

# **Bolton Affordable Housing Partnership**

Special BAHP Session on Guiding Principles  
November 7, 2002

# Bolton Affordable Housing Partnership

## Agenda

- Review our Affordable Housing Status
- What can Bolton do about Creating Affordable Housing
- Some Successful Affordable Housing Developments
- Review our Guiding Principles
- STM Articles

# Bolton Affordable Housing Partnership

- What is Affordable Housing?
  - Affordable Housing is housing that is created to be affordable on an average family's income.
  - State Guidelines
    - Moderate Income (80% of Median)
    - Low Income (50% of Median)
  - Median Income
    - Bolton is included in the Boston Metropolitan Statistical Area
    - Currently family of four incomes:
      - Median Income - \$68,500
      - 80% of Median - \$52,500
      - 50% of Median - \$32,800

# Bolton Affordable Housing Partnership

- Does Bolton need affordable housing?
  - Chapter 40B – 10% rule
    - State Law to promote the development of affordable housing
    - Permits higher density development and potential relief of local zoning
  - Bolton is at 1%
  - Community needs:
    - 55+ and Active Seniors
    - Town Employees
    - Young Families & Professionals
  - High cost of housing in MA and in Bolton
    - 2000 Bolton median sales price - \$370,000

# Bolton Affordable Housing Partnership

- Current housing situation facing Bolton
  - 10<sup>th</sup> Highest household income in the state
  - 1% of housing is Registered as Affordable (10% needed)
  - Need for a Comprehensive Housing Plan
  - Ripe for 40B & LIP projects witnessed by:
    - Sunset Ridge
    - Bolton Manor
    - Hollyberry (55+)
    - Crystal Springs (55+)

# Bolton Affordable Housing Partnership

- What can the BAHP do for the Town?
  - Complete a DHCD approved housing plan
  - Maintain local control with phased growth of new affordable housing.
  - Work for diversity and address our local needs:
    - Home ownership & rental
    - Geographic dispersion throughout the town
    - Low, Moderate, and Market rate
    - Family and 55+
  - Negotiate with developers in the best interest of the town.

# Bolton Affordable Housing Partnership

Affordable Housing – Breaking the Paradigm!



# Bolton Affordable Housing Partnership

- Successful Affordable Housing Neighborhoods  
(From Executive Office of Environmental Affairs)



**Battle Road Farm**  
Lincoln

In cooperation with a town masterplan, 120 affordable homes were designed in the farmhouse vernacular. Conservation land was reserved and walking trails

# Bolton Affordable Housing Partnership

- Successful Affordable Housing Neighborhoods  
(From Executive Office of Environmental Affairs)



**Co-Housing**  
West Tisbury

This 30-acre site was planned with environmental sensitivity to create 16 co-housing homes and common buildings serving a range of incomes.

# Bolton Affordable Housing Partnership

- Successful Affordable Housing Neighborhoods  
(From Executive Office of Environmental Affairs)



**Sepiessa Point**  
West Tisbury

A portion of a Land Bank conservation parcel was subdivided to provide a site for four affordable rental homes managed by the Dukes County Regional Housing

# Bolton Affordable Housing Partnership

- Successful Affordable Housing Neighborhoods
  - Bolton Woods Way  
Bolton MA  
(Single Family Homes)



# Bolton Affordable Housing Partnership

- Successful Affordable Housing Neighborhoods
  - Foxglove  
Harvard, MA  
(Senior Garden Style Housing)



# Bolton Affordable Housing Partnership

- Successful Affordable Housing Neighborhoods
  - Northbrook Village  
Berlin MA  
(Sr. Detached Multi-unit Apartments)



# Bolton Affordable Housing Partnership

- Task Force & Partnership Accomplishments
  - Task 1 Report - The Status of Affordable Housing
  - Task 2 Report – Affordable Housing Recommendation
    - Establish Bolton Affordable Housing Partnership
  - Establish criteria to evaluate affordable housing proposals.
  - Established Guiding Principles

# Bolton Affordable Housing Partnership

## ■ Partnership Goals

- Maximize local control by meeting current state guidelines
- Complete a DHCD approved housing plan
- Increase public awareness of affordable housing issues facing Bolton

# Bolton Affordable Housing Partnership

## ■ Partnership Goals

- Make recommendations on the pros and cons of Affordable Housing proposals facing the community
- Identify local, state, and federal housing resources to further development
- Negotiate with developers who are interested in friendly development in the best interest of the town
- Executive Order 418 Housing Certification

# Bolton Affordable Housing Partnership

- Guiding Principles

- Maximize local control over the development of affordable housing.

# Bolton Affordable Housing Partnership

- Guiding Principles
  - Provide affordable housing for 3 key population segments.
    - Retired seniors and active adults
    - Families
    - Young professionals and town employees

# Bolton Affordable Housing Partnership

- Guiding Principles

- Require affordable housing projects to be designed and built in accordance with the standards typical in Bolton and that are fitting with our culture and character.

# Bolton Affordable Housing Partnership

## ■ Guiding Principles

- Adhere to the following density targets for affordable housing developments in Bolton. (40B State Avg. 7:1 per DHCD)

	Target
■ Single Family Affordable Houses	2:1
■ Bolton Woods Way ~3:1	
■ Town House Condominiums	6:1
■ Sunset Ridge 14:1	
■ Apartments	10:1
■ Bolton Manor >22:1	

(The density targets are the numbers of units per buildable lot of land on a given site)

# Bolton Affordable Housing Partnership

- Guiding Principles

- Seek to have affordable housing that is inclusive, diverse and evenly distributed throughout all of Bolton.

# Bolton Affordable Housing Partnership

## ■ Guiding Principles

- Negotiate with developers over Comprehensive Permits and Local Initiative Projects to provide for a level of:
  - local preference
  - affordability in perpetuity
  - monitoring and reporting to the town
  - local legal review
  - a target of 35% affordable units per project
  - a benefit to the town
  - limit of profitability to the developer

# Bolton Affordable Housing Partnership

- Guiding Principles
  - Require that the affordable housing projects provide for both moderate and low-income households.

# Bolton Affordable Housing Partnership

- Why should you support the BAHP articles?
  - Endorse the Housing Partnership to demonstrate town support for this vital mission and help us secure favorable standing with the state which will help us maintain local control.

# Bolton Affordable Housing Partnership

- Why should you support the BAHP articles?
  - Transfer from available resources funds to help us complete our mission.
    - Hire supporting experts to consult as needed as we formulate our Affordable Housing plan
    - Direct mail campaign to inform the community about Affordable Housing issues
    - Hire expert consultant(s) to advise in negotiations with developers
    - Utilize funds for legal guidance when issues become complex

# **Bolton Affordable Housing Partnership**

Thank you for your consideration!