



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

Housing Needs Assessment

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

Development Opp. And Constraints

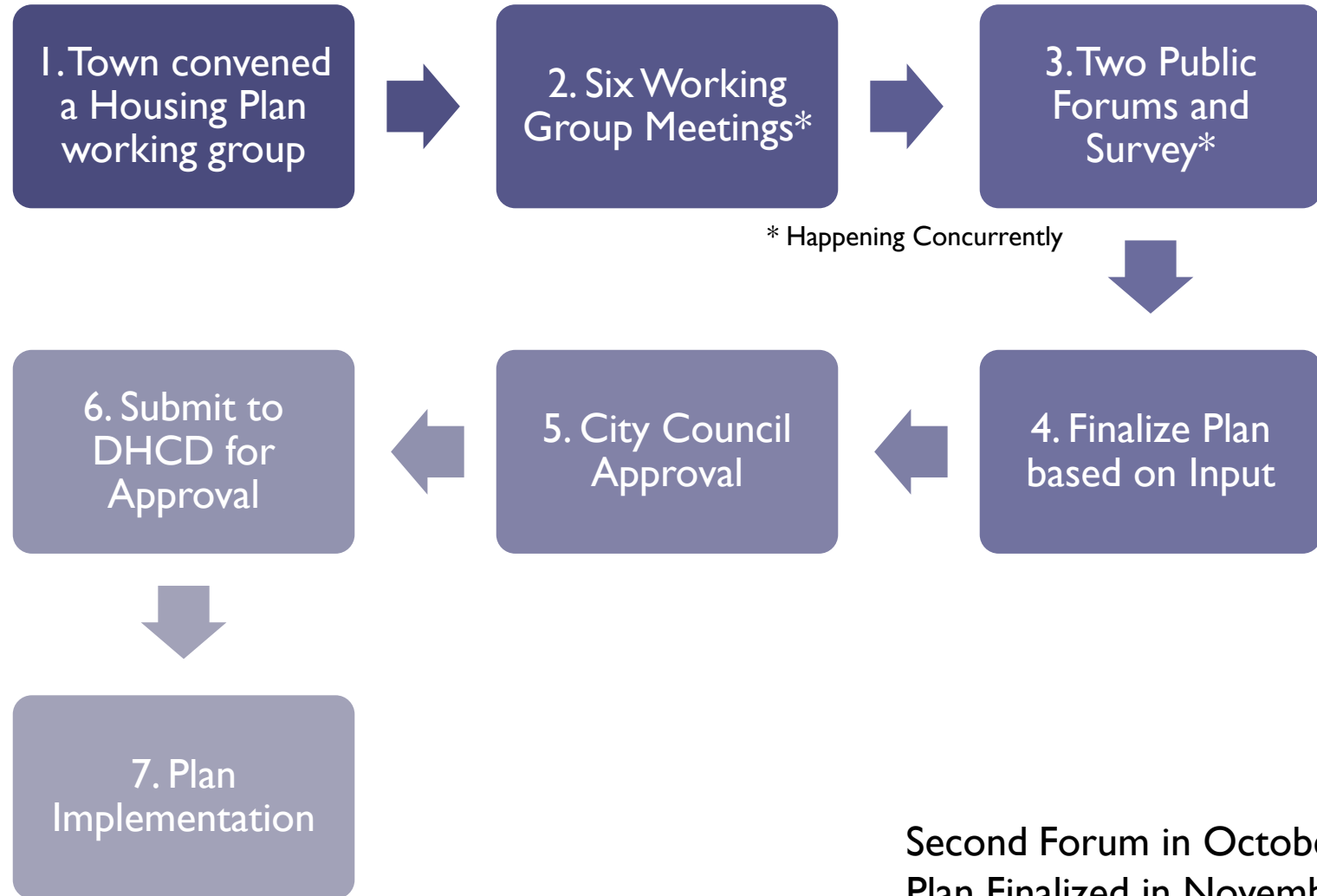
- Housing Market
- Development Constraints
- Development Opportunities

Action Plan

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

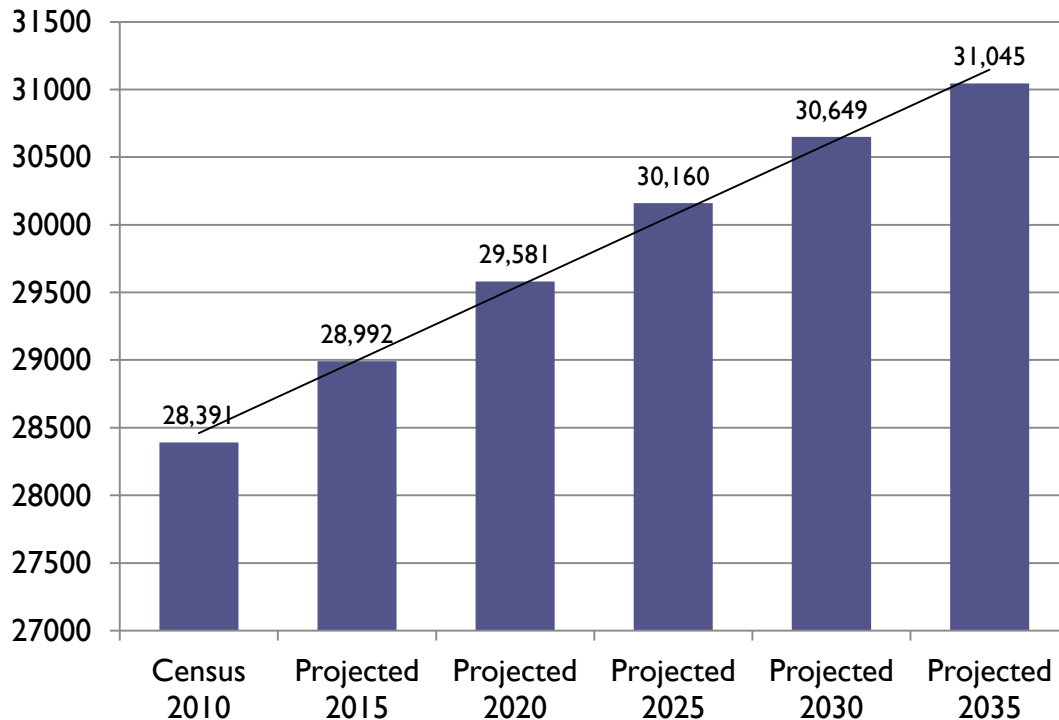


Planning Process



Second Forum in October
Plan Finalized in November

Some Data- Population

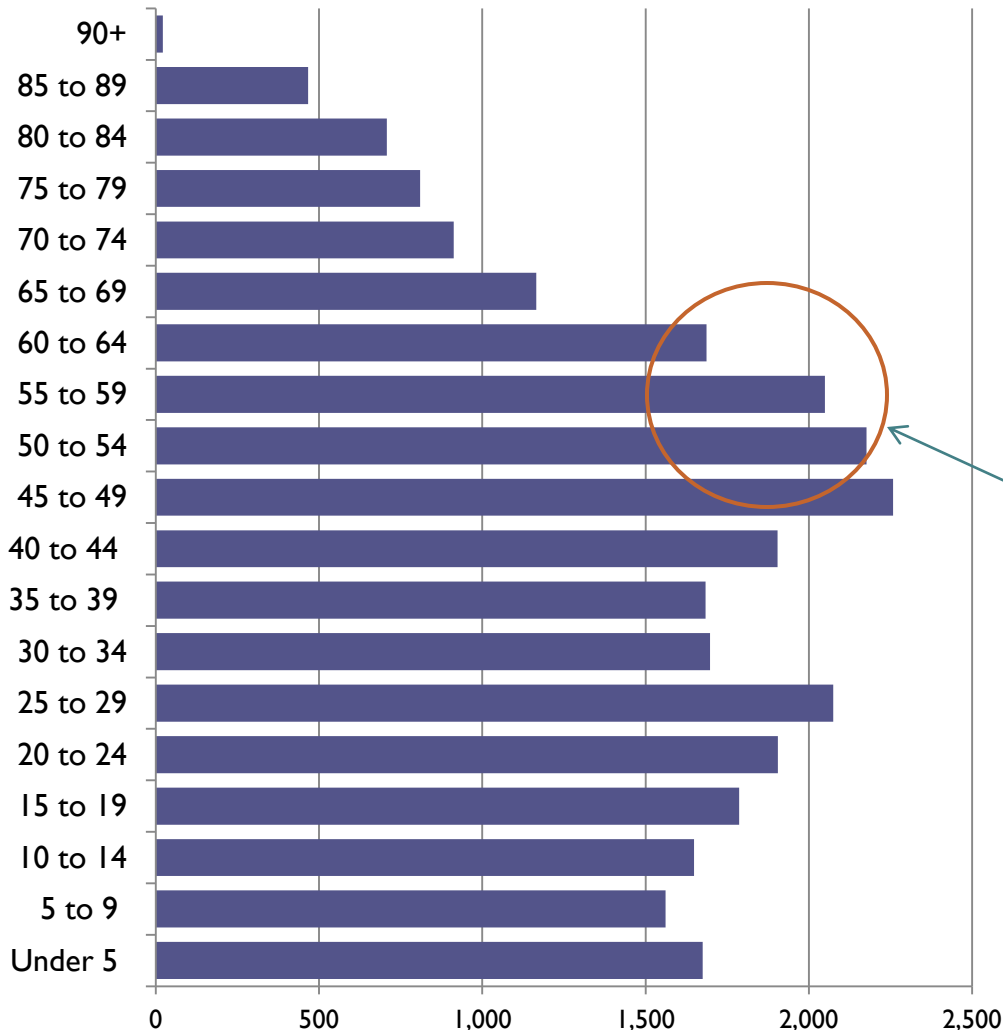


West Springfield's population is expected to grow fairly steadily over the next 20 years.

This combined with smaller household sizes will equate to a need for more housing units.



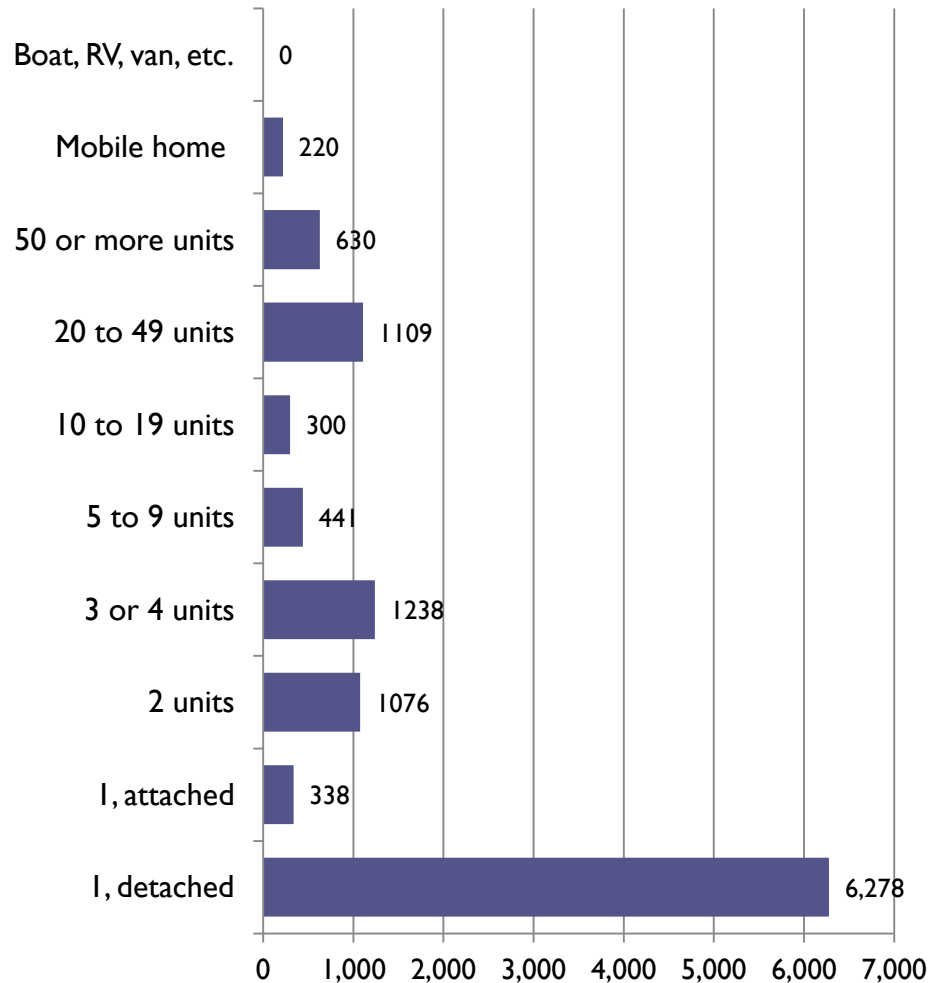
Some Data-Population



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.

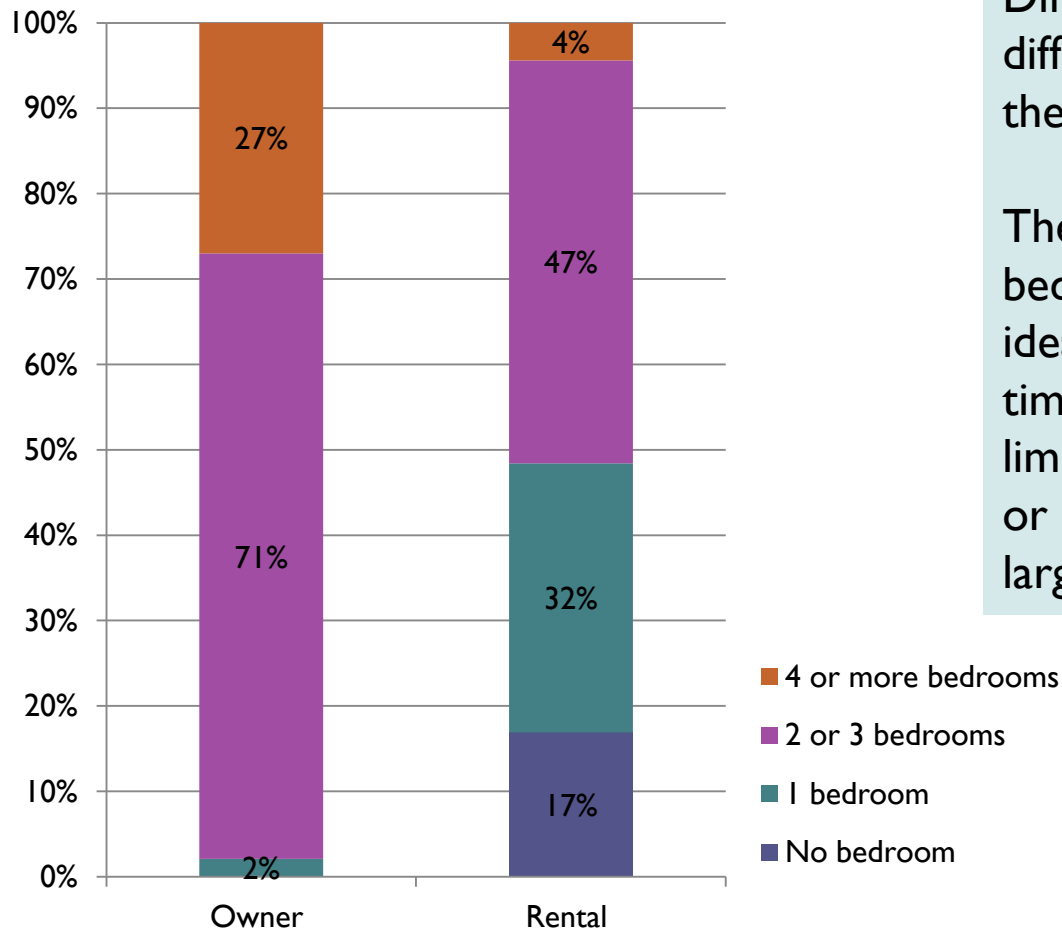
Some Data-Housing Stock



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.

Some Data-Housing Stock



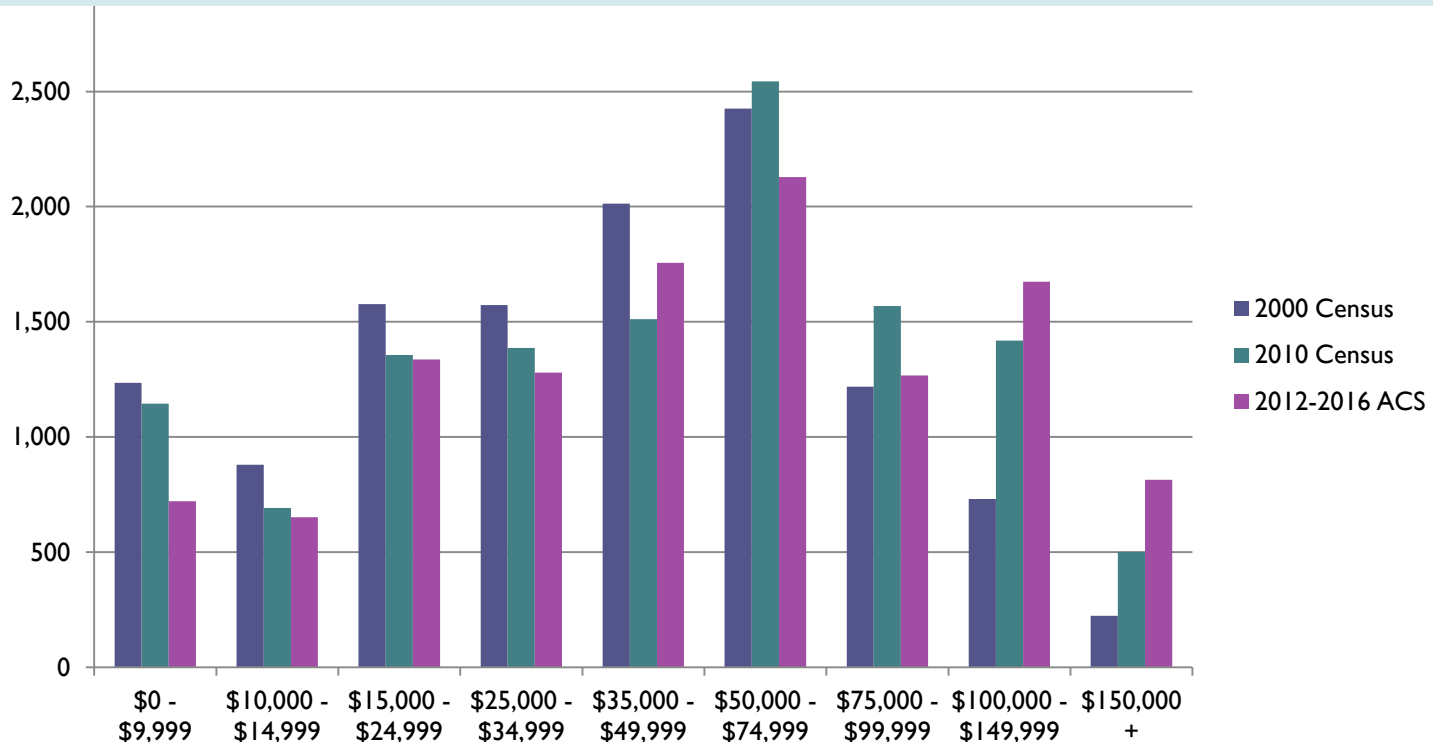
Different sized households require different sized housing units to meet their needs.

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

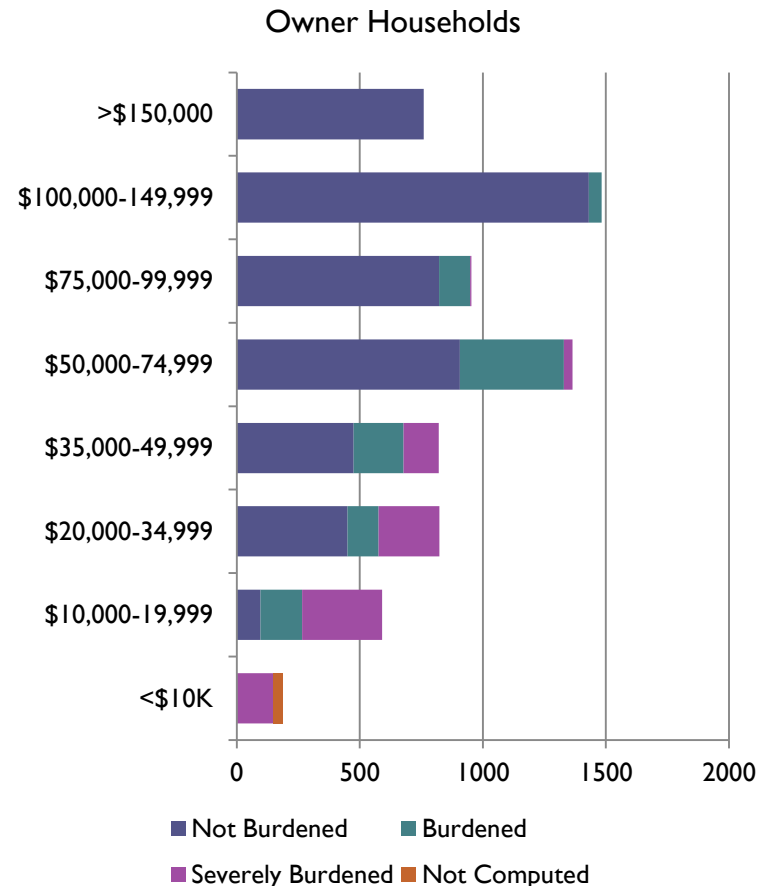
The average household income in West Springfield grew by 38% from 2000 to 2016.

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.

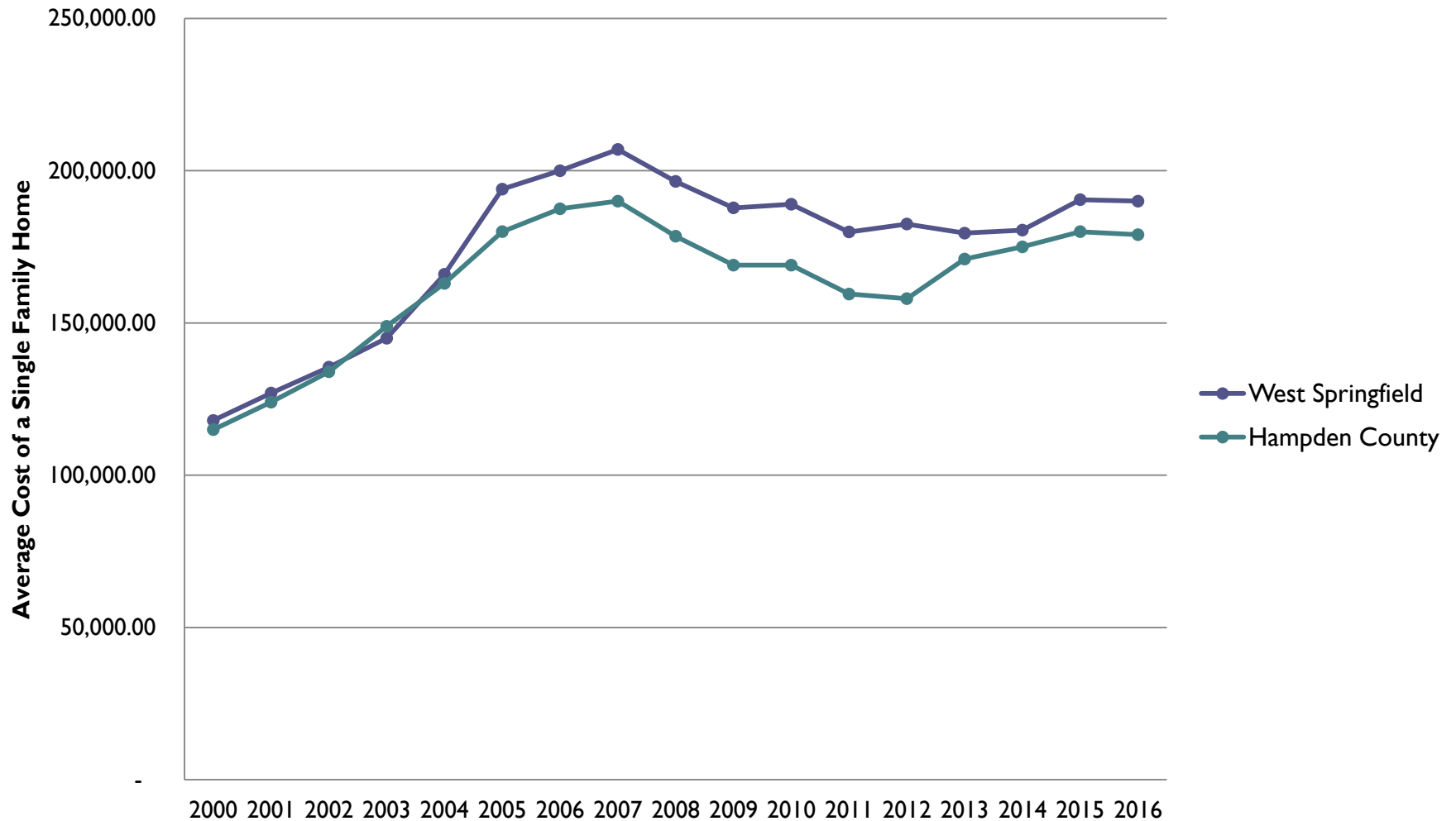


Some Data- Rental Market

	Studio	1 BR	2 BR	3 BR	4 BR
Craigslist.com	\$610-910 (\$792)	\$725-975 (\$864)	\$950-1,295 (\$1,116)	\$1,100 (1 Listing)	\$1,995 (1 Listing)
Zillow	\$739-779 (\$759)	\$799-1,000 (\$934)	\$950-1,175 (\$1,065)	\$1,350-1,700 (\$1,474)	\$1,599-1,995 (\$1797)
MassLive	No Listings	\$950-1,095 (\$1,008)	No Listings	No Listings	No Listings
Park Square Realty	No Listings	No Listings	\$895 (1 Listing)	\$1,700 (1 Listing)	\$1,995 (1 Listing)
HUD Fair Market Rent	\$739	\$844	\$1,117	\$1,400	\$1,627



Some Data-Real Estate Market



Housing Through the Years

1. Childhood

2. Own First Place

3. Current

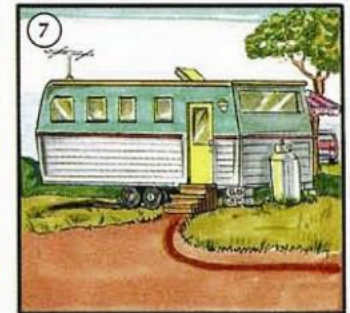
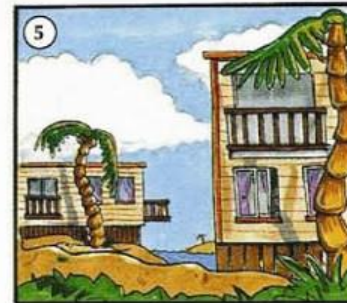
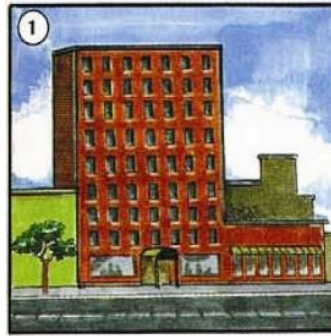
4. Next Home



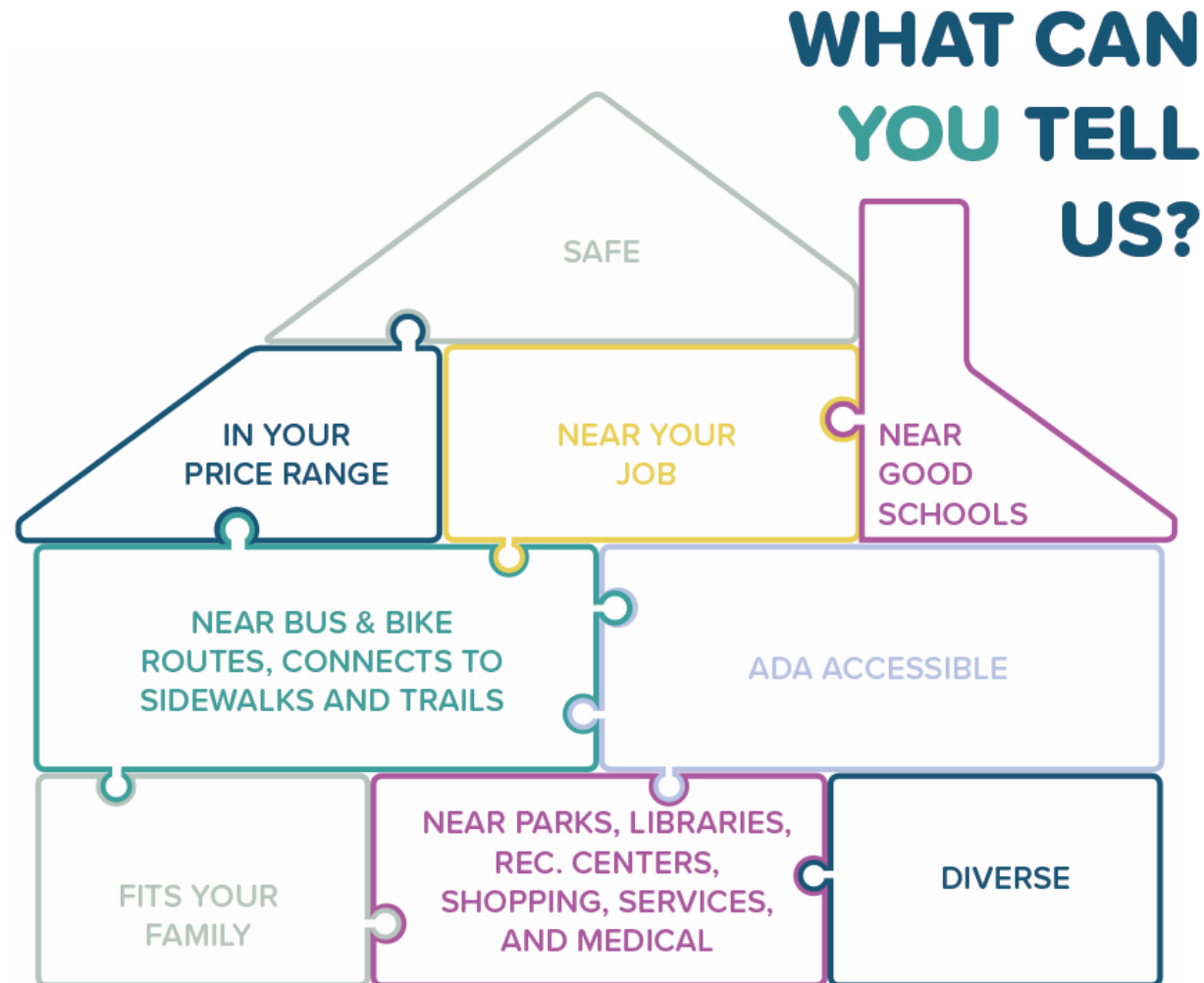


Have you lived in a.....?

- ▶ Single Family House
- ▶ Mobile Home
- ▶ Duplex
- ▶ Town House
- ▶ Condo
- ▶ Apartment
- ▶ Affordable Housing
- ▶ Senior Housing



What can you tell us?



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](https://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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