

Proposal to Restructure the Bolton Affordable Housing Partnership

Presented by the Bolton Affordable Housing Partnership
Presented to the Board of Selectmen 15 May 2003

The Bolton Affordable Housing Partnership proposes a change to its structure. The existing structure, established by your vote of July 24, 2002, created a partnership with a two-tier membership structure. This has proved awkward to work with and seems unnecessary. One of the inspirations of the two-tier system was the desire to include numbers of people who wished to serve. We propose instead to make the number of partnership members flexible so it can be adjusted to include additional members when desired.

Introduction

The Affordable Housing Task Group (AHTG) as part of the Bolton Long Range Planning Committee has been evaluating the affordable housing situation in Bolton relative to the chapter 40B of the MGL. In this effort the AHTG recommends the Selectman create a Bolton Affordable Housing Partnership (BAHP). This proposal is consistent with the Guidelines Published by the Massachusetts Partnership Fund and has been implemented by many communities in Massachusetts.

Mission

The Bolton Affordable Housing Partnership is a formal vehicle for residents of a Bolton to support efforts to meet the affordable housing needs of our community. The partnership represents the full range of people interested in housing, bringing together concerned citizens. With diverse interests comes the perspective necessary to forge a consensus around affordable housing issues that best reflects the community goals and character. The functions of a partnership will include:

- Developing affordable housing action plans based on housing needs studies
- Establishing criteria to evaluate affordable housing proposals
- Making recommendations on the pros and cons of particular housing proposals
- Identifying local, state, and federal housing resources to further development
- Identify land requirements suitable for development
- Reviewing land use regulations and zoning bylaws
- Working with developers of affordable housing
- Increasing public awareness through forums and other public events

The partnership may initiate action intended to create affordable residential housing projects. In this context the partnership will work to create a specific project consistent with Town policy.

BHA and the BAHP

The following table is offered to help explain and clarify the differences between the Bolton Housing Authority’s and the BAHP’s rolls and responsibilities. Although their main mission, to create affordable housing in Bolton, might appear to be the same, the way they complete this mission is quite different and yet complimentary. A better understanding and greater clarity will emerge as the two groups work together over the next several months.

Bolton Housing Authority	Bolton Affordable Housing Partnership
A state authorized entity required to follow the guidelines established by the state.	A selectman appointed public entity and can work within its own defined guidelines.
Represents the interest of the State. They are focused on establishing and managing low and affordable housing.	Represents the interest of the Town. They are focusing on establishing affordable housing as it relates to the town’s needs.
Deals only in subsidized housing through state and federal programs. They do not work with 40B developers.	Can work on a number of different housing projects and will work with 40B developers to be sure that the town’s best interests are being addressed.
Positions are elected with one state appointed committee member.	Positions are appointed by the selectmen
Deals with state and federal funding including guidelines and bureaucracy associated with the project bidding process.	Can use a number of different funding options if there is need.
Will facilitate the sale of units at Bolton Woods Way by authority of the Selectmen. Will select the monitoring group for Sunset Ridge. Will be responsible to oversee the subsidized housing in town. Act as a Traffic Cop	The BAHP has no managerial responsibilities.
Can own land for development	Cannot own land, as it is not set up as a trust.

Membership

The Bolton Affordable Housing Partnership will consist of five to eleven members appointed by the Board of Selectman. Members are expected to serve a two year term and will serve at the pleasure of the Board of Selectmen.

The Bolton Affordable Housing Partnership will organize itself by electing a chairperson and secretary to serve for a one year term. Decisions will be made by a vote of the majority of members present. A quorum is a majority of the members appointed but not less than four.

Ideally, membership should represent the broad perspectives and interests of the community. Such representation will insure that the partnership approaches its work with a broad knowledge of the community. Members may include interested residents, public officials, housing advocates, real estate brokers, bankers, nonprofit community development corporations, planning boards, community leaders, developers, business leaders and clergy. Once established, the housing partnership may forward recommendations to the selectmen to fill vacancies.

The Partnership will follow Open Meeting Rules for a committee and all meetings of a “governmental body” will be open to the public and comply with restrictions governing executive sessions.

In fulfillment of this mission the BAHP will forward its project specific preliminary recommendations and conclusions to the appropriate Boards, Commissions and Agencies in Bolton with a request for comments from each. Comments will be reviewed with the partnership and the authors of the comments. Following the review process by majority vote of its members the partnership will issue project specific recommendations, which will be distributed to the Board of Selectmen.

The Town Offices are requested to support the efforts of the BAHP in the same way that support is provided to the Planning Board and ZBA.

Proposed Membership

Revised Term Expiration	Current Term Expiration	Member
July 2005	Aug 2003	Barbara Alberts-Pirani
July 2005	July 2005	Jim Bilancieri
July 2005	Sep 2003	Misha Kendall
July 2005	July 2003	Christie Mayo
July 2004	July 2004	Kevin O'Brien
July 2005	July 2005	Doug Storey
July 2004	July 2004	Stan Wysocki
July 2004		
July 2005		
July 2004		
July 2004		

Incorporating within the Commonwealth of Massachusetts

Within two years of appointment by the Selectmen, the BAHP will evaluate and determine if it is advantageous to become a corporation consistent with the guidelines published by the Massachusetts Housing Partnership and the Office of the Massachusetts Secretary of State. If this were to occur the Bolton Affordable Housing Partnership will incorporate as a corporation with the authority to engage in specific activities. The corporation will be organized and shall at all times be operated exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954 as in effect from time to time, including, but not limited to, any or all of the foregoing purposes: To promote and to make housing available to persons of limited income, by purchasing, receiving, taking by grant, gift, devise, bequest, or otherwise, or otherwise acquiring, owning, holding, improving, developing, conveying, or leasing real or personal property, or otherwise promoting or making housing available to persons of limited income, To engage in whatever is lawful and necessary to implement these ends to the extent not in conflict with the purposes permitted for a charitable corporation within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954 as in effect from time to time.