

# Walpole Housing Partnership Committee

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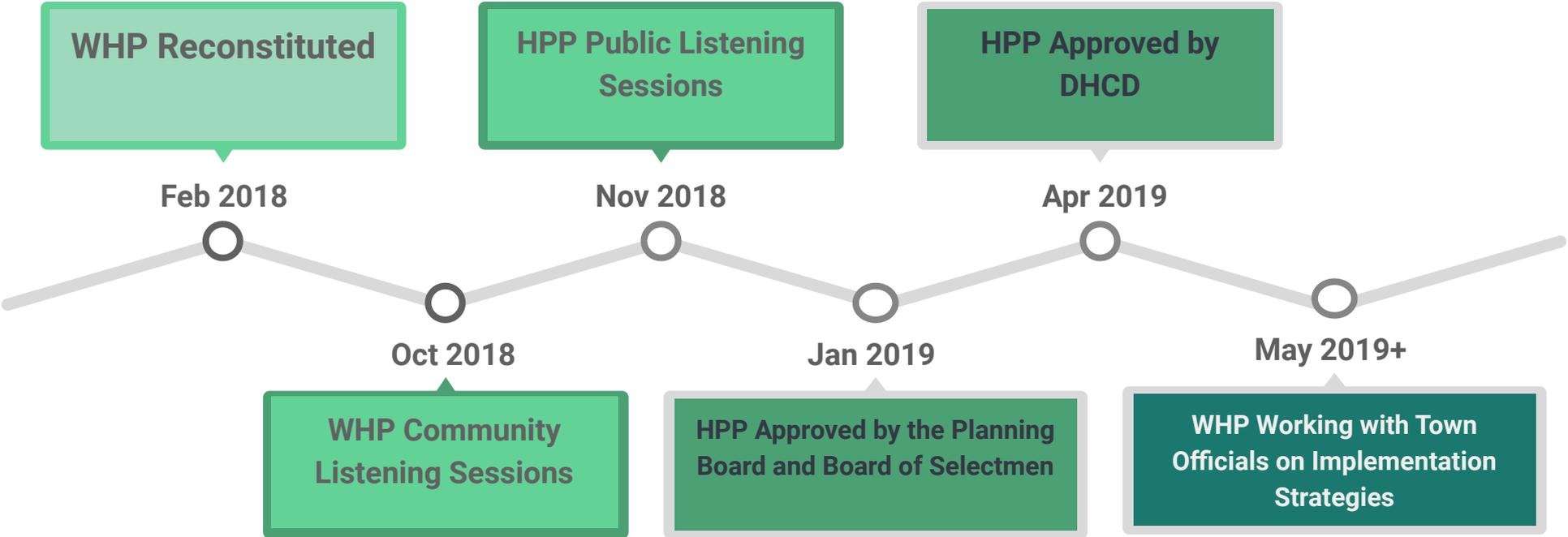
Spring Town Meeting 2019

# Status on the Housing Production Plan (HPP)

- WHP is a “[s]electmen-appointed town group that helps to facilitate the availability of affordable housing in the Walpole community”
- A HPP is is a *proactive* strategy for planning and developing affordable housing.
  - The plan provides a strategy by which affordable housing needs can be met in accordance with Chapter 40B.
  - Allows for a safe harbor from 40B as a result of new development.

<http://bit.ly/HPP2019>

# How did we get here?



<http://bit.ly/HPP2019>

# What are the major findings?

- A significant increase in the 65+ age cohort with a decline in those under 24;
- 2016 median house value: \$435,200; median rent: \$1,322;
- 30.2% of homeowners and 58.8% of renters spend more than 30 percent of their income on housing (30 percent of income is considered affordable);
- Percentage of affordable housing (SHI) in Walpole is 7.1 percent, Walpole needs 256 additional SHI units to reach 10 percent;
- Recent housing development is multifamily.
- Current municipal resources (water & sewer, roads, recreational facilities) currently adequate to support growth.

# What are the implementation strategies?

- Review and revise the zoning bylaws, in particular:
  - Inclusionary zoning, smart growth, open space development, among other things;
- More effectively utilize resources - federal, state, and local
- Increase the supply of homes in Walpole

# Next Steps



- Work with the Massachusetts Housing Partnership.
  - Work with town officials.
  - Continue to focus on building affordable housing.
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# Reach out to us

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