

# APPENDIX

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## Local Housing Assistance and Resources Guide

This guide is intended to act as a reference framework for understanding which entities are available to help with housing in Southbridge, Worcester County, and Massachusetts as of June 2025. There may be programs, organizations, and other resources available in the region that are not listed. The Town of Southbridge maintains a Resource Directory on its website: <https://www.ci.southbridge.ma.us/businessdirectoryii.aspx>

Name	Address	Contact	Description
<b>Emergency Shelter and Homelessness Services</b>			
St. Luke's Guesthouse	141 Main Street Southbridge, MA 01550	<a href="http://FriendsOfStLukes.org">FriendsOfStLukes.org</a>  <a href="mailto:stlukesguesthouse@gmail.com">stlukesguesthouse@gmail.com</a>  Call to leave a message: 774-230-6416	St. Luke's Guesthouse provides temporary shelter to single men, women and children. Guests must abstain from the use of drugs and alcohol.
Greater Worcester Housing Connection Triage Center	25 Queen Street, Worcester, MA 01601	508-757-0103 Ext. 6340	Individuals experiencing a housing crisis can walk-in or call to initiate the intake process.
Veteran's Inc - Men's Shelter	69 Grove Street, Worcester, MA 01605	508-769-6240  <a href="mailto:info@veteransinc.org">info@veteransinc.org</a>	Veteran's Inc. provides transitional housing, assists with securing permanent housing, and provides supportive services to help clients sustain housing.
Veteran's Inc - Women's Shelter	6 Sheridan Street, Worcester, MA 01605	508-769-6240  <a href="mailto:info@veteransinc.org">info@veteransinc.org</a>	The Women & Children's Program offers transitional housing for female veterans with or without dependent children, assistance accessing permanent housing, case management, and more.
LUK Crisis Center	STEVENS'S BUILDING, 40 Southbridge St, Worcester, MA 01608	1-800-579-0000	A youth in crisis or in need of shelter can call LUK's 24/7 call line and ask for TIL Services. Youth can also come in person to one of the office locations Monday-Friday between 9am-5pm. If you need help with transportation, call 211 and ask the call operator about a free ride with LYFT.
Emergency Assistance (EA) Family Shelter		866-584-0653	You can apply if: <ul style="list-style-type: none"> <li>You're a resident of Massachusetts</li> <li>Your family's gross income* is <a href="#">115% or less of the Federal Poverty Guidelines (FPG)</a></li> </ul>

			<ul style="list-style-type: none"> <li>You're pregnant or have children under 21 and if the reason you need shelter is one of the following: <ul style="list-style-type: none"> <li>No-fault fire, flood, natural disaster, condemnation, or foreclosure</li> <li>Fleeing domestic violence (current or within past 12 months)</li> <li>No-fault eviction</li> <li>Your children are exposed to a substantial health and safety risk</li> </ul> </li> </ul>
HomeBASE		<a href="https://www.mass.gov/info-details/homebase">https://www.mass.gov/info-details/homebase</a>	<p>If your family is eligible for the EA Emergency Family Shelter program, you may also be eligible for HomeBASE, which covers expenses such as:</p> <ul style="list-style-type: none"> <li>First and last month's rent &amp; security deposit for a new apartment</li> <li>Monthly financial assistance to help pay rent in MA</li> <li>Furniture, moving expenses, and utilities</li> <li>Overdue rent and/or utility payments</li> </ul>
Open Sky Community Services		<a href="mailto:info@openskycs.org">info@openskycs.org</a> 508-403-5908	<p>Open Sky provides a range of emergency and long-term services, housing searches and subsidies, employment and education support, and mental health and substance use disorder counseling.</p> <p><b>Aggressive Treatment and Relapse Prevention Program:</b>  A Housing First program to help individuals who have co-occurring mental health challenges and substance use disorders.</p> <ul style="list-style-type: none"> <li>locating housing</li> <li>housing subsidies</li> <li>treatment services</li> <li>assistance with benefits</li> <li>access to medical care</li> <li>wraparound supports to help individuals be successful in the community</li> <li>assistance with employment</li> </ul>

			<ul style="list-style-type: none"> <li>education and other supports as needed</li> </ul> <p>Referral through the Massachusetts Department of Mental Health is required.</p> <p><b>The South County Housing Assistance Program (SCHAP):</b> A HUD program offering assistance to individuals and families with disabilities or substance use disorders or HIV. For more information on SCHAP, contact (508) 765-2815.</p>
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**Eviction or Legal Help**

Massachusetts Legal Resource Finder		<a href="https://masslrf.org/en/home">https://masslrf.org/en/home</a>	By answering a few questions online, this service provides contact information for legal aid offices, government agencies and court programs that may be able to help you for free or at low cost. They will also provide links to free legal information and self-help materials.
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Court Service Center	225 Main St., 1st Floor, Worcester, MA 01608	Monday–Thursday, 8:30 a.m.–1 p.m.; 2–4:30 p.m. and Friday, 8:30 a.m.–1 p.m.	<p>Court Service Centers can provide:</p> <ul style="list-style-type: none"> <li>One-on-one help filling out forms in certain case types</li> <li>Information about court rules, procedures, and practices</li> <li>Court documents and written instructions (some offered in multiple languages)</li> <li>Contact information for community resources, legal assistance programs, and social service agencies</li> <li>Computers with access to online resources that are available on a first-come, first served basis</li> </ul>
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Community Legal Aid	79 Elm Street Southbridge, MA 01550	<a href="tel:855-252-5342">855-252-5342</a> <a href="https://communitylegal.org/">https://communitylegal.org/</a>	CLA specializes in assisting tenants threatened with eviction or the loss of a rent subsidy; homeless families trying to access shelter; individuals and families trying to access public benefits programs and unemployment compensation; domestic violence victims in family law matters; students in need of services to help them thrive in school; elders facing threats to their
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			autonomy, independence, or safety; and persons seeking help with a civil legal problem connected to the fact that they are a victim of a crime.
<b>Housing for Victims of Domestic Violence</b> <i>For immediate service for a domestic violence situation in progress please dial 911.</i> <i>National Domestic Violence Hotline: Phone: 800-799-7233 (SAFE)</i>			
New Hope, Inc.	6 River Court Webster, MA 01570	Phone: 508-949-0452 Fax: 508-949-6482 24 Hour Emergency Hotline: 800-323-4673 (HOPE)	New Hope, Inc. provides these services: <ul style="list-style-type: none"> <li>• Emergency Shelter</li> <li>• Individual Counseling</li> <li>• Support Groups</li> <li>• Legal Advocacy</li> <li>• Education and Training</li> </ul>
Department of Transitional Assistance		877-382-2363	DTA has a team of Domestic Violence Specialists from diverse backgrounds with a lot of experience. There is a Domestic Violence Specialist covering every DTA Office, and they are available to assist you.
SAFELINK		877-785-2020 (TTY line at 877-521-2601). Chat online: <a href="http://CasaMyrna.org/chat">CasaMyrna.org/chat</a>	SafeLink is a statewide toll-free domestic violence hotline.
Department of Children and Families Child-at-Risk hotline		800-792-5200	All reports of suspected child abuse or neglect must be phoned in to DCF. Please call immediately if you know of, or suspect, an incident of child abuse or neglect.
<b>Emergency Help with Housing Payments</b>			
Residential Assistance for Families in Transition (RAFT)		(877) 211-6277	RAFT provides up to \$7,000 per household within a 12-month period to help you keep your current housing or to move. RAFT can cover overdue rent, utilities, moving costs, and mortgage costs.
<b>Help Paying for Rent (Housing Vouchers)</b>			
Section 8 Housing Choice Vouchers Program (HCVP)		<a href="https://www.mass.gov/how-to/apply-for-the-section-8-housing-choice-vouchers-program-hcvp">https://www.mass.gov/how-to/apply-for-the-section-8-housing-choice-vouchers-program-hcvp</a>	The Section 8 Housing choice Voucher Program (HCVP) helps families with low income by paying part of their rent. There is currently no online application for EOHLA's Section 8 vouchers. You'll complete an application and mail or take it to a Regional Administrative Agency.
Massachusetts Rental Vouchers Program (MRVP)		<a href="https://www.mass.gov/how-to/apply-for-the-massachusetts-rental-voucher-program-mrvp">https://www.mass.gov/how-to/apply-for-the-massachusetts-rental-voucher-program-mrvp</a>	MRVP is a state program offering rental assistance in the form of vouchers to low-income families (similar to Section 8). The vouchers

			take 2 forms: tenant-based (mobile) or project-based. For either voucher, you will pay at least 30% of your net monthly income towards rent. Even if you are eligible for a voucher, you will be placed on a waiting list because of high demand.
Alternative Housing Vouchers Program (AHVP)		(617) 573-1147: Alternative Housing Voucher Program (AHVP) Coordinator	The AHVP program is designed to help people with disabilities live independently in housing they choose through mobile (tenant-based) rental vouchers. The voucher is for 1-bedroom units. You will contribute 25-30% of your monthly income toward rent, depending on if utilities are included in the rent. The local housing agency pays your landlord the rest of the rent.
<b>Public Housing</b>			
Common Housing Application for Massachusetts Programs (CHAMP)		<a href="https://publichousingapplication.ocd.state.ma.us/">https://publichousingapplication.ocd.state.ma.us/</a>	The CHAMP site allows you to apply for state-aided public housing and state-funded rental vouchers.
Southbridge Housing Authority	60 Charlton Street Southbridge, MA 01550	508-765-5858  Walk-ins welcome on Tuesdays & Thursdays from 9:00 a.m. - 3:30 p.m.	Public income-restricted housing is managed by the Southbridge Housing Authority, a public housing authority established by state law and responsible for administering public housing programs to meet the needs of low-income families, the elderly, and the handicapped.
<b>Find Affordable Housing to Rent</b>			
Housing Navigator Mass		<a href="https://search.housingnavigatorma.org/">https://search.housingnavigatorma.org/</a>	Housing Navigator Massachusetts, Inc. is a 501(c)(3) nonprofit striving to create quality, actionable listings on affordable (income-restricted) rental properties throughout Massachusetts.
MassHousing Housing List Search		<a href="https://www.masshousing.com/en/renters/housing-list">https://www.masshousing.com/en/renters/housing-list</a>	MassHousing finances the construction and preservation of affordable rental housing throughout Massachusetts. Use this form to search for MassHousing-financed properties.

RCAP Solutions	191 May Street Worcester, MA 01602	<a href="https://www.rcapsolutions.org/">https://www.rcapsolutions.org/</a> (800) 488-1969	RCAP Solutions administers several voucher programs which help low-income renters by subsidizing a portion of their rent. We provide a wide array of support to both tenants with vouchers and landlords/property owners.
<b>Find Affordable Homeownership Opportunities</b>			
ONE Mortgage Program		<a href="https://www.mass.gov/info-details/one-mortgage-program">https://www.mass.gov/info-details/one-mortgage-program</a>	ONE Mortgage is a 30-year fixed rate loan with a 3 percent down-payment and some of the lowest interest rates around. Created in 1990 and first known as SoftSecond, ONE Mortgage has helped over 22,000 low- and moderate-income households purchase their first home. Over 40 lenders around the Commonwealth offer ONE Mortgage.
MyMassHome		<a href="https://www.mymasshome.org/find">https://www.mymasshome.org/find</a>	MyMassHome is a one-stop resource for helping Massachusetts homebuyers navigate their path to becoming a homeowner.
MassHousing Financing		<a href="https://www.masshousing.com/home-ownership">https://www.masshousing.com/home-ownership</a>	MassHousing loans are available through a network of over <a href="#">80 MassHousing-approved partner lenders across the state</a> . Our lending partners work with homebuyers from pre-approval, through mortgage application and loan closing. Once the loan is closed, MassHousing buys it from the lender. The loan is serviced by MassHousing, who processes monthly payments, manages escrow accounts and handles insurance and tax payments.
<b>Help with Utility Costs</b>			
Massachusetts Home Energy Assistance Program (HEAP)		<a href="https://www.mass.gov/info-details/learn-about-home-energy-assistance-heap">https://www.mass.gov/info-details/learn-about-home-energy-assistance-heap</a>	A free resource to help eligible households pay a portion of winter heating bills.
Residential Assistance for Families in Transition (RAFT)		<a href="https://www.mass.gov/how-to/apply-for-raft-emergency-help-for-housing-costs">https://www.mass.gov/how-to/apply-for-raft-emergency-help-for-housing-costs</a>	RAFT can also be used for short-term, emergency utility payments.
Worcester Community Action Council, Inc.	484 Main Street, 2nd Floor Worcester, MA 01608	(508) 754-1176 <a href="https://www.toapply.org/WCAC">https://www.toapply.org/WCAC</a>	WCAC's Home Energy Assistance Program (HEAP), best known as fuel assistance or home heating assistance, helps homeowners and

			renters pay home heating bills and past due balances on utility bills. Assistance is available for income-eligible households to help pay home heating bills incurred between November 1 – April 30 of each year. Other WCAC programs include Appliance Management Program, Heating System Repair and Replacement, Utility Bill Discounts, and Weatherization.
Massachusetts Good Neighbor Energy Fund		800-334-3047 <a href="http://www.magoodneighbor.org/assistance.html">http://www.magoodneighbor.org/assistance.html</a>	The Massachusetts Good Neighbor Energy Fund is available to any Massachusetts resident who, because of temporary financial difficulty, cannot meet a month's energy expense and is not eligible for state or federal energy assistance. Income must fall between 60 and 80 percent of the state's median income levels. You may apply for assistance by directly contacting your local Salvation Army Corps Community Center or Service Extension Unit.
<b>Supportive Services</b>			
Kiva Centers - Southbridge	346 Main Street Southbridge, MA 01550 (First floor)	In-Person Hours of Operation: Mondays: 12:00pm to 6:00pm Tuesdays: 11:00am to 3:00pm Wednesdays: 11:00am to 3:00pm  <a href="mailto:jquinones@kivacenters.org">jquinones@kivacenters.org</a>	The focus is on assistance for multiple marginalized groups in need of system navigation, food security, and meetings for Spanish as a first language for seniors/elders in the community. Kiva Center also offers by-appointment assistance with justice-involved navigation, family advocacy, substance use recovery referrals, assistance with translation and domestic violence needs, and employment and training support.
Catholic Charities	79 Elm St, Southbridge, MA 01550	508-765-5936	Services include: <ul style="list-style-type: none"> <li>• Basic needs and financial assistance as resources allow</li> <li>• Case management, budgeting and financial education, clothing boutique, pet pantry, information, and referrals</li> <li>• SNAP (food stamps) sign-up assistance for new eligible households and assistance for re-certification of existing households</li> </ul>

			<ul style="list-style-type: none"> <li>• Little Bottoms Diaper Program</li> </ul>
Tri-Valley Meals on Wheels		<p>508-949-6640 or 1-800-286-6640 (toll-free within Massachusetts)</p> <p>Information Request Form:  <a href="https://www.trivalleyinc.org/information-resources/information-request-form/">https://www.trivalleyinc.org/information-resources/information-request-form/</a></p>	<p>Meals on Wheels are provided short-term or long-term to homebound elders aged 60 and older who are unable to prepare a nutritionally balanced meal for themselves. There are no income guidelines for Meals on Wheels and no fee for the service, however donations of \$3.00 per meal are suggested. Meals are delivered between 10 a.m. and 1 p.m. Monday through Friday, except holidays.</p>
Riverside Community Care		<p>877-750-3127</p>	<p>Riverside Community Care provides around-the-clock, 24/7 mental health and substance use evaluations to people in crisis. Instead of going to the emergency room, services can be provided to you over the phone, in your home, at school, or in another community setting.</p>
Regional Healthcare Resources & Services Interactive Map		<p><a href="https://storymaps.arcgis.com/stories/323e8d30ffe74e08b0ffb6262d3162bd">https://storymaps.arcgis.com/stories/323e8d30ffe74e08b0ffb6262d3162bd</a></p>	<p>The interactive map targeting Oxford, Dudley, Southbridge, and Webster includes medical services, dentistry services, mental health services, pharmacies, eye and vision care, nutrition and fitness, senior services, and home care.</p>

# TOWN OF SOUTHBRIDGE

## Housing Needs Survey



Submit your completed survey at a drop-off box located in the Town Hall

If you would prefer to take this survey online, visit this URL or scan the QR code with your phone:

<https://southbridge.civilspace.io/en>



Dear Resident,

Thank you for taking this survey! Now is your opportunity to tell us your thoughts on housing in Southbridge. Please read the following overview before proceeding to the survey. The results of this survey will inform the development of Southbridge's first Housing Production Plan.

### **What is a Housing Production Plan?**

Towns and cities in Massachusetts are encouraged to proactively plan for housing that meets the needs of their communities by completing a Housing Production Plan (HPP). This strategic plan is approved by the State for a period of 5 years and will consist of a series of recommendations that the Town can pursue to address its housing needs. Southbridge is collaborating with the Central Massachusetts Regional Planning Commission to conduct this planning effort.

### **The Town is asking for your input on current housing conditions.**

We are asking for your opinion on housing options and affordability in Southbridge. You will help the Town understand what types of housing are desired in Southbridge and who is most in need. Your feedback will help determine how to provide more affordable and diverse housing options to current and future residents.

### **What is meant by "Affordable Housing"?**

Affordable Housing refers to the cost that consumers pay for housing, *not* the design, type, or method of housing construction. For the purposes of this Housing Production Plan, we are using the definition of Affordable Housing under Massachusetts law, which refers to Affordable Housing as houses or apartments that are permanently restricted and priced so that they are affordable for people earning at or below 80% of the median household income of a defined area, otherwise known as the Area Median Income (AMI). For the Town of Southbridge, which is located in the Worcester Metropolitan Area, the AMI as of 2024 is \$117,300. Income limits are updated every year and vary based on family/household size. Under these regulations, a single-person household earning an income of less than \$68,500 annually could potentially qualify for an affordable unit while a family of 4 earning an income of less than \$97,800 annually could potentially qualify for an affordable unit.

### **All responses to this survey will be completely anonymous.**

Responses cannot be traced back to the respondent. If you choose to submit your name and email address at the end of the survey to stay involved in the housing planning process, those conducting the survey will not be informed of your answers.

In you have further questions or comments, please contact:

Emily Glaubitz, *Principal Planner at CMRPC* [eglaubitz@cmrpc.org](mailto:eglaubitz@cmrpc.org)

## CURRENT RESIDENCE

### 1. Do you currently live in Southbridge?

- Yes, I currently live in Southbridge
- No, but I work or volunteer in Southbridge
- No, but I used to live in Southbridge
- No, but I am interested in moving to Southbridge
- Other: \_\_\_\_\_

### 2. Which of the following attributes were most influential in your decision to reside in Southbridge? (Select all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> I grew up here             | <input type="checkbox"/> Small-town way of life           |
| <input type="checkbox"/> My family is here          | <input type="checkbox"/> Neighborhoods                    |
| <input type="checkbox"/> Close to work              | <input type="checkbox"/> Accessible transportation routes |
| <input type="checkbox"/> Community                  | <input type="checkbox"/> Safety                           |
| <input type="checkbox"/> Natural beauty             | <input type="checkbox"/> Government                       |
| <input type="checkbox"/> Location                   | <input type="checkbox"/> Recreational opportunities       |
| <input type="checkbox"/> Housing that is affordable | <input type="checkbox"/> Farms and agriculture            |
| <input type="checkbox"/> Schools                    | <input type="checkbox"/> Other: _____                     |

### 3. If you do not currently live in Southbridge, or you are considering leaving, which factors most influence your decision to not live in Southbridge?

- |  |   |
|--|---|
| <input type="checkbox"/> N/A   | <input type="checkbox"/> Quality of schools                               |
| <input type="checkbox"/> I like where I currently live   | <input type="checkbox"/> Limited public transit, sidewalks, or bike lanes |
| <input type="checkbox"/> Housing is too expensive in Southbridge   | <input type="checkbox"/> Limited recreational opportunities               |
| <input type="checkbox"/> No housing available that meets my needs ( <i>i.e.</i><br><i>55+ community, smaller homes, condos, etc.</i> ) | <input type="checkbox"/> Limited open space and natural resources         |
| <input type="checkbox"/> Too far from my family  | <input type="checkbox"/> Concerns for safety                              |
| <input type="checkbox"/> Too far from my place of employment   | <input type="checkbox"/> Concerns for town government                     |
| <input type="checkbox"/> Too far from health care services and facilities  | <input type="checkbox"/> Other: _____                                     |

### 4. How important is it for you to remain in Southbridge as you age into retirement?

- Very important
- Somewhat important
- Not important

### 5. Do you plan to live in your current home as you age into retirement?

- Yes, I plan to live in my current home as I age into retirement
- Yes, I plan to live in my current home as I age into retirement, but only if I can make accessibility improvements to my home to help me live independently
- No, I do not plan to live in my current home as I age into retirement, however I would like to remain in Southbridge if there is housing available that meets my needs
- No, I do not plan to live in my current home, and I do not plan to live in Southbridge as I age into retirement
- Other: \_\_\_\_\_

**6. If you plan to stay in Southbridge as you age into retirement, do you anticipate that you will be able to afford your home and associated costs (including mortgage, rent, property taxes, utilities, insurance)?**

- Yes, I anticipate that I will be able to afford my home and associated costs
- No, I do not anticipate that I will be able to afford my home and associated costs
- I am unsure if I will be able to afford my home and associated costs
- Other: \_\_\_\_\_

**7. If you were to consider moving out of your current home, which of the following factors would drive your decision to move? (Select all that apply)**

- Looking for a different home size that meets your needs
- Paying for your current home & associated costs (*i.e. mortgage, taxes, utilities*) will be too expensive
- Maintaining your current home will be too physically challenging
- Looking to move to an independent living facility for older adults, retirement home, or other senior living community
- Needing a more accessible home (*i.e. single-level home, wheelchair ramps, wide doorways, stair lifts, grab bars and rails*)
- Wanting to be closer to family
- Wanting to relocate to a different school district
- Wanting to live in a different climate
- Looking for an area that has a lower cost of living
- Needing to move closer to place of employment
- Needing better access to public transportation
- Wanting to move to an area that has better health care facilities
- Other: \_\_\_\_\_

**8. If you have any comments on the prior questions, please share them below.**

## HOUSING AFFORDABILITY

*A household is considered cost-burdened when it spends more than 30% of its monthly income on housing (including mortgage, rent, property taxes, utilities, & insurance) each month and is considered severely cost-burdened when it spends more than 50% of its monthly income on these expenses.*

**9. Are you currently able to afford your home and associated housing costs (including mortgage, rent, property taxes, utilities, insurance)?**

- I can comfortably afford my home and associated housing costs
- Affording my home and associated housing costs is a challenge
- N/A

**10. To your best knowledge, what percentage of your monthly income is dedicated to paying for housing (including mortgage, rent, property taxes, utilities, insurance) each month?**

- Less than 30% of my monthly income is dedicated to paying for housing
- Between 30% and 50% of my monthly income is dedicated to paying for housing
- More than 50% of my monthly income is dedicated to paying for housing
- N/A

**11. The average rent for an apartment in Southbridge is \$1,700 per month. Do you currently pay more, less, or about the same amount for your rent or mortgage (not including utilities or other housing costs) in Southbridge?**

- My rent or mortgage is currently more than \$1,700 per month
- My rent or mortgage is currently less than \$1,700 per month
- My rent or mortgage is approximately \$1,700 per month
- N/A

**12. Which housing costs, other than rent or mortgage, do you have the greatest challenge paying for each month?**

- Property taxes
- Heating
- Electricity
- Home insurance
- Condominium fees
- Internet
- N/A
- Other: \_\_\_\_\_

**13. Which of the following housing support services would be the biggest factor in helping you stay in your home?**

- Tax relief for eligible residents (*i.e. caps to the amount of property tax that homeowners pay as a share of their income for seniors, veterans, or people with disabilities*)
- Home repair or modification (*i.e. loans or grants for home improvement, septic system repair, lead paint removal, rebates and incentives for energy efficient upgrades*)
- Home health care (*i.e. help with daily tasks like bathing and cooking, meal delivery, skilled nursing care, medical testing, health monitoring, etc.*)
- Transportation assistance (*i.e. transportation to and from medical appointments, assistance with activities like shopping or banking, reduced fares on public transit*)
- Home maintenance (*i.e. services for property upkeep such as lawnmowing, snowplowing, cleaning, repairs, etc.*)
- Education on tenant and landlord rights (*i.e. guidance on protection from eviction, anti-discrimination laws*)
- Guidance on opportunities for assistance with housing payments (*i.e. Chapter 61 tax programs, finding affordable units*)
- I do not currently need any support services
- Other: \_\_\_\_\_

**14. If you have any comments on the prior questions, please share them below.**

## FUTURE HOUSING NEEDS

**15. In your opinion, which of the following populations are most in need of increased housing options in Southbridge? (Please select up to 3 choices)**

- |  |  |
|--|--|
| <input type="checkbox"/> Young professionals<br><input type="checkbox"/> Young families<br><input type="checkbox"/> Seniors<br><input type="checkbox"/> Low-income households<br><input type="checkbox"/> Single adults<br><input type="checkbox"/> People with disabilities<br><input type="checkbox"/> First-time homebuyers | <input type="checkbox"/> Vulnerable populations such as survivors of domestic abuse, veterans, or those in recovery<br><input type="checkbox"/> Multi-generational households (2 or more adult generations living together or grandchildren living with grandparents)<br><input type="checkbox"/> Other: _____ |
|--|--|

**16. Please rate the desirability of the following housing types if they were to be developed in Southbridge:**

	Very Desirable	Somewhat Desirable	Not Desirable
Small- to medium-sized, single-family homes geared towards first-time homebuyers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small- to medium-sized, single-family homes geared towards seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small- to medium-sized one-story homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Luxury single-family homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cottage Housing Community ( <i>small, single-family dwelling units (800-1,200 sq. ft.) situated around a common area with a pedestrian-friendly environment</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Duplexes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small-scale apartments ( <i>2-6 units</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larger-scale apartments ( <i>7 or more units</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouses ( <i>2-8 multi-story dwelling units placed side-by-side</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mixed-used Residential / Commercial ( <i>e.g. retail/office on first floor and residential units above</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conversion of larger homes into apartments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Group homes with specialized care ( <i>i.e. youth recovery or adult group home</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory dwelling units or "in-law apartments"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tiny homes ( <i>typically less than 500 sq. ft.</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assisted living communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homes with accessibility features ( <i>i.e. wheelchair ramps, stair lifts, grab bars</i> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age-restricted community or active adult community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**17. Do you have any interest in purchasing a house, condominium, or multi-family building in Southbridge in the future? (Select all that apply)**

- Yes, I would like to purchase a house in Southbridge
- Yes, I would like to purchase a condominium in Southbridge
- Yes, I would like to purchase a multi-family building in Southbridge
- No, I am already a homeowner
- No, I already own a property in Southbridge and rent it out
- No, I am not interested in owning a home in Southbridge
- I am interested in a different ownership option in Southbridge (*i.e. land*)

**18. If you are interested in owning a home or other property in Southbridge, what factors are preventing you? (Select all that apply)**

- Home prices are out of my price range
- I cannot save enough for a down payment
- High interest rates on mortgages
- Low supply of starter homes in Southbridge
- I have not found a home on the market that meets my needs
- My credit score is too low to get a good loan
- I have too much debt (*i.e. from student loans*)
- The market is too competitive (*i.e. all cash offers; offers that are thousands over asking prices*)
- N/A
- Other: \_\_\_\_\_

**19. Which of the following issues related to housing and development do you think the Town of Southbridge should prioritize in the next 5 years?**

- Growing existing local businesses
- Attracting new businesses
- Managing housing growth
- Creating more housing that is affordable
- Decreasing taxes
- Availability of municipal sewer
- Availability of municipal water
- Quality of education
- Recreational opportunities
- Improving roads and sidewalks
- Traffic management
- Protecting the public water supply
- Improving public transportation access
- Other: \_\_\_\_\_

The Community Preservation Act (CPA) is a state law that allows Massachusetts communities to conduct a referendum to add a small surcharge on local property taxes. When combined with matching funds from the statewide Community Preservation Trust Fund, this dedicated fund is used to support local affordable housing development along with protecting open space, improving parks and playgrounds, preserving historic buildings, and more. As an example, if the Town adopted a 1% surcharge on residential property tax bills with an exemption of the first \$100,000 of property value, based on Southbridge's current residential tax rate, the homeowner of a single-family property valued at \$400,000 would pay about \$45 per year. Learn more here: [www.communitypreservation.org](http://www.communitypreservation.org).

**20. In the future, would you like to see Southbridge pursue local adoption of the Community Preservation Act (CPA)?**

- Yes, I think local adoption of CPA should be pursued
- No, I do not think local adoption of CPA should be pursued
- Unsure, I would need more information

**21. If you have any comments on the prior questions, please share them below.**

## DEMOGRAPHICS

### 22. Please indicate the age range you belong to:

- 19 years or under
- 20 to 29 years
- 30 to 39 years
- 40 to 49 years
- 50 to 59 years
- 60 to 69 years
- 70 to 79 years
- 80 years or over

### 23. How long have you lived in Southbridge?

- Less than a year
- 1-4 years
- 5-9 years
- 10-19 years
- 20-29 years
- 30-39 years
- More than 40 years

### 24. Which of the following best describes your current housing situation?

- Homeowner
- Renter
- Living with others and assisting with paying rent or mortgage
- Living with others but not paying rent or mortgage
- Currently unhoused

### 25. How many people currently live in your household?

- 1 (I live alone)
- 2
- 3
- 4
- 5
- 6
- 7
- 8 or more

Note: Household income measures the combined incomes of all people sharing a particular household or place of residence. It includes every form of income, e.g., salaries and wages, retirement income, near cash government transfers like food stamps, and investment gains. It is defined as income received on a regular basis (exclusive of certain money receipts such as capital gains) before payments for personal income taxes, social security, union dues, Medicare deductions, etc.

**26. Please indicate which annual household income range you currently fall under:**

- Less than \$24,999
- \$25,000 to \$49,999
- \$50,000 to \$64,999
- \$65,000 to \$74,999
- \$75,000 to \$89,999
- \$90,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 to \$200,000
- More than \$200,000

**FINAL THOUGHTS**

**27. Is there anything else you would like to add regarding residential housing needs in Southbridge?**

**OPTIONAL: If you would like to stay involved in the Southbridge Housing Production Plan process, please add your email address below. We will only use your contact information to keep you updated throughout the planning process.**

Email address: \_\_\_\_\_

# Results of the Southbridge Housing Needs Survey

## Southbridge Housing Production Plan

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### Thank you to all who completed the survey!

A town-wide survey was conducted as part of the Housing Production Plan public outreach process to gather input on the community's housing needs and concerns.

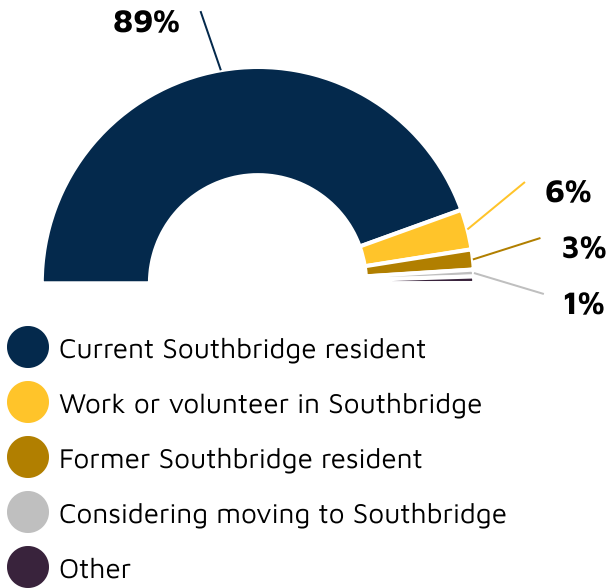
The survey was available online and paper copies were available at the Southbridge Town Hall, Jacob Edwards Library, and Casaubon Senior Center. It was open between Fall 2024 and Winter 2025.

The Town received 205 responses to the survey.

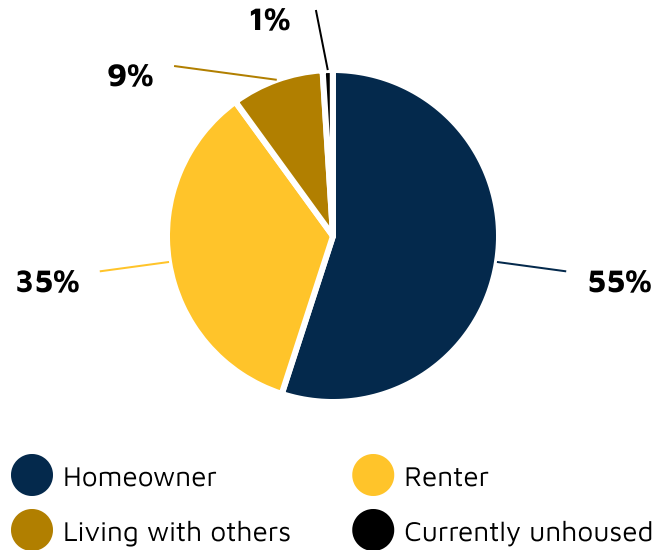
# Southbridge Housing Survey Results

## Demographics of Survey Respondents

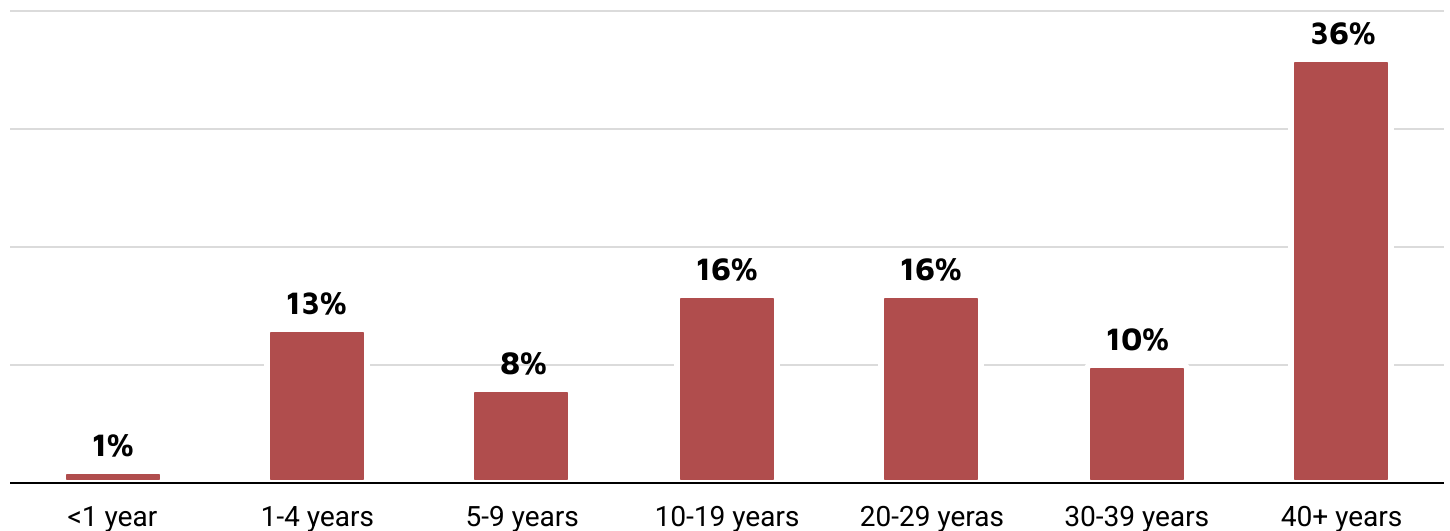
### Relationship to Southbridge



### Current Housing Situation



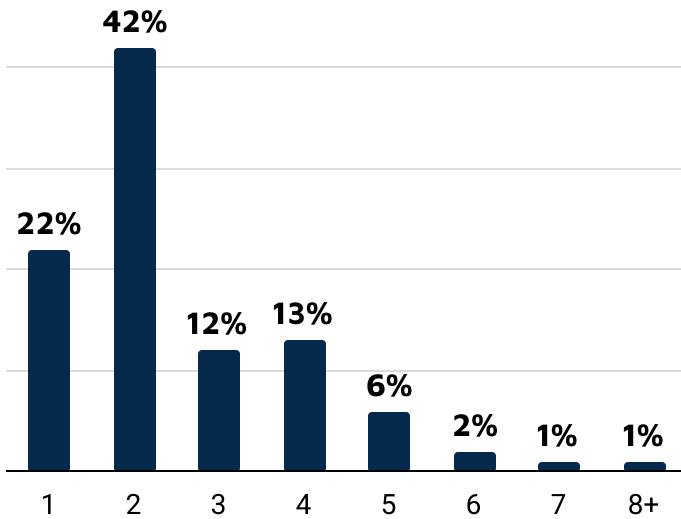
### Number of Years Living in Southbridge



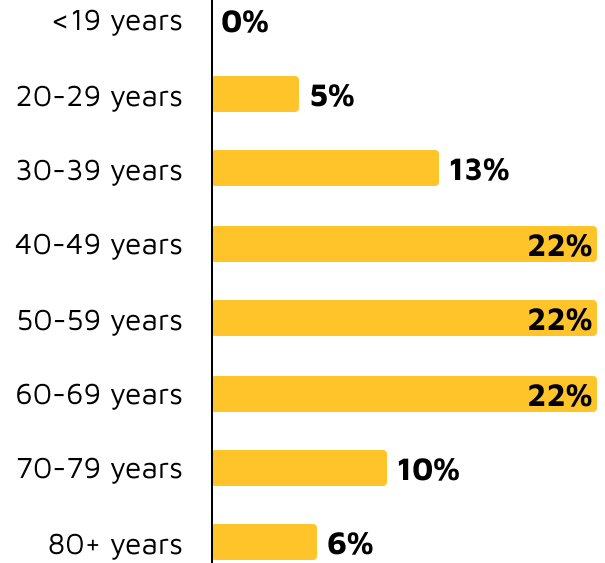
# Southbridge Housing Survey Results

## Demographics of Survey Respondents

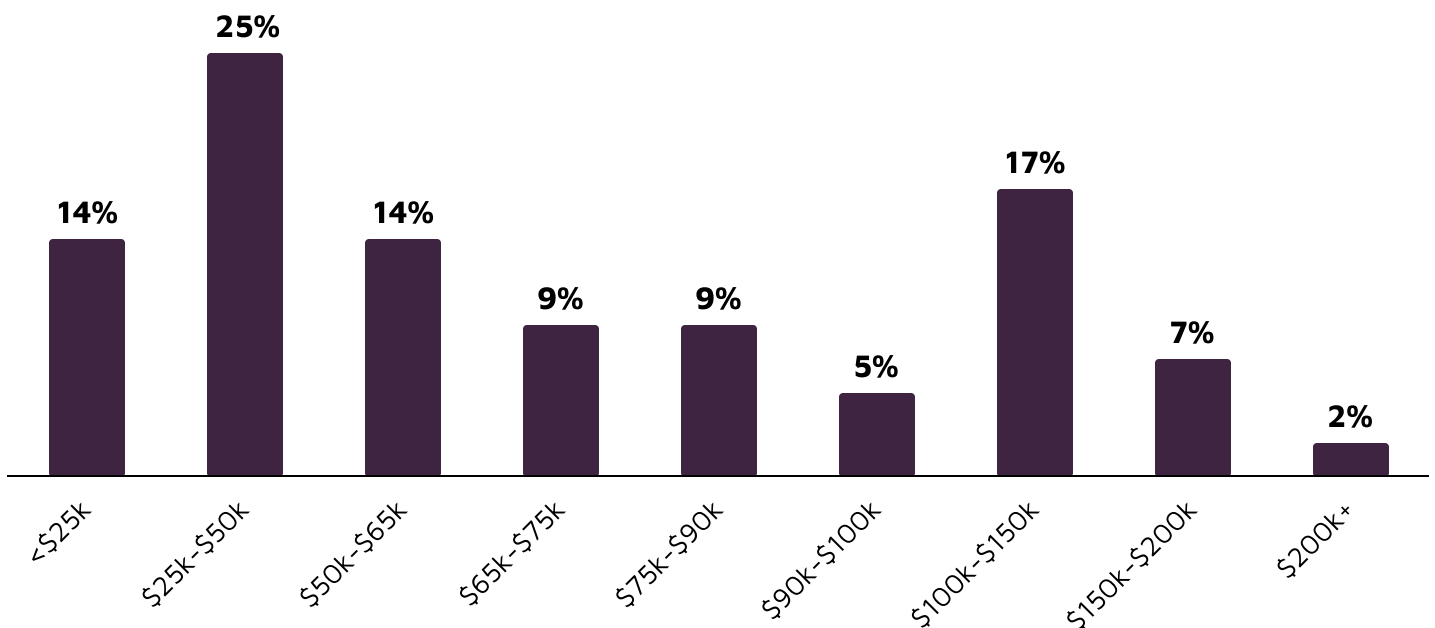
### Number of People Living in the Household



### Age Range



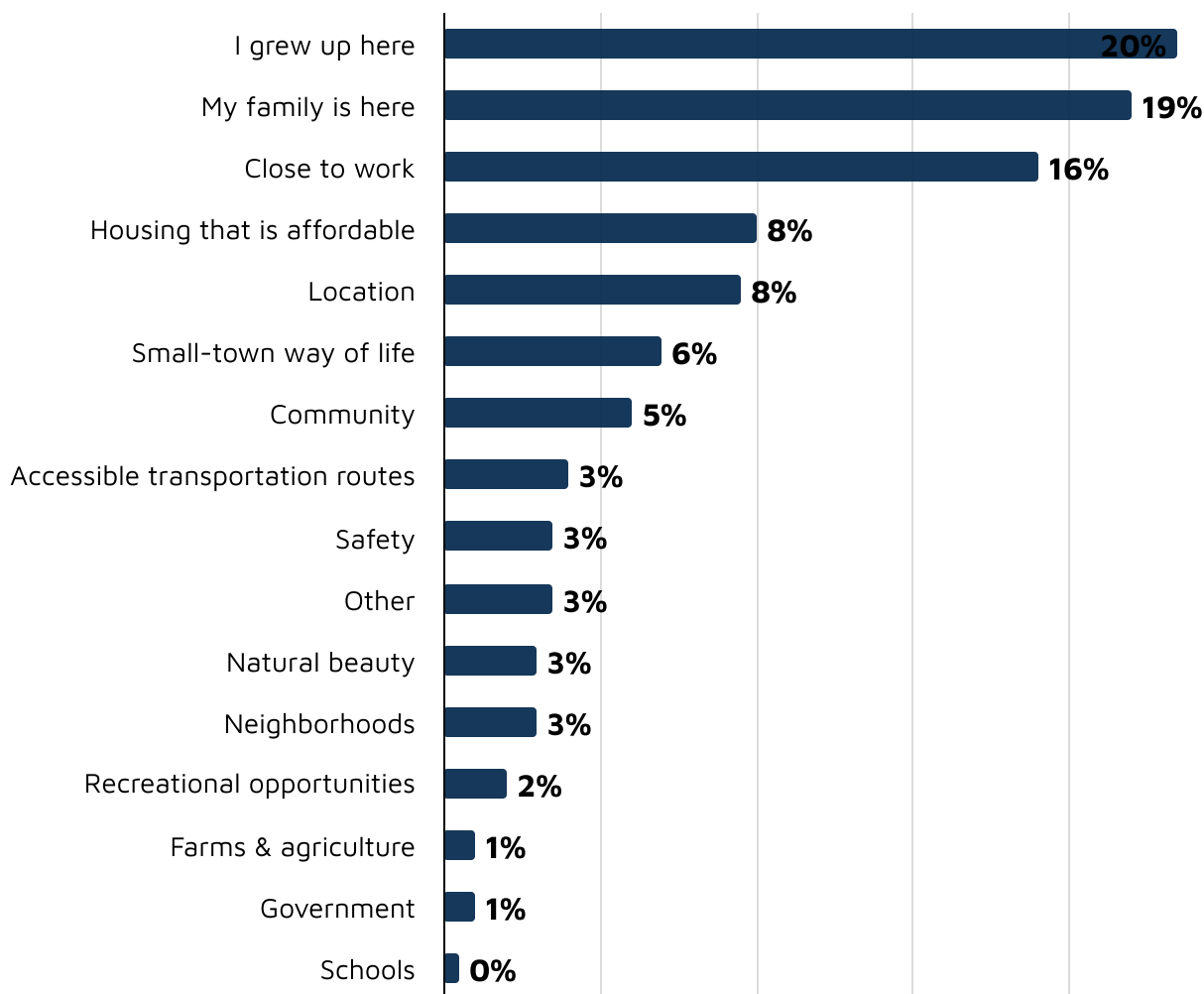
### Household Income Range



# Southbridge Housing Survey Results

## Current Residence

### Which attributes were most influential in your decision to reside in Southbridge?



### Comments

*"Was most affordable in the area at the time of moving back to town (5 years ago)"*

*"Church and private school"*

*"Purchased during covid when housing inventory was sparse"*

*"I cannot afford to live anywhere else, but if i worked for a different company and made more money, i would probably not live in southbridge."*

*"I am 6th generation here."*

*"relocating after 9/11"*

*"Relocated after a divorce"*

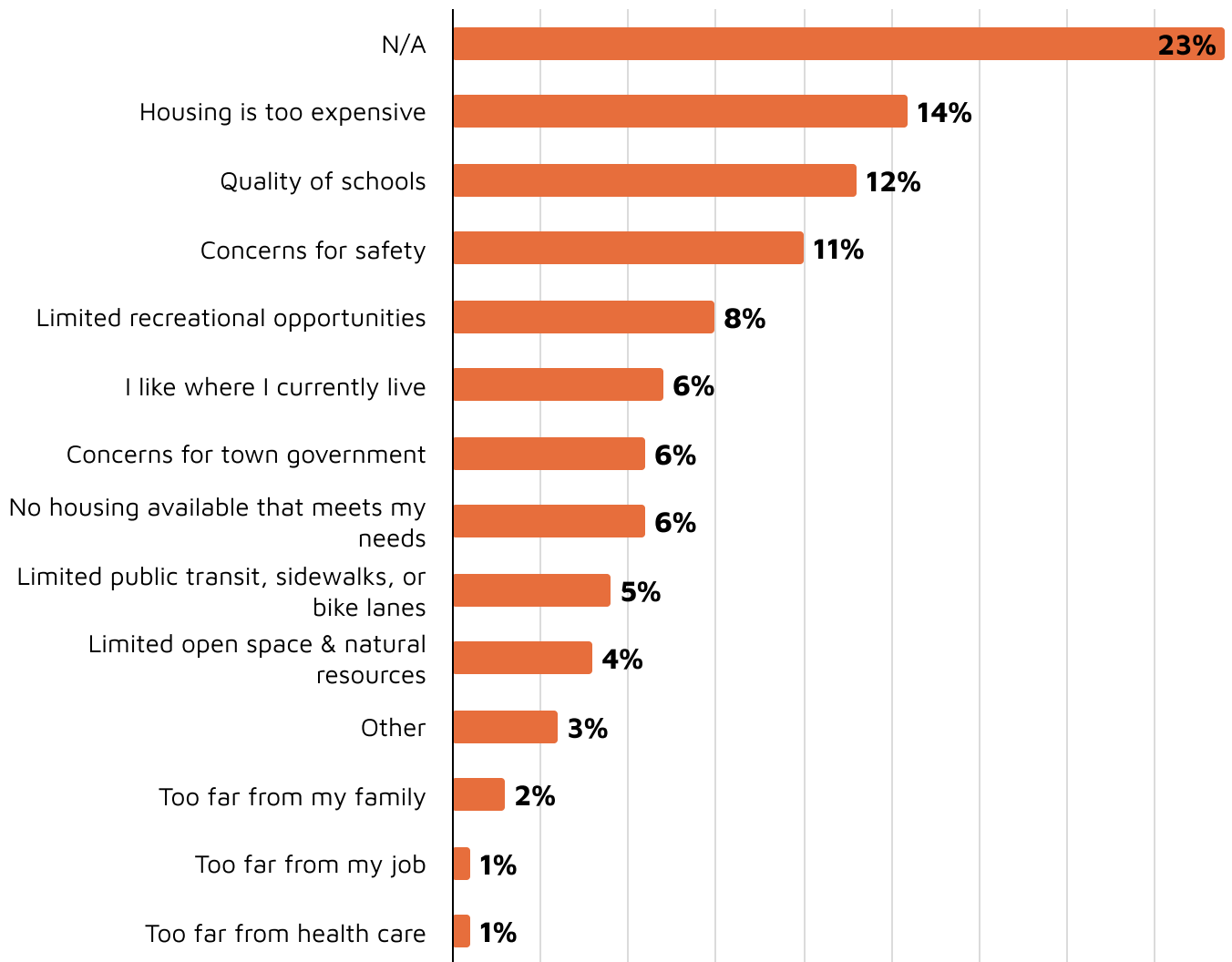
*"My wife was born in Southbridge"*

*"I have worked in southbridge for over 25 yrs"*

# Southbridge Housing Survey Results

## Current Residence

**If you do not currently live in Southbridge or you are considering leaving, which factors most influence your decision to no live here?**



### Comments

*"Less noisy neighborhood"*

*"tough to find housing for elder family. not enough amenities for us younger folk. great town for walking but limited stops like coffee shops or bakery or bookstore."*

*"Not enough entertainment in town especially at night other than dive bars. Needs a more trendy/upscale bar and late night food options. No quality shops in town, only cheap discount stores. needs younger trendier entertainment options."*

*"Rent prices skyrocketed"*

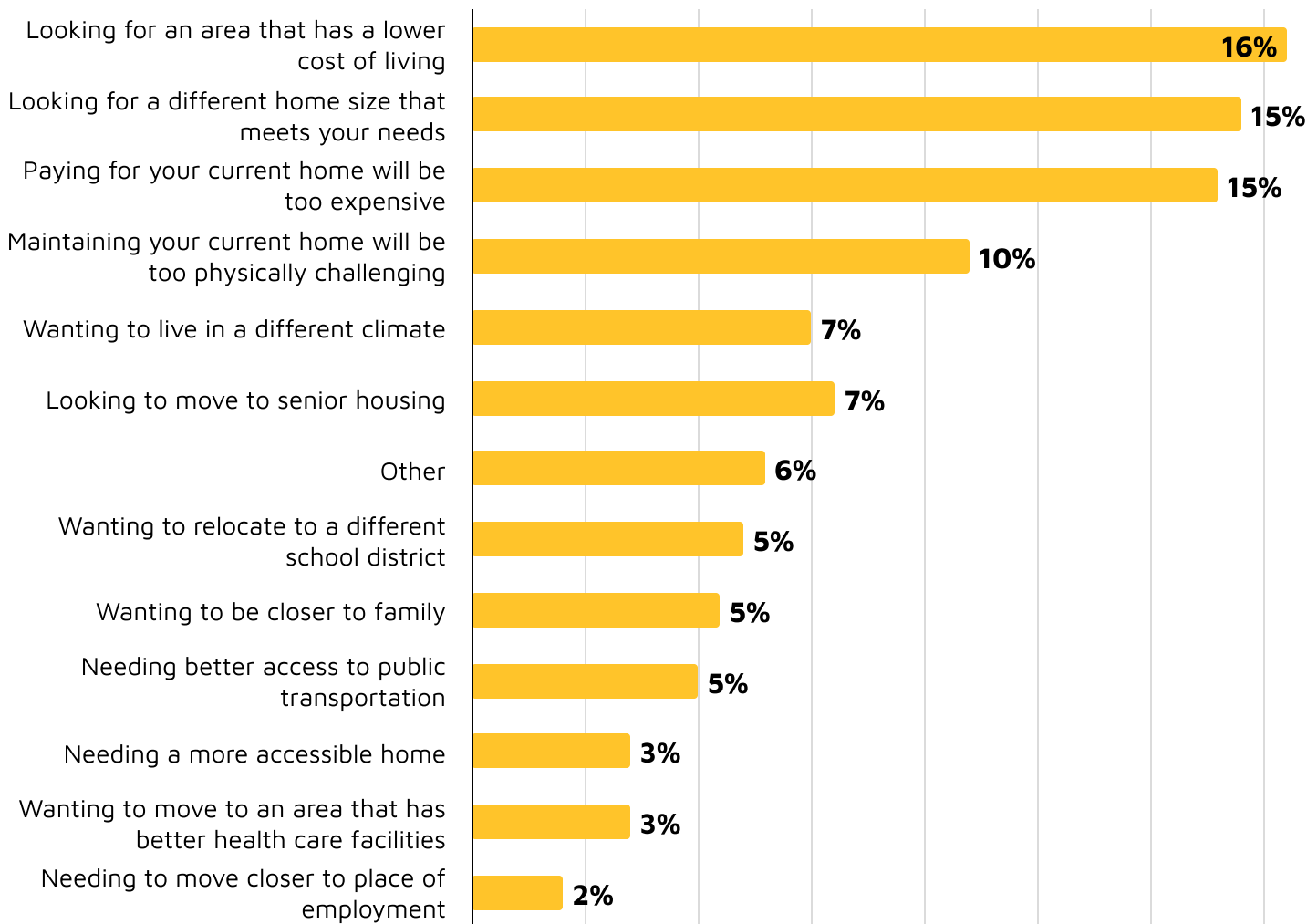
*"Real estate tax and expenses for senior low income"*

*"Taxes going up and nothing getting done"*

# Southbridge Housing Survey Results

## Future Housing Plans

**If you were to consider moving out of your current home, which of the following factors would drive your decision to move?**



### Comments

*"Area with more recreational opportunities for young adults"*

*"If i could find a decent apartment with reasonable rent, I'd move back to Southbridge."*

*"City trash bill, water bill way too high.. taxes on the house are sky rocketing!"*

*"I currently rent a third floor apartment. For now the stairs are doable but I'm going to need something with fewer stairs as I get older. Right now rent prices are outrageous. I want something that is truly affordable."*

*"i would like to continue living in my current apartment, but unsure if i will be able to afford to do so after retirement."*

*"Looking for 55+ gated community with amenities"*

*"Looking to move to a more private location."*

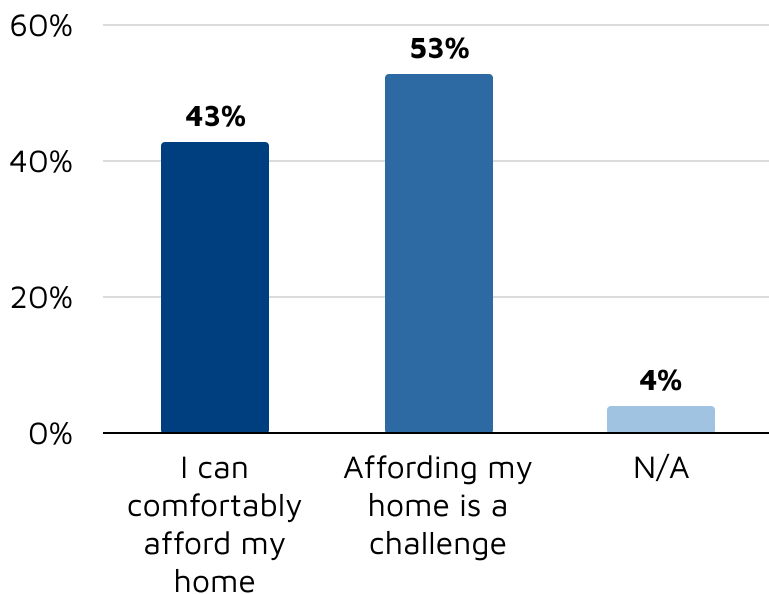
*"Moving to a safer area."*

*"no small homes"*

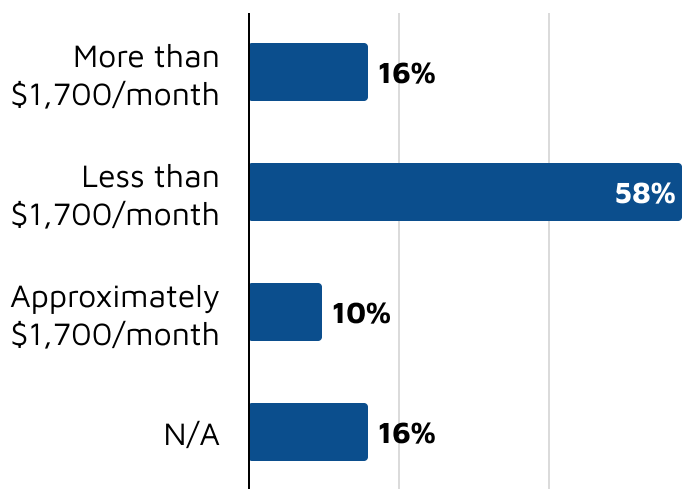
# Southbridge Housing Survey Results

## Current Housing Costs

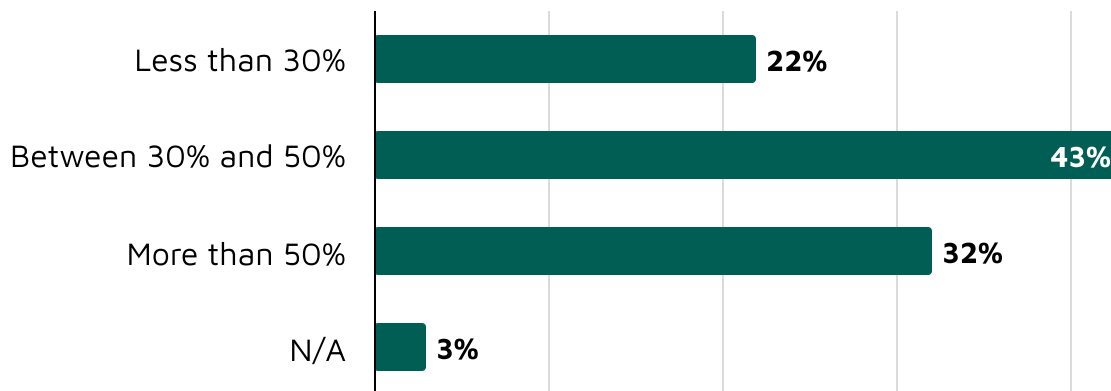
**Are you currently able to afford your home and associated housing costs?**



**The average rent for an apartment in Southbridge is \$1,700/month. Do you pay more, less, or the same for your rent or mortgage?**



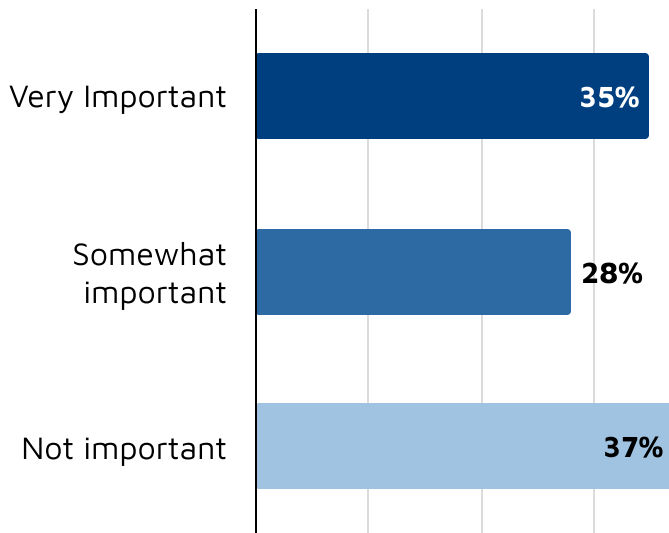
**What percentage of your monthly income is dedicated to paying for housing?**



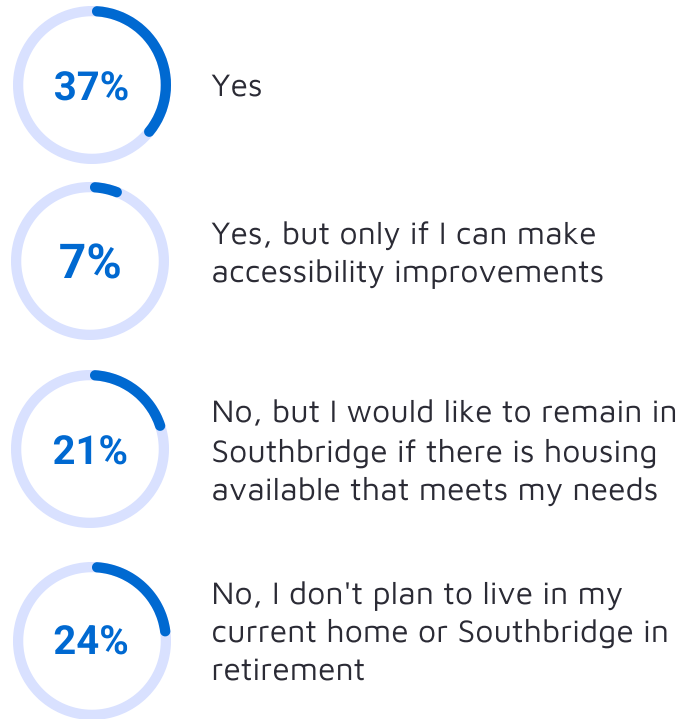
# Southbridge Housing Survey Results

## Future Housing Plans

How important is it for you to remain in Southbridge as you age into retirement?



Do you plan to live in your current home as you age into retirement?



Respondents who anticipate they will be able to afford their homes in retirement



Respondents who are unsure or do not anticipate that they will be able to afford their homes in retirement



# Southbridge Housing Survey Results

## General Comments

*"Southbridge needs more single family homes. We don't need any more multi families or low income subsidized housing."*

*"My home has become a multi-generational home due to rent prices. My adult children, whom all have good paying entry-level jobs can not afford their own housing for themselves and their children."*

*"The cost of living housing is too expensive and every year goes up, there is no way how to live here. It's crazy how they don't think about the middle class that struggle every day to get two or three just to pay rent only! Plus the bills on the side. There needs to be a change on housing costs so people can be able to rent!! I can't imagine when my young kids get older living here the rents are going to be skyrocketing.. The change needs to be done soon!!!"*

*"I moved to this town on a whim almost 23 years ago and accidentally found home. I was drawn to its walkability and affordability, which allowed me to get back on my feet. I quickly fell in love with the place for its small-town aesthetic and city-like diversity, perfect for raising my kids. However, it's becoming increasingly expensive. In the past few years, my rent has gone from \$975 to \$1700. I love it here, but I'm uncertain how much longer I can stay."*

*"There needs to be rent control in place. The costs of rent is too high in Southbridge and too high in Massachusetts based on the median income. Many residents are low income."*

*"The housing is getting really expensive in SOUTHBIDGE it used to be a good place to rent with very fair prices now it's way over the limit for single families"*

*"I say let's create a community where everyone has a decent, affordable safe place to call home. Habitat for Humanity vision."*

*"The rental prices have skyrocketed since Covid. Why doesn't Mass have rental control? Asking first last security deposit's and application fees. Application fee just to get your name on rental list, no guarantee on apartment. Also non refundable money."*

*"We want to move, but the rents are so astronomically high we cannot afford to"*

*"I am 52 and was born and raised in Southridge. It has never been a desirable town to live in due to schools, lack of businesses and lack of diversity in businesses. Lack of entertainment, and the entertainment that is in town is geared towards older peoples interests. The town does not have what a young vibrant, or young at heart, person wants in a place to live. The only reason I haven't moved is because my elderly folks and work are here and I don't make enough money to afford to live here comfortably never mind a more desirable town which has an even higher cost of living."*

*"Having the rents go up is ridiculous. I work here. I should be able to live where I work."*

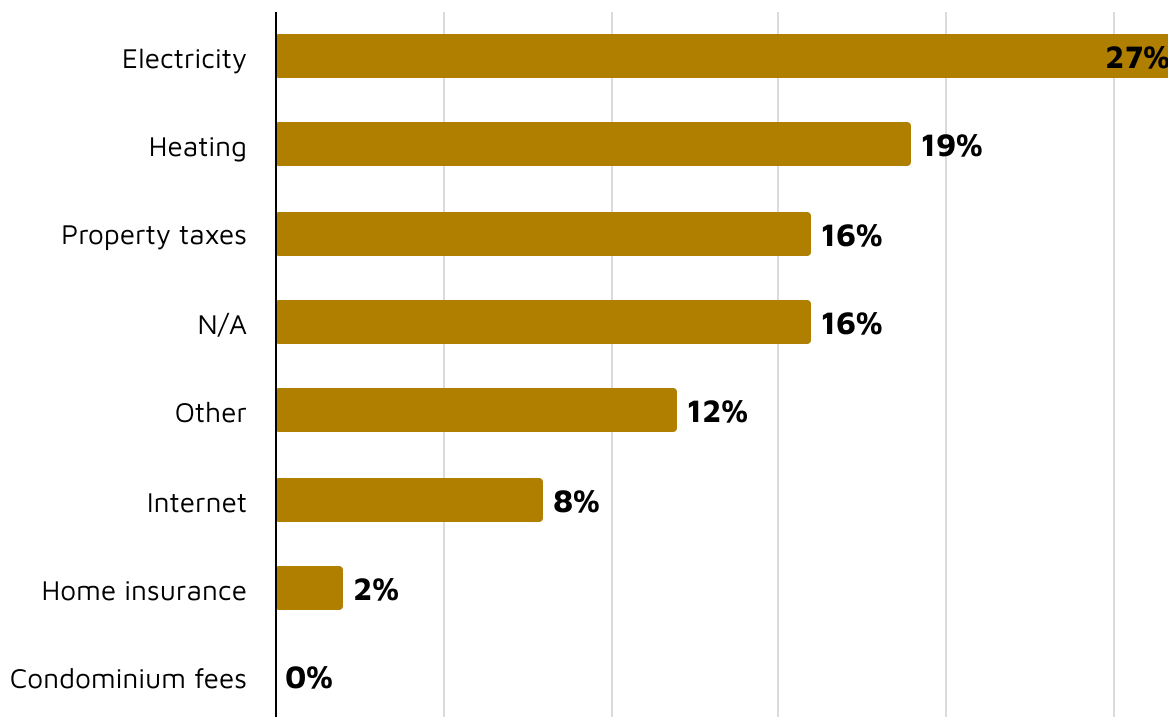
*"These rents are getting too high.... they should be rent control.... soon there be a homeless problem. because people cant afford rents...."*

*"In the past four years, my rent has doubled. I'm a single father of a seven year old that needs to be fed (groceries are up 40%), wants to partake in extracurriculars, i.e. sports and other outdoor activities. I don't live a luxurious lifestyle, but apparently I make too much for financial aid but not enough to actually afford everything without having to figure out where to compromise every month. Plenty of these apartments are requiring three times rent as income or to be section 8 approved. What about the people in the middle?"*

# Southbridge Housing Survey Results

## Housing Costs

**Which housing costs, other than rent or mortgage, do you have the greatest challenge paying for each month?**



**Which housing support services would be the biggest factor in helping you stay in your home?**

1. Tax relief for eligible residents (32%)
2. Home repair or modification (26%)
3. Home maintenance (21%)
4. Guidance on opportunities for assistance with housing payments (16%)
5. Education on tenant and landlord rights (13%)
6. Transportation assistance (12%)
7. Home health care (9%)
8. Other (8%)

# Southbridge Housing Survey Results

## General Comments

*"Anything would be helpful at this point especially with the way the cost-of-living is"*

*"Increase in taxes (rolled into our mortgage payment) has increased our payment to a rate higher than ever paid in the last 16 years that we've owned our home."*

*"Over the last 3 years, the rent prices have DOUBLED- Making it impossible for the majority of renters. This is especially true for single people who don't have help paying rent & utilities, OR families who only have one adult working (due to child care costs being astronomical also) who DONT qualify for any type of assistance due to the fact they "make too much money"."*

*"In the apartments that I live, people are leaving. Because the new landlord it's raising the rent to people that have lived there for years and it it's doing it without notification. And at this moment, I don't know if I will be able to pay the rent if they raise the rent."*

*"we want to move, but the rents are so astronomically high we cannot afford to"*

*"I moved out of town to low-income housing. If I had stayed in Southbridge, rent for a dump would take more than half my income."*

*"Southbridge has unfortunately come to a point where you pay close to the same rent as living in a city. It's a small town with many low income families and the abuse in rent is ridiculous"*

*"i currently rent a third floor apartment. for now the stairs are doable but i'm going to need something with fewer stairs as i get older. right now rent prices are outrageous. i want something that is truly affordable."*

*"If my husband were to die I would struggle to meet home expenses with repairs and maintenance of yard that would be burdensome. As he is seven years older than me and in moderately poor health this is likely to be an issue in the near future."*

*"The internet is an absolute necessity as well as electricity, heat, and hot water. All utilities that are necessary for people to live and survive should be way less than they are. Spectrum has gotten absolutely ridiculous with their pricing!!! We need cheaper more affordable options for all. The only reason I'm able to afford a place to live is because I have heat and hot water included in the rent and the electricity is regulated due to the apartment being in the new case street mill rebuild. Which by the way was built on the cheap and it shows. The work was not done well and the building not planned well for the needs of the families that live there. The only reason it's ok is that it's somewhat affordable, and that's barely somewhat affordable for a single income. If I could actually afford an apartment at today's crazy high rents I wouldn't be there."*

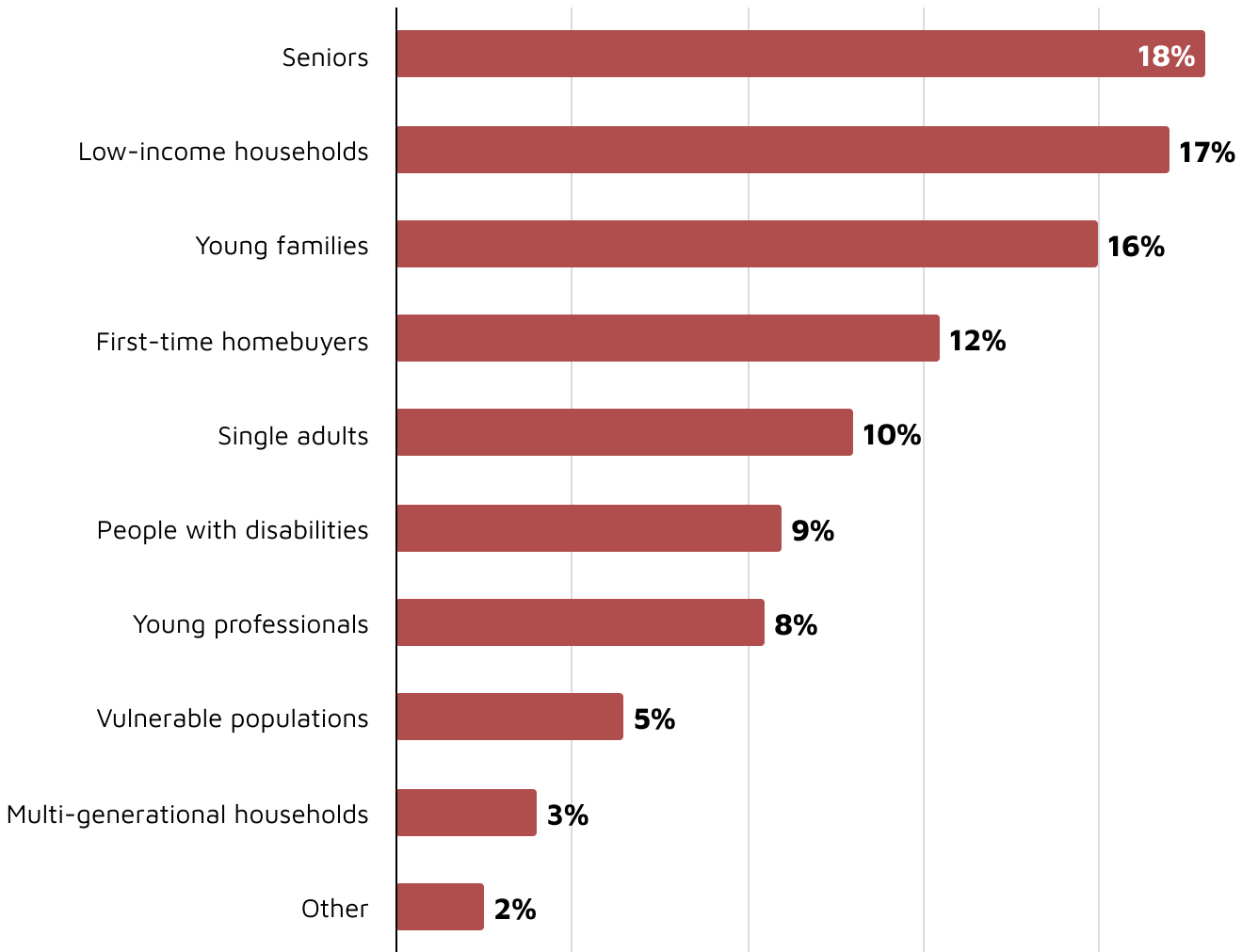
*"We live on social security so we are afraid it will be too expensive to live here"*

*"People who are working full time jobs can NOT afford to rent, buy, save, etc. This affects the WHOLE situation, from people desperately seeking government assistance to help with simple things such as food, to the costs involved with the NEED for government housing, shelters, etc. Most small businesses can not afford to pay more than minimum wage, as minimum wage is designed to correspond to the cost if living in each state- This does not work when the cost of living is going up 20-25%, and minimum wage is going up 5%."*

# Southbridge Housing Survey Results

## Future Housing Types

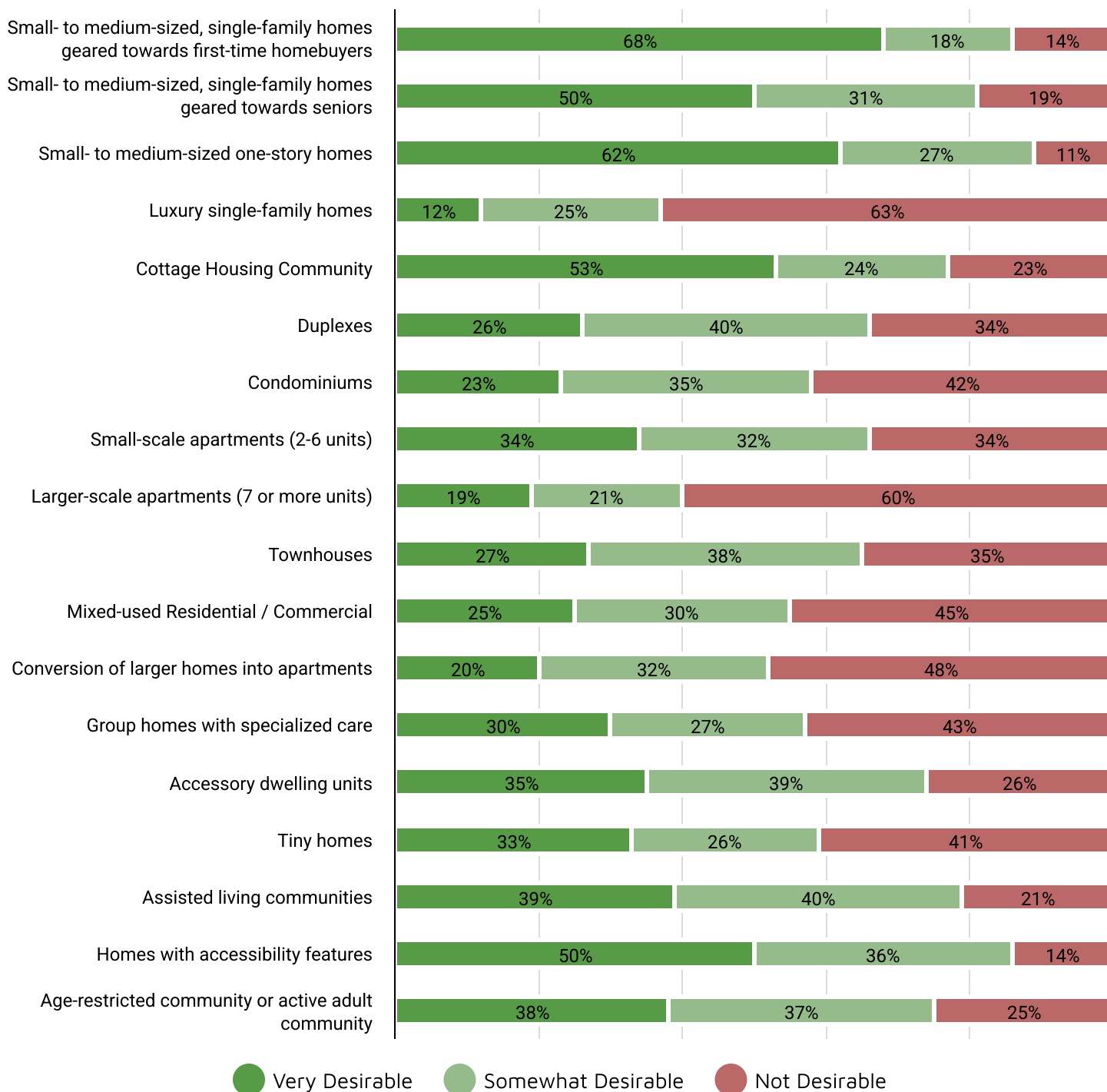
**In your opinion, which of the following populations are most in need of increased housing options in Southbridge?**



# Southbridge Housing Survey Results

## Future Housing Types

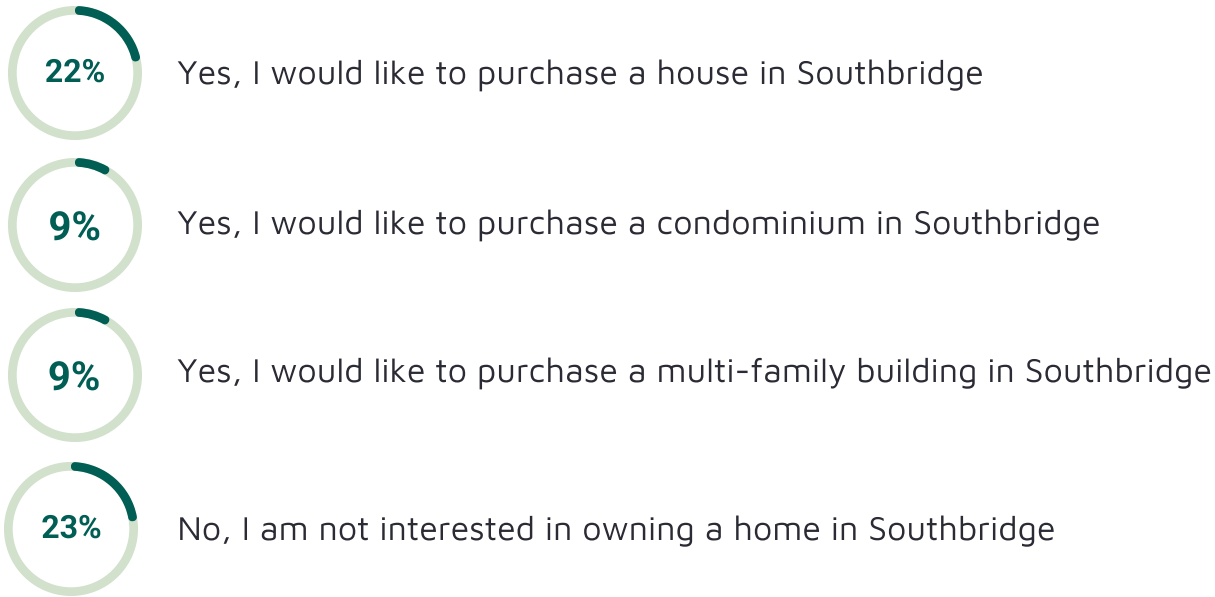
### Desirability of housing types if they were to be developed in Southbridge



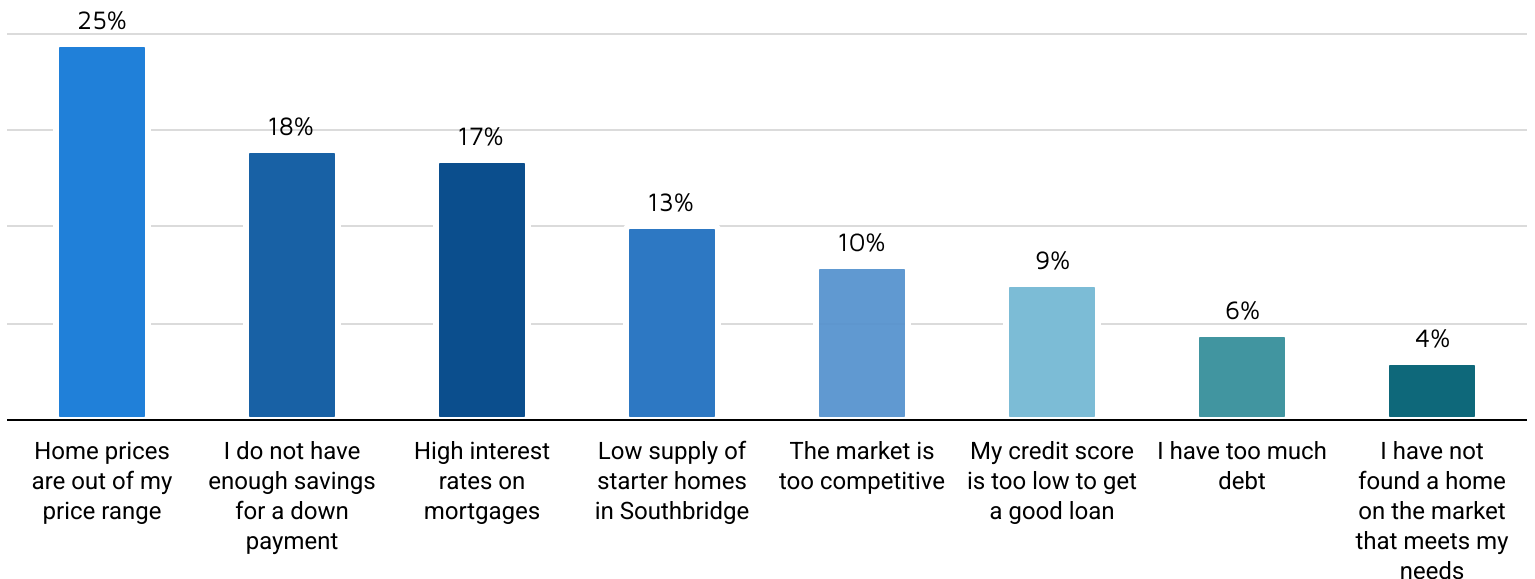
# Southbridge Housing Survey Results

## Purchasing a Home in Southbridge

**Do you have any interest in purchasing a house, condominium, or multi-family building in the Southbridge in the future?**



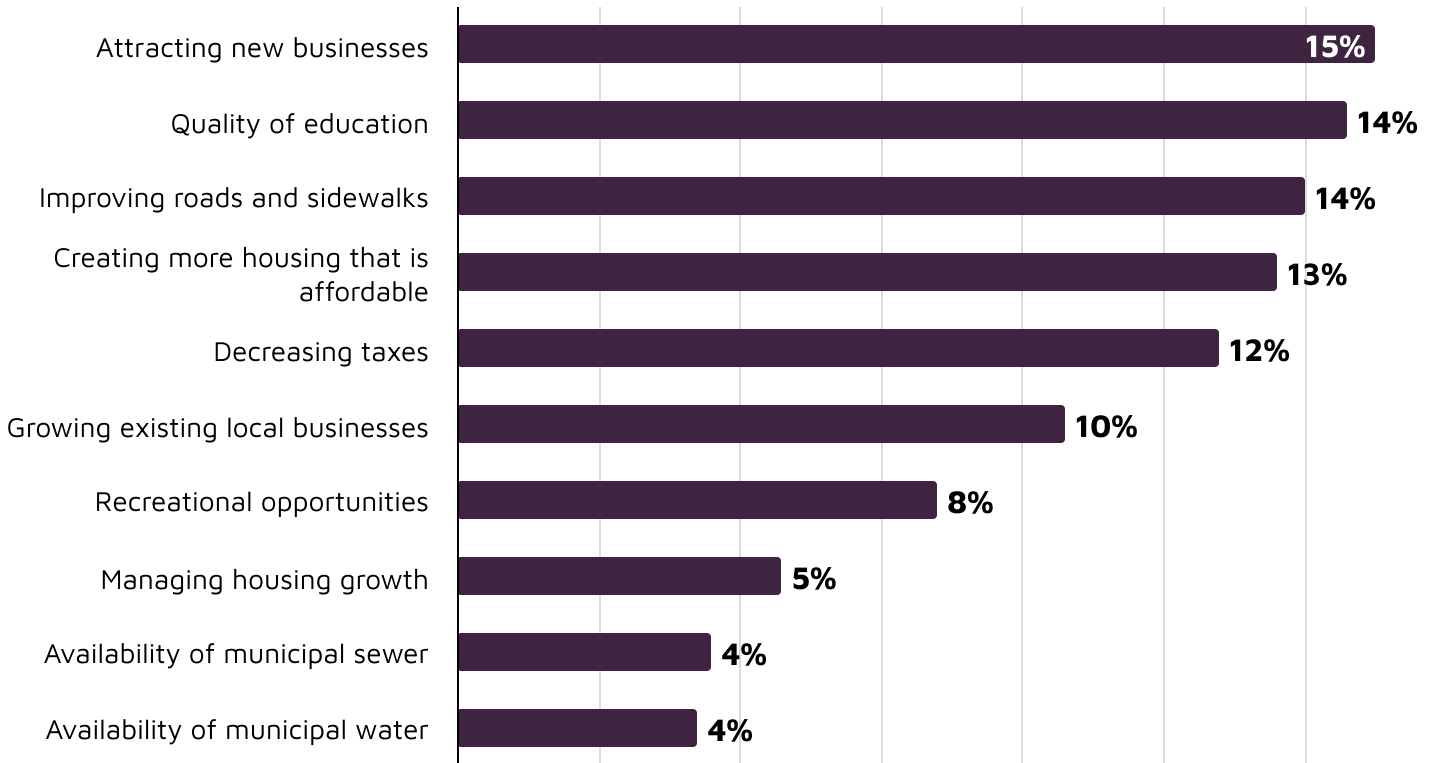
**If you are interested in owning a home or other property in Southbridge, what factors are preventing you?**



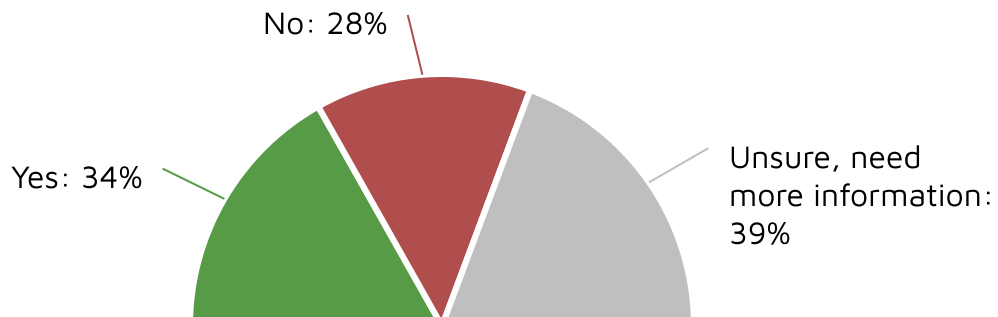
# Southbridge Housing Survey Results

## Future Priorities

**Which issues related to housing and development do you think the Town of Southbridge should prioritize in the next 5 years?**



**In the future, would you like to see Southbridge pursue local adoption of the Community Preservation Act (CPA)?**



# Southbridge Housing Survey Results

## General Comments

*"I am currently approved to purchase a home, but I'm struggling to find something affordable in town."*

*"We need some transitional housing for folks who are working but are unhoused. They need a space for temporary lodging. A dry shelter with an address so they don't lose their stability."*

*"Interest-free loans to landlords of multi-family properties to make updates would be highly beneficial to upgrade the quality of the housing supply. Also similar loans available to add ADU units in basements or attics of 2/3 family properties to increase the supply of studio and 1 bedroom apartments."*

*"I would like to see more low income housing for people with disabilities"*

*"We need to use existing buildings They have sat empty revamp what we have instead of tearing down and building new. Use the places above Main Street small businesses as apartments."*

*"Preserve affordable and decent apartments. \$1700 is too much for many young families."*

*"The rental becoming outrageous. I moved here because it was a beautiful small town that I could afford and walk to work."*

*"We need to address the slum landlord and out of town ownership of the houses and buildings. Owners need to be held accountable for the upkeep of their properties and the fact that they are empty and deteriorating due to neglect."*

*"We're afraid if our rent continues going up we won't be able to afford it"*

*"need a fixed rent... people on disability and low income..... without housing cant afford these high rents."*

*"Monitoring landlords to enforce maintaining properties, not letting buildings fall into disrepair, make it easier for tenants to report rent hikes, abuses, and other issues. Cleaning up/repairing existing apartment buildings to give tenants a clean home that feels welcoming."*

*"Stop corporate purchase of housing. It's bad for the community and bad for small town futures."*

*"Just please offer more programs for low income families"*

*"There needs to be a rent cap that reflects the actual affordability for Southbridge residents."*

*"I would like to pursue sustainable and affordable tiny home ownership on a few acres, but this is not legal. Rental prices are not affordable and it makes it difficult to save for a down payment on a legal residence. "*

*"It all comes down to affording to live. If my overhead to survive was less I would have the extra income to eat out at the restaurants in town and use the other services in town. As it is with high costs of living it has lead to a large amount of debt and no funds to get out of debt and no funds to spend at local businesses."*

*"Having the correct resources available for all to access in a timely matter is a huge factor in support services "*

*"Easier access to services. An example would be better ways to communicate with the local housing authority or apply for assistance"*

*"Make tiny residences and campgrounds legal please!"*



# Community Workshop on Southbridge's Housing Needs

Tuesday, November 12, 2024  
11:30 AM  
Casaubon Senior Center



1

## Agenda



- 11:30 a.m. Introductions
- 11:35 a.m. Presentation and Q&A
- 12:05 p.m. Quick break & divide into small groups
- 12:10 p.m. Small group activity
- 12:45 p.m. Workshop concludes

2

2

# INTRODUCTION TO HOUSING PRODUCTION PLANS (HPP)

What is an HPP and why does Southbridge need one?



3

## HOUSING PRODUCTION PLAN

A Housing Production Plan is a way for municipalities to better understand local housing need & demand, development constraints & opportunities, plus create a vision for future affordable housing.

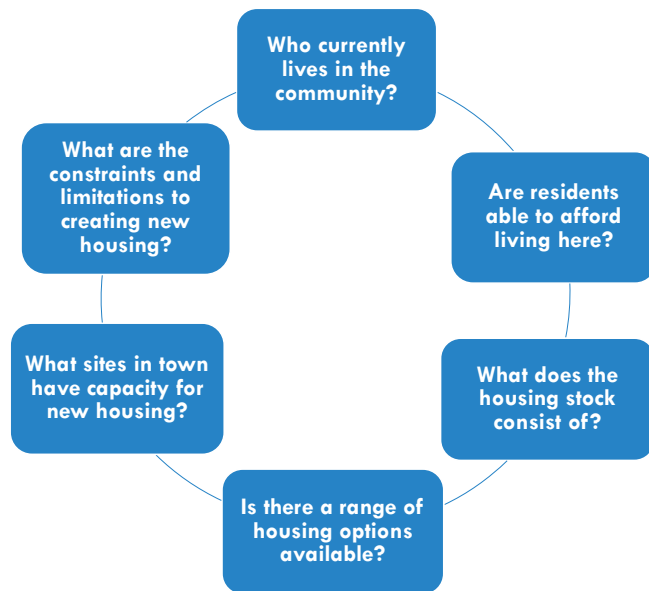
The final plan will be a 5-year strategic plan approved by the State's Executive Office of Housing and Livable Communities (EOHLC).



4

4

## AN HPP PROVIDES GUIDANCE ON:



5

## HOW CAN A HOUSING PRODUCTION PLAN HELP SOUTHBRIDGE?

- ❖ Address unmet housing needs and demands
- ❖ Establish a community vision for the future of housing supported by clear goals and strategies
- ❖ Help the Town work towards meeting the State 10% affordable housing goal
- ❖ Help manage 40B developments under comprehensive permitting
- ❖ Influence and identify the type, location, and amount of housing being developed in the future
- ❖ Inform local decision making over the next 5 years
- ❖ Boost grant and funding opportunities

6

6

# PROJECT PROCESS

- ❖ Regular working group meetings of Town staff, volunteers, & CMRPC
- ❖ Housing Needs Survey – still open!
- ❖ Housing Workshops – October 24<sup>th</sup> & November 12<sup>th</sup>
- ❖ Plan development
- ❖ Approval of HPP by Town Council & Planning Board
- ❖ Submission of HPP to the State (EOHLC)
- ❖ ...Implementation begins!



7

## AFFORDABLE HOUSING & CHAPTER 40B

Who is eligible for affordable housing?



8

# AFFORDABLE HOUSING IN MASSACHUSETTS

- Affordable housing does *not* refer to the design, type, or method of construction of housing units, but to the cost of the housing to the consumer.
- A home is considered affordable when it costs 30% or less of a household's income.
- While many communities may have *naturally occurring affordable housing*, this HPP focuses on the State's definition of "affordable housing" in which a unit qualifies for inclusion on the Subsidized Housing Inventory (SHI).
- Affordable housing has deed restrictions to preserve affordability for decades or in perpetuity to income-eligible low- or moderate-income residents. Without deed restrictions, housing costs can go up as markets rise, making homes that were once inexpensive now costly.
- Affordable housing can take many forms, including public housing and private affordable housing, which is typically built through mixed-income projects.

9

9

## Which households qualify for "affordable units"?

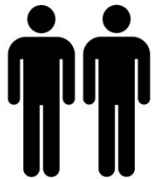
To be eligible for affordable housing, a household's income cannot exceed 80% of the Area Median Income (AMI)

Area Median Income (AMI) for Southbridge & Worcester, MA HUD Metro Area as of 2024:

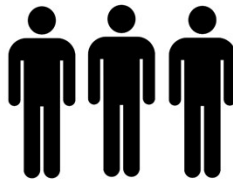
**\$117,300**



**\$68,500**  
for a 1-person  
household



**\$78,250**  
for a 2-person  
household



**\$88,050**  
for a 3-person  
household



**\$97,800**  
for a 4-person  
household

Households are eligible for "affordable housing" if they earn less than the above income limits

*Income limits are calculated by parameters set by the U.S.  
Department of Housing and Urban Development (HUD)*

10

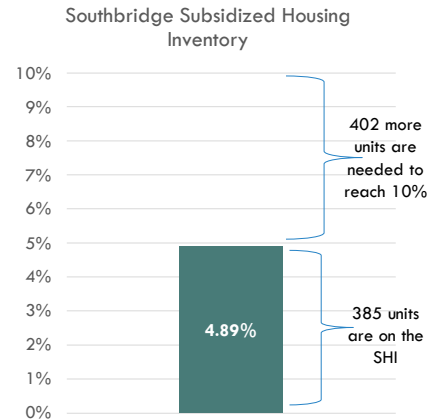
10

# SUBSIDIZED HOUSING INVENTORY

Name	Address	Type	SHI Units	Affordability Expires	Built w/ Comp. Permit	Subsidizing Agency
Dresser Park Apts.	150 Main St.	Rental	37	Perpetuity	No	EOHLC
Quinebaug Plaza	60 Charlton St.	Rental	115	Perpetuity	No	EOHLC
Cross St. Home	45-51 Cross St.	Rental	8	Perpetuity	No	EOHLC
Litchfield Ave.	70-72 Litchfield St.	Rental	8	Perpetuity	No	EOHLC
School St. / Collier St. Apts.	School/Collier Sts.	Rental	8	Perpetuity	Yes	EOHLC
Brookside Terrace	Ashland Ave/ 11 Village Dr.	Rental	168	2030	No	MassHousing; HUD; EOHLC
DDS Group Homes	Confidential		27	N/A	No	DDS
DMH Group Homes	Confidential	Rental	14	N/A	No	DMH

<b>Total Southbridge SHI Units</b>	<b>385</b>
Census 2020 Year Round Housing Units	7,871
Percent Subsidized	4.89%

Source: Executive Office of Housing and Livable Communities, 2023



Source: Massachusetts Executive Office of Housing and Livable Communities

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## CHAPTER 40B: COMPREHENSIVE PERMITTING & SAFE HARBOR

- In municipalities where less than 10% of the housing stock is deed restricted as affordable, a developer can legally bypass local zoning regulations and build more densely.
- The proposed development needs to include long-term affordability restrictions with at least 25% of the units
- The Comprehensive Permit does *not* waive other permitting requirements such as building permits, State highway access permits, wastewater disposal permits, State building code requirements, or State Wetlands Protection Act requirements
- Communities can deny a developer a Comprehensive Permit by claiming “Safe Harbor” if they have an approved Housing Production Plan **AND** increase their affordable housing stock by at least 0.5% of the town’s existing housing units in 1 year or by 1.0% over 2 years

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## COMMUNITY DATA

Does Southbridge's housing stock meet the needs of current and future residents?



13

## WHO LIVES IN SOUTHBRIDGE?



Total Population  
**17,740**



Total Households  
**7,325**



Single-Person Households  
**2,233 (30%)**



Households with Children  
**2,079 (28%)**



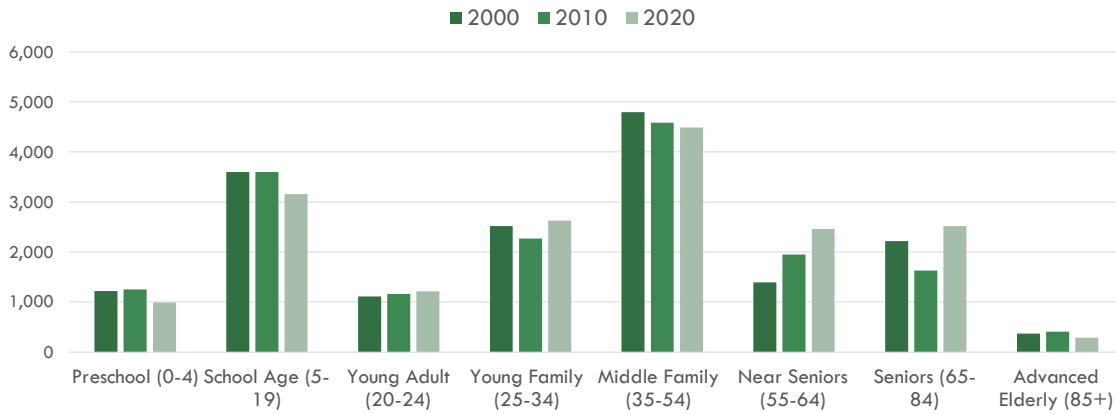
Single-Person Households  
Age 65+  
**818 (11%)**

Source: U.S. Decennial Census 2020

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# AGE

Southbridge Population by Lifecycle Group



Source: U.S. Decennial Census 2000, 2010, 2020

15

# INCOME & POVERTY



Residents Living Below Poverty Level

**17.9%**



Seniors Living Below Poverty Level

**16.7%**



Median Household Income (Owner-occupied Units)

**\$94,092**



Median Household Income (Renter-occupied Units)

**\$35,564**



Households Earning Less than \$75k Annually

**60%**

Source: U.S. Decennial Census 2020; American Community Survey 5-Year Estimates 2022

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## SOUTHBRIDGE'S HOUSING CHARACTERISTICS



Total Occupied Housing Units  
**7,030**



Multi-Family Homes  
**60%**



Owner-Occupied Units  
**3,081 (44%)**



Single-Family Homes  
**40%**



Renter-Occupied Units  
**3,949 (56%)**



Homes Built before 1950  
**44%**

Source: U.S. Decennial Census 2020; American Community Survey 5-Year Estimates 2022

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## HOUSING MARKET CHARACTERISTICS

Average Monthly Rent  
**\$1,679**

Median Sale Price 2023  
Single-Family Homes  
**\$335,000**

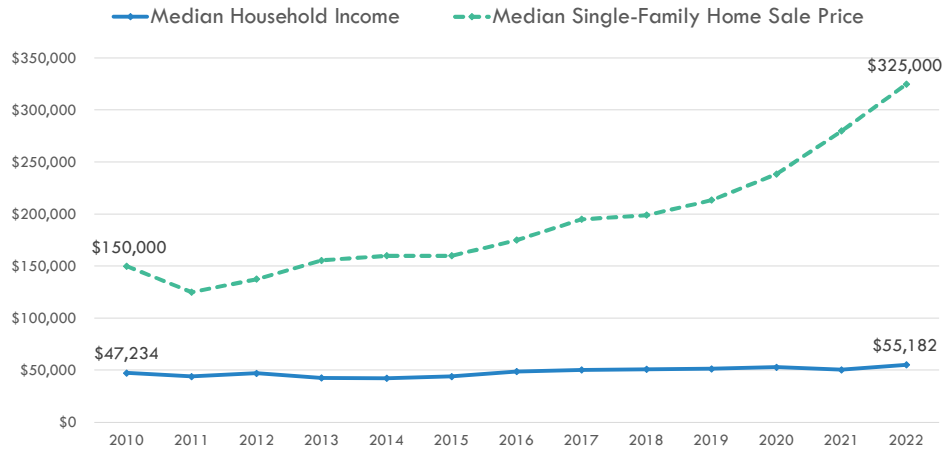
Median Home Value  
(Owner-Occupied Units)  
**\$254,700**

Median Sale Price 2023  
Condominiums  
**\$199,000**

Source: RentCafe; Massachusetts Association of Realtors; American Community Survey 5-Year Estimates 2022

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# AFFORDABILITY GAP



19

## LOCAL HOUSING EFFORTS

What housing issues or initiatives has the Town been working on recently?



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## INITIATIVES THAT ADDRESS HOUSING

Local leaders and organizations have been working to increase housing diversity, quality, and affordability across the Town through the following initiatives:

- [Permitting Guide](#)
- [Downtown Center Design Guidelines](#)
- [Housing Rehabilitation Program \(CDBG\)](#) & [Downtown Slum and Blight Inventory](#)
- [Downtown Southbridge Urban Renewal Plan](#)
- Redevelopment on infill lots – Planning Board discussion topic
- [Affordable Homes Act & Accessory Dwelling Units \(ADUs\)](#)
- Southbridge Redevelopment Authority, Housing Authority, Catholic Charities, St Luke's Guesthouse, Kiva Center, and more!

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## LOOKING AHEAD

What are Southbridge's options to address its housing needs?



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## WHAT OPTIONS EXIST FOR FULFILLING SOUTHBRIDGE'S HOUSING NEEDS?

1. Engage developers with *Friendly 40B* options
  - Town-owned land can be turned into a 40B development which residents can have some input on
2. Encourage housing development types such as *cluster developments* or *modest multi-family units* in suitable areas of town
3. Pursue reliable sources of funding for affordable housing initiatives such as Community Preservation Act (CPA), Community Development Block Grant (CDBG), or an Affordable Housing Trust Fund
4. Amend zoning to allow greater diversity in housing options

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## BUILDING THE “MISSING MIDDLE” HOUSING SUPPLY

*Missing Middle Housing* is a term used to describe a range of housing types with multiple units that are compatible in scale and form with detached single-family homes.

Missing Middle Housing offers a greater choice in housing types that still blend into existing single-family neighborhoods, create more affordable housing options, and help reach sustainability goals.



For more information on Missing Middle Housing, check out this document from AARP: <https://www.aarp.org/livable-communities/housing/info-2022/missing-middle-housing-download.html>

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# BREAKOUT GROUP ACTIVITY

Instructions for the discussion activity



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# BREAKOUT GROUP ACTIVITY

## Instructions

- Break out into groups of no more than 10 people
- Each table should discuss the 4 questions that are presented on the discussion boards. A facilitator at each table will record your comments on sticky notes.
- Tables are also encouraged to participate in the housing preferences board. Consider which housing types are most and least needed in Southbridge then place a color-coded sticker under each of the housing types.
- Be prepared to discuss your reasoning at the end of the breakout.

**Southbridge Housing Workshop: Discussion**

What do you like about living in Southbridge?	What is challenging or frustrating about living in Southbridge?
Are there types of housing or target populations that should be prioritized in Southbridge?	What tools, strategies, or policies related to housing would you like to see offered or strengthened in Southbridge?

**Please keep an open mind, be respectful, and allow all members in the group to talk!**

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# REMINDER: PLEASE COMPLETE THE SURVEY!

The survey remains open for those who have not yet taken it!

Available in both English and Spanish.

<https://southbridge.civilspace.io/en>



**Open Now!**  
**Survey on**  
**Southbridge's**  
**Housing Needs**

<https://southbridge.civilspace.io/en>

Paper copies are available for pick-up and drop-off at Town Hall  
*La encuesta también está disponible en español*

Share your housing experiences and ideas

For more information, please email: [eglaubitz@cmrpc.org](mailto:eglaubitz@cmrpc.org)

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## THANK YOU!

Emily Glaubitz, Principal Planner

[eglaubitz@cmrpc.org](mailto:eglaubitz@cmrpc.org)



<https://www.cmrpc.org/>

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# Taller comunitario sobre las necesidades de vivienda en Southbridge

Martes 12 de noviembre de 2024  
10:00 AM  
Casaubon Senior Center



1

## Orden del día



- 10:00 a.m. Introducciones
- 10:05 a.m. Presentación y preguntas y respuestas
- 10:35 a.m. Pausa rápida y división en grupos pequeños
- 10:40 a.m. Actividad en grupos pequeños
- 11:15 a.m. Conclusión

2

2

# INTRODUCCIÓN A LOS PLANES DE PRODUCCIÓN DE VIVIENDA

¿Qué es una plan de producción de vivienda y por qué Southbridge necesita una?



3

## PLAN DE PRODUCCIÓN DE VIVIENDA

Un plan de producción de viviendas es una forma de que los municipios comprendan mejor las necesidades y demandas de vivienda locales, las limitaciones y oportunidades de desarrollo, además de crear una visión para futuras viviendas asequibles.

El plan final será un plan estratégico de 5 años aprobado por el estado (Executive Office of Housing and Livable Communities).

1

Evaluación integral de las necesidades de vivienda

2

Objetivos de vivienda asequible

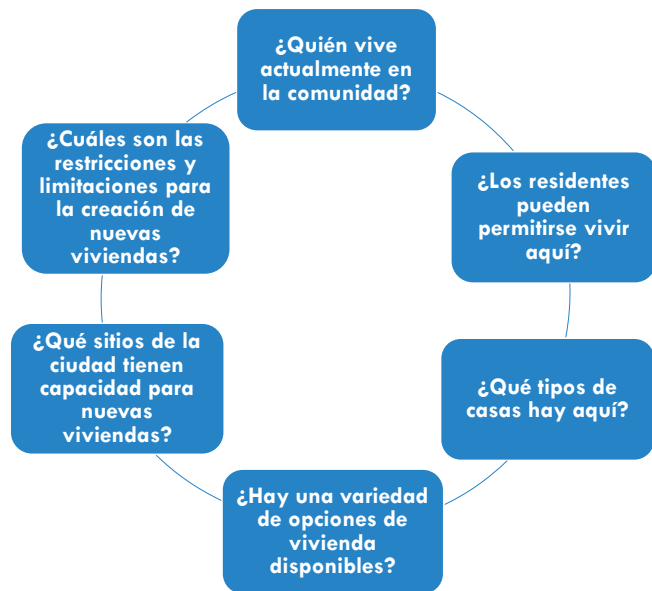
3

Estrategias de implementación

4

4

## UN PLAN DE PRODUCCIÓN DE VIVIENDA PROPORCIONA ORIENTACIÓN SOBRE:



5

## ¿CÓMO PUEDE UN PLAN DE PRODUCCIÓN DE VIVIENDA AYUDAR A SOUTHBRIDGE?

- ❖ Abordar las necesidades y demandas de vivienda no satisfechas
- ❖ Establecer una visión comunitaria para el futuro de la vivienda respaldada por objetivos y estrategias claras.
- ❖ Ayudar a la ciudad a trabajar para alcanzar la meta estatal del 10% de viviendas asequibles
- ❖ Ayudar a gestionar los desarrollos 40B bajo permisos integrales
- ❖ Influir e identificar el tipo, la ubicación y la cantidad de viviendas que se desarrollarán en el futuro.
- ❖ Informar la toma de decisiones local durante los próximos 5 años
- ❖ Impulsar las oportunidades de subvenciones y financiación

6

6

# PROCESO DEL PROYECTO

- ❖ Reuniones periódicas del grupo de trabajo del personal municipal, voluntarios y CMRPC
- ❖ Encuesta de necesidades de vivienda - ¡todavía abierta!
- ❖ Talleres de vivienda – 24 de octubre y 12 de noviembre
- ❖ Desarrollo del plan
- ❖ Aprobación del HPP por Town Council y Planning Board
- ❖ Presentación del HPP al Estado (EOHLC)
- ❖ ... ¡Comienza la implementación!



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## VIVIENDA ASEQUIBLE Y CAPÍTULO 40B

¿Quién es elegible para una vivienda asequible?



8

## VIVIENDAS ASEQUIBLES EN MASSACHUSETTS

- La vivienda asequible no se refiere al diseño, tipo o método de construcción de las unidades de vivienda, sino al costo de la vivienda para el consumidor.
- Una vivienda se considera asequible cuando su coste es el 30% o menos de los ingresos del hogar.
- Si bien muchas comunidades pueden tener viviendas asequibles de forma natural, este HPP se centra en la definición estatal de “vivienda asequible”, en la que una unidad califica para su inclusión en el Inventario de Viviendas Subsidiadas (SHI).
- Las viviendas asequibles tienen restricciones en los títulos de propiedad para preservar la asequibilidad durante décadas o a perpetuidad para los residentes de ingresos bajos o moderados que reúnen los requisitos. Sin restricciones en los títulos de propiedad, los costos de la vivienda pueden aumentar a medida que los mercados suben, lo que hace que las viviendas que antes eran económicas ahora sean costosas.
- La vivienda asequible puede adoptar muchas formas, incluidas la vivienda pública y la vivienda asequible privada, que generalmente se construyen a través de proyectos de ingresos mixtos.

9

9

### ¿Qué hogares califican para “unidades asequibles”?

Para ser elegible para una vivienda asequible, el ingreso familiar no puede exceder el 80% del ingreso medio del área

Ingreso medio del área (AMI) para Southbridge y Worcester, MA HUD Área metropolitana en 2024:

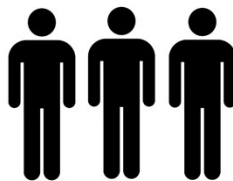
**\$117,300**



**\$68,500**  
Hogar de una  
persona



**\$78,250**  
Hogar de 2  
personas



**\$88,050**  
Hogar de 3  
personas



**\$97,800**  
Hogar de 4  
personas

Los hogares son elegibles para “vivienda asequible” si ganan menos que los límites de ingresos anteriores

*Los límites de ingresos se calculan según los parámetros establecidos por el Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD)*

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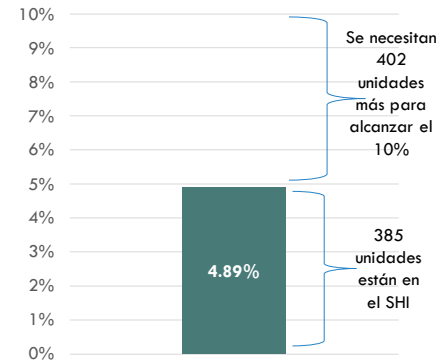
10

# INVENTARIO DE VIVIENDAS SUBVENCIONADAS (SHI)

Nombre	Dirección	Tipo	SHI Unidades	La asequibilidad caduca	¿Permiso integral?	Agencia de Subvenciones
Dresser Park Apts.	150 Main St.	Alquiler	37	Perpetuidad	No	EOHLC
Quinebaug Plaza	60 Charlton St.	Alquiler	115	Perpetuidad	No	EOHLC
Cross St. Home	45-51 Cross St.	Alquiler	8	Perpetuidad	No	EOHLC
Litchfield Ave.	70-72 Litchfield St.	Alquiler	8	Perpetuidad	No	EOHLC
School St. / Collier St. Apts.	School/Collier Sts.	Alquiler	8	Perpetuidad	Sí	EOHLC
Brookside Terrace	Ashland Ave/ 11 Village Dr.	Alquiler	168	2030	No	MassHousing; HUD; EOHLC
DDS Group Homes	Confidential		27	N/A	No	DDS
DMH Group Homes	Confidential	Alquiler	14	N/A	No	DMH
			<b>Unidades totales de SHI en Southbridge</b>			<b>385</b>
			Unidades de vivienda durante todo el año del censo de 2020			7,871
					Porcentaje subsidiado	4.89%

Executive Office of Housing and Livable Communities, 2023

Southbridge Inventario de viviendas subvencionadas (SHI)



Massachusetts Executive Office of Housing and Livable Communities

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## CAPÍTULO 40B: PERMISOS INTEGRALES Y SALVAGUARDA

- En los municipios donde menos del 10% del parque de viviendas está restringido por escrituras como asequible, un desarrollador puede eludir legalmente las regulaciones de zonificación locales y construir con mayor densidad.
- El desarrollo propuesto debe incluir restricciones de asequibilidad a largo plazo con al menos el 25% de las unidades.
- El Permiso Integral no exime otros requisitos de permisos, como permisos de construcción, permisos de acceso a carreteras estatales, permisos de eliminación de aguas residuales, requisitos del código de construcción estatal o requisitos de la Ley de Protección de Humedales del Estado.
- Las comunidades pueden negarle a un desarrollador un Permiso Integral alegando “Puerto Seguro” si tienen un Plan de Producción de Viviendas aprobado Y aumentan su parque de viviendas asequibles en al menos un 0,5 % de las unidades de vivienda existentes de la ciudad en 1 año o en un 1,0 % en 2 años.

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## DATOS DE LA COMUNIDAD

¿El parque de viviendas de Southbridge  
satisface las necesidades de los residentes  
actuales y futuros?



13

## ¿QUIÉN VIVE EN SOUTHBRIDGE?



Población total

**17,740**



Total de hogares

**7,325**



Hogares con una persona

**2,233 (30%)**



Hogares con niños

**2,079 (28%)**



Hogares con una persona  
Edad 65+

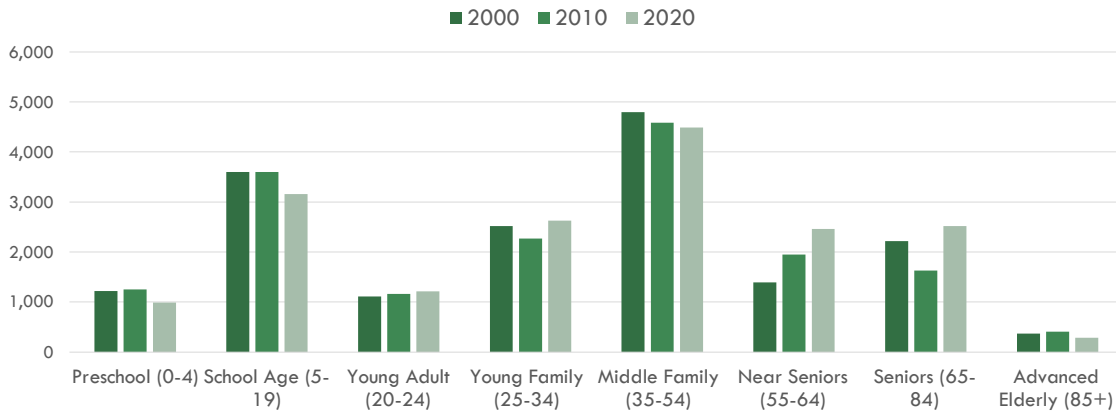
**818 (11%)**

Source: U.S. Decennial Census 2020

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# EDAD

Población de Southbridge por grupo de ciclo de vida



Source: U.S. Decennial Census 2000, 2010, 2020

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# INGRESOS Y POBREZA



Residentes que viven por debajo del nivel de pobreza

**17.9%**



Personas mayores que viven por debajo del nivel de pobreza

**16.7%**



Ingreso familiar medio (unidades ocupadas por sus propietarios)

**\$94,092**



Ingreso familiar medio (unidades ocupadas por inquilinos)

**\$35,564**



Hogares que ganan menos de \$75 000 al año

**60%**

Source: U.S. Decennial Census 2020; American Community Survey 5-Year Estimates 2022

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## CARACTERÍSTICAS DE LA VIVIENDA EN SOUTHBRIDGE



Total de unidades de vivienda ocupadas

**7,030**



Casas multifamiliares

**60%**



Unidades ocupadas por sus propietarios

**3,081 (44%)**



Viviendas unifamiliares

**40%**



Unidades ocupadas por inquilinos

**3,949 (56%)**



Casas construidas antes de 1950

**44%**

Source: U.S. Decennial Census 2020; American Community Survey 5-Year Estimates 2022

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## HOUSING MARKET CHARACTERISTICS

Alquiler mensual promedio

**\$1,679**

Precio de venta medio 2023

Viviendas unifamiliares

**\$335,000**

Valor medio de la vivienda  
(unidades ocupadas por sus propietarios)

**\$254,700**

Precio de venta medio 2023

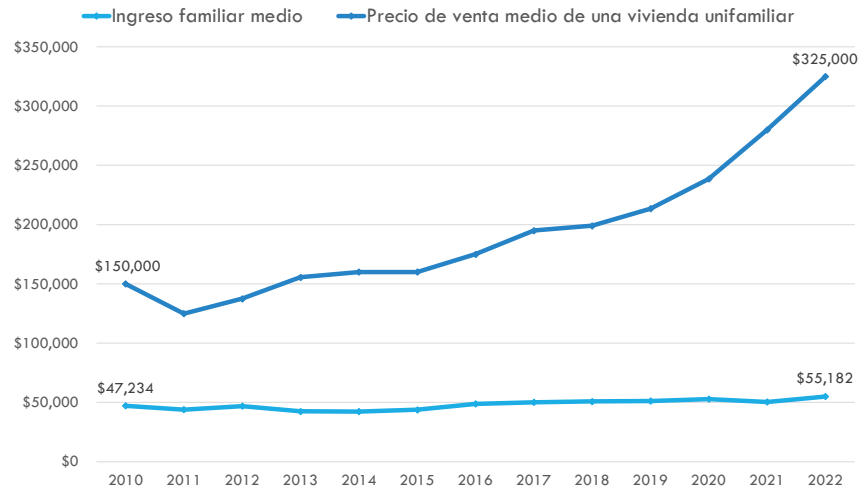
Condominios

**\$199,000**

Source: RentCafe; Massachusetts Association of Realtors; American Community Survey 5-Year Estimates 2022

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## BRECHA DE ASEQUIBILIDAD



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## ESFUERZOS LOCALES EN MATERIA DE VIVIENDA

¿En qué temas o iniciativas de vivienda ha estado trabajando el Ayuntamiento recientemente?



20

## INICIATIVAS QUE ABORDAN LA VIVIENDA

Los líderes y organizaciones locales han estado trabajando para aumentar la diversidad, la calidad y la asequibilidad de la vivienda en toda la ciudad a través de las siguientes iniciativas:

- [Permitting Guide](#)
- [Downtown Center Design Guidelines](#)
- [Housing Rehabilitation Program \(CDBG\)](#) & [Downtown Slum and Blight Inventory](#)
- [Downtown Southbridge Urban Renewal Plan](#)
- Reurbanización en lotes de relleno: tema de discusión de la Junta de Planificación
- [Affordable Homes Act & Accessory Dwelling Units \(ADUs\)](#)
- Southbridge Redevelopment Authority, Housing Authority, Kiva Center, y más!

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## MIRANDO HACIA EL FUTURO

¿Cuáles son las opciones de Southbridge para abordar sus necesidades de vivienda?



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## ¿QUÉ OPCIONES EXISTEN PARA SATISFACER LAS NECESIDADES DE VIVIENDA DE SOUTHBRIDGE?

1. Involucrar a los desarrolladores con opciones “Friendly 40B”
  - Los terrenos de propiedad municipal se pueden convertir en un desarrollo 40B en el que los residentes pueden participar.
2. Fomentar tipos de desarrollo de viviendas como desarrollos en clúster o unidades multifamiliares modestas en áreas adecuadas de la ciudad.
3. Buscar fuentes confiables de financiación para iniciativas de vivienda asequible como Community Preservation Act (CPA), Community Development Block Grant (CDBG), o un Affordable Housing Trust Fund
4. Modificar la zonificación para permitir una mayor diversidad en las opciones de vivienda

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## AUMENTAR LA OFERTA DE VIVIENDAS PARA LA “CLASE MEDIA FALTANTE”

*Clase Media Faltante (Missing Middle Housing)* es un término utilizado para describir una variedad de tipos de viviendas con múltiples unidades que son compatibles en escala y forma con viviendas unifamiliares independientes.

Ofrece una mayor variedad de tipos de viviendas que aún se integran con los vecindarios unifamiliares existentes, crean opciones de vivienda más asequibles y ayudan a alcanzar los objetivos de sostenibilidad.



Para obtener más información sobre la vivienda de clase media desfavorecida, consulte este documento de AARP:  
<https://www.aarp.org/livable-communities/housing/info-2022/missing-middle-housing-download.html>

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# ACTIVIDAD DE GRUPO DE TRABAJO

Instrucciones para la actividad de discusión



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# ACTIVIDAD DE GRUPO DE TRABAJO

## Instrucciones

- Divídanse en grupos de no más de 10 personas.
- Cada mesa deberá discutir las 4 preguntas que se presentan en los foros de discusión. Un facilitador en cada mesa registrará sus comentarios en notas adhesivas.
- También se anima a las mesas a participar en el tablero de preferencias de vivienda. Considere qué tipos de vivienda son los más y los menos necesarios en Southbridge y luego coloque una etiqueta con código de color debajo de cada uno de los tipos de vivienda.
- Prepárese para discutir su razonamiento al final de la sesión.

**Southbridge Housing Workshop: Discussion**

<p>What do you like about living in Southbridge? ¿Qué te gusta de vivir en Southbridge?</p>	<p>What is challenging or frustrating about living in Southbridge? ¿Qué es lo desafiante o lo frustrante de vivir en Southbridge?</p>
<p>Are there types of housing or target populations that should be prioritized in Southbridge? ¿Hay tipos de vivienda o poblaciones que deberían priorizarse en Southbridge?</p>	<p>What tools, strategies, or policies related to housing would you like to see offered or strengthened in Southbridge? ¿Qué herramientas, estrategias o políticas relacionadas con la vivienda le gustaría que se ofrecieran o fortalecieran en Southbridge?</p>

**¡Mantenga la mente abierta, sea respetuoso y permita que todos los miembros del grupo hablen!**

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# RECORDATORIO: ¡POR FAVOR COMPLETE LA ENCUESTA!

¡La encuesta sigue abierta para aquellos que aún no la han realizado!

Disponible en inglés y español.

<https://southbridge.civilspace.io/es>



**¡Abierta ahora!**  
**Encuesta sobre las necesidades de vivienda de Southbridge**

<https://southbridge.civilspace.io/es>

Las encuestas en papel están disponibles en Southbridge Town Hall

*Comparta sus experiencias e ideas de vivienda*

Para información adicional, por favor envíe un correo electrónico: [eglaubitz@cmrpc.org](mailto:eglaubitz@cmrpc.org)

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## ¡MUCHAS GRACIAS!



Emily Glaubitz, Principal Planner

[eglaubitz@cmrpc.org](mailto:eglaubitz@cmrpc.org)



<https://www.cmrpc.org/>

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# Southbridge Community Workshops on Housing

The Southbridge community is invited to discuss local housing issues and identify strategies for meeting the town's diverse housing needs.

## COMMUNITY WORKSHOP #1

**October 24, 2024**

6:00 p.m. - 7:30 p.m.

**Jacob Edwards Library**

**Pioppi Room**

**236 Main Street**

**Southbridge, MA 01550**

## COMMUNITY WORKSHOP #2

**November 12, 2024**

In Spanish: 10:00 a.m. - 11:15 a.m.

In English: 11:30 a.m. - 1:00 p.m.

**Casaubon Senior Center**

**Senior Center Room**

**153 Chestnut Street**

**Southbridge, MA 01550**

Can't attend the workshops?  
The housing survey is still open!  
Scan this QR code to take the survey:



# MODEL Infill Development Overlay District Bylaw

*Prepared by the Pioneer Valley Planning Commission*

## 6.2 Infill Development Overlay District

### 6.20 Purpose

The Infill Development Overlay District has been established to encourage infill and redevelopment in the downtown area to include parcels of land that do not meet the minimum dimensional requirements of the Zoning Bylaw as well as those that do meet the minimum requirements. It has been established to encourage development that maintains the character of existing neighborhood buildings and structures; to permit a flexible approach to providing affordable housing; to provide incentives for new and existing businesses in the downtown area; to increase property values in residential neighborhoods in the downtown area; and to foster well-planned, mixed-use, compact developments in the downtown area in keeping with the character of traditional New England villages by:

- a. Allowing a mix of uses in close proximity in the district within a limited area, including residential, retail, office, and light industrial;
- b. Preserving and restoring the overall character of the downtown area;
- c. Promoting a balance of land uses;
- d. Promoting the opportunity for people to work, meet, shop, and utilize services in the vicinity of their residences;
- e. Providing opportunities for the development of affordable housing;

- f. Providing opportunities for a mixture of uses in the same building;
- g. Promoting a positive pedestrian environment in the district;
- h. Facilitating integrated physical design;
- i. Promoting a high level of design quality;
- j. Encouraging the development of flexible space for small and emerging businesses;
- k. Facilitating development proposals responsive to current and future market conditions; and
- l. Encouraging the development of open spaces and parks within the district to accommodate workers, residents, pedestrians, and shoppers.

#### **6.21 District Boundaries**

The location and boundaries of the Infill Development Overlay District is hereby established as shown on a map entitled, "Infill Development Overlay District of the Town/City of \_\_\_\_\_, Massachusetts", dated \_\_\_\_\_, which accompanies and is hereby declared to be part of this bylaw.

#### **6.22 Residential Infill Development**

Within the boundaries of the Infill Development Overlay District, a lot with at least 5,000 square feet of area and fifty (50) feet of frontage may serve as the location for a single-

family residential dwelling or two-family residential dwelling. A proposed Residential Infill Development shall demonstrate that the home shall be served by town water and sewer service upon completion of the proposed development and meet the following Performance Standards:

- a. The proposed dwelling is consistent in architectural style, scale, setbacks, and frontage with abutting structures, and those in the immediate neighborhood.
- b. Each lot will have access and utility service comparable to that serving nearby properties.
- c. No traffic congestion, health or safety limitations would be created by the development.

#### **6.23 Infill Development/Mixed Use Infill Development**

In the Districts within the boundaries of the Infill Development Overlay District, by Special Permit with Site Plan Approval from the Planning Board, a lot with at least 5,000 square feet of area and fifty (50) feet of frontage may serve as the location for an Infill Development or Mixed Use Infill Development. Any of the dimensional requirements of the Zoning Bylaw, such as lot frontage, width, building setbacks, etc. may also be reduced or eliminated by the Special Permit, provided that the Planning Board determines that the following Performance Standards have been met:

- a. The proposed building is consistent in architectural style, scale, setbacks, and frontage with abutting structures, and those in the immediate neighborhood.
- b. Each lot will have access and utility service comparable to that serving nearby properties.

c. No traffic congestion, health or safety limitations would be created by the development.

d. Access shall be provided to the extent feasible through an existing side street or a shared driveway; curb cuts shall be minimized.

e. Pedestrian and vehicular traffic shall be separated; walkways shall be provided for access to adjacent properties and between businesses where feasible.

A Mixed Use Infill Development that proposes to have retail and residential uses within the same building on lots that meet the minimum dimensional requirements of the underlying zoning district shall be allowed by right if the following criteria are met:

a. The retail use does not exceed 2,500 square feet of Gross Floor Area.

b. No more than one residential dwelling unit is proposed.

Retail/residential Mixed Use Infill Development proposals within the same building on lots that meet the minimum dimensional requirements that exceed the above criteria shall be required to obtain a Special Permit with Site Plan Approval (see Section \_\_\_\_\_ of the Zoning Bylaw) from the Planning Board.

A proposed Infill Development/Mixed Use Infill Development shall demonstrate that the project shall be served by town water and sewer service upon completion of the proposed development.

## **6.24 Use Regulations**

a. All uses listed as “Y” in the underlying zoning district as shown in the Schedule of Use Regulations shall require Site Plan Approval from the Planning Board if the lot does not meet the minimum dimensional requirements of the underlying zoning district of the Zoning Bylaw.

b. Proposed uses within the Infill Development Overlay District which require a Special Permit or Special Permit with Site Plan Approval shall continue to require all such approvals as are designated in the Schedule of Use Regulations. However, where such approval or review is also required as part of an application for a Mixed Use Infill Development, the applicant shall only be required to submit a single Special Permit or Special Permit with Site Plan Approval application for the purposes of gaining approval for all uses in such an application. See Section \_\_\_\_ of the Zoning Bylaw on the procedures and criteria required for the issuance of a Special Permit, and Section \_\_\_\_\_ on the procedures and criteria required for Site Plan Approval.

c. Within a Mixed Use Infill Development, there shall be no restriction on combining different categories of use within the same building other than those restrictions imposed by the State Building Code or other federal, state, or local regulations.

## **6.25 Additional Standards**

In Addition to the minimum standards of the underlying zoning district, the following standards shall apply to all uses allowed within the Infill Development Overlay District except single family and two-family residential development and any building used exclusively for agriculture, horticulture or floriculture. The Planning Board may waive these standards if deemed appropriate by the Board.

### **6.251 Landscape Standards**

a. Street trees shall be planted within the right-of-ways parallel to the street along all streets. Trees shall have a minimum height of six (6)

feet and a minimum caliper of 2.5 inches at the time of planting. Where possible, a minimum of six (6) feet wide landscaped belt will be created to plant the street trees.

b. Tree spacing shall be determined by species type. Large maturing trees shall be planted a minimum of 40 feet and a maximum of 50 feet on center. Small and medium maturing trees shall be planted a minimum of 10 feet and a maximum of 30 feet on center.

c. Utilities shall be located in the street and not in the tree belt, wherever possible.

#### 6.252 Parking Standards

The minimum off-street parking standards as specified in Section \_\_\_\_\_ of the Zoning Bylaw may be waived by the Planning Board where it can be demonstrated by the applicant that the proposed use will not have a negative traffic impact within the neighborhood. In addition to the requirements of Section \_\_\_\_\_, the following standards shall be met:

a. Parking lots shall be located at the rear of or at the side of buildings wherever feasible.

b. When two adjacent lots contain parking areas, it is encouraged to develop them as one parking area.

c. Parking lot layout, landscaping, buffering, and screening shall prevent direct views of parked vehicles from streets and sidewalks, avoid spill-over light, glare, noise, or exhaust fumes onto adjacent properties wherever feasible.

d. Parking lot layout shall take into consideration pedestrian circulation. Pedestrian crosswalks shall be provided, where necessary and appropriate, shall be distinguished by textured paving, and shall be integrated into the wider network of pedestrian walkways. Walkways must conform to requirements of the American with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (MAAB).

#### **6.26 Commonly Held Lots**

Any lot that is commonly held in ownership with an adjacent lot in this district may be treated as a single lot in accordance with this bylaw, provided that the total area of such lots is at least 5,000 square feet in area, the lots have a combined contiguous frontage of at least fifty (50) feet, and vacant of structures, parking facilities, or accessory uses.

#### **6.27 Fires and Natural Disasters**

In cases of fire or natural disaster, a structure in the Infill Development Overlay District that was destroyed may be rebuilt upon the same lot in accordance with this bylaw, provided that the new structure conforms to the use regulations of this bylaw and the reconstruction is completed and the structure is occupied within two years of such damage or destruction.

#### **6.28 Conflict with Other Laws**

All development activities within the Infill Development Overlay District shall comply with applicable laws, regulations, and standards of the town, except that in the event of a conflict between this bylaw and any such laws and regulations, the provisions of this Bylaw shall control, provided that they are consistent with state and federal law.

#### **6.29 Severability**

If any section or provision of this bylaw is found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the validity of any other section or provision of this Bylaw.

## **Zoning Bylaw Amendments also Required:**

Amend Definitions to include the following new definitions:

*GROSS FLOOR AREA - The sum of the horizontal areas of the several stories of a building, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall. Gross floor area shall exclude basements and attics. The surface area of tennis courts, swimming pools, driveways, parking spaces, decks, and porches is not included in the total floor area.*

*Infill Development - The development of new housing or other uses on scattered vacant sites in a built up area within the Infill Development Overlay District.*

*Mixed Use Infill Development - The development of a tract of land, building, or structure with two (2) or more different uses such as, but not limited to, residential, office, retail, institutional, entertainment, or light industrial, on scattered vacant sites in a built up area within the Infill Development Overlay District.*

*Residential Infill Development - The development of new single family or two-family housing on scattered vacant sites in a built up area within the Infill Development Overlay District.*