

# Stockbridge Housing Production Plan (HPP)

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COMMUNITY FORUM, (MARCH 28, 2024)

# HPP Purpose and Planning Process

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## Purpose

- Understand local data
- Identify needs and priorities
- Identify strategies to address needs and priorities
- Create a 5-year plan for housing

## Process

- Save the date postcards
- Community Housing Workshop on July 17, 2023
- Community Housing Survey issued during the summer
- Monthly Stockbridge Affordable Housing Trust meetings
- This community forum
- Planning Board and Select Board hearings scheduled for April/May 2024

# Existing Housing Conditions

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## Total Homes

- 1,638 homes - 80% built before 1980
- 811 full-time resident homes
- Stockbridge exceeds 10% State affordability requirement at 10.47%

## 113 Affordable Residences

- Heaton Court – 61 units for seniors and some younger disabled residents
- Pine Woods – 30 affordable units
- Riverbrook – 22 units for women with intellectual disabilities

*Photo: Heaton Court*



# Key Community Trends

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Resident population has declined.

Student population has declined.

Fewer residents aged 30 to 50

Aging population – median age of 60 years, up from 41 in 2010

Decreases in median household income (\$46,500 in 2021)

Increases in poverty.

21% of residents claimed a disability.

Slow housing growth (40 new since 2010 – 3%)

Very low vacancy rates.

Housing costs are no longer affordable for many.

Higher affordability gaps.

High cost burdens.

- 1 in 3 households spend more than 30% of income on housing.
- 1 in 8 households spend more than 50% of income on housing.

# Priority Housing Needs

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Need for both rental and homeownership units.

Need for resources to improve the housing stock/45% of units predate WWII.

Need for greater handicapped accessibility and support services/21% of residents claimed a disability.



# Housing Production Goals

## State Housing Production Plan requirements:

- Goal of producing 0.5% of year-round housing units or 5 SHI units per year.
- SHI units must be affordable to households with incomes at or below 80% AMI or part of 40B rental development.
- HPP still addresses the housing needs of a wide range of incomes.

*Photo: Pine Woods*



# Housing Strategies

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## Capacity Building Strategies

- Conduct ongoing community outreach and education
- Capitalize the Affordable Housing Trust Fund
- Secure financial resources for affordable housing

## Zoning Strategies

- Adopt zoning for ADUs
- Identify modest opportunities for a wider range of housing choices in specific areas
- Promote multi-family and mixed-use development in or near the downtown

# Housing Strategies

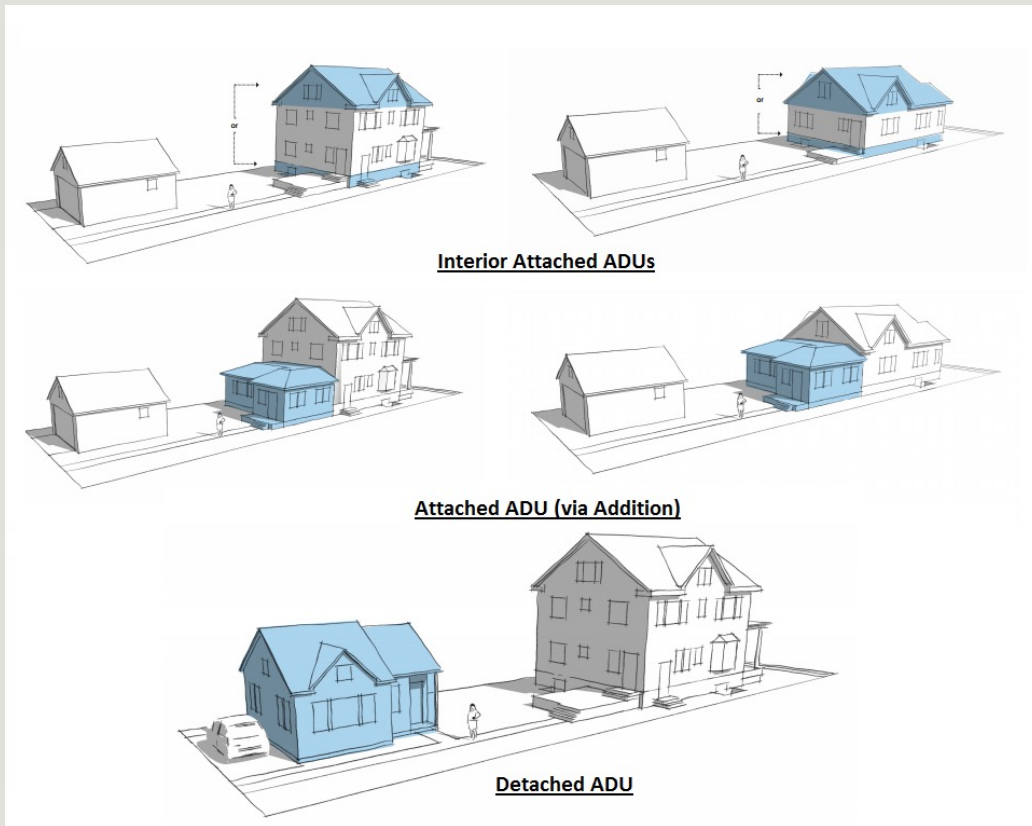
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## Development and Preservation Strategies

- Partner with developers on privately-owned properties
  - Make suitable public property available for affordable housing
  - Establish housing preservation initiatives
- *Photo: Habitat for Humanity build*



# Accessory Dwelling Units (ADUs)



# ADUs

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# Housing Models/Jenney Way

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Location: Edgartown on Martha's Vineyard

Low density clustered homeownership project/pocket neighborhood clustered around a common green space

9 bungalows with incomes at 80%, 100%, 120% and 140% AMI

3.5 units per acre

Developed by Island Housing Trust and South Mountain Company

# Jenney Way/Aerial View and Site Plan



# Riverwalk Project

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Location: West Concord, MA

Low density clustered homeownership project

13 housing units

- 2-3 bedrooms per unit
- 2 stories

3.5 units per acre

Unit square footage range

- 1,340 to 1,760 square feet

# Riverwalk Site Plan



Concord Riverwalk | Concord, MA

# Duplexes/2-family dwellings

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# Melpet Farm

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Location: Dennis, MA

Middle density rental development on 6 acres with remaining 7 acres maintained for agricultural use

27 units

4.5 units per acre

Developed by the Housing Assistance Corporation (HAC) and POAH Communities

# Southern Tier



Location: Oak Bluffs on Martha's Vineyard

Town donated property

60 rental units

7.7 units per acre

1<sup>st</sup> phase complete with 45 rental units for incomes in the 30% to 100% AMI range

Developed by the Island Housing Trust and Affirmative Investments

Includes a community building and other amenities

# Southern Tier Site Plan

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# Home Conversions

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# Mixed-use Projects

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Commercial building with accessory apartments



704 Main Street in Falmouth with 58 apartments above a retail space.



# Mixed-use Projects

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Location: Manchester-by-the-Sea

Replacement of dilapidated buildings in the downtown with 5,000 square feet of retail space and 39 units

5 condos at 80% AMI, 17 rentals at or below 60% AMI, and 17 market units

Approximately 15 units per acre

Developed by the Manchester Housing Authority

# Next Steps

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Get community feedback and make appropriate changes to the draft HPP.

Review HPP with the Planning Board and Select Board and secure approval.

Submit Plan to the state for approval.

Visit Town's website for more information – [www.Stockbridge-ma.gov](http://www.Stockbridge-ma.gov)

