

MINUTES

Walpole Housing Partnership Committee

July 19th – 7:00 P.M.

Town Hall, 135 School Street

Main Meeting Room

Members Present: Willa Bandler, Philip Czachorowski,

Andrew Flowers, George Hodges, Michael Teeley

Others Present: Planning Board

1. The meeting was called to order at 7:07 PM

2. Summary of Housing Partnership Role

Mr Flowers offered Planning Board Chair Jack Conroy a summary of our activities, and updated the board on the status of the Housing Production Plan update in progress.

Walpole currently has only 5.4% affordable housing, so updating the HPP is one important step in protecting the town from inappropriate 40B development, and guiding appropriate development of our resources.

Various potential strategies are discussed: inclusionary zoning (Mansfield is our model for this); 40R “Smart Growth” districts; friendly 40B development; requiring affordable units in any new developments/establishing a housing trust to manage funds raised from market-rate developments that do not include affordable units; etc. Planning Board member Marc Romeo asks if those funds would be required to be used for housing; Mr Flowers says yes, we would work with legal counsel to ensure that such funds could not be diverted to other projects.

Mr Flowers asks for the Planning Board's help enact the new HPP, and explains that the expiring version contained many good ideas, and was never implemented. This committee is dedicated to finding ways to translate the new plan to the real world, which will require sustained effort from bodies including the Planning Board. Planning Board member Sarah Khatib agrees that affordable housing is a top priority, both because of the threat of 40B and because of the actual need for housing, but cautions that both the Planning Board and the Housing Partnership will need the commitment of the Board of Selectmen for our efforts to come to fruition.

3. Housing Choice Initiative

Mr Flowers explains to the Planning Board that funds are available under the HCI to towns building housing (affordable or market rate), but that building moratoriums make us ineligible for those funds.

4. Next meeting to be held August 29th at 7:00 PM

5. The HPC item on the Planning Board's agenda being concluded, the HPC adjourned at 7:48 PM

Minutes respectfully submitted by:

Willa Bandler

Minutes Approved by Committee on:

9/12/18

Chairperson Signature:

Andrew Flowers