

# Walpole Housing Partnership Committee

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Fall Town Meeting 2018

# Who are we and what is our charge?

- “Selectmen-appointed town group that helps to facilitate the availability of affordable housing in the Walpole community”
- Short-term goals:
  - Update Housing Production Plan
  - Get state funding
  - Review our zoning bylaws



# What is affordable housing?

- Affordable housing is officially defined as when households with income at or below 80% of the median of the Boston metro area can obtain housing at less than or equal to 30% of their income.

# What is affordable housing?

- 2018 median family income estimate: \$107,800
- 80% of that is \$86,240
- Approximate rent for a 3 bedroom home or apartment:  
**\$2,156**
- Approximate max sales price for a 4 bedroom home:  
**\$286,000**

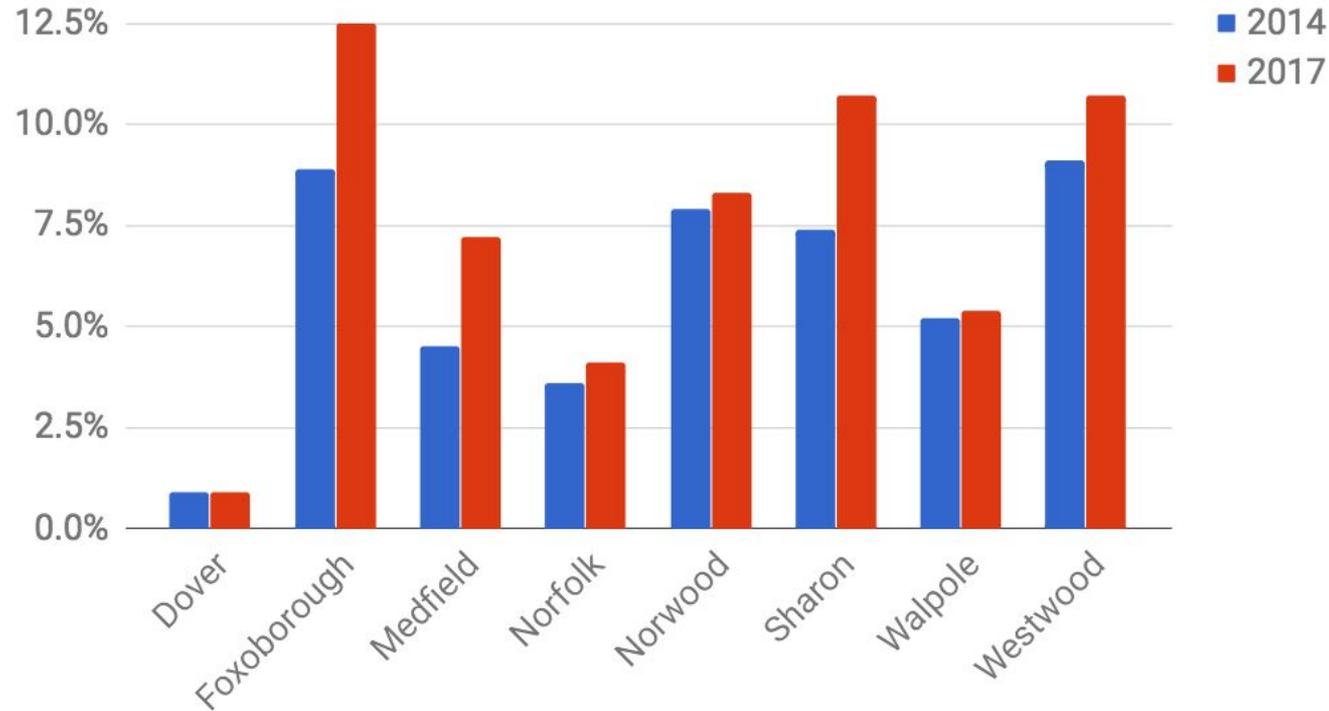
# Why does affordable housing matter?

1. Affordable housing is good for the community
2. 40B Developments
3. Business development



# Walpole lags behind in affordable housing

## Affordable Housing, 2014 vs. 2017



# Why is Walpole behind?



- Lack of housing stock
  - Lack of density
  - Restrictive zoning
  - Building moratoriums
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## What do we do?

- Still studying the best solutions.
- We know what's coming



# Reach out to us

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<http://www.walpole-ma.gov/housing-partnership-committee>