

MINUTES

Meeting Date: **March 21, 2018**

Board/Committee: **Housing Partnership Committee**

Location: **Walpole Town Hall, Room 116**

Members Present: **Andrew Flowers, Audrey Grace, Jeanne Nickola, Michael Teeley (nonvoting), Philip Czachorowski, Willa Bandler**

Members Not Present:

- 1. The meeting was called to order at 7:32 p.m.**
- 2. Community Development Director Tim Higgins has been rescheduled to April 4th.**
- 3. The Committee welcomes new member Michael Teeley.**
- 4. Approval of minutes.**

A motion to approve the minutes from February 21st, with two minor spelling corrections and a correction of the time for the April 4th meeting from 7:30 to 8:00, was made by Philip and seconded by Jeanne.

VOTE: 5-0-0 UNANIMOUS.

5. Report by Members on assignments to get information from other Towns or Boards.

Members reported on the committees and comparable towns with which they had made contact; a separate document will be prepared summarizing the most important of these findings. Towns contacted included Easton, Foxboro, Mansfield, Medfield, Norfolk, Sharon, and Westwood.

6. Housing Production Plan Update.

The previous Housing Production Plan was drawn up by PGC Associates at a cost of \$15,000-\$20,000; there is currently \$5K in that account, and Jim Johnson has added \$10K to the budget this year in addition. We can try for a grant to add to these amounts, but the deadline is 3/29. Ms Grace & Mr Flowers will see if this can be met by the town.

Mr Flowers recommends that we try to get the HPP updated over the summer, since it expires this fall.

7. Impact of Building Moratoriums.

How do they impact affordable housing? Mr Flowers has provided Housing Choice Initiative summary and list of best practices, and argues against moratoriums because, as shown therein, they make us ineligible for HCI funds. Currently we have 2 moratoriums—one on General Residence district (article 29 from Fall 2017 Town Meeting), one for downtown based on need for study of pedestrian usage etc.

Mr Czachorowski advocates adopting an entirely new zoning bylaw rather than continuing to amend existing one.

8. Committee Report for Spring Town Meeting.

This committee will probably present findings about this and other issues on the 2nd night of Spring 2018 Town Meeting in order to be closer to the relevant articles on the Warrant, rather than presenting at the beginning, when zoning will not otherwise be discussed. Ms Grace points out that we need concise, visual ways to quickly get across how moratoriums can adversely impact affordable housing.

9. Agenda Items and Preparation for Next Meeting.

- Review old Housing Production Plan, emphasizing implementation strategies (page 40).
- Invite Jon Rockwood for next meeting?
- Generate outline for TM presentation.
- Create document w/1-2 points per town or board/committee we have contacted.

10. Reference.

links discussed:

mcohousingervices.com/

censusreporter.org/

mapc.org/

chapa.org/events/Ch40BTraining2018

mhp.net/community/events

beaconcommunitiesllc.com/

mass.gov/housingchoice

documents presented:

Housing Choice Initiative summary and list of best practices (from mass.gov/housingchoice)

Town of Mansfield Article VI: Inclusionary Housing Requirement

11. Next meetings to be held April 4th at 8 p.m. and April 18th at 7:30 p.m.

12. The meeting was adjourned at 9:00 p.m.

A motion to adjourn was made by Ms Grace and seconded by Mr Czachorowski

VOTE: 5-0-0 UNANIMOUS.

Minutes respectfully submitted by:

Willa Bandler

Minutes Approved by Committee on:

4/4/18

Chairperson Signature:

Andrew Flowers