

HOUSING PRODUCTION PLAN 2017 UPDATE

Community Meeting

WHEN: JUNE 1, 2017 6:30 PM

**WHERE: ACADEMY BUILDING
66 Central Square
Town Council Chambers**

You are invited to participate in a public meeting to consider Bridgewater's needs, goals and strategies for creating, preserving and maintaining affordable housing, also known as the "Housing Production Plan." We will discuss the existing subsidized housing inventory and the units that are currently under development.

We will review local demographics and focus on what type: elderly, family, rental, ownership of housing will best meet the Town's needs and consider where new housing should be developed: subdivisions, downtown, mixed use, adaptive reuse. We will discuss the roles of the Affordable Housing Trust and the Bridgewater Housing Partnership.

This meeting will be facilitated by the Old Colony Planning Council (OCPC), our regional planning agency, who is assisting with the technical update of the plan. Please feel free to share this invitation. For more information: contact Lisa Sullivan 508-697-0951 or lisasullivan@bridgewaterma.org

Why does Bridgewater need to update its Housing Production Plan?

Under the State's Chapter 40B requirements, municipalities are subject to comprehensive permit developments until a minimum of 10% of all year round housing units are affordable for low and moderate income households. Bridgewater has 8,288 year round housing units in accordance with the 2010 census. Bridgewater has 545 units on our current subsidized housing inventory with 19 units pending. Units can be added when they have been granted approval through the comprehensive permit process. Units are removed, if building permits aren't issued.

With an approved HPP and 42 affordable units added to the SHI in a year, Bridgewater can stay or deny large scale proposals for a one year period without being subject to appeal. This would not apply to developments that are already in process.

Bridgewater has made significant progress toward the goal in the last five years. We are closing in on 7% affordable units and have projects in process that will meet or exceed the state's goal. It is important to understand that this is a moving target and that for every ten market rate housing units built, Bridgewater needs to create an affordable alternative. Therefore, it is important to have a strategy for development and to have a proactive, incremental approach to reaching and maintaining the state's 10% goal.