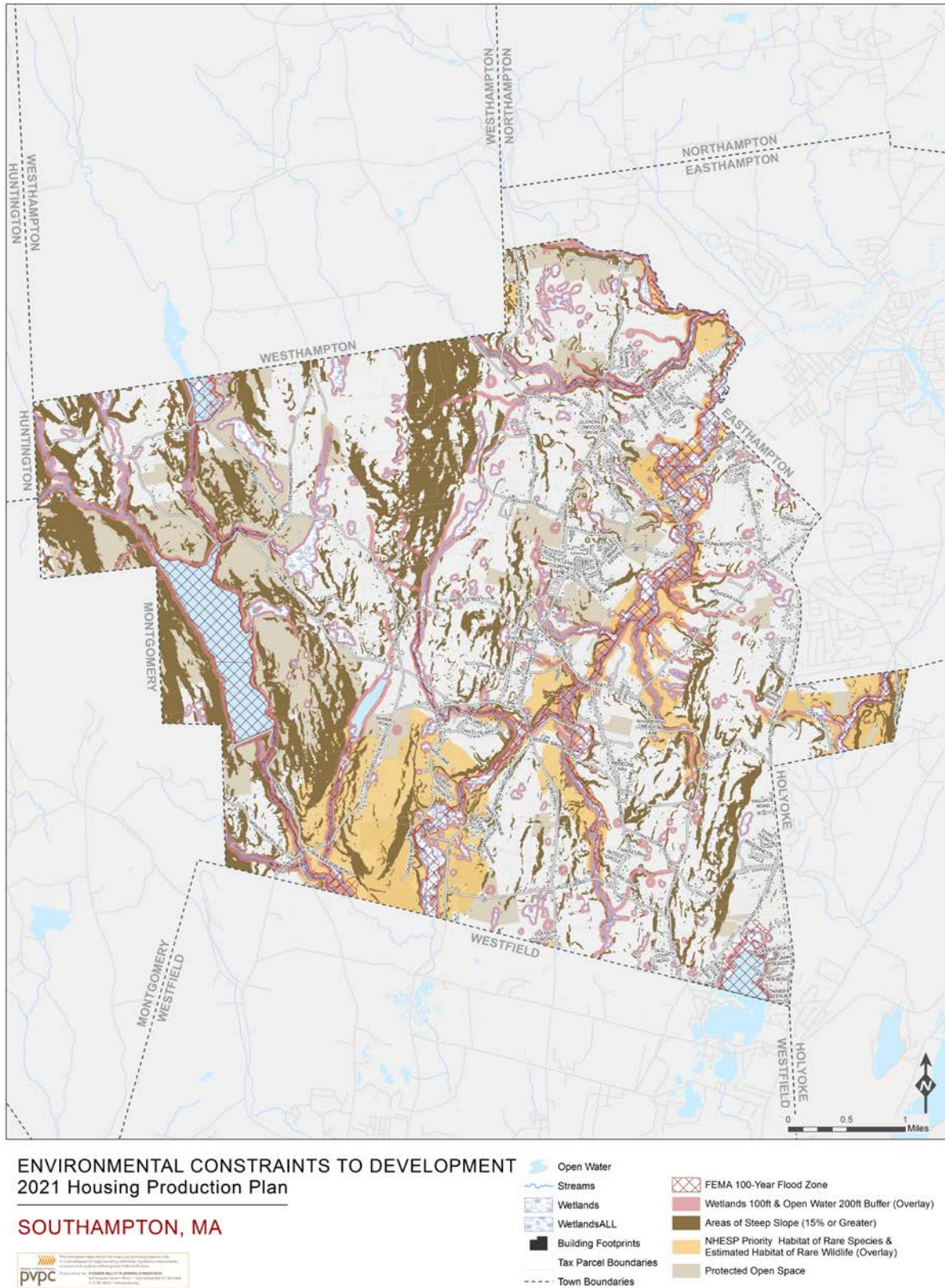
See Map 1 for Environmental Constraints to Development in Southampton. This map includes wetland areas, open waters, areas that would be protected under the Wetlands Protection Act like the Natural Heritage and Endangered Species Program (NHESP), and areas in town where the slope is over 15 percent.

Aquifer

A significant portion of the Barnes Aquifer is within Southampton, supplying public water to Easthampton, Holyoke, Southampton and Westfield. The Barnes Aquifer is a 12-mile long underground water source captured in a gravel layer that was formed during the last ice age. Much of the community is also located within a Massachusetts Department of Environmental Protection Approved Wellhead Protection Area (Zone II). Zone II includes areas of an aquifer that provide public drinking water, as identified on hydro-geologic conditions.

There are specific development protections within the Water Supply Protection District that are comprised of water resource areas including the Barnes Aquifer. Possible coalition work includes a revived effort to replicate development review that the Barnes Aquifer Protection Advisory Committee previously participated in. Besides the Barnes Aquifer, the Broad Brook Basin at the eastern boundary of the town is another significant aquifer and wildlife habitat area in Southampton.

Map 1 Environmental Constraints to Development in Southamptton



Zoning

Southampton's Zoning Bylaw was last updated in 2021.

The Southampton Zoning Bylaw establishes six base zones, and two overlay zones:

- Three residential zones – Residential-Rural (RR), Residential-Neighborhood (RN), Residential-Village (RV);
- Two commercial zones – Commercial-Village (CV), Commercial-Highway (CH);
- One industrial zone – Industrial Park (IP);
- Two overlay zones – Floodplain (FP) and Water Supply Protection District.

The Zoning bylaws also include regulations and requirements for Cluster Development, Accessory Apartments, Multifamily dwellings and Common Drive Development.

Residential Uses Allowed in Southampton and Permitting Procedures

Use	RR	RN	RV	CV	CH	IP
One-family detached dwelling	P	P	P			
Two-family dwelling		S	S			
Multifamily dwelling			S	S		
Cluster development	SPB	SPB	SPB			
Elderly housing			S	S		
Accessory Apartment	S	S	S			

P = Permitted

S = Special Permit by Board of Appeals

SPB = Special Permit by Planning Board

Master Plan

Southampton completed its Master Plan in 2013, with an updated status report of priorities completed in 2021.

The Master Plan identified the following housing-related issues in Southampton:

- Managing Residential Growth – Identifying appropriate areas for growth to allow for Southampton to accommodate sensible development while maintaining its rural character.
- Providing for a full range of housing opportunities that are affordable to all income ranges – Home value trends continue to point to growing levels of un-affordability in town. While the town may have been a community where young singles, couples and families with children

could get started, increasing land and housing values are beginning to price first-time home buyers out of the market. Additionally, long-time residents, including the elderly, may be unable to afford living in Southampton or not have the appropriate housing to age in place.

The Master Plan included the following goals related to housing:

1. Balance residential development with the protection of the town's natural, scenic and historic resources.
2. Consider amendments to Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguous zoning definitions.
3. Increase awareness of housing needs and available housing resources.
4. Create affordable housing opportunities in Southampton.

The 2021 status report provided that with relation to housing the town had adopted an inclusionary zoning bylaw to provide incentive to developers who choose to include affordable housing units in new housing development in Southampton.

Infrastructure Conditions and Capacity

Wastewater Disposal

Southampton solely relies upon private septic systems for the disposal of wastewater, which inhibits the town's ability to encourage denser patterns of residential development. The town does not have a public sewer system nor a publicly-owned wastewater treatment plant.

Currently, sewer is available on Route 10 from the Easthampton town line to the car wash through a tie-in to Easthampton's system. All of these systems are privately owned and were installed at the expense of the developer. The remainder of the community is on individual subsurface disposal systems, with the exception of recent residential development on Gunn Road where a tie-in to the Easthampton system has taken place. Soils in the vicinity of Pequot Pond as well as in the center of town are poorly suited for on-site sewage disposal and have a long history of failing septic systems.

Town Water

The majority of the town's households (75%) are served by the town's public water supply system while the remaining is by individual on-site wells. A town water supply is critical for being able to accommodate denser forms of residential development. The areas of town without public water are mostly located in the western half of town.

Southampton's water supply system relies on two sources and serves approximately 67% of town residents. Since 2002, the newly rebuilt Town Well located near the intersection of Glendale Road and College Highway, has been the town's primary source of water. The City of Holyoke's Manhan Reservoir, also located in Southampton, serves as a backup water supply. Southampton maintains two connections

to Holyoke's 42" diameter transmission pipeline at Pequot Road. Water extracted from the reservoir is stored in a 700,000 gallon tank located on Little Mountain near Wolcott Road. Southampton owns and operates two water treatment stations, one at each connection to Holyoke's water transmission line. These stations are only operated when the Glendale Road well cannot meet demand.

Transportation Infrastructure

Southampton has 65 miles of paved roads and lacks the transportation infrastructure to facilitate greater use of transportation alternatives. Deficiencies identified during the 2012 Master Plan process included and still remain applicable today:

- Limited sidewalk network and few existing pedestrian connections in the town. The one exception is Pomeroy Meadow Road where the Town completed an extensive sidewalk project from College Highway to Glendale Road. This popular walking location is often crowded with young families and active adults and provides a strong statement in regard to community interest in walking.
- High traffic volumes on College Highway, paired with narrow shoulders and poor lines of sight discouraged biking. Despite gentle terrain, the characteristics of Southampton roadways are generally favorable to experienced cyclists only because of narrow lane width, vehicle speed and volume, frequency of curb cuts and intersections, roadway geometry as it related to lines of sight, and pavement condition.
- Limited multi-use trail network
- Limited public transit

The Southampton Greenway would tie into the Manhan Rail Trail at Coleman Road at the Southampton-Easthampton town boundary, which will link Southampton residents into a growing network of multiuse trails in Hampshire County. The Manhan Rail Trail runs north-south through the entire length of Easthampton and terminates at Coleman Road at the Southampton-Easthampton town line. In 2012, the MassDOT completed final segments of the Manhan Rail Trail from Northampton to Easthampton. Addition off-road and on-road connections to the regional bikeway network are in place (or being developed) in Westfield and Southwick with inter-state connections along the New Haven to Northampton Canal Line Trail and the Farmington Canal Heritage Greenway. The Town continues to search for financial resources to acquire proper easements so that the planned Greenway can link to the network of other multiuse trails.

Chapter 4 Housing Action Plan

Overview

This chapter presents an Action Plan to advance the general goal of: increasing the number of safe, high quality housing opportunities in Southampton that are affordable to people of all income levels. The plan offers a number of strategies (regulatory and programmatic) that will positively impact the local housing market. In compliance with the state's Housing Production Plan are steps to increase the number of homes to be included in the town's Subsidized Housing Inventory (SHI) from the current level of 1.9 percent to at least 10 percent, the target threshold of MGL Chapter 40B.

4.1 Plan Goals

The Town of Southampton has identified the following housing goals that guide the creation of the action plan. Working to achieve these goals will help to ensure that Southampton is a community where housing affordability, housing choice and fair access to housing is ensured for all community members.

GOALS

- Consider amendments to Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguous zoning definitions like apartments and how affordable housing terms are used throughout the Bylaw.
- Continue to increase awareness of housing needs and available housing resources to both current and new residents.
- Create affordable housing opportunities in Southampton based on the State's Subsidized Housing Inventory of 44 Units to 201 Units, to meet 10 percent of affordable housing goal as established M.G.L. Chapter 40B.
- Identify ways Southampton can expand housing choices through various grant opportunities, while meeting the housing needs of all ages and income levels.
- Balance residential development with the protection of the town's natural, scenic and historic resources.

SOUTHAMPTON'S 10% AFFORDABLE HOUSING GOAL (CHAPTER 40B)

Southampton has 44 units of affordable housing listed on the town's Subsidized Housing Inventory (SHI),

which was 1.9% of the town's year-round housing stock as defined by the 2010 Census. The town requires 157 additional subsidized housing units in order to meet its 10% affordable housing goal. The state sets housing unit production goals for each municipality for the purpose of providing municipalities annual target numbers to work toward. The annual housing target numbers reflect 0.5% of a community's housing stock as determined by the latest decennial census. Southampton contained 2,003 housing units in the year 2000, therefore Southampton's annual affordable housing unit production target is ten affordable housing units per year. As discussed earlier in the report, the 2010 Census will show an increase to the town's housing stock, which will have the effect of lowering Southampton's overall percentage of affordable housing units and raising the number of subsidized housing units needed to reach the town's 10% affordable housing requirement. Municipal affordable housing percentages are expected to be reset by the Massachusetts Department of Housing and Community Development around spring 2022 when the 2020 Census figures become adopted.

Adding ten units of subsidized affordable housing per year will be difficult for the town to accomplish given that the town only permitted 30 to 50 housing units a year when the market was good in the 2000s. The town should not be discouraged by this and should continue to pursue affordable housing development opportunities as they arise. The strategies and actions in the following section provide a good starting point for how the town can work to improve housing opportunities in town. The town should also consider pursuing projects and programs that help to alleviate housing need and increase housing opportunity but may not result in units that can be counted on the SHI. For example, the town may want to provide small grant assistance to households that earn up to 100% of the area median income to maintain older homes or create the opportunities for home ownership.

4.2 Potential Funding Sources

Community Preservation Act Funds

Southampton adopted the Community Preservation Act in May 2001 at a rate of 3%. Once adopted, the Act required towns to dedicate at least 10% of the monies raised to each of the following three categories: open space, historic preservation, and affordable housing. The remaining 70% can be spent on one or all of these three uses, however the community sees fit. Since the adoption of the Act in 2001, Southampton has spent little money towards affordable housing. The Southampton Housing Authority requested funds to hire a consultant to complete the 2012 housing needs assessment and action plan in order to identify strategies and action steps that can be funded through CPA, as well as others. To date, the Housing Authority has taken strides in determining ways to create an affordable housing trust which could support an increase of housing opportunities for those making less than 80 percent of the Annual Median Income.

CPA funds can be used for numerous affordable housing initiatives, including: rehabilitation or modification programs, predevelopment costs related to property purchases, purchases of property, assistance to private affordable housing developer, or subsidizing one or more units that are existing or

under construction for affordable housing. Funds can also be used to develop outreach materials related to affordable housing and to hire staff or a consultant for planning and administrative purposes.

The town's affordable housing fund was \$115,757 at the time of the writing of this report, which remains unchanged from the previous 2011 Plan due to no monies being collected. The 2020 Annual Town Report states there was \$1,773,186.85 in community preservation funds could potentially be expended for a community housing project or program. The amount of money currently in the affordable housing fund is small, and it may be difficult for the Housing Authority or any other entity to purchase property or directly subsidize even one affordable housing unit (unless some of the undesignated funds were available). Housing funds that are derived from the Community Preservation Plan or from inclusionary zoning funds, however, can certainly financially assist such projects. Because the town is far from meeting its Chapter 40B affordable housing goal, the town should consider funding programs and projects through CPA that address community housing needs, but may not result in units that can be counted on the town's subsidized housing inventory. An example of this would be the home rehabilitation, repair, or modification program. The town did appropriate \$7,500 in 2004 for a fund for accessibility improvements and can explore a program like that again. It is possible that the rehabilitation, repair, or modification program can go to opportunities for reconstruction, like increasing or decreasing the number of rooms in a singular housing unit.

Historic Tax Credits: Federal & State

There are two National Register Historic Districts in the town of Southampton – Lockville Historic District and Southampton Center Historic District—that, together, include 146 properties.⁴ Owners of properties listed on the National Register are automatically eligible for a 20 percent investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings.

The state also offers tax credits through the Massachusetts Historic Rehabilitation Tax Credit program. These tax credits are not automatic and are awarded competitively to projects that provide the most public benefit. Almost all of the residential projects that have been awarded state historic tax credits resulted in the development of over fifty units. Since the town lacks historic buildings that could yield a large number of units, the Town is not competitive for this funding source.

Both historic tax credit programs do not require that the units be made affordable to income eligible households. However, affordable housing developers commonly use these historic tax credit programs as a funding source for affordable housing developments.

Community Development Block Grant Funding

Community Development Block Grant (CDBG) funds are federal dollars that are distributed annually by the state to complete housing and economic development projects. Southampton's high median

⁴ The Lockville Historic District, established in 2001 along College Highway, contains 26 properties. The Southampton Center Historic District, established in 1991, contains 120 properties.

household income has prevented the town from applying for CDBG funds in the past because the grantees typically select communities that can demonstrate a high level of need. However, the amount of available funding and application requirements for the CDBG program do vary from year to year. For this reason, the town should continue to identify potential projects and apply for these funds. There was a previous attempt for the town to work with the Pioneer Valley Planning Commission in 2009/2010 and submitted an application to implement a housing rehabilitation program.

Other Funding Sources

State and federal funding and financing sources to assist with the development of affordable housing do exist and experienced affordable housing developers know these funding sources well. Affordable housing developers often coordinate several (8+) funding sources in order to move affordable housing projects forward. Funding sources are typically very competitive and can be limited depending on the state of the country's economy. Developers with affordable housing development experience can guide the town through this process. Some of those funding sources include Low Income Housing Tax Credit (LIHTC), Local Initiative Program (LIP), HOME investments Partnership Program, and Capital Improvement and Preservation Fund (CIPF). The Valley Community Development Corporation- Valley CDC is a terrific resource on funding for affordable housing as is Wayfinders and PVPC.

This past year Southampton received funding through the Housing Choice Small Town Grant program for capital projects. A Housing Choice Designation, or continued use of this grant program can allow the town to take advantage of other financial resources that can supplement some of the other incidental costs to developing housing.

KEY PLAYERS FOR AFFORDABLE HOUSING INITIATIVES

The key players in town that can work together to address housing need are the: Southampton Housing Authority, Southampton Planning Board, Southampton Select Board, Southampton Council on Aging, town hall staff, local housing partnerships, and local community development corporations. The biggest decision makers will be town residents as two-thirds vote at town meeting is necessary for appropriations of town funds and zoning bylaw amendments.

Town Residents: Must approve all appropriations of town funds and town bylaw amendments. Extensive public outreach should occur on proposed affordable housing initiatives or projects to ensure that town residents are adequately informed.

Southampton Housing Authority: Provides broader local oversight of affordable housing initiatives in town. Has legal authority to purchase and hold property in accordance with M.G.L. Chapter 121B, Section 126.

Southampton Select Board: The Select Board is the Chief Executive Officer in Southampton. All activities undertaken by the board are the direct results of town meeting directives,

Southampton Bylaws, and state and federal laws or regulations. The Select Board appoints some residents to town boards or committees

Southampton Planning Board: Guides development as specified by the Southampton Zoning Bylaw and Massachusetts General Law. The Planning Board makes recommendations for zoning bylaw changes to Town Meeting. The Planning Board reviews and approves all subdivisions.

Southampton Council on Aging: The Council on Aging runs the senior center and provides nutrition, transportation, and social services for the increasing population of older adults in town. They also oversee the town's property tax work-off program and staff are in tune with elderly housing needs.

Southampton Community Preservation Committee: Administers the town's Community Preservation Act Program and allocates revenues generated from the Community Preservation Act Fund.

Office of the Town Administrator: Responsible for overseeing certain town hall staff as the Chief Administrative Officer and assists the Southampton Select Board in managing town affairs.

Regional Resources:

Wayfinders

Valley Community Development Corporation

Hilltown Community Development Corporation

Pioneer Valley Planning Commission

4.3 Recommended Strategies and Actions for Increasing Affordable Housing Opportunities in Southampton

The strategies outlined below are designed to be locally achievable given limited existing staff and funding resources. Most suggest the Southampton Housing Authority as the lead group to undertake action, but it will be important for the Housing Authority to work with other town boards and staff to implement these strategies and bring about real change.

SUMMARY OF STRATEGIES

Outreach, Partnership and Support

1. Publicize and conduct outreach on existing affordable housing resources.
2. Continue to partner with town committees and boards and explore relationships with local non-profit developers.
3. Support the creation of local land trust to assist with acquiring land for future affordable housing.

Programmatic and Identification

4. Increase capacity of the Housing Trust Fund to receive, purchase, and convey real or personal property.
5. Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing.
6. Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units.
7. Continue to monitor town land taken for failure to pay taxes for affordable housing development.
8. Subsidize affordable units in future mixed-use and/or mixed-income housing developments.
9. Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes.

Regulatory Actions

10. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use.
11. Review and refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton.
12. Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity. Some of those components include:
 - o Cluster Development with mixed residential types
 - o *Apartments* in the mixed-use district
 - o 40R District, or starter home district
 - o Infill development to allow residential development on smaller, existing non-conforming lots

Outreach, Partnership & Support

1. Publicize and conduct outreach on existing affordable housing resources

The Housing Needs Assessment showed that Southampton does contain low-to-moderate income households as well as special needs populations such as first-time home-buyers, households in danger of foreclosure, individuals with disabilities, and elderly residents. However, town residents may not know of their options.

Southampton Housing Authority should work with town staff to create a housing page on the town website that presents existing housing resources, regardless of whether they are provided by the town, state, non-profit or private entity. The Housing Authority can use the resources presented in Section Four of this report and update these resources as needed.

The Southampton Housing Authority should also consider conducting routine outreach to the local Council on Aging, local school department staff, and residents living at the Southampton Meadows as a way to continually evaluate housing and financial need in town and present existing housing resources.

Group to Undertake Action: Southampton Housing Authority in conjunction with Town Staff, Select Board, and William Norris and Hampshire Regional School Department Staff.

Funding and Resources Involved: CPA funds could be used to pay for a consultant to develop the website and associated outreach materials. CPA funding could also be used to pay for the production of housing materials.

Action Steps:

Website: (1) Continue to maintain a housing page on the town website and expand publication of current resources and make available list of housing resources at Town Hall. (2) Determine who will be responsible for providing updates to this webpage.

Public Outreach: (1) Establish annual or bi-annual meeting schedule with staff associated with the Council on Aging, local school departments, and Southampton Meadows to review housing and financial need and to present existing housing resources. (2) Present overall findings (not confidential information) to local town officials on an annual basis.

2. Continue to partner with town committees and boards and explore relationships with local non-profit developers.

Collaboration is crucial for implementing the strategies recommended in this action plan. The Housing Authority should routinely make known its objectives to town boards and committees as membership is ever changing. The Housing Authority should also continue to request formal presentations by local non-profit developers and local housing partnerships to learn how these groups operate and methods for achieving local affordable housing goals. The Housing Authority should continue to invite town boards and town residents to these presentations or request that these presentations be made directly to the Select Board, Planning or other town board.

Group to Undertake Action: Southampton Housing Authority

Funding and Resources Involved: Volunteer time to coordinate and attend meetings. CPA funds could be used to pay for the development of outreach materials related to publication of these meetings or events.

Action Steps: (1) Establish annual or bi-annual meeting schedule with town boards, town committees, town staff, and town residents. (2) Invite local non-profit developers or other housing speakers to make presentations at these meetings. (3) Review meeting or events discussions.

3. Support the creation of local land trust to assist with acquiring land for future affordable housing.

Community Land Trusts (CLT) are private non-profit community organizations that support common land ownership based on the principles of sustainable and ecologically-sound stewardship and use. They differ from conservation land trusts primarily in that they are concerned with long-term productive use of the land, especially housing. According to the National Community Land Trust Network, there are now approximately 200 communities across the U.S. that currently operate or are forming CLTs. Seventeen community land trusts exist in Massachusetts, many of which are in the more rural areas of the state.

Most commonly, CLTs buy and hold land permanently, preventing market factors from causing prices to rise. CLTs build, or work with an affordable housing developer to build, affordably-priced homes to families with limited incomes. The CLT keeps the price of homes affordable by separating the price of the house from the cost of the land. When a family decides to sell a CLT home, the home is resold at an affordable price to another homebuyer with a limited income. The goal of CLTs is to balance the needs of homeowners to build equity and gain stability in their lives with the needs of the community to preserve affordable home ownership opportunities for future generations.

Group to Undertake Action: Housing Authority

Funding and Resources Involved: CPA funds from open space and housing could be used to purchase land for the development of housing and preservation of open space. CPA housing funds could also be used to develop the portion of land that will have housing.

Action Steps: (1) Support the creation of a new CLT in Southampton. (2) Determine the affordable housing developer, if different than the holder of the lease.

Programmatic & Identification

4. Increase capacity of the Housing Trust Fund to receive, purchase, and convey real or personal property.

Municipalities can establish municipal affordable housing trusts that have the power to receive, purchase, and convey real or personal property. The primary advantage of establishing an affordable housing trust is that a trust can act quickly to capitalize on real estate opportunities as they arise without having to wait for town meeting approval. Town meeting approval is required to transfer money into the trust, but not additional approval from the town is required in order for the trust to spend the money. Massachusetts municipalities with trusts typically receive money from annual Community Preservation Act (housing) fund appropriations, inclusionary zoning housing payments, private or non-profit donations, and town donations.

Seventy Massachusetts communities have municipal affordable housing trusts. They have become more common since the passage of the state Community Preservation Act. As stated in the state Municipal Affordable Housing Trust Act, the Trust may undertake any activity that would operate to create and preserve affordable housing for the benefit of low and moderate income households. Most housing trusts in Massachusetts act as an intermediary to receive, purchase, and convey real or personal property. A few trusts are managed (but not governed) by paid part-time staff and offer down payment assistance, housing rehabilitation or repair, or other types of small grant programs.

Group to Undertake Action: Southampton Housing Authority & Southampton Select Board

Funding & Resources Involved: Volunteer/town staff/consultant time to develop outreach materials and prepare documentation for official adoption of trust at town meeting. CPA funding can pay for the development of outreach materials and consultant support to set-up the program.

Action Steps: (1) Educate public about benefit of creating a trust and prepare presentation for Town Meeting (2) Accept the statute at town meeting. (3) Establish the Trust at the time of vote at town meeting or as a separate action. (4) Appoint Trustees. (5) Create and adopt rules and regulations and declaration of trust (6) File trust documents at the Registry of Deeds. (7) Create a work plan for the Housing Trust, based on findings from this Housing Plan, to provide direction to the trust and to establish funding criteria for trust activities. (8) Adopt work plan.

5. Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing

The Housing Authority should work with the Planning Board and other town boards to select sites most appropriate for development, while also acknowledging community planning documents that identify parcels ripe for preservation and conservation. It should be noted that this action step is necessary for submittal of this plan as a state-approved housing plan. This Housing Production Plan identifies town-owned property as well as private property that may be suitable for the development of mixed-income housing, affordable housing, mixed-use housing, and assisted living facilities. The Planning Board and Housing Authority should also review existing non-conforming lots in town.

Group to Undertake Action: Southampton Housing Authority in conjunction with the Southampton Planning Board

Community priorities such as environmental protection, open space preservation, and smart growth development principles should also be considered when identifying sites. Community Preservation Act historic preservation, open space and recreation funds can be used in combination with CPA housing funds toward potential projects that fit the criteria of these funding categories. Housing funds can only be used on the portion of the project or parcel related to affordable housing.

Funding & Resources Involved: Volunteer/staff/consultant time. CPA funding can pay for the consultant time to work with the Planning Board and Housing Authority to review and determine priority sites.

Action Steps: (1) Planning Board and Housing Authority (or affordable housing trust fund) reviews sites for affordable housing, mixed income housing, mixed-use housing and assisted living housing. (2) Determine priority sites for housing development. (3) Once inventory is completed, the Planning Board and Housing Authority should undertake one or more of the following tasks:
Approach private property owners as determined and alert potential developers to the property (such as Habitat for Humanity)
Allow development on non-conforming lots (through zoning), resulting in infill.
Conduct feasibility studies on priority parcels
Make public land available for development

6. Identify single-family homes that are for sale and facilitate the purchase of these homes for affordable housing using CPA funds.

The purchase of an existing home, accompanied by the action of placing a deed restriction on the property to retain its affordability, is just as an effective method of creating affordable housing units as new construction. Creation of affordable units through this process also uses no additional land and directs housing production to already developed areas, which is important for towns trying to maintain its rural character.

CPA affordable housing funds can be used to purchase existing homes for the purpose of creating affordable housing. This type of an initiative may work best once Southampton has an affordable housing trust in place because its funds would be readily available allowing the town to move quickly

when an opportunity arises. These new units will require deed restrictions to ensure long-term affordability.

Group to Undertake Action: Southampton Housing Authority or local housing trust

Funding & Resources Involved: CPA funding can be used to purchase and rehabilitate property.

Action Steps: (1) Review local real-estate listings on a weekly basis. (2) Bring the available property to the board of the Affordable Housing Trust or other deciding committee. (3) Confirm donation of Housing Trust funds or CPA money for project. (4) Work with a local non-profit Community Development Corporation to buy property to purchase property. (5) Rehabilitate property if needed. (5) Place deed restriction on property.

7. Monitor town land taken for failure to pay taxes and consider this property for affordable housing development projects.

The town routinely initiates foreclosure proceedings against property owners who are not paying property taxes and auctions off the properties that end up defaulting to the town. The Housing Authority should consider these auctions as a method of acquiring property for affordable housing development.

CPA affordable housing funds can be used to purchase land to build affordable housing. This type of an initiative would work best once Southampton has an affordable housing trust in place because its funds would be readily available allowing the town to move quickly when an opportunity arises. Given Southampton's community character, the town should strongly consider preserving open space in tandem with the creation of affordable housing clustered on part of the parcel. CPA open space and recreation funds (if there is a recreation component) can be used in combination with CPA housing funds. Housing funds can only be used on the portion set aside for housing.

Group to Undertake Action: Southampton Housing Authority or local housing trust.

Funding & Resources Involved: CPA funding can be used to fund the purchase of the property where the affordable housing will go and can be used to construct the affordable housing units.

Action Steps: (1) Continue relationship with Southampton Select Board to make known interest in future tax-title properties. (2) Seek donation of tax-title property to the Housing Authority or housing trust or attend auction and purchase property. (3) Select local non-profit such as Habitat for Humanity or Valley Community Development Corporation to develop affordable housing on the property. (4) Develop property.

8. Subsidize affordable units in future mixed-use and/or mixed-income housing developments.

Local affordable housing funds can be used to subsidize housing units within proposed new housing developments to increase the number of affordable housing units in town. This strategy would complement an inclusionary zoning policy.

Group to Undertake Action: Southampton Housing Authority or new local housing trust

Funding & Resources Involved: CPA funding can be used to subsidize the affordable housing units.

Action Steps: (1) The Housing Authority or local trust establish relationship with Southampton Planning Board so that they can be notified when new residential development projects come forward. (2) Contact developers who have a proposed development and offer subsidies in exchange for deed-restricted subsidized housing units in that development project. (3) Place deed restriction on unit(s).

9. Fund a Housing Rehabilitation Program to assist income-eligible households make necessary repairs to their homes.

Housing rehabilitation programs assist low-to-moderate income residents improve their housing situation. Eligible households are provided with deferred payment loans to make the following types of improvements: chimney or foundation repair, lead paint / asbestos removal, roof repair/replacement, storm window installation, plumbing heating, electrical, well repair/replacement, door weatherization, handicapped accessibility repairs, wall repairs. Rehabilitation programs are typically funded with Community Development Block Grants (CDBG) and, more recently, Community Preservation Act funds. Municipalities rarely, if at all, fund housing programs with general funds.

Housing rehabilitation programs typically provide between \$5,000 to \$35,000 per unit. The municipality determines the maximum amount of funding per residential unit in regards to available funding and demonstrated housing need in town. As long as the homeowner remains in his or her home, this is a payment and interest-free loan. If the homeowner sells the house before the loan period runs out (typically this is 15 years), he or she would have to pay back the loan according to the agreed upon program schedule.

The Pioneer Valley Planning Commission worked with the town of Southampton in the past on an application for Community Development Block Grant funds for a housing rehabilitation program. The proposed target area included the Route 10 corridor and Pequot Ponds area. The town was not granted any funding through that application, however, the town can look into the program again.

If the town is awarded funding in the future by the CDBG program, the town may want to consider appropriating funding from the Community Preservation Act Housing Fund into the program to increase the number of houses that could be assisted. If the town is not awarded funding, the town may still want to consider appropriating money from the Community Preservation Act Housing Fund for a small housing repairs program. The town would probably be able to award no more than \$5,000 per project with its existing local affordable housing funds.

Group to Undertake Action: Select Board, with support from the Southampton Housing Authority.

Funding and Resources Involved: Ideally, the town will be able to support the program through Community Development Block Grants (CDBG). CPA funds could also be used to pay for the development of the program, the administration of the program, and the rehabilitation or repair costs for the housing units of eligible households. The Pioneer Valley Planning Commission (PVPC) administers CDBG funds to most of the region's small communities. The PVPC could administer a smaller version of a housing rehabilitation or housing repair program if the town is not awarded CDBG funding, or this type of a small program could be administered through existing Southampton town hall staff.

Action Steps: (1) Work with the PVPC or other local organization who currently administers a similar

program to apply for Community Development Block Grant funding. (2) Work with this consultant to set up the program. (3) Conduct public outreach to make Southampton residents aware of the program. (4) Solicit applications for the program. (5) Select applicants. (6) Start rehabilitation work.

Regulatory Actions

10. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use

Accessory apartments are a local affordable housing option that is popular in many communities because it creates additional rental housing while using little or no additional land in already developed areas. Accessory apartments generally are not subsidized housing; however the state does allow accessory apartment units to be included on the Subsidized Housing Inventory (SHI) if they meet the affordability and fair marketing requirements set by the state.

The town's existing accessory apartment bylaw discourages wide-spread use since it limits apartment size to 600 square feet and prohibits detached accessory apartments. To encourage use of this bylaw and housing opportunities, the town should consider amending the accessory apartments bylaw to match the new housing choice legislation, which maximizes the square footage at 900 square feet.

Publicizing this housing option would also help to increase housing opportunities in town. A link on the town website that reviews the bylaw and the permitting steps needed to create a unit.

Group to Undertake Action: Planning Board, with the support of the Southampton Housing Authority

Funding & Resources Involved: Volunteer time of planning board and/or staff time of town consultant to revise bylaw and conduct public outreach.

Action Steps: (1) Prepare revisions to Accessory Apartments bylaw. Consider using consultant help. (2) Conduct public outreach/educate to address public opposition to accessory apartment bylaws. (3) Present explanation of accessory apartment bylaw at town meeting. (4) Adopt bylaw at town meeting.

11. Review and refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton.

Southampton is a growing community and for this reason the town should consider increasing its supply of affordable housing through the normal course of real estate development. As the town has adopted its own Inclusionary zoning regulation requiring a new residential development, through ANR or subdivision, to include certain number of housing affordable housing units. Reviewing and revisiting the inclusionary zoning bylaw would allow Southampton to increase its affordable housing inventory while integrating homebuyers or renters whose income is below the regional median household income into typical market-rate development.

Most towns require developments of 10 units or more to include at least one affordable unit, but the percentage could be set by Southampton as there is no state requirement. Many communities also allow developers to give money or land to a local fund instead of actually building the affordable unit. Such trust funds are authorized by M.G.L. Chapter 44: Section 55C, Municipal Affordable Housing Trust Fund. Special considerations can also be negotiated with developers. The PVPC can provide examples of other successful inclusionary zoning bylaws to the town. Towns have created both mandatory and

voluntary inclusionary zoning programs. Mandatory programs require the provision of affordable units or payment-in-lieu-of while voluntary programs provide developers with density bonuses if they provide affordable housing units or pay into an affordable housing fund. An exploration of best practices that have provided an increased inventory of affordable units or additional funds into the housing trust fund can be provided to the town.

Group to Undertake Action: Planning Board, with support from the Southampton Housing Authority.

Funding & Resources Involved: Volunteer or staff time to prepare bylaw and conduct public outreach; staff time of consultant to assist in the bylaw preparation and conduct public outreach; volunteer time of housing committee and other identified supporters to assist in conducting public outreach.

Action Steps: (1) Determine elements of bylaw (2) Prepare bylaw (3) Conduct public outreach/educate to address potential public opposition (4) Present explanation of inclusionary zoning bylaw at town meeting (4) Adopt bylaw at town meeting.

12. Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity.

Southampton's existing zoning bylaw limits housing options as well as affordable housing opportunities by requiring a special permit for two-family dwellings and by requiring excessive dimensional standards for multifamily dwelling units. The town also does not define elderly housing in its bylaw but permits this use in the Residential Village District.

To increase housing options in Southampton, the town should consider the following amendments to its Zoning Bylaw:

- Allow two-family dwellings by-right in all residential zoning districts. Supporting this zoning amendment is the fact that there is typically little difference in size between a single-family dwelling and two-family dwelling, and often there is little difference in style.
- Relax dimensional requirements for multifamily housing to encourage greater usage. Town dimensional regulations limit density and therefore make it difficult to develop attractive and economically feasible multifamily dwelling projects.
- Amend the definition of elderly housing and also add assisted living, nursing homes, and other types of elderly housing arrangements to the table of permitted uses in the zoning bylaw. Senior apartments, townhouses, assisted-living facilities and other forms of congregate elderly housing offer vital housing choices for elders.
- Consider allowing elderly housing in other districts, particularly if a bylaw can be developed to control density and other impacts.
- Review mixed residential types in cluster development
- 40R District, or starter home district
- Infill development to allow residential development on smaller, existing non-conforming lots

Group to Undertake Action: Planning Board, with support of the Southampton Housing Authority

Funding & Resources Involved: Volunteer time of board or staff time of a consultant to prepare zoning amendments and conduct public outreach.

Action Steps: (1) Determine amendments to the Zoning Bylaw. (2) Prepare Bylaw amendments. (3) Conduct public outreach/education to address potential public opposition (4) Present explanation of bylaw amendments at town meeting (4) Adopt Bylaw amendments at town meeting.

SCHEDULE OF ACTION

The strategies listed earlier in this section have been prioritized below given the timeframes to achieve said actions.

Housing Action	Year
<i>Outreach, Partnership and Support</i>	
Publicize and conduct outreach on existing affordable housing resources.	2022-2023
Continue to partner with town committees and boards and explore relationships with local non-profit developers.	2022-2023
Support the creation of local land trust to assist with acquiring land for future affordable housing.	2022-2027
<i>Programmatic and Identification</i>	
Increase capacity of the Housing Trust Fund to receive, purchase, and convey real or personal property.	2022-2023
Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing.	2022-2027
Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units.	2022-2027
Continue to monitor town land taken for failure to pay taxes for affordable housing development.	2022-2027
Subsidize affordable units in future mixed-use and/or mixed-income housing developments.	2022-2027
Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes.	2022-2027
<i>Regulatory Actions</i>	
Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use.	2022
Review and refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton.	2022-2023
Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity. Some of those components include: Cluster Development with mixed residential types <i>Apartments</i> in the mixed-use district 40R District, or starter home district Infill development to allow residential development on smaller, existing non-conforming lots	2022

Appendix A Compliance with DHCD's Housing Production Plan Criteria

The Southampton Housing Authority will need to complete the following Housing Production Plan requirements for the state to approve this Housing Production Plan. The Southampton Housing Authority hopes to work with the Southampton Planning Board and other town boards to complete the necessary steps for this plan to become a state-approved housing plan.

1. Participation in regional collaborations addressing housing development.

This state-required implementation strategy can be met with a member of the Southampton Housing Authority to sit on the Valley Development Council and/or Regional Housing Committee, which oversees regional progress and implementation under the Valley Vision 2: Regional Land Use Plan and the Pioneer Valley Plan for Progress, along with the Regional Housing Plan.

2. Statement of the characteristics of proposed residential or mixed-use developments that would be preferred by the municipality.

The Southampton Housing Authority seeks to work with various town boards, town staff, and local housing non-profits to promote the following types of development in Southampton: infill development on suitable lots, cluster developments throughout town that are mindful of the work other committees are doing to preserve key parcels, adaptive re-use of suitable buildings, mixed-use development in the commercial areas of town, housing developments with a mix of income levels (inclusionary housing), two-family residential allowed in all residential zoning districts, and accessory apartments by-right. In addition, the Southampton Housing Authority would like to see additional housing units for the elderly or disabled such as an assisted living facility.

3. Identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing units to meet its housing production goal.

Zoning District	Amendment Type	May result in Creation of SHI Eligible Units (Yes or No)
Residential Rural	Accessory Apartments by right	Yes
	Two-Family Residential by Special Permit	Yes
	Infill Development	Yes
Residential Neighborhood	Accessory Apartments by right	Yes
	Two-Family Residential by right	Yes
	Infill Development	Yes
Residential Village	Accessory Apartments by right	Yes
	Two-Family Residential by right	Yes
	Infill Development	Yes
	Mixed Use Allowed by right	Yes
Commercial Highway	Mixed Use Allowed by right	Yes
Commercial Village	Mixed Use Allowed by right	Yes
	Multi-Family Residential by right	Yes
All Zoning Districts	Assisted Living, Nursing Home, or other types of housing for the elderly or disabled	Yes

4. Identification of specific sites for which the municipality will encourage development of affordable housing.

Site	Proposed Uses for Site	Site Constraints	Zoning District	Zoning Amendment Needed (Y/N)	Amendment Type
College Highway	Single family, two-family, multifamily housing as appropriate for carrying capacity of the land	No sewer, water supply protection area	RV	Y	Use amendment
Moosebrook Road	Single family, two-family, as appropriate for carrying capacity of the land	No sewer, water supply protection area	RN	Y	Use amendment
County Road	Single family, two-family, multifamily housing as appropriate for carrying capacity of the land	No sewer, water supply protection area	RV, RR	Y	Use amendment

Coleman Road	Single family, two-family, multifamily housing as appropriate for carrying capacity of the land	No sewer, water supply protection area	CH, RR	Y	Use amendment
--------------	---	--	--------	---	---------------

5. Identification of municipally-owned or Housing Authority-owned parcels for which the municipality or Housing Authority commits to issue requests for proposals (RFP) to develop SHI Eligible Housing.

The Southampton Housing Authority has identified parcels below that may be developed for purposes identified by the owner, the Town of Southampton. However, developability has not been determined for all of these parcels.

- 202 College Hwy (Map 23, Parcel 22)
- 204 College Hwy (Map 23, Parcel 89)
- Cottage Ave (Map 44, Parcel 176)
- 100 Gilbert Rd (Map 34, Parcel 32)
- Madison Ave (Map 39, Parcel 38)
- Manhan Rd (Map 38, Parcel 2-B)
- Middle Rd (Map 36, Parcel 24)
- Glendale Rd Rear (Map 13, Parcel 60)
- Riverdale Rd (Map 19, Parcel 13-D)
- 0 Riverdale Rd (Map 19, Parcel 41)
- 28 Riverdale Rd (Map 19, Parcel 36)

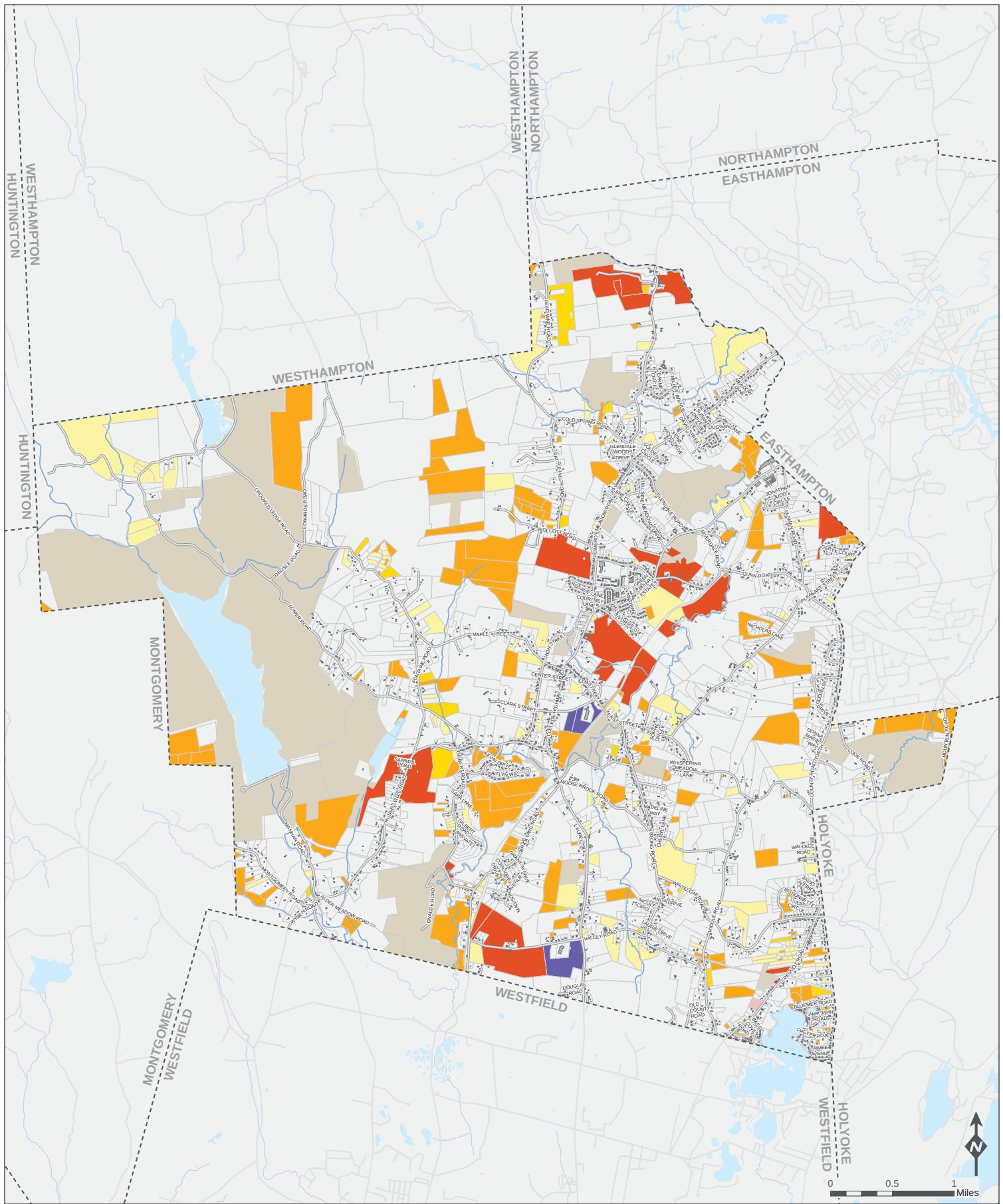
Depending on specific type of housing, there may be a requirement to amend zoning, either the map or particular uses, unless a Comprehensive Permit is utilized. As is the case with a majority of the town, the most significant development constraint at all these parcels is the lack of sewer and carrying capacity of the land.

6. Municipal approval of this plan by

Planning Board **Date**

and

Select Board **Date**



DEVELOPMENT POTENTIAL 2021 Housing Production Plan

SOUTH HAMPTON, MA

- Developable - Residential Vacant
- Potentially Developable - Residential Vacant Potentially Developable
- Undevelopable - Residential Vacant
- Developable - Commercial Vacant
- Potentially Developable - Commercial Vacant
- Agricultural/Horticultural Land not included in Chapter 61A
- Developable - Industrial Vacant
- Protected Open Space

- Open Water
- Streams
- Building Footprints
- Tax Parcel Boundaries
- Town Boundaries

Appendix B Terms and Definitions

Accessible Housing

Housing is “accessible” if it has been designed to allow easier access for people who are physically disabled or vision impaired. Federal law requires that a housing provider make reasonable modifications to the design of a structure, such as installation of a ramp into a building or grab bars in a bathroom. Terms that are related to accessible housing include the following:

- Adaptable housing is housing that can be modified to the changing needs of the people living inside it without the need for significant reconstruction. It provides people with a larger opportunity to stay in their own home as their mobility changes due to age or illness.
- Barrier-free Housing is housing that has been designed to accommodate people with mobility restrictions and allow them to navigate through their home. Barrier free characteristics include not requiring the use of stairs and ensuring entryways are wide enough for access by a wheelchair.
- Universal design is the utilization of principles that allow the use of a housing unit or items within a housing unit by as many people as possible. Facilities that incorporate universal design can be used by both people with and without disabilities.
- Visitability, as defined by HUD, is “a very basic level of accessibility that enables persons with disabilities to visit friends, relatives, and neighbors in their homes within a community.” HUD has two design standards for visitability: 1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of egress/ingress for each unit. HUD “strongly encourages” incorporation of these standards, in addition to required accessibility design.

Affordable Housing

Housing is considered to be "affordable" if the household pays no more than 30 percent of its gross annual income on housing. Households 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. This is the generally accepted definition of housing affordability in the planning field and is the definition used by the U.S. Department of Housing and Urban Development's and the Massachusetts Department of Housing and Community Development in the calculation of the Area Median Income and promotion of income-restricted housing (see definitions below).

Area Median Income

The Area Median Income (AMI) is the median family income for the Metropolitan Statistical Area (MSA), which includes all communities in Hampshire and Hampden County. The U.S. Department of Housing and Urban Development (HUD) calculates the AMI annually, based on the American Community Survey's estimated median family income for the MSA. The Springfield AMI in 2017 was \$67,700.

From the AMI, "income limits" are derived based on family size (eg. Income limits for a family of one are significantly lower than those for a family of four) and used as the most common benchmark to determine eligibility for federal and state housing programs. The three most commonly used affordable housing benchmarks are:

- Low Income (LI) means no more than 80% of Area Median Income (AMI).
- Very Low Income (VLI) means no more than 50% of AMI
- Extremely Low Income (ELI) is no more than 30% of AMI

Chapter 40B-Comprehensive Permit Law

Massachusetts General Law Chapter 40B, alternatively called "the Comprehensive Permit Law" or the "Anti-Snob Zoning Law", was promulgated in 1969 specifically to address exclusionary zoning practices as well as racial and economic segregation, shortage of decent housing, and inner city decline. The Comprehensive Permit Law allows a limited override of local zoning and other land use regulations in communities where such regulations impede the development of affordable housing and rental housing. The Law sets an affordable housing goal of 10 percent, or fair share quota or threshold, for all communities. Communities below 10 percent must allow a streamlined zoning review process for proposed housing developments under the condition that 25 percent or more of the proposed units are reserved for low or moderate income households.

Entitlement Community

A principal city of a Metropolitan Statistical Area that receives Community Development Block Grant funds directly from the federal Department of Housing and Urban Development (HUD) and not the state. There are five entitlement communities in the Pioneer Valley: Chicopee, Holyoke, Northampton, Springfield, and Westfield.

Fair Housing

Fair housing means having equal and free access to housing regardless of race; color; religion; national origin; sex; age; ancestry; military or veteran status; sexual orientation; gender identity and expression; marital status; familial status; the use of public assistance, housing subsidies or rental assistance; genetic information; victims of domestic abuse; and disability, blindness, deafness, or the need of a service dog. These categories are protected by state and federal law. Examples of policies or programs that restrict equal and free access include zoning and discrimination in the real estate market. People should not face discriminatory housing practices, such as zoning that creates segregation and unfair mortgage lending standards. The Fair Housing Act of 1968 as well as subsequent legislation and related court decisions firmly plants fair housing as a civil right.

High Opportunity Areas

Areas that provide high quality or highly desirable employment, educational, recreational, and service opportunities and that tend to be accessible via public transportation systems.

Household

The U.S. Census Bureau defines a "household" as all of the people who occupy a housing unit. There are two types of households: family households and non-family households. People not living in households are classified as living in group quarters (includes dormitories, prisons, nursing homes, etc.).

A family household consists of a household where a householder and one or more other people living in the same household are related to the householder by birth, marriage, or adoption. A family household may also contain people not related to the householder. In the 2010 Census, same-sex spousal households are included in the category, "same-sex unmarried partner households" but may be either a family or nonfamily household depending on the presence of another person who is related to the householder.

A non-family household consists of a householder living alone or with nonrelatives only, for example, with roommates or an unmarried partner.

Income Restricted Housing

Income- restricted housing is housing that is restricted to individuals and families with low to moderate incomes. These are the people who traditionally have various social and economic obstacles that make it more challenging to find clean, safe and affordable housing. Income- restricted housing typically receives some manner of financial assistance to bring down the cost of owning or renting the unit, usually in the form of a government subsidy. There are two forms of income-restricted housing: public and private. Public housing is managed by a public housing authority, which was established by state law to provide affordable housing for low-income people. Private housing is owned and operated by private owners who receive subsidies or zoning relief in exchange for renting to low- and moderate-income people. Most providers of housing assistance use HUD's Area Median Income (AMI) limit thresholds to determine eligibility for their programs.

Low Opportunity Areas

Areas with limited job opportunities or desirable employment as well as limited educational, recreational, and service opportunities and amenities. Low opportunity areas may have limited access to public transportation systems.

Market rate housing

Housing that has rent levels or sale prices that are consistent with the housing market of the surrounding area. Market rate housing includes all housing that is not income-restricted. It includes lower valued housing to higher valued housing. Weak housing markets have market-rate rents or sales prices that are lower than stronger market areas. Market-rate housing may have tenants who pay a portion of their rent with a voucher, such as a Section 8 (this is a housing subsidy in the form of rental assistance that tenants can use to find rental housing in the private market and is paid to a private landlord).

Non-Entitlement Community

A city or town that does not receive Community Development Block Grant funds directly from the federal Department of Housing and Urban Development (HUD). In Massachusetts, the non-entitlement communities apply directly to the Massachusetts Department of Housing and Community Development for CDBG funding. Non-entitlement communities in Massachusetts fall into one of three groups: Mini-Entitlement Community (receive the highest level of state-distributed CDBG funds due to their high statistical indication of need, poverty rate and size), CDF I Community (communities with high statistical indication of need), and CDF II Community (communities that are not eligible for CDF I due to lower statistical need). A full list of the CDBG funding eligibility categories can be found in the Appendix.

Non-family (household)

A non-family household consists of a householder living alone or with nonrelatives only, for example, with roommates or an unmarried partner.

Springfield Metropolitan Statistical Area

The Springfield Metropolitan Statistical Area includes all communities in Hampshire and Hampden County. A "metropolitan statistical area" is a federally designated geographic region with a relatively high population density at its core and close economic ties throughout the region. The United States Office of Management and Budget designates metropolitan statistical areas. The federal government uses this geographic designation for statistical purposes, such as setting the Area Median Income limits for the greater Springfield region.

Appendix C Community Survey Responses + Community Meeting Materials

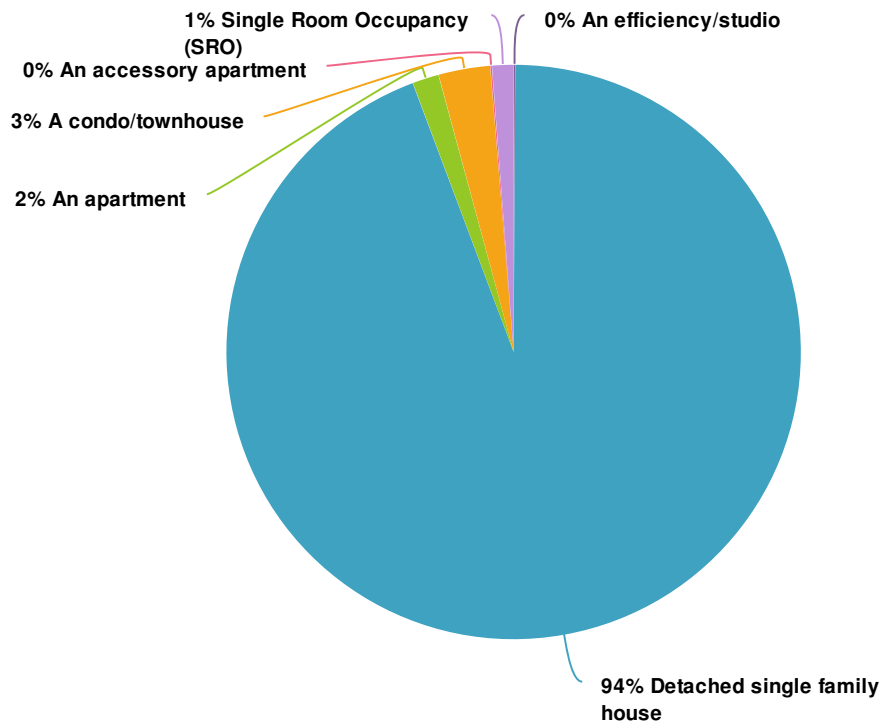
Southampton Community Engagement Survey Report

Response Counts

Completion Rate:	100%		
	Complete		896

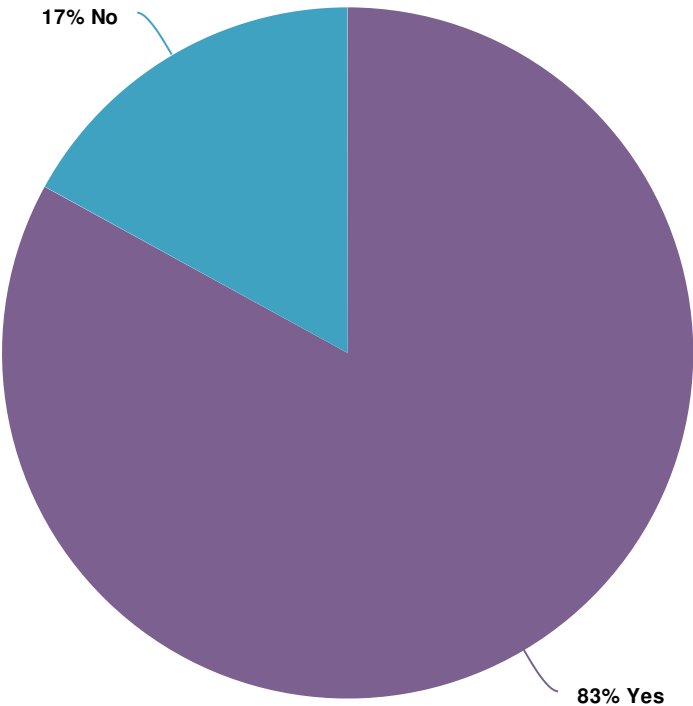
Totals:896

8. Do you live in:



Value		Percent
An efficiency/studio		0.1%
Detached single family house		94.1%
An apartment		1.5%
A condo/townhouse		2.9%
An accessory apartment		0.1%
Single Room Occupancy (SRO)		1.2%

9. Based on your income level, are there sufficient housing options for you and your family in Southampton? Please provide any additional comments, if you wish.



Value		Percent
Yes		83.0%
No		17.0%

Yes

Appears not enough... more options needed for senior assisted living, 55+ housing, and low-to-moderate income housing

Because I live with my family but I could not afford to live alone

But 11 years ago, I was at an income level that this was not the case. I was a renter hoping to be a homeowner but the affordable houses in S'hampton were rare.

But taxes are too high. I shouldn't have to pay for the schools if I don't have children.

However, taxes are getting ridiculously high for the services provided. May need to look for better options in other towns.

I make a lot of money but think McMansions are stupid

I think a lot of the houses are not affordable to people in my age group.

I wish to see some/more low income housing to encourage a more diverse community.

Low income housing is a VERY bad idea for our community!

My kids probably wouldn't live here (could be with me if they wanted). I inherited the land my farm is built on.

Need more smaller less costly homes

Not enough affordable housing for low income residents and seniors

Only because my income is much higher than the average Massachusetts resident.

Tax rate makes it difficult to make ends meet.

There needs to be more affordable housing. The large majority of housing options listed and being developed are far above most peoples price points.

We are fortunate enough to have well paying jobs and are still employed. We are the exception- I would like Southampton to have more options for affordable housing.

We are older and established, but our children as they move out of the house probably won't be able to afford Southampton

We bought our house in 1999. I think it might be hard to afford a home in Southampton if we were a young couple now. Having affordable housing and more diversity is important to me.

We would like to build a smaller home to downsize if we don't move away to someplace less expensive to live/retire

With the increase of homes built in the 500K range, it is becoming difficult to afford moving.

Would like to see a moratorium on apartment buildings

Would like to see more condos in town

however I feel like I lucked out

left Boston prices for the small town safe feel. our money goes farther here

though housing seems to be skewed toward higher incomes, which limits options

would like to see more low income housing to bring some diversity to our community.

No

Although we found a house, it was not easy. Years later the housing options here are no better. We need more range in housing prices, so that folks who have a moderate to lower income and no inheritance can afford a house.

As a couple looking forward to retirement, we cannot afford to purchase a single level home in town on what our retirement income will be.

As someone with student loans it's extremely difficult to find affordable housing in town.

Children are living elsewhere because neither of them could find a place that met their needs.

Everything being built now is 400K & up. What about options for housing that is affordable for seniors wishing to downsize but stay in Southampton?

For seniors, the purchasing value of their retirement funds may erode over time, as well as changing in their needs. Other housing options may be needed, such as: more affordable, smaller, 55+ and assisted living housing options.

Have to live with my son

Homes and land are extremely expensive.

Houses in Southampton are too expensive. Our family bought at the right time 10 years ago. If we ever move, we'd have to look at other towns since we cannot afford houses in this town's current market.

I'm fine now but if I need or want to move to something smaller I probably could not do so,

If I did not live with my parents, I would be unable to live in Southampton I make minimum wage.

If I didn't already own and buy from family, I couldn't afford to live in Southampton.

If we didn't own our home, with both our retirement incomes, there would not be options.

Mid-level residential development should be encouraged, instead of permitting new high-end developments. Had I not bought when I did, I'd not be able to afford to move here.

More over 55 complexes would be nice. My physical conditions will make it difficult in 5+ years.

My children will never be able to live in Southampton as prices are high and land is scarce.

Need more single family/Condo selections \$300,000 and under!

One level housing for 55 and over

School population continues to grow, houses continue to be built bringing in more children to educate and education cost continues to skyrocket. Most small homes are bought up and demolished to make room for \$500K-\$700K mansions. There are no affordable houses in any of the subdivisions in process or built within the past decade. We will not be able to afford to grow old here.

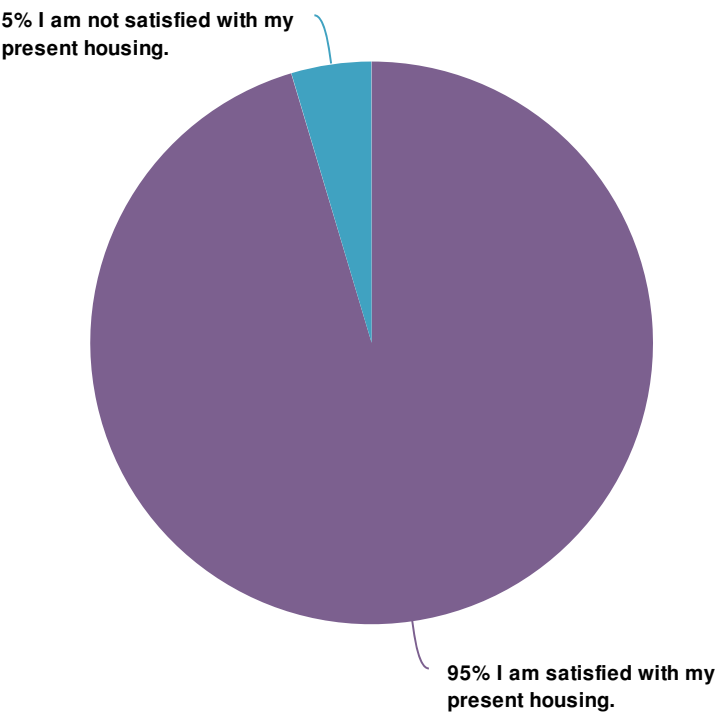
The houses currently on the market are way out of our price range when combined with taxes. We make around \$100k.

The new developments are too pricey, there is hardly anything mid range

We remodeled an older home that we wouldn't be able to purchase at its current value

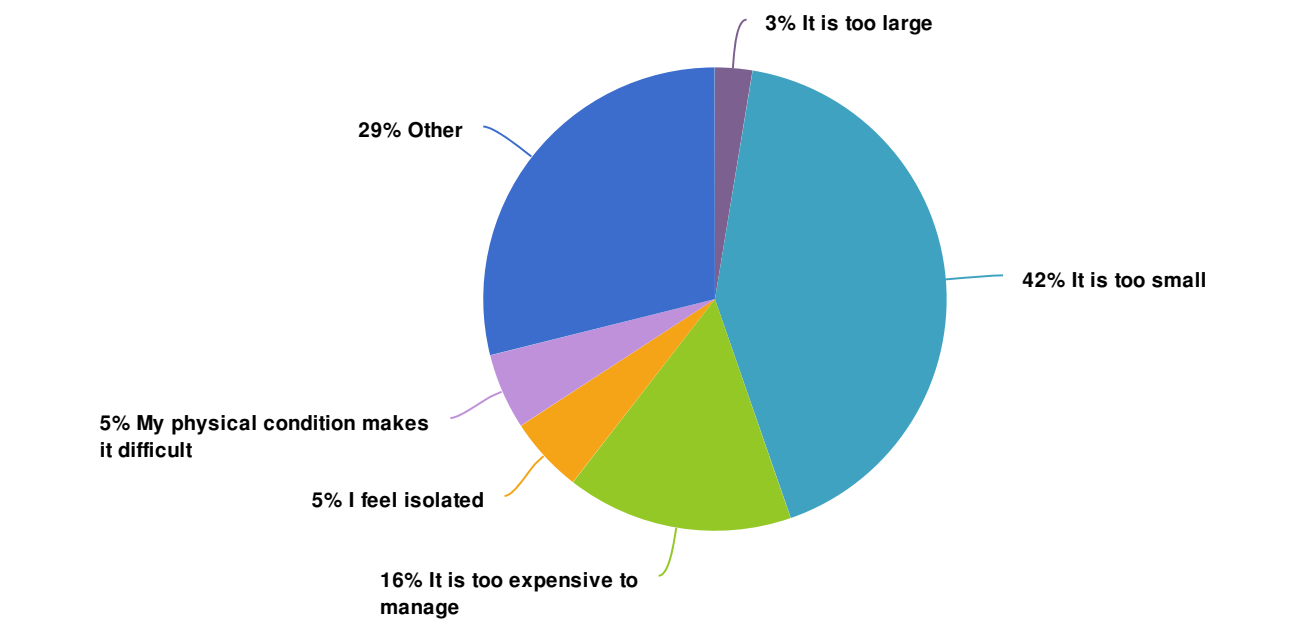
no, my cousin and her family want to live here but can't find a house they have enough money for

10. Please indicate whether you are satisfied with your present housing:



Value		Percent
I am satisfied with my present housing.		95.4%
I am not satisfied with my present housing.		4.6%

11. I am not satisfied with my present housing because



Value		Percent
It is too large		2.6%
It is too small		42.1%
It is too expensive to manage		15.8%
I feel isolated		5.3%
There is no easy access to stores and services		0.0%
My physical condition makes it difficult		5.3%
Other		28.9%

Other

2 story. Stairs get difficult

House is zoned highway commercial, location is noisy, subject to idling motor vehicles and is on the Barnes Airport flight path

I love my home and location very much. I can appreciate the beauty of nature here. But there is a shooting range that violates MA noise ordinances and is very disturbing to my home environment. I would like to see the shooting range relocated. It does not provide tax revenue to the town and NO ONE on the board of that business lives anywhere near the range. In fact, it is owned by all out of town people. The shooting goes on for hours on end, and I can hear the gunshots in every single room of my house. This is a residential area, and my rights as a very expensive taxpayer needs to be respected over a business that pays no taxes. And the lead from the gunshot goes directly into the ground without remediation. It is located on a watershed and that needs to be considered as well. No one wants lead in the water.

It is too expensive to manage and there is no easy access to stores and services

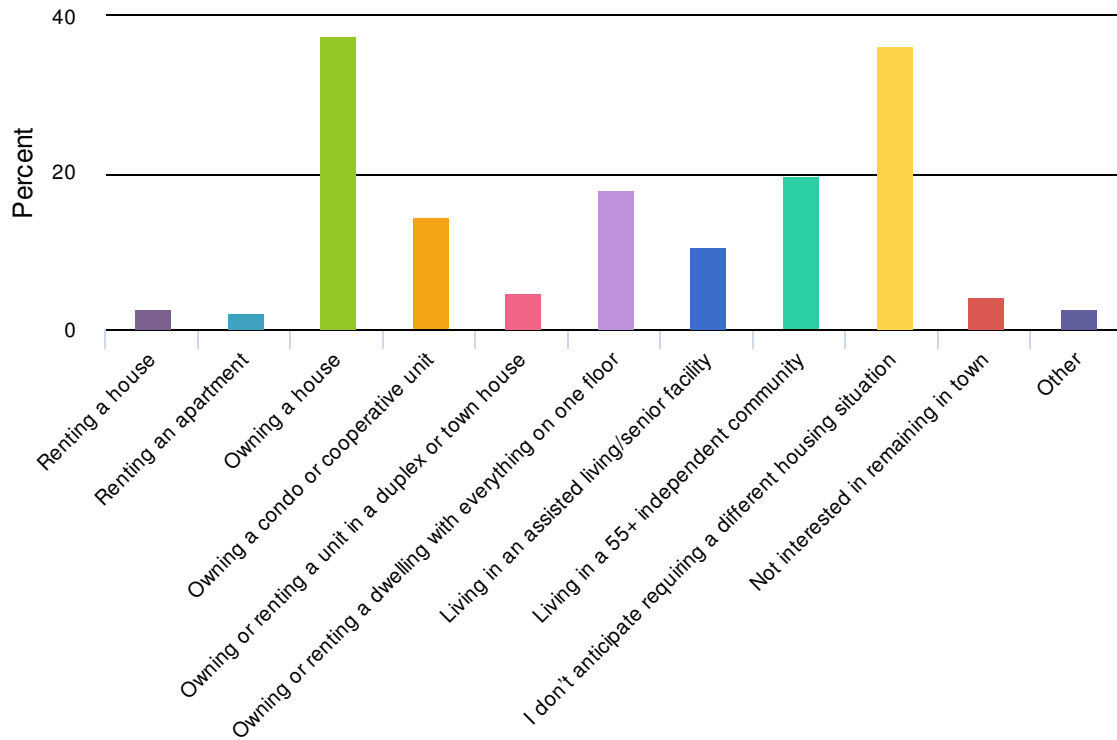
Needs may change as get older and my preference would be to remain in my community so it is important to have options of seniors that can meet their needs and be affordable.

Sadly, due to development there is increased traffic commercialism is not helping but destroying our town character.

Taxes are too high for the services we get from the town

Would like to see more 1 floor homes for elders

12. If you were to move to another living situation within Southampton someday, what type of housing do you anticipate would meet your future needs? (choose all that apply)



Value	Percent
Renting a house	2.7%
Renting an apartment	2.3%
Owning a house	37.4%
Owning a condo or cooperative unit	14.4%
Owning or renting a unit in a duplex or town house	4.7%
Owning or renting a dwelling with everything on one floor	17.8%
Living in an assisted living/senior facility	10.6%
Living in a 55+ independent community	19.7%
I don't anticipate requiring a different housing situation	36.3%
Not interested in remaining in town	4.1%
Other	2.7%

Other

Add a casita to my current property so that future generations in my family can reside with us And maintain privacy by not living in the same structure

Additional acreage for farming

I would want to build a big beautiful new house in a nice neighborhood

I'd like to buy a farm

If Southampton remains too expensive for our growing family we may leave. Especially with all the additional junk on the highway that's making this more commercial.

Living in a co-housing community.

Owning more land away from a main road would be my primary reasons for moving

Residents should not be forced to leave Southampton due to a lack of affordable and age-appropriate options.

When our kids graduate from the district we will be moving!

if options are not available, I would have to consider moving out of Southampton

somewhere there is open space and not one house after the other

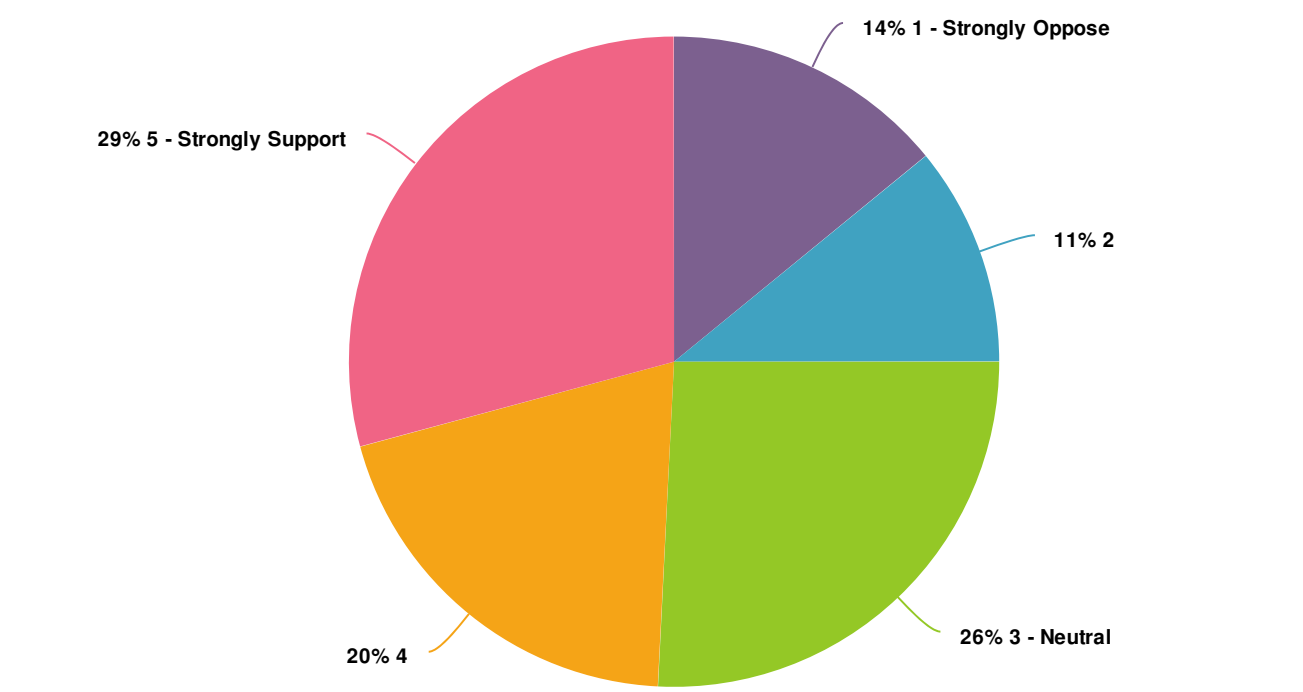
will have to sell the house/property because of the high taxes.

with land for horses

13. On a scale of 1-5, I would like to see the town provide affordable and accessible housing options by promoting development of:

	1 - Strongly Oppose	2	3 - Neutral	4	5 - Strongly Support	Responses
Detached single-family homes Row %	17.2%	9.2%	29.1%	20.6%	23.9%	862
Duplex homes Row %	21.3%	15.6%	29.6%	19.6%	13.8%	850
Townhouses, condos Row %	20.9%	13.4%	28.3%	22.7%	14.7%	856
Accessory apartments Row %	27.4%	18.4%	26.0%	14.6%	13.6%	838
Conversion of single-family to multifamily housing units Row %	36.4%	19.3%	23.8%	11.0%	9.4%	843
Tiny homes Row %	29.8%	12.0%	24.8%	16.9%	16.5%	852
Apartment buildings Row %	46.3%	18.6%	18.8%	9.1%	7.1%	842
Housing meeting Americans with Disabilities Act compliance Row %	9.0%	4.8%	30.6%	24.8%	30.8%	854
Totals Total Responses						862

14. On a scale of 1-5, I would like to see the town pursue grants or other financing options for rehabilitation of limited income homes.



Value		Percent
1 - Strongly Oppose		14.1%
2		10.9%
3 - Neutral		25.8%
4		20.0%
5 - Strongly Support		29.2%

SOUTHAMPTON HOUSING PLAN COMMUNITY MEETING



WEDNESDAY, SEPTEMBER 22, 2021
6:30-8:30 PM / VIRTUAL MEETING

The Town of Southampton is currently in the process of creating a Housing Production Plan that will investigate unmet housing needs in town and ways to address these needs. Come learn about the process and share your thoughts!



JOIN THE ZOOM MEETING AT THE LINK BELOW OR THE QR CODE:
www.tinyurl.com/southamptonhousing

CALL IN: (646)558-8656 / MEETING ID: 899 6597 7129 / PASSCODE: 504902

Sign up for your meeting reminder at www.tinyurl.com/SHAreminders



**SOUTHAMPTON
HOUSING PLAN
COMMUNITY MEETING**



WEDNESDAY, SEPTEMBER 22, 2021
6:30-8:30 PM / VIRTUAL MEETING

Overview

- ▶ Introduction (5 minutes)
- ▶ What is a *Housing Production Plan*? (10 minutes)
- ▶ A Little Bit of Data and Demographics (25 minutes)
 - ▶ Survey Results (2020)
- ▶ Poll Questions (10 minutes)
- ▶ Breakout Rooms (or Large Room) Exercise (45 minutes)
- ▶ Next Steps (10 minutes)

What is a *Housing Production Plan*?

Housing Needs Assessments

- Demographics
 - Current and projected
- Housing Supply
- Public Input
 - Survey
 - Public Forums

Development Opportunities & Constraints

- Housing Market
- Development Constraints
- Development Opportunities

Action Plan

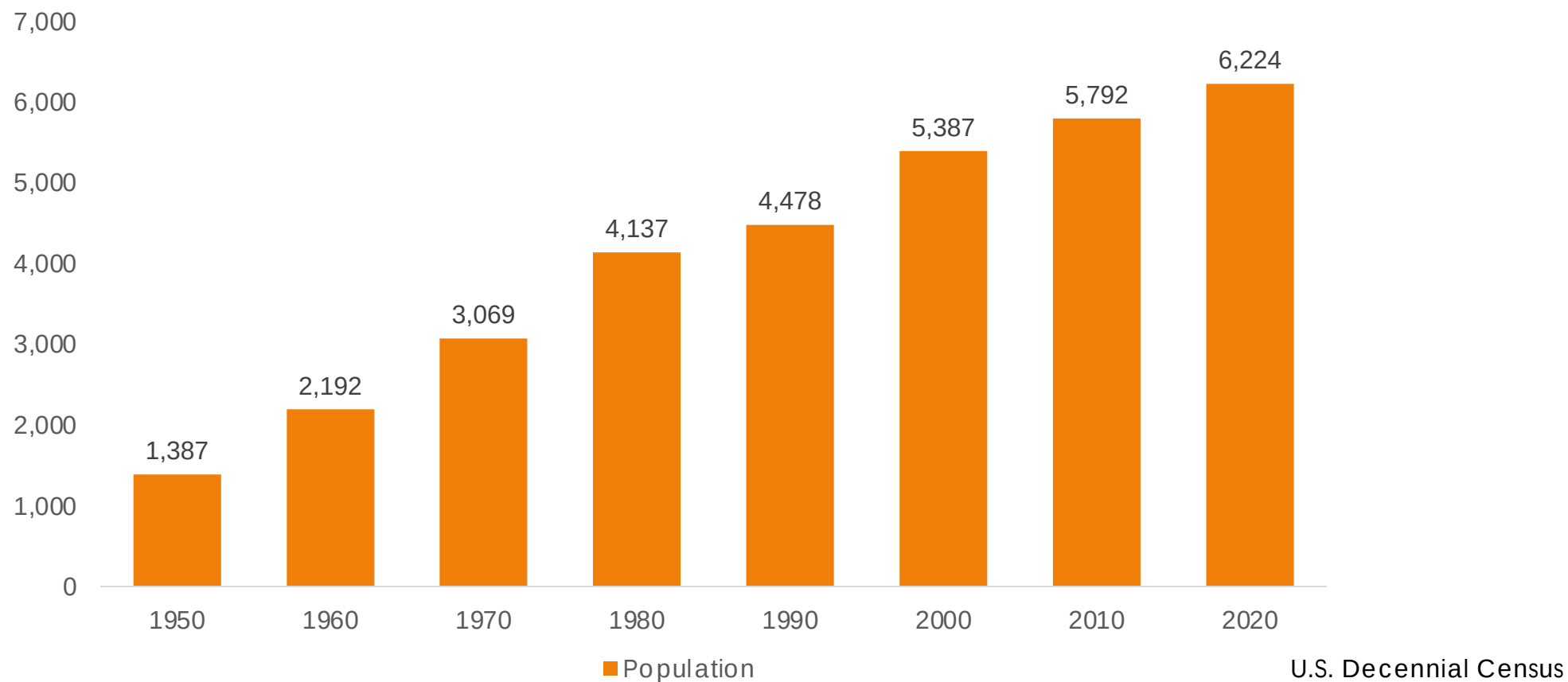
- Goals
 - What are the needs in the community that need to be met?
- Strategies to meet them



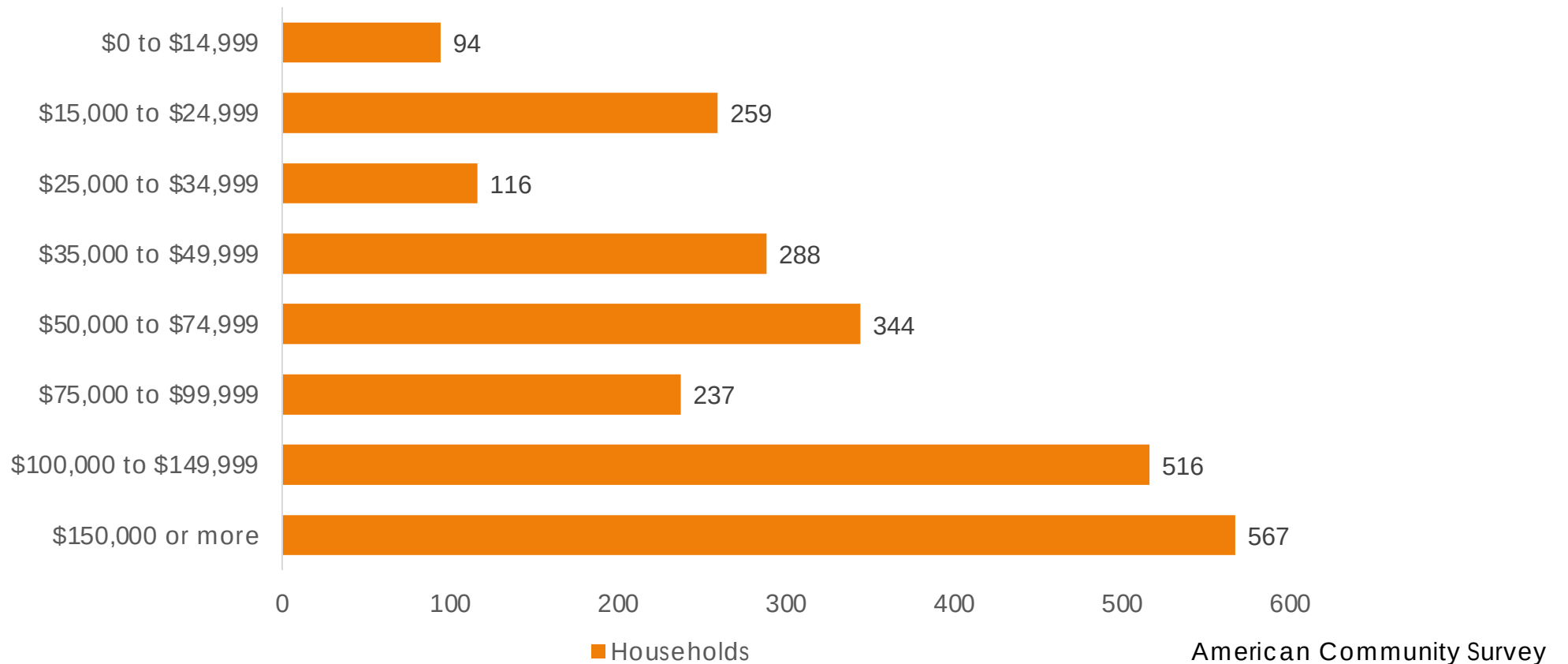
Planning Process

Second Forum – Next Month
Plan Finalized in November/December

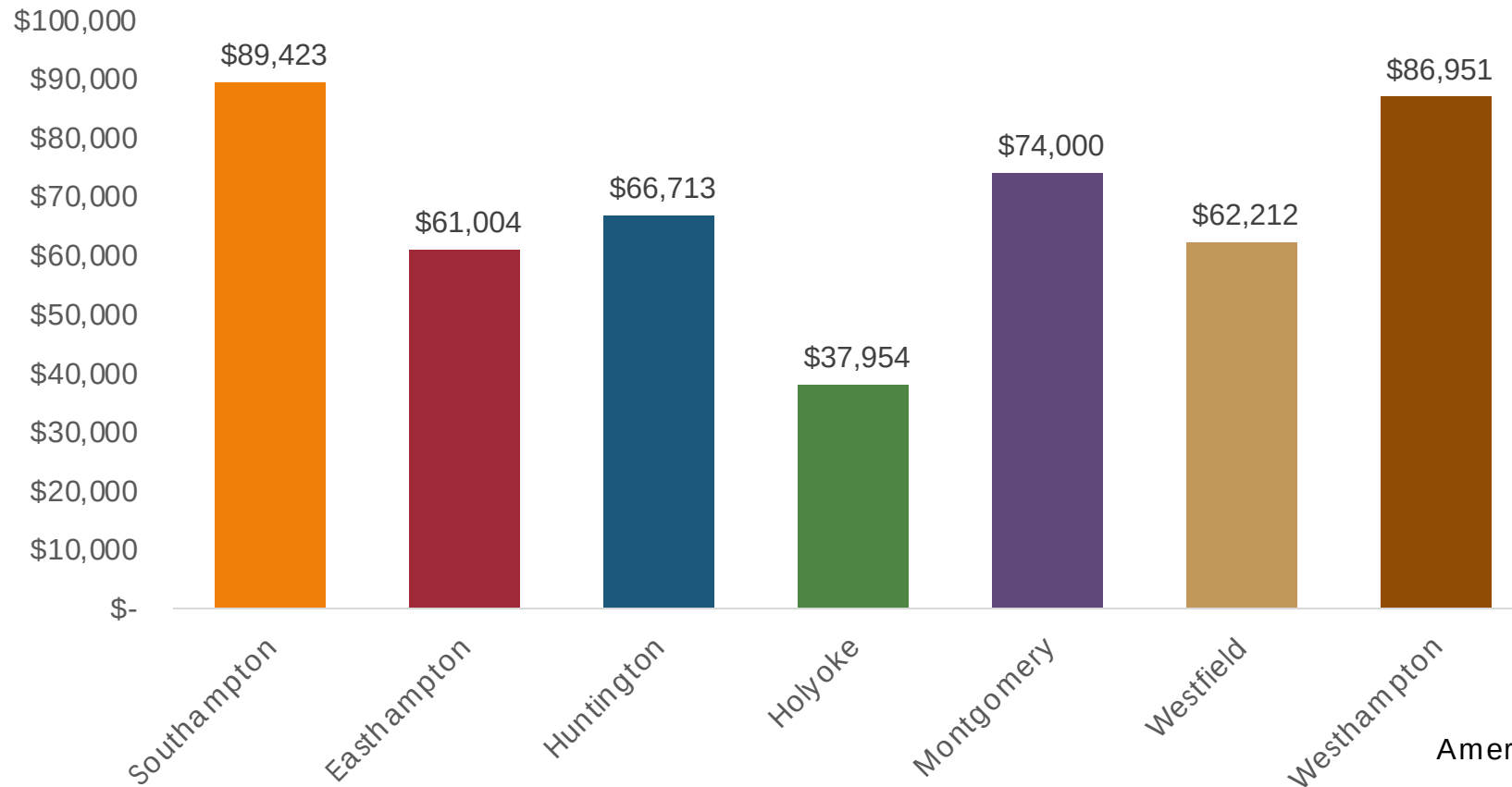
A Growing Community



... with a diversity of households



Median Household Income Comparison (2017)



American Community Survey

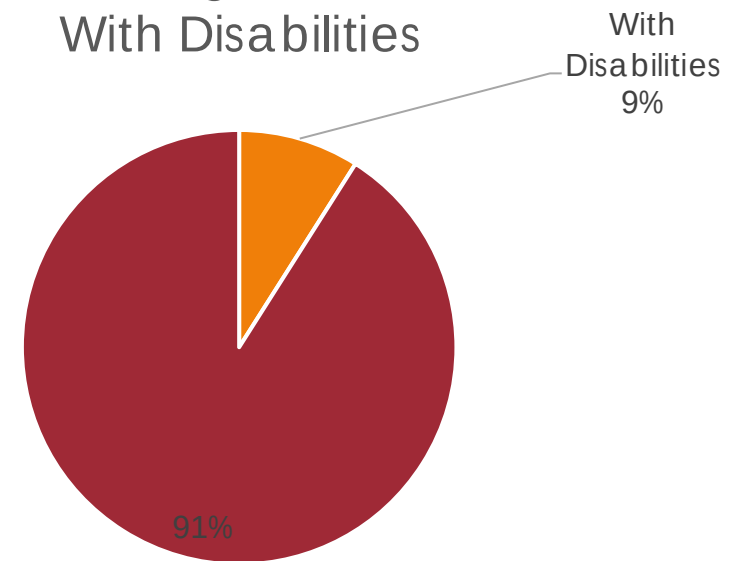
Residents are housing-cost burdened (2017)

- ▶ “Housing-Cost Burdened”
 - ▶ Spending 30% or more of household income on housing-related costs
- ▶ 31.3% of homeowners
- ▶ 38.6% of renters spent

Plan focus on potential housing-cost burdened households

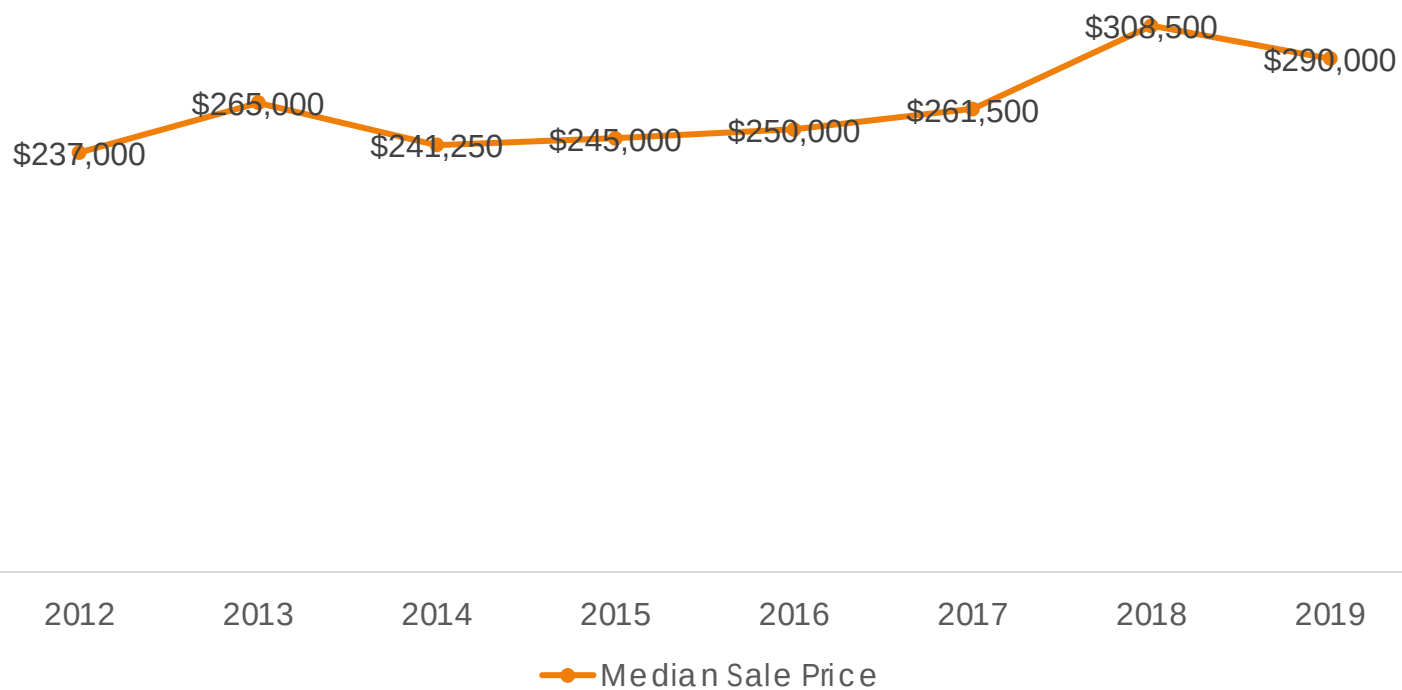
- ▶ Residents with disabilities
- ▶ Elderly
- ▶ Young adults
- ▶ Unemployed

Percentage of Seniors
With Disabilities

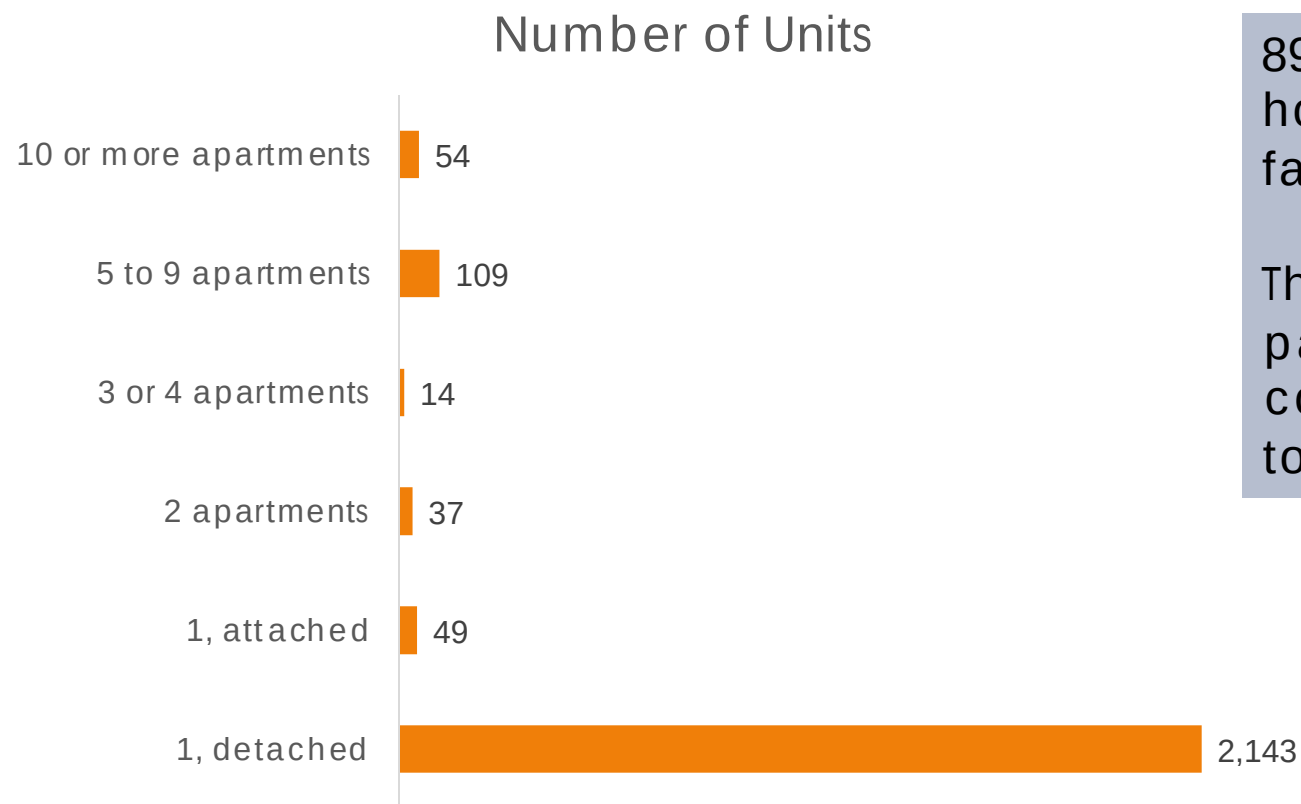


Expensive to buy a home

Median Sale Price of Homes



Housing Stock

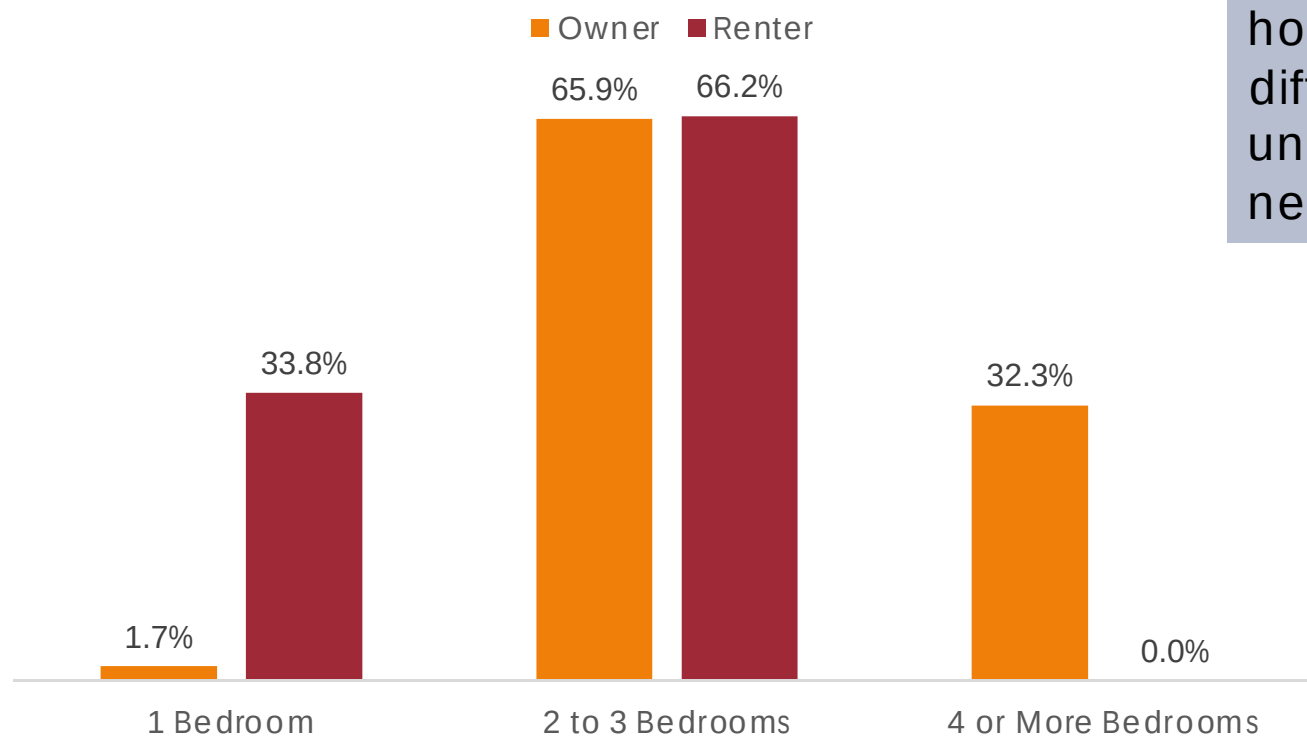


89% of Southampton's housing stock is single family homes

The remaining units are part of apartment complexes or townhomes.

Housing Stock

Housing Units By Bedroom



Different sized households require different sized housing units to meet their needs.

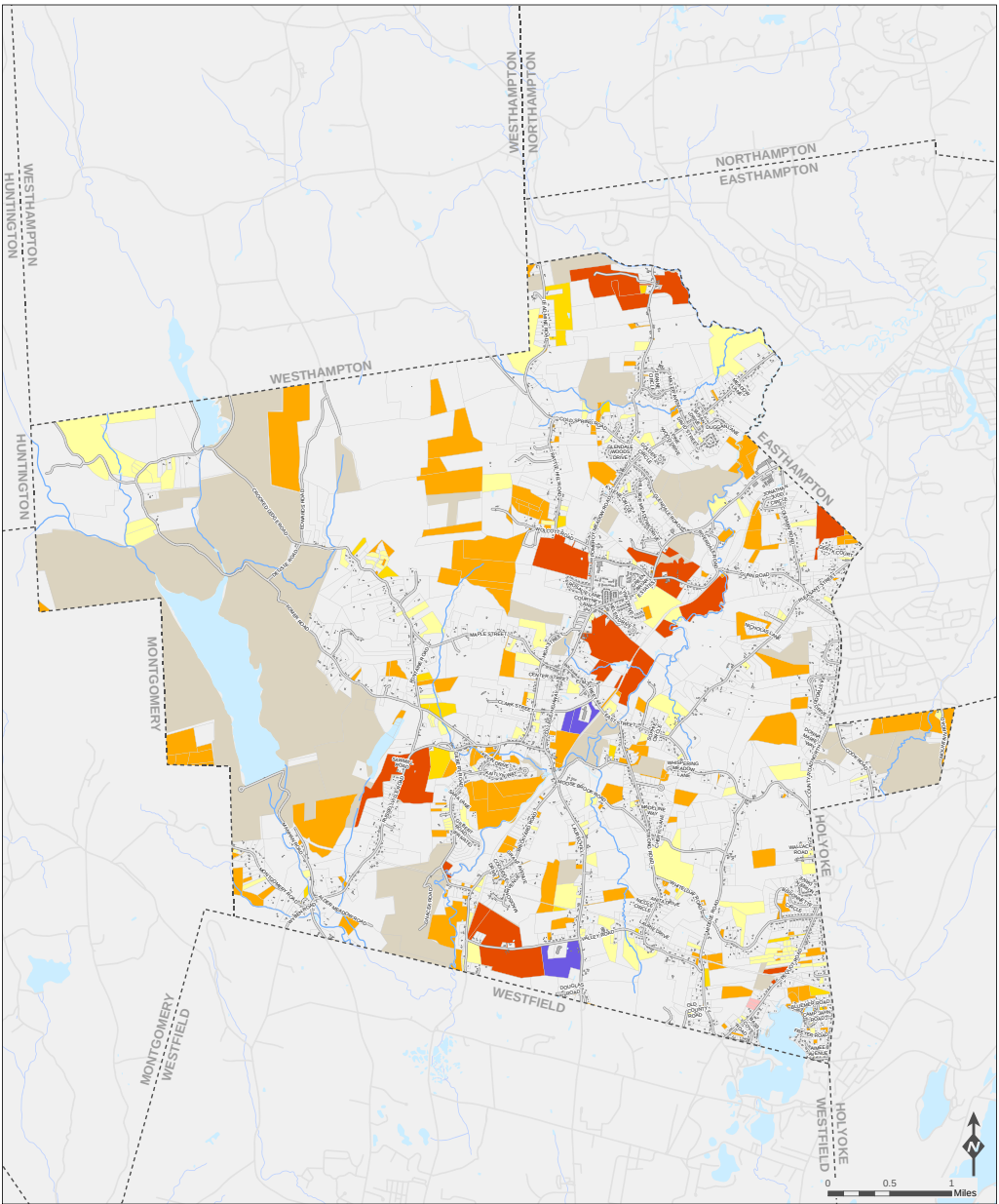
Housing Stock

Ownership Type

- 91% Owner-Occupied
- 9% Renter-Occupied

Age of Housing Stock

- 58.7% of homes built 1979 and older
- 17.5% of homes built since 2000

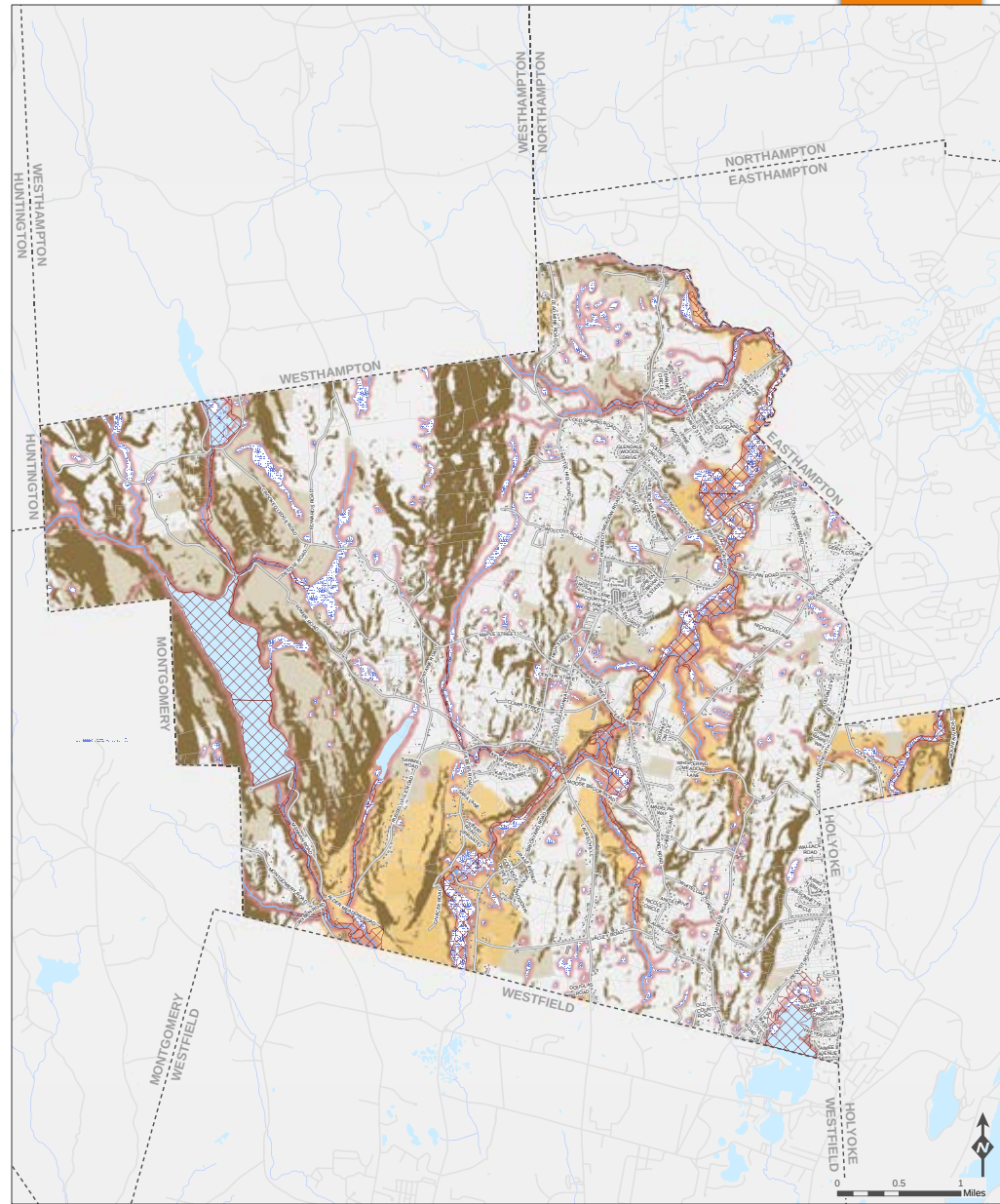


DEVELOPMENT POTENTIAL
2021 Housing Production Plan

SOUTHAMPTON, MA



- | | |
|--|--|
| <ul style="list-style-type: none"> Developable - Residential Vacant Potentially Developable - Residential Vacant Potentially Developable Undevelopable - Residential Vacant Developable - Commercial Vacant Potentially Developable - Commercial Vacant Agricultural/Horticultural Land not included in Chapter 61A Developable - Industrial Vacant Protected Open Space | <ul style="list-style-type: none"> Open Water Streams Building Footprints Tax Parcel Boundaries Town Boundaries |
|--|--|



ENVIRONMENTAL CONSTRAINTS TO DEVELOPMENT
2021 Housing Production Plan

SOUTHAMPTON, MA



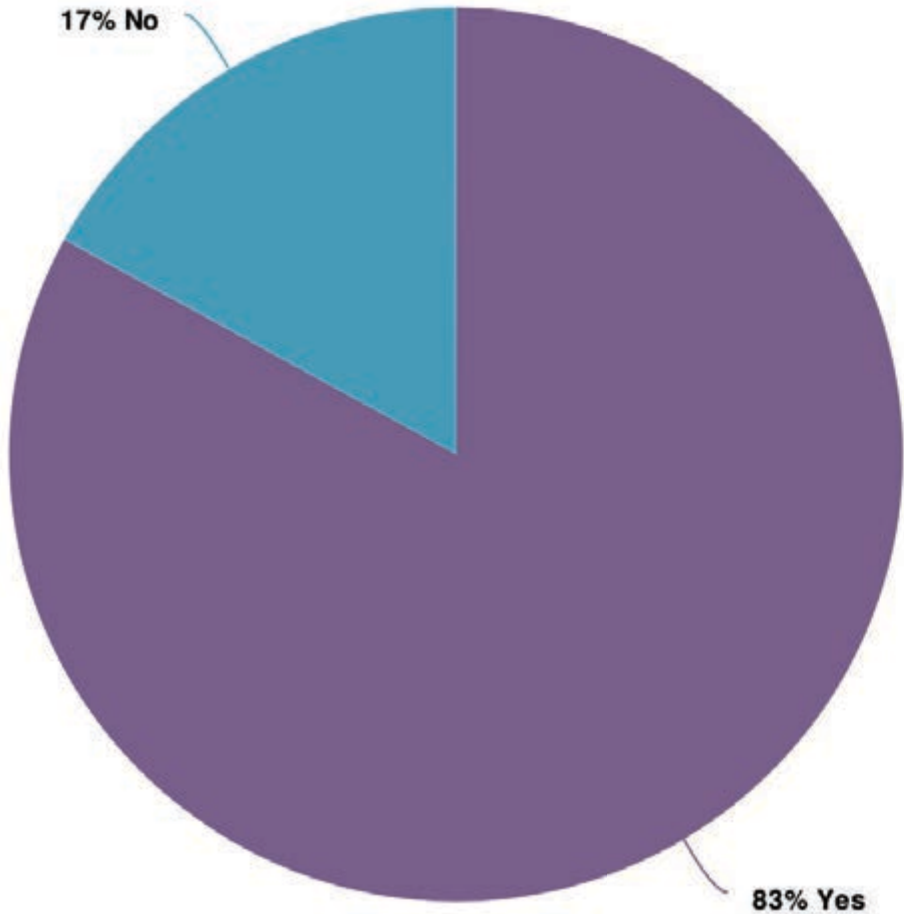
- | | |
|---|--|
| <ul style="list-style-type: none"> Open Water Streams Wetlands WetlandsALL Building Footprints Tax Parcel Boundaries Town Boundaries | <ul style="list-style-type: none"> FEMA 100-Year Flood Zone Wetlands 100ft & Open Water 200ft Buffer (Overlay) Areas of Steep Slope (15% or Greater) NHESP Priority Habitat of Rare Species & Estimated Habitat of Rare Wildlife (Overlay) Protected Open Space |
|---|--|

Community Survey Data

- ▶ Survey Period: June 26 - September 8, 2020
- ▶ 896 Respondents
- ▶ Questions related to Master Plan
 - ▶ Land Use
 - ▶ Economic Development
 - ▶ Transportation
 - ▶ Housing
 - ▶ Open Space & Recreation

HOUSING

Based on your income level, are there sufficient housing options for you and your family in Southampton?



Value		Percent	Responses
Yes		83.0%	725
No		17.0%	148
Totals: 873			

HOUSING

Based on your income level, are there sufficient housing options for you and your family in Southampton?

Yes, but...

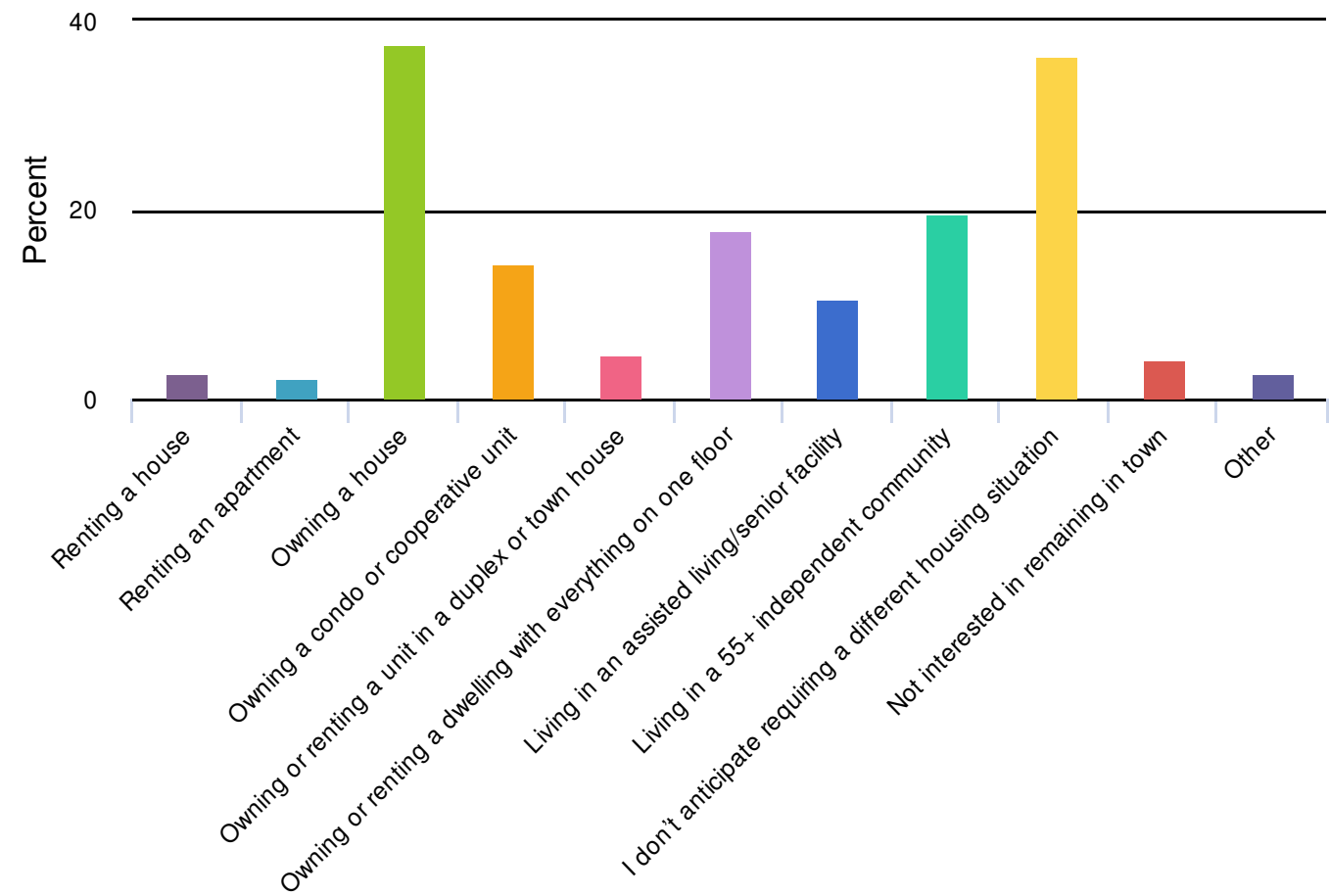
- Appears not enough, more options needed for senior assisted living... and low-to-moderate income housing
- I think a lot of houses are not affordable to people in my age group
- We are older and established, but our children as they move out of the house probably won't be able to afford Southampton

No, and...

- As a couple looking forward to retirement, we cannot afford to purchase a single level home in town on what our retirement income will be.
- As someone with student loans it's extremely difficult to find affordable housing in town.
- We remodeled an older home that we wouldn't be able to purchase at its current value
- I'm fine now but if I need or want to move to something smaller I probably could not do so

HOUSING

If you were to move to another living situation within Southampton someday, what type of housing do you anticipate would meet your future needs?



Value		Percent	Responses
Renting a house		2.7%	24
Renting an apartment		2.3%	20
Owning a house		37.4%	328
Owning a condo or cooperative unit		14.4%	126
Owning or renting a unit in a duplex or town house		4.7%	41
Owning or renting a dwelling with everything on one floor		17.8%	156
Living in an assisted living/senior facility		10.6%	93
Living in a 55+ independent community		19.7%	173
I don't anticipate requiring a different housing situation		36.3%	318
Not interested in remaining in town		4.1%	36
Other		2.7%	24

HOUSING

On a scale of 1-5, I would like to see the town provide affordable and accessible housing options by promoting development of:

	1- Strongly Oppose	2	3 - Neutral	4	5 - Strongly Support	Responses
Detached single-family homes Row %	17.2%	9.2%	29.1%	20.6%	23.9%	862
Duplex homes Row %	21.3%	15.6%	29.6%	19.6%	13.8%	850
Townhouses, condos Row %	20.9%	13.4%	28.3%	22.7%	14.7%	856
Accessory apartments Row %	27.4%	18.4%	26.0%	14.6%	13.6%	838
Conversion of single-family to multifamily housing units Row %	36.4%	19.3%	23.8%	11.0%	9.4%	843
Tiny homes Row %	29.8%	12.0%	24.8%	16.9%	16.5%	852
Apartment buildings Row %	46.3%	18.6%	18.8%	9.1%	7.1%	842
Housing meeting Americans with Disabilities Act compliance Row %	9.0%	4.8%	30.6%	24.8%	30.8%	854
Totals Total Responses						862

Poll Question 1

- ▶ What is your age?
 - ▶ Under 35
 - ▶ 35-44
 - ▶ 45-54
 - ▶ 55-64
 - ▶ 65+

Poll Question 2

- ▶ Which viewpoint do you most relate with?
 - ▶ I want to promote more housing options.
 - ▶ I want to be a more welcoming town to a more diverse population.
 - ▶ I want to have more options for people who work here to live here.
 - ▶ I want to have more affordable housing options
 - ▶ I want to better support seniors in our town
 - ▶ I'm concerned about losing the historic and rural charm of our town
 - ▶ I'm concerned about large 40B development in the town
 - ▶ I'm concerned about increasing traffic congestion
 - ▶ I'm concerned about losing open space
 - ▶ I want minimal change in our town

Breakout Room Exercise

- ▶ What do you think are the most pressing housing issues on Southampton?
- ▶ What do you think are Southampton's greatest strengths or opportunities to address housing issues?
- ▶ What do you think are the greatest obstacles?
- ▶ What are the priorities that you hope the HPP can help the Town address in the coming five years?
- ▶ If you had a magic wand to address housing issues in your Southampton, what would your top 3 wishes be?

Next Steps

- ▶ Community Meeting #2
 - ▶ November 2021
- ▶ Continued Work with Housing Production Plan Working Group
- ▶ Approved Plan – Planning Board and Select Board
- ▶ Submittal for State Approval
 - ▶ MGL Chapter 40B “Housing Production Plan” program
 - ▶ Complete plan with required elements
 - ▶ Approval versus Certification
 - ▶ Certification = Ten (10) affordable units a year

Housing Production Plan Meeting #1

- Poll Question 1

Poll ended | 1 question | 17 of 21 (80%) participated

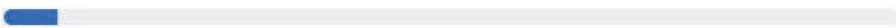
1. What is your age? (Single Choice) *

17/17 (100%) answered

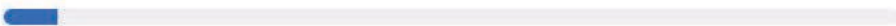
Under 35 (2/17) 12%



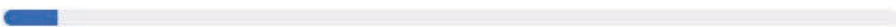
35-44 (1/17) 6%



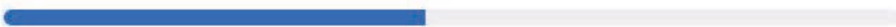
45-54 (1/17) 6%



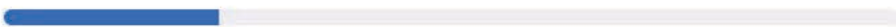
55-64 (1/17) 6%



65-74 (8/17) 47%



75+ (4/17) 24%



Share Results

Housing Production Plan Meeting #1

- Poll Question 2

Poll ended | 1 question | 18 of 22 (81%) participated

1. Which viewpoint do you most relate with?

(Multiple Choice) *

18/18 (100%) answered

I want to promote more housing options. (8/18) 44%



I want to be amore welcoming town to a more diverse population. (12/18) 67%



I want to have more options for people who work here to live here. (6/18) 33%



I want to have more affordable housing options. (11/18) 61%



I want to better support seniors in our town. (9/18) 50%



I want minimal change in our town. (2/18) 11%



Share Results

Housing Production Plan Meeting #1

- Poll Question 3

Poll ended | 1 question | 16 of 22 (72%) participated

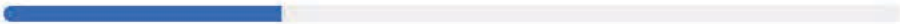
1. Which concerns do you most relate with?
(Multiple Choice) *

16/16 (100%) answered

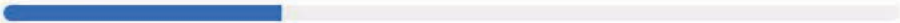
I'm concerned about losing the historic and rural charm of our town. (15/16) 94%



I'm concerned about large 40B development in the town. (5/16) 31%



I'm concerned about increasing traffic congestion. (5/16) 31%



I'm concerned about losing open space. (10/16) 63%



SOUTHAMPTON HOUSING PLAN COMMUNITY MEETING



THURSDAY, NOVEMBER 18, 2021 6:30-8:30 PM / VIRTUAL MEETING

The Town of Southamptton is currently in the process of creating a Housing Production Plan that will investigate unmet housing needs in town and ways to address these needs. Come learn about the goals and strategies pursued in the plan and share your thoughts!



JOIN THE ZOOM MEETING AT THE LINK BELOW OR THE QR CODE:
<https://tinyurl.com/southamptonhousing2>

CALL IN: (646) 558-8656 / MEETING ID: 869 8971 1784 / PASSCODE: 713388

Sign up for your meeting reminder at www.tinyurl.com/SHAreminers



**SOUTHAMPTON
HOUSING PLAN
COMMUNITY MEETING**



THURSDAY, NOVEMBER 18, 2021
6:30-8:30 PM / VIRTUAL MEETING

Overview

- ▶ Introduction (5 minutes)
- ▶ What is a *Housing Production Plan*? (15 minutes)
- ▶ Data Trends and Snapshot (10 minutes)
- ▶ Poll Questions (10 minutes)
- ▶ Breakout Rooms (or Large Room) Exercise (45 minutes)
- ▶ Next Steps (10 minutes)

Housing Production Plan Working Group

- ▶ Housing Authority

- ▶ Jim Seney
- ▶ Janet Cain
- ▶ Sierra Simmons

- ▶ Planning Board

- ▶ Dan LaValley
- ▶ Sarah Stine

- ▶ Select Board

- ▶ Joy Piper

- ▶ Pioneer Valley Planning Commission

- ▶ Ken Comia
- ▶ Jacinta Williams

What is “affordable housing”?

- ▶ Counts toward the 10% minimum under Chapter 40B
- ▶ Affordable to households with income at or below 80% of the area median income (AMI), as determined by HUD.
- ▶ Housing that is safe, suitable for the size of the household living in it, and protected by a long-term deed restriction

The Springfield Metropolitan Service Area (MSA) income limit, representing 80 % of the Area Median Income (AMI) for a family of 4 is \$67,300.

What is Chapter 40B?

- ▶ The Commonwealth's regional planning law
- ▶ In 1969, the Legislature added Sections 20-23, which is now known as the Comprehensive Permit Law
- ▶ When communities have at least 10% of their housing stock on the Subsidized Housing Inventory (SHI), the decisions of their Zoning Board of Appeals (ZBA) are protected from being overturned by the Housing Appeals Committee.

Southampton SHI Summary	
Southampton	SHI
2,310 units	44 units
	1.6%

What is a *Housing Production Plan*?

Housing Needs Assessments

- Demographics
 - Current and projected
- Housing Supply
- Public Input
 - Survey
 - Public Forums

Development Opportunities & Constraints

- Housing Market
- Development Constraints
- Development Opportunities

Action Plan

- Goals
 - What are the needs in the community that need to be met?
- Strategies to meet them



Planning Process

Second Forum – Next Month
Plan Finalized in November/December

Data Trends

- ▶ Growing community (7.5 percent growth in the PV region - highest)
 - ▶ Diverse households
 - ▶ Median Household Income is largest among adjacent communities
- ▶ Planning for potential housing-cost burdened households
 - ▶ Residents with disabilities
 - ▶ Elderly
 - ▶ Young adults, couples
 - ▶ Unemployed

Data Trends

- ▶ Expensive to buy and maintain a home
- ▶ Housing Stock
 - ▶ Types of housing
 - ▶ Aging

Community Survey Data

- ▶ Survey Period: June 26 - September 8, 2020
- ▶ 896 Respondents
- ▶ Questions related to Master Plan
 - ▶ Land Use
 - ▶ Economic Development
 - ▶ Transportation
 - ▶ Housing
 - ▶ Open Space & Recreation

Southampton, Massachusetts Municipal Zoning

Water Bodies
Streams
Transmission Lines
Highways
Roads
Trains

Southampton Municipal Zoning Districts				
ZONE CODE	District	Sq Feet	Acres	Percent
1	Commercial Highway	8,303,378	188.5	22.8
2	Commercial Village	1,036,474	23.5	2.9
3	Industrial Park	8,817,811	200.9	24.8
4	Residential Neighborhood	196,138,161	4,500.7	54.7
5	Residential Rural	256,552,144	5,841.9	70.8
6	Residential Village	87,409,867	1,989.9	24.2
Total		750,041,136	16,924.3	100.0
7	Flood Plain Overlay District			
8	Water Supply Protection Overlay District			

4. Identification of specific sites for which the municipality will encourage the development of affordable housing.

Site	Proposed Uses for Site	Site Constraints	Zoning District	Zoning Amendment Needed? (Y/N)	Amendment Type
College Highway	Single family, duplexes, multifamily housing as appropriate for carrying capacity of the land	No sewer, water supply protection area	Residential Village	Unknown	Unknown
Moosebrook Road	Single family, duplexes, multifamily housing as appropriate for carrying capacity of the land	No sewer, water supply protection area	Residential Neighborhood	Unknown	Unknown
County Road	Single family, duplexes, multifamily housing as appropriate for carrying capacity of the land	No sewer, water supply protection area	Residential Village & Rural Residential	Unknown	Unknown
Coleman Road	Single family, duplexes, multifamily housing as appropriate for carrying capacity of the land	No sewer, sections in water supply protection area	Commercial Highway, Residential Rural	Unknown	Unknown



Poll Question 1

- ▶ What is your age?
 - ▶ Under 35
 - ▶ 35-44
 - ▶ 45-54
 - ▶ 55-64
 - ▶ 65-74
 - ▶ 75+

DRAFT Preliminary Goals

- ▶ Alignment with Master Plan
 - ▶ Balance residential development with the protection of the town's natural, scenic and historic resources.
 - ▶ Consider amendments to Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguous zoning definitions.
 - ▶ Increase awareness of housing needs and available housing resources.
 - ▶ Create affordable housing opportunities in Southampton.

DRAFT Recommended Strategies

- ▶ Outreach, Partnership & Support
 - ▶ Publicize and conduct outreach on existing affordable housing resources
 - ▶ Establish partnerships with town committees and boards and local non-profit developers
 - ▶ Support the creation of local land trust to assist with acquiring land for future affordable housing

DRAFT Recommended Strategies

▶ Programmatic & Identification

- ▶ Establish a Housing Trust Fund to receive, purchase, and convey real or personal property
- ▶ Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing
- ▶ Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units
- ▶ Monitor town land taken for failure to pay taxes for affordable housing development
- ▶ Subsidize affordable units in future mixed-use and/or mixed-income housing developments
- ▶ Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes

DRAFT Recommended Strategies

▶ Regulatory Actions

- ▶ Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use
- ▶ Explore why the current bylaw is not working and refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton
- ▶ Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity
 - ▶ Possible refinement of Cluster Development
 - ▶ Possible clarification of apartment-type housing in Mixed Use District
 - ▶ Allow for 2 Family Homes in every Zoning District
 - ▶ Possible 40R - Smart Growth Zoning Overlay District
 - ▶ Possible addressing of "infill" development – vacant properties that are non-conforming with a system to address particular uses or incentivizing residential development

Breakout (or Large) Room Exercise

- ▶ Which recommendations in each category are the most accurate?
- ▶ Which recommendations in each category are off base? Why?
- ▶ Which recommendations are not feasible over the next five years? How can the recommendation be modified to be more realistic in that time frame?
- ▶ Which recommendations do you consider low-hanging fruit and why?
- ▶ Is there a category with too many/too few recommendations? How can we efficiently modify this?

Poll Question 2

- ▶ What were your top 5 recommended strategies?
 - ▶ Publicize and conduct outreach on existing affordable housing resources
 - ▶ Establish partnerships with town committees and boards and local non-profit developers
 - ▶ Support the creation of local land trust to assist with acquiring land for future affordable housing
 - ▶ Establish a Housing Trust Fund to receive, purchase, and convey real or personal property
 - ▶ Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing
 - ▶ Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units
 - ▶ Monitor town land taken for failure to pay taxes for affordable housing development
 - ▶ Subsidize affordable units in future mixed-use and/or mixed-income housing developments
 - ▶ Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes

Poll Question 3

- ▶ What were your top 3 recommended strategies for regulatory actions?
 - ▶ Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use
 - ▶ Refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton
 - ▶ Possible refinement of Cluster Development Bylaw
 - ▶ Possible clarification of apartment-type housing in Mixed Use District
 - ▶ Possibly allow for 2 Family Homes in every Zoning District
 - ▶ Possible addressing of "infill" development – vacant properties that are non-conforming with a system to address particular uses or incentivizing residential development
 - ▶ Possible 40R - Smart Growth Zoning Overlay District

Next Steps

- ▶ Continued Work with Housing Production Plan Working Group
- ▶ Community Review – via report review posted on the website
- ▶ Approved Plan – Planning Board and Select Board
- ▶ Submittal for State Approval

1. What were your top 5 recommended strategies?	2. What were your top 3 recommended strategies for regulatory actions?
1. Establish a Housing Trust Fund to receive, purchase, and convey real or personal property 2. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use	1. Explore why the current bylaw is not working and refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton 2. Possible clarification of apartment-type housing in Mixed Use District 3. Possibly allow for 2 Family Homes in every Zoning District 4. Possible 40R - Smart Growth Zoning Overlay District
1. Establish a Housing Trust Fund to receive, purchase, and convey real or personal property 2. Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units 3. Monitor town land taken for failure to pay taxes for affordable housing development 4. Subsidize affordable units in future mixed-use and/or mixed-income housing developments 5. Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes	1. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use 2. Possible clarification of apartment-type housing in Mixed Use District 3. Possibly allow for 2 Family Homes in every Zoning District
1. Establish a Housing Trust Fund to receive, purchase, and convey real or personal property 2. Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing 3. Subsidize affordable units in future mixed-use and/or mixed-income housing developments 4. Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes 5. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use	1. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use 2. Possible refinement of Cluster Development Bylaw 3. Possible clarification of apartment-type housing in Mixed Use District 4. Possibly allow for 2 Family Homes in every Zoning District 5. Possible 40R - Smart Growth Zoning Overlay District
1. Establish a Housing Trust Fund to receive, purchase, and convey real or personal property	1. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use 2. Explore why the current bylaw is not working and refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton 3. Possibly allow for 2 Family Homes in every Zoning District 4. Possible 40R - Smart Growth Zoning Overlay District
1. Publicize and conduct outreach on existing affordable housing resources 2. Establish partnerships with town committees and boards and local non-profit developers 3. Establish a Housing Trust Fund to receive, purchase, and convey real or personal property 4. Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing 5. Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units	1. Explore why the current bylaw is not working and refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton 2. Possible refinement of Cluster Development Bylaw 3. Possible clarification of apartment-type housing in Mixed Use District
1. Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units 2. Subsidize affordable units in future mixed-use and/or mixed-income housing developments 3. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use	1. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use 2. Explore why the current bylaw is not working and refine the Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton 3. Possibly allow for 2 Family Homes in every Zoning District
1. Support the creation of local land trust to assist with acquiring land for future affordable housing 2. Establish a Housing Trust Fund to receive, purchase, and convey real or personal property 3. Work with the Southampton Planning Board and other town boards to identify suitable property for the development of	1. Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use 2. Possible clarification of apartment-type housing in Mixed Use District 3. Possibly allow for 2 Family Homes in every Zoning District

affordable housing, mixed income housing, mixed-use housing and assisted living housing 4. Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units 5. Monitor town land taken for failure to pay taxes for affordable housing development	
--	--

► Outreach, Partnership & Support

- Publicize and conduct outreach on existing affordable housing resources
- Establish partnerships with town committees and boards and local non-profit developers
- Support the creation of local land trust to assist with acquiring land for future affordable housing

► Programmatic & Identification

- Establish a Housing Trust Fund to receive, purchase, and convey real or personal property
- Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing
- Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units
- Monitor town land taken for failure to pay taxes for affordable housing development
- Subsidize affordable units in future mixed-use and/or mixed-income housing developments
- Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes

► Regulatory Actions

- Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use
- **Explore why the current bylaw is not working and refine the** Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton
- Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity
 - Possible refinement of Cluster Development
 - Possible clarification of apartment-type housing in Mixed Use District
 - Allow for 2 Family Homes in every Zoning District
 - Possible 40R - Smart Growth Zoning Overlay District
 - Possible addressing of "infill" development – vacant properties that are non-conforming with a system to address particular uses or incentivizing residential development

Which recommendations in each category are the most accurate?

**Outreach:
partnerships --
not limited to
nonprofit
developers**

**Programmatic
- re-zoning**

**Potential to
reduce
frontage
requirements
to ameliorate
road expenses**

▶ Outreach, Partnership & Support

- ▶ Publicize and conduct outreach on existing affordable housing resources
- ▶ Establish partnerships with town committees and boards and local non-profit developers
- ▶ Support the creation of local land trust to assist with acquiring land for future affordable housing

▶ Programmatic & Identification

- ▶ Establish a Housing Trust Fund to receive, purchase, and convey real or personal property
- ▶ Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing
- ▶ Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units
- ▶ Monitor town land taken for failure to pay taxes for affordable housing development
- ▶ Subsidize affordable units in future mixed-use and/or mixed-income housing developments
- ▶ Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes

▶ Regulatory Actions

- ▶ Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use
- ▶ **Explore why the current bylaw is not working and refine the** Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton
- ▶ Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity
 - ▶ Possible refinement of Cluster Development
 - ▶ Possible clarification of apartment-type housing in Mixed Use District
 - ▶ Allow for 2 Family Homes in every Zoning District
 - ▶ Possible 40R - Smart Growth Zoning Overlay District
 - ▶ Possible addressing of "infill" development – vacant properties that are non-conforming with a system to address particular uses or incentivizing residential development

Which recommendations in each category are off base? Why?

**Programmatic:
purchasing/converting
single fam homes -
inefficient use of
resources -
partnerships would be
more impactful
/create more units**

**Housing
rehab/repair
program - funds
needed elsewhere -
how funded?
CDBG?**

**What process
will be used to
review/revise
the
inclusionary
zoning bylaw?**

► Outreach, Partnership & Support

- Publicize and conduct outreach on existing affordable housing resources
- Establish partnerships with town committees and boards and local non-profit developers
- Support the creation of local land trust to assist with acquiring land for future affordable housing

► Programmatic & Identification

- Establish a Housing Trust Fund to receive, purchase, and convey real or personal property
- Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing
- Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units
- Monitor town land taken for failure to pay taxes for affordable housing development
- Subsidize affordable units in future mixed-use and/or mixed-income housing developments
- Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes

► Regulatory Actions

- Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use
- **Explore why the current bylaw is not working and refine the** Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton
- Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity
 - Possible refinement of Cluster Development
 - Possible clarification of apartment-type housing in Mixed Use District
 - Allow for 2 Family Homes in every Zoning District
 - Possible 40R - Smart Growth Zoning Overlay District
 - Possible addressing of "infill" development – vacant properties that are non-conforming with a system to address particular uses or incentivizing residential development

Which recommendations are not feasible over the next five years? How can the recommendation be modified to be more realist in that time frame?

Feasibility depends on many factors that may or may not be out of our control- public opinion, sewer/infrastructure, town income levels that preclude grant funding

Inclusionary zoning- addressing developer concerns about profit and aesthetics, driving up prices of other units to make up for loss on affordable unit

Regulatory actions - small and quick revisions with big impact; easing permitting barriers

▶ Outreach, Partnership & Support

- ▶ Publicize and conduct outreach on existing affordable housing resources
- ▶ Establish partnerships with town committees and boards and local non-profit developers
- ▶ Support the creation of local land trust to assist with acquiring land for future affordable housing

▶ Programmatic & Identification

- ▶ Establish a Housing Trust Fund to receive, purchase, and convey real or personal property
- ▶ Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing
- ▶ Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units
- ▶ Monitor town land taken for failure to pay taxes for affordable housing development
- ▶ Subsidize affordable units in future mixed-use and/or mixed-income housing developments
- ▶ Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes

▶ Regulatory Actions

- ▶ Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use
- ▶ **Explore why the current bylaw is not working and refine the** Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton
- ▶ Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity
 - ▶ Possible refinement of Cluster Development
 - ▶ Possible clarification of apartment-type housing in Mixed Use District
 - ▶ Allow for 2 Family Homes in every Zoning District
 - ▶ Possible 40R - Smart Growth Zoning Overlay District
 - ▶ Possible addressing of "infill" development – vacant properties that are non-conforming with a system to address particular uses or incentivizing residential development

Which recommendations do you consider low-hanging fruit and why?

**Regulatory actions -
feasible, requires
community
education and
support**

**publicizing/outreach
on existing housing
resources and
funding
opportunities**

**zoning
changes,
2 family
homes**

► Outreach, Partnership & Support

- Publicize and conduct outreach on existing affordable housing resources
- Establish partnerships with town committees and boards and local non-profit developers
- Support the creation of local land trust to assist with acquiring land for future affordable housing

► Programmatic & Identification

- Establish a Housing Trust Fund to receive, purchase, and convey real or personal property
- Work with the Southampton Planning Board and other town boards to identify suitable property for the development of affordable housing, mixed income housing, mixed-use housing and assisted living housing
- Purchase existing single-family homes for affordable housing and convert into two or more rental or homeownership units
- Monitor town land taken for failure to pay taxes for affordable housing development
- Subsidize affordable units in future mixed-use and/or mixed-income housing developments
- Fund a Housing Rehabilitation Program or Housing Repair Program to assist income-eligible households make necessary repairs to their homes

► Regulatory Actions

- Revise existing Accessory Apartments By-law to increase housing options in Town and promote its use
- **Explore why the current bylaw is not working and refine the** Inclusionary Zoning Bylaw to increase affordable housing opportunities in Southampton
- Revise Southampton Zoning Bylaw to expand housing options in Southampton and clarify ambiguity
 - Possible refinement of Cluster Development
 - Possible clarification of apartment-type housing in Mixed Use District
 - Allow for 2 Family Homes in every Zoning District
 - Possible 40R - Smart Growth Zoning Overlay District
 - Possible addressing of "infill" development – vacant properties that are non-conforming with a system to address particular uses or incentivizing residential development

Is there a category with too many/too few recommendations? How can we efficiently modify this?

Looking into supporting developers with septic requirements/nitrate load requirements

connecting to nearby town sewer systems

creation of senior housing leads to vacancy of larger houses, freeing up housing for others to move into

expanding regional wastewater treatment plants, looking into alternative septic system options

leverage ARPA funding for sewer expansion

how to ameliorate potential burden on schools

supporting senior housing - and leveraging public support for senior housing

Contact

Kenneth Comia, AICP
Senior Land Use Planner

kcomia@pvpc.org

(413) 781-6045