

Grafton Affordable Housing Trust Community Workshop

Presented by JM Goldson 3/3/16



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Agenda

7:00 Exercise #1 – partner interviews

7:15 Welcome & introductions

Digital Polling & Presentation

Priority housing needs

Trust accomplishments

Eligible trust activities

8:00 Exercise #2 – Small Group Discussion

9:15 Adjourn

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Project Overview

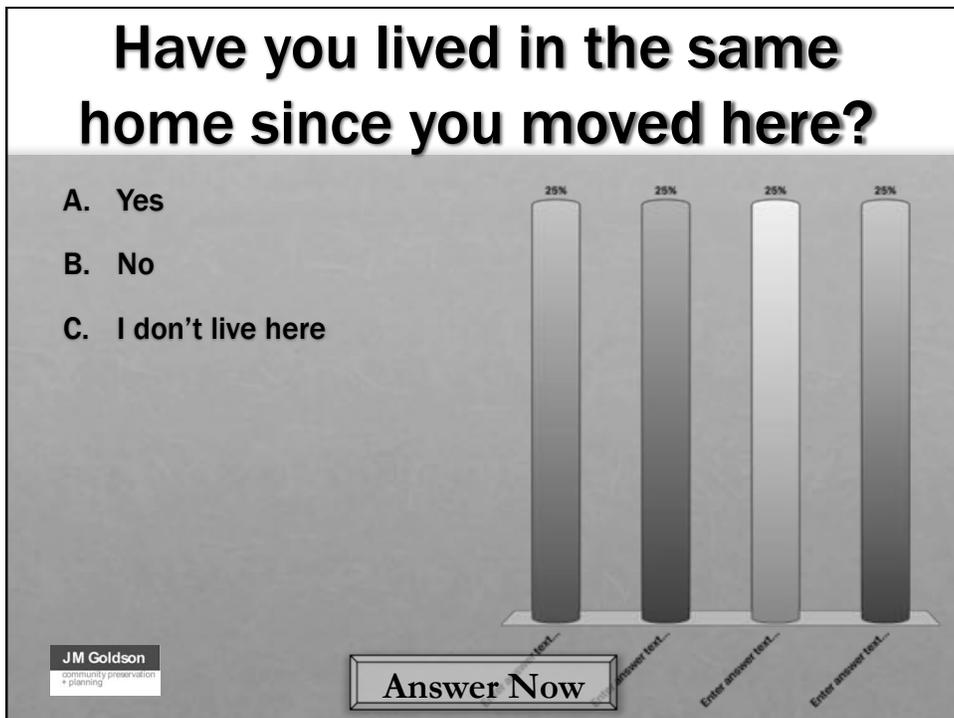
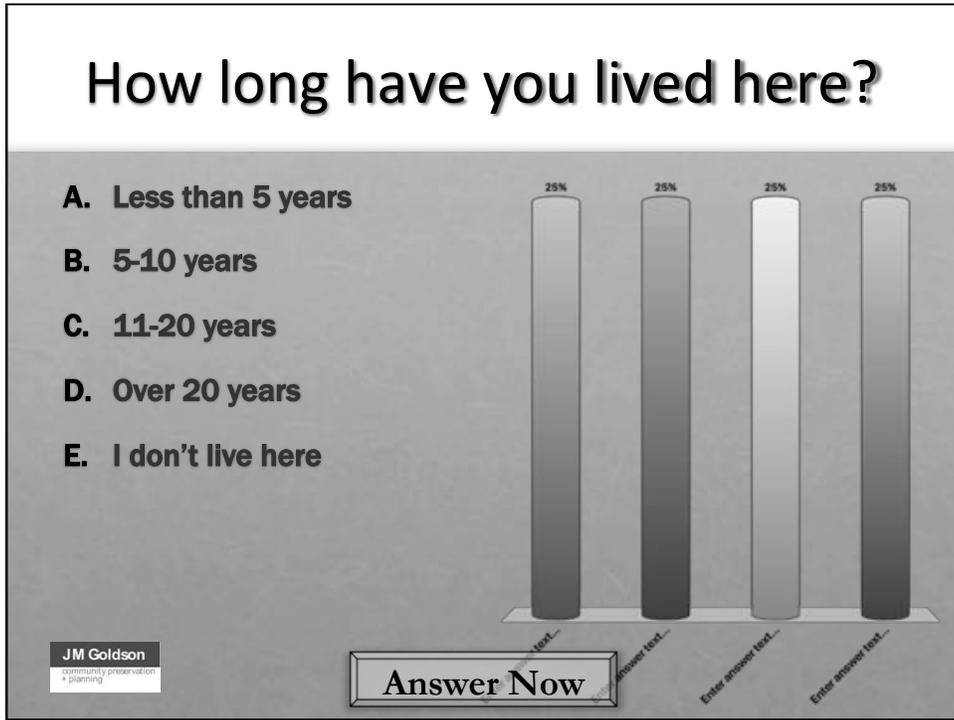
- Create an Action Plan for the Grafton Affordable Housing Trust
 - Goals
 - Priority Initiatives
 - 5-Year Budget

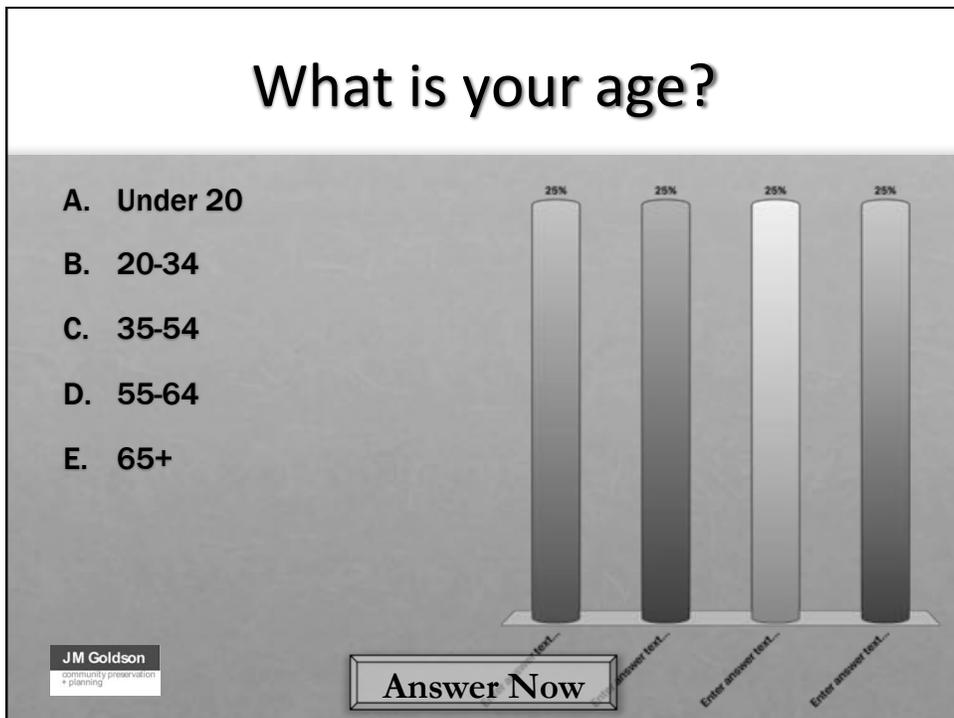
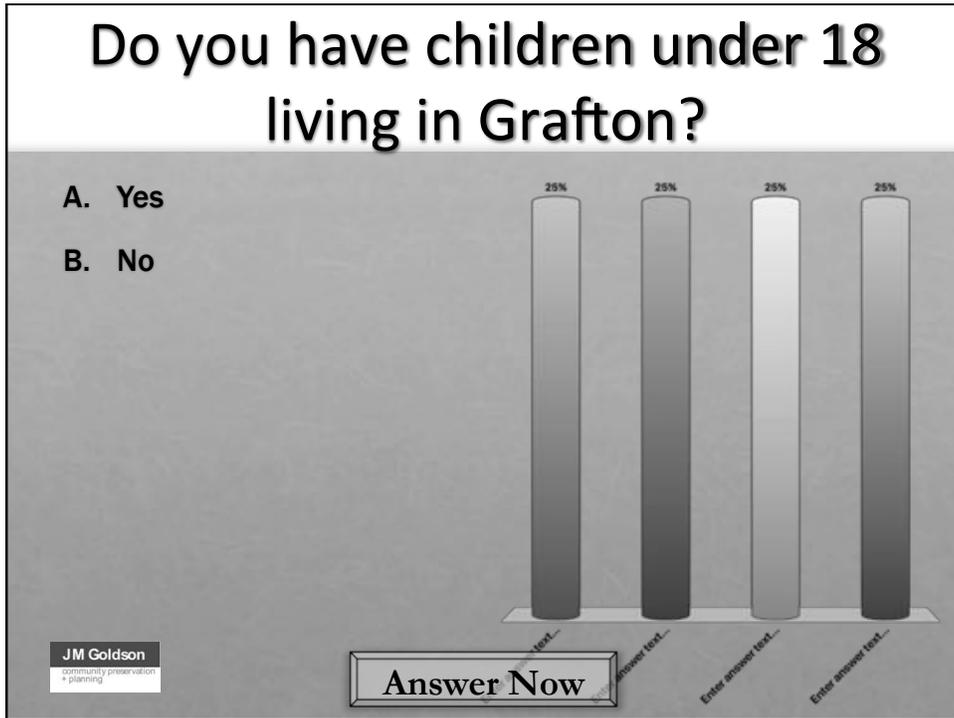
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Project Schedule



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Trust's Mission



Grafton Affordable Housing Trust
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Mission Statement

Adopted February 17, 2010

“To provide for the creation, preservation and retention of affordable housing and rental housing in the Town of Grafton for the benefit of low and moderate income households through a variety of programs including education and advocacy.”

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Affordable Housing Defined

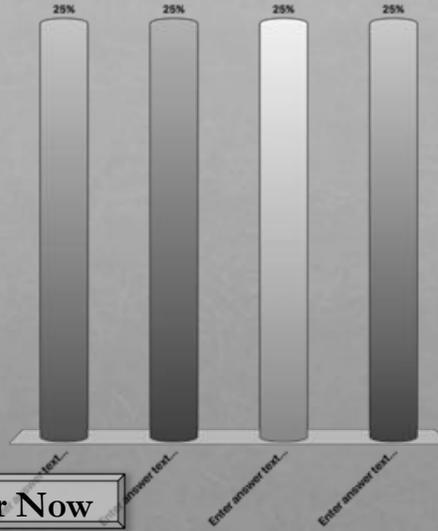
Units that count on the state's Subsidized Housing Inventory, must meet 4 criteria:

1. Affordability restriction
2. 80% Area Median Income
3. Affirmatively and Fairly Marketed
4. Subsidizing Agency – through 40B Comprehensive Permit or as a “Local Action Unit”

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What is the maximum income for a 4-person household to be low/moderate income?

- A. \$25,800
- B. \$45,800
- ✓ C. \$65,800
- D. \$85,800

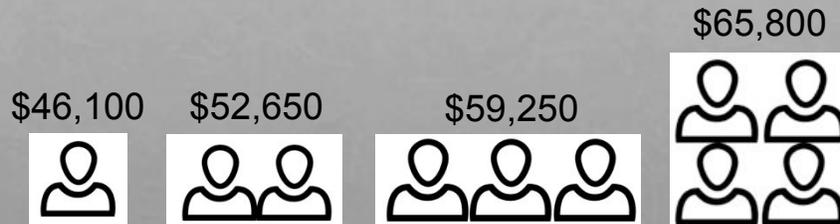


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Answer Now

80% AMI

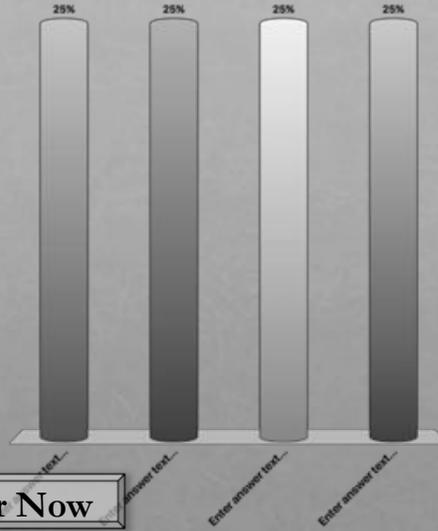
Low/moderate income households have income at or below 80% of the Worcester, MA HUD Metro FMR Area.



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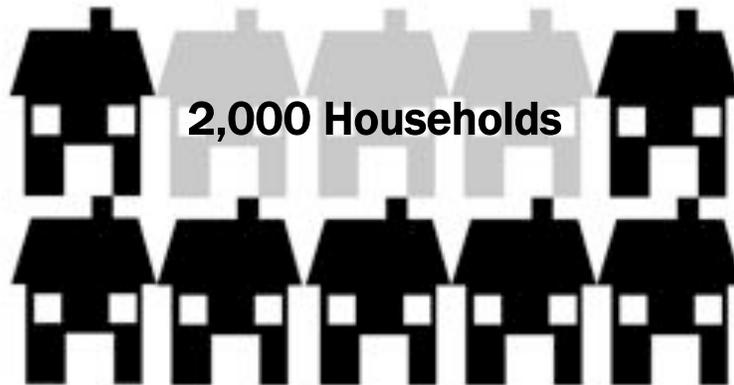
What % of Grafton's households have low/moderate incomes?

- A. 5%
- B. 10%
- C. 20%
- D. 30%
- E. 40%



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Answer Now



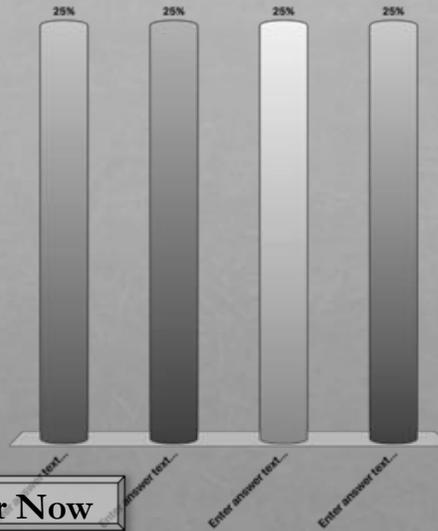
2,000 Households

About three in ten Grafton households have low/moderate incomes.

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How many affordable units does Grafton have?

- A. 225
- B. 325
- C. 625
- D. 725



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Answer Now

Housing Needs - 2013 HPP

1. Affordable rental housing
2. Assistance for first-time homebuyers
3. Accessible units
4. Units with supportive services for disabled & elderly

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Facts About the Trust

- Adopted by Town Meeting in 2005
- MGL c.44 s.55C
- \$1.3M Trust Funds

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Trust's Role

1. Creation and Preservation of Affordable Housing
2. Review 40B Comprehensive Permit Proposals
3. Monitor affordable units created through the state's Local Initiative Program under 40B.

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Trust's Accomplishments

- Planning & community outreach
- Assessment of possible development sites
 - Town owned property
 - Private property
 - Met with multiple developers
- Unit preservation to retain unit on SHI as affordable housing
 - Tulip Circle
- Review multiple 40B proposals

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Possible Trust initiatives for your consideration

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Housing Development

- Trust only fosters development – does NOT develop itself.
- Trust would gain control of a property then offer the property through an RFP process to a developer.
- 14 Town owned properties listed in 2013 HPP



HFH Potential Sites

Town of Grafton
MASSACHUSETTS

0 1,250 2,500 5,000 Feet

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Support private scattered-site housing

- Subsidize new housing development on private property, such as a Habitat for Humanity project.
- Trust could issue of Notice of Fund Availability and as for proposals from private developers.



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Support “friendly” 40B projects

- Allocate trust funds to secure additional affordable units in 40B developments.
- Note: SHI includes all units in rental 40B developments (market + affordable)
 - SHI only includes homeownership units restricted as affordable. Could target trust funds to homeownership 40B projects to create additional affordable units.

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Monitor affordable units

- Trust's is already responsible to do this. Does trust have adequate capacity to perform this role and take-on other initiatives.
- Trust could contract these services.
- Currently responsible to monitor 20 affordable homeownership units and assist with resale if needed to find affordable buyer.

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First time homebuyer program

- Trust could fund a homebuyer assistance program
- Convert existing homes to deed-restricted affordable homeownership units.
- JMG's analysis suggests would need to write down mortgage at about \$100,000/single-family or \$40,000/condo.
- Administration is time consuming. Would need staff or consultant time for this.

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INTRODUCTION TO EXERCISE #2

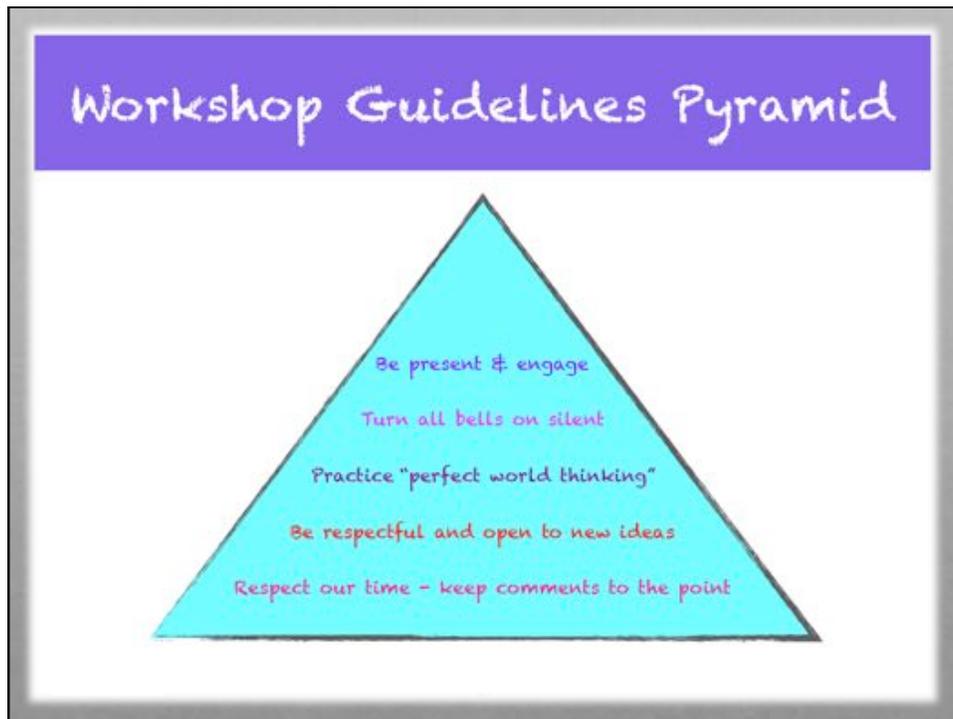
Work in small groups

Objective:

Work together to identify priorities for the trust to consider including in the Action Plan.



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EXERCISE #2 SCHEDULE

45 minutes for group discussion

20 minutes for presentations



EXERCISE #2 INSTRUCTIONS

1. Introductions & select a clerk
2. Silently jot down your first ideas
3. Start discussion of each question in round robin for one go-around
4. Then open for naturally flowing discussion
5. Raise your hand when complete

YOU MAY BEGIN!



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EXERCISE #2 PRESENTATIONS



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Contact Information

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