

JUNE 2025

TOWN OF SOUTHBRIDGE

Housing Production Plan



Prepared by

Southbridge Housing
Production Plan
Working Group

With technical support from

Central Massachusetts
Regional Planning
Commission



Southbridge Housing Production Plan

Southbridge Town Council

September 22, 2025

Presentation by Emily Glaubitz - CMRPC

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.

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



Timeline

- Working Group meetings: Monthly, April 2024 – May 2025
- Survey Open: July – December 2024
- Public Workshops: October 24 & November 12, 2024
- Planning Board vote of approval: September 17, 2025
- Town Council vote of approval: TBD
- Submit to the State’s Executive Office of Housing and Livable Communities for final approval: Upon approval from both Planning Board & Town Council



Comparta sus experiencias e ideas de vivienda



¡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
Casabon Senior Center
Biblioteca Jacob Edwards

¡La encuesta se cerrará el 31 de agosto!

Para información adicional, por favor envíe un correo electrónico a: es@subittocmpg.org

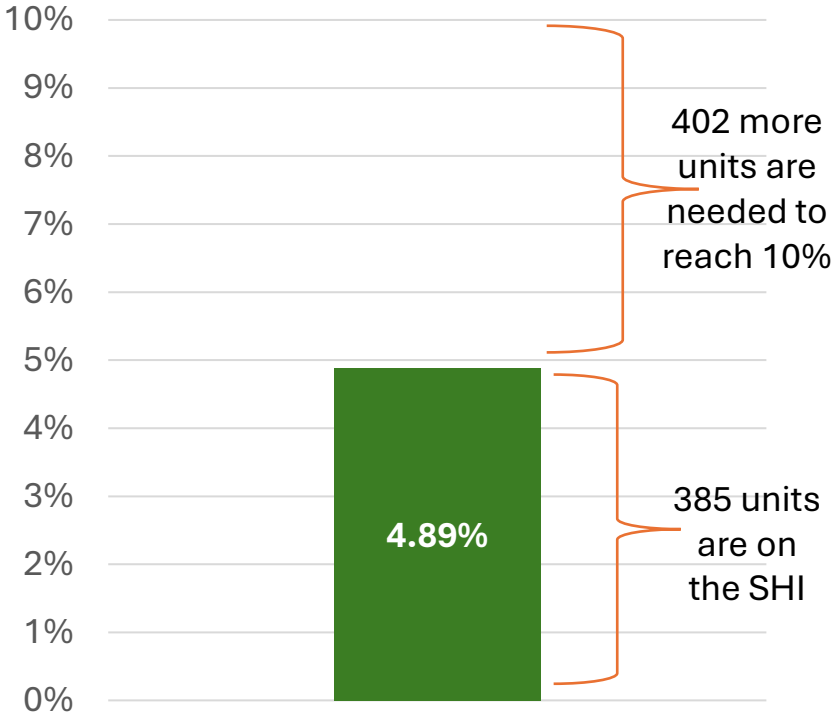


Subsidized Housing Inventory

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

Source: Executive Office of Housing and Livable Communities, 2023

Southbridge Subsidized Housing Inventory



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)

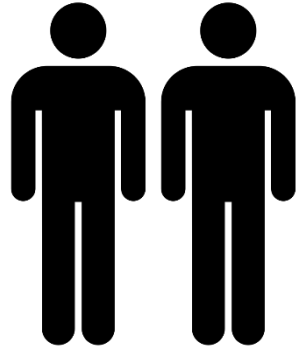
Area Median Income (AMI) for Southbridge & Worcester, MA HUD Metro Area as of 2025:

\$117,300



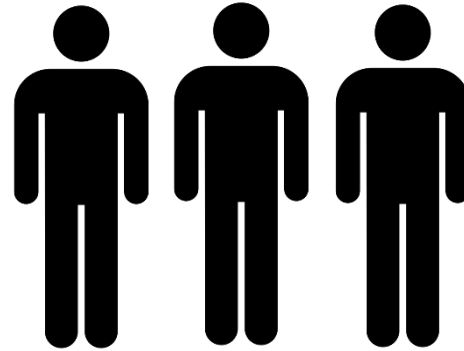
\$68,500

for a 1-person
household



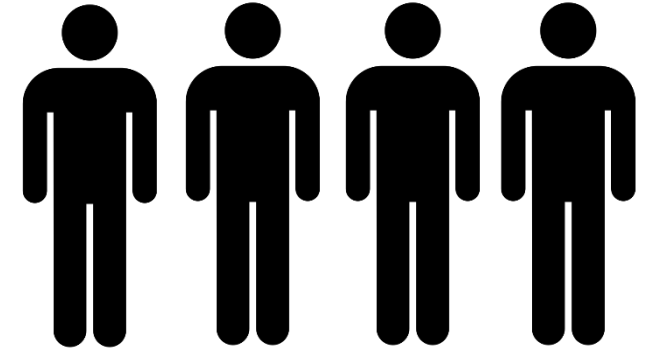
\$78,250

for a 2-person
household



\$88,050

for a 3-person
household



\$97,800

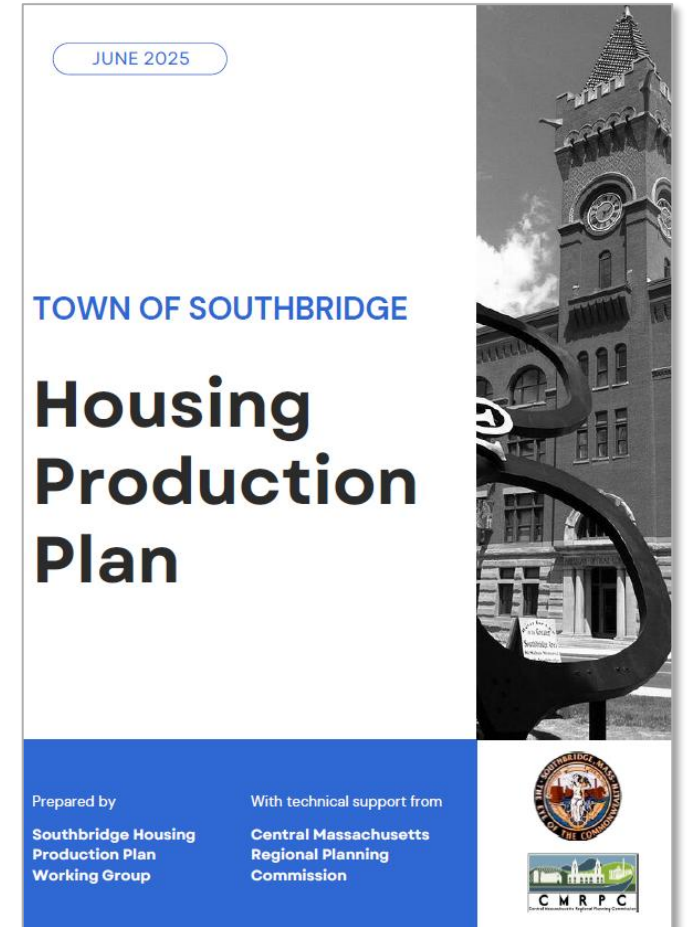
for a 4-person
household

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)*

Plan Structure

- Housing Needs Assessment
 - Demographic characteristics
 - Housing supply characteristics
 - Housing market
- Housing Challenges
 - Regulatory constraints, environmental constraints, community infrastructure, capacity, land availability, community perceptions
- Housing Production Goals
- Housing Strategies & Implementation Matrix
 - Capacity Building
 - Zoning & Policy
 - Housing Development
 - Housing Preservation



Implementation

HOUSING ACTION PLAN

ACTION PLAN	Expected Implementation Years						Parties Responsible for Implementation
	2026	2027	2028	2029	2030	Ongoing	
Capacity Building Strategies							
1.1 Identify and leverage resources to advance housing production and programs.							CMRPC; Affordable Housing Trust Fund (AHTF); Economic Development & Planning Department (EDP); Town Manager's Office; Town Council
1.2 Establish a Municipal Affordable Housing Trust Fund with an active Board of Trustees to oversee affordable housing initiatives in Southbridge.							CMRPC; Town Council; Town Manager's Office; EDP
1.3 Secure and maintain professional support to implement Housing Production Plan strategies.							Town Manager's Office; Town Council
1.4 Promote educational trainings and programs related to affordable housing and encourage participation by Southbridge staff, Town Council, and other board or committee members.							CMRPC; Town Manager's Office; EDP