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
Shelly Goehring, Massachusetts Affordable Housing Alliance
Jennifer M. Goldson, AICP, JM Goldson community preservation + planning
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
- Northborough
- Dennis
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

<table>
<thead>
<tr>
<th>Community</th>
<th>Year CPA passed</th>
<th>Surcharge</th>
<th>Annual CPA funds (2015)</th>
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</thead>
<tbody>
<tr>
<td>Amherst</td>
<td>2001 (originally at 1%)</td>
<td>3% (2014)</td>
<td>$1.07m</td>
</tr>
<tr>
<td>Dennis</td>
<td>2005</td>
<td>3%</td>
<td>$1.5m</td>
</tr>
<tr>
<td>Northborough</td>
<td>2004</td>
<td>1.5%</td>
<td>$636,670</td>
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PANEL DISCUSSION
SETTING A FOUNDATION

EDUCATION & CULTURE OF SUPPORT
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
Melpet Farm Residences new construction
Dennis

- 27 affordable townhouses, 1-, 2-, 3-bedroom units
- 60% AMI, family rental housing
- $475,000 CPA funds
THANK YOU!

Shelly Goehring
Massachusetts Affordable Housing Alliance
617-822-9100 x316 | sgoehring@mahahome.org

Jennifer Goldson, JM Goldson community preservation + planning
617-872-0958 | jennifer@jmgoldson.com
www.jmgoldson.com