

HOUSING WORKSHOP

November 17, 2008
South Grafton Community House

Grafton Affordable Housing Trust

Charles Pratt, Chairman

John Carlson, Vice Chairman

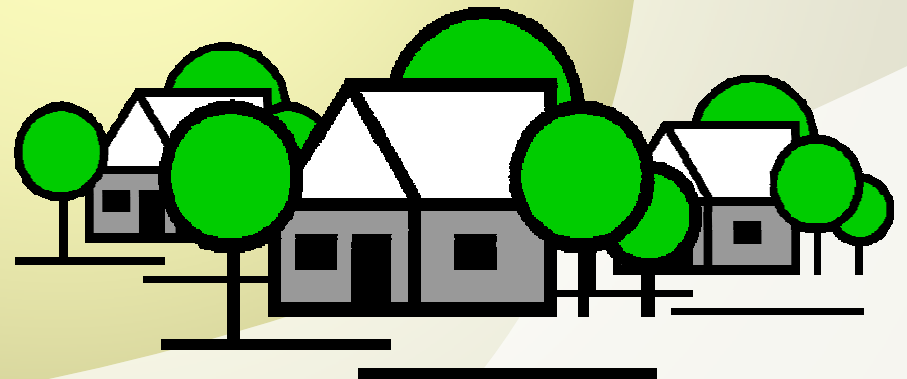
Peter Adams, Clerk

Lou Boersma

Christophe Courchesne

Deborah Kochevar

Karen Sunnarborg – Housing Consultant



WHY WE'RE HERE TONIGHT

Affordable Housing Plan includes important housing strategies

- Create an Affordable Housing Trust and capitalize
- Hold annual housing summits
- Conduct educational campaign/improve coordination and communication among local leaders and better inform the community



**Progress report on
housing issues in Grafton**

AFFORDABLE HOUSING TRUST

General Laws Chapter 44, Section 55C

- 2001 Board of Selectmen appointed members to Affordable Housing Committee
- 2005 Affordable Housing Plan mandated by Town Meeting
- 2006 Affordable Housing Plan completed
- 2007 Town Meeting establishes Trust; Declaration of Trust executed

Capitalized with CPA funds representing at least 10% of annual allocation -- \$158,000 to date




BOARD OF TRUSTEES



- Minimum of 5 –
Maximum of 6 Trustees
 - Must include one member of
the Board of Selectmen
 - Two-year term of office
- The Board is a public employer and municipal agency for purposes of State Ethics Law – Trustees are “special municipal employees.”

TRUST POWERS AND DUTIES

Holding real estate including:

- 
- ◆ Affordable housing restrictions
 - ◆ Fee simple property
 - ◆ Leases

Real estate acquisition

Real estate disposition/30B applies

Can borrow, lend and make grants

Can hire staff and consultants

WHAT IS AFFORDABLE HOUSING?

- Different programs have different criteria.

- Chapter 40B definition for inclusion in Subsidized Housing Inventory

- ★ Subsidized development

- ★ 25% of units restricted to households at or below 80% of median income (\$55,350 for family of 3)

- ★ Restrictions in effect in perpetuity and monitored – use of state universal deed restriction

- ★ Affirmative marketing (but can have 70% community preference)

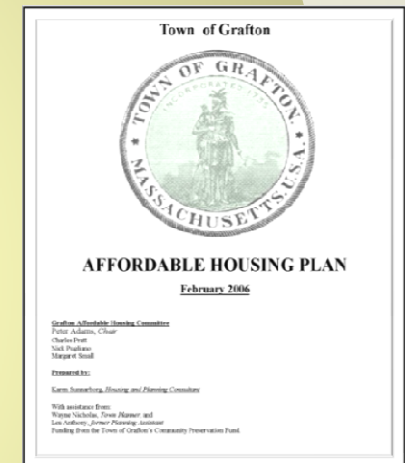
- Community Preservation Act – Definition of Housing



WHAT IS HOUSING PRODUCTION?

- ❖ State regulations under Chapter 40B offer communities greater local control over affordable housing development.
- ❖ First step is getting *Housing Plan approved* by the State – done.
- ❖ Plan must include affordable housing production goals, showing:
 - Annual production goals of .50% of year-round housing stock (currently 29 units/year), or: bi-annual goals of 1.0% of year-round housing stock (currently 58 units).

Note: Required annual amounts will increase in 2011.



HOUSING PRODUCTION - CONTINUED

- ◆ Once plan is approved, units built or converted to affordability can be counted towards annual goals and State Housing Inventory (SHI)



- ◆ For each one-year or two-year goal met, the Town can apply for and receive State **certification** – a 1- or 2-year moratorium during which developer-initiated 40B projects can be denied by the ZBA without appeal.
- ◆ To maintain certification, Town must continue to produce affordable housing per production goals.

HOW IT ALL STARTED...

Comprehensive Master Plan, 2001

- ❖ Identifies need for more affordable housing
- ❖ Creation of Affordable Housing Committee

Affordable Housing Plan, 2006; AHC

- ❖ Plan recommends the development of a Housing Procedures Manual.

Housing Procedures Manual, 2008; AHT



ANNUAL REPORT HIGHLIGHTS

- **Implementation of Affordable Housing Plan**
 - **Adoption of Housing Procedures Manual**
 - **Accessory Apartment policy**
- 100-102 Elmwood Street, Phase I Site Assessment
- Meeting with Developers regarding potential projects
- Coordination with Selectmen and CHAPA regarding Right of First Refusal on 40B units



ONGOING & RECENT WORK

◎ Building Trust Capacity

- ❑ Legal Memorandum – setting the parameters
- ❑ Meeting on universal deed rider with CHAPA
- ❑ Meetings with developers on potential projects
- ❑ Community outreach and building partnerships



◎ Administering the Trust

- ❑ Meet Monthly
- ❑ Appointment of Trustees
- ❑ Coordinate with CPC / CPA funding
- ❑ Staff support – Assistant Town Planner

GOING FORWARD...

▲ Production

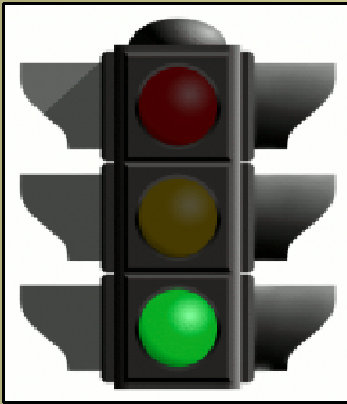
- Town Owned Land
- New Local Action Units
- “Friendly” 40B’s
- Tax / Title foreclosures



▲ Lotteries

- ▲ Monitoring of affordable units – 40B, LIP projects
- ▲ Coordination with State Agencies – CHAPA, DHCD

GOING FORWARD...CONTINUED



- ▲ Community Outreach
- ▲ Database development
- ▲ Policy Development
- ▲ Procedural guidelines
- ▲ Trust Management – financials, goal setting, assessment
- ▲ Coordination with of Town Departments and Boards

Create Affordable Housing

YOUR ROLE....

- ◆ Civic Engagement – all residents
- ◆ Ongoing Town support from Boards, Departments, Town Meeting
- ◆ Advocacy at local, state and regional level

**Community support
is critical to the
success of the Trust.**



THANK YOU

Questions?

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