

# The Bulletin

## Westwood/Walpole League of Women Voters



Volume 5 Issue 8

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### Calendar of Events

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*Welcome Back to Another Full Year Of League Events  
Westwood-Walpole Steering Committee Adminstrates the Local League.*

#### April

5th—SC meeting, Kathy Zola's

15th—Westwood Candidate's Event

First Parish Hall corner of Nahatan and Clapboardtree strs.  
Begins at 2:30

17th—Primary special election 11th District (representative seat)

24th—Westwood Elections

#### May

TBA—SC meetings

7th —Westwood Town Meeting

15th—Final special election 11th District (representative seat)

TBA—Walpole Candidate Event

#### June

June 1st & 2nd—LWVMA CONVENTION

June 7 & 8th—LWVUS COUNCIL

TBA Walpole Town Meetings

TBA—LWV Annual Meeting



*Happy Spring*

The **Bulletin** is published ten times a year, September-June, by the League of Women Voters of Westwood/Walpole MA  
Visit the **LWVMA** home page at [www.lwvma.org](http://www.lwvma.org) and the **LWVUS** home page at [www.lwv.org](http://www.lwv.org)



# Affordable Housing—Part 4

## Financial Incentives to Build Affordable Housing – Chapters 40R and 40S

By Muriel Zaginailoff, LWVM Affordable Housing Study Committee member

Previous articles in this series have covered the need for affordable housing, zoning laws, and Chapter 40B. This article describes Chapters 40R and 40S.

The Massachusetts Legislature passed 40R in 2004 and 40S in 2005 to implement smart growth principles to reduce urban sprawl and stimulate the production of affordable housing. They are intended to work with Chapter 40B, not replace it.

Enacted in 1969, 40B has increased the production of affordable housing, but as of 2006, only 47 of the state's 351 communities had reached the goal of 10% affordable housing. Principally, communities resist 40B because they see it as usurping local control and increasing service costs through higher-density developments. Chapters 40R and 40S intend to soften community resistance by providing financial incentives. The goal is to establish 33,000 new housing units over the next 10 years.

### Chapter 40R

Smart growth, a recent state housing policy priority, refers to mixed-use development that, among other characteristics:

- has access to public transportation
- is in city or town centers with pedestrian access to schools and stores, and/or
- on underutilized industrial, commercial or institutional land and buildings

In short, smart growth is about growing where there is existing infrastructure.

Chapter 40R provides financial incentives to communities that establish a state-approved Smart Growth Zoning District (SGZD). Density is a key factor in smart growth, and communities that have adopted SGZDs are required to allow for denser residential development, often in contrast to local zoning requirements. SGZDs allow for denser residential development as follows:

- 8 houses per acre for single-family homes
- 12 units per acre for two- and three-family residences
- 20 units per acre for condominiums and apartment Complexes
- 20% of housing developed in the zone must affordable and deed restricted for 30 years

Upon state and local approval of a SGZD, a community will receive a one-time payment of between \$10,000 and \$600,000, depending on the number of housing units planned. The state will disburse an additional \$3,000 per housing unit when a building permit is issued. A Smart Growth Housing Trust Fund, capitalized through the sale of surplus state assets, is the revenue source to cover much of this cost.

### Chapter 40S

To address the potential increase in school costs resulting from housing units built under 40R, the Legislature created Chapter 40S to reimburse communities for all net new education costs.

If 33,000 new units are built in the next 10 years, the density bonuses under 40R will cost the state an estimated \$14 million annually; the estimated 40S school supplement cost will be \$35 million annually.

### Concerns about the Laws

As of December 2006, eight communities – Chelsea, Dartmouth, Lunenburg, Norwood, North Reading, Plymouth, Lakeville and Natick – had adopted Chapter 40R districts. However, some communities are still concerned with the provision in Chapter 40R that once housing in an SGZD is approved, development must be allowed as-of-right, thereby diluting local planning and zoning control.

There are also concerns that the state may not be able to sustain long-term funding for 40R and 40S. Proponents of affordable housing note that the sale of surplus state assets is neither predictable nor dependable and these assets will eventually all be sold, and they are advocating for a more reliable and stable source of financial support for these programs.

<sup>1</sup>Text of Chapter 40R can be found online at:

[www.mass.gov/legis/laws/mgl/gl-40r-toc.htm](http://www.mass.gov/legis/laws/mgl/gl-40r-toc.htm)

Chapter 40S at:

[www.mass.gov/legis/laws/seslaw05/s1050141.htm](http://www.mass.gov/legis/laws/seslaw05/s1050141.htm)

<sup>2</sup> Rollins, Darcy, "An Overview of Chapters 40R and 40S." New England Public Policy Center at the Federal Reserve Bank of Boston. February 2006.

[www.bos.frb.org/economic/neppc/briefs/2006/briefs061.pdf](http://www.bos.frb.org/economic/neppc/briefs/2006/briefs061.pdf)

<sup>3</sup>Quarterly Summary of Progress as of December 31, 2006." Commonwealth Housing Task Force.

[www.tbf.org/tbfgel1.asp?id=3551](http://www.tbf.org/tbfgel1.asp?id=3551)

Due to space constraints, sources for this article are online at:

[www.lwvma.org/affordablehousing.shtml](http://www.lwvma.org/affordablehousing.shtml).



## Candidate Event

### The Westwood/Walpole League of Women Voters Invites you to

#### MEET THE CANDIDATES

Sunday, April 15, 2007

2:30--

**First Parish Hall— Corner of Nahatan and Clapboardtree**

**Format:** Candidates for **both** the Westwood local election and **those on the 11<sup>th</sup> District Representative special primary election ballot will be invited.** Contested candidates for the local election will be limited to a one minute introduction in order to leave most of the time for questions and answers. Uncontested candidates will be introduced but will not speak.

#### **Westwood Local Election**

##### **CONTESTED**

**Library Trustee:** 2 positions

Incumbent, Eric Gutterson

Candidate, Karen Coffey

Candidate, Jessie Turbayne

**Planning Board:** 2 positions

Incumbent, Robert Malster

Candidate, Bruce Montgomery

Candidate, Joseph Toffoloni

Candidate, John Walsh

Candidate, Michael Walsh

**Town Clerk:** 1 position

Dorothy Powers

Helen (Beth) Sullivan

Patricia Stanton

##### **UNCONTESTED**

**Assessor:** 1 position

Incumbent, Michael Krone

**Moderator:** 1 position

Incumbent, Steve Gordet

**School Committee:** 2 positions

Incumbent, Barbara Delisle

Candidate, John O'Brien, Jr.

**Selectmen:** 1 position

Incumbent, Patrick Ahern

**Sewer Commission:** 1 position

Incumbent, David White-Lief

#### **Primary Election**

##### **11<sup>th</sup> District Representative Seat**

##### **Democrats**

Stephen Bilafer

Joanne Flatley

Cheryl Schoenfeld

Thomas Boncek

##### **Republicans**

William McKinney

Douglas Obey

##### **Note: Independent**

**(not part of the Primary election)**

Paul McMurtry will face the winners of the Primary election in the final election to take place on May 15th, 2007

## Mark Your Calendar—Westwood Reads



### Westwood Reads 2007—Continues!!!

On March 2007 The Library will launched its third community wide reading program. The book chosen for the 2007 event is *The Great Gatsby* by F. Scott Fitzgerald. Copies of this popular American novel are available at the Library and through the Minuteman Library Network.

On Thursday, April 25 at 7:30pm, Westwood High School teachers Caitlin Whelan and Alison Donahue will talk about F. Scott Fitzgerald and his times. The program will take place at the Main Library. All events are open to the public and refreshments will be served.

For an update list of programs visit the web site at [www.westwoodlibrary.org](http://www.westwoodlibrary.org)

### Useful Internet sites on *Gatsby* and Fitzgerald

Fitzgerald, brief biography: <http://people.brandeis.edu/~teuber/fitzgeraldbio.html>

Fitzgerald, life and career:

<http://www.simonsays.com/content/destination.cfm?tab=1&pid=349245&agid=13>

*Gatsby*, a beginner's guide: <http://www.geocities.com/BourbonStreet/3844/>

*Gatsby*, reader's questions:

<http://www.library.csi.cuny.edu/dept/history/lavender/gatsby.html>

University of South Carolina Fitzgerald Centenary site:

<http://www.sc.edu/fitzgerald/index.html>



## Mark Your Calendars

League of Women Voters of Massachusetts

# Day on the Hill

*“The Face of Poverty in Massachusetts:  
The Poorest Among Us”*

*Tuesday, April 10, 2007  
State House, Boston*

### **9:00 a.m. Registration & Reception – Nurses’ Hall**

Invite your legislators to join us for a light breakfast – and the chance to talk with you, with League members from across the state, and with our program Specialists.

*10:00 – 12:30 Program – Gardner Auditorium*

*Keynote Speaker*  
**Governor Deval Patrick**

*Featured Speakers*  
**Noah Berger, Executive Director, MA Budget and Policy Center**  
**Lyndia Downie, President, Pine Street Inn**  
**Sylvia Ferrell-Jones, CEO, YWCA Boston**

*And*  
**News from League Program Specialists**

*We look forward to seeing you there!*

## Mark Your Calendars

### **LWVM Convention: June 1 & 2, 2007**

Please mark your calendars for the 2007 LWVM Convention. More information will be included in later League Leaders Updates and on the LWVM website, [www.lwvma.org](http://www.lwvma.org).

#### **Dyna-Member Award for Convention 2007**

Does your League have a newer member who stands out from the crowd? Someone who has truly made a difference in your League? Then this dynamic, relative newcomer in your midst is a Dyna-Member, and LWVM's Membership and Training Committee wants to know all about your League's good fortune!

The Dyna-Member Award will be presented to selected nominees and their local Leagues at the LWVM Convention Awards Luncheon on Saturday, June 2, 2007. Nominations are due April 27, 2007 to [lwvma@lwvma.org](mailto:lwvma@lwvma.org). See the memo in this League Leaders Update for more information.

#### **Lotte E. Scharfman Award for Convention 2007**

The Lotte E. Scharfman Award will be presented to three local Leagues at the LWVM Convention in June 2007 that conducted creative and innovative Citizen Education or Voters Service activities during 2005 – 2007. Applications are due by May 1, 2007 to Risa Nyman ([rnyman@lwvma.org](mailto:rnyman@lwvma.org)). For more information, see the memo in this League Leaders Update.

### **LWVUS COUNCIL AND CONVENTION—June 8th-11th, 2007**

- **Council 2007 will be June 8-11** at the Marriott Metro Center in Washington, DC. “Strengthening our Leaders” will be the theme. State presidents and presidents of ILOs, capital and big city Leagues will be invited to attend. The registration fee of \$295 includes the banquet. Hotel rooms are \$165 per night. The goals are:

100% participation of State Leagues

Networking opportunities

Meaningful workshops and learning experiences

- **Convention 2008 is in Portland, Oregon**. The Board discussed possible locations for 2010 and 2012.

## Important Voting Dates —Westwood

LWV Candidate Event: April 15, 2007

First Parish Hall on the corner of Nahatan and Clapboardtree Streets

Start time: 2:30

Local Candidates and 11th District Primary Election Candidates are invited

Town Elections: Tuesday April 24, 2007

Town Meetings: Monday May 7, 2007

Special Elections To Elect a replacement for Representative Coughlin's 11 District seat:

Primary: Tuesday, April 17th

Final: Tuesday, May 15th



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