



Community Preservation Act

Best Practices for the Creation of Affordable Housing

Kevin Maguire
Oxbow Partners
Developer /Development Consultant

Developers Perspective

1. Big Fan of Community Preservation Act
2. Initial Town Meeting Vote is a Sign of Community Values
3. Communities become Investors not just Stakeholders
4. Annual Town Meeting Votes Keep CPC Accountable



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Today's Focus:

**5. Proactive Community Preservation Committee
can be Strategic Partner
that drives an initiative forward at critical junctures**



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Community Housing Initiative

- 1985 Private Land Donated to Town to Support Housing for Workforce Residents
- 2001 Town Meeting Approves CPA
- 2010 Housing Authority Issues RFP for Affordable Housing on Behalf of Town
- 2010 Developer Selected
- 2011 Town Meeting Approves \$750k to Support Pre-Development Efforts
- 2012 Town Meeting Approves \$990k to Support Phase 1 Roads/Infrastructure

Comprehensive Permit Approved by Zoning Board of Appeals



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Development Risk:

Challenge of Different Town Boards Having Different Objectives/Styles

**Facilitate Creation of Needed Housing Resource

**Safeguard the Integrity of Town / Make Sure Effort Does Not Fail

Development Comes to an Impasse:

**Zoning Requires All Funds in Place Prior to Start of Infrastructure

**CPA Clearly States: NO MORE SUPPORT UNTIL SOMETHING DONE



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Best Practice

Community Preservation Committee

More Than Just Local Board Recommending Funding

- **Understand Zoning/Financing Catch 22
- **Attend Zoning Meetings to Reiterate Support for Project
- **Strategic Allocation/Timing of Funds to Help Leverage State \$\$
- **Direct Assistance with FinCom/Pre-Town Meeting Approvals



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Community Preservation Committee acting as Joint Venture Partner

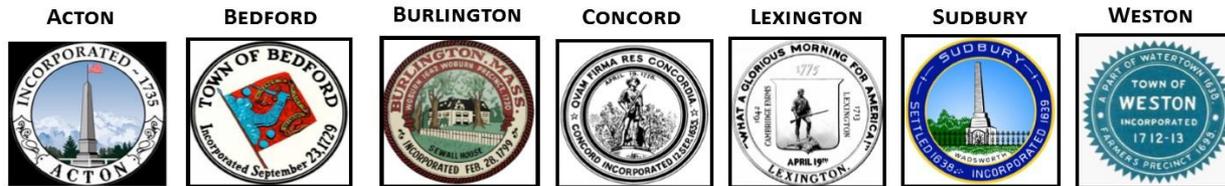
USING THE COMMUNITY PRESERVATION ACT FOR AFFORDABLE HOUSING

Housing Institute, June 15, 2016

Elizabeth Rust, Regional Housing Services Office

RHSO Introduction

REGIONAL HOUSING SERVICES OFFICE, *ESTABLISHED 2011*



Member Towns receive housing services for an annual fee per Inter- Municipal Agreement:

- Monitoring
- Inventory Management
- Program Administration
- Assessment Valuations
- Local Support, Website
- Regional Collaboration



RHSO Personnel deliver services through Lead Community.

Membership Fee covers all staffing, and administrative expenses, such as accounting, office support, mail, technology, etc

Member Town Statistics (FY16)

	Housing Units	Restricted Units	Restricted Ownership	SHI%
Acton	8,475	552	55	6.51%
Bedford	5,322	974	52	18.30%
Burlington	9,627	1008	59	10.47%
Concord	6,852	718	69	10.48%
Lexington	11,946	1337	13	11.19%
Sudbury	5,921	357	36	6.03%
Weston	3,952	149	27	3.77%
	52,095	5,095	311	9.78%



CPA funds can be used for the acquisition, creation, preservation and support of community housing

The RHSO communities make active use of CPA funds for advancing affordable housing

- ▣ Acton (2002, 1.5%)
- ▣ Bedford (2001, 3.0%)
- ▣ Concord (2004, 1.5%)
- ▣ Lexington (2006, 3.0%)
- ▣ Sudbury (2002, 3.0%)
- ▣ Weston (2001, 3.0%)



Regional Housing Services Office

Serving Acton, Bedford, Burlington, Concord, Lexington, Sudbury and Weston

Construct Units



Lalli Woods, Concord
Concord Housing Development Corporation (CHDC)
Mixed Income Units



Maynard Road Homes, Sudbury
Sudbury Housing Trust
Community Negotiation



Warren Avenue, Weston
Weston Municipal Housing Trust
Town as Developer



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Convert Units



Home Preservation Program, Sudbury
Sudbury Housing Trust

'Convert' market rate homes, ownership



Scattered Site Rental, Lexington
LexHAB

'Convert' market rate homes, rental



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Fund Units



Habitat For Humanity, Bedford
Bedford Housing Trust
\$75k Per Unit, ownership



447 Concord Road, Bedford
Bedford Housing Trust
\$700k, 12 affordable rental



- Funding local projects with CPA builds ‘community’
 - Increases support
 - Shows performance on the funds
- Learning from success stories and best practices increases effectiveness
 - Creates repeatable projects and programs

Contact Info

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CPA Funded Housing in Williamstown



Carol Cable Mill, Water Street, Circa 1999

- 61 Condominiums in historic “core” mill buildings.
- 21 New Construction Townhomes on riverbank.
- Reserved area for mixed use development.
- CPA funding secured 13 moderate income units, public river walk, historic facades and smokestack.

- Pre Development



Timeline, Cable Mills



- 1873 – A. Loop & Company opens original building as twine mill.
- 1936 – Facility is purchased by Cornish Wire, employs over 500 by 1950.
- 1996 – Electrical Cable manufacturing on Water Street ceases
- Late 1990s – Tripod Inc., and other “dot com” start ups occupy building as an incubator.

- Early 2000s – Complex purchased by Kuehn Development.
- 2004 – Zoning Board approves Comprehensive Permit for mill conversion.
- 2005 – Site remediation, historic building remediation, and building demolitions occur.
- 2006 – Robert Kuehn passes, Kuehn Development is liquidated, work stops.
- 2006 – Mitchell Properties purchases site, 40B financing model is no longer sustainable.
- 2007 – Mitchell Properties works with Town to secure a zoning overlay and CPA funding
- 2007 – Annual Town Meeting approves \$1.5 Million in CPA funding and Zoning Overlay. CPA funding grants the town a river walk with public access, historical preservation easements on the buildings and smokestack, 13 moderate income units.
- 2008 – Financial Crisis halts progress.
- 2009 – CPA releases \$167,538.50 of historic preservation fund for building stabilization.
- 2010 – 2013 – Pre sales fail to generate construction funding, project is transitioned to a initial 5 year term as rentals.
- 2014 – Project transitioned to Traggorth Companies, Zoning & Wetland Permits renewed, CPA grants amended.
- Nov 14 – Aug 16 Phase 1 (Historic Mill) construction.
- May 2016 – First Units Occupied, Ribbon Cutting held.

Post Development











Church Corner Apartments



- 8 Apartments (6 in Church 2 in Rectory), Moderate Income Restricted.
- Permanent Affordability Restriction held by Town.
- Funded by \$1.2 million in CPA funding, remainder through private sources.
- Total cost, \$480,000 purchase price, \$1.8 million construction.
- Permitted under Ch. 40B Local Initiative Project.

Highland Woods



- 40 Units, replacement housing for Spruces Mobile Home Park.
- \$250,000 in CPA funding, \$2.6 Million in other town funding.
- Developed under a partnership between Berkshire Housing & Women's Institute.
- Total cost, \$12.6 Million, other sources include low income tax credits, CDBG



Affordable Housing Trust



- The trust is funded through CPA funds awarded by town meeting — \$75,000 in 2016, 2015, & 2014, \$200,000 in 2013 and \$200,000 in 2012, the year the trust was created.

The Richard L. DeMayo Mortgage Assistance Program provided grants of \$15,000 each to low income families looking to purchase homes in Williamstown. So far 5 grants of total \$75,000 have been given.

In addition the DeMayo Assistance Program the trust has awarded \$150,000 toward the Highland Woods senior housing project and spent \$190,000 earlier this year to acquire two unimproved building lots. The trust also, in December 2012, spent \$6,850 to partner with the town's Affordable Housing Committee to fund two studies, a housing needs assessment and an engineering study of the town-owned Lowry property.

Thank You!

Andrew Groff, AICP

Community Development Director & Town Planner

Town of Williamstown

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