

Municipal Housing Trust Discussion

Zoning and Planning Committee

July 26, 2021

Massachusetts Affordable Housing Trust Legislation #438-20

- Municipal Affordable Housing Trust (MAHT) statute (MGL Chapter 44 Sec.55c) established 2006
- 110 Massachusetts communities currently have MAHTs
- MAHT legislation anticipates use of CPA funding – ties uses of Housing Trust funds to allowed uses under CPA
- Considered to be part of City government and required to follow all municipal requirements for procurement, designer selection, and public construction
- Massachusetts Housing Partnership encourages MAHTs to be funding sources rather than developers

Proposed Purpose Statement

To provide for the creation and preservation of affordable housing for the benefit of low and moderate income households and for the funding of community housing, as defined in and in accordance with the provisions of chapter 44B, the Community Preservation Act (Acquire, Create, Support, Preserve, Restore and Rehabilitate).

Preservation and creation of affordable housing shall include but not be limited to programs designed to further housing rehabilitation and/or development opportunities and those that are designed to directly assist low and moderate homeowners and renters.

Proposed Funding Sources

CPA Funds
(Anticipated Primary
Funding Source)

Inclusionary
Zoning Payments

Negotiated
Developer Fees

Payments from
Special
Ordinances

Private
Donations

Proposed Trust Membership

- The Mayor
- A City Councilor
- A Community Preservation Committee Member
- Four Newton Residents with backgrounds in affordable housing and an in-depth understanding of the affordable housing development and funding process

Proposed Powers

- To accept and receive real property, personal property, or money
- To sell, lease, exchange, transfer or convey property
- To enter into agreements, loans, contracts, etc. for the development of affordable housing
- To hire advisors, consultants, or municipal staff to assist the Trust
- To manage the Trust funds for future use, including borrowing
- To manage or improve properties both for use as affordable housing, or to dispose of properties which are not feasible for affordable housing
- To create guidelines and principles for the Trustees to use in determining how best to expend Trust funds for the benefit of the community.

Proposed Trust Operations

Trust would receive staffing from the Planning Department and/or on-call housing consultant

Trust would meet a minimum of four times each year but could meet more often to address funding requests

Trust has the flexibility to accept applications or send out RFPs for potential projects on an annual or rolling basis

Funding can be allocated solely by vote of the Trust – no additional reviews or approvals would be required



Next Steps

- CPC discussion on August 10