HAHT Process to Consider Sites Suitable For Affordable Housing

Step 1:   HAHT to identify possible locations for affordable housing:
- List and review town-owned properties.
- Review privately-owned properties that have been publically identified to the Trust.
- Publicly identify sites under consideration and invite neighborhood input.

Step 2:   Identify relevant macro issues on each town-owned site under consideration to be addressed by town staff, and/or developers, and/or consultants, and/or input from public. Same concepts for privately owned sites should be considered, however the HAHT does not serve a gating role and thus control of the sub issues by the HAHT may not be the same:

- Visual impact on neighbors/proximity to adjacent houses
- Zoning & frontage
- Adequate uplands for proposed concept
- Assessment of Practical/Plausible/feasible
- Adequacy of Access / traffic implications-study
- Cost / price to town
- Identify any significant risks
- Traffic

Step 3:   Inform BOS, PB, CPC, ZBA, and other relevant boards and solicit their conceptual input on the respective site/sites.
- Contact & work with PB under its 40B policy, if appropriate
- Contact BOS under its land acquisition policy, if appropriate

Step 4:   HAHT to discuss of macro issues per relevant site, to hold public meeting after input from boards and/or neighbors, to assess whether issues are likely addressable, and to vote whether site(s) qualifies for further consideration.

Step 5:   HAHT to work with BOS-selected Host Community Partner or other developer(s) to encourage them to consider property. If the HCP/developer choses to pursue development – then it will begin process of developing site, including getting the site under control.
- HCP or developer starts long process of permitting & developing site
- HAHT to periodically meet with HCP/developer & assess progress during permit & development process so that it can stay informed as to how the potential development is proceeding vs. HAHT goals.

Step 6:   HAHT to vote whether to recommend support for the project to the permitting authority, to the BOS, to the CPC (if project requires CPA funding), and/or to Town Meeting (if necessary because of public financing/sale of land/acquisition of land).