



Our Experience

Working with Affordable Housing Trusts

MHP Affordable Housing Trust Training 2023
September 21st, 2023

Road Map

- Who is Metro West CD?
- How does affordable housing happen?
- Project Spotlights
- Takeaways / “Secret Sauce”



Metro West Collaborative Development

- 31-Year-Old Regional 501(c)(3) Non-Profit
- Founded in Watertown, now based in Newton
- Certified Community Development Corporation (CDC)
- Community Housing Development Organization (CHDO) for the West Metro HOME Consortium
- A trusted, mission-oriented, skilled, and collaborative partner

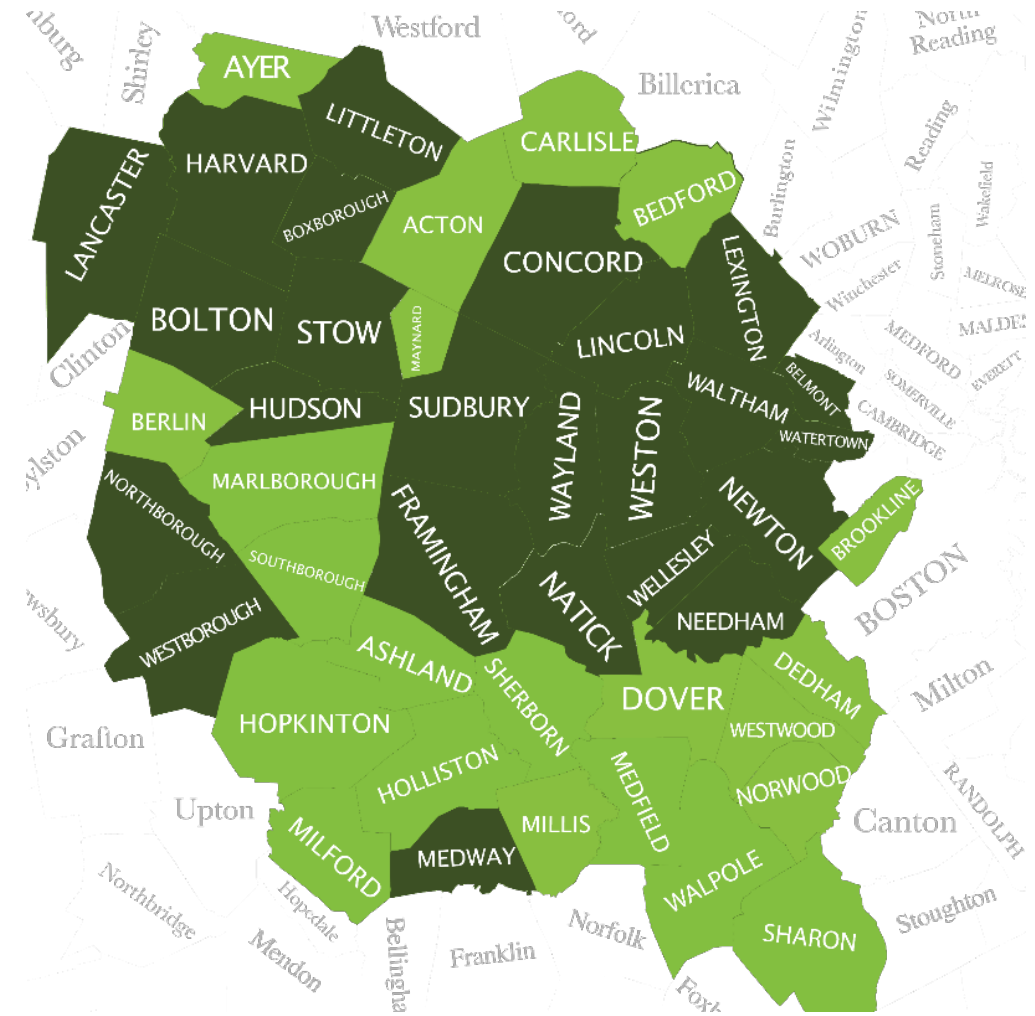


Metro West Collaborative Development

25-Town Primary Target Area

Metro West CD's efforts to promote affordable housing fall into three categories:

1. **We connect** people to it – we work with individuals and families in their search for affordable housing and/or efforts to keep the affordable housing they have, including administering financial and emergency rental assistance.
2. **We advocate** for it – we work with community leaders to create and implement programs and policies that support the construction and preservation of affordable housing.
3. **We build** it – we leverage public and private resources to create high-quality, sustainable, permanently affordable housing.



How Affordable Housing Development Happens

1. Motivation
2. The Idea
3. Feasibility: A) is there a permitting path, B) is there \$, C) is there political will?
4. Site control
5. Design, Permitting, Financing
6. Construction, Lease-up
7. Celebrate and begin again



How can AHTs help?

Development Spotlight: Medway



*Rendering: Glen Brook Way Apartments
Architect: Meander Studios*

Motivation: AHT + Select Board member who saw a need to provide truly affordable housing for families and seniors, desire to play defense on 40B.

The Idea: Scouting for property with Trust + BOS for market acquisition opportunities.

Feasibility: Hired outside counsel.

Permitting path, \$, political will!

Site Control: AHT provided funds for acquisition.

Design, Permitting, Financing: AHT provided funding during predevelopment + support during permitting (doubled the project!)

Unwavering Political leadership

Development Spotlight: Medway



Glen Brook Way is a 92-unit, 2-phase, intergenerational campus
Phase I (48 units family rental) was completed in December 2021
Phase 2 (44 units senior rental) is under construction, completion expected by end of 2023

Development Spotlight: Hudson



Vacant Police Station, 62 Packard Street

Motivation: AHT + Select Board member who saw a need to provide truly affordable housing in a gentrifying community; CPA \$ in the bank; updated census #s coming.

The Idea: Vacant deteriorating municipal building / desire to take it off the town books + eliminate an eyesore, good location for housing.

Feasibility: Technical assistance grant to fund feasibility study, community engagement, and RFP. Permitting path, \$, political will!

Site Control: Town-owned site, competitive RFP process.

Design, Permitting, Financing: In RFP Response.

Strong Trust, political leadership, great site, CPA \$, great planning department

Development Spotlight: Hudson



Proposed: New Construction Affordable Housing



Members of Affordable Housing Trust, Select Board, and town staff at Open House

40 units of 100% affordable family rental housing available to households earning up to 60% AMI

Started Construction in September 2023!

Secret Sauce for Getting it Done

Goals	Consensus on who / how to help
Financial	Money in the bank, reduced fees, land
Planning Grants / Technical Assistance	Consensus-building, site feasibility, RFP development / issuance
Town Staff	Key liaison between developer and Town
Sense of Trust / Partnership	It takes a village! Developer = partner
Local Advocacy	Trust members, other advocates. Talk to your neighbors!
Endurance	It's a marathon
Political	Will and Leadership!

Strong Affordable Housing Trust = Central Role

Mission Complete!



Medway Select Board Member Glenn Trindade at Glen Brook Way Phase 1 Ribbon Cutting



Thank You!!

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