

# MINUTES

Walpole Housing Partnership Committee

April 23rd, 2019 – 7:00 P.M.

Town Hall, 135 School Street

Children's Room

Members Present: Willa Bandler, Andrew Flowers, Audrey Grace, Liz Barrows, Mike Teeley, Benjamin Barrett

Others Present: MHP Representatives, Shelley Goehring and Katherine Lacy

## **1. The meeting was called to order at 7:17pm PM**

## **2. Election of Officers**

Audrey Grace elected Chair, 5-0-0

Mike Teeley elected Vice Chair, 5-0-0

Willa Bandler will continue as Clerk, 5-0-0

## **3. Development of Implementation Strategies from Housing Production Plan**

- HPP didn't define very low income (so we agree on 50% AMI as a working definition)
- To proceed with inclusionary zoning, we need some sample bylaws to work with.
- Technical assistance is needed (from Mass Housing Partnership?), and we need to talk with town counsel regarding what we need to move forward.
- Could we hire an inclusionary zoning consultant?
- How would we fund a housing trust if we established one?
  - Setting up a trust/payments in lieu:
    - Must have it written into the bylaw
    - Minimum of 5 members on the Municipal Housing Trust (1 comes from BOS)
  - Medfield (2017) — 40B they hated, created a trust, bonded \$1 million
    - Wasn't CPA, payment-in-lieu

- Orleans — \$275k override, per year
- Weston — housing partnership then trust
- Totally different than WHA (Walpole Housing Authority); WHA is through the state, not Walpole's
  - Suggestion: conversation with Denise (WHA), if they have surplus land, then MHP will RFP to add new units
    - Not sure the state would do modernization projects with just special needs populations
    - Narrowness in sub-goals may be problematic
- Talk to MAPC regional housing office; MAPC — fee-for-service for inclusionary zoning bylaw?
- Non-40B are called local action units(LAU) to monitor

Going forward:

- MHP due diligence of municipal sites that could be good for affordable housing
  - Inclusionary zoning consultant (MAPC, but also through MHP)
  - 101 training on Municipal Housing Trust (initial training on what statute says)
- 4. Economic Development Director John Charbonneau re inclusionary zoning bylaw**  
[Postponed]
- 5. Old Business**  
No old business.
- 6. New Business**  
No new business.
- 7. Next meeting to be held June 6th at 7:00 PM**
- 8. The meeting was adjourned at 8:45 PM**  
A motion to adjourn was made by Andrew Flowers and seconded by Audrey Grace  
VOTE: 5-0-0 UNANIMOUS.

Minutes respectfully submitted by:

Willa Bandler

Minutes Approved by Committee on: 10/15/19

Chairperson Signature:

*Andrew Flowers*