

# HOUSING THAT FITS: MEETING THE NEEDS OF YOUR COMMUNITY

**Massachusetts Municipal Association**

Annual Meeting

January 21, 2017

Elizabeth Rust, Regional Housing Services Office

## **RHSO – A regional collaboration that works**

- Started by Town Managers
- Crafted to bring value and be useful
- Innovative approach
  - ▣ Awarded the MMA Innovation Award in 2011

## 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



**Town of Concord**  
*Lead Community*



RHSO Personnel deliver services through Lead Community.

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

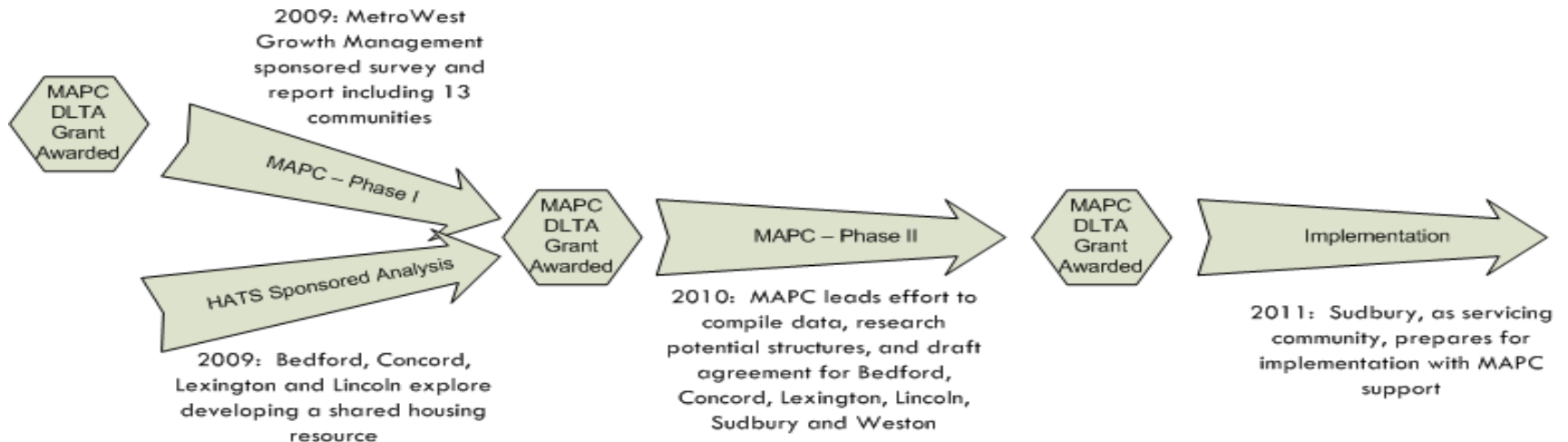
### Member Town Statistics (FY16)

	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%
	<b>52,095</b>	<b>5,095</b>	<b>311</b>	<b>9.78%</b>

# Overall Timeline

## Facilitated by MAPC

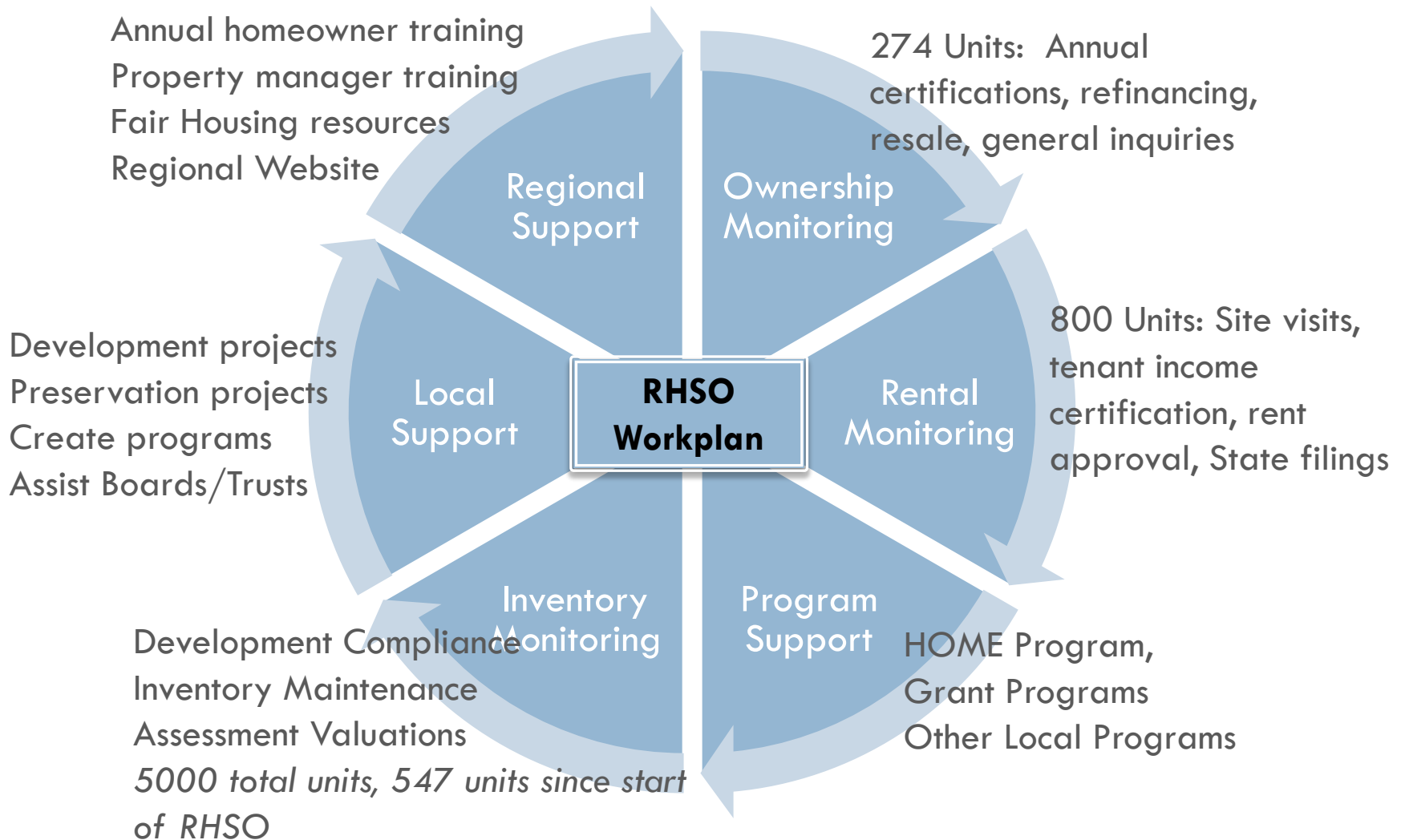
- ▣ Awarded **THREE** District Local Technical Assistance grants

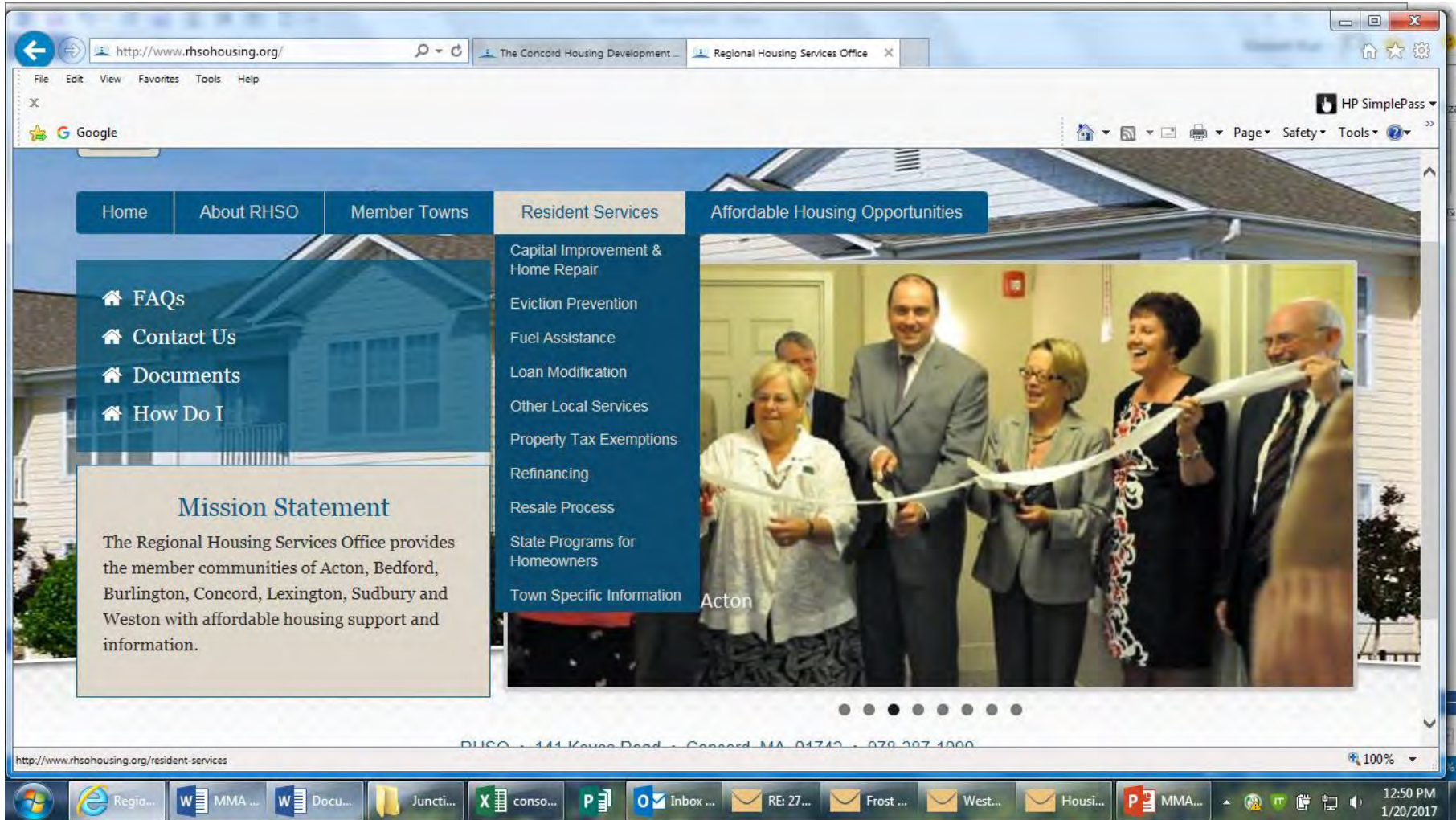


## Into 6<sup>th</sup> Year – Sustainable Model

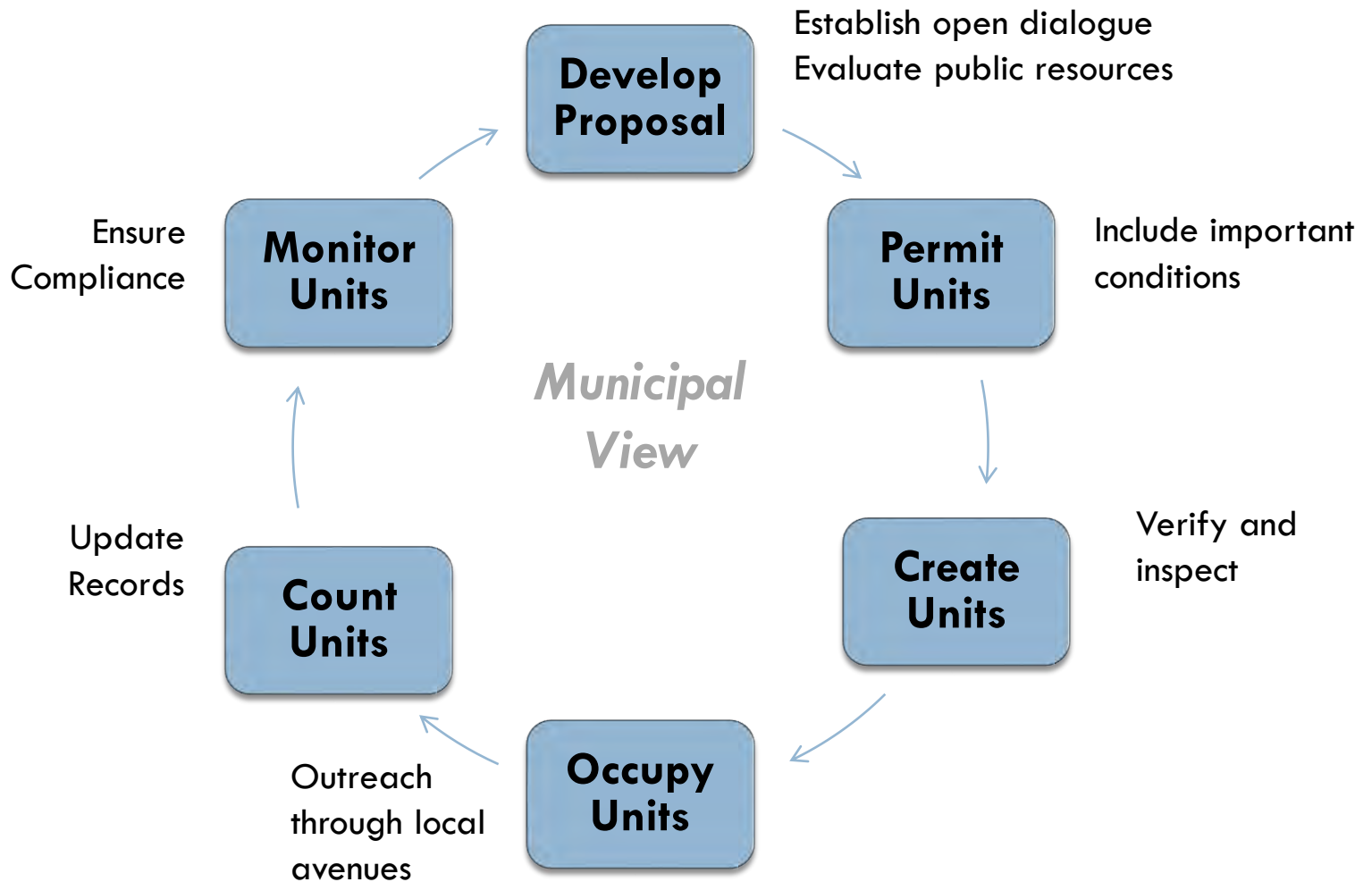
- ▣ One community withdrew, Two communities added, Switched Lead Community, Staffing Changes and Growth

## Results – Proactive Management





# Housing Life Cycle – Through the Municipal Lens



## Coast Guard Property in Bedford

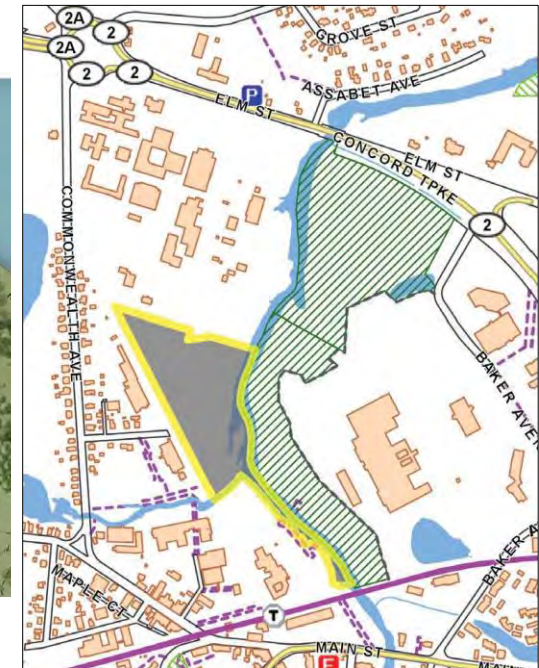
- ~5 acres, with 15 homes built by federal government in 1950's for military families
- Unused for many years
- Bedford negotiated with GSA (Government's General Surplus Agency) to purchase, after town-sponsored charrette to define goals and vision
- Then issued an RFP for a developer: Developer to close on property (simultaneous with Town), and deliver on charrette goals. Requires some local contribution.
- RFP award in process





## Junction Village - Concord

- Entities in Concord for many years looked for a suitable parcel for housing
- 2013 Department of Correction transfers 12 acres of land to Concord and the Concord Housing Development Corporation (CHDC) for open space and affordable housing
- CHDC issues a Solicitation of Interest, and selects developer to build 83 units of affordable assisted living
- The development proposal requests significant local contribution



## Meadow Walk - Sudbury

- 'Raytheon' property long-standing attractive property, 2014 announces impending closure
- Immediately Town responds, advocating for mixed-use
- 2016 Special Town Meeting approved Mixed-Use Overlay District zoning bylaw, and the proposed Master Development Plan
- Plan includes:
  - 35,000 sq ft of commercial/retail space
  - 54 bed assisted care facility
  - 60 age-restricted condominiums
  - various open space and public use areas
  - Whole Foods grocery store
  - Avalon Sudbury 250 rental apartments
- Sudbury benefits through mitigation and surpassing the 10% threshold



## Expiring Use

- Lexington and Bedford have 'expiring use' properties from the 13-A program, funding and restrictions expiring.
- Bedford: 96 unit 40B rental property, of which 72 units are at risk, tho not from SHI perspective
- Lexington: 16 unit 40B coop property, of which 11 units are at risk, including SHI risk'
- Preservation funds available at state, require a local match
- Local efforts critical to ensure preservation
  - Funds are competitive
  - Owners able to convert to market rate



# Regional Benefits

Strengthening  
Municipalities  
**Plan,  
Permit,  
Monitor and  
Maintain**  
their  
affordable  
housing stock

**Regional Housing Model**

## **Proactive Compliance Monitoring**

- Preserve Units
- Maintain Housing Inventory
- Resolve Compliance Issues

## **Resource Efficiency**

- Leverage Existing Resources
- Access to Technical Expertise
- Regional Renters and Buyers

## **Regional Approach**

- Common Solutions for Common Challenges
- Housing through the Municipal Lens
- Increase Services Through Scalability