

MINUTES

Walpole Housing Partnership Committee
November 13th, 2018 – 7:00 P.M.
Town Hall, 135 School Street
Room 108

Members Present: Willa Bandler, Liz Barrows, Andrew Flowers, Michael Teeley (left before 9pm), Benjamin Barrett, Audrey Grace

Non-members present: John Charbonneau

1. Presentation to Board of Selectmen from 7pm to 7:29pm
 - a. Andrew presented. Selectman Mark Gallivan suggests a workshop with the BOS, Planning Board, Zoning Board of Appeals, and Housing Partnership. Nancy Mackenzie wanted to know why we didn't talk to Westwood and Foxborough.
2. WHP meeting in room 108 begins at 7:33pm
3. Discussion of HPP goals and implementation strategies
 - a. Liz says she has first-hand experience as an abutter of a 40B project on Burns Ave., currently under a 1-year moratorium until 2019. Willa Bandler objects.
 - b. Committee discussed details of which units count towards our Subsidized Housing Inventory (SHI), and how to achieve "Safe Harbor" status.
4. Votes on HPP goals and implementation strategies
 - a. Andrew says we can either update whole list of goals (7) and strategies (8) and vote on them as lists, or we can vote on them individually. Members wanted to vote on each item individually.
 - b. Goals (votes in parentheses, yes/no/abstain):
 1. First goal is production of more affordable housing consistent with Walpole's character (passes 5-1-0)
 2. John says monitoring deed-restricted single-family units is hard, so units can fall off SHI if sellers don't self-monitor, report to CHAPA; Audrey thinks the point of this is actually to put money into housing trust (fails 0-5-1). New proposed language: "review and amend the zoning bylaws as required" to accommodate 40R, housing trust fund, accessory apartments, etc. (motion by Audrey, passes 6-0-0)
 3. Goal: More senior housing (passes 6-0-0)
 4. Goal: housing for first-time homebuyers—Liz doesn't see why we should help these people especially, Mike thinks it is too hard to prove whether someone qualifies (fails 3-3-0). Ben proposes new language: "Increase the number of affordable units for purchase or rental for first-time homebuyers." Audrey wants to ask Gino why he used that term—"homebuyers"—is it attached to funding? Ben asks for revote (passes 4-2-0). Mike motions: "Encourage the town to take a financial advocacy role to increase the affordability of housing." (fails 0-5-1)

5. Increase options for special needs populations including veterans (passes 4-2-0)
6. Identify potential properties; Liz thinks this is a problem because she thinks it means eminent domain (passes 6-0-0)
7. Encourage more density near transit & amenities; Liz doesn't think East Walpole should get picked on (passes 5-1-0)
8. Liz wants to have more housing for people at lower income levels. Audrey says group homes for people with disabilities can help with this and are very needed, motions: "Encourage the development of affordable housing for very low income households." (passes 5-0-0, now goal #8)
5. Implementation strategies (votes in parentheses, yes/no/abstain):
 1. Inclusionary zoning bylaw: needs to be stronger—cite examples of inclusionary zoning.. Vote to "Adopt inclusionary zoning bylaw and housing trust" passes (passes 5-0-0). Tasks to complete:
 - comparisons to other towns with specific citations
 - bullet points
 - needs to say why, not just describe how
 - more forceful tone
 2. Accessory units
 - Fine but needs not to be the second one.
 - "Consider allowing accessory apartments" (passes 5-0-0) (no change from original)
 3. Develop additional public housing (passes 5-0-0)
 - "create a housing trust to develop more affordable homes" - Gino should put housing trust legal docs from other towns that have good ones (Mansfield) in appendix
 4. Develop criteria for LIP program
 - This should be under something else (fails 0-5-0)
 5. Consider more options for duplexes & multi-family housing
 - This should also be under something else (fails 0-4-1)
 6. Consider transfer of development rights (fails 0-5-0)
 - This should also be under something else (fails 0-5-0)
 7. Identify land and parcels suitable for affordable housing (fails 0-4-1)
 8. Utilize Walpole Housing Partnership (passes 5-0-0)
 - Ben wants to know what we will do after HPP

Break from 8:45-8:50pm.

Andrew will send edits and comments to the HPP consultant, Gino Carlucci.

Audrey moves to adjourn, Liz seconds, voted, 5-0-0, adjourning at 10:03.

Next meeting: public forum with Gino on 12/10/18

Minutes respectfully submitted by:

Willa Bandler

Minutes Approved by Committee on: 12/12/19

Chairperson Signature:

Andrew Flowers