

# HOUSING PARTNERSHIP

January 20, 2010

6:30pm

Conference Room 2 –  
Town Hall

Meeting called by: 6:40

Type of meeting: Regular Monthly Meeting

Note taker: Michelle

Attendees: Pat, Brenda, Michelle

Please read:

Please bring: WB Master Plan

## AGENDA ITEMS

Topic	Presenter	Time allotted
✓ Meeting Minutes 12/16/09	Brenda accept	
✓ Work Plan		
✓ Meeting Trish Settles 2/17/10	- copy of PB minutes to Brenda	
✓ New Business	- Brownfield, applications.	
✓ Adjourn		
✓		
✓		

## OTHER INFORMATION

Observers:

Resources:

Special notes:

West Boylston Housing Partnership  
Meeting Minutes 12/16/09

-- DRAFT --

In Attendance: Sandy Menard, Michelle Harris, Brenda Bowman

Not in Attendance: Pat McKeown, Sue Meola, Andrew Feland

The meeting came to order at 7:00pm

The Housing Partnership reviewed the Housing Section of the Town Master Plan from 2005. Members made a quick review to identify those sections that the group would need to update, those sections that would be better addressed by waiting for data from the 2010 Census and those that will the group will be able to use information from the Housing Production Plan being developed by CMRPC.

Michelle will create a work plan to track progress and further identify the work the Housing Partnership will need to accomplish by October 2010.

The meeting adjourned at 8:30 pm

Michelle Harris  
Chair, Housing Partnership



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## **West Boylston Planning Board**

Town of West Boylston  
127 Hartwell Street  
West Boylston, Massachusetts 01583

### **MINUTES OF THE PLANNING BOARD JOINT MEETING WITH THE HOUSING PARTNERSHIP**

**NOVEMBER 18, 2009**

**MEMBERS PRESENT:** Chair Lawrence Salate, Patricia Halpin, Patrick McKeon, Karen Paré, Vincent Vignaly

**HOUSING PARTNERSHIP MEMBERS PRESENT:** Chair Michelle Harris, Sue Meola, Brenda Bowman, Maryann Schelin

**OTHERS PRESENT:** Allen Rantala, Trish Settles

A general discussion was held concerning the status of the town as it currently stands in relation to the government mandated required number of affordable housing units. The town now has 7.7% of the 10% required to be maintained for Chapter 40B housing. The town needs to add 17 more per year. The Chapter 40B units to be built in Oakdale will be ownership units instead of rentals.

Ms. Trish Settles from CMRPC attended the meeting in order to gain information that she will need in order to write the West Boylston Housing Production Plan ("HPP"). She informed the members of the meeting that only 80 out of 351 (or less than 23%) of municipalities in the Commonwealth have submitted HPPs. Less than that number are still approved as some have expired after five years without an update. Only ten communities are currently certified. The HPP will have to be approved by the Planning Board, Board of Selectmen and the Department of Housing and Community Development. West Boylston is farther along than many communities because it has an approved Incentive Zoning Plan as well as a Master Plan. The formula for affordable housing does not work the same for all towns so West Boylston's specific housing needs must be considered.

Ms. Halpin asked about housing in town that is at an "Affordable" price point but is not counted towards the town's 10% requirement. Ms. Settles stated that, in order to be considered "Affordable", a housing unit requires a subsidy. The town can buy a housing unit and attach a deed restriction which will be an "Affordable Housing Covenant" that goes with the property. When the property is sold, it must go to a candidate approved for "Affordable" housing. This operates similar to a reverse mortgage. Mr. Vignaly asked that

**Minutes of the Joint Meeting  
November 18, 2009 – Housing Partnership**

Ms. Settles put that concept together as a "blurb" and Ms. Settles agreed to bring some "models" so that the town can consider them. The HPP will be produced and include:

1. A Comprehensive Needs Assessment
2. Determining Affordable Housing Goals; and
3. Setting Implementation Strategies.

Is there a mechanism to make accessory apartments "Affordable", Mr. Vignaly queried. If it has a deed restriction, then it can be an LIP. Ms. Harris stated that there are many disabled children in accessory apartments with families. She was not sure how many were "Section 8" housing. Ms. Paré suggested that the town attempt to get a project based on Section 8 housing.

Ms. Settles stated that there is a need to clarify the role of different boards in town in relation to their role in providing and overseeing "Affordable" housing. If the Housing Authority chooses to build units, they do not need to be Section 8 housing. The Housing Authority doesn't need to be the only entity of town government that builds "Affordable" housing. There are other models available. Land in town can be "re-dedicated" (such as that on which the Mixter building now stands). Ms. Harris stated that the organization "Community First" currently has funding. Its objective is to get people out of "facilities" (such as nursing homes) and into "special needs" homes. In these homes, bedrooms will count as "Affordable" units. Mr. Vignaly stated that he would like to see any units created be for current residents of West Boylston.

There is no need at this time for starter homes but Ms. Meola suggested that there should be an aim to move some of the elderly population into more "Affordable" housing. Ms. Paré stated that there is a need for rental units for young families with two to three children. The Chapter 40B on Franklin Street was supposed to be for families. There does not seem to be a need in town for "work-force" housing either, but Mr. Vignaly pointed out that, with rising gas prices, people do prefer to work close to their homes rather than make a long commute. Ms. Settles stated that she will need to look at who is working here and whether their housing needs are being met. She also questioned whether there are options for empty nesters. Ms. Settles stated that she will digest the information that she was given tonight (both printed and verbal) and get back to the boards. She will ask Mr. Gaumond to write to town agencies in order to get a number of how many units have special needs housing.

The meeting adjourned at 7:30 p.m.

Date Accepted: 12/9/09

By: Karen Paré  
Karen Paré, Clerk

Submitted By: Susan Abramson  
Susan Abramson

## Housing Partnership Work Plan for Updating the Comprehensive Plan

Section	Page	Update Y/N	Party Responsible	Target Completion Date	Comments	Completed Y/N
Historical Population Pattern	52	N			Wait for Census	
Group Quarter Population		?			Review	
Age	53	N			Census Data	
Race and Hispanic Origin	56	N			Census	
Population Projections	57	Y	CMRRC		Could we do this?	
Household Characteristics	60	N			Wait for 2010 Census Data	
Tenure	60	Y	CMRRC/us		Review - assessor - us. HP	
Housing Sales	61	Y	HP			
New Housing	63	Y	HP		Leon may have 2009 data?	
Types of Structures	64	N			Wait for Census	
Age of Structures		N			" "	
Household Income		N			" "	
Household Affordability	66	N			" "	
Rental Housing		N			Census	
Ownership Housing		Y	HP			
Supply of Subsidized Housing	69	Y	HP		Update with new numbers Contact state agencies for updated numbers	
Summary of Housing Conditions in West Boylston	70	Y				
Housing Goals	71				Review - delete those completed - add new ones?	
Strategies to Meet the Goals	71	Y			Review and Update as appropriate	