

Community Preservation Act Committee- Proposal Request Form for FY 2017

Project Title:

__ Capitalization of the Amherst Municipal Affordable Housing Trust

CPA funding category: Check all that apply

<input checked="" type="checkbox"/>	Community Housing
<input type="checkbox"/>	Open Space
<input type="checkbox"/>	Historic Preservation
<input type="checkbox"/>	Recreation

Amount of CPA Funds Requested:

\$150,000 _____

Submitting Entity:

__ Amherst Municipal Affordable Housing Trust(AMAHT) _____

Contact Person:

Thomas P. Kegelman, Chair

Phone: __ 413-531-8144 _____

Email: __ tkegelman8144@gmail.com _____

Please complete this form in its entirety and include the following in your proposal.

Overview of Proposal: Please describe your project and your feasibility analysis.

The AMAHT is seeking CPA funds in order to begin to build a larger development fund necessary to increase the availability of affordable housing in town by acquiring property and attracting quality developers of affordable housing projects to Amherst. CPA funds could be used to help construct affordable housing, buy property, complete feasibility assessments of properties and projects, as bridge financing to developers, or as grants to homeowners. One example of current activities of the AMAHT is inventorying available properties, including municipally-owned properties, in the Town of Amherst best suited for affordable housing. Once a few properties are identified and prioritized, it will be necessary to: 1) use a development consultant in affordable housing to conduct a preliminary analysis, 2) help secure site control if the property is found to be feasible for housing, 3) and attract a developer. In the meantime, however, it is critical that AMAHT acquire the resources to not only pay for the development expenses, but to also to demonstrate its capacity for such development. This funding will provide that initial capitalization.

Describe how your request meets the CPA criteria:

1. Description of funding needed, including:

a. Documentation of cost estimates, budget

Exact costs will depend on the actual project. Some potential expenses include: site control, development consultant, lawyer, engineer, architect, survey, and construction costs. Expenses could range from \$4-5,000 for a site survey or preliminary study by an architect to more costly parts of the development process such as site assessments and environmental review. The attached spreadsheet shows CPA allocations from 2012—2015 to municipal housing trusts in 27 different communities for general operation, and creation and preservation of affordable housing. Allocations range from \$50,000 to over \$1 million. Many of the communities make multi-year allocations of funding with annual amounts ranging from \$100,000 to \$300,000.

b. Other sources of funding, e.g., grants, self-funding, fund-raising

No funds have been committed at this time. AMAHT has begun soliciting funds from other sources, however.

c. Timeline on how CPA funds would be spent, including over multiple years

Funds would be spent as needed within the next three years.

2. Urgency of the Project, if any.

The lack of affordable housing in Amherst, which has been clearly documented in the Housing Production Plan (HPP) and the Comprehensive Housing Market Study, has caused enormous suffering among the poorest and most vulnerable of our residents. The HPP notes that there is a widening affordability gap in Amherst that has pushed out this demographic, exacerbated by the lack of supply of affordable housing. The 2010 U.S. Census showed a dramatic decline in the number of young families living in town, as well as a drop in school-aged children. The HPP recommends that the Town develop 200 housing units for low and extremely low income households in the next five years, 40 units of homeownership housing for moderate income households, at least 50 additional units for seniors, and 25 units for those with disabilities.

We need to act as quickly as possible to provide the housing in Amherst that is needed by the community.

3. Estimated timeline from receipt of funds to Project completion.

The AMAHT would spend the funds judiciously on projects that have first been reviewed and prioritized in accordance with the Trust bylaw, CPA regulations, housing studies, and its goals statement adopted November 18, 2015 (see attached). The funds could be spent on a number of projects for predevelopments costs, or it could be used to help complete one project. For instance, if the Trust is successful in identifying a property and attracting a developer in 2016, the funds would be spent on this one project.

4. Acquisition or preservation of threatened resources.

The HPP states that "If these demographic trends [loss of families, school-aged children, and low-moderate income households] continue unabated, Amherst will become a community that is largely comprised of students and seniors, losing important social and economic vitality in the decades ahead. The community can no longer afford to support the status quo, but needs to take action to affect important changes." The threatened resource is the community itself.

In terms of actual development, to the extent feasible, AMAHT is committed to preserving historic and natural resources, and would fully support projects that combine preserving open space with affordable housing. As an official Town body, the AMAHT has a unique opportunity to use surplus properties to create projects that preserve natural resources, historic structures AND provide affordable housing.

5. Population(s) to be served by the Project.

As stated above, CPA funds would be used to provide housing for low- and moderate-income households, including extremely low income (ELI) individuals and families. There is a critical need in town for housing for first time homebuyers, for affordable rental units for families, for housing for seniors, and housing first programs for those transitioning from homelessness.

6. How will the CPA investment in your property, facility or project be maintained over time?

At present, the Trust does not have a specific project, but is using the Town's HPP and Comprehensive Market Study, and its goals statement to help guide its actions to help meet the housing needs of the low- and moderate-income populations of the community. CPA funds would allow the Trust to work with property developers, other agencies and the Town to maximize its ability to proceed on a viable project.

The maintenance of the project would be the responsibility of the developer as the Trust does not anticipate being an owner, operator, or manager of affordable housing units. The Trust would put rules and conditions in place for the projects to ensure its maintenance over time and would require restrictions to keep units affordable in the long term.

7. Which relevant Town committees and/or commissions are you working with?

Since only being formed in January 2015, the Trust has been working with the Town's Planning Department and one of the Trust's members serves on the Select Board and one on the Housing and Sheltering Committee, acting as liaisons for the Trust. In addition, the Trust has met with the Town Manager and staff to review municipally-owned properties and specifically discussed the former East Street School for affordable housing. The Trust plans to continue its outreach by meeting with other organizations and agencies in early 2016 to develop cooperative relationships in the community and region.

The Trust will present this proposal to the Housing and Sheltering Committee for their review.

8. Other information regarding the Project deemed necessary for CPAC

As mentioned above, at this time the Trust does not have a specific project. However, a project can come along at any time and the Trust needs to be able to respond quickly and have the capacity and credibility to attract and work with developers. Capitalizing the Trust and getting it funded will help it to leverage other resources and opportunities to increase affordable housing in Amherst.

The Trust has developed a goals statement (see attached) to help guide its actions. The statement shows the commitment of the Trust to not only help develop affordable housing in Amherst, but also work with the community and Town to contribute to its vibrancy and future with outreach, support and collaboration with residents and organizations.

The Trust has also contracted with consultant Jennifer Goldson who will help develop a strategic plan for the Trust that will identify other funding sources, outline concrete action steps, identify local partners, and describe methods of outreach to increase community connections. With the consultant, the Trust will make linkages with potential partners and stakeholders to make more affordable housing a reality.

CPA funds allocated to Municipal Housing Trusts 2012-2015

Project Name	Description	City/Town Name	Approval Date	Amount
Affordable Housing	FY13 Transfer to Affordable Housing Trust Fund	Cambridge	9/10/2012	\$7,720,000.00
CAHT-Educate & Planning	For Affordable Housing Trust to educate the public with regard to potential strategies to address Chapter 40B in Carlisle and to identify, investigate, analyze, and secure options to purchase property or properties for acquisition by the Town of Carlisle. Subject to Grant Agreement #2015-1	Carlisle	4/27/2015	\$50,000.00
AHT-Affordable Housing Expenses	The Affordable Housing Trust was appropriated \$50,000 for affordable housing expenses	Carlisle	6/30/2013	\$50,000.00
Affordable Housing Trust Fund Contribution	Transfer CPA funds to Affordable Housing Trust Fund	Chatham	5/12/2014	\$300,000.00
Affordable Housing Trust Fund Contribution	Transfer funds to the Affordable Housing Trust Fund	Chatham	5/11/2015	\$250,000.00
Dartmouth Affordable Housing Trust	Funds for the development and capitalization of the Dartmouth Affordable Housing Trust administered by the Town of Dartmouth	Dartmouth	6/5/2012	\$300,000.00
Fund Affordable Housing Trust Initiatives	Easton Affordable Housing Trust FY15 programs	Easton	5/19/2014	\$325,000.00
Fund Affordable Housing Trust Initiatives	Fund annual initiatives of the Easton Affordable Housing Trust.	Easton	5/21/2012	\$250,000.00
Fund Affordable Housing Trust Initiatives	Affordable Housing Trust FY 2016 Programs	Easton	5/18/2015	\$140,000.00
Affordable Housing Trust Grant	To see if the Town will vote, pursuant to G.L. c. 44B, to appropriate from Community Preservation Fund Community Housing Reserve Account, the amount of \$100,000 (One Hundred Thousand dollars) as a grant to the Georgetown Affordable Housing Trust for the purposes of Affordable Housing initiatives consistent with the Trust's Articles of Incorporation and the accepted Town of Georgetown Affordable Housing Production Plan and to authorize the Board of Selectmen and the Community Preservation Committee to enter into a grant agreement with the Georgetown Affordable Housing Trust setting the terms for such grant, which may include a requirement that the owners of any dwellings subsequently receiving any of these appropriated monies from the Trust grant to the Town an Affordable Housing Restriction in said dwellings, and further, to authorize the Board of Selectmen to accept such restrictions; or take any other action in relation thereto.	Georgetown	5/5/2014	\$100,000.00
Affordable Housing Trust Grant	To see if the Town will vote, pursuant to G.L. c. 44B, to appropriate from Community Preservation Fund Community Housing Reserve Account, the amount of \$100,000 (One hundred thousand dollars) as a grant to the Georgetown Affordable Housing Trust for the purposes of Affordable Housing initiatives consistent with the Trust's Articles of Incorporation and the accepted Town of Georgetown Affordable Housing Production Plan and to authorize the Community Preservation Committee to enter into a grant agreement with the Georgetown Affordable Housing Trust setting the terms for such grant, which may include a requirement that the owners of any dwellings subsequently receiving any of these appropriated monies from the Trust grant to the Town an Affordable Housing Restriction in said dwellings, and further, to authorize the Board of Selectmen to accept such restrictions;	Georgetown	5/6/2013	\$100,000.00
Affordable Housing Trust Grant	To see if the Town will vote, pursuant to G.L. c. 44B, to appropriate from Community Preservation Fund Community Housing Reserve Account, the amount of \$100,000 (One Hundred Thousand dollars) as a Grant to the Georgetown Affordable Housing Trust for the purposes of Affordable Housing initiatives consistent with the Trust's Articles of Incorporation and the accepted Town of Georgetown Affordable Housing Production Plan and to authorize the Community Preservation Committee to enter into a grant agreement with the Georgetown Affordable Housing Trust setting the terms for such grant, including a requirement that the owners of any dwellings subsequently receiving any of these appropriated monies from the Trust grant to the Town an Affordable Housing Restriction in said dwellings, and further, to authorize the Board of Selectmen to accept such restrictions;	Georgetown	5/7/2012	\$100,000.00
Affordable Housing Trust Grant	\$80,000.00 (Eighty Thousand Dollars) as a Grant to the Georgetown Affordable Housing Trust for the purposes of Affordable Housing initiatives consistent with the Trust's Articles of Incorporation and the accepted Town of Georgetown Affordable Housing Production Plan	Georgetown	5/4/2015	\$80,000.00
Transfer to Grafton Affordable Housing Trust	Transfer of Affordable Housing Reserve to the Grafton Affordable Housing Trust.	Grafton	5/12/2014	\$48,984.00
Transfer to Grafton Affordable Housing Trust	Transfer Affordable Housing Reserve to Affordable Housing Trust.	Grafton	5/11/2015	\$44,958.00
Hanover Affordable Housing Trust Fund	Transfer of Funds to the Affordable Housing trust	Hanover	5/7/2013	\$100,000.00
Affordable Housing Trust Transfer	Transfer funds to Affordable Housing Trust	Hanover	5/5/2014	\$100,000.00
Transfer CPA funds to Affordable Housing Trust	Transfer funds to Affordable Housing Trust	Hanover	5/7/2012	\$250,000.00
Affordable Housing Trust Fund 2014	Additional funding for the Affordable Housing Trust Fund	Harvard	3/28/2015	\$26,100.00
Affordable Housing Trust Fund	Transfer funds to the Harvard Municipal Affordable Housing Trust Fund	Harvard	4/6/2013	\$100,000.00
Affordable Housing Trust Fund 2014	Funding for the Municipal Affordable Housing Trust's Affordable Housing Trust Fund	Harvard	4/1/2014	\$100,000.00
Housing Trust	MOVE: To appropriate \$250,000 for fiscal 2016 from the Community Preservation Fund Budget Reserve to support the Holliston Housing Trust's programs to provide affordable housing in Holliston and for the administrative and contract support of thereof.	Holliston	5/4/2015	\$250,000.00

CPA funds allocated to Municipal Housing Trusts 2012-2015

Project Name	Description	City/Town Name	Approval Date	Amount
Affordable Housing Trust Fund	Transfer of Funds to MAHT.	Hudson	5/6/2013	\$50,052.00
Affordable Housing Trust Fund	Transfer of funds to the Affordable Housing Trust	Hudson	5/7/2012	\$198,511.00
Lenox Affordable Housing Trust	CPA funds placed in the Lenox Affordable Housing Trust.	Lenox	5/3/2012	\$15,000.00
Affordable Housing Trust Legal Fee & Housing Coordinator	Yearly budget for The Affordable Housing Trust legal and administrative costs...Funds available for FY15 only.	Medway	5/12/2014	\$32,500.00
Affordable Housing Trust Legal Fee & Housing Coordinator	Yearly transfer of funds from Affordable Housing allocation to Affordable Housing Trust to pay for legal fees, and Housing Coordinator. Available for FY16 only	Medway	5/12/2015	\$32,500.00
Affordable Housing Program Fund	Grant will be used by the Trust to create, preserve and support affordable housing throughout the City.	Newburyport	5/27/2014	\$75,000.00
Affordable Housing Trust Fund	Transfer Funds to the Affordable Housing Trust Fund to be used to create affordable housing in the Town of Norfolk	Norfolk	11/18/2013	\$200,000.00
Affordable Housing Trust Fund	Transfer funds from the CPA to be used to create Affordable Housing in the Town of Norfolk	Norfolk	10/12/2014	\$200,000.00
Affordable Housing Trust Fund ATM 2014 (May)	Transfer funds to the Affordable Housing Trust Fund to be used to create affordable housing in the Town of Norfolk	Norfolk	5/13/2014	\$200,000.00
MHTF Affordable Housing Creation	Transfer funds to the Municipal Hpusinf Trust Fund to be used to create affordable housing in the Town of Norfolk	Norfolk	5/8/2012	\$300,000.00
Affordable Housing Trust Fund	Funds transferred to the Municipal Housing Trust Fund to be used to create Affordable Housing In the Town of Norfolk	Norfolk	2/4/2015	\$400,000.00
Affordable Housing Trust	Transfer of \$100,000 to Affordable Housing Trust fund to be used for creation or preservation of Affordable Housing	North Andover	5/19/2015	\$100,000.00
Replenish Afford. Housing Trust Fund	Funds to replenish the affordable housing trust fund	Orleans	5/7/2012	\$40,000.00
Somerville Affordable Housing Trust Appropriation	Appropriation to Somerville's Affordable Housing Trust	Somerville	1/22/2015	\$2,278,717.00
Sudbury Housing Trust Allocation	Provide funds to the Sudbury Housing Trust in support of its efforts to provide for the preservation and creation of affordable housing	Sudbury	5/7/2014	\$100,000.00
Sudbury Housing Trust Allocation	Provide funds to the Sudbury Housing Trust in support of its efforts to provide for the preservation and creation of affordable housing.	Sudbury	5/7/2015	\$202,600.00
Sudbury Housing Trust Allocation	10% Allocation to the Sudbury Housing Trust	Sudbury	5/6/2013	\$342,796.00
Tisbury Housing Trust Fund	Pursue affordable housing opportunities for housing offered to the Town.	Tisbury	4/15/2015	\$50,000.00
Funding Affordable Housing Trust	Transfer of funds to recently established Affordable Housing Trust to establish fund to respond to opportunities for affordable housing.	Upton	11/18/2014	\$200,000.00
Transfer CPFunds to Wayland Municipal Affordable Housing Trust Fund	Transfer of CP funds set aside for Community Housing to newly established Wayland Municipal Affordable Housing Trust Fund for future use creating affordable housing units.	Wayland	4/6/2015	\$419,202.00
Transfer to Housing Trust	Transfer of affordable housing 10% set aside to the Wenham Affordable Housing Trust for the creation of new affordable housing units.	Wenham	3/19/2013	\$48,000.00
Affordable Housing Trust	To the Affordable Housing Trust for the creation, preservation, support, rehabilitation or restoration of affordable housing and any other related costs	Westford	3/24/2012	\$261,885.00
Affordable Housing Trust	To the Affordable Housing Trust for the creation, preservation, support, rehabilitation or restoration of affordable housing and any other related costs.	Westford	3/23/2013	\$334,000.00
Westport Affordable Housing Trust projects	This project includes funds transferred to the Affordable Housing Trust for community housing projects: housing assistance office, small scale development, homebuyer program and CRE-HAB program. These funds were transferred to the Affordable Housing Trust. Projects completed under this appropriation will be reported.	Westport	5/1/2012	\$566,791.00
Affordable Housing Trust	Locate and evaluate potential buildings for affordable housing..	Williamstown	5/20/2014	\$75,000.00
Affordable Housing Trust	Locate and evaluate potential buildings and/or land suitable for affordable housing.	Williamstown	5/21/2013	\$200,000.00
Municipal Affordable Housing Trust #7	Seventh transfer from the Community Preservation Fund to the Municipal Affordable Housing Trust for affordable housing.	Yarmouth	4/1/2013	\$200,000.00
Municipal Affordable Housing Trust Deposit #8	Eighth appropriation from the Community Preservation Act Fund to the Municipal Affordable Housing Trust to create, preserve, and support affordable housing.	Yarmouth	4/7/2014	\$286,000.00
Municipal Affordable Housing Trust Deposit #9	Ninth appropriation from the Community Preservation Act Fund to the Municipal Affordable Housing Trust to create, preserve, and support affordable housing.	Yarmouth	5/2/2015	\$286,000.00

Goals for the Amherst Municipal Affordable Housing Trust

Adopted November 18, 2015 (vote 6-0)

1. Provide timely information to Town Administrators, town residents, and affordable housing advocates regarding the Town's housing needs.
 - a. Design a website describing the Trust and its on-going activities.
 - b. Improve upon efforts to inform town residents of unmet housing needs in Amherst and potential for providing more affordable housing.
 - i. Seek and distribute accessible data regarding needs, relevant zoning restrictions, and existing models for developing affordable housing—e.g. "housing first."
 - c. Meet on a regular basis (quarterly?) with local developers to involve them in on-going discussions of the need for affordable units.
2. In consultation with "stakeholders," establish goals for adding affordable housing stock (rental, first-time homebuyers).
 - a. Develop and keep current an inventory of funding sources and other resources devoted to affordable housing projects and make this information widely available.
 - b. Assist in coordinating existing plans and resources in order to expedite realizing goals.
3. Act as an agent of the Town to help review affordable housing projects and develop RFPs for affordable housing projects.
4. Encourage and support developers of affordable housing by assisting with permitting, working with potential funders, and help prepare and present materials to Town Meeting.
5. Solicit donations of land and/or money to help support housing projects, including taking options on potential sites that come on the market and partnering with the Town and private parties to bring projects to fruition.
6. Work with the Planning Board and Zoning Board of Appeals (ZBA) to see if innovative alternatives for housing ("tiny" houses, for example) can be designed to meet building and zoning codes.
7. Allocate funds to initiate or support affordable housing projects.
8. Actively participate in the development of affordable housing.