



Bolton Long Range Planning Committee
663 Main Street
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Affordable Housing Task Group

Task 1 Report Summary

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Affordable Housing Task Group:

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Affordable Housing Task Group Task 1 – Report Summary

The Affordable Housing Task Group's mission is to bring Bolton's affordable housing needs into focus as it relates to population growth, housing inventory and state requirements. This report is designed to catalog the information researched during the previous 100-day period. The information pertains to 5 objectives established in the task plan.

1. Summarize the effectiveness of Bolton's affordable housing efforts including Bolton Woods Way and the HUD Senior Housing projects.
2. Document the town's obligations to provide both affordable and low-income housing (is there a distinction), particularly with an eye towards 40B Comp-Permit "obligations."
3. Discover and document the various State and Federal programs, so that we know what outside money is available and what strings are attached to it.
4. Look to neighboring towns for appropriate models and resource groups.
5. Recommend an initiative to provide future affordable housing in Bolton.

Crucial points in this report include the need for a pro-active approach to developing affordable housing in order to meet current and future needs. The approach includes establishing a formal review protocol for assessing 40B and LIP opportunities. Special emphasis is on how a proposal fits into the town's long-range plan and how it can be shaped to reflect the desired image. Strong knowledge of State Regulations will be needed to leverage our position to our best advantage. Also recommended is the establishment of a Bolton Affordable Housing Partnership (BAHP). This committee, being made up of representation from many town functions will be the driving force to filling our affordable housing needs.

Further information regarding the town's desire to meet this obligation will be extracted from the recently completed opinion survey. In particular we will learn about which type of affordable housing (apartment, condominium, or single family detached home) is most desirable. This information will be helpful in 40B and LIP negotiations.

Our present state obligation of 10% affordable housing is about 150 units. Population projections forecast the need for over 300 affordable housing units at build out. As our current inventory stands at 14 we have much room for improvement. How the town fills this requirement can have a dramatic effect on our population. Taking a hands-off approach and thus asking developers to take the lead will be the Town's least expensive path to reach our 10% goal but it could ultimately add upwards of 3,600 additional people to town above the current build out projection of 9600. If the town were to take on the total burden of building our affordable housing needs the expense would be significant but the impact on population growth would be the least. A balance approach will probably make the most sense.

**Report Of The Housing Task Group
Phase 1**

**Presented to The Bolton Long Range Planning
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Table of Contents

1. Executive Overview – page 1
2. Objectives, Scope and Product – page 2
3. Assumptions and Prerequisites – page 3
4. Objective 1 – Summary of Efforts To Date – page 3
 - Bolton Woods Way – page 3
 - Bolton HUD Senior Project – page 4
5. Objective 2 – Document Bolton’s Affordable and Low Income Housing Obligations – page 5
 - Chapter 40B – page 5
 - Chart of 40B Housing Inventory and Projections For Future – page 5
 - Local Initiative Programs – page 7
 - Executive Order 418 – page 8
6. Objective 3 – Document State and Federal Programs for Affordable Housing – page 9
7. Objective 4 – Review and Assess Peer Town Activities – page 9
 - Program Options – page 10
 - Local Examples – page 11
8. Objective 5 – Recommendation for Addressing Bolton’s Affordable Housing Needs – page 11
 - Assessment of Need – page 12
 - Chart of Bolton’s Real Estate Tax Data – page 12
 - Chart of Bolton’s Population Projections Under Various Scenarios – page 16
 - Chart of Relative Weights of Program Options – page 17
 - Recommendations – page 18
9. Attachment 1 – Affordable Housing Task Group Members – page 19
10. Attachment 2 – Affordable Housing Task Group Plan Phase 1 – page 19
11. Attachment 3 – State and Federal Program List and Resource List – page 21
12. Attachment 4 – Definitions of Terminology – page 22
13. Attachment 5 – Charts of Comparative Town Data
 - Town Housing Statistics
 - Bolton Housing Statistics
 - Bolton Population Projections

1. Executive Overview

This report will summarize the activities to date of the Affordable Housing Task Group of the Long Range Planning Committee for the Town of Bolton for the time period of September 2001- January 2002. This group consists of five current members and has been given the task to review, analyze and forecast affordable housing needs for the town of Bolton over the next 5-10 years and provide a series of recommendations for how best to meet those needs. This report will be the first phase of several phases toward that end goal. The strategy developed for meeting Bolton's housing needs is intended to be a part of the comprehensive master plan to guide the growth and development for the town of Bolton for the years to come.

2. Objectives, Scope and Product

Objectives

The objectives of the Affordable Housing Task Group in Phase 1 are to:

1. Summarize the effectiveness of Bolton's affordable housing efforts including Bolton Woods Way and the HUD Senior Housing projects.
2. Document the town's obligations to provide both affordable and low-income housing particularly with an eye towards 40B Comp-Permit "obligations."
3. Discover and document the various State and Federal programs, so that we know what outside money is available, and what strings are attached to it.
4. Look to neighboring towns for appropriate models and resource groups.
5. Recommend an initiative to provide future affordable housing in Bolton including: type of housing, target population segment, and land requirements

Scope

The scope of this group shall be limited to affordable housing needs within the town based on population's projections, looking first at buildout stage and then with special emphasis on the next 5-10 year time period.

Product

The product of Phase 1 is this report. This version of the report is admittedly a preliminary product. We intend to further update this report after receiving and distilling input from the Survey Group and the Population Group reports. This information should be received late February and early March and will be revised within 30 days from receipt. The current delivery date of this updated report is slated for mid May. However, we do not anticipate that the substantive details of this report will change significantly.

3. Assumptions and Prerequisites:

Population Growth and Build Out

The focus of the task groups will be to review the needs of the Town during the interval from its current condition to the built-out condition and will be based on points of interim population growth between the current population and build-out stage. Basically, the needs must be addressed in a population driven model since the requirements of the state for affordable housing are based on population as well.

The Financial Model

We have not attempted to forecast any specific financial obligations to the town for this report. The cost of any locally directed efforts could be significant and will have to be addressed in future phases in substantive detail.

Coordination with Other Bolton Planning Efforts

This group will need the input from the Population Task Group in order to predict growth needs and input from the Survey Group in order to address the vision of the future for townspeople of Bolton. We have attempted to coordinate with the Population Group as possible at this juncture. In fact our population growth figures have been altered and significantly reduced as a result of that collaboration. Also their numbers have been perhaps increased slightly based on input from our group relating to the impact of affordable housing efforts on population growth.

For phase 2 and beyond, this group will need the input of groups such as the Land-Use group in identifying possible land sites, the Financial Planning Group in determining the potential resources for meeting these needs and the Water and Sewer Group in possible collaborative planning efforts.

Coordination with Other Bolton Organizations

Any long range planning requires the input of many groups. While we are currently a committee of five members we have reached out to many other community groups and will continue to do so. These groups include the Planning Board, The Zoning Board of Appeals, The Housing Authority, many Housing Authorities and Planning groups for other towns and the state of Massachusetts. At a later point in time when more specific proposals are being addressed, we believe that other groups should be brought into the process as well including the Board of Health, the Conservation Commission, The Board of Selectman and others as necessary.

4. Objective 1 – Summary of Efforts To Date

Bolton's efforts to date have consisted of two projects, only one of which has come to fruition at this time, Bolton Woods Way, and the Bolton HUD Senior Housing Project.

Bolton Woods Way was a Local Initiative Program (LIP) that was developed by the town of Bolton in 1992 to meet the requirements set for as "Affordable Housing". The town took the initiative to pursue the project, bought and allocated land for the project, provided zoning relief, managed an RFP process to select a development group and ultimately built 28 single family housing units of which 14 were designated affordable and deeded that they be kept affordable in perpetuity (Kevin

O'Brien). The affordable units were sold at 65% of the market value. They also had a shared septic system and were on small lots, which increased the population density beyond what is acceptable under normal conditions. The developer worked with the town to produce these homes and was able to create an economically feasible model by selling the other 14 units at market rate and by receiving the land grant from the town. Most of those involved with this project feel it was a tremendous success and a good role model for future projects.

If a qualified buyer cannot be found for any reason such that the unit is sold on the open market, the Town gets the portion of the sale price in excess of that the owner is allowed to receive (35%). The town may then use this money towards other affordable housing.

Most houses in Bolton are sold to people from out of town. Affordable housing is no different. Some of the Bolton Woods units were subject to a local preference. When they come up for sale the local preference is exercised. Of the three that have sold since the initial sale, two were sold to local people and in the third, the resident was able to buy it (she and her husband previously owned it) so that went to a Bolton resident too. The current set of conditions for Sunset Ridge states that 6 of the 8 units must be subject to local preference. Preference means preference among qualified candidates of course - its possible that no locals would be qualified or willing at the time of sale. Also note that local as defined in Bolton has meant employed by the Town or Nashoba Regional as well as residents. There are no guarantees, but it is important for Bolton to have choices such that when a qualified local wants to buy, there is a chance rather than no chance.

The challenge this project now faces is how to keep the units as affordable for the future as ownership is transferred from one to another. The deed requires that they be sold at 65% of market value but because the value of Bolton housing is growing faster than in most parts of the state and faster than the median income housing sold at 65% of market value still makes it difficult to meet the income requirements established for "affordable housing".

It is clear that if the divergence of sales price and affordable income continues we will lose these units from our inventory of 40B "affordable housing".

The Bolton HUD Senior Project is the result of an effort begun several years ago by the Bolton Housing Authority to provide subsidized "Low Income" housing for the elderly in Bolton. The Authority secured land from the Town and entered into a cooperation agreement with a non-profit sponsor. The non-profit sponsor obtained a grant from HUD to construct 28 units of housing. The Housing Authority then created a non-profit "owner corporation" to own and manage the housing as is required by the HUD grant, and is now in the process of transferring the land to the owner corporation called the Bolton Senior Housing Corporation.

The Housing Authority assisted the Board of Selectmen in obtaining Housing Certification under the State's Executive Order 418, which preserves the Town's ability to receive certain State aid including a \$500,000 grant from the Department of Housing and Community Development for the senior housing project.

This group has overcome many obstacles throughout this lengthy process including land availability, funding, consultant issues, architectural issues and now is working to solve the sewer

issues that the town faces in other municipal buildings. Because this is a HUD supported project there are a number of design criteria that are out of the hands of the Senior Housing Partnership. Although the HUD funding is significant it is clear that the units (if designed by Bolton Seniors) would have many changes.

The Senior Housing Partnership hopes to have the remaining hurdles resolved in a few months and to submit their application for a comprehensive permit to the ZBA by March. They plan to break ground in September and to have the facility constructed in one year from that time.

This facility will provide 28 low-income units to the local elderly population and will address a significant area of local need. These 28 units would certainly count on Bolton’s 40B inventory and according to the new rules can be counted as soon as the comprehensive permit is issued.

5. Objective 2 – Document Bolton’s Affordable and Low Income Housing Obligations

Chapter 40B

Chapter 40 B is the Massachusetts state law that is the prevailing local obligation for affordable housing. It mandates that each town must meet or exceed a threshold of 10% affordable and or low-income units as a percentage of total housing or be open to Chapter 40B comprehensive permit applications. Bolton currently has less than 1% affordable units with the 14 units at Bolton Woods Way.

To reach 10% Bolton would need a total of 147 units or at least 133 more units including the senior HUD units. Also, this is a moving target. As a towns total housing stock increases so too does the total number of needed affordable units. And most of the units are not kept affordable in perpetuity. Eventually (in some cases after 15 years), they are taken off the list of affordable housing. Then the town needs additional new units to replace those that have been removed.

Below is a chart that shows Bolton’s current inventory against the Chapter 40B requirement of 10% affordable housing with projection for buildout phase (9600 population) and two interim stages:

Bolton Population Projections	Bolton Total Housing Units	Current Affordable Inventory	Chapter 40B Requirement At 10%	Inventory Needed To Reach 10%
4351	1472	14	147	133
6000	2000	14	200	186
8000	2666	14	267	253
9600	3200	14	320	306

The Massachusetts Department of Housing and Community Development publishes a plethora of detailed information on Chapter 40B including the “Guidelines for Local Review of Comprehensive Permits”. Here is an abbreviated list of relevant regulations for Chapter 40B:

- To qualify for Chapter 40B a project must first be approved under a state or federal housing program such as the Mass Housing Finance Agency, HUD, FHLA or the New England Fund
- At least 25% of the units must be available to households who earn no more than 80% of the area median income
- Towns may establish a local preference of up to 70% for residents
- Developers must agree to restrict their profits on the project
- After a project is determined to be eligible, the developer may submit an application to the local ZBA who is empowered to grant all local approvals necessary after consulting with the appropriate boards, resulting in a streamlined process
- All state regulations such as the Wetlands Protection Act, Title Five and Building Codes remain in effect
- The ZBA can apply more flexible standards to local zoning by-law requirements
- The ZBA may approve the application as submitted, approve with condition, or deny it
- If it is denied, the developer may appeal to the state Housing Appeals Committee that has shown a strong preference to approving affordable housing programs.
- In past cases, the Housing Appeals Committee had upheld the local zoning board in 13% of the cases, overruled in 25% of the cases, negotiated a settlement in 38% of the cases and the rest were dismissed or withdrawn.
- Units count towards the states 10% affordable housing goal if they meet the following four tests: 1) they are part of a subsidized development built or operated by a public agency, non-profit or limited dividend operation; 2) at least 25% of the units must be limited to families with income less than 80% of the median and have rents and sale prices restricted to affordable levels; 3) the development must be subject to a regulatory agreement and monitored by a public agency or non-profit organization; and 4) owners must meet affirmative marketing requirements
- All rental units in a subsidized rental development, with at least 25% of them affordable to low and moderate income households (80% of AMI), count against the 10% goal even if they are not all affordable.

A recent revision to the Chapter 40B regulations passed on 8/31/2001 (DHCD memorandum of 10/17/2001) made several changes that could impact our obligations significantly including:

- Project Size Limit – Municipalities with fewer than 2500 units can limit 40B projects to 150 units
- Cooling Off Period – Communities can deny a 40B project if a developer's application for a non-40B project on the same site was rejected within the past 12 months
- Project Eligibility/Site Approval Process -- Allow communities to count subsidized units upon issuance of the comprehensive permit, count subsidized units for mentally ill or mentally retarded, and allow communities to deny a 40B project if they have created housing units during the previous 12 months equal to at least 2% of the municipalities total housing units.
- Subsidized units for mentally ill or mentally retarded persons now are counted

We still need to verify with the state exactly how this works. For example once the Senior Housing Project has its comprehensive permit in hand we can apply those units to our inventory. If the 28 units do constitute 2% (we likely need 30 units if the formula is based on 1472 total housing units)

how do we then receive our 12-month moratorium from 40B proposals? We will follow up on these issues with the appropriate state officials and report back.

Local Initiative Programs (760CMR 45.00)

The Local Initiative Program (LIP) was created in 1989 to give cities and towns significantly more flexibility in their efforts to provide low and moderate income housing. Chapter 40B, established in 1969, had required that low and moderate income housing be “subsidized by the federal or state government”. Cities and states had little incentive to build affordable housing that was funded through a subsidy, as they would not count against the state inventory. The Local Initiative Program was created as means where state programs providing in kind support or technical assistance would constitute the “subsidy” for projects that serve low and moderate income households and are approved by the state regulatory agency (DHCD).

The Local Initiative Program eliminates much of the regulatory aspects of typical subsidy programs and give that oversight to local officials provided they follow the low and moderate income guidelines for the incomes of the persons served, the minimum quantity of units provided, fair marketing practices and levels of profit. These regulations are spelled out in 760 CMR 45.00.

There are two types of LIPs – **Local Initiative Units** and **Comprehensive Permit Units**. The distinction is significant.

Local Initiative Units must result from city or town action or approval and must be a condition of new construction, building conversion, adaptive re-use, substantial rehabilitation or other local regulatory or inclusionary zoning provisions. Comprehensive Permit Projects must have the written support of the chief elected official and local housing partnership. Simply put, they cannot be forced on the town by a developer.

Also, affordable units in Local Initiative projects, must meet specific selling prices and rents set by the state which allow for a range of pricing at least 10% below the maximum allowable prices in the guidelines.

The marketing plan for Local Initiative projects may include local preference up to 70% of the affordable units and the categories of local preference may be freely determined by the community provided that they do not have a discriminatory and unlawful effect.

- 100% of Local Initiative Units must be affordable to low and moderate income persons, the Use Restrictions on the units must be of a significant duration (no less than five years – usually much more) and they must be sold or rented on a fair and open basis subject to an equal housing opportunity agreement, and *they may not be developed with a comprehensive permit*. The income restrictions must result from local action such as zoning relief, provision of land for the project or financial assistance for the project and there must be legal use restriction on the units.
- 25% of Comprehensive Permit Units must be affordable to low and moderate income persons, the project must have written support of the chief elected officer (the board of selectmen), the developer must agree to a long term lock in period for affordability units enforced by a regulatory agreement with DHCD, the developers must develop an affirmative fair marketing plan in a form approved by DHCD. This program does go through the Comprehensive Permit process and the project must have a limitation of

- profit of no more than 20%. No local contribution is required other than the written approval of the CEO. This is the type of LIP Hollyberry would be considered.
- * Qualifying income, rents and prices in LIP projects are more stringent than 40B guidelines. In rental projects, if the affordable units are set aside for families at the same income level as those served by state and federal mixed-income rental developments and if the proportion of affordable units in the project is also comparable, then all of the units in the entire project will be counted. (Local Initiative Program Guidelines – DHCD)

The monthly rents or selling prices of LIPS are regulated by a formula provided by the state. They run from \$99,000 to \$109,500 for a 2-4 bedroom detached unit and \$950 to \$1000 for a 2-3 bedroom rental. Local preference of up to 70% for the affordable units is acceptable. There are some design standards provided by the state as well.

Contingent Approvals

LIPs are not intended to be exclusive to one group such as Seniors. However, in a community that has previously done low-income family housing (e.g. Bolton Woods Way) but has not done so in the last five years DHCD will approve an elderly only through the Local Initiative Program as long as they receive written approval from the community to develop additional family housing.

Executive Order 418

Executive Order 418 was signed into law in January 2000 to respond to the shortage of housing across the Commonwealth. It includes two components: Community Development Planning and Housing Certification.

EO 418 helps communities work towards a Community Development Plan through a logical planning sequence including first the buildout map and analysis (done by EOEI for Bolton in 2001), and then the four other core elements of the plan – housing, economic development, open space and resource protection and transportation.

To ensure that communities are taking steps to increase affordable housing the *housing certification* process was developed. Once a community demonstrates that it has met certain criteria on an annual basis, those communities are given priority status for state discretionary grants and programs administered by DHCD, EOTC, EOEI, and DED. A list of these grant appear on the DHCD website.

Bolton has already successfully qualified for the last two years and as a result some feel Bolton has received some priority in receiving funding for projects such as the highway project on Route 117. The Bolton Housing Authority has submitted the applications each year. We do know however that the certification process must be done every 12 months and the criteria get more stringent from one year to the next. Therefore we do need to continue to show progress on developing affording housing to continue to receive the housing certification status. (input from Joan Cussen and Kevin O'Brien – BHA).

Pending Legislation

There are several pieces of legislation pending that may further affect Chapter 40B and affordable housing issues in the state of Massachusetts. These may or may not be enacted so they must be viewed as such and not be taken into account for decision making at this time. One proposal would limit any single 40B development to a maximum size of 2% of all housing units in a community or 300, whichever is smaller. This would affect Bolton as 2% of our housing units is currently approximately 29 units. Another proposal would allow mobile homes and section 8 rent subsidy vouchers to count toward the affordable inventory. Currently they do not count. This would not likely affect Bolton much at this time.

6. Objective 3 – Document State and Federal Programs for Affordable Housing

There are a myriad of state, federal and local programs, agencies and resources that relate to affordable housing. We have taken great care to document each of these in Attachment 3 of this document. We also have a large notebook of documents and articles that will be turned over to the Long range Planning Committee file cabinet for posterity.

Among the most critical are the following:

- Chapter 40B Rules and Regulations and Memorandum on Recent changes
- 40B Inventory and List of Applicable 40B Programs on DHCD website
- Executive Order 418 – Community Development Planning and Housing Certification Process
- DHCD Local Initiative Guidelines
- Mass Housing Partnership (MHP) Fund – Housing Needs Workbook
- Massachusetts Housing Partnership Fund – Getting Started, Building Local Housing Partnerships
- Massachusetts Affordable Housing Trust Fund
- Intensive Community Support Program (Rita Farrell, Alice Wong)
- HUD & Other Federal Housing Programs

7. Objective 4 – Review and Assess Peer Town Activities

We attempted to review in detail the activities of several towns that we considered peers to Bolton. The reasons for their selection included proximity to Bolton, size in population, and towns that we think we would like to emulate due to their success in addressing affordable housing needs.

These towns include Hudson, Westford, Groton, Harvard, Stow, Acton and Berlin. We are also interested in Lincoln (we need to follow up with Warren Flint and Bob Lemire) because of their track record and are looking for a recommendation from Jamie Heller of EOEa for other towns that have developed successful programs.

We found out that each town uses an approach that works best for that community and there are many different ways to approach this issue. We did note that most towns that are serious about it have formed a Housing Partnership. Bolton does not currently have a formal housing partnership.

We found that there are needs at many levels within a community. Senior housing is but one. Family housing is equally important. Handicapped housing is another. Also there is typically a

need for affordable units that are ownership units as well as rental units. Many people who qualify for affordable housing cannot come up with a down payment and have credit issues that prevent them from qualifying for conventional mortgage loans. They also may be in an area for an undetermined amount of time and do not want to commit to ownership. As a result their demand for rental is stronger than ownership and even to the extent that the rental amount may be the same or exceed the amount of a monthly mortgage payment.

Program Options

Here are some of the types of program options that could provide affordable housing stock for Bolton with examples:

- *40B Developments* providing 25% affordable units – Pilot Grove in Stow, 60 townhouses for multiple income levels, Sunset Ridge in Bolton, 32 units with 8 affordable, Hudson is currently reviewing three Chapter 40B apartment projects at this time, one with 158 possible units on 7 acres on the Bolton line, Westboro is facing a 280 unit development encompassing 13 buildings on 45 acres that received a state mandated comprehensive permit, Boxboro, one of the last holdouts in greater Boston area recently approved a 48 unit project with 12 affordable.
- *Local Initiative Program (LIP)* – Bolton Woods Way, several successful programs
 - *LIP Comprehensive Permit Units* – 25% must be affordable, similar to 40B, developer led like Hollyberry
 - *LIP Local Initiative Units* – 100% must be affordable, no comprehensive permit issued, maximum local control
- *HUD Housing* – Bolton Senior Housing
- *Create Senior Residential District* – As done in Holliston where a portion of land was set aside for a senior only development
- *Create Non-Profit Housing Partnership* – Such as the Sudbury Valley Trust which acts like the Bolton Conservation Trust in identifying land, buying it and setting it aside for affordable housing
- *Make Use of a Community Development Corporation* – MA Dept of Community Development Corporation created 1000 new affordable units last year
- *Pass an Inclusionary Zoning Bylaw* – Where Developers are required to donate a portion of land from a project for affordable housing such as in Westford where there is a 10% requirement. Stow is considering this as well.
- *Rent Escrow Program* – Offered by 35 public housing authorities including Acton. A portion of rent is applied to a savings account that is partially matched by the state (50%) that will be used toward a home purchase in the future.

In a proactive environment the town provides a contribution to the process. This contribution can manifest itself in several forms. The town may provide any of the following to promote development of affordable housing:

- *Strategic Planning* – via a Master Plan and/or a Housing plan
- *Zoning Relief* – 40B, LIP or otherwise
- *Land* – from existing stock (town owned parcel, old school or other building that comes available), or purchase land for this purpose, or create a land trust group to bank land
- *Financial Assistance* – to buy land, to buy units at reduced cost,
- *Negotiated Benefits* – Donated land, units, improvements, money etc.

- *Management Authority* – Bolton Housing Authority, Bolton Senior Housing Corp. etc.
- *Regulatory Authority* – Housing Partnership

Local Examples

In this area we seem to see four basic types of affordable housing:

- Senior Subsidized Rental Units
- Upscale Senior Villages Units to be Purchased, with at least 25% of the units affordable.
- Family Rental at three levels: subsidized, affordable and market
- Family Affordable Housing to Purchase

Below are the affordable housing developments in peer communities in each category that our research has shown to be the best examples of projects that may fit Bolton:

1. **Berlin's Northbrook** seems to be a good example of senior subsidized rental. All units are affordable. Units are significantly larger than the HUD's 560 square foot standard and the whole project is on very attractive rolling fields surrounded by pines. We have been told by officials from Berlin that these are not currently counted on the state inventory because they did not meet the guidelines when they were build (no subsidy?) and they have not yet reapplied even though they should qualify and be counted.

2. **Upscale Senior Town Houses** with at least 25% affordable provided by the developer plus other considerations in exchange for zoning considerations. Holliston has recently established a senior residential district for this.

3. **Pilot Grove in Stow** is quite a large complex that provides four levels of family rental. (Note that we have essentially no rentals in town.) There are 60 town houses, all rental units, on 15 acres with no sewer. There are four price levels:

- *Low income*: 22: 3- one bedroom; 13- two bedroom; 6-three bedroom; 36%
- *Low moderate*: 9: 1- one bedroom; 7-two bedroom; 1 three bedroom; 15%
- *Moderate*: 5: 2-one bedroom; 2 -two bedroom; 1-three bedroom, Stow designed the moderate category (vs. low or low moderate) to accommodate teachers, firefighters, policemen, librarians, etc. The moderate three bedroom is \$950--one-half market price. This was a carefully considered departure from the norm of three categories. 8%
- *Market value*: 24: 6-one bedroom-\$950; 14-two bedroom-\$1500; 4-three bedroom- \$1850, 40%

4. **Bolton Woods Way**: by all reports a very successful project to provide affordable houses to purchase in Bolton. A local preference was established and 3 have been resold to local residents.

8. Objective 5 – Recommendations for Addressing Bolton's Affordable Housing Needs

Assessing Bolton's Need For Affordable Housing

To assess the local need for affordable housing we must look at the local supply as compared with local need, make comparisons with state and regional averages and finally address the specific state mandated requirements for communities in Massachusetts.

Local Need

Bolton is still a small town, with a current population of approximately 4351. The population has increased 40% in the last 10 years and 72% in the last 20 years (verify). At build out, the state projects our population to become approximately 9600. While this is a huge increase, more than doubling the population of our town again, we will still be a relatively small town. The town has historically tried to keep local government small and has few full time employees. As a result we depend upon a small number of committed volunteers to provide the backbone for most of our planning efforts.

Bolton has been transformed from a small, somewhat rural, farming community to an outer suburban beltway community (39 miles to Boston as the crow flies, straddling route 495) full of commuting professionals who appreciate the fairly strict zoning (1.8 acre minimum lot size), the wooded privacy of our town and the relatively large amount of preserved open space. It is a great place to live and as a result the cost of our housing has risen from a median sales price of \$159,700 in 1990 to \$340,400 in 2000 (Wachusett Chamber of Commerce/Banker & Tradesman). This growth far exceeds the state average (verify). The median household income of Bolton is \$63,757 ranking 17th in the state and 172% of the statewide average. (WCC). Bolton has become a very affluent community.

As is natural in a town with limited supply of housing, strict zoning, and a desirable location and services, the values of all homes have risen with the tide of affluent growth. This means that there is very little supply of affordable housing. Yet according to the 1990 census 20% of our households earn less than 80% of the median income and therefore meet the affordable guidelines. We realize that information from 1990 is woefully out of date and are trying to get our hands on the 2000 census information as soon as possible to update this statistic.

Affordable housing according to state regulations is that housing which is affordable to lower income households who earn no more than 80% of the area median income. The current area median income for our MSA is \$65,625. 80% of the AMI is \$52,500. 30% of the monthly income is maximum amount that can be spent towards housing. This equates to \$1312.50. A home price in the range of \$130,000 to \$170,000 is the maximum an affordable applicant could handle under these guidelines.

From 11/2000 to 11/2001 there were 70 homes sold in Bolton. Of that total only 8 were below \$300,000 and only 2 below \$200,000. Very few houses sell in Bolton for a price that would be considered in the affordable range. Land alone for a buildable lot exceeds that figure with most lots now selling in excess of \$200,000. (DHCD Local Initiative Program Application, August 2001).

Also, town employees, young families starting out with their first home, and even in many cases our own grown children simply don't typically earn enough income to live in Bolton. This is a very unfortunate twist on the growth in the value of real estate in Bolton. In the past, most town employees such as policemen, teachers and public work staff lived in Bolton. That simply isn't the case anymore which many believe negatively affects the quality of life in our community.

Recent Bolton RE tax data establishes a mean housing price of \$290,500 and the following house value breakdown:

Value	Number of Units	Percent
< \$100 K	3	0.2 %
\$101 – 200 K	228	16.0 %
\$201 – 300 K	522	36.5 %
\$301 – 400 K	386	27.0 %
\$401 – 500 K	188	13.3 %
\$501 – 600 K	62	4.3 %
\$601 – 700 K	25	1.7 %
\$700 + K	15	1.0 %
	1,429	100.0 %

Senior Population

Bolton is a community with a fairly typical distribution amongst age groups. 280 citizens or 6.4% are over 65 and 915 or 21% are over age 55. Another 896 or 20% are 45-54 indicating that the population will continue to age on average. Bolton exceeds the state population distribution in every category from age 40 to age 64. From 64-84 Bolton is currently below the averages but it is clear that when the current 40-64 age groups age we will exceed those numbers as well (from MISER statistics, July 1999). As that group ages there will be a greater need for different forms of senior housing as some decide to downscale, some need assistance, and some can't afford to continue to pay the growing property taxes. The senior housing project will only begin to address one of these areas.

Rental Supply

Rental supply is very low in Bolton. Only 6.3% of total housing units are renter occupied in Bolton. (US Census) on those rental units there is a vacancy rate of 7.8%, which is relatively high for the region and may indicate that rents are generally pretty high in Bolton (WBJ – Mass Dept of Revenue). We are also attempting to find data for rental rates in Bolton to add to this report when it is updated.

"Affordable" rental levels must still be determined by the criteria that 30% of income can be spent by a family that is at a maximum of 80% of the area median income (\$52,500 for Boston MSA). Generally these are in the range of \$950 for a two bedroom and \$1000 for a three bedroom. Rent must include heat and utilities or a utility allowance (LIP Program Guidelines).

State Wide Comparisons

The Massachusetts Housing Partnership Fund provides a Housing Needs Workbook to help communities analyze their housing need. Specific issues that are reviewed include the following (with our interpretation of Bolton's status in italics):

- Do our elderly residents have adequate alternatives for remaining in the community as they age? *Not in Bolton currently. We have no senior housing and no assisted housing. The Bolton Senior Housing project will begin to address this. It is slated to be ready by fall 2003.*
- Can our children afford to remain or return to the community as they form new households? *Not unless they can afford the expensive homes in Bolton or at the very least the median price of \$340,000 (RE Tax data is \$290,500 Difference is probably due to valuation of less than 100% for RE Taxes). Most young adults starting out don't earn an income level sufficient to support such a large mortgage payment.*
- Do we provide the type of housing that promotes local economic development? *Most of our residents work elsewhere. Most of our town employees live elsewhere because they cannot afford to live in Bolton.*
- Are there substandard, overcrowded, or other undesirable living conditions that should be addressed? *Not that we are aware of.*
- Who can and cannot afford to live in this community? *Increasingly, the affluent only.*
- In what direction is our community headed in providing quality housing to a broad spectrum of residents? *We don't offer many choices to single unit home ownership. There are very few rentals. No apartments or condominiums and the subsidized housing units are the Bolton Woods Way homes. The Senior Housing project is in the advanced planning stage. We have two proposals, Sunset Ridge a 40B project, and Hollyberry a proposed developer led LIP under some form of review. Currently, we do not have a strategic direction or plan for our housing needs.*

This workbook allows a community to review its housing situation against state and regional standards. According to the workbook two out of three communities in Massachusetts meet the following standards (Again with Bolton's status in italics):

- At least 25% of housing units are available for rent. *Not the case in Bolton. Only 6.3% are renter occupied. (US Census WBJ)*
- Subsidized housing is available for at least 50% of elderly renters with household incomes below \$15,000. *Not in Bolton. No Subsidized housing is currently available for elderly in Bolton but that should change in the next two years. We need to find out from the 2000 census how great our need is in this area.*
- Subsidized family housing is available for at least 10% of non-elderly renters with household incomes below \$15,000. *Not in Bolton. There are no subsidized rental units in Bolton. Again we need to find out from the 2000 census how great our need is at various income levels. Income levels below \$15,000 are used for Low-Income housing not Affordable Housing.*
- At least 10% of the housing stock is valued under \$100,000. *Not in Bolton. RE Tax valuation indicates only 3 houses under \$100,000 in Bolton. The average value of all housing supply is \$312,416. In 2001, none of 54 single family home sales were for an amount under \$200,000. (Coldwell Hunneman data).*

State Requirements

The state of Massachusetts has a specific code, Chapter 40B, also known as the Comprehensive Permit law with the stated goal to encourage the production of affordable housing throughout all the communities of the state. It is applicable to communities that do not currently have 10% of their year-round housing stock subsidized as affordable. To be counted in the affordable unit stock they must be subject to restrictions that require that they be affordable to persons earning less than 80% of the median area income. If a community does not meet the 10% threshold then they are open to comprehensive permit applications by developers that provide at least 25% affordable housing in their developments. This law aimed at promoting development of affordable housing, specifically poses a real threat to local control of development projects until those communities meet the 10% guideline.

Admittedly most towns do not meet these criteria – only 23 did in the most recent survey, but many are working towards it. Since 1970 when the law was enacted 170 communities have added 25,000 units of affordable housing. Bolton has 14 affordable units in a town of over 1470 units for a percentage of less than 1%. All of the peer towns we have evaluated have a higher percentage than Bolton, ranging from 1.5% to 7.5%.

Based on the lack of local supply, the clear local need, the failure to come close to state standards or meeting state regulatory guidelines, it seems clear that Bolton has a need for more affordable housing. Unless we want to be a community that only supports wealthy, homogenous, new residents we must do something to address our lack of affordable housing.

Chart of Bolton's Housing Situation

Below is a chart that shows the current data for Bolton in 2001 based on available information (we have reviewed this data with the Population Task Group) and projects three scenarios for Bolton's future growth. All start with the baseline of 2001 population and number of housing units and then show the situation at various future population points. Then additional population are projected at that point taking into account the method used to reach the 10% requirement.

In option 1 Bolton takes no local initiative and lets 40B developments provide for our affordable housing. In option 2 Bolton chooses to initiate a mix of Local Initiatives and 40B projects. In option 3 Bolton pursues Local Initiatives at a rate that prevents 40B developments (2% per year minimum).

Bolton Population Projections Affect on Population of Meeting Various Affordable Housing Scenarios

Bolton Population Projections	Bolton Total Housing Units	Current Affordable Inventory	Chapter 40B Requirement At 10%	Inventory Needed To Reach 10%	Additional Population		
					Option 1	Option 2	Option 3
					40B Only (4x) x 3 HH	Mix 40B/LIP 50%/50%	LIP Only 100%
4351	1472	14	147	133	1598	1199	400
5000	1667	14	167	153	1832	1374	458
6000	2000	14	200	186	2232	1674	558
7000	2333	14	233	219	2632	1974	658
8000	2666	14	267	253	3031	2273	758
9600	3200	14	320	306	3672	2754	918

Notes:

Assumes all new affordable housing from 40B projects, 25% affordable units, so 4x affordable units

40B Only x 3 per hh

Assumes 50/50 mix of 40B and Local Initiative Units (LIP), all LIP units are affordable x 3 per hh

Mix 40B/LIP

Assumes 100% LIP units, all affordable. 3 persons per

LIP Only hh

Ave. HH

2.99

Owner

Occupied 1.87

Renter

Occupied 2000 Census

The takeaway from this chart is that Bolton’s population growth will be affected significantly by affordable housing projects. Bolton has several choices and they play out quite differently in their impact on the community. 40B developments have the potential to increase our population the most and Local Initiatives have the greater potential to control our population growth.

That said, we see four broad options for Bolton with regard to affordable housing:

1) Bolton could do nothing and allow 40B developments to provide for our affordable housing stock. At the rate of one development a year that provides for 8-12 units it would take at least 10-15 years to reach the threshold and there is the possibility of never quite getting there. While local input is certainly a part of the comprehensive permit process for 40B developments, the developer is much more free to pursue their own best interests rather than that of the town. 40B developments alone will add the greatest amount to the population because they will only include 25% affordable housing.

2) For Bolton to retain local control over developments in town, we must produce 2% affordable housing stock per year until we reach the 10% threshold. This will take five years and involve adding 28-33 units per year. The Current Bolton Senior Housing project could potentially account for the need in 2002. Once we reach the threshold we must continue to add units at 10% of total housing stock build in town. This could be partially done in some form of requirement to developers. Westford has a 10% land trust donation requirement for all new developments.

3) A third alternative would be to aggressively pursue a local initiative to build the required 133 units in a short time. This would likely result in significant cost and some type of housing (large apartment style housing development) that is very different from what we now have in Bolton. The Archstone proposal for Crystal Springs is a possible scenario to achieve this.

4) A mixture of Local Initiative and 40B developments may end up being the most reasonable approach to providing for affordable housing. In that scenario the town does not bear the entire cost of the housing, but does lose some local control.

Relative Weight Of Program Options

Ranking	Degree of Local Control	Direct Short Term Cost To Town	Out of Town Regulatory Oversight	Likely Percent Affordable Housing
Highest	LIP Local Initiative Units	LIP Local Initiative Units	HUD – Federal Government Programs	LIP Local Initiative Units
Mid High	LIP Comprehensive Permit Units	HUD – Federal Government Programs	LIP Local Initiative Units	HUD – Federal Government Programs
Mid Low	Chapter 40B Comprehensive Permit Projects	LIP Comprehensive Permit Units	LIP Comprehensive Permit Units	LIP Comprehensive Permit Units
Lowest	HUD – Federal Government Programs	Chapter 40B Comprehensive Permit Projects	Chapter 40B Comprehensive Permit Projects	Chapter 40B Comprehensive Permit Projects

We believe it is important that any proposals made regarding affordable housing fit with the vision and long range plans of the town of Bolton and are considerate of the history and culture that embody the town. We are an independent lot. We like local control and are often cautious about the strings attached to outside aid. We also are fiscally prudent and are not likely to mortgage the future, for but one aspect of our community needs. Despite our recent growth we still think of ourselves as a small, relatively undeveloped community with much open space and a thoughtful approach to growth and zoning. We have leaned towards larger lot sizes in our zoning and have no zoning that currently allows for multi-unit housing.

Recommendations and Next Steps

1. We must develop a Strategic Plan that provides a long-term approach to meeting our local affordable housing needs. This plan should be specific on types of projects and the costs and hurdles associated with such projects. It must address the many issues associated with such a plan including timing, degree of local control, type of projects, location of projects, management authority of projects, and align with Bolton’s Strategic vision. It could involve

several Local Initiatives over a period of years that could also be mixed with favorable 40B developments, that work toward the 10% guideline, keep us current with state guidelines and address all aspects of the community – elderly, family, rental and ownership. *We would like to work on this plan as phase two of our Housing Task Group initiatives.*

2. Bolton should establish a formal Affordable Housing Partnership to take on this responsibility over the long term. This group would ultimately be responsible for ongoing assessment of our housing needs, developing housing initiatives, project review of housing proposals, assessment of municipal impact, assessment and input on land use and zoning issues, and act as the community liaison on housing issues. The membership should include broad community perspective including housing and real estate, banking, nonprofit, planning board, ZBA, developers and other interested residents. This is a big task and needs to be addressed by a larger group than our current Housing Task Group.
3. Until we have created the Bolton Housing Partnership, The Housing Task Group should take the lead in setting standards, evaluation criteria and the analysis process of LIP programs such as Hollyberry but should have a larger “Super Housing Group” that would involve other critical local officials in making any decision relating to a critical and complicated proposal such as Hollyberry. We must review this type of proposal in light of our Strategic Plan for Housing.
4. We should try to help get the Senior Housing Project in the pipeline and comprehensive permit approved so we meet our 2% criteria and potentially gain a year to figure out next steps while retaining local control.
5. Upon approval of this direction, the Housing Task Force will write our Task Plan For Phase Two and deliver it to the steering committee within 4 weeks.

9. Attachment 1

Bolton Long Range Planning Committee Housing Task Group Membership – December 2001

Jim Bilancieri	779 – 5166	jimb@soluol.com
Christy Mayo	779 – 6685	natemayo@thecia.net
Doug Storey	779 – 0302	destorey@mediaone.net
Russ Karlstad	779 – 5467	rkarlstad@yahoo.com
Eileen Griffin-Wright	779 – 6177	<u>griffine@mediaone.net</u>

Contributing Input from Other Boards:

Dick Heaton	Chairman ZBA
Kevin O'Brien	Chairman Housing Authority

10. Attachment 2 – Affordable Housing Task Group Plan Phase 1

Bolton Long Range Planning Steering Committee Title

Task Plan To Create Affordable Housing For Low-income, Adult, and Senior Residents

Edition

Oct. 26 2001 – Draft-4

Task Group Members/Resources

Jim Bilancieri - LRPC
Christie Mayo – LRPC
Russ Karlstad – Planning Board & LRPC Steering Committee
Eileen G. Wright - Housing Authority
Doug Storey – Planning Board

Objectives

1. Summarize the effectiveness of Bolton's affordable housing efforts including Bolton Woods Way and the HUD Senior Housing projects.
2. Document the town's obligations to provide both affordable and low-income housing (is there a distinction), particularly with an eye towards 40B Comp-Permit "obligations."
3. Discover and document the various State and Federal programs, so that we know what outside money is available, and what strings are attached to it.
4. Look to neighboring towns for appropriate models and resource groups.
5. Recommend an initiative to provide future affordable housing in Bolton including:
 - Type of Housing
 - Target Population Segment
 - Land Requirements
 - Phasing Time Table

Scope

The scope of this group shall be limited to affordable housing needs within the town.

Product of Phase 1

The “Product” of the Housing Task Group (Phase 0) shall be a report to the Board of Selectman analyzing existing and forecasted affordable housing needs for the Town of Bolton. It shall include a series of recommendations of strategies for how best to proactively address and begin to meet those needs over the next five to ten years. These recommendations will eventually be included in the “Housing Element” of a Bolton Master Plan.

The Housing Element is one of the 9 components of a State-defined (Ch. 41 Sec. 81D) Master Plan. The Housing Element *“identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.”*

Information required to perform task (Types & Sources)

- Bolton:
 - LRPC Population Group
 - LRPC Survey Group
 - Bolton Housing Authority
 - Zoning Board of Appeals
 - Planning Board
 - Board of Selectman
 - Conservation Trust

- Local:
 - Sudbury Valley Land Trust
 - Adult Communities
 - Hudson
 - Chelmsford
 - Westford
 - Berlin
 - Acton

- Consultants:
 - Gene Capacioa & David Dutra of Gagnier Hicks

- State:
 - MGL Ch. 40
 - MGL Ch. 41
 - Mass. Department of Housing and Community Development
 - Metropolitan Area Planning Council
 - Mass Housing Partnership

Schedule

This task should take 100 days. (Project initiated 10/11)

	Target Completion Date
Task Plan	10/25
Objective 1	12/14
Objective 2	12/14
Objective 3	12/14
Objective 4	12/14
Objective 5	1/17

Methodology

Most of the work can be done telephonically or over the web. Some personal interview and site visits will also be required.

Additional resources required

Consultant - Expert in Affordable Housing Plans.

Coordination with other tasks

LRPC Survey Group

LRPC Population Group

LRPC Land Group

Task Plan To Create Affordable Housing For Low-income, Adult, and Senior Residents

11. Attachment 3 – State and Federal Program and Resource List

- **Relevant Documents:**

- Getting Started: Building Local Housing Partnerships – July 1999 – Massachusetts Housing Partnership Fund
- Local Initiative Programs – January 1992
- Local Initiative Program – Units Only application – August 2001 – DHCD
- Local Initiative Program Guidelines – 2001
- Massachusetts General Law Chapter 40B – DHCD
- Chapter 40B Memorandum on Updated Regulations and Guidelines for Interpreting Changes, October 17, 2001 – DHCD
- DHCD Chapter 40B Subsidized Housing Inventory and Notes on Inventory – Oct 2001
- Executive Order 418 – Community Development Planning & Housing Certification
- Housing Needs Workbook – Revised 1977 – Massachusetts Housing Partnership Fund
- MHP's Community Assistance Program Packet – MA Housing Partnership
- Affordable Housing Design Advisor – DHCD
- Comprehensive Permit Guidelines – DHCD
- How To Obtain Housing Assistance In Massachusetts – June 2001
- Worcester Business Journal 2001 Fact Book
- Wachusett Chamber Of Commerce 2001 Membership Directory and Resource Guide
- Boston Globe Articles on Affordable Housing

- **Relevant State, Federal and Local Agencies:**

- DHCD – Department of Housing and Community Development
- EOEA – Executive Office of Environmental Affairs
- EOTC – Executive Office of Transportation & Communication
- DED – Department of Economic Development
- DETMA – MA Division of Employment & Training
- RPAs - Regional Planning Agencies – Central Mass Worcester
- MAPC - Metropolitan Area Planning Council – Boston, MA
- MISER – MA institute for Social and Economic Research
- MA Department of Revenue
- US Census
- HUD
- Bolton Assessors Office

- **Websites:**

- <https://www2.ocd.state.ma.us/eo418/homepage.htm> - Executive Order 418
- <http://www.massconnect.state.ma.us/default.asp> - economic development
- <http://www.state.ma.us/dhcd/default.htm> - dhcd main
- <http://www.state.ma.us/dhcd/related/default.htm> - related sites
- <http://www.state.ma.us/> - comm of mass site
- <http://www.detma.org/lmi/local/Bolton.html> - Bolton info in detma
- http://factfinder.census.gov/servlet/BasicFactsServlet?_basicfacts=1&_mult1=22239524&_geo2=160&_geoType1=0&_current=&_action=SLSelected&_child_geo_id=undefined&_lang=en - US 2000 census
- <http://www.magnet.ma.us/dhcd> - dhcd
- <http://www.detma.org/> - department of employment and training
- <http://www.mhpfund.com/> - housing partnership
- <http://www.umass.edu/miser/> - population info
- <http://www.mhpfund.com/community/> - "Getting Started: Building Local Housing Partnerships"
- <http://www.hud.gov> - U.S. Department of Housing and Urban Development
- <http://www.chapa.ma.us> - Citizens Housing and Planning Association

12. Attachment 4 – Definitions of Terminology

- Affordable Housing Unit - See Low and Moderate Income Housing Unit below.
- Chief Elected Official – the mayor of the city, the board of selectmen in a town, or other such official as maybe recognized by DHCD
- Comprehensive Permit – A permit for the development of subsidized low and moderate income housing pursuant to MGL c.40B, 20-23.
- Comprehensive Permit Project – A Local Initiative Program development receiving technical assistance from and approved by the DHCD pursuant to 760 CMR 45.04 and therefore eligible to apply for a Comprehensive Permit.
 - a. The DHCD shall upon applications from the CEO of a city or town, certify that a housing development is a valid Comprehensive Permit Project if such development meets the following minimum requirements:
 - At least 25% of the units in such a development will be Low and Moderate Income Units
 - The developer will execute a regulatory Agreement
 - The units will be subject to Use Restrictions for the longest period allowed by law
 - The developer or owners of the project will implement an affirmative plan in the form approved by the DHCD
 - The project has the written support of the Local Housing Partnership
- Family Household Unit – Two or more related persons living in the same household unit
- Local Initiative Unit – A Low and Moderate Income Unit receiving technical assistance from and approved by DHCD pursuant to 760 CMR 45.03.
 - a. The DHCD shall upon application by the CEO of a city or town, certify that the housing units described in such application are local initiative units if they meet the following guidelines:
 - The units are low and moderate income units
 - The units are not developed with a comprehensive permit

- The units are subject to Use Restrictions which result from town action as a condition of construction or as a result of other local regulatory or inclusionary zoning provisions
- The initial period of such Use Restrictions is as long as is practical but in no event less than five years
- The owner(s) of the units agree to be subject to equal housing guidelines established by DHCD
- Low and Moderate Income Housing Unit - a housing unit for which the purchase price or rent has been established, in conjunction with a Use Restriction of Regulatory Agreement, in accordance with the DHCD's guidelines, to ensure that it will be purchased or rented by a household with income at or below 80% of the regional median household income.
- Local Housing Partnership – a municipal advisory group, with responsibility for encouraging low and moderate income housing, which has been appointed by the Chief Elected Official and which has been recognized by the Massachusetts Housing Partnership Fund.
- Regulatory Agreement – an agreement in a form approved or required by the DHCD, in which a developer agrees to develop Low and Moderate Income Units in accordance with Use Restrictions and agrees
 - a. For rental housing, to limit distribution of return to all partners or legal or beneficial owners to no more than 10% of equity per year during the term of such agreement or
 - b. For ownership housing, to limit profit to all such partners or owners to no more than 20% of total development costs. Any partnership, corporation, cooperative corporation or other entity which executes such an agreement will be considered a limited dividend organization for purposes of MGL c.40B
- Subsidized Housing Inventory – list of Subsidized Housing Units by city or town compiled periodically by the DHCD and used by the Housing Appeals Committee pursuant to 760CMR 31.04
 - a. Four tests that must be met to qualify to be counted on the inventory:
 - Units must be part of a subsidized development build or operated by a public agency, non-profit, or limited dividend organization
 - At least 25% of the units in the development must be restricted to families with incomes less than 80% of the median area income and have rents or sales prices restricted to affordable levels
 - The development must be subject to a regulatory agreement and monitored by a public agency or non-profit organization
 - Owners must meet affirmative marketing requirements
- Subsidized Housing Units – units, which are low and moderate income housing for purposes of MGL c.40B.
- Uneconomic – Any condition brought about by any single factor or combinations of factors to the extent that it makes it impossible for a public agency or non profit to proceed with building low or moderate income housing without financial loss, or for a limited dividend organization to proceed and still realize a reasonable profit return...
- Use Restriction – a contract, mortgage agreement, deed restriction, condition of zoning approval, or other legal instrument approved by the DHCD, which restricts occupancy of Low and Moderate Income Units to persons with qualified incomes.

Sources of Definitions – Local Initiative Guidelines, DHCD Chapter 40B Frequently Asked Questions, DHCD Website

Housing Task Group Report

Bolton Housing Statistics

1992-2001

Residential & Commercial Sales

Year	Median Home Price	State Median	Total Sales	Median Sale Price	Sales By Price Category												
					Over \$1MM	\$800-\$1MM	\$600K-\$800K	\$400K-\$600K	\$350K-\$400K	\$300K-\$350K	\$250K-\$300K	\$200K-\$250K	\$150K-\$200K	\$100K-\$150K	\$50K-\$100K	\$25K-\$50K	\$1K-25K
1992			93	\$157,900.00	1	0	0	0	3	4	9	15	13	16	23	5	4
1993			124	\$153,000.00	0	0	1	1	5	6	12	21	15	22	32	5	4
1994			134	\$216,800.00	0	0	0	10	5	8	23	21	21	14	26	0	6
1995			121	\$185,000.00	3	0	0	12	3	8	12	18	20	15	25	1	4
1996			142	\$239,900.00	0	1	1	15	19	10	12	17	17	19	16	5	10
1997			141	\$249,000.00	1	1	1	11	13	20	20	16	17	17	14	6	4
1998			185	\$219,000.00	1	1	4	19	13	16	19	26	26	42	9	4	5
1999			159	\$338,000.00	2	1	10	49	14	10	20	15	10	16	6	3	3
2000	\$340,600.00	\$301,000.00	176	\$330,000.00	2	1	20	50	12	16	20	11	16	13	8	2	5
2001																	

Banker & Tradesman

Housing Task Group Report

Comparative Town Information

Town	2000		2001		Number of Sales 2000	Average Assessed Value	Housing Units	40B Units	40B Percentage 2001	Renter Occupied	Vacancy Rate	Single Family	Multi- Family	Condos	Apts	Vacant Land	Commercial	Industrial	Other Use
	Median Sales Price	1,990,000	Median Home Price	Median Sales Price															
Bolton	\$ 220,250.00	\$ 340,800.00	\$ 312,416.00	\$ 370,000.00	81	1,472	14	0.95%	94	7.8%	1380	14	0	1	367	28	11	100	
Acton	\$ 225,000.00	\$ 345,000.00	\$ 331,310.00	\$ 370,000.00	154	7,645	158	2.07%	1793	2.8%	4644	108	1875	40	639	318	95	139	
Berlin	\$ 142,000.00	\$ 247,460.00	\$ 216,666.00	\$ 202,000.00	17	891	0	0.00%	166	2.4%	728	39	0	4	261	45	29	131	
Groton	\$ 266,250.00	\$ 318,000.00	\$ 211,941.00	\$ 318,000.00	124	3,339	95	2.85%	528	1.9%	2880	180	72	12	786	67	20	157	
Harvard	\$ 143,000.00	\$ 400,000.00	\$ 315,764.00	\$ 400,000.00	61	2,156	33	1.53%	171	2.8%	1615	34	48	5	290	56	25	175	
Hudson	\$ 180,720.00	\$ 250,000.00	\$ 186,965.00	\$ 250,000.00	130	7,144	447	6.88%	2026	3.1%	4215	459	583	74	390	178	165	71	
Lancaster	\$ 341,000.00	\$ 700,000.00	\$ 162,504.00	\$ 250,000.00	55	2,103	74	3.52%	427	3.2%	1771	108	14	25	346	83	37	98	
Lincoln	\$ 150,000.00	\$ 215,000.00	\$ 199,952.00	\$ 215,000.00	69	2,611	40	1.53%	387	2.3%	2219	126	70	8	422	81	85	202	
Stirling	\$ 184,000.00	\$ 317,600.00	\$ 293,531.00	\$ 225,000.00	63	2,108	117	5.55%	686	3.5%	1864	51	16	5	269	45	15	210	
Stow	\$ 286,125.00	\$ 400,000.00	\$ 426,486.00	\$ 317,600.00	46	1,562	214	3.83%	428	4.3%	5209	68	12	4	510	194	22	95	
Sudbury	\$ 130,450.00	\$ 155,000.00	\$ 151,246.00	\$ 155,000.00	38	2,454	70	2.85%	450	2.2%	1890	73	117	23	217	83	42	49	
West Boylston	\$ 199,100.00	\$ 310,000.00	\$ 274,425.00	\$ 310,000.00	111	6,729	472	7.01%	2326	5.6%	3741	237	504	41	361	245	197	102	
Westborough	\$ 190,500.00	\$ 287,500.00	6,877		256	3,786	132	1.92%											
Westford	\$ 475,000.00	\$ 814,000.00			174		126	3.32%											

Source Warren Information Services WCC

Mass Dept of Revenue DHCD US Census US Census Mass Dept of Revenue

DHCD

Housing Task Force Phase 1 Report

Bolton Population Projections

Assumptions: Population baseline +100 per year, 3 persons per HH, 40B units 25% of total HH added

Option 1 - No Town Initiative, One 40B Development Per Year

Year	Town Pop.	Total Housing Units	No. Affordable Units	Percent Affordable	No. Units At 10%	No. Units Needed For 10%	40B Units Added Each Year	Addl Pop. 40 B Units
2001	4351	1472	14	0.95%	147	133	8	96
2002	4547	1516	22	1.45%	152	130	12	144
2003	4695	1565	34	2.17%	157	123	12	144
2004	4843	1614	46	2.85%	161	115	12	144
2005	4991	1664	58	3.49%	166	108	12	144
2006	5139	1713	70	4.09%	171	101	12	144
2007	5287	1762	82	4.65%	176	94	12	144
2008	5435	1812	94	5.19%	181	87	12	144
2009	5583	1861	106	5.70%	186	80	12	144
2010	5731	1910	118	6.18%	191	73	60	720
2015	6471	2157	178	8.25%	216	38	60	720
2020	7211	2404	238	9.90%	240	2		0

Option 2 - Town Initiative To Retain Local Control at 2% Growth of Affordable Stock Per Year

Year	Town Population	Total Housing Units	No. Affordable Units	Percent Affordable	No. Units At 10%	No. Units Needed For 10%	2% Units LIP	Addl Pop. LIP Units:
2001	4351	1472	14	0.95%	147	133	30	360
2002	4541	1514	44	2.91%	151	107	31	372
2003	4734	1578	75	4.75%	158	83	32	384
2004	4930	1643	107	6.51%	164	57	33	396
2005	5129	1710	140	8.19%	171	31	25	300
2006	5304	1768	165	9.33%	177	12	0	0
2007	5404	1801	165	9.16%	180	15	16	192
2008	5552	1851	181	9.78%	185	4	0	0
2009	5652	1884	181	9.61%	188	7	0	0
2010	5752	1917	181	9.44%	192	11	0	0
2015	5852	1951	184	9.43%	195	11		0
2020	5952	1984	260	13.10%	198	-62		0

Option 3 - Mix Of 40B Development and Local Initiative Development

Year	Town Population	Total Housing Units	No. Affordable Units	Percent Affordable	No. Units At 10%	No. Units Needed For 10%	40B & LIP Units	40 B Units	Addl Pop. LIP/40 B Units
2001	4351	1472	14	0.95%	147	133	28	8	180
2002	4631	1544	42	2.72%	154	112	0	0	0
2003	4731	1577	42	2.66%	158	116	32	12	240
2004	5071	1690	74	4.38%	169	95	0	0	0
2005	5171	1724	74	4.29%	172	98	25	12	219
2006	5490	1830	99	5.41%	183	84	0	0	0
2007	5590	1863	99	5.31%	186	87	16	12	192
2008	5882	1961	115	5.87%	196	81	0	0	0
2009	5982	1994	115	5.77%	199	84	16	12	192
2010	6274	2091	131	6.26%	209	78	0	0	0
2015	6374	2125	184	8.66%	212	28	32	32	480
2020	6954	2318	260	11.22%	232	-28	32	32	480