

SELECTMEN'S MEETING – FEBRUARY 7, 2005

Dr. Bowcock, Mr. Silvia and Mr. Eckenreiter were present.

Also in attendance was Jeffrey Osuch.

Dr. Bowcock called the meeting to order at 6:30 p.m.

EXECUTIVE SECRETAY'S REPORT

Meeting Schedule as follows;.....,

1. 2/08/2005 at 4:30 p.m. Mattapoisett Water District at the BPW.
2. 2/10/2005 at 1:00 p.m. Mattapoisett River Valley at the BPW.
3. 2/11/2005 at 7:00 p.m. Finance Committee at the BPW.

Monday, 2/14/2005, at the Recreation Center the World Series Trophy will be on display between the hours of 2:30 p.m. until 3:30 p.m. The public is welcome to view it and take pictures.

Application for rental of the Town Hall auditorium by Northeast Maritime Institute was reviewed. Mr. Silvia motioned to approve. Mr. Eckenreiter seconded. Vote was unanimous.

At the next Selectmen's meeting on 2/14/2005 the lottery draw for the placement order of the articles for the Town Meeting warrant will take place.

A meeting for 2/16/2005 at 7:00 p.m. to discuss wind power with Sally Wright, representative of MTC, will be posted on the local cable calendar when confirmed.

Briefly discussed budgets and the Selectmen requested that the BPW and the School departments be scheduled for 2/28/2005 to review their budgets for FY'06.

ANIMAL CONTROL

The request by the ACO to increase adoption fees and to be allowed to deposit the extra to the gift account was discussed. The Selectmen were in agreement that no fee increases would take place at this time.

Donations totaling \$100.00 were gratefully accepted.

APPOINTMENTS

6:45 p.m. – Tom Crotty was present to discuss the Legal Services budget for FY'06.

7:00 p.m. – Hell Bent Cycle & Fabrication, 3 Whaler's Way.

Mr. Silvia motioned to approve a Class I Dealer & Motor Cycle Repair business license. Mr. Eckenreiter seconded. Vote was unanimous. No stipulations for times of operation were discussed.

7:10 p.m. – Estuary Program

Roland Samimy & Brian Howes presented and explained the progress of the program and how the Town should proceed. After discussing the issues presented Dr. Bowcock motioned to support an article at Town Meeting to appropriate \$57,000 per year for two years with a State match to fund the work needed to complete the project for the Town. Mr. Silvia seconded. Vote was unanimous.

7:30 p.m. – Police Chief

Chief Souza presented to the Selectmen a report stating statistics relating to crime and criminal activity within the Town. He and Officer Kobza explained how the department has and will continue to address the issues affecting the Town. Discussion followed.

Chief Souza explained his budget for FY'06 and requested that the position of Resource Officer be funded by the Town due to discontinued funding by the Federal Government. He is also requesting that another dispatcher be hired. Discussion followed.

7:45 p.m. – Fire Chief

Chief Francis explained his department's budget for FY'06. Discussion followed.

BUILDING DEPARTMENT

Construction report for January 2005 will be on file at the Selectmen's office.

COUNCIL ON AGING

Dr. Bowcock motioned to appoint David Wood as a full member to the Council on Aging. Mr. Silvia seconded. Vote was unanimous.

Mr. Silvia motioned to appoint Rona Trachtenberg as an associate member to the Council on Aging. Mr. Eckenreiter seconded. Vote was unanimous.

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

Notification submitted that Fairhaven is Housing Certified under Executive Order 418. (see attached)

TOURISM COMMITTEE

Mr. Bowcock motioned to appoint Ellsworth A. Sylvaria, Jr. to the Tourism Committee.
Mr. Silvia seconded. Vote was unanimous.

TOWN HALL EXTERIOR RESTORATION STUDY

The report from Dyer Brown was discussed.

NSTAR GAS

Mr. Silvia motioned to approve the petition for emergency gas leak repair at 32 Elm Avenue. Mr. Eckenreiter seconded. Vote was unanimous.

Mr. Eckenreiter mentioned the letter received from Ms. Brower and stated that the Board of Selectmen meet with the Board of Assessors to discuss the issues stated in the letter.

Mr. Silvia motioned to adjourn. Mr. Eckenreiter seconded. Vote was unanimous.
Meeting adjourned at 8:45 p.m.

Submitted by,



Bernice A. Alves
Principal Clerk



7.

Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
 COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

January 11, 2005

RECEIVED
 2005 JAN 25 P 12:48
 BOARD OF SELECTMEN
 FAIRHAVEN MASS

Dr. Brian K. Bowcock, Chair
 Board of Selectmen
 Town of Fairhaven
 40 Center Street
 Fairhaven, MA 02719

RE: Municipality of Fairhaven Executive Order 418 Housing Certification for FY2005

Dear Dr. Bowcock:

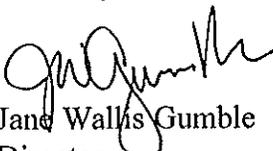
Governor Mitt Romney, Lt. Governor Kerry Healey, and I are pleased to notify you that Fairhaven is Housing Certified under Executive Order 418 for the period ending June 30, 2005.

The attached report shows the results of the FY2005 certification review. Your community met the prerequisite to EO418 housing certification, by having a written or documented housing strategy based on the 2000 census demographic data and other relevant data such as housing market data, housing supply and local and regional demand for particular housing types. The strategy, including the mandatory numerical goals for housing to be created, was used to determine whether the units added to the housing stock were sufficient to gain certification.

Since it is taking steps to increase the supply of housing for individuals and families across a broad range of incomes, your municipality will receive preferred consideration for the discretionary grant funds in the Massachusetts Community Development Block Grant Program, and will earn points on the Commonwealth Capital Application.

Congratulations on achieving this certification. We applaud and support your efforts to increase housing opportunities for households with a broad range of incomes and taking proactive steps to encourage housing production.

Sincerely,


 Jane Wallis Gumble
 Director



Page Two Housing Certification - Fairhaven

Attachments: Certification Report

cc: Senator Mark C. Montigney
Representative William M. Straus
William D. Roth, Jr. Planning Director, Fairhaven

**EXECUTIVE ORDER 418 HOUSING CERTIFICATION
COMMONWEALTH OF MASSACHUSETTS
FY2005**



**DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT**

Date of Certification: 12/16/2004



Fairhaven

**Addition to the EO418 Housing Supply affordable to households with a
broad range of income**

The housing supply in Fairhaven increased by 18 ownership units and 0 rental units in the period 1/1/2003 - 12/1/2003.

Affordable ownership units assessed in the range of \$260,000 - \$375,000: 14
Affordable rental units with monthly rent in the range of Below \$600 - \$1,855: 0

Other units created in the community include: No new units of multi-family have been created in the last assessment year.

Summary of the community's housing strategy

Town of Fairhaven
Affordable Housing Strategy

FY-05

Fairhaven Affordable Housing Strategy

Section 1 Housing Needs Assessment

The Fairhaven Affordable Housing Strategy provides an assessment of the existing housing stock and demographic trends, and an analysis of housing needs in the community. It identifies the strategies the Town will need to pursue in order to provide housing for individuals and families representing the spectrum of incomes in the community, including special needs and affordable housing. The Strategy also describes the location, density, type and quantity of new housing units to be constructed in the Town. The Strategy strives to balance competing community demands for providing housing opportunities with open space preservation, economic development and other community needs.

The Affordable Housing Strategy analyzes existing housing needs and forecasts housing objectives including programs for the preservation, improvement and development of housing. This strategy will make recommendations regarding policies and actions to provide a balance of local housing opportunities for all citizens.

Housing Inventory

The accompanying Table 1 shows the number of housing units in Fairhaven, the type of occupancy and tenure for these units in the year 2000. As can be seen from the table, the town had a total of 7,266 housing units in 2000. This compares to a level of 7,093 housing units recorded in 1990, which was an increase of 2.4 percent for the period. Of the 6,622 occupied units, 72.5 percent (4,802) were owner occupied; 27.5 percent (1,820) were renter occupied; and, 644 units were vacant; 413 of those vacant units were seasonal/recreational units.

Some of this housing stock is in historic homes and sites, a few of which date back to colonial times. They are located within two areas; the center of town and an area in North Fairhaven commonly called Poverty Point. These areas are fully developed; however, the historic homes in these areas often need to be protected from being torn down and replaced with a new house.

Table 1 also shows the percentage of rental housing units available in Fairhaven (27.5%) is higher in comparison with other towns in the SRPEDD region and is only exceeded by the percentage of rental units available in two towns, which are Mansfield (28.2%) and North Attleborough (31.5%). The City's of Attleboro, Fall River and New Bedford also exceed Fairhaven's percentage. This indicates a reasonably good mix of housing opportunities in the community since it balances opportunities for rental housing and homeownership for families and individuals.

Chapter 40B the "Anti-Snob Zoning Act" provides a mechanism to provide affordable housing developments in communities where less than ten (10) percent of the year-round housing meets the definition of low and moderate income housing. In Fairhaven, the Town must provide 685 total units of affordable housing in its housing inventory in order to meet the 10 percent statutory goal for affordable housing. The Town has made significant progress toward reaching the 10 percent goal and has 458 units, 6.68 percent, listed by the Department of Housing and Community Development Subsidized Inventory in March 2004. The 6.68 percentage of affordable housing units rank Fairhaven at 100th place, which places Fairhaven in the upper third of the 351 communities within the Commonwealth.

The Fairhaven Housing Authority manages 285 rental units, of which 92 are located at McGann Terrace, 108 at Oxford Terrace, 55 at Dana Court, 24 at Anthony Haven and 6 at Ash Street Family Housing. In addition, there are 169 units a Fairhaven Village, a MassHousing project and 4 DMR Group Homes. Together, these 458 units account for over 25.2 percent of the rental housing in town.

Table 1

Fairhaven and SRPEDD Region Communities
Housing Tenure and Occupancy: 2000
Owner Occupied Renter Occupied

Municipality Number Percent Number Percent Vacant Total

Fairhaven	4,802	72.5	1,820	27.5	644	7,266
Acushnet	3,186	84	607	16	96	3,889

Attleboro 10,224 63.8 5,795 36.2 536 16,554
 Berkley 1,752 95.1 91 4.9 42 1,885
 Carver 3,645 91.5 339 8.5 143 4,127
 Dartmouth 8,519 80.7 2,036 19.3 728 11,283
 Dighton 1,849 84 362 16 79 2,280
 Fall River 13,521 34.9 25,238 65.1 3,098 41,857
 Freetown 2,611 89.1 321 10.9 97 3,029
 Lakeville 2,978 90.5 314 9.5 370 3,662
 Mansfield 5,700 71.8 2,242 28.2 178 8,120
 Marion 1,570 78.7 426 21.3 443 2,439
 Mattapoisett 1,968 77.7 564 22.3 640 3,172
 Middleborough 5,170 74.1 1,811 25.9 268 7,249
 New Bedford 16,711 43.8 21,467 56.2 3,333 41,611
 North Attleborough 7,113 68.5 3,278 31.5 244 10,635
 Norton 4,829 82.2 1,043 17.8 89 6,961
 Plainville 208 85.6 36 14.4 68 311
 Raynham 3,442 83.1 701 16.9 66 4,209
 Rehoboth 3,147 89.3 376 10.7 74 3,597
 Rochester 1,464 93 111 7 59 1,634
 Seekonk 4,297 88.7 546 11.3 104 4,947
 Somerset 5,723 81.9 1,264 18.1 156 7,143
 Swansea 4,995 84.8 893 15.2 182 6,070
 Taunton 13,495 61.2 8,550 38.8 863 22,908
 Wareham 6,201 75.6 1,999 24.4 2,470 10,670
 Westport 4,460 82.8 926 17.2 757 6,143
 Source:U.S.Census

Housing Affordability

Housing affordability refers to the ability of present and potential residents to find adequate sized standard units at a reasonable proportion of income.

A. Sales Housing

Information obtained from the US Census (2000) estimates that for the year 2000 the median family income in the Town of Fairhaven was \$41,696, which was lower than the state median family income of \$65,200.

Table 2 presents the maximum monthly housing cost that would be affordable by families earning 30, 50, 80 or 100 % of the median income estimates. For example, the table shows that a moderate income family, earning 100% of the median income level in Fairhaven (\$41,696) per annum, a monthly housing cost of \$1,043 or less would be considered to be an affordable expenditure for housing. Although a monthly housing cost of \$1,043 would appear to be a manageable amount for families with incomes at or above the median, one half the families in Fairhaven are below the median income level. These Fairhaven families would be expending a higher percentage of their income for housing.

Unless they find housing priced well below the median in proportion to the distribution of

incomes, such families spend a much higher percentage of their income for housing. Based on the 2000 Census 270 homeowner households (6.4%) were paying over 30% of income for housing and 824 households (19.4%) were paying over 35%.

Table 2 Median Family Income and Affordable Monthly Housing Cost Fairhaven and Massachusetts 2001

Location Median Family Income Maximum Affordable Monthly Housing Cost by % of Family AMI

Annual Monthly 30% 50% 80% 100%

Massachusetts \$65,200 \$5,433 \$489 \$815 \$1,305 \$1,630

Fairhaven \$41,696 \$3,475 \$313 \$521 \$834 \$1,043

Sources: US Census (2000) and National Low Income Housing Coalition

Table 3 presents the sales prices of housing for Fairhaven and communities in the Southeastern Regional Planning and Economic Development District for the years 1990 and 2000. It can be seen from the table that the median sales price for housing in Fairhaven increased from \$108,000 in 1990 to \$124,000 in 2000, an increase of 14.8 percent.

Fairhaven's 1990-2000 increase in house prices was below the figures of 30 percent in Bristol County, 37 percent for the State, and the 30 percent for the SRPEDD region. Prices in some communities: Mansfield, Mattapoisett, Middleborough, North Attleborough, Norton, Plainville and Raynham were much higher during the period; increasing by over 40 percent.

Table 3

Fairhaven and SRPEDD Region Communities
Median Sales Prices of Homes 1990 - 2000

Community Median Price Percent
1990 2000 Change

Fairhaven 108,000 124,000 14.8

Acushnet 105,000 140,000 33.3

Attleboro 130,500 168,565 29.2

Berkley 86,500 185,000 13.9

Carver 120,950 169,075 39.8

Dartmouth 123,500 160,000 29.6

Dighton 135,000 173,000 28.1

Fall River 110,000 129,700 17.9

Freetown 125,500 165,000 31.5

Lakeville 150,000 194,450 29.6

Mansfield 167,270 268,900 60.8

Marion	187,000	244,000	30.5
Mattapoisett	150,000	211,250	40.8
Middleborough	119,500	168,088	40.7
New Bedford	99,900	111,000	11.1
North Attleborough	143,000	202,450	41.6
Norton	133,900	190,000	41.9
Plainville	141,000	199,900	41.8
Raynham	135,000	216,450	60.3
Rehoboth	82,500	179,950	21.8
Rochester	150,000	183,000	22
Seekonk	129,950	157,000	20.8
Somerset	135,000	146,000	8.1
Swansea	112,619	130,000	15.4
Taunton	125,000	165,766	32.6
Wareham	98,000	122,700	25.2
Westport	130,000	160,000	23.1

Source: the Warren Group, Banker and Tradesman

More recently, as can be seen in Table 4 single family detached housing sales prices in Fairhaven rose from \$124,000 in 2000 to \$241,500 by September of 2004, while condominium units went from \$52,450 in 2000 to \$203,000 by September. Thus each housing type increased more in the last four years than in the preceding ten years.

The rising costs reflect the overall market and its increasing emphasis on large expensive houses. Such prices reflect the mix of units on the market at the time and presumably peak when expensive new developments are offered, but the overall trend of continuing increases is clear. This is likely to continue until demand flags with an economic slow down and/or there is consumer resistance.

Since the median cost is the one in the middle cost of all houses ranked by price; equal numbers cost more and cost less. However, most of the higher priced houses cost far more than the median, while most of cheaper ones cost just slightly less. Thus the Assessor's Office reports that for FY 2004 the median residential value was \$233,300 while the average was higher at \$252,750.

Table 4

FAIRHAVEN HOUSING MEDIAN SALES PRICE 2000 – 2004

Year Months	1-Family	Condo	All Sales
Year Months	1	Family	Condominium All Sales
2004	Jan – Sep	241,500	203,000-240,000
2003	Jan - Dec	220,000	164,500 210,000
2002	Jan - Dec	165,000	175,500 165,000

2001 Jan - Dec 144,000 118,750 147,000

2000 Jan - Dec 124,000 52,450 119,900

Source: The Warren Group, Banker and Tradesman

As a result, the ability of the median income family to buy the median priced house does not mean that lower income families can find sufficient lower priced houses that match their incomes. Quantifying this would require comparing profiles of the distribution of incomes with profiles of the distribution of housing values.

Still the Assessor's office information indicates that fifty percent of the residential properties in town were valued at \$235,500 or less and potentially affordable by families making \$75,000 or less. The implication being that compared to many communities, Fairhaven still has a number of housing units, which are affordable to the current and prospective homeowners in the community.

B. Rental Housing

A measure of affordability of rental housing in Fairhaven was obtained from the US Census (2000) and the National Low Income Housing Coalition that provides data for rental properties. The median income in Fairhaven was shown in Table 2 to be two-thirds lower than the state median and Table 5 shows the estimated household income for renters in Fairhaven to be \$28,212, well below the income for renters in Massachusetts in 2000. The table also shows the maximum monthly rent that would be affordable for households earning 30, 50, 80 or 100 percent of the average median income. For example, a moderately low-income family earning 80 percent of the renter annual income of \$28,212 could afford a monthly rent of only \$564 per month; a rental rate that would be extremely difficult to find in the current rental marketplace.

Table 52000 Estimated Renter Household Income

Location 2000 Estimated Renter Household Income (US Census & NLIHC) Maximum Affordable Monthly Housing Cost by % of Family Average Median Income

Annual Monthly 30% 50% 80% 100%

Massachusetts \$37,414 \$3,118 \$281 \$468 \$748 \$935

Fairhaven \$28,212 \$2,351 \$212 \$353 \$564 \$705

Source: US Census (2000) and National Low Income Housing Coalition

According to the 2000 US Census, 29.7 percent of local renters were paying over 30 percent of income for rent and 21.8 percent were paying over 35 percent. The median rent was \$576 but over 94 units cost more than \$1000 per month

C. Building Permits

Building permits issued for creation of new residential units over the past 5 years:

Year Single Family Multi-Family Total

1999: 42 0 42

2000: 51 0 51

2001: 26 0 26
2002: 27 0 27
2003: 25 0 25
Total: 171

The town granted 171 residential building permits from 1999 to 2003. Despite an economic recession in 2000, the construction industry continues to be a strong element of the economy due in large part to the remodeling and renovation of existing homes.

Housing Demand

Demand for housing is difficult to measure accurately, and "need" is even more elusive. For these purposes "demand" refers to desires effectively expressed in the marketplace by actual sales or offers, and "needs" are gaps in supplies appropriate to various population groups, which are not always expressed effectively in market demand. The number of building permits issued, as developers generally do not build unless they sense a market, suggests perceived housing demand in Fairhaven.

Demand for housing in Fairhaven reflects several market forces; the expansion of commuter rail to Lakeville and future plans for commuter rail to New Bedford has made Fairhaven an attractive option for people from Boston that previously would not consider such a commute, the availability of land at a more reasonable price than areas closer to the SR-128 and I-495 corridors; new local household formation; and local families moving from smaller houses.

Needs Analysis

The following needs were identified through the input of the town's Planning and Economic Development Department, Planning Board, Board of Selectmen, Housing Authority and members of other Town Boards and Commissions who are familiar with the community's housing requirements, the following needs were identified.

Ø An Increased Ability to Review and Oversee Chapter 40B Comprehensive Permits:

1. The Town of Fairhaven is within 227 units of meeting its requirements under Chapter 40B in providing at least 10 percent of its housing inventory as affordable units. Presently, the Town of Fairhaven is at 6.68 percent. Efforts will be made for the Town to reach the 10 percent level over the next five years.
2. The Town needs to designate an individual and/or entity as the responsible party for being the lead with any Comprehensive Permit applications for Chapter 40B projects.
3. The town needs to develop clear understanding or criteria of what it expects to be negotiated with a developer regarding the regulatory agreement for Chapter 40B projects. These criteria should include density, type of units (e.g., single-family, multi-family, attached, detached), senior vs. family vs. disabled housing, ownership vs. rental units, percentage of affordable units (30% or 40% vs. 25%), income categories to be served, term limit if any of affordable units, open space or other amenities and what trade-offs the Town is willing to make
4. The town may want to require that developers work with a non-profit developer with experience in developing affordable housing projects in order to ensure their long-term

affordability.

Ø An increased supply of affordable rental housing in Fairhaven and elsewhere in the South Coast area. Many Section 8 certificate holders have an extremely difficult time finding housing units that they can afford locally. Concerns have been expressed over how the lack of affordable housing for young people and families is impacting residents who are in the age categories of 20's and early 30's in finding decent, safe and sanitary housing that is affordable. Recent Zoning By-Law changes should allow the development of accessory apartments and provide for the development of apartment units in the newly created Central Business District Zoning District. This Zoning change should help to mitigate the current deficiency in the supply of affordable rental housing units.

Ø A close Planning Board review of the Town's Zoning By-Law and development regulations to see if changes can be made that would facilitate the development of a variety of housing. Zoning By-Law changes such as accessory apartments, inclusionary zoning, cluster zoning and multi-family zoning should be reviewed. This review should include examining what impact such changes might have on adjacent developments and the Town's infrastructure.

Ø The Fairhaven Housing Authority should review the potential of expansion on existing and adjacent properties. In addition, they should look at expanding into areas of town not currently served.

Ø More age 55+ housing for young seniors and empty nesters. Many senior citizens who own homes that are too large for their needs may find this type of housing more attractive than maintaining a large home. Units in an age 55+ developments would be smaller in terms of the size of the housing and the land parcel, and landscaping and exterior building maintenance would be taken care of by a homeowner's association. A mix of owner-occupied and rental units would be desirable. Assisted living facilities are also a possible senior housing option.

Ø Use under-utilized town owned land and other surplus properties for affordable housing development. Town owned property could help support the development of affordable housing that meets the town needs.

Ø Preservation of low to moderate cost rental housing in any potential expiring use project with affordability restrictions.

Affordable Housing Development Constraints

The lack of available developable land within in the Town of Fairhaven may severely restrict the ability of the community to develop additional affordable housing units. There are only a few parcels of sufficient size within town that are currently within the service area of municipal water and sewer.

The majority of vacant land is located in the east and northeast sections of town; however, this is also the area of town where farming still exist and is a viable industry. East Fairhaven is prime farmland and has several active farms. The area it is not served by sewer, but does have water.

Northeast Fairhaven is more constrained because it does not have water or sewer and providing such municipal services will be quite difficult. This is because interstate highway I-195 has to be crossed to provide for such services and no provisions were made when the highway was constructed. In addition, there is an abundant amount of wetlands in that portion of town.

Sewerage

Fairhaven's wastewater treatment plant on Arsene Street processes an average of 2.5 million gallons of wastewater each day, including a quarter million gallons from Mattapoisett. The wastewater treatment plant has a capacity of 5 million gallons per day. The Board of Public Works is currently in the implementation stage for converting to ultraviolet disinfection and upgrading the odor control system. As of the Fall of 2004 there were 5,084 sewer connections to the main plant. In addition, to the Arsene Street facility, there is a Rotating Biological Contactor (RBC) on West Island with 380 sewer connections.

Sewer improvements are paid for from a separate "enterprise fund" established with user fees derived on the basis of use levels. Sewer improvements currently involve repair work to address inflow and infiltration problems that have been identified.

Water

Fairhaven's water system currently has 6,377 metered accounts, with users paying an average annual bill of \$136.00 (does not include meter rental fee). The Town shares a well field with the Towns of Marion and Mattapoisett, each of which holds title to its own wells. Fairhaven draws about 1.4 million gallons of water per day from its five wells. Fairhaven is in the process of renewing the agreement with the City of New Bedford to purchase water if required. The Town owns and operates two water towers that maintain adequate residential use pressure in high service areas. A third water tower is planned for the East Fairhaven area in the next several years, to improve water pressures needed for fire-fighting purposes in that area. In addition, the Water Department is in the process of developing a water system capital improvement plan. This plan will address system improvements needed to meet the existing and anticipated future water needs of the Town.

The Town's of Fairhaven, Marion, Mattapoisett and Rochester have recently created a water district, which was approved by the legislature in the Fall of 2004. The water district will be responsible for building and running a water treatment plant that will provide treated water to the participating communities.

Section 2. Affordable Housing Goals

Goal: To develop 45 affordable housing units each year over the next five years which is equal to two thirds of one percent (.66%) of the total housing units in the community (6853). If this goal is reached, the town will obtain the required 10 percent.

Goal: The Fairhaven Housing Authority should expand housing on existing properties and target new properties for development.

Goal: To provide an adequate supply and range of housing types and costs to meet the needs and income levels of diverse individuals and families.

Goal: To expand the supply of market rate and assisted low and moderate cost housing opportunities in the community.

Goal: To expand the opportunities for affordable rental housing units in the community by permitting mixed use developments in certain designated commercial districts.

Goal: The Town shall regularly review its development regulations, which include zoning by-laws, subdivision regulations, health code regulations, etc., to ensure that they do not unnecessarily increase the cost of constructing housing.

Goal: The town shall encourage the development of a range of housing types and densities in the current municipal service area to accommodate housing needs and to promote economic development in the Centers.

Goal: Encourage the development of affordable 55+ housing.

Strategy To Achieve Principal Affordable Housing Goal:

The Town through the Board of Selectmen will seek to work with private developers to facilitate the construction and/or preservation of 225 units of affordable housing or 45 units per year through 2009 to meet Fairhaven's Affordable Housing goal. The Fairhaven Housing Authority will work with the owners of Fairhaven Village to preserve the 169 units of affordable housing past the expiration date of 2021. The Fairhaven Housing Authority will actively pursue expansion of existing facilities and target properties for new development of affordable housing. The Town of Fairhaven will review and inventory all town properties to find suitable developable lots and then work with a developer or non-profit to construct affordable units. The Planning Board will forward on the Town Meeting an inclusionary bylaw, which will require new developments to provide for affordable units. The Planning Board will forward on the Town Meeting an accessory unit bylaw that will require an affordable component. The Planning Board will forward on the Town Meeting a cluster zoning bylaw and 55 an older bylaw that both will require affordable components.

Section 3. Description of Use Restrictions to Assure Affordable Housing Units in the Community

Ø The Town of Fairhaven shall strive as part of the review and approval process to require the developers of Chapter 40B projects to assure the long-term affordability of the units, preferably for an indefinite period.

[Home](#)