

AFFORDABLE HOUSING PARTNERSHIP

Doug Storey, Chairman2007
Barbara Alberts-Pirani2007
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The Affordable Housing Partnership meet regularly, once a month, every first Thursday evening at 7:30 p.m. at the Town Hall to pursue our mission of assessing our community housing needs and implementing a strategic action plan that addresses those needs in a means that is best for the town.

We provided input to the Board of Selectmen and the Board of Appeals on several projects before the town including Bolton Manor, Sunset Ridge, Pondsides, Riverside and Century Mill Estates. Each of these proposed projects has an element of affordable housing in them.

One project, Pondsides, was approved by the Board of Appeals. This will include fifteen affordable units among sixty total age-restricted condominium units at the Crystal Springs campground site. Another project, Sunset Ridge on Wattaquodock Hill Road, was settled with the applicant and will move forward with seven affordable units among twenty-eight total condominium units. As a result of the approval of these two projects in 2005, our inventory of Affordable Housing (based on the criteria by Department of Housing and Urban Development) will increase from 3.7% to 5.2%. While, we are not yet close to the state goal of 10%, we are showing significant progress. The Town of Bolton was certified as compliant with the Planned Production Regulations for 12 months ending January 2006. We have requested certification for 24 months because of the approval of these two projects. If approved by DHCD, Bolton will continue to have greater control over future proposals as a result of that certification.

We also met with several individuals who have considered creating affordable housing within existing housing units as either a rental or for-sale unit. The selectmen did endorse a Local Initiative Project (LIP) in one such situation on Hudson Road. It is unknown at this time whether that project will move forward. The Affordable Housing Partnership has supported efforts to create affordable units from existing housing stock.

We proposed an article that was passed at the May 2005 town meeting to create an Affordable Housing Trust Fund. In the November special meeting we proposed articles to define the powers of that Trust Fund and to transfer the unexpended balance of the November 2003 appropriation to that Trust Fund. Both articles were passed by the town meeting. The Trust Fund will have six members, three of whom will be the members of the Board of Selectmen, and three others appointed by the Board of Selectmen. This board will decide how to best use the resources in the Trust Fund to pursue affordable housing opportunities in Bolton.

We met several times with the Master Planning Committee to offer input to the housing section of the plan. One of the ideas that has come out of that planning is a desire to maximize the amount of affordable housing within a project that receives special zoning relief from the town (such as a Chapter 40B project). One way to do this is through an apartment type project.

We are researching the idea of a town-directed small apartment project through the LIP process as a means to achieve this goal and to provide for the unmet need of rental housing in Bolton.

We have several openings on the Affordable Housing Partnership and continue to look for interested volunteers. Please contact us if you would like to learn more or come to our meeting on the first Thursday of each month.

Financial Statement
July 1, 2004 to June 30, 2005

Expenses

Appropriated	\$100.00
Expended	<u>\$ 20.00</u>
Unexpended balance returned to general fund	\$ 80.00