

Our Experience

Working with Affordable Housing Trusts

MA Select Board Association Webinar
March 17th, 2023

Metro West Collaborative Development

- **31-Year-Old Regional Non-Profit**
- **501(c)(3) Organization**
- **Community Development Corporation (CDC)**
- **Community Housing Development Organization (CHDO)**

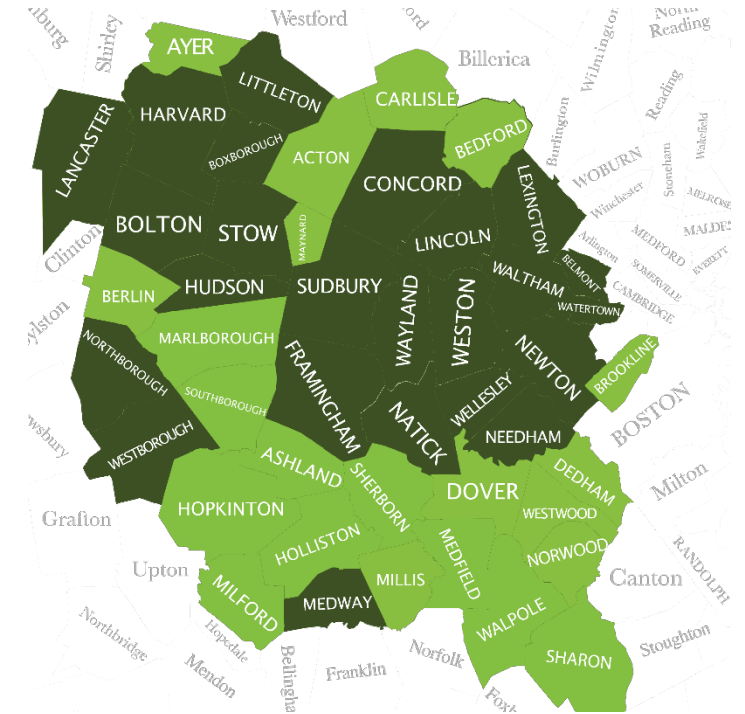


Metro West Collaborative Development

25-Town Target Area

Metro West CD's efforts to promote affordable housing fall into three categories:

1. **We connect** people to it – we work with individuals and families in their search for affordable housing and/or efforts to keep the affordable housing they have, including administering financial and emergency rental assistance.
2. **We advocate** for it – we work with community leaders to create and implement programs and policies that support the construction and preservation of affordable housing.
3. **We build** it – we leverage public and private resources to create permanently affordable housing.



What is Affordable Housing?

- Deed-restricted for affordability for a set amount of time
- Privately owned
- Professionally managed and maintained
- Maintenance costs paid for by property and thoroughly underwritten
- Beautifully designed to fit within neighborhood context
- High-quality construction
- Climate-friendly with high sustainability standards
- Highly accessible



Herring Brook Hill

Glen Brook Way Apartments



Why Build Affordable Housing?

- Opportunity to preserve historic resources
- Pays property taxes, water/sewer
- Driver for other revenue (meals tax, sales tax, vehicle registrations, etc.)
- A driver for economic development: employees of local businesses, customers for local businesses
- A way to attract additional state and federal resources to town
- Leverage housing funds: \$1M local contribution leverages \$24M in state, federal, and private resources
- A note on the SHI



Herring Brook Hill

Glen Brook Way Apartments



Metro West Collaborative Development: Housing Production Pipeline

Portfolio: 110 units (Watertown, Medway, Norwell)

Pipeline: 127 units

- 44 Senior Rentals, 83 Family Rentals, **Permanently Affordable**



Medway, MA

Glen Brook Way Ph. 2
44 Units
In Construction



Hudson, MA

62 Packard Street
40 Units
Permitted and Funded
DSA project



Newton, MA

West Newton Armory
43 Units
Permitted + Funding Ongoing
DSA and PAL project



Development Spotlight: Medway



Glen Brook Way is a 92-unit, 2-phase, intergenerational campus in Medway, MA. Phase I was completed in December 2021, and Phase 2 is under construction.
Passive House Design Certified

Development Spotlight: Medway

Motivation: defense on 40B

Land: Scouting for property with Trust + BOS for market acquisition opportunities

Support: Town liked project, doubled it

Funding: Strong Trust with money in the bank

Political leadership



Select Board Member Glenn Trindade at Phase 1 Ribbon Cutting

Development Spotlight: Hudson



Current: Vacant Police Station



Proposed: New Construction Affordable Housing

Municipal RFP for redevelopment of vacant former police station site into 40 units of 100% affordable family rental housing available to households earning up to 60% AMI.
Met 10% Requirement

Development Spotlight: Hudson

Motivation: CPA \$ in the bank, updated census coming

Support: Constituency that wants it, people who know gentrification that's happening

Land: Underutilized town-owned property, affordable housing a good use

Technical assistance: feasibility studies, consensus-building, RFP assistance

Funding: Strong Trust with money in the bank

Political leadership



Members of Affordable Housing Trust, Select Board, and town staff at Open House

Secret Sauce

- **Consensus on goals** (who/how to help): Master Plan, Housing Production Plan
- **Strong Trust** (motivated/informed members) whose goal is making affordable housing happen and drive the process
 - **Money:** in the bank, ongoing contributions, authority to use, reduced fees
 - **Land:** town-owned or private
- **Planning grants** (consensus-building, site feasibility, RFP development / issuance)
 - Dedicated town staff + town staff participation in housing groups
 - Local advocacy: Trust members, other citizen groups
 - Sense of partnership
 - Time
- **Local leadership**



Thank You!!

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