

How to work together to achieve success

MHP Training “Using CPA to Create & Preserve Affordable Housing In your Community”

Friday, March 4, 2016

Moderated by

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Jennifer M. Goldson, AICP, JM Goldson community preservation + planning



J M Goldson

community preservation
+ planning

AGENDA

Overview

Jennifer

Profile of Panel Communities

Shelly

Panel Discussion

Connie Kruger, Town of Amherst

Dan Fortier, Town of Dennis

Kathy Joubert, Town of Northborough

SESSION OBJECTIVE



**EXPLORE HOW TO WORK TOGETHER
TO ACHIEVE SUCCESS WITH HOUSING
INITIATIVES.**

COMMON BARRIERS TO SUCCESSFULLY IMPLEMENTING LOCAL HOUSING INITIATIVES

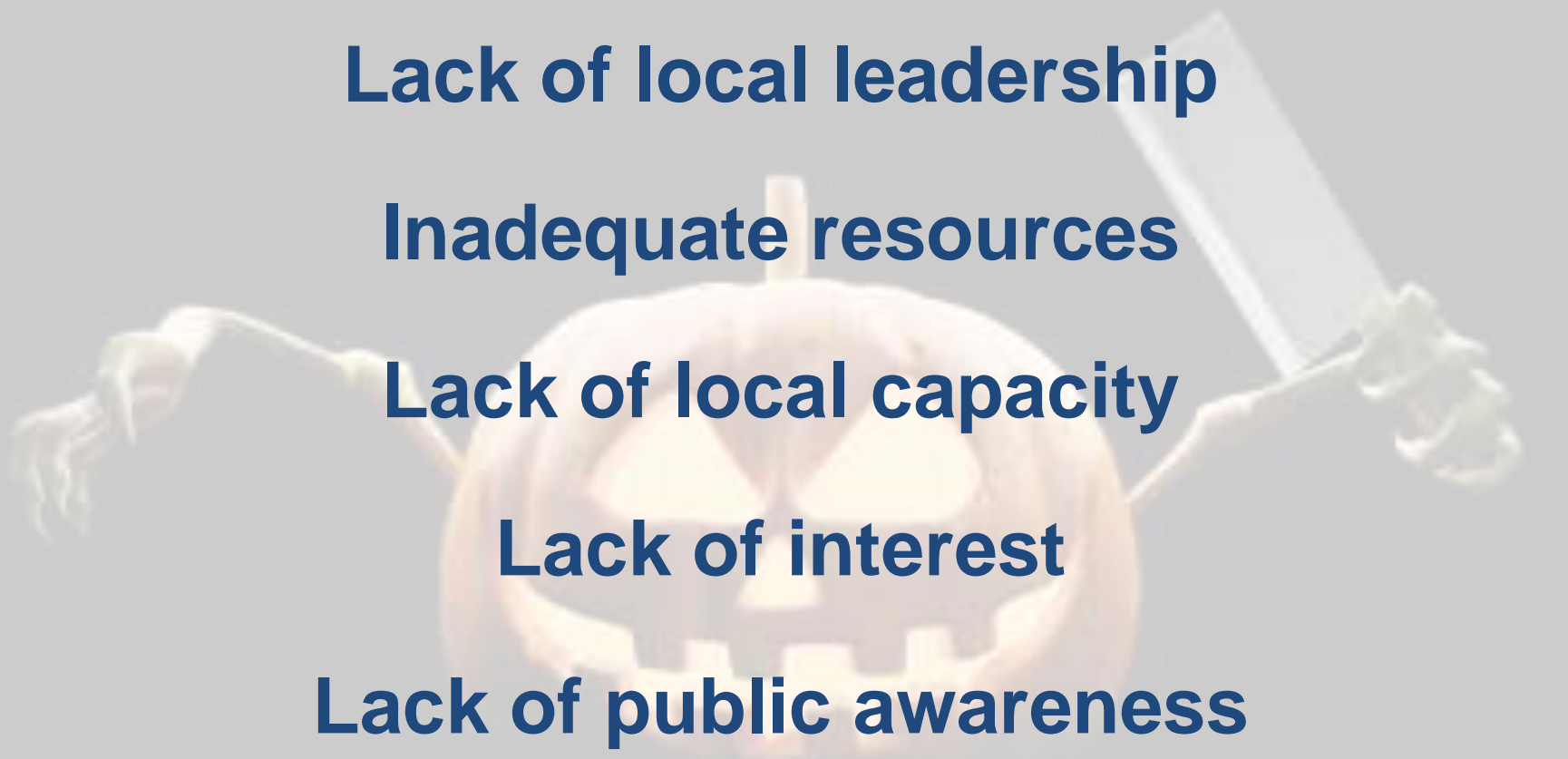
Lack of local leadership

Inadequate resources

Lack of local capacity

Lack of interest

Lack of public awareness



FOUR TIPS TO HELP STIMULATE CPA HOUSING REQUESTS

TIP 1: SHIFT APPROACH FROM PASSIVE TO ACTIVE

Active Collaboration

Initiate

Coordinate

Promote

SOUNDS GOOD ON PAPER, BUT HOW?

**Stimulate collaboration
through dialogue**

Interviews

Guest speakers

Housing roundtable

TIP 2: STRENGTHEN LOCAL CAPACITY

IDENTIFY EXISTING CAPACITY AND GAPS

Professional housing coordinator

Regional/shared housing services

CPC housing representation

Municipal Affordable Housing Trust



TIP 3: UNDERSTAND HOUSING NEEDS

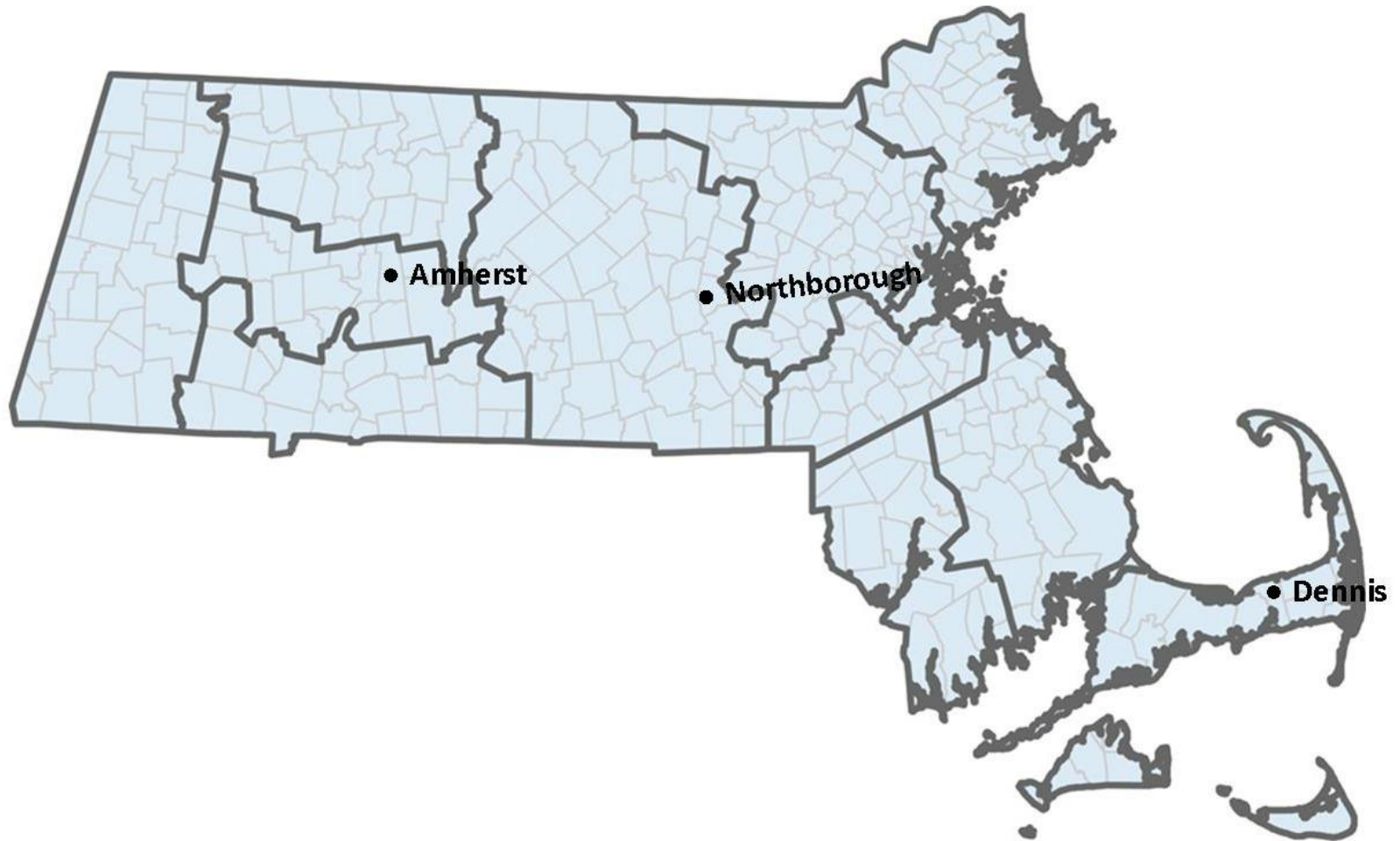
BASE CPA HOUSING GOALS & FUNDING PRIORITIES ON:

Documented Housing Needs
Community Priorities

TIP 4: CHAMPION INITIATIVES

- Issue an annual Notice of Fund Availability (NOFA) to encourage applications that help achieve CPA community housing goals.
- Work directly with municipal officials or other stakeholders to develop project proposals.
- Be transparent and clear about priorities so responses can be on target.

Three MA Communities



Amherst Western MA



Population
37,819
Area
27.8 sq miles
Density
1283 p/sq mi
Tax Rank 14
\$20.54/per
\$1,000 value

SHI
10.7%
Year round
units
9,621
SHI units
1,034
Representative
Town Meeting

Home to 3
colleges
Amherst
Hampshire
UMass
Culture of
Support
Largest
community in
Hampshire Co

Dennis Cape Cod



Population
14,207
Area
22.3 sq miles
Density
693 p/sq mi
Tax Rank 329
\$6.40/per
\$1,000 value

SHI
4.4%
Year round
units
7,653
SHI units
335
Open Town
Meeting

Home to one
of oldest
summer
theatres in US
The Cape
Playhouse
One of 15
communities
on the Cape

Northborough Metro West



Population

14,155

Area

18.8 sq miles

Density

750 p/sq mi

Tax Rank 118

\$16.73/per
\$1,000 value

SHI

11.4%

Year round
units

5,297

SHI units

605

Open Town
Meeting

Home to MA's
first Wegman's

Trails

Committee
since 2001 w/
20 mi. of trails

Split from
Westborough
1775

CPA in the Three Communities

Community	Year CPA passed	Surcharge	Annual CPA funds (2015)
Amherst	2001 (originally at 1%)	3% (2014)	\$1.07m
Dennis	2005	3%	\$1.5m
Northborough	2004	1.5%	\$636,670

PANEL DISCUSSION

SETTING A FOUNDATION

EDUCATION & CULTURE OF SUPPORT

Scenario #1

Northborough established an Affordable Housing Trust by special act of the legislature around 1990. Yet years went by and appointments to the Trust were not made. **Affordable housing was not a central town value.** By 2007, one resident named Rick was ready to address this inertia and try to move housing forward in Northborough. **How should he start?**

SETTING A FOUNDATION

EDUCATION & CULTURE OF SUPPORT

LEADERSHIP

OFTENTIMES, KEY LEADERSHIP HELPS TO
MOVE THINGS FORWARD.

Scenario #2

A local developer submitted a housing development under the local by-law to encourage construction of affordable housing. This development will add 18 units (9 at 80% AMI and 9 at 120% AMI). Necessary town boards supported the proposal and the CPC designated \$350,000. Then an abutter filed a lawsuit.

As litigation carries on, what should the CPC and town do?

TOOLS

ZONING

NON-PROFITS

MUNICIPAL AFFORDABLE
HOUSING TRUSTS

CPA-FUNDED PROJECTS

ROLLING GREEN, AMHERST

SENIOR CENTER, NORTHBOROUGH

MELPET FARM RESIDENCES, DENNIS

Scenario #3

In 2013, the mortgage for 204-unit Rolling Green Apartments in Amherst was paid off putting 41 affordable units in jeopardy of being lost. Nothing was uncovered that could force the owners to continue the affordable housing restrictions. Losing these 41 units would likely contribute to more low and moderate income families leaving town. **What should be done?**

Rolling Green affordable units preserved Amherst



- 41 units protected
- \$1.25M bonded with CPA funds

Senior Center redeveloped Northborough



- 4 units of age-restricted rental housing
- Adjacent to existing 32-unit senior development
- \$600,000 CPA funds

THANK YOU!

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