

Town of Carlisle Affordable Housing Trust Fund 2006-2012

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Carlisle Affordable Housing Trust

- Established in 2006 by Town Meeting.
- Carlisle is a Community Preservation Act (CPA) Community.
- At time of inception Carlisle was at 1.2% affordable housing (18 affordable units).
- Trustees appointed by the Board of Selectmen (BOS).
- Board consists of five BOS members and two appointees – historically one from the Housing Authority and another with planning and/or development experience.

Carlisle Affordable Trust - 2006-2009

- Major initiative:** developing affordable housing on available Town property (Benfield, purchased with CPA funds)
- Education and outreach**
 - Came up to speed on affordable housing developments being built in area (rental, senior housing, DDS group homes, etc.)
 - 2007: **Affordable Housing Summit** invited members of the Town of Bedford Affordable Housing Trust and Bedford BOS.
 - 2008: Trust obtained Town Meeting vote for \$425,000 in CPA funds toward infrastructure for Benfield Farms senior affordable housing. RFP released three months later.
- Supported Affordable Accessory Apartment** program development (DHCD conforming)

Benfield Farms Site



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Carlisle Affordable Housing Trust - 2009-2010

- Trustees took key role in renewing the Town's **Affordable Housing Production Plan**. Demographic and economic data developed by Trust volunteers and Town staff.
- **Housing Coordinator** position created and approved by 2010 Town Meeting, supporting Trust and Housing Authority. Position paid from CPA funds.
- Trust continued to support development of the **Affordable Accessory Apartment program**.
- **Trust supported** permitting of 26-unit Benfield Farms Senior Affordable Housing Project.

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NOAH Benfield Farms Conceptual Sketch



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Carlisle Affordable Housing Trust - 2011-2012

- 2011-2012: Continued to support the NOAH Benfield Farms senior housing project in One-Stop Financing Application. \$2.6 million awarded in extra Spring 2012 Round.
- 2012: Worked with BOS to set up Banta Davis Task Force to study feasibility of development on Town owned Banta Davis land. 50 units found feasible with current land layout and WWTF.
- 2012: Town Forum on Affordable Housing
- 2012: Trust entered into Purchase and Sale for property for a proposed duplex group home for up to 10 residents (DDS) and Recreation Field.

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Climbing the Learning Curve

- Trustees needed to invest time to learn about affordable housing. Don't assume that everyone understands Chapter 40B.
- Trustees with diverse perspectives and professional backgrounds strengthened consensus.
- Expect setbacks, delays and opposition.
- Reach out to other boards. Collaboration is crucial.
- Reach out to other Towns and to State resources such as MHP and DHCD.

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Climbing the Learning Curve

- Understand your community's culture.
- Use demographic and other economic data to support your initiatives.
- The Trust and Town staff need to learn how the affordable housing financing process works.
- Learn how your community's procurement process works.

10/10/2012


