

MINUTES  
Walpole Housing Partnership Committee  
September 19th, 2019 – 7:00 P.M.  
Town Hall, 135 School Street  
Room 116

Members present: Andrew Flowers, Audrey Grace, Mike Teeley, Ben Barrett, Willa Bandler, Liz Barrows

Non-voting guests present: Shelly Goehring and Katharine Lacy of Massachusetts Housing Partnership, Joe Moraski

1. The meeting was called to order at 7:02pm
2. Discussion Inclusionary Zoning and Housing Trust articles with MHP representatives
  - a. Regarding the inclusionary zoning bylaw, Shelly and Katharine recommended a gentler density bonuses than proposed. Currently, our proposed density bonuses were closer to those of Boston and Cambridge, and were likely uneconomical in Walpole.
  - b. Shelly and Katharine mentioned that Weston combines the Housing Partnership and the Housing Trust into one body. The WHP should consider this. Also, Hingham has phased out their Partnership when their Trust was created.
  - c. Shelly had the following suggestions for the Housing Trust:
    - i. We should remind folks multiple times that it is tied to the municipality.
    - ii. She suggested the WHP use language from the Chamber's website about "prosperous economy" because small businesses (like restaurants) often suffer as our communities get more and more exclusive.
    - iii. The WHP should answer the question of what is the trust's role by clarifying the statute's directive of creating and preserving affordable housing for low and moderate income households.
    - iv. We should mention other communities use Housing Trusts, and we should highlight the funds they receive, to make sure folks know Walpole will not be an anomaly.
3. Update on Summer Street 40B proposal
  - a. Omni Properties has filed a 300-unit 40B proposal for Summer Street. Jim Johnson is requesting the Housing Partnership's feedback in the Town's letter to the Department of Housing and Community Development.
  - b. Audrey will schedule a meeting with Omni to happen in October or November.
4. Meeting adjourned at 8:26pm

Minutes respectfully submitted by:

Willa Bandler

Minutes Approved by Committee on:

12/12/19

Chairperson Signature:

Andrew Flowers