

Rick Brown

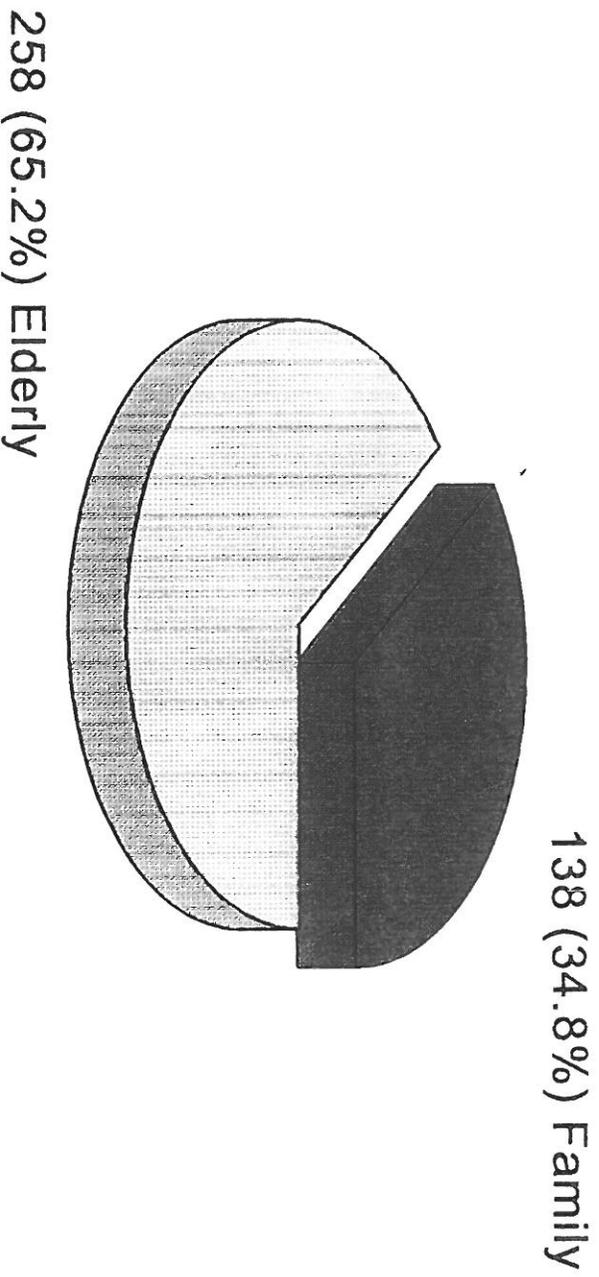
Town of Wellesley

Affordable Housing Overview

September 19, 1994

Affordable Housing by Type

Total Units = 396



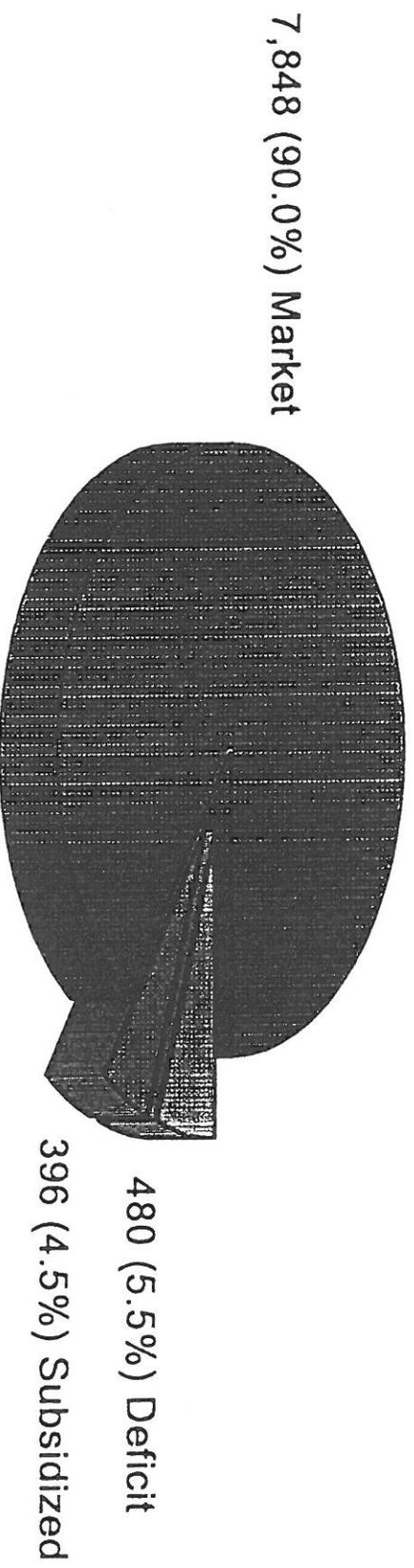
Subsidized Housing in Wellesley

(As of July 1, 1993)

Address	Type	Units
Morton Circle	Elderly	76
River & Weston Streets	Elderly	57
Linden Street (Waldo Ct)	Elderly	12
Cedar Street (Ardmore)	Family	36
Barton Road	Family	90
Grove Street (Glen Grove)	Elderly	<u>125</u>
	Total	396

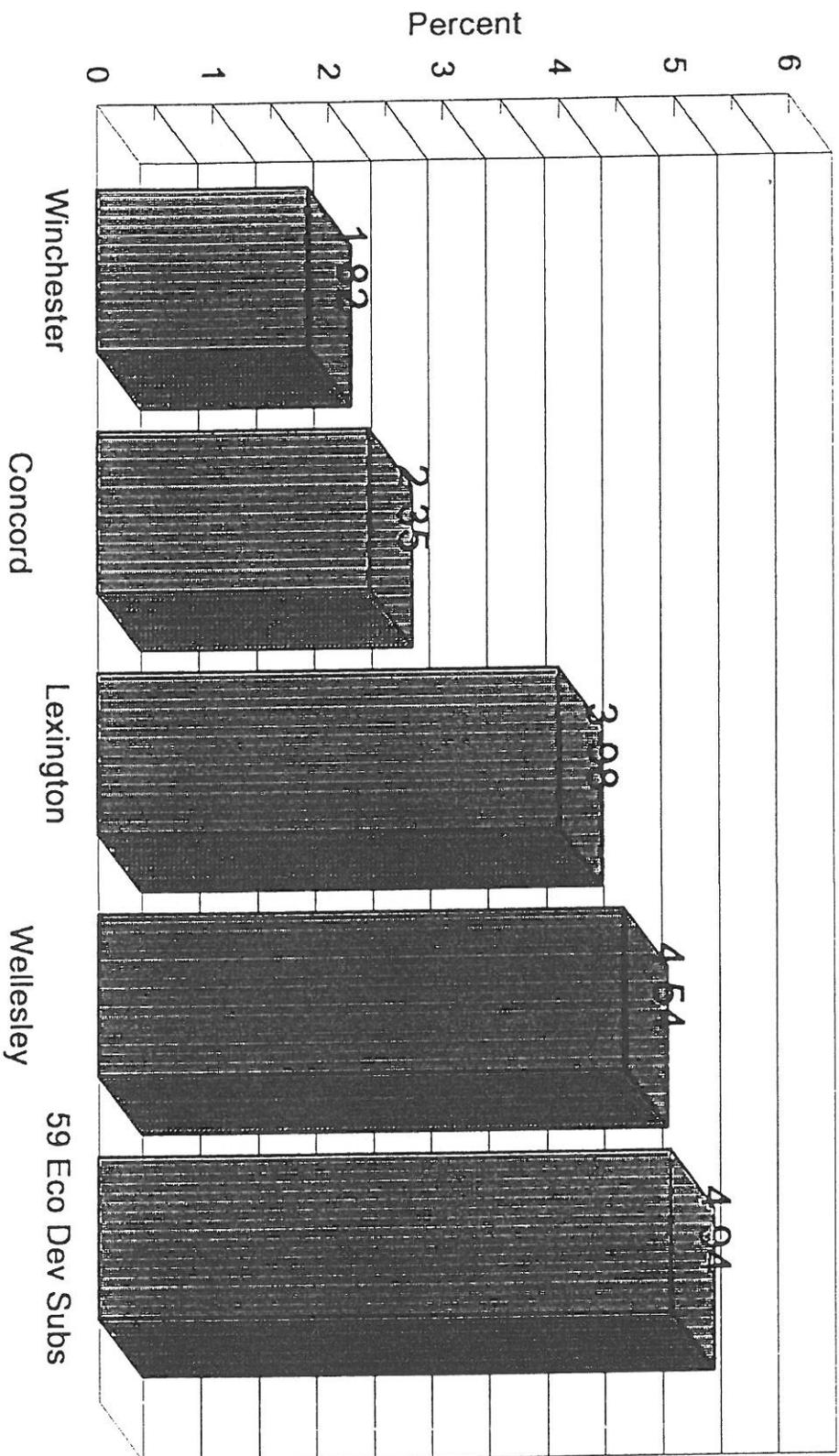
Number of Units to Reach 10 Percent

Total Units = 8,724



Similar Community Comparison

EOCD 7/1/93



DEVELOPMENT CRITERIA

(Article 31, Yes-110 / No-53, 1989 ATM)

- 1. Single-family Residential Character Maintained**
- 2. Urban-scale Projects Avoided**
- 3. Preference Given to Projects Satisfying Town Housing Goals**
- 4. Housing Affordable in Perpetuity**

- 5. Marketing Priority to Wellesley Residents**
- 6. Preservation of Open Space and Natural Resources**
- 7. New Housing Not Overburden Existing Town Utilities & Services**
- 8. Town Fair Housing Policy be Respected**

COMPREHENSIVE PERMIT EVALUATION GUIDELINES

(Planning Board - 1990)

- 1. Satisfy ZBA of Legal Standing of
Application Under Chapter 40B**
- 2. Comp Permit be Granted for
Minimum Number of Units for Site**
- 3. Denial of Permit Unless all Units
Counted Towards Town's 10% Goal**

- 4. Proposed Development Conform to Limitations of Zoning Districts**
- 5. Proposed Development Meet all Standards Under Bylaws & Regs**
- 6. Developer Shall Submit Town Public Services Impact Statement**
- 7. Affordable Units be Indistinguishable from Market-rate Units**
- 8. Units Affordable in Perpetuity**

- 9. Return to Developer Limited by Statute for Limited Dividend Corp.**
- 10. Possess all Necessary Liability Bonding and Insurance**
- 11. Possess Bankruptcy Bond**
- 12. Development Landscaped to Provide Screening from Abutting Property**
- 13. Wellesley Housing Authority Oversee Sale & Selection of Affordable Units**

AFFORDABLE HOUSING IDEAS

I. Planning

- EOCD Grant for Housing Plan

*Paragraph in appendix
of CAS.*

II. Administration

- Housing Partnership Committee

III. Development

- Town Owned Land
- Community Land Trust
- Non-profit Development Corp.

IV. Zoning

- Density Bonus for Small Units
- Special Cluster Permit
- Jobs/Housing Linkage Program