

Walpole Housing Partnership



**INCLUSIONARY ZONING & AFFORDABLE
HOUSING TRUST WARRANT ARTICLE UPDATES**

December 12, 2019

Agenda

1. Introductions
2. Prior Planning Efforts
3. Project Schedule
4. Inclusionary Zoning Overview
5. Proposed Changes
6. Affordable Housing Trust Bylaw
7. Next Steps

Prior Planning Efforts



- ❑ Housing Production Plan Approved (2013)
- ❑ Recent Proposed Housing Developments:
 - *Alta Easterly (40B) - 2017*
 - *Pennington Farms (40B) - 2017*
 - *The Commons at Walpole Station - 2018*
 - *Liberty Station at Walpole Center - 2018*
 - *Moose Hill Condominiums (40B) - 2019*
 - *Diamond Hill Estates (40B) - 2019*
 - *Burns Avenue (40B) - 2019*
 - *Cedar Edge (40B) - 2019*
- ❑ Housing Production Plan Approval (2019)
- ❑ Age Qualified Village Zoning Approval (STM - 2019)
- ❑ Community Resilience Building Workshop (2019)
- ❑ Draft Inclusionary Zoning & Affordable Housing Warrant Articles Fall Town Meeting (2019)

Inclusionary Zoning Overview

M.G.L. Ch. 40B requires that a community provides at least 10% of its housing stock as affordable housing units.

Inclusionary zoning uses the marketplace to generate affordable housing units without requiring significant financial support from the town.

By requiring developers to keep pace with Ch. 40B requirements, the town is able to more effectively produce affordable housing units eligible for inclusion on the **Subsidized Housing Inventory.**

Walpole's 40B Status (2019)..... 7.08%
Potential 40B Status (2020)..... 11.4%

Walpole's draft IZ Bylaw requires that every proposed development project with six (6) or more dwelling units must also include affordable housing units. Units must be provided in accordance with the following schedule:

6-12 Units	10% Affordable
13-20 Units	12.5% Affordable
21+ Units	15% Affordable



Local Housing Bylaws

REGIONAL AFFORDABLE HOUSING REQUIREMENTS						
Community	Bylaw Type			Min. Project Size	AH REQ. (units)	AH Trust
	IZ	Overlay	N/A			
<i>Canton</i>		●		4 units	10%-15%	●
<i>Foxborough</i>			●			●
<i>Medfield</i>	●			6 units		●
<i>Millis</i>			●		15%-25%	
<i>Norfolk</i>	●			10 units	10%	●
<i>Norwood</i>		●			20%	
<i>Sharon</i>		●			20%-25%	●
<i>Stoughton</i>		●			10%	
<i>Walpole</i>	①	②		6 units	10%-15%	①
<i>Westwood</i>		●			10%-15%	
<i>Wrentham</i>		●			5%-25%	

① Spring Town Meeting 2020

② Walpole's AQV Bylaw

Proposed IZ Changes

- ❑ Pro-Rata Fees for Partial Unit Requirements
- ❑ Dimensional Waivers in lieu of Bonus Units
 - Reduced Minimum Lot Size for Affordable Units
 - **On Public Sewer:** 75% Lot Size Reduction (Affordable Only)
 - **On Private Septic:** 50% Lot Size Reduction (Affordable Only)
 - Side & Rear Yard Setback Waivers
 - Potential Lot Coverage Waiver or Open Space Benefit
 - Buffer around existing single family homes
- ❑ Parking Waiver
 - Reduction in Parking Requirements for Affordable Units
 - Reduction in Overall Parking Requirements in located near the T and providing Transit Benefit (shuttle, T-passes, Ride/Car Share parking)

Lot Size Waiver

$$\left(\begin{array}{l} \text{Lot Area Required for Market Rate Units} \\ + \text{ Lot Area Required for Affordable Units} \\ \hline \text{Total Lot Area Required} \end{array} \right)$$

$$\frac{\text{Total Lot Area Required}}{\text{Total \# of Lots}} = \text{Minimum Lot Size}$$

Base Zoning District	Current & Proposed Market Rate	Existing Conditions for Lots in Residential Use	Reduced Lot Size Requirement for Affordable Units		50 Unit Project on Sewer
	Minimum Lot Size	Median Lot Size	On Sewer	On Septic	Min. Lot Size Aff + MR Units
<i>Rural</i>	40,000	41,199	10,000	20,000	35,200
<i>Residence A</i>	30,000	28,200	7,500	15,000	26,400
<i>Residence B</i>	20,000	20,026	5,000	10,000	17,600
<i>General Residence</i>	15,000	10,370	3,750	7,500	13,200
<i>Business</i>	15,000	12,000	3,750	7,500	13,200
<i>Highway Business</i>	40,000	51,836	10,000	20,000	35,200
<i>Central Business District</i>	5,000	4,146	1,000	2,500	4,360
<i>Limited Manufacturing</i>	40,000	16,850	10,000	20,000	35,200
<i>Industrial</i>	40,000	10,510	10,000	20,000	35,200

Note: Residential uses not allowed in PSRC, B, HW, CBD*, LM or I Districts.

Better Site Design

Possible Waivers	Potential Justifications
Setbacks	Utilization of natural terrain to limit visual impacts, provision of landscaped screening, innovative neighborhood design techniques and superior architectural materials.
Open Space	Preservation of Ecological/Environmental Features, Reduced Disruption of Wetlands, Wildlife Corridors, Endangered Species.
Lot Coverage	Utilization of Low Impact Development stormwater management techniques, reduction of paved surfaces, use of permeable pavers
Parking	Location near MBTA, Subsidized T-Passes, Parking for Car/Ride Share Organizations, Provision of Bicycle & Pedestrian Facilities

Affordable Housing Trust

A HOUSING TRUST CAN:

- ❑ Provide financial support for the construction of affordable homes by private developers (for- or non-profit)
- ❑ Rehabilitate existing homes to convert to affordable housing
- ❑ Increase level of affordability in new housing development projects
- ❑ Develop surplus municipal land or buildings
- ❑ Preserve properties faced with expiring affordability restrictions
- ❑ Create programs to help low-and moderate-income families make health and safety repairs

COG's recommendation is to convert the Walpole Housing Partnership into an Affordable Housing Trust in order to effectively advocate for, and implement, housing policy. An AHT maximizes capacity while avoiding overburdening local social capital.

Next Steps

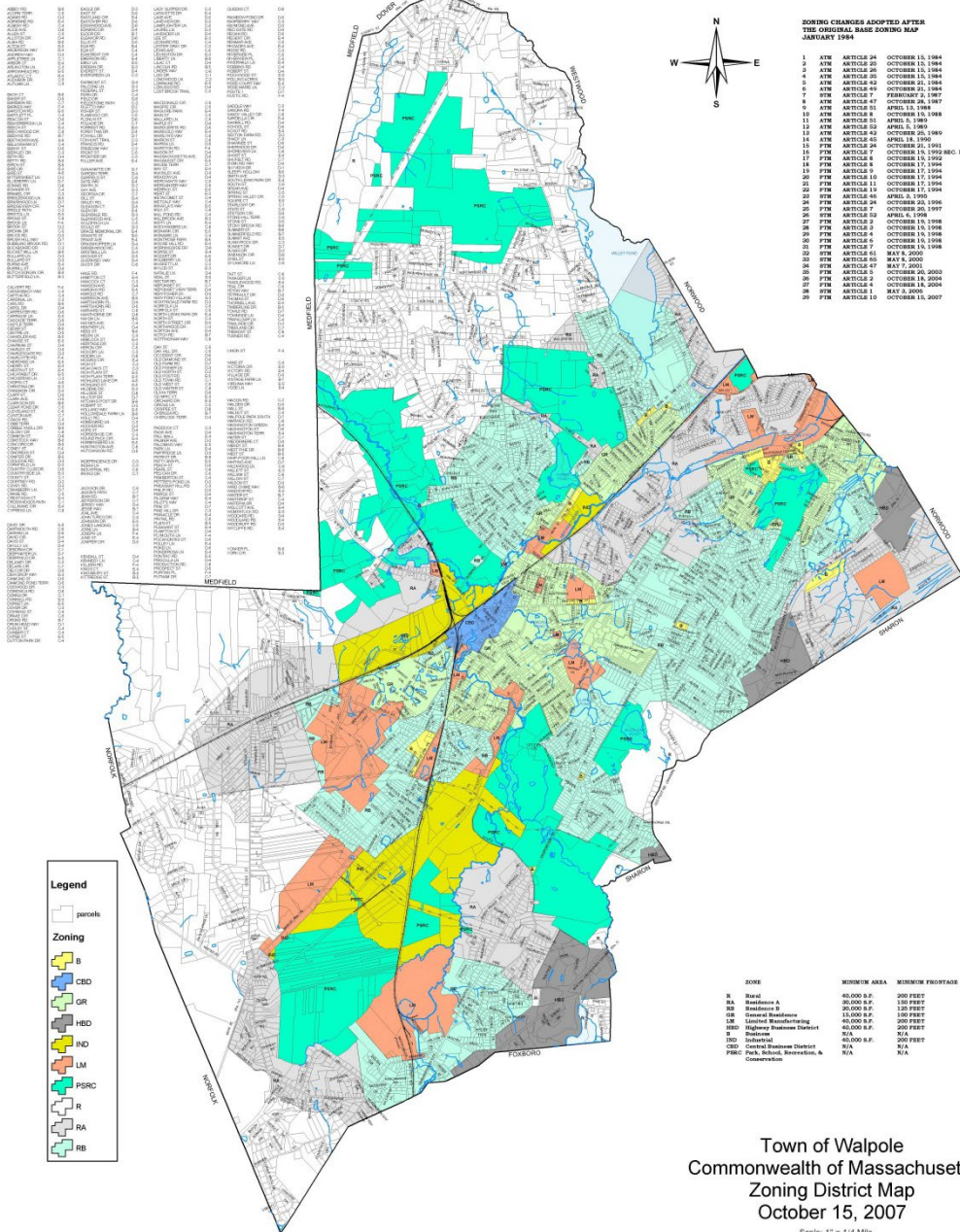
Pre-Town Meeting Process

1. Warrant Opens (11/19/19)
2. ZBA and Planning Board Introductions (12/4/19 & 12/5/19)
3. Walpole Housing Partnership Meetings (12/12/19 & 1/9/20)
4. ZBA and Planning Board Follow-Ups (1/15/20 1/16/20)

Town Meeting Process

1. Public Information Session (*Lets Discuss*)
2. Warrant Closes (1/21/20)
3. Finance Committee Hearing (Feb.-to-Apr.)
4. Planning Board Zoning Hearing (Feb.-to-Apr.)
5. Town Meeting (5/4/20)

Discussion



Town of Walpole
Commonwealth of Massachusetts
Zoning District Map
October 15, 2007