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MEMORANDUM

Date: September 23, 2021
From: Community Preservation Committee
To: Zoning and Planning Committee
RE: Support for Draft Municipal Affordable Housing Trust Ordinance

At its regular meeting on August 10, 2021, the Community Preservation Committee (CPC) voted unanimously to support the creation of a Municipal Affordable Housing Trust (MAHT) as a tool to further Newton's affordable housing goals. The CPC also committed that, should an MAHT be established, it would recommend in the future that its CPA affordable housing funds be turned over to the MAHT on an annual basis for distribution.

The CPC has taken part in multiple presentations and discussions in recent months to learn about MAHTs and their role in supporting and promoting affordable housing, and also has several Committee members who have worked with these programs in other communities. The Committee believes that an MAHT would provide Newton with the ability to act quickly when opportunities for new affordable housing arise as well as create a more efficient process for supporting the development of affordable housing in the future. The CPC acknowledges that how the MAHT is configured is extremely important as its success is dependent upon the development of a streamlined system for funding future affordable housing projects.

The CPC understands that a consistent funding source is crucial to the success of any future MAHT and that CPA funds are anticipated to be the primary funding source for the program. The CPC is committed to recommending CPA funding in an amount equal to its annual target for affordable housing funding to a future MAHT, with the understanding that this recommendation is in response to an annual proposal and subject to City Council approval. While this target amount may change over time to meet Newton's overall goals for the CPA program, the current affordable housing target of 35%, or approximately \$1.67 million in FY21 CPA funds, provides an indication of the potential future CPA funding for the program.

The creation of an MAHT in Newton is an exciting opportunity which has the potential for radically changing how Newton considers affordable housing in the future and the CPC's role in that process. The CPC appreciates the chance to be part of this discussion and is ready to work with a MAHT in the future should the City decide to move forward with the program.