



Affordable Housing Trust Fund training

September 21, 2023

12pm Establishing an affordable
housing trust fund

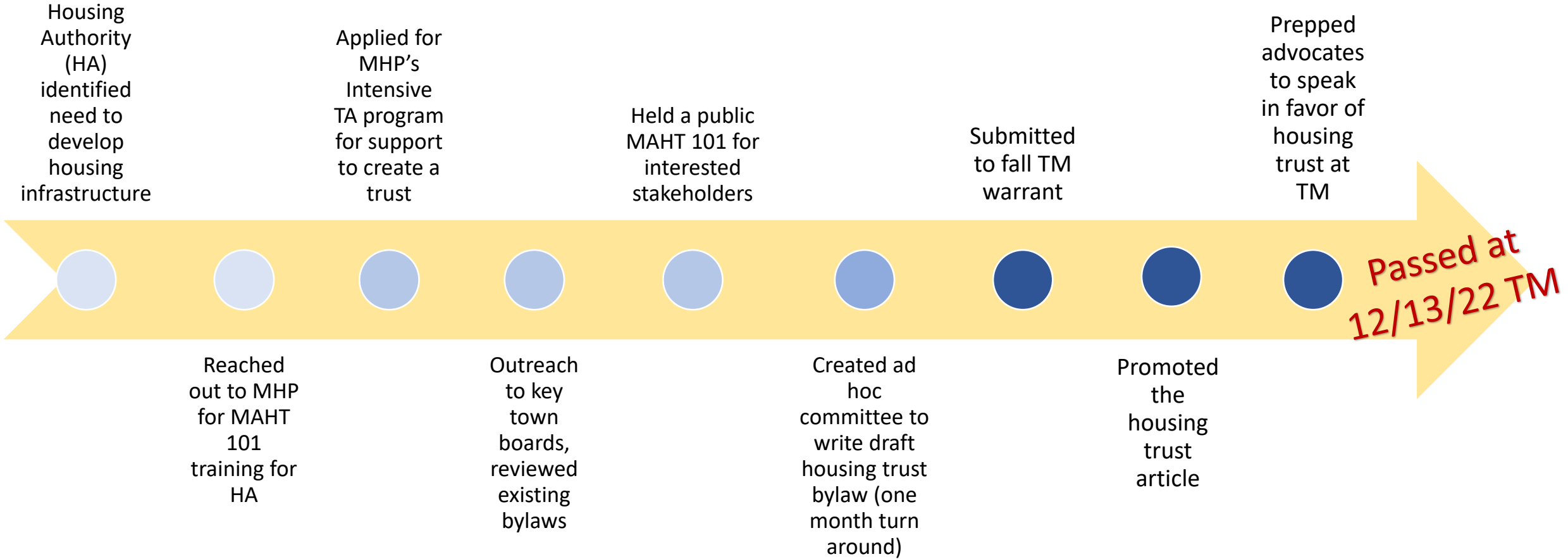
1pm Getting started: basics, mission
statement, goals & strategies

2pm Supporting affordable housing
development





Southampton's path to establishing a housing trust fund



Approximately a 12-month process.



The planning committee actively promoted the upcoming Town Meeting vote:

- Social media posts
- Local papers
- Flyer



LET'S ESTABLISH AN AFFORDABLE HOUSING TRUST FUND!

Municipal affordable housing trust funds ("trust") are organized under M.G.L. Chapter 44, Section 55c with the purpose of creating and preserving affordable housing for low-and-moderate income households. Passage requires a majority vote at Town Meeting. Trustees are appointed locally by the Select Board and the trust remains a municipal entity. Trusts can be funded with a variety of sources.

THE BENEFITS

Creates a dedicated group to focus on addressing local affordable housing needs.

Remains a municipal entity to tackle town-identified housing goals and strategies.

Works closely with Community Preservation Committee to increase the supply of affordable housing in town.

Can move nimbly in the real estate market to maximize opportunities for housing.

WHY A TRUST?

61.8% of Southamptton renters are cost-burdened with 45.5% paying over 50% of their income on housing costs.*

Average sale price of a single family home in 2010 rose by 29% by 2020.**

Southamptton has limited housing infrastructure to address housing needs.

Town has 1.9% on the state Subsidized Housing Inventory (out of 10% required) with only 44 units of restricted housing.

Why establish an affordable housing trust fund?

1. **A significant portion of renters in Southampton are “cost-burdened.”**
 - a. 45.5% (ALMOST HALF) pay over 50% of their income on housing costs (compared to just 6.4% of homeowners).¹
 - b. Most everyone rents at some point in their life.
2. **The cost to purchase a home in Southampton is steadily rising.**
 - a. Average sale price of a single-family home in 2010 rose by 29% by 2020.²
3. **Healthy communities rely on the work of people at all spectrums of the labor force, but Southampton offers limited housing diversity to meet the needs of our workers.**
 - a. 88% of housing in Southampton is single-family detached.³
 - b. More diverse housing options, including affordable housing, can help stabilize key industries such as health care and education, along with support small businesses, building a stronger, more resilient community.
4. **Between 2014 and 2020, Southampton saw an 18% decline in children enrolled in local public schools and a 22% decline in academic regional schools’ enrollment.⁴**
 - a. This increases the town’s cost per child and risks school closures. More family-friendly housing, both affordable and market rate, can help stabilize the schools.
5. **Town has 1.9% on the state Subsidized Housing Inventory (out of 10% required) with only 44 units of affordable housing.**
6. **Southampton has limited infrastructure to address housing needs.**
 - a. The Southampton Housing Authority has been leading the effort to form a housing trust, eager to work collaboratively with this new board.
7. **A housing trust board creates a dedicated group to focus on local affordable housing needs, particularly on the need to add new affordable homes to the community.**

¹ US Census Bureau American Community Survey, 2016-2020 5-year estimates, Table B25070: Gross rent as a percentage of household income in the past 12 months

² Southampton Housing Production Plan draft, page 16. [Southampton-Housing-Production-Plan_030722.pdf](#) ([townofsouthampton.org](#))

³ US Census Bureau American Community Survey, 2016-2020 5-year estimates, Table S2504: Physical Housing Characteristics for Occupied Housing Units

⁴ Massachusetts Department of Elementary and Secondary Education

Speakers for Town Meeting were lined up and offered talking points.

8. **The affordable housing trust remains a municipal entity to tackle town-identified housing goals and strategies.**
 - a. Trustees are special town employees, like with other municipal boards.
 - b. Trusts work collaboratively with existing boards and stakeholders.
9. **The Southampton Community Preservation Committee has shown an interest in working with a housing trust to increase the supply of affordable housing in town.**
10. **A housing trust can move nimbly in the real estate market to maximize opportunities for housing.**