

**ARTICLE 34. GENERAL BYLAWS—ESTABLISHMENT  
OF  
MUNICIPAL AFFORDABLE HOUSING TRUST  
(HOUSING AND SHELTERING COMMITTEE)**

# **Primary Housing Goal of Amherst Master Plan**

A mix of housing that meets the physical needs of and is affordable to the broadest possible spectrum of our community, and that minimizes the impact on the environment.

# Housing Production Plan: Unmet Housing Needs

<b>Population in Need</b>	<b>Housing Units Available</b>	<b>Unmet Need in Housing Units</b>	<b>Recommended in HPP</b>
<b>Ext. low income (&lt;30% AMI)</b>	<b>2,490</b>	<b>1,970 (includes 1,500 students)</b>	<b>200 units (83% of 5-year production goals of 48 units/year)</b>
<b>Very low income (30-50% AMI)</b>	<b>1,190</b>	<b>505</b>	
<b>Low to moderate (50-80% AMI)</b>	<b>1,050</b>	<b>575</b>	<b>40 units</b>
<b>Families</b>	<b>3,430</b>	<b>870</b>	<b>150</b>
<b>Seniors</b>	<b>1,860</b>	<b>830</b>	<b>50 units</b>
<b>People with dis.</b>	<b>253</b>	<b>2,200 (census)</b>	<b>25 units</b>
<b>Homeless</b>	<b>18 + 8</b>	<b>15 estimate</b>	<b>Part of 200 above<sup>13</sup></b>

# **Housing Strategy Priorities from Housing Production Plan (completed Spring 2013)**

- 1. Establish and capitalize a Municipal Affordable Housing Trust Fund (MAHTF)**
2. Modify inclusionary zoning bylaw
- 3. Modify supplemental apartment bylaw**

## **State Enabling Legislation**

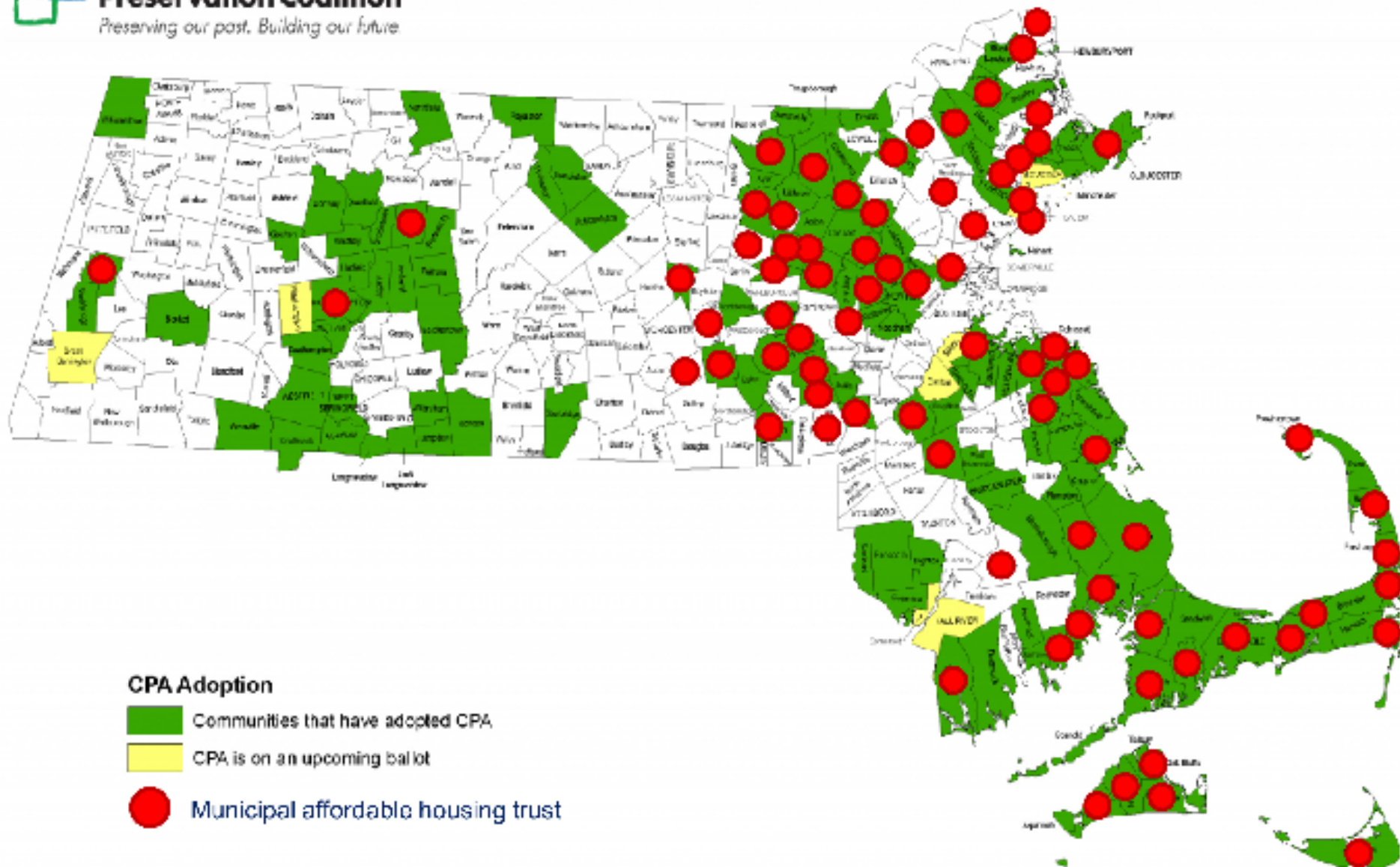
MGL c.44, s. 55C passed by the State legislature in 2005.

The purpose of creating a municipal affordable housing trust is to support the creation and preservation of affordable housing in municipalities for the benefit of low-and moderate-income households.

***Since the passage of the law over 70 communities have established housing trusts.***



**Community  
Preservation Coalition**  
*Preserving our past. Building our future*



*Last updated: September 5, 2012*

# MAHTF Examples From Throughout Massachusetts

Westford: Affordable Unit Preservation

Sudbury: Monitoring & Resale Services

Yarmouth: Homebuyer Assistance Program

# Needs Served by a MAHTF

- Rental housing for families
- Rental housing for individuals
- Preservation and improvement of existing affordable housing
- Affordable homeownership for families
- Housing for at risk and special needs populations



# Benefits of a Housing Trust

- Streamline the public funding process
- Provide support for construction of affordable housing
- Purchase property for affordable housing use
- Preserve properties with expiring affordable housing
- Provide funds for housing rehabilitation
- Advocate for and facilitate the creation of more affordable housing

# Funding a Trust

- Community Preservation Funds (CPA)
- Funds derived from inclusionary zoning requirements
- Private fund raising/donations/bequests
- Loan repayments

# Board of Trustees

- Manages and oversees trust
- 7 members; 1 from Select Board, 1 from Housing and Sheltering Committee
- Appointees to have personal and/or professional knowledge of affordable housing, real estate, finance, social services, etc **(Change to Section 1)**
- Town Manager may be appointed as an 8<sup>th</sup>, non-voting member
- Trustees serve 2-year terms

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