

Walpole Housing Partnership Committee

Fall Town Meeting 2018

Who are we and what is our charge?

- “Selectmen-appointed town group that helps to facilitate the availability of affordable housing in the Walpole community”
- Short-term goals:
 - Update Housing Production Plan
 - Get state funding
 - Review our zoning bylaws



What is affordable housing?

- Affordable housing is officially defined as when households with income at or below 80% of the median of the Boston metro area can obtain housing at less than or equal to 30% of their income.

What is affordable housing?

- 2018 median family income estimate: \$107,800
- 80% of that is \$86,240
- Approximate rent for a 3 bedroom home or apartment:
\$2,156
- Approximate max sales price for a 4 bedroom home:
\$286,000

Why does affordable housing matter?

1. Affordable housing is good for the community



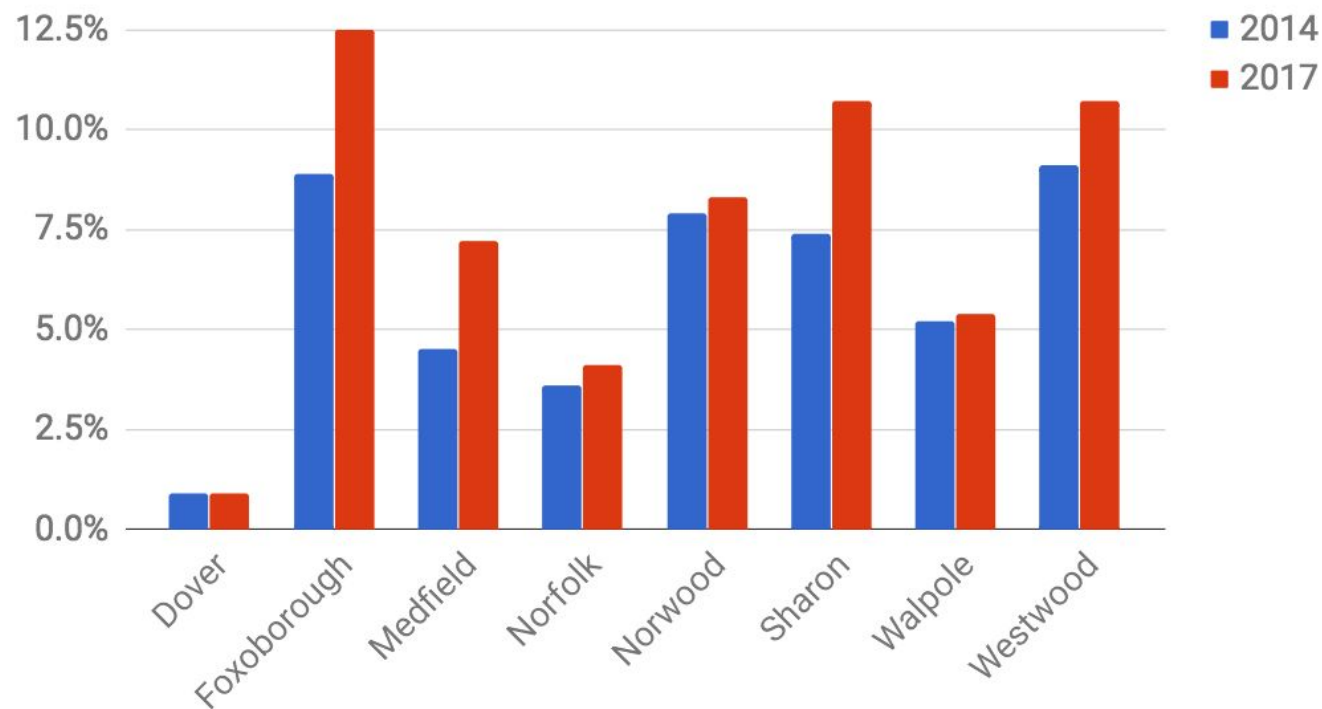
2. 40B Developments

3. Business development



Walpole lags behind in affordable housing

Affordable Housing, 2014 vs. 2017



Why is Walpole behind?



- Lack of housing stock
 - Lack of density
 - Restrictive zoning
 - Building moratoriums
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What do we do?

- Still studying the best solutions.
- We know what's coming



Reach out to us

<http://www.walpole-ma.gov/housing-partnership-committee>