



Arlington
**Affordable
Housing
Trust**
Overview
Oct. 14, 2020

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Massachusetts Housing Partnership (MHP)





Massachusetts Housing Partnership

MISSION

Use private investment to bring **more affordable housing** to Massachusetts

- Privately-funded public non-profit organization
- Communities, non-profit, for-profit developers



Community Assistance

- Technical assistance
- 40B program

Lending

- Over \$1B for over 22,000 units
- Affordable rental

ONE Mortgage

- First time homebuyers
- Fixed-rate, 30-year

Center for Housing Data

- Collect, analyze & share info for effective policy creation



MHP Community Assistance Team



Trainings

- Housing Institute
- Chapter 40B
- Fair Housing
 - Western Mass Housing Conference

Technical Assistance

- Pre-development
- RFPs
- Zoning
- Housing Authorities

Housing Trusts

- Conference & trainings
- Resources
- Technical assistance

MISSION To increase the supply of affordable housing by **fostering local leadership** and **providing technical support** to municipalities, non-profits and local housing authorities



Today's agenda

October 14, 2020



What is a housing trust?

Operations & best practices



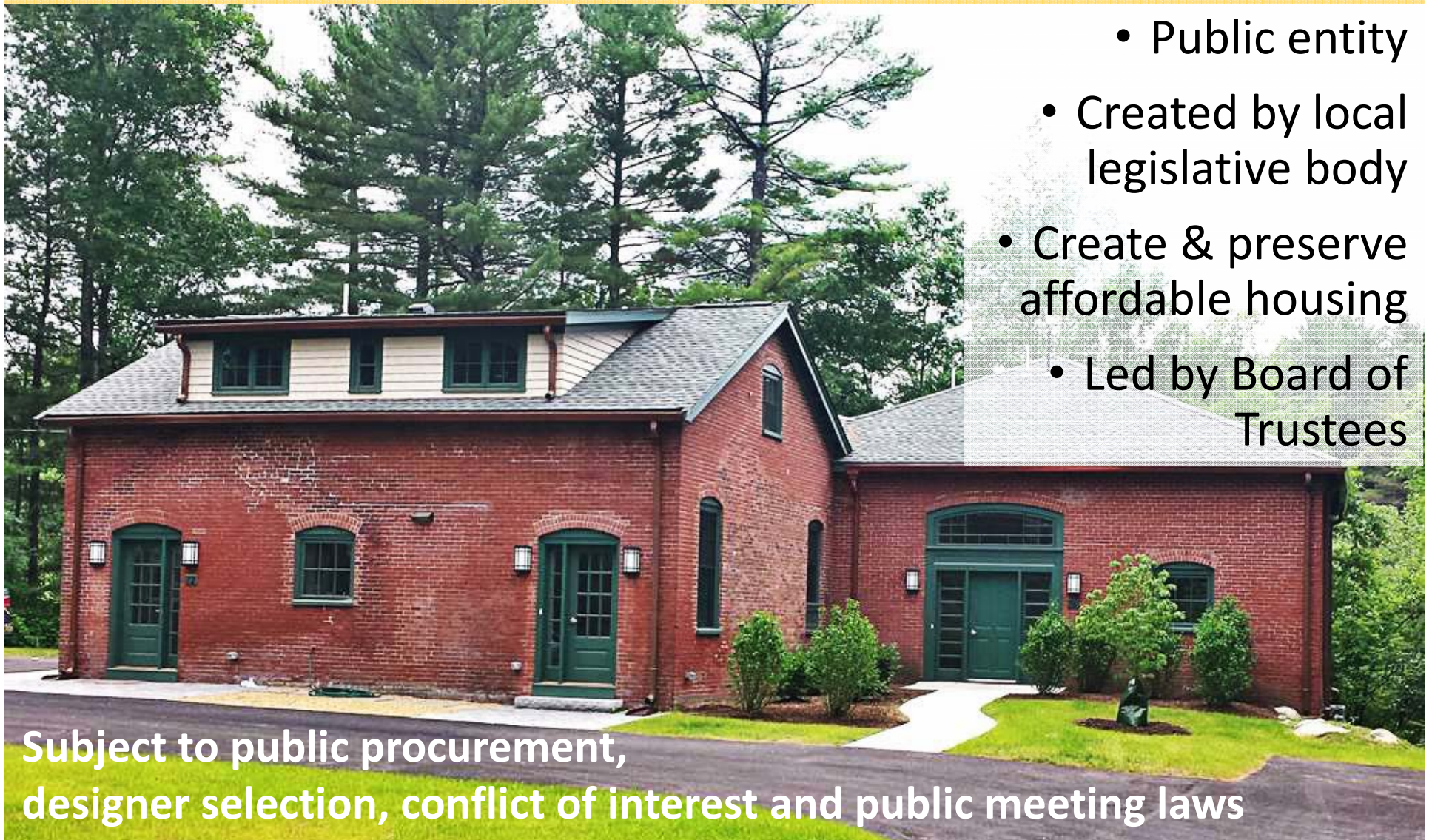
Eligible activities

Municipal Affordable Housing Trusts

Chapter 44, section 55c



- Public entity
- Created by local legislative body
- Create & preserve affordable housing
- Led by Board of Trustees

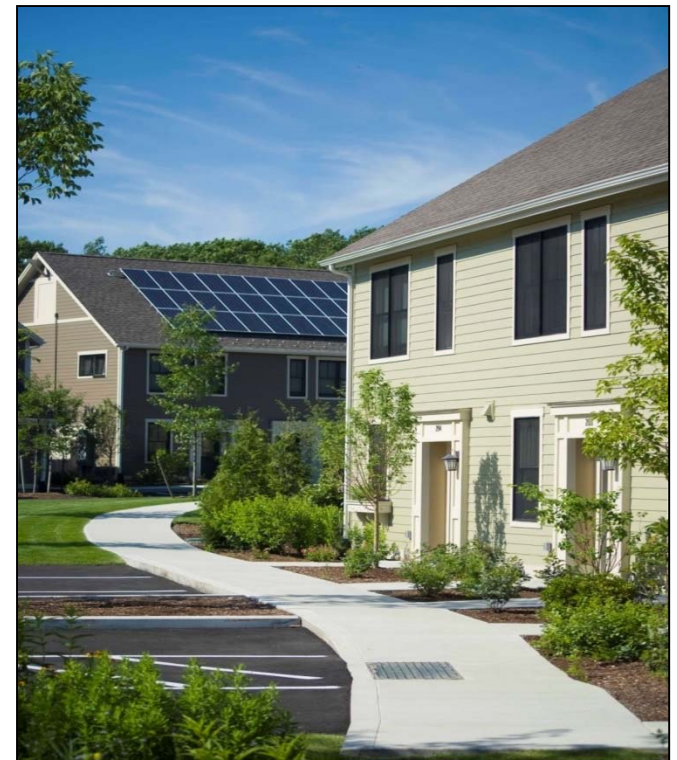


Subject to public procurement,
designer selection, conflict of interest and public meeting laws

What can a housing trust do?

Broadly

- Address affordable housing needs
- Support local control of housing initiatives
- Engage in real estate activity
- Make timely decisions
- Collect \$ from variety of sources





Trustees

Minimum five

Include
member of
Select Board

Appointed by
Select Board

Two year
terms

“Public
agents”



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...

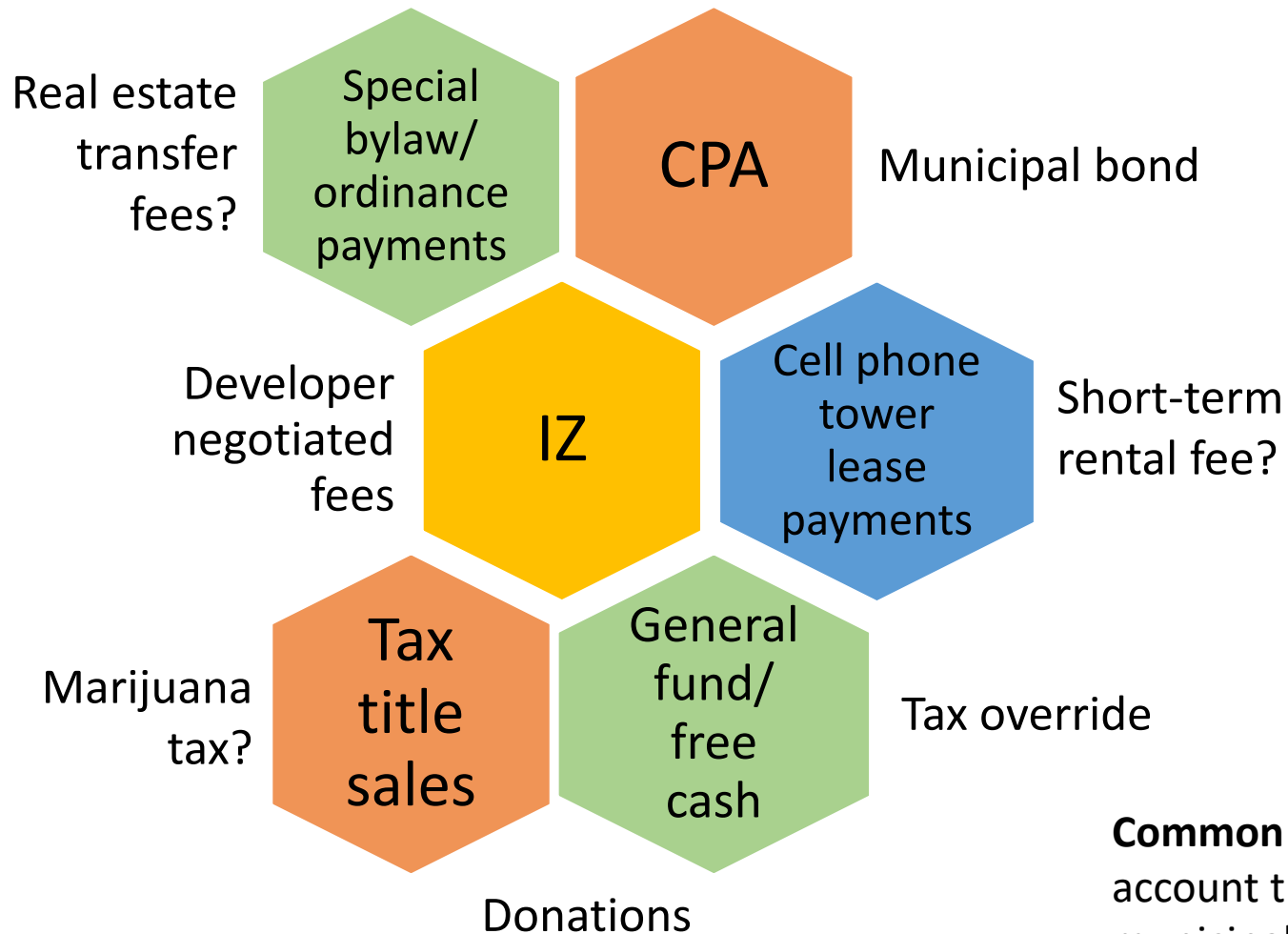
Keys to Success

1. Money
2. Vision
3. Leadership
4. Transparency





What funds can be used?



Common = municipal account through municipal treasurer

What do you want to accomplish?



Determining needs



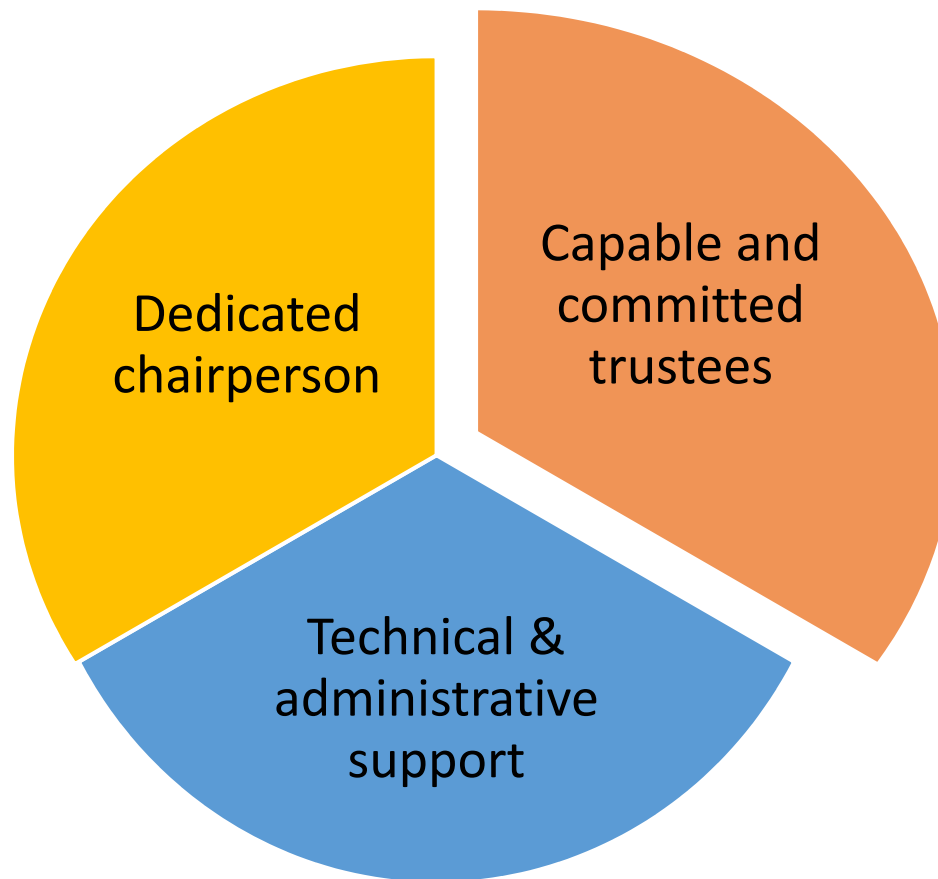
Setting priorities



Create benchmarks

It takes teamwork

Is staffing necessary?





Clarify roles

Example of Manchester-by-the-Sea (HPP)

HOUSING STRATEGIES	Priority for Implementation		# AH units	Lead
	Years 1-2	Years 3-5		
CAPACITY BUILDING				
Establish & capitalize MAHT	X			BOS/CPC
Secure professional support	X			BOS
Ongoing education	X			MAHT+
ZONING				
Pursue 40R/40S	X			PB/MAHT
Modify multi-family requirements		X		PB/MAHT
Modify accessory bylaw		X		PB/MAHT
DEVELOPMENT				
Pursue mixed-use TOD	X		5	PB/MAHT
Public property for AH	X		16	BOS/PB/MAHT
Small-scale infill & conversions	X		48	PB/MAHT

Ensure transparency



Communicate

Report
back
regularly

Promote
efforts

Use
webpage
and social
media



Determine operating approach

Funder

Initiator

Both?



Eligible Activities for Trusts

Acquire

Create

Preserve

Support



Acquire

Cromwell Court Apartments -- Barnstable

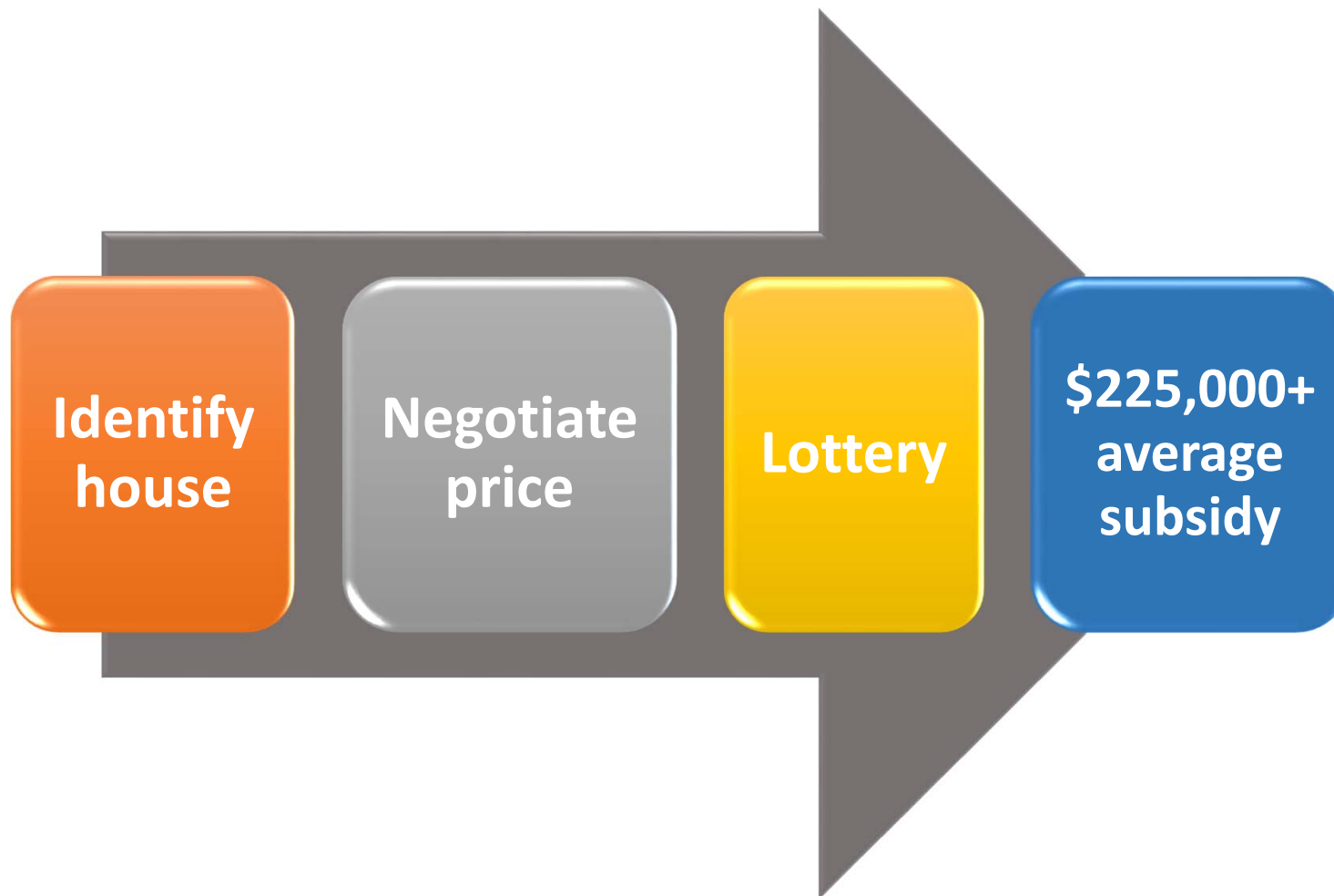


- 124 units of affordable family rental housing
- Built in 1973. Acquired and rehabilitated in 2011.
- \$500,000 CPA funds



Sudbury MAHT

Home Preservation Program



**Identify
house**

**Negotiate
price**

Lottery

**\$225,000+
average
subsidy**

Create

Yarmouth Commons, Yarmouth



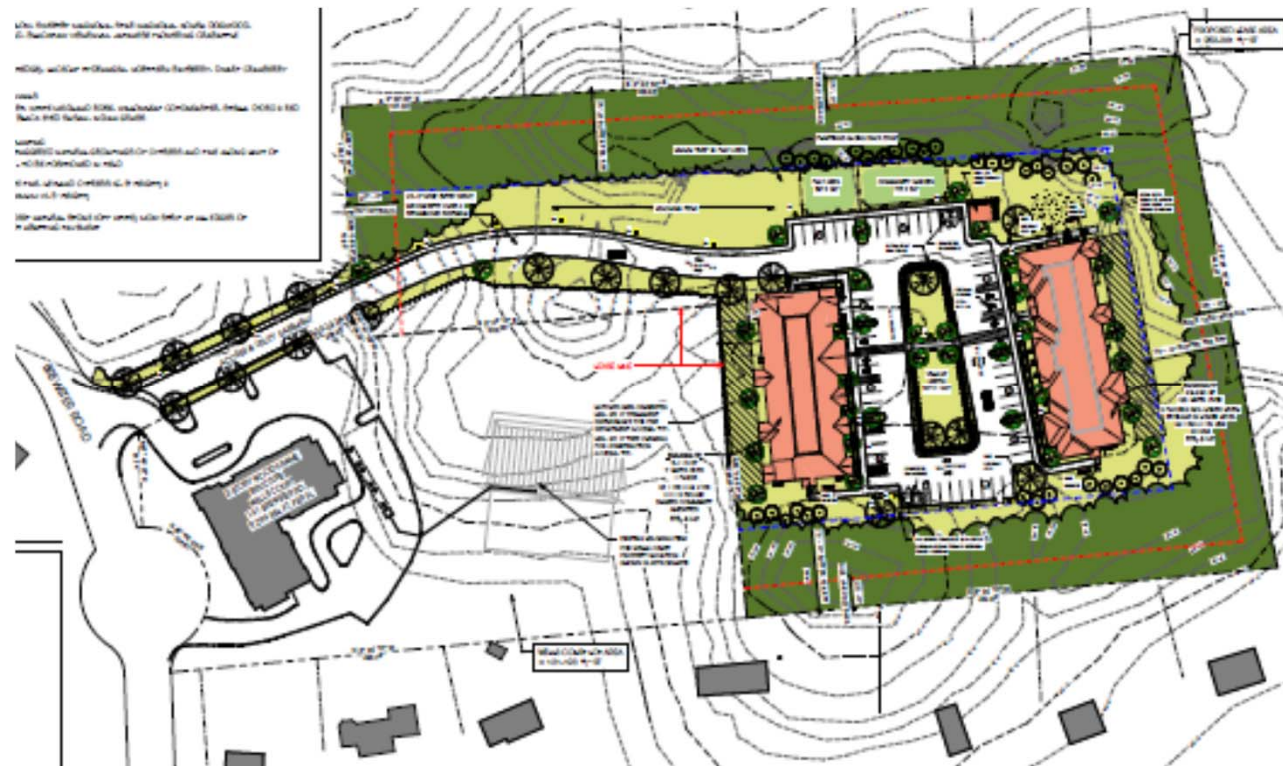
- Former Cavalier Motor Lodge on Route 28
- 69 affordable apartments, 1-, 2-, 3-bedroom units
- 60% AMI (62 units), 30% AMI (7 units)
- \$2.07 million from MAHT (\$30,000 per unit)

Create

Brewster Woods, Brewster

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

Received \$1.68 million
MassWorks grant
for septic and road
improvement
work on this
Housing Authority
site to allow for
additional housing
development.



Create

Re-use of existing buildings



**Shoe Shop
Place**
Middleboro
25 rental
("family" housing)



Stevens Corner
North Andover
42 rental
("family" housing)



**Rockport HS
Apartments**
Rockport
31 rental
(age restricted)



Preserve

Bedford Village apartments, Bedford



- 96 units of non-age restricted rental in 10 buildings
- Purchased by POAH in 2018, restrictions were set to expire
- \$3 million of CPA funds

Photos courtesy of POAH

Support



**Pre-
develop-
ment**

**Housing plans
and needs
assessments**

**Rental
Assistance**

Three Things

1

Consider the local infrastructure – needs and resources.

2

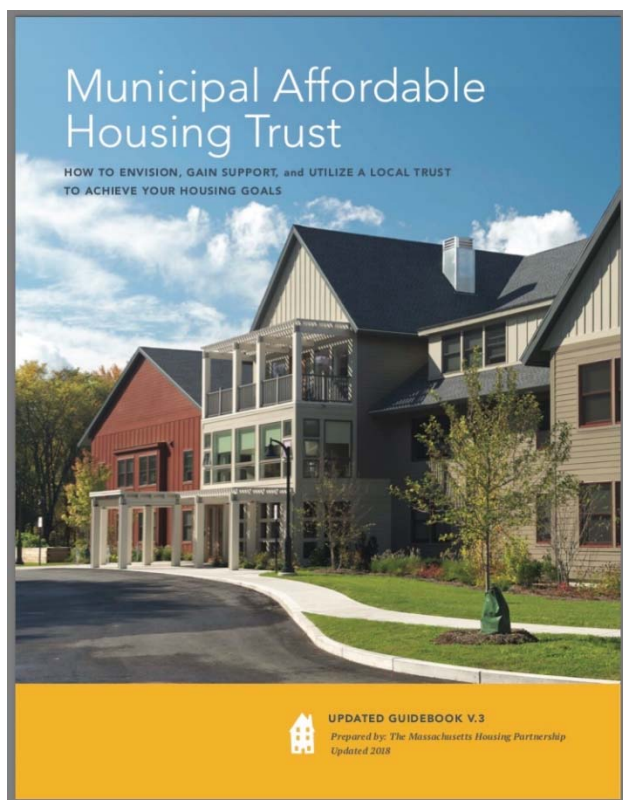
Develop goals that reflect identified needs.

3

Be real about your capacity.



MHP Online Resources



Updated housing trust
guidebook



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



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

Questions?



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