

MINUTES

Walpole Housing Partnership Committee

June 6th, 2019 – 7:00 P.M.

Town Hall, 135 School Street

Room 116

Members Present: Andrew Flowers, Audrey Grace, Willa Bandler, Mike Teeley, Philip Czachorowski, Liz Barrows

1. The meeting was called to order at 7:05pm
2. No minutes were voted on.
3. **Subcommittee for identifying Town-owned parcels**

Subcommittee is Mr Flowers, Ms Bandler, and Mr Czachorowski. Committee will reach out to town contacts and report back to the full committee.

4. Update on conversation with attorneys representing West Street AQV developers

Ms Grace reported on her conversation with attorneys representing Bristol Bros. developers who are working on AQV on West St. They have been before the Planning Board and they'd like to work with us on building affordable units in a future project. It is unclear what their current status is before the Planning Board. Ms Grace will follow up with the Planning Board and others familiar with the project.

5. Subcommittee for drafting an inclusionary zoning bylaw

Subcommittee consisting of Mr Teeley, Ms Barrows, and Mr Czachorowski met to review resources and templates of inclusionary zoning (IZB) provided by the Mass Housing Partnership. Mr Teeley spoke with a consortium in Yarmouth, who was able to provide a model for regional development. Ms Barrows agreed that Yarmouth's IZB was strong, but also favored Wellesley's and others agreed.

Mr Czachorowski reported on his experience at the Massachusetts Housing Institute. He encouraged the board to ensure that any proposed bylaw is strong. Mr Czachorowski met with Town Planner of Salem who suggested several opportunities for assistance, including working with the MAPC and the MHP for technical assistance and grant funding, meeting with developers, allowing for density bonuses, and holding community meetings. Ms Grace recounted

the committee's conversation with the MHP a few months ago and it was agreed then that the board would adopt these strategies.

Ms Landry of Walpole Housing Authority indicated that there is a great need for housing at the level of 30% area median income (AMI). There are many people on the waiting list, which is weighted by preference, such as those who are living and working in Walpole, and priority, veterans and other high need populations. Ms Landry agreed to provide the committee with data about the needs of our population at the next meeting, which will help the committee better understand the housing need.

The committee held an extended discussion of Inclusionary Housing Program checklist from [Grounded Solutions Network](#), which will be used as a starting place from which to draft an IZB. The subcommittee will provide a working draft of an IZB before the next meeting.

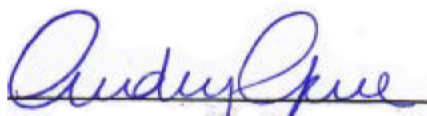
6. Next meeting on July 16th at 7pm and possible joint meeting with Planning Board on July 18th.
7. The meeting was adjourned at 8:49pm

Minutes respectfully submitted by:

Andrew Flowers

Minutes Approved by Committee on: 7/16/19

Chairperson Signature:

A handwritten signature in blue ink, appearing to read "Andrew Flowers", written over a horizontal line.