



Town of Ludlow

COMMUNITY HOUSING FORUM

**When: Thursday, May 17th
at 7:00 p.m.**

**Where: Ludlow Town Hall, 1st Floor
488 Chapin Street**

The Town of Ludlow is in the process of preparing a Housing Production Plan that will provide up-to-date information on local housing issues, identify priority housing needs, and propose strategies to address these needs.

Please come to hear what the Planning Board's consultant, Karen Sunnarborg, has learned so far about shifts in demographic and housing trends. Participate in a special program to get your perspective on the Town's future housing agenda.

This is the first of two planned public meetings.

Press Release: Ludlow Planning Board to hold special housing forum on May 17th

The Town of Ludlow has embarked upon an effort to prepare a Housing Production Plan that will suggest a range of options to bring Ludlow closer to the state 10% affordability threshold from the current level of 3.5%, presenting a proactive housing agenda of Town-sponsored initiatives to meet pressing local housing needs. More than a hundred municipalities have adopted such Plans and are working towards their implementation.

While the community's housing stock can be considered relatively affordable compared to other parts of the region and state, the question arises as to how affordable it is to Ludlow residents? As this Housing Production Plan will document, there are segments of the community who are struggling due to limited financial means or other unmet special needs. More recent and projected demographic shifts will continue to challenge Town efforts to address changing housing priorities.

This planning effort represents a proactive approach on the part of the Town to achieve the following local affordable housing and community planning objectives:

- Offer greater local control over affordable housing development as communities that make sufficient progress in implementing the HPP will have the potential ability to deny Chapter 40B comprehensive permit applications that they determine to be inappropriate or not reflective of local needs.
- Provide updated documentation on important demographic and economic trends that have a bearing on future local and regional housing needs.
- Provide a detailed analysis of the local and regional housing dynamic, analyzing how market prices affect residents' ability to pay based on various income levels and target populations.
- Analyze potential regulatory and development opportunities to help diversify local housing to address the range of identified local housing needs.
- Identify what resources are available to support affordable housing development and how the Town can most strategically leverage local investment.
- Provide important data that can be used in applying for public and private sources of financial and technical support for affordable housing development or other community needs.
- Offer a useful educational tool to help dispel misinformation and negative stereotypes regarding affordable housing and galvanize local public support for new housing initiatives.
- Demonstrate the community's intent to proactively address local housing issues to the state and other funding entities.

The Ludlow Planning Board is sponsoring a Community Housing Forum to present what the Town's Consultant has learned thus far regarding the shifts in demographic and housing trends. The meeting will also include a special program to get the perspectives of participants on the Town's future housing agenda.

The meeting will be held on the first floor of Ludlow Town Hall at 488 Chapin Street on May 17th at 7:00 p.m. For more information contact Town Planner, Doug Stefancik, at (413) 583-5624 x 1280.