

# **Bolton Affordable Housing Partnership**

Special Town Meeting

November 18, 2002

# Bolton Affordable Housing Partnership

## Topics

- Who is the BAHP?
- What are the Partnership's Goals?
- Does Bolton need Affordable Housing?
- What can the BAHP do for the Town?
- Comment on STM Articles

# Bolton Affordable Housing Partnership

## ■ Who is the BAHP?

- A Team of 10 Volunteers who have a strong interest in Affordable Housing
  - Several who are familiar with the State requirements and town's needs
  - Several new to the town's volunteer effort
  - Room for 3 additional members
- BAHP proposed by the Task II report of the LRPC Affordable Housing Task Group
- Created in August by the Board of Selectmen
- Use the Massachusetts Housing Partnership guidelines

# Bolton Affordable Housing Partnership

## ■ Partnership Goals

- Maximize local control of Affordable Housing Development by meeting current state guidelines
- Negotiate with developers who are interested in friendly development in the best interest of the town
- Complete a DHCD approved housing plan
- Update Executive Order 418 Housing Certification
- Increase public awareness of affordable housing issues facing Bolton

# Bolton Affordable Housing Partnership

- Does Bolton need affordable housing?
  - Chapter 40B – 10% rule
    - State Law promotes the development of affordable housing
    - Supersedes local zoning bylaws to promote affordable housing development
      - Including higher densities
      - Type of housing
  - Bolton is at 1%
  - Community needs housing for:
    - 55+ and 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

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



# Bolton Affordable Housing Partnership

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



# Bolton Affordable Housing Partnership

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



# Bolton Affordable Housing Partnership

- Successful Affordable Housing Neighborhoods
  - Heywood House  
Westwood, MA  
(Two Family Colonial)



# Bolton Affordable Housing Partnership

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

# Bolton Affordable Housing Partnership

- Article 7 - Why should you endorse the creation of the BAHP?
  - To demonstrate to the state and to developers that the town is serious about creating affordable housing
    - Help us secure favorable standing with the state
    - Help us manage Affordable Housing development
  - To provide an alternative to the 40B process for developers who want to work with the town to meet our housing needs
    - We get more of what Bolton wants for Bolton residents
    - This may be the least expensive way for the town to develop the affordable housing we need
  - To be pro-active in creating attractive affordable housing options instead of reacting to 40B applications

# Bolton Affordable Housing Partnership

- Article 8 - Why should you support funding 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
  - Fund seminar attendance for BAHP members

# Bolton Affordable Housing Partnership

## In Closing

- Bolton Needs Affordable Housing
- Bolton Needs to Demonstrate its Concern about Affordable Housing
- Bolton Needs to Regain Control Over Affordable Housing Development
- Bolton Needs Your Support on Articles 7 & 8