



Setting Your Town Up for Success

SHELLY GOEHRING,
SENIOR PROGRAM MANAGER

Build your housing foundation

Housing trust
structure

Guidelines or
action plan

Staff support

Why a Municipal Affordable Housing Trust (MAHT) vs a different structure?

- Board structure
- Powers
- Flexibility



Some Board Powers

Accept and receive real property, personal property or money, by gift, grant, or contribution...including but not limited to money, grants of funding or other property....

Purchase and retain real or personal property, including instruments

Sell, lease, exchange or convey any personal, mixed, or real property at public auction or by private contract...



Brewster

Case Study

Created MAHT in 2018 and dissolved an existing affordable housing fund.

\$88,000 was transferred to new MAHT.

Board members

- Select Board
- Town Administrator
- Housing Partnership
- Community Preservation Committee
- Planning Board
- Citizens at large (2)

Powers

- Allocations over \$50k subject to Select Board approval

Orleans

Case Study

Created MAHT in 2018
and dissolved an
existing housing trust.

Board members

- 5-7 members
- Only residents
- Select Board

Powers

- Requires approval of BoS
 - Accept/receive real property
 - Purchase/retain real property
 - Sell, lease real property

Provincetown Year-Round Market Rate Rental Housing Trust Case Study

Harbor Hill
Four buildings with
28 units

- 2017 – Town vote to spend \$10,700,000 to purchase and renovate 26 units
- 2018 – Town acquired title
State grant to create two ADA compliant units
- 2019 – Lease up begins



Plans to facilitate action

GUIDELINES OR GOALS

IV. Eligible Activities

Funds requested in support of these strategies and the following activities:

- **Predevelopment Activities** – Includes costs related to financial feasibility analyses, permits, appraisals, costs associated with examining the feasibility of projects such as septic upgrades, creating additional recreational space, etc. (*Note: The items listed above with the exception that the BAHT Trustees may apply for projects included in this category.*)
- **Development Activities** – Includes costs related to (minus other private and public funding) and which do not require the applicant to pay. Development activities include new development of affordable residential housing and development opportunities.
- **Housing Preservation and Improvement Activities** – Includes costs related to the relative affordability of private unsubsidized housing, ensuring continued affordability by providing property for the life of the incentive and including it on the Inventory (SHI) list, and making necessary improvements to stabilize both residents and neighborhoods.
- **Direct Assistance Activities** – Includes direct support for obtaining housing in Beverly and/or remaining in current housing (minus other private and public funding) and closing costs; first and last month's rent assistance). Such direct assistance, as it relates to the most "at risk" residents of the community's most "at risk" residents.
- **Multiple Use Activities** – Includes support for development of more of the other categories of CPA funding – historic preservation and eligible recreational opportunities.

BEVERLY AFFORDABLE HOUSING TRUST HOUSING GUIDELINES AND APPLICATION PACKAGE



Beverly, Massachusetts



Beverly Affordable Housing Trust
 Michael P. Cahill, Mayor
 Bryant Ayles
 Aaron Clausen, AICP
 Richard Dinkin
 Susan Gabriel

City Staff: Darlene Wynne, AICP

December 2017

STRATEGIC PLANS

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TOWN OF AMHERST

HOUSING TRUST STRATEGIC PLAN FY18-22

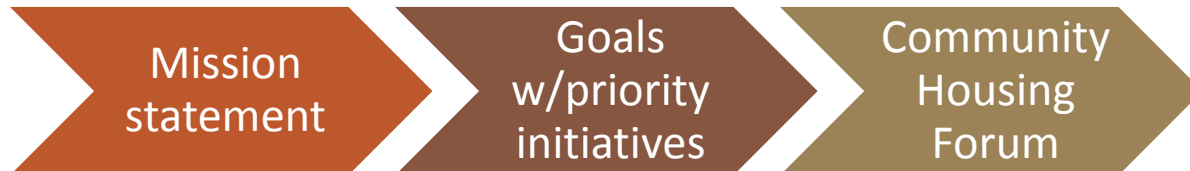
FUNDING PROVIDED BY THE AMHERST AFFORDABLE HOUSING TRUST FUND AND THE COMMUNITY PRESERVATION FUND

Prepared for
 Town of Amherst
 Amherst Affordable Housing Trust
 4 Boltwood Avenue
 Amherst, MA 01002

Prepared by
 JM Goldson community preservation + planning



Brewster created goals



Brewster Affordable Housing Trust (BAHT) Goals with priority initiatives for FY 2020:


- 1. Develop and Preserve Affordable Housing:** The BAHT will develop and preserve affordable housing and support the work of others seeking to do the same. Our work will serve very low-, low-, and moderate-income individuals and families.
 - Explore and potentially begin steps to create a home rehabilitation program.
 - Develop new affordable housing (by building): Continue process for development of community housing on Millstone Road property.
 - Develop new affordable housing (without building): Explore and potentially begin steps to create a rental assistance voucher program and a rent to ownership style program.
 - Work to preserve existing Subsidized Housing Inventory (SHI) units through outreach and, when required, with financial involvement/ commitment.
- 2. Educate:** The BAHT will work to educate individuals and organizations about Brewster's community housing and why affordable housing is important to the town, its residents and visitors. Coordinating with the Brewster Housing Partnership (BHP), we will partner with other housing organizations from within and outside Brewster to provide educational opportunities to our citizens.
 - Hold at least annual forums and Select Board updates as well as regularly post information on the Town website. (Community Housing Forum & Housing Fair)
- 3. Advocate and collaborate:** The BAHT will advocate for development proposals, projects, local bylaws, state and federal laws, and other programs that advance our mission to create and preserve affordable housing. We will collaborate with local, state, and federal officials as well as public, non-profit and for-profit entities to achieve our goals.
 - Identify permanent funding strategy for the Trust. For example: Community Preservation Act (CPA) allocations, short-term rental tax, Community Development Block Grants (CDBG), free cash or budget allocation, etc.
 - Work with other housing partners in Town and in surrounding Towns.

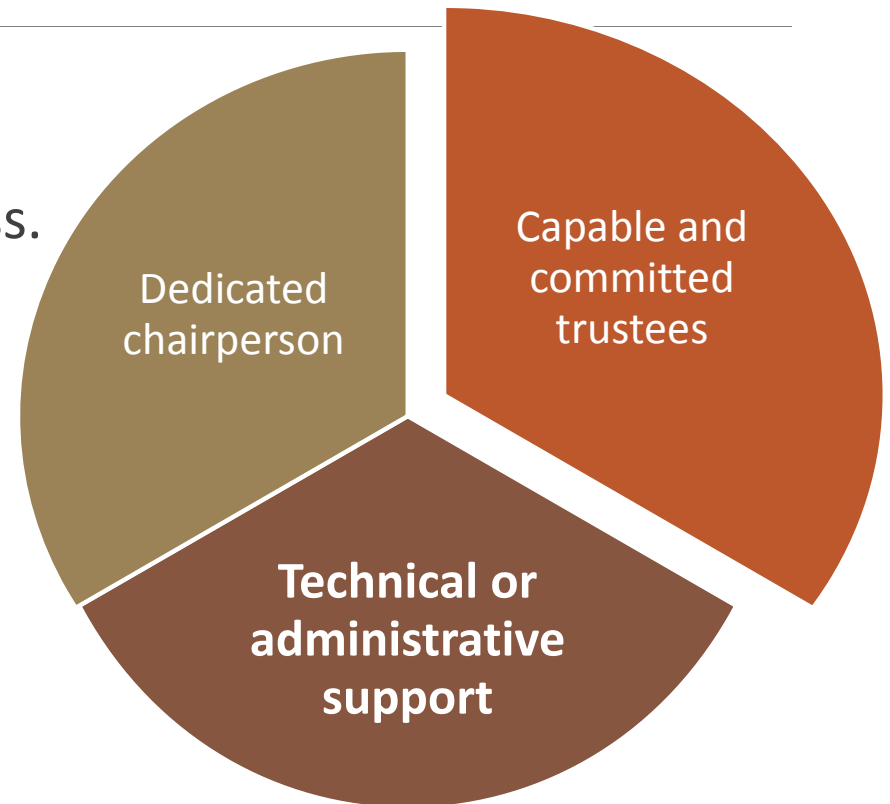
For example:

 - Support: local initiatives such as Accessory Dwelling Unit (ADU) Bylaw, Brewster Woods, Habitat Paul Hush Road, Community Preservation Committee (CPC) Buy-Down Program, Cape Housing Institute
 - Network: Attend events and communicate with housing partners.
 - Guide: With other Town entities (including Open Space) create guidelines for land. Review town parcels and properties for suitability for housing.
- 4. Engage and Communicate:** The BAHT will engage and communicate with town residents, and listen to, and learn from, their ideas, so that our work reflects a broad consensus.
 - Provide opportunities for residents to share their thoughts and ideas.
 - Community Housing Forum feedback time & survey
 - Millstone Road Community Engagement Component
 - Citizen's Forum
 - Research and develop a diversity inclusion working group

Approved by the Brewster Affordable Housing Trust August 15, 2019

Is staffing necessary?

Affordable housing is very complex.
Some form of staffing  effectiveness.





A Month in the Life of a Housing Coordinator

Brewster Case Study

Created housing coordinator position in 2017 at 19 hours/week.

Millstone Road Parcel

Use of Town-owned Property, HPP Strategy #15

- Outreach for Community Engagement sessions, 10/3 & 11/7
- Continued planning and coordination with consultants
- Interviews with over 20 local residents/stakeholders

Subsidized Housing Inventory (SHI)

HPP Strategy #10

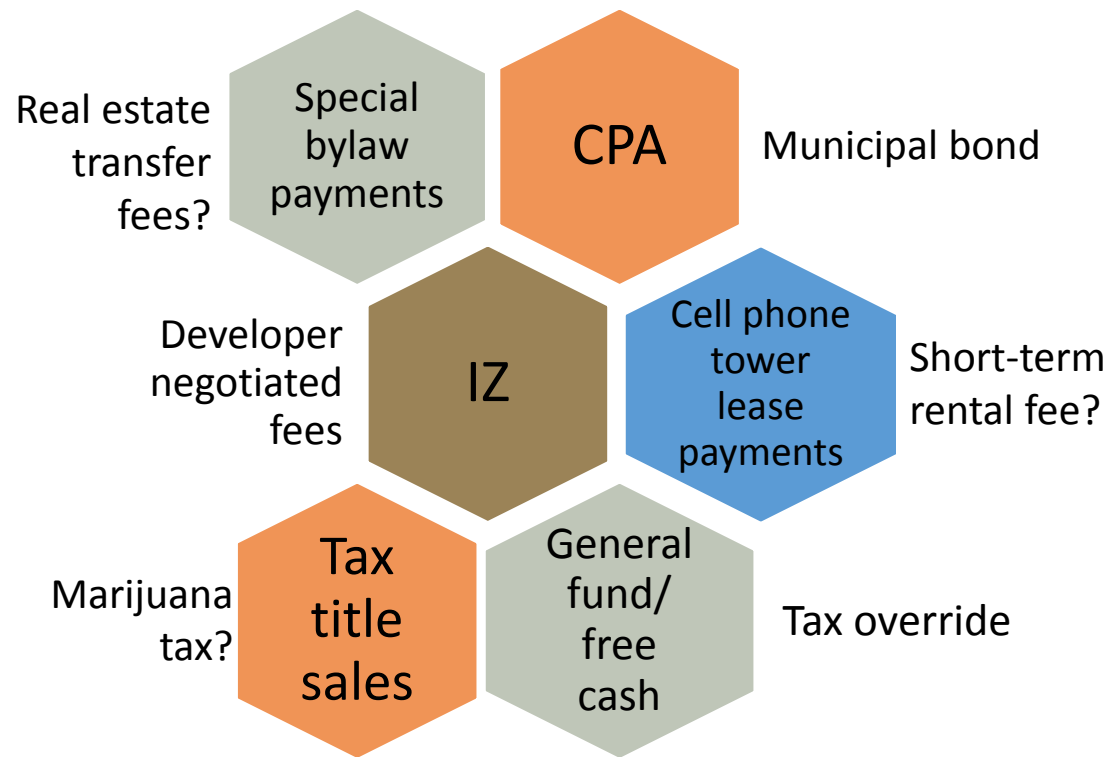
- CPC recommended \$500,000 allocation
- Working to fill two uninhabited SHI homes
- Two SHI homes to be resold

Comprehensive Permit Projects

HPP Strategy #14

- Brewster Woods (30 rental units) – waiting for MassWorks grant
- HFH Paul Hush Way (phase two, eight homes) – blitz build

Expand your funding sources



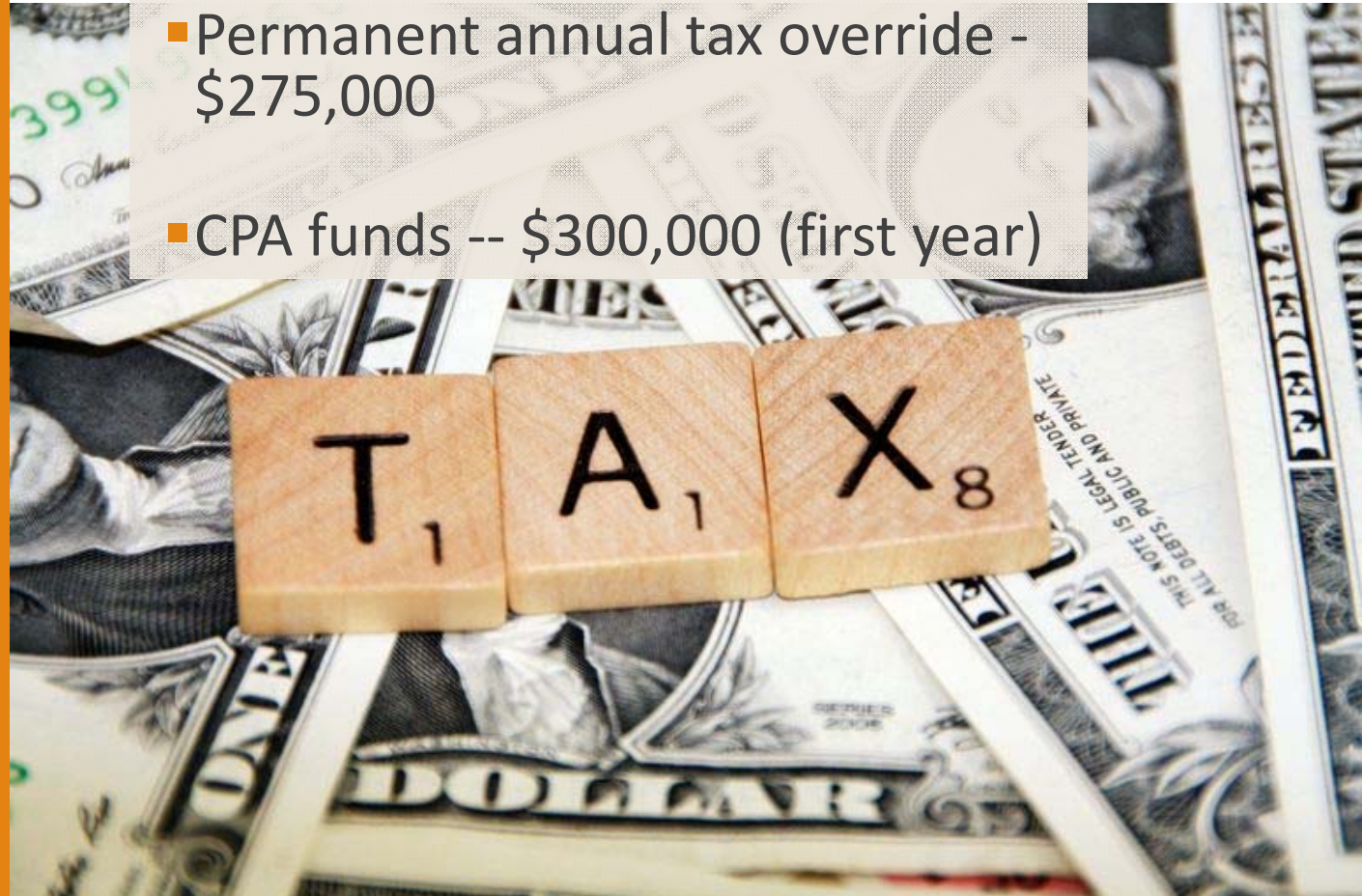
Funding

- Permanent annual tax override - \$275,000
- CPA funds -- \$300,000 (first year)

Orleans

Case study

Created municipal affordable housing trust in 2018.



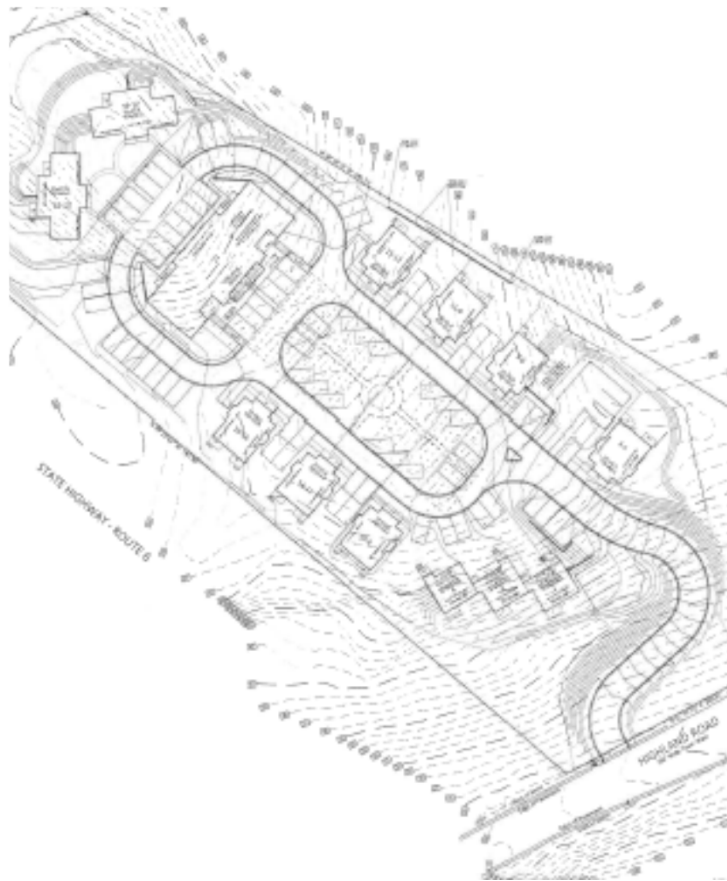


Infrastructure improvements to support affordable housing

1. Truro
2. Brewster
3. Sandwich



Cloverleaf



\$150,000 allocation in Senate's Capital Bond bill

41 total units

- 33 affordable
 - four units, 30% AMI
 - 17 units, 60-80% AMI
 - 12 units, 100% AMI
- eight market rate

Developer
Community Housing Resources, Inc.

Truro

Case study

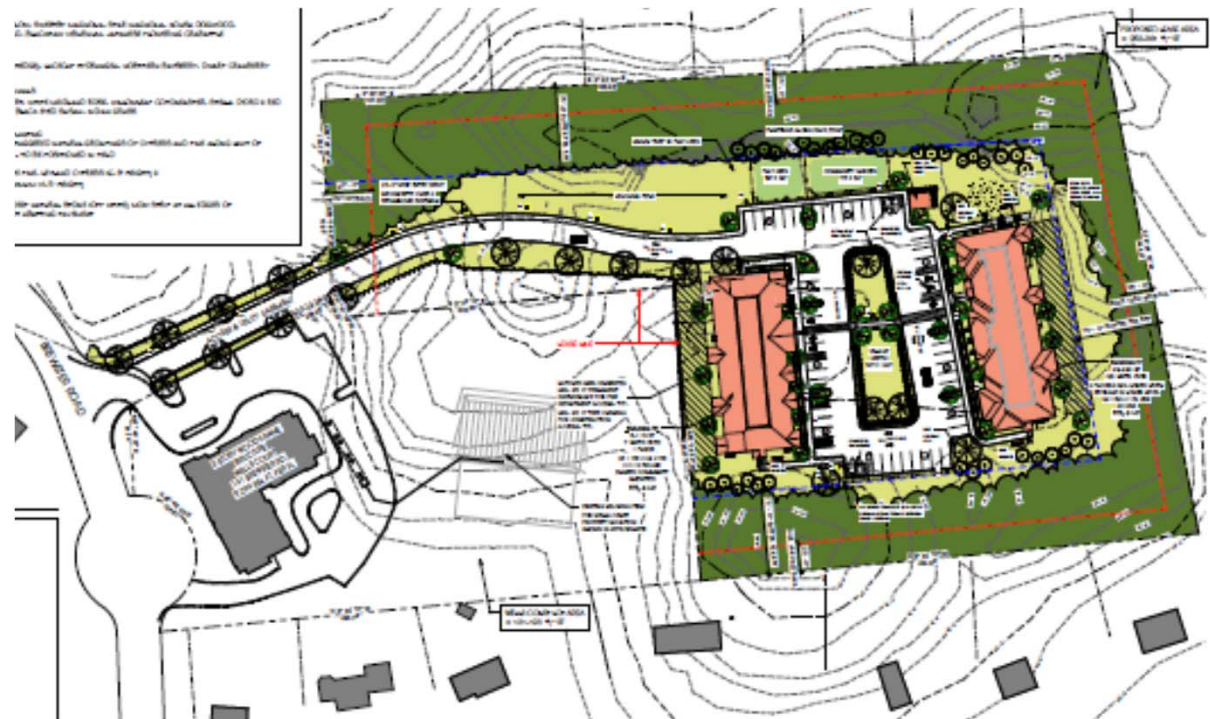
Extending public water line to increase a municipal site's buildable density.

Brewster Woods

30 units of rental housing proposed by POAH/HAC
 CPC allocated \$550,000

Brewster Case Study

Submitted MassWorks grant for \$1.6 million for septic and road improvement work on Housing Authority site to allow for additional housing development.





Terrapin Ridge

30 units rental

Sandwich Case study

Construction of new access road to add affordable housing at Housing Authority site.

Awarded \$1.5m MassWorks grant in October 2018.



New access road →

Housing development



Pre-development

95 Lawrence Road, Wellfleet

Three town-owned parcels totaling +/- 4.3 acres

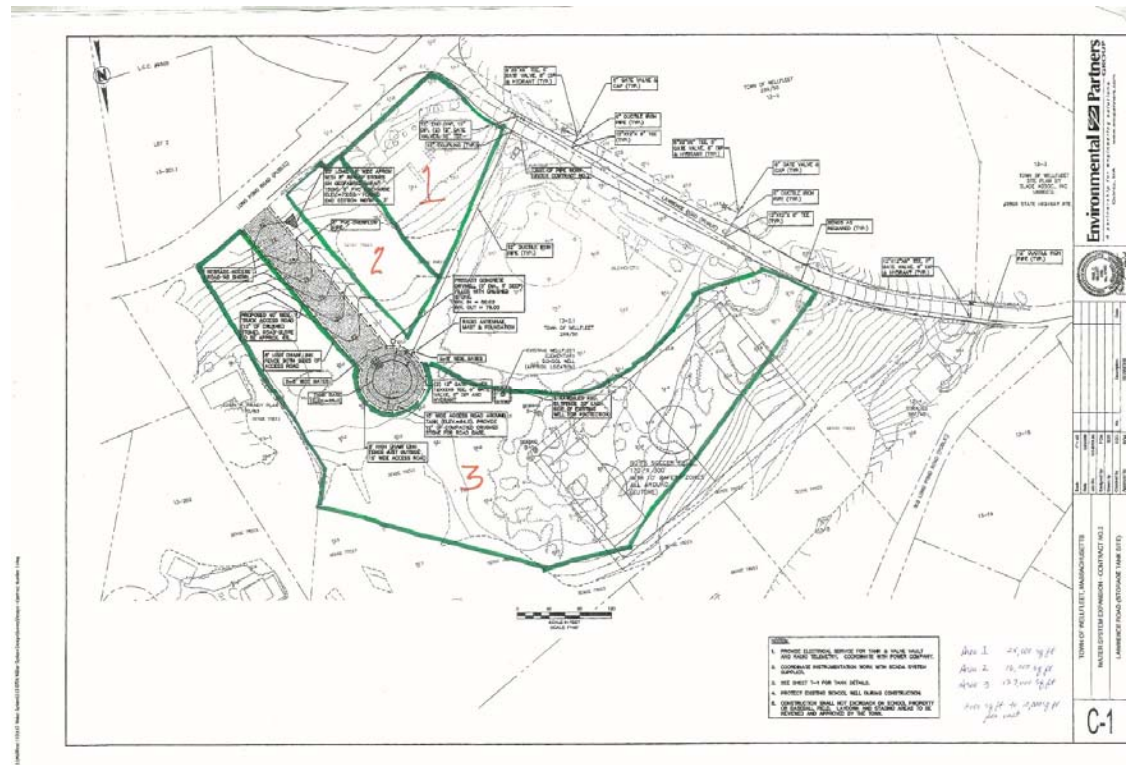
Initial feasibility results:

No wetlands or zone of contribution

Public water accessible

Not subject to Title V nitrogen limitations

Max. 90 bedrooms before necessitating Ground Water Disposable permit



Construction

Village at Nauset Green, Eastham

LOCAL FUNDS

\$1.45 million Eastham

\$100,000 Wellfleet

\$100,000 Orleans



65 rental units

110 bedrooms

105 parking spaces

10.5 acres (public)

Public park

On site WWTF

RTA bus stop

Community-driven

Noquochoke Village, Westport

- New construction on town owned land
- 50 affordable apartments, 1-, 2-, 3-bedroom
- 60% AMI, family rental housing (five at 100% AMI)
- Up to \$1 million from MAHT (including predevelopment, acquisition, development)





Incentivize housing development

1. Inclusionary Zoning
2. Growth Incentive Zoning
3. Others?



Yarmouth

Inclusionary Zoning

Total number of units created	Number of affordable housing units required
1-4	0
5-9	1
10-14	2
15-19	3
20-24	4
25-29	5
30 or more	1 for every 5

Bonus Density

Up to 3 add'l units, one per AH unit
↓ setbacks to accommodate

In Lieu payment

“By right” payment
Directed to Trust
125% of MI for MSA or \$100,000

Off site provision

New or rehabbed existing
Donated to Trust
Add'l donation if not comparable

Yarmouth

Growth Incentive Zone along Route 28

- “Motel By-law”
- Redevelopment of former Cavalier Motor Lodge
- 69 affordable apartments, 1-, 2-, 3-bedroom units
- 60% AMI (62 units), 30% AMI (7 units)
- \$2.07 million from MAHT (\$30,000 per unit)





Housing Toolbox

for Massachusetts Communities

HOUSING TOOLBOX
for Massachusetts Communities 

Know what you're
looking for?

Type to search the toolbox

SEARCH

Strategies and best practices for the creation and preservation of affordable housing, with guides, tools and resources for local boards & committees, planners, municipal staff, developers, and volunteers.

www.housingtoolbox.org

Strategies and best practices for the creation and preservation of affordable housing.

For local boards and committees, planners and municipal staff and developers



Relevant data for every community in the Commonwealth to help make the case for housing.



Welcome to DataTown, Massachusetts
A place to explore and learn about your community

There is a lot of great information out there, but have you ever tried to collect data about your city or town, only to find that you need to go to multiple sites and navigate a multitude of data types that don't quite make sense for Massachusetts? Even if you can find the data you need, do you find yourself spending too much time organizing and visualizing that data?

Us too.

That's why we created DataTown. We wanted a site that not only compiles community-level information from the various available data sources, but also visualizes that data so it's easy to digest. Hopefully this helps you spend less time collecting data so you can spend more time addressing the housing needs

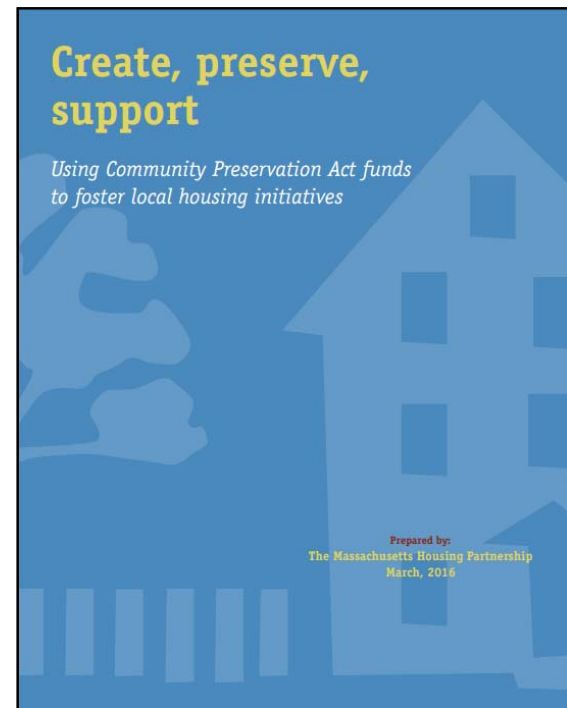
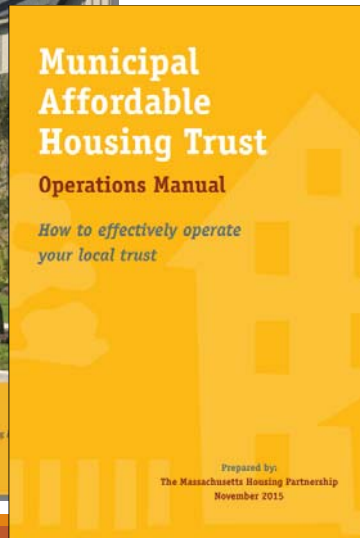
THANK YOU!
WE ARE OVER THANKS FOR VISITING!
Data downloads for all charts. Thanks Steve L. for the feedback!
A huge shout-out to all users. Thanks Clark B. for the feedback!

UPCOMING DATA SETS AND FUNCTIONS
• 2010 Decennial Census comparison system
• Agency of Labor Statistics
• County-level comparisons
• more to come as we get going

OUR STRONG COMMITMENT
CONTACT US!
TELL US WHAT YOU'D LIKE TO SEE ON THE SITE NEXT!
Tom Maguire
Co-Director MHP Center for Housing Data



MHP Online Resources



Questions?



MHP
Massachusetts Housing Partnership
www.mhp.net

Shelly Goehring
Senior Program Manager
sgoehring@mhp.net
857-317-8525