West Springfield Housing Plan Public Meeting #1

Assessing the Needs of the Community
Overview

- Introduction to the Planning Process (5 minutes)
- A Little Bit of Data (10 minutes)
- Activity #1 Housing Through the Years (15 minutes)
- Activity #2 What Can You Tell Us (45 minutes)
- Next Steps (2 minutes)
## Components of Housing Plan

<table>
<thead>
<tr>
<th>Housing Needs Assessment</th>
<th>Development Opp. And Constraints</th>
<th>Action Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Demographics</td>
<td>• Housing Market</td>
<td>• Goals</td>
</tr>
<tr>
<td>• Current and projected</td>
<td>• Development Constraints</td>
<td>• What are the needs in the community that need to be met</td>
</tr>
<tr>
<td>• Housing Supply</td>
<td>• Development Opportunities</td>
<td>• Strategies to meet them</td>
</tr>
<tr>
<td>• Public Input</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Survey</td>
<td></td>
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<tr>
<td>• Public Forums</td>
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</tbody>
</table>
Planning Process

1. Town convened a Housing Plan working group

2. Six Working Group Meetings*

3. Two Public Forums and Survey*

4. Finalize Plan based on Input

5. City Council Approval

6. Submit to DHCD for Approval

7. Plan Implementation

* Happening Concurrently

Second Forum in October
Plan Finalized in November
West Springfield’s population is expected to grow fairly steadily over the next 20 years. This combined with smaller household sizes will equate to a need for more housing units.
West Springfield’s population is quite stable in terms of age. In the next decade, however, the aging of the Baby Boomer cohort will mean that there will be many more elderly people in West Springfield than currently.
### Some Data - Housing Stock

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile home</td>
<td>220</td>
</tr>
<tr>
<td>50 or more units</td>
<td>630</td>
</tr>
<tr>
<td>20 to 49 units</td>
<td>1109</td>
</tr>
<tr>
<td>10 to 19 units</td>
<td>300</td>
</tr>
<tr>
<td>5 to 9 units</td>
<td>441</td>
</tr>
<tr>
<td>3 or 4 units</td>
<td>1238</td>
</tr>
<tr>
<td>2 units</td>
<td>1076</td>
</tr>
<tr>
<td>1, attached</td>
<td>338</td>
</tr>
<tr>
<td>1, detached</td>
<td>6,278</td>
</tr>
</tbody>
</table>

Approximately 53% of West Springfield’s housing stock is single family homes. The remaining units are part of apartment complexes, mobile homes or town homes.
Different sized households require different sized housing units to meet their needs.

There appears to be a lack of 1-bedroom ownership opportunities—ideal for downsizing seniors or first time homebuyer. There is also a limited supply of rental units with 4 or more bedrooms that could house large families.
Some Data - Affordability

The average household income in West Springfield grew by 38% from 2000 to 2016.

The distribution of this wealth, however, has been skewed. West Springfield has seen significant growth in high income households and a decline in low-income households. Traditional middle incomes brackets have experience slight growth or decline.
Some Data- Affordability

At almost all income levels, some are spending more than 30% of their income on housing. Approximately 34% of households in West Springfield are cost burdened.
# Some Data - Rental Market

<table>
<thead>
<tr>
<th>Source</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Craigslist.com</td>
<td>$610-910</td>
<td>$725-975</td>
<td>$950-1,295</td>
<td>$1,100</td>
<td>$1,995</td>
</tr>
<tr>
<td></td>
<td>($792)</td>
<td>($864)</td>
<td>($1,116)</td>
<td>(1 Listing)</td>
<td>(1 Listing)</td>
</tr>
<tr>
<td>Zillow</td>
<td>$739-779</td>
<td>$799-1,000</td>
<td>$950-1,175</td>
<td>$1,350-1,700</td>
<td>$1,599-1,995</td>
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<tr>
<td></td>
<td>($759)</td>
<td>($934)</td>
<td>($1,065)</td>
<td>($1,474)</td>
<td>($1,797)</td>
</tr>
<tr>
<td>MassLive</td>
<td>No Listings</td>
<td>$950-1,095</td>
<td>No Listings</td>
<td>No Listings</td>
<td>No Listings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>($1,008)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park Square Realty</td>
<td>No Listings</td>
<td>No Listings</td>
<td>$895</td>
<td>$1,700</td>
<td>$1,995</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(1 Listing)</td>
<td>(1 Listing)</td>
<td>(1 Listing)</td>
</tr>
<tr>
<td>HUD Fair Market Rent</td>
<td>$739</td>
<td>$844</td>
<td>$1,117</td>
<td>$1,400</td>
<td>$1,627</td>
</tr>
</tbody>
</table>
Some Data - Real Estate Market

Average Cost of a Single Family Home

- West Springfield
- Hampden County
Housing Through the Years

1. Childhood
2. Own First Place
3. Current
4. Next Home
Have you lived in a.....?

- Single Family House
- Mobile Home
- Duplex
- Town House
- Condo
- Apartment
- Affordable Housing
- Senior Housing
What can you tell us?

- Safe
- Near your job
- Near good schools
- In your price range
- Near bus & bike routes, connects to sidewalks and trails
- ADA accessible
- Fits your family
- Near parks, libraries, rec. centers, shopping, services, and medical
- Diverse
What can you tell us?

1. What are the most important features to include in your ideal housing situation?
   Edit the house by adding or removing features. Then circle the top 3 most important features to you, your family, and friends. Use the space below to explain why they are priorities.

2. What are the top 3 obstacles stopping you from living where you want, and why?

3. How could your community fix the housing problems you, your family, and/or your friends face?
Next Steps

- **Survey**
  - Paper copies available here
  - Bit.ly/WestSpringfieldHousing

- **Public Forum #2**
  - October- Date and Location to Be Determined
  - Include Email on Sign Up Sheet to get an email notification
THANK YOU!

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