

11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 1/12/2023 By: SAMMIE KUL
Assigned CPC #2024- 01]

If possible, use word processor to fill out form. Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last Stanley First Fran
Organization(s) (if appropriate) Affordable Housing Trust
b.) Regional Project: Yes ? or No? X If Yes, Town/Organization:
2. Submission Date: 10/6/22 for 2-page summary
3. Applicant Address: St. 173 Main Street
City/State: Groton, Massachusetts ZIP: 01450
4. Ph. # 978-732-1913 Email: fstanley@grotonma.gov
5. CPA Purpose. Check all that apply: Community Housing ✓ (Affordable Housing: ✓) Historic Preservation*: Open Space: Recreation

* As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's registry of historic places require a determination by the Groton Historic Commission that the proposed project is of historic significance.
6. Town Committee or boards participating: Affordable Housing Trust
7. Project Location/Address: any and all locations within the Town of Groton.

Particular focus and emphasis to be given to the Town owned parcels identified in the Town's DHCD approved Housing Production Plan (2020 – 2025) (see page 27).

Town-Owned Parcels for Consideration of Affordable Housing

LOCATION	PARCEL ID	ACRES	ZONING DISTRICT
145 Main Street	113-43-0	3.6	RA/TCOD
Bridge Street	248-9-0	34.7	RA
Hoyt's Wharf Road	249-51-0	10.4	RA
Nashua Road	227-135-0	7.1	RA
Nashua Road (owned by the Groton Housing Authority)	227-93-0	14	RA
Shirley Road (portion of Surrenden Farm)	220-35-0	14.5	RA
Townsend Road	205-9-1	16.9	RA

The recommendation to examine town owned parcels first follows the rationale that affordable housing must occupy land and that there may be a cost savings if it turns out that suitable land is already owned by the Town. Municipal housing trusts engage in town led projects. Any use of publicly owned land for affordable housing, whether by lease or sale, is considered a disposition

under state law and must follow the requirements of the Uniform Procurement Act (see MGL c. 30B §16). Under Chapter 30B, a disposition must be approved by Town Meeting and follow specific advertising and public procurement steps.

Also, as recommended in the Housing Production Plan, the Affordable Housing Trust will evaluate Chapter 61 parcels for potential affordable housing uses and be prepared for their purchase should these parcels be removed from their tax classification. Chapter 61 is a temporary land protection measure. Originated in 1941, updated in 1973 and 1979, the Chapter 61 program provides tax reduction in exchange for preservation of farmland and forests. Notably, the Town has the option to purchase upon withdrawal of the land from Chapter 61 when converted to residential, commercial, or industrial purposes. The Town has 120 days to exercise an option and must meet a bona fide offer for sale.

8. Project Name: Housing Trust Funds Request

9. Additional Responsible Parties (If applicable): The Affordable Housing Trust will be the primary responsible party. As it is a municipal housing trust, the Affordable Housing Trust calls upon the resources and expertise of the Town's Chief Procurement Officer, Accountant, Tax Collector/Treasurer, and Town Counsel to fulfill its responsibilities under its Declaration of Trust. By design, a Select Board member always holds one of the Affordable Housing Trust seats and the Select Board maintains a degree of oversight through its appointment of the entire membership of the Trust.

10. As appropriate, indicate if proposal requires P&S agreement n/a Deed n/a Option agreement n/a Other-describe: The activities of the Trust might involve purchase and sale agreements, deeds, and options depending on future activities undertaken. For this funding request, the Affordable Housing Trust expects to enter into a grant agreement with the Select Board similar in terms and conditions to the attached Sample Grant Agreement.

11. a.) Assessor info. (map/ block/ lot id.(s)): n/a b.) Tax classification type: n/a

12. Permits required: Zoning: n/a Historic Preservation: n/a Other: The Affordable Housing Trust intends to create affordable housing. Residential construction requires a full range of permits in the areas of zoning, wetlands, endangered species (if applicable), Board of Health, sewer (if applicable), water. The Affordable Housing Trust will need to engage in predevelopment to determine feasibility of development. Once the necessary site investigation has been completed, the next step may or may not be direct permitting by the Affordable Housing Trust. Ideally, the Affordable Housing Trust issues a public procurement solicitation with request for proposals to interest an affordable housing developer to respond with a proposal to construct affordable housing. See #18 project description and explanation.

13. Historic Commission Approval signoff (when required): n/a Date: n/a

14. Funding: a.) Project Cost: \$200,000 Estimate: \$200,000 Professional Quote: n/a
b.) Requested from CPC: \$200,000
c.) Committed from other sources: \$ n/a, see #18 for details on MHP offer of \$25,000 worth of engineering support. MHP offer is welcome but does not reduce need or requested amount.
d.) Annual anticipated total income: \$ n/a
e.) Annual anticipated total expense: \$ n/a
f.) Anticipated net income (loss): \$ n/a
g.) Estimator name/company: n/a

15. CCP Objectives - use codes from Section 5 to indicate all that apply:
- 5.2.1 Encourage diversity of housing types for range of income levels and ages
 - Provide housing for people with disabilities.
 - Use CPA funds to address broader range of affordable housing needs, even if the CPA assisted units do not qualify for Chapter 40b requirements.
16. Project Timelines: Proposed Start Date: July 1, 2023
Projected Complete Date: Until expenditure of all project funds. See Exhibit A Sample Grant Agreement for details.
17. Estimated Delivery Date of Completion Report to CPC: Final report will not be delivered until expenditure of all project funds. The expected Grant Agreement requires annual reports, regular communication with the Select Board or its designees [presumably the Community Preservation Committee will be identified as a designee], and full and free access to the Affordable Housing Trust's financial record keeping related to the utilization of CPC funds.
- Also included in the Grant Agreement, is a right of termination for the Select Board should the Affordable Housing Trust fail to fulfill its obligations under the terms of the Grant Agreement. In the event of termination, the Affordable Housing Trust is required to refund all unexpended CPC funds to the Town, and such funds shall be returned to the CPA account from which the funds were appropriated.
18. Project description and explanation (attach additional sheets as needed):

Purposes

The purpose of the Affordable Housing Trust is to provide for the preservation and creation of affordable housing in the Town of Groton for the benefit of low income and moderate income households, earning up to 125% of the area median income (AMI) in our region as defined by the United States Department of Housing and Urban Development. This application seeks funding from Community Preservation to be used to help the Affordable Housing Trust (Trust) meet its affordable housing goals. Under the Community Preservation Act (CPA), all community housing programs that use CPA funds must serve persons, families, and seniors age 60 or over whose annual income is less than 100% of the AMI. The Affordable Housing Trust is most interested in creating new affordable units that will count on the Town's Subsidized Housing Inventory (SHI). To qualify as an SHI unit, there is an upper income limit of 80% AMI. So, while community housing funds can be spent on housing serving households with incomes up to 100% AMI, the Affordable Housing Trust will prefer to focus on projects within the limits of an 80% AMI.

This application requests \$200,000 in funding to be transferred to the Affordable Housing Trust to be spent on any and all allowable community housing purposes¹. Community housing funds can be used to acquire, create, support and even rehabilitate and/or restore if acquired or created with CPA funds.

The Trust would like to make annual CPC applications for CPC funds. A number of other municipalities choose to fund their housing trusts in this way. Please see Exhibit B Review of 4 Years of Community Housing Applications for a sampling of fourteen communities who have

¹ The Trust met with the Finance Committee on November 22, 2022 to discuss the idea of successive annual transfers of CPC funds and to ask the Finance Committee about annual funding. The Trust expects to meet with the Select Board on February 6, 2023 to speak about its pending CPC application and to ask the Select Board to promulgate a policy that sets a target amount of annual funding for the Trust.

funded their housing trust with unrestricted CPC funds. This data was drawn from the Community Preservation Coalition's database of community housing applications made over the past four years.

The Trust does not intend to target a particular project. Instead, the Trust seeks the flexibility to spend funds when an opportunity arises and to accumulate funds over successive CPC funding cycles to increase the capacity of the Trust to do its work. Earlier this spring, the Trust missed an opportunity which drove home the importance of having reserve funding in the event that an opportunity arises that cannot wait the six months to a year of a CPC funding cycle. Specifically, a small 12-unit apartment building came to market. The offering price was \$1,800,000 and it eventually sold for this same amount. Situated on Adams Avenue, the apartment building was walking distance from retail stores and other amenities. The apartment building was already connected to Town water and Town sewer. There may have been sufficient space on the site to build additional affordable housing. All in all, the Adams Avenue apartment building presented an appealing opportunity to convert small 'a' affordable rentals into capital "A" affordable rentals that can be added to the Town's Subsidized Housing Inventory. With minimal funds in reserve, the Trust could not take advantage of that opportunity.

The Trust continues to search for land that is suitable for building affordable housing. As seen by research on Town owned parcels identified in the Housing Production Plan, the Trust spent some CPC site assessment funds researching the suitability of the Hoyts Wharf parcel and the Fieldstone Drive parcels.

Preferences

The Trust prefers to look for potential Low Income Tax Credit (LIHTC) projects as that model:

- (a) creates rental units,
- (b) is the single largest source of federal funding for new construction affordable housing²,
- (c) offers the greatest leverage for Town funds,
- (d) attracts competent developers with proven track records of successful projects, and
- (e) adds a layer of private oversight of affordability requirements due to the LIHTC structure.

Due to the competitive nature of Low Income Tax Credits funding, project design is an important element as is the cost per unit of affordable housing. See Exhibit C for Visual Examples of Affordable Housing Developments. While these are the Trust's current priorities, the Trust is not limiting its funding request to LIHTC projects because Trust members understand that the Trust needs both flexibility and more money in capital reserves to meet its goals. Here are the current assets available or soon to be available to the Trust:

Squannacook Hills (unrestricted)	\$46,000
Bob Kiley/Hayes Woods donation (for soft costs)	\$50,000
CPC site assessment (usual CPC restrictions)	\$65,355 [spent down from \$75,000]
<u>Restoration Capital/Shepley Hill donation (expected)</u>	<u>\$150,000</u>
Total	\$311,355

² "LIHTC is the longest running national affordable rental housing program producing new units. In contrast, public housing only funded new construction in earnest for 25 years (1949–73) and the Project Based Section 8 Rental Assistance program only generated new units for 10 years (1974–83). Most smaller project-based rental assistance programs have had no new funding for construction over the past few years." Page 18 Low-Income Housing Tax Credit How It Works and Who It Serves, Urban Institute Report (July 2018) https://www.urban.org/sites/default/files/publication/98758/lihtc_how_it_works_and_who_it_serves_final_2.pdf.

In addition, approximately \$25,000 worth of technical assistance, primarily in the form of engineering work, has been offered by Massachusetts Housing Partnership (MHP). MHP is a public nonprofit that promotes the development of affordable housing.

CPC Funding Restrictions

Please note that any grants made must be for purposes that fall within the Trust's own legal parameters. Also, each funding source may carry its own use restrictions. For a partial list of CPA community housing restrictions, please refer to the Sample Grant Agreement which details the following:

- Consistent with the provisions of M.G.L. c. 44B, Section 5(b)(2), under no circumstances shall the Funds be used to rehabilitate existing community housing units not created with CPA funds.
- Consistent with the provisions of M.G.L. c. 44B, Section 5(b)(2), when creating community housing the Trust shall, wherever possible, reuse existing buildings or construct new buildings on previously developed sites.
- Consistent with the provisions of M.G.L. c. 44B, Section 6, the Funds shall not replace existing Town operating funds nor reimburse the Town for services provided to the Trust.
- If the Funds are the sole funding source for the acquisition of real property, the property shall only be used for "community housing" as defined in M.G.L. c. 44B, Section 2. In all other cases, the Funds may be used to cover a share of Project expenses proportionate to the part of the Project that will qualify as such community housing. The Trust shall track the cost of the allowable scope through a reasonable means of cost estimating, and only use the Funds for the allowable portion of the Project cost.
- With respect to any real property purchased using the Funds or housing created or preserved using the Funds, the Trust shall execute or obtain a perpetual affordable housing restriction meeting the statutory requirements of M.G.L. c. 184 and M.G.L. c. 44B, Section 12, and running to the benefit of the Town. The deed restrictions executed for each unit of housing created or preserved pursuant to this grant must be approved and accepted by the Town.

Expected Trust Activities and Expenditures³

The Trust is examining undeveloped land. The basic elements of site assessment include:

Wetland delineation
Topographic survey and base plan
Soil testing - types, characteristics, subsoil conditions, soil depths (topsoil, bedrock, groundwater)
Environmental assessment for rare/endangered species and habitat
Perc test for septic systems where public sewer is not available
Water availability for wells where public water is not available
Title search
Survey

For sites still under consideration after initial site assessment, further work in the areas of:

ANR plan
Deed preparation

³ See the MHP Housing Toolbox for more information on the housing development process.
<https://www.housingtoolbox.org/getting-started/for-local-boards-committees>.

Ground lease preparation
Concept plan
Requests for Proposals (RFP)

Based on past uses and anticipated problems, further investigation may be necessary in the areas of:

Hazardous waste (MGL c. 21E known as the State Superfund Law)
Legal advice
Stormwater design
Project financing consultant
Peer Review of Financial Pro-Forma and Fiscal Impact Analysis

Depending on the project, the Trust might serve as the developer and so be responsible for contracting for support for:

Permitting
Selecting construction contractor

19. Feasibility: The Community Preservation Act provides the single largest source of funding for most municipal housing trusts. Municipal housing trusts were created to allow towns and cities needed flexibility to create affordable housing. This funding application and any future requests for annual transfers of CPC funding will help create feasibility for the Trust and therefore our town to create affordable housing.

20. List of attachments:

- A. Sample Grant Agreement
- B. Review of 4 Years of Community Housing Applications
- C. Visual Examples of Affordable Housing Developments

21. Additional Information: n/a

22. Management Plan: Although detailed management plans are not part of proposal evaluation criteria for this application⁴, the Trust can offer details about its management plan for the Housing Trust Funds Request. The Trust will maintain regular contact with the CPC liaison, coordinate vendors and service delivery in accordance with public procurement law as well as the Trust's own fiduciary duties under its Deed of Trust. Due diligence by the Trust will include verification of invoices and approval of the same.

Without abrogating its own fiduciary responsibilities, as a municipal Trust, the Affordable Housing Trust will be able to consult with the Chief Procurement Officer, Town Accountant, Town Treasurer, and Town Counsel for guidance with respect to current legal obligations in the areas of procurement, accounting and banking.

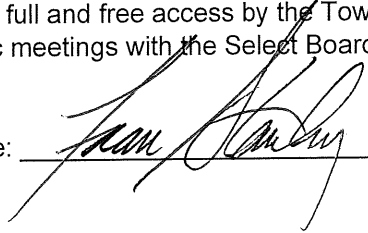
⁴ See Groton Community Preservation Plan page 32 Section 7.5.1 Proposal Evaluation Criteria – Basic Criteria which describes the exception:

"Project Application contains appropriately detailed Management plan and itemized project scope, describing items and estimating cost. (the exception is money approved for the Conservation Commission Fund or the Affordable Housing Trust)".

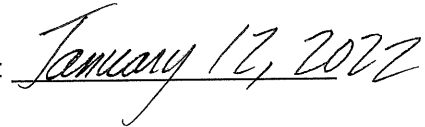
When the Trust executes a grant agreement similar to the attached Sample Grant Agreement with the Select Board (see Exhibit A), the Trust will commit to follow certain procedures and to generate records which will document its adherence to the same. In this way, the Trust will be managing in plain sight.

Specifically, this grant agreement provides additional oversight and communication regarding Trust activities regarding the use of CPC funding under this application. As drafted, the grant agreement requires periodic written progress updates, documentation with respect to the utilization of funds, full and free access by the Town to documents tracking the expenditure of funds, and periodic meetings with the Select Board or its designee to discuss expenditures of funds.

23. Applicant Signature: _____



Date: _____



TOWN OF GROTON
COMMUNITY PRESERVATION ACT
AFFORDABLE HOUSING GRANT AGREEMENT

THIS GRANT AGREEMENT (this "Agreement") made this _____ day of _____, 2023, is by and between the **Town of Groton**, a municipal corporation duly organized under the laws of Massachusetts and having its usual place of business at 173 Main Street, Groton, Massachusetts 01450, acting by and through its Select Board (the "Town"), and the **Town of Groton Affordable Housing Trust**, established pursuant to M.G.L. c. 44, Section 55C, and under Declaration of Trust recorded with the Middlesex Southern District Registry of Deeds in Book 58159, Page 199, and having its usual place of business at 173 Main Street, Groton, Massachusetts 01450, acting by and through its Board of Trustees (hereinafter, the "Trust"). The Town and the Trust are together the "Parties" and individually a "Party."

WITNESSETH:

WHEREAS, the Town's Community Preservation Committee (the "Committee"), invited the submission of proposals for grants of funds for purposes consistent with the Community Preservation Act ("CPA"), M.G.L. c. 44B;

WHEREAS, the Trust submitted a proposal for funding for purposes of pursuing affordable housing opportunities in the Town of Groton in accordance with M.G.L. c. 44, Section 55C, the Trust's Declaration of Trust, and the Town's Bylaws (the "Project"), and the Committee reviewed and approved the Project and recommended that the Groton Town Meeting appropriate the funds described in this Agreement for the purposes of the Project;

WHEREAS, the Groton Town Meeting voted on April ___, 2023, under Article ___ (the "Article") to appropriate _____ Dollars (\$_____) from the Town's Community Preservation Fund Community Housing Reserves Account (the "Funds");

WHEREAS, the purpose of this Agreement is to ensure that the Funds are used for the acquisition, creation, preservation, and support of community housing as defined by the CPA; and

WHEREAS, the Town's Select Board has conferred with the Committee concerning the terms of this Agreement, and both have approved the terms of this Agreement.

NOW THEREFORE, the Town and the Trust agree as follows:

1. Contract Documents. The Contract Documents consist of this Agreement, the CPA application approved by the Committee dated _____, 202__ (the "Application", copy attached as "Exhibit A"), and the Article (copy attached as "Exhibit B"). The Contract Documents constitute the entire agreement between the Parties.

2. Term. This Agreement shall remain in effect for as long as the Trust holds the Funds or any portion of the Funds.

3. The Project. The Project shall be as described in the Application, modified by the following conditions:

(a) The Funds shall be expended pursuant to this Agreement and shall be limited to the allowable spending purposes as defined under the CPA.

(b) Not later than March 15 and September 15 of each year during the Term, the Trust shall provide the Committee with a written update on its progress regarding the Project.

(c) Not more than ten percent (10%) of Funds may be used for expenses related to the administration and operation of the Trust.

(d) Consistent with the provisions of M.G.L. c. 44B, Section 5(b)(2), under no circumstances shall the Funds be used to rehabilitate existing community housing units not created with CPA funds.

(e) Consistent with the provisions of M.G.L. c. 44B, Section 5(b)(2), when creating community housing the Trust shall, wherever possible, reuse existing buildings or construct new buildings on previously developed sites.

(f) Consistent with the provisions of M.G.L. c. 44B, Section 6, the Funds shall not replace existing Town operating funds nor reimburse the Town for services provided to the Trust.

(g) If the Funds are the sole funding source for the acquisition of real property, the property shall only be used for “community housing” as defined in M.G.L. c. 44B, Section 2. In all other cases, the Funds may be used to cover a share of Project expenses proportionate to the part of the Project that will qualify as such community housing. The Trust shall track the cost of the allowable scope through a reasonable means of cost estimating, and only use the Funds for the allowable portion of the Project cost.

4. Contact. The Trust shall identify in writing a contact person responsible for the administration of the Project.

5. Restriction. With respect to any real property purchased using the Funds or housing created or preserved using the Funds, the Trust shall execute or obtain a perpetual affordable housing restriction meeting the statutory requirements of M.G.L. c. 184 and M.G.L. c. 44B, Section 12, and running to the benefit of the Town. The deed restrictions executed for each unit of housing created or preserved pursuant to this grant must be approved and accepted by the Town.

6. Funding. The Town shall pay the Trust the Funds within 30 days of the execution of this Agreement. The Trust shall manage the Funds in accordance with its Declaration of Trust.

7. Limitation of Liability. The Town's liability under this Agreement shall be to make the payment specified in Paragraph 6 and the Town shall be under no further obligation or liability. Nothing in this Agreement shall be construed to render the Town or any elected or appointed official or employee of the Town, or their successors in office, personally liable for any obligation under this Agreement.

8. Record Keeping. The Trust shall keep such records with respect to the utilization of the Funds as are kept in the normal course of business and such additional records as may be required by the Town. Should the Trust have multiple funding sources, the Trust shall track specific expenditures of the Funds separate from other funding sources. The Town shall have full and free access to such records and may examine and copy such records. The Trust further agrees to meet from time to time with the Committee or its designee(s), upon reasonable request, to discuss expenditures of the Funds.

9. Successors and Assigns. This Agreement is binding upon the Parties, their successors, assigns, and legal representatives. The Trust shall not assign or otherwise transfer this Agreement, in whole or in part, without the prior written consent of the Town.

10. Termination. This Agreement shall terminate upon the Trust's final expenditure of the Funds and the delivery of copies of any restrictions recorded pursuant to Paragraph 5. In the event that the Trust fails to fulfill its obligations under the terms of this Agreement as determined by the Town, the Town shall have the right, in its sole discretion, to terminate this Agreement upon written notice to the Trust. Upon receipt of such notice, the Trust shall refund all unexpended Funds to the Town, and such funds shall be returned to the CPA account from which the Funds were appropriated.

11. Compliance with Laws. The Trust shall comply with all Federal, State and local laws, rules, regulations and orders applicable to the Project.

12. Notice. Except as otherwise provided in this Agreement, any notices given under this Agreement shall be addressed as follows:

If to the Town:

Town of Groton
173 Main Street
Groton, MA 01450
ATTN: Town Manager
Email: townmanager@grotonma.gov

If to the Trust:

ATTN: _____

Email: _____

Notice shall be deemed given: (a) two (2) business days after the date when it is deposited with the U.S. Post Office, if sent by U.S. first-class or certified mail; (b) one (1) business day after the date when it is deposited with an overnight courier, if next business day delivery is required; (c) upon the date personal delivery is made; or (d) upon the date when it is sent by email, if the sender receives reply email confirming such delivery has been successful and the sender mails a copy of such notice to the other Party by U.S. first-class mail on such date.

13. Severability. If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this , Agreement shall not be deemed affected thereby unless one or both Parties would be substantially or materially prejudiced.

14. Governing Law. This Agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts and the Trust submits to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Agreement.

15. Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts each of which shall be an original and all of which shall constitute but one and the same instrument.

[Signatures on next page].

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on the day and year first above written.

Town of Groton

Groton Affordable Housing Trust

Mark Haddad, Town Manager,
Duly Authorized by a vote of the Groton Select
Board on _____, 2023

_____,
Duly Authorized by a vote of the Groton
Affordable Housing Trust Board of Trustees
on _____, 2023

Acknowledged By:

**Groton Community Preservation
Committee**

_____,
Duly Authorized by a vote of the Groton
Community Preservation Committee on
_____, 2023

Review of 4 Years of Community Housing Applications

EXHIBIT B

Town	Housing Trust Recipient	Description of Funding Application	Date	Amount
Abington	Affordable Housing Trust Fund	Affordable Housing Fund to ease home costs for existing residents and/or assist in construction of affordable and senior housing.	6/22/2020	\$265,587
Amherst	Development Support	This proposal seeks funds to be transferred to the Amherst Municipal Affordable Housing Trust (AMAHHT) to support development of affordable housing. Transferring the funds requested into the Trust will allow the AMAHHT to move quickly to support projects without holding up development plans for the CPA funding cycle.	5/9/2018	\$150,000
Amherst	Municipal Affordable Housing Trust- project funding	This proposal seeks to invest in potential affordable housing projects for various development costs, to encourage and support developers who offer to bring affordable housing to Amherst and to allow the Trust to be flexible and agile in offering such support.	6/15/2020	\$200,000
Ayer	Affordable Housing Trust	Seed monies for the Ayer Affordable Housing Trust, whose purpose shall be to provide for the creation and preservation of affordable housing in the Town of Ayer for the benefit of low and moderate income households	10/6/2020	\$30,000
Barnstable	Affordable Housing Trust	Transfer of Community Housing Funds and Undesignated Funds to the Trust to increase the number and availability of community housing by funding programs and projects and initiating same as well. Anticipated tasks: feasibility studies on town-owned land; programs for 1st home buyers, gap funding with flexibility to react to R.E. opportunities as they occur.	1/23/2020	\$2,500,000
Belmont	Funds Set Aside to Housing Trust	The Funds Set-Aside will enable the Belmont Housing Trust to act expeditiously on emerging opportunities that fit within the CPA guidelines for creating community housing for persons and families whose annual income is equal to or less than 100% of area-wide median income. The Belmont Housing Trust proposes that a grant agreement be established between the Town and the Housing Trust to ensure that the funds used by the Trust follow CPA rules; the grant agreement will also define the time frame for use of the funds and detail any required reporting. Authorized by Town Meeting in 1999 and then created by the state legislature (Chapter 126 of the Acts of 1999), the Trust is a local body appointed by and answering to the Belmont Board of Selectmen. The Trust's purposes are: (1) to investigate and implement alternatives for providing affordable housing for persons of low, moderate, and middle income; (2) to enhance the Town of Belmont, Massachusetts and lives of its residents, and so lessen the burdens of government, by promoting and undertaking the development and maintenance of affordable housing for the benefit of persons of low and moderate income; (3) to foster and promote community-wide interest and involvement in the problems associated with the under-development of affordable housing, and toward that goal, to sponsor and participate in public symposia and discussions involving governmental officials, real property developers, and community organizations and institutions; and (4) to assist parties in obtaining financial support for affordable housing projects from state and federal agencies, foundations and other sources, and by any other means, to cooperate with, encourage, and contribute to the efforts of parties in the accomplishment of affordable housing purposes.	4/3/2022	\$250,000
Belmont	PHASE TWO EMERGENCY RENTAL ASSISTANCE PROGRAM	he Belmont Housing Trust is submitting a Special Application for Community Preservation funding in the amount of \$100,000 to continue the Emergency Rental Assistance Program that was funded using CPA funds approved by Town Meeting in June 2020. According to the Community Preservation Act Plan, the Belmont Housing Trust meets the following project criteria to justify a Special Application for an Emergency Rental Assistance Program: 1. The Belmont Housing Trust was unaware of the opportunity to undertake the project prior to the deadline of the relevant application cycle. The COVID-19 pandemic and resulting unemployment that impacts household income and the ability to pay rent began in March 2020. Although we were able to repurpose previously awarded funds, we were not aware of the scale of the need for additional funding. 2. The project is supported by the Belmont Housing Trust. 3. Failure to secure CPA funding will create a high likelihood that the project will not be able to be carried out to the benefit of the Town because the opportunity is of very short duration. The need for funding this program is immediate. Unemployment remains high, the federal enhanced unemployment benefits program ended July 31, 2020, the new unemployment benefit program has not yet been implemented, and the eviction moratorium is scheduled to end in mid-October. Without this assistance, the housing stability of many renter households in Belmont may be in jeopardy. 4. CPA funding is essential to the success of the project. Belmont has no other state or federal resources to dedicate to a program to provide emergency rental assistance. 5. The Belmont Housing Production Plan states that 44% of renter households are cost-burdened. With the loss of employment due to the pandemic, many moderate-income renters have fewer resources to maintain their current housing.	4/4/2025	\$100,000

Review of 4 Years of Community Housing Applications

Belmont	Transfer to Housing Trust	Belmont Housing Trust is applying to CPA for \$250,000 to establish readiness for opportunities that arise in town for creating affordable housing for persons and families whose annual income is less than 80% of the areawide median income (AMI) and seniors whose annual income is less than 100% AMI. This project includes use of an already executed grant agreement between the Community Preservation Committee, the Town, and the Housing Trust. Spending guidelines for CPA funds indicate that for each fiscal year, towns must spend or reserve at least 10% of the annual revenues in the CPA fund for community housing. This project proposes a carefully constructed mechanism to use the funds to create affordable housing that sustains the unique character of each neighborhood and serves the needs of new generations. As evidenced in other towns, transferring funds to the town Housing Trust increases the likelihood towns are in compliance with the CPA law. The Housing Trust developed a request for proposal (RFP) that will be sent to developers to notify them of the opportunity to receive town funds for projects that advance affordable housing. A scoring matrix to assess proposal responses considers factors such as sustainability, affordability, site reuse, financing commitment, and demonstrated capacity. Funds will likely be used for: Pre-development due diligence: site surveys, phase I environmental work, title search, etc. Leveraging state and private funds to increase number of affordable units. Helping to purchase land with developers to build deed-restricted housing. Buying down additional affordable units in developments Background: This would replenish funds previously appropriated by Town Meeting for FY2018. In June 2020, Town Meeting granted permission to the Housing Trust to create a Temporary Emergency Rental Assistance Program for Belmont households who suffered significant loss of income due to Covid. This program used the FY2018 CPC \$250,000 grant pre	44319	\$250,000
Billerica	Billerica Affordable Housing Trust	Under the direction of Billerica's Affordable Housing Trust, the Billerica Housing Authority (BHA) will pursue the purchase of affordable housing units. As a provider of safe, decent and affordable housing opportunities for residents, the BHA and Affordable Housing Trust will use CPA funding to help build a reserve to be used as seed funds/deposit for new family and elderly housing opportunities for Billerica residents in need. The project supports the CPOs plan for ensuring long range affordability for residents, can help achieve the goal to develop rental and ownership options for senior citizens, disabled residents and veterans laid out in Billerica's Housing Production Plan.	43382	\$160,000
Billerica	Billerica Affordable Housing Trust - 2019	Under the direction of the Billerica Affordable Housing Trust, the Billerica Housing Authority will pursue the purchase of affordable housing units.	43592	\$90,000
Billerica	Billerica Affordable Housing Trust	Billerica Affordable Housing Trust Community Housing	44324	\$200,000
Brewster	Community Housing 18. Brewster Affordable Housing Trust: CPA eligible community housing activities	. The Housing Trust was approved at the May 2018 Town Meeting and had its first meeting in July. While the Trust is developing its goals for the coming year, it wanted to have resources available to pursue any CPA eligible opportunities that may arise in the near term, e.g. pre-feasibility and other necessary studies related to the Millstone Road property, the preservation of existing affordable housing properties, or any other time sensitive opportunities that may arise.	43437	\$100,000
Cambridge	Affordable Housing	FY19 Transfer to Affordable Housing Trust Fund	9/17/2018	10,200,000
Cambridge	Affordable Housing	FY20 Transfer to Affordable Housing Trust Fund	9/23/2019	10,576,000
Cambridge	Affordable Housing	FY21 Transfer to Affordable Housing Trust Fund	9/14/2020	12,256,000
Canton	Housing Trust Transfer to Support Update of Housing Action Plan	Fund transfer to the Municipal Affordable Housing Trust for the purpose of hiring a consultant to update Cantons Housing Action Plan. An updated plan will be critical to informing the goals and priorities of the newly-established Housing Trust and will help advance the broader CPA goal of addressing community housing needs in Canton.	5/22/2021	
Chatham	Affordable Housing Trust Fund Contribution	Transfer funds to AHTE	5/14/2018	
Chatham	Affordable Housing Trust Fund Contribution	Transfer funds to Affordable Housing Trust Fund.	5/13/2019	
Chatham	Affordable Housing Trust Fund Contribution	Transfer to AHTE	6/22/2020	
Chatham	Affordable Housing Trust Fund Contribution	Transfer to the Affordable Housing Trust Fund.	6/12/2021	

Review of 4 Years of Community Housing Applications

Chelsea	Housing Specialist, AHTE	The two-year Housing Specialist position will advance the Affordable Housing Trust Fund (AHTF)'s priority programs, including housing rehabilitation, down payment assistance, nonprofit and private developer loan agreements, and direct buy-down assistance. The Housing Specialist will be responsible in designing and implementing these programs as outlined in the Trusts 2018 Strategic Plan. Programs will be designed to respond to community needs that are not currently being addressed through existing programs and housing-oriented organizations. The Housing Specialist will also foster public-private partnerships with affordable housing developers, while building community capacity for affordable housing creation and management in other sectors. All programs will be for income-qualified households, specifically targeting households at or below Chelseas median household income. The Housing Specialist position is a contract position estimated to work approximately 20 per week. The Affordable Housing Trust Fund plans to fund the second year of the position also a \$50,000 position. The Housing Specialist positions falls within the Community Preservation Plans Housing Goal 5: support CPA-eligible initiatives of existing housing-oriented organizations. It also fulfills multiple secondary goals under Housing, including: Goal 1 Increase the city's homeownership rate for low-income households. Goal 2 Create and preserve affordable units for and provide support to Chelsea residents who have extremely-low and low-income and residents with special needs. Goal 4 Utilize existing housing stock to create permanent affordable units for Chelsea residents that in the process improves conditions of Chelseas housing stock.	6/17/2019	
Cohasset	Community Housing Trust	Help fund Affordable Housing Trust	6/16/2020	
Cohasset	Affordable Housing Trust	Transfer funds to Affordable Housing Trust	5/24/2021	
Dennis	Affordable Housing Project	This money was allocated to the Affordable Housing Trust to save for affordable housing. The site or use has not been identified to date.	5/7/2019	
Eastham	FY19 AFFORDABLE HOUSING TRUST	Vote to transfer \$250,000 to the Eastham Affordable Housing Trust in support of housing assistance programs.	5/7/2018	
Eastham	FY20 Affordable Housing Trust	Vote to transfer \$250,000 to the Eastham Housing Trust in support of housing assistance programs.	7/1/2018	
Eastham	AFFORDABLE HOUSING TRUST	These funds will allow the Eastham Affordable Housing Trust to continue implementation of several housing assistance programs designed to meet current and future demands for assistance identified in the 2016 Eastham Housing Production Plan.	5/21/2019	
Eastham	AFFORDABLE HOUSING TRUST	These funds will allow the Eastham Affordable Housing Trust to continue implementation of several housing assistance programs designed to meet current and future demands for assistance identified in the 2016 Eastham Housing Production Plan.	9/26/2020	
Eastham	AFFORDABLE HOUSING TRUST	These funds will allow the Eastham Affordable Housing Trust to continue implementation of several housing assistance programs designed to meet current and future demands for assistance identified in the 2016 Eastham Housing Production Plan.	6/12/2021	
Easton	Affordable Housing Trust Funding	Fund the Affordable Housing Trusts activities for FY 2019. The Trust works to implement the Affordable Housing Action Plan which provides resources and affordable housing options to low and moderate income residents. FY2019 activities will include funding of the Homebuyer Assistance Program, support for creation of group housing for acquired brain injury individuals on Foundry Street, matching funds for rebuilding a Housing Authority family unit on Poquantic Avenue, support for a non-profit developer to create a family unit on Electric Avenue, and support for planning work and related administration for the Town to meet its Chapter 40B requirements.	5/21/2018	
Easton	Affordable Housing Trust Funding	Annual CPA appropriation (FY20) to the Affordable Housing Trust, out of which specific projects are funded.	5/19/2019	\$200,000
Easton	26 Poquantic Ave Acquisition	Affordable Housing Trust acquisition of a parcel at 26 Poquantic Avenue for the purpose of issuing an RFP for a non-profit developer to build 1 or 2 units of permanently affordable housing.	2/13/2020	
Easton	10 Morse Road	Affordable Housing Trust acquisition of a 1+ acre parcel coming out of Chapter 61A at 10 Morse Road for the purpose of issuing an RFP for a non-profit developer to create 1 or 2 units of affordable housing.	3/19/2020	

Review of 4 Years of Community Housing Applications

Easton	Affordable Housing Trust Funding	Appropriation for Affordable Housing Trust FY2021 programs, including funding the Homebuyer Assistance Grant program, anticipate grants for housing creation at Poquanicut Ave & Morse Rd, support for planning work and related administration for the Town to meet its Chapter 40B requirements, and funding an emergency rental assistance grant program.	6/22/2020	
Easton	Affordable Housing Trust Funding - Emergency Rental Assistance Grants	The June 22 2020 Annual Town Meeting approved \$500,000 for Affordable Housing Trust projects & programs, of which \$250,000 was for an Emergency Rental Assistance Grant program for renter households with pandemic-related income loss. The program assisted approximately 34 households and spent \$231,194 of the \$250,000 when it ended at the end of July 2021.	6/22/2020	
Easton	CPA - AHT Administration	FY2020 Affordable Housing Trust administration expenses for part-time Community Planner.	6/30/2020	
Easton	Affordable Housing Trust Funding	Funding for Affordable Housing Trust's FY2022 projects and programs.	5/17/2021	
Edgartown	IHT Mortgage Buy Down	Island Housing Trust Mortgage Buy Down Program. Funds will assist an Edgartown family that is eligible for Community Housing buy a home.	4/9/2019	
Georgetown	Rental Assistance Program for 2018 Plus New Affordable Housing Projects	Art 18 (B) 5-7-18 B: Community Preservation Community Housing Category. Affordable Housing Trust Grant To see if the Town will vote, pursuant to G.L. c. 44B, to appropriate \$95,000.00 (Ninety Five Thousand Dollars) from Community Preservation Fund Community Housing Reserve Account as a grant to the Georgetown Affordable Housing Trust for the purposes of Affordable Housing initiatives consistent with the Trusts Articles of Incorporation and the most recently accepted Town of Georgetown Affordable Housing Production Plan and to authorize the Board of Selectmen, in consultation with 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, or take any other action in relation thereto.	5/7/2018	
Georgetown	Affordable Housing Trust Grant	FY2020 Affordable Housing Block Grant of \$90,000 will be used, in addition to approximately \$452,000 of GAHT funds, to create additional affordable housing in Georgetown. Currently, GAHT is investigating land to purchase for a Habitat for Humanity duplex as well as locating properties (land or houses) that can be used in creating additional affordable housing. For the most part, activity is 'opportunity driven', but having adequate funds available is critical to be successful in this environment. Approximately \$23,000 of the FY 2021 CPC Grant will be allocated to the support of the GAHT Administrator. This person's function is to maintain all of the GAHT records, ensure owned properties are properly serviced, interface with potential vendors and to pursue new opportunities for creating 'affordable housing' in Georgetown.	6/24/2020	
Grafton	Transfer to Grafton Affordable Housing Trust	Transfer the CPA Affordable Housing Reserve to the Grafton Affordable Housing Trust.	5/14/2018	
Grafton	Affordable Housing Trust Transfer	Transfer funds from CPA Housing Reserve to Affordable Housing Trust	5/13/2019	
Grafton	Affordable Housing Trust Transfer	Transfer of Affordable Housing Reserve to the Grafton Affordable Housing Trust	6/20/2020	
Grafton	Transfer to Grafton Affordable Housing Trust	Transfer funds from the Affordable Housing Reserve to the Affordable Housing Trust	6/5/2021	
Hamilton	Hamilton Affordable Housing Trust	Provide funding to the Hamilton Affordable Housing Trust with the intention of creating affordable housing within the existing housing stock in the town.	4/7/2018	
Hamilton	Hamilton Affordable Housing Trust	To fund the creation of affordable housing through the Affordable Housing Trust via support of the Habitat for Humanity Project at 434 and 436 Asbury Street.	10/29/2019	
Hanover	Affordable Housing Trust	Appropriate 10% of funds collected from FY's 2018, 2019, and 2020 from the Community Housing Reserve Fund to the Affordable Housing Trust.	5/3/2021	\$704,000
Harvard	Affordable Housing Trust Fund 2019	Funding for the Affordable Housing Trust Fund	5/4/2019	
Harvard	Affordable Housing Trust Fund 2020	Transfer of funds to the Municipal Affordable Housing Trust.	6/20/2020	

Review of 4 Years of Community Housing Applications

Harwich	Harwich Affordable Housing Trust Fund	Funding of the Harwich Affordable Trust Fund and the hiring of a Part Time Housing Coordinator.	5/8/2018	\$500,000
Harwich	Harwich Affordable Housing Trust Fund	Additional funding for year 2 of the AHT - funding efforts to create, support, and preserve safe and decent housing affordable to our residents and funding for a part-time housing coordinator.	5/7/2019	\$340,000
Harwich	Harwich Affordable Housing Trust Fund and a part-time Housing Coordinator	Additional funding for year 3 of the Harwich Affordable Trust - funding effort to create, support, and preserve safe and decent housing affordable to our residents and funding for a part-time housing coordinator.	9/26/2020	\$250,000
Hingham	HAHT Opportunity Fund	\$300K to be used by the Hingham Affordable Housing Trust for the HAHT Opportunity Fund. This trust was set up so the HAHT would be ready with the tools to purchase homes that may come up on the market during the year. HAHT follows strict CPA and CH laws when expending these funds.	4/23/2019	\$300,000
Hingham	HAHT Opportunity Fund	Hingham Affordable Housing Trust Opportunity Fund.	6/20/2020	\$272,300
Hingham	HAHT Opportunity Fund	On CPC's recommendation, the Town voted at Town Meeting to award \$750,000 to the Hingham Affordable Housing Trust's Opportunity Fund.	5/10/2021	\$750,000
Holliston	Holliston Housing Trust	To support the Holliston Housing Trusts programs to provide affordable housing in the Town of Holliston and to support the opportunistic purchase for rehabilitation and resale with affordability restrictions of existing units within the community. Status: Ongoing	10/29/2018	
Hudson	Affordable Housing Trust Fund	Transfer of funds to the Municipal Affordable Housing Trust.	5/7/2018	
Hudson	Affordable Housing Trust Fund	transfer of 10% set aside for affordable housing	11/14/2020	
Hudson	Affordable Housing Trust	transfer 10% to Municipal Affordable Housing Trust	5/1/2021	
Lenox	Community Housing	Fund the Lenox Affordable Housing Trust	6/29/2021	\$112,499
Lincoln	Affordable Housing Trust Fund	Transfer to Affordable Housing Trust Fund	3/24/2018	
Littleton	Affordable Housing Trust	The Affordable Housing Trust Fund Board of Trustees established by Article 7 of the October 30, 2017 Special Town Meeting has requested that the CPA Community Housing Reserve balance of \$525,545.80 be transferred to the Affordable Housing Trust Fund. Pursuant to Town Code Chapter 8, Article VII that fund is for the exclusive purpose of creating, preserving, or rehabilitating affordable housing units in the Town of Littleton	5/6/2019	\$525,545
Littleton	Affordable Housing Trust	The Trust was created and empowered to fill CPC's charge of acquiring and supporting affordable housing. These funds will be saved for a big investment in building or buying housing units, and continuing rental support for low income residents of Littleton.	6/13/2020	\$67,832
Littleton	Affordable Housing Trust	The trust was created and empowered to fill CPC's charge o acquiring and supporting affordable housing. These funds will be saved for a big investment in building or buying housing units and continuing rental support for low income residents of Littleton.	6/12/2021	\$76,000
Manchester	Housing Projects funding - Manchester Affordable Housing Trust	Funds given to the MAHT to go towards project funding for community housing.	4/2/2018	\$150,000
Manchester	Housing Projects funding - Manchester Affordable Housing Trust	For the Manchester Affordable Housing Trust projects.	4/1/2019	\$100,000
Manchester	Housing Projects funding - Manchester Affordable Housing Trust	For the Manchester Affordable Housing Trust projects.	6/22/2020	\$150,000
Manchester	Housing Projects funding - Manchester Affordable Housing Trust	For the Manchester Affordable Housing Trust projects.	6/21/2021	\$200,000
Maynard	Maynard Affordable Housing Trust Fund Allotment	A transfer of funds from the CPC Affordable Housing bucket to Maynard's new Affordable Housing Trust Fund, with the expectation the Trustees will receive more affordable housing project requests than the CPC has in the past.	5/21/2018	

Review of 4 Years of Community Housing Applications

Maynard	Maynard Affordable Housing Trust Fund Allotment	Providing funds to the Maynard Affordable Housing Trust to be used to create and/or preserve affordable housing in the Town of Maynard. This is the second allotment to the Trust fund.	5/20/2019	\$50,000
Maynard	Maynard Affordable Housing Trust Fund Allotment	This funding for the Maynard Affordable Housing Trust will add to funds provided in previous years to support initiatives to create affordable housing in Maynard.	6/13/2020	\$75,000
Maynard	Maynard Affordable Housing Trust Fund Allotment	Annual contribution to the Maynard Affordable Housing Trust Fund.	5/15/2021	\$28,000
Nantucket	Town of Nantucket Affordable Housing Trust Fund	Allocation to the fund subject to the fund obtaining approval from the CPC commissioners of the particular project for affordable housing.	4/3/2018	\$400,000
Nantucket	Town of Nantucket Affordable Housing Trust Fund	Fund for affordable housing projects	4/1/2019	\$750,000
Nantucket	Affordable Housing Trust Bond	Bond of Five Million Dollars (\$5,000,000) be appropriated to pay costs of acquiring land, which may include any buildings thereon, for the development of affordable housing, and also to pay costs of designing, constructing, reconstructing and equipping affordable housing, all of which shall be undertaken in conjunction with the Towns Affordable Housing Trust, and for the payment of all other costs incidental and related thereto. The principal and interest shall be paid from Community Preservation Act revenue. Any affordable housing units developed pursuant to this vote shall be available to tenants with incomes of not less than 30% or more than 200% of area median income for the Town.	4/1/2019	
Nantucket	Affordable Housing Trust Bond	Funds to pay the interest and principal of the five million bond authorized at the 2019 ATM for Affordable Housing Trust Fund	6/24/2020	
North Andover	Affordable Housing Trust	Contribution to Affordable Housing Trust	5/15/2018	\$100,000
North Andover	Affordable housing trust	Funds were given to the Affordable housing trust to create or maintain affordable housing in North Andover.	5/14/2019	\$100,000
North Andover	Affordable Housing Trust	Affordable Housing trust allocation for creation and preservation of affordable housing.	6/16/2020	\$100,000
North Andover	North Andover Affordable Housing Trust Fund	Disbursement to the Affordable Housing Trust Fund to support the preservation and creation of community housing.	6/17/2021	\$100,000
Norwell	2021 Affordable Housing Trust	For the acquisition, creation, preservation and support of the Norwell Community Housing Trust.	5/8/2021	
Orleans	Replenish Afford. Housing Trust Fund	Allocate funding in Fiscal Year 2020 to the Orleans Affordable Housing Trust Fund, which was established by the 2018 Annual Town Meeting.	5/13/2019	\$300,000
Orleans	Orleans Affordable Housing Trust	Allocate funds in Fiscal Year 2021 to the Orleans Affordable Housing Trust	6/20/2020	\$500,000
Orleans	Affordable Housing Trust	Allocate funds to the Orleans Affordable Housing Trust Fund for the creation and preservation of affordable and community housing in Orleans.	5/22/2021	\$300,000
Provincetown	Affordable Housing Trust Fund	Transfer to AHTF for future housing activities	5/1/2021	
Scituate	AFFORDABLE HOUSING TRUST FUNDING	The Affordable Housing Trust requested funds to help replenish the Trust balance, due to the recent commitment of \$600,000 for the Lawson Green Affordable Housing Project. This will enable the Trust board to support future affordable housing opportunities and initiatives as they develop.	4/8/2019	
Somerville	FY18 appropriation to the Somerville Affordable Housing Trust Fund	Appropriation to the Somerville Affordable Housing Trust Fund, which serves as the housing arm of the Somerville Community Preservation Committee	3/8/2018	
Somerville	100 Homes Initiative	This project seeks to secure 100 new units of affordable housing in Somerville through purchasing existing multi-family properties and converting them to affordable housing. To date, this phase of the project has secured 11 units in three properties. In addition to the housing restriction recorded below, the following restrictions were recorded at the Middlesex South Registry of Deeds: 1. January 18, 2018 Book/page 70527/64, Somerville Affordable Housing Trust Fund 3. July 13, 2018 Book/page 71315/196 Somerville Affordable Housing Trust Fund	4/12/2018	

Review of 4 Years of Community Housing Applications

Somerville	FY19 Appropriation to the Somerville Affordable Housing Trust Fund	The Somerville Affordable Housing Trust serves as the housing arm of the Somerville Community Preservation Committee.	12/13/2018	
Somerville	FY20 appropriation to Somerville Affordable Housing Trust	The Somerville Affordable Housing Trust serves as the housing arm of the Somerville Community Preservation Committee. FY20 is first year that debt service of \$312,153 will be paid on the 100 Homes bond.	12/12/2019	
Somerville	Somerville Affordable Housing Trust Appropriation	Appropriation to Somerville Affordable Housing Trust	5/27/2021	
Stockbridge	Town of Stockbridge Housing Trust	Trust fund for affordable housing.	6/12/2020	
Sudbury	Sudbury Housing Authority Allocation	Providing funds to the Sudbury Housing Trust in support of its efforts to provide for the preservation and creation of affordable housing.	5/8/2018	
Sudbury	Sudbury Housing Trust Allocation	Continuing allocation to the SHT for the creation, acquisition and support of community housing.	5/8/2018	
Sudbury	Sudbury Housing Trust Allocation - 278 Maynard Road	Funds to support the acquisition, creation and preservation of community housing	5/8/2018	
Sudbury	Sudbury Housing Trust Allocation - Robbins	Funds for the acquisition or creation of community housing.	5/8/2018	
Sudbury	Sudbury Housing Trust Allocation - 68 Oakwood	Funds for the acquisition or creation of community housing.	5/8/2018	
Sudbury	Sudbury Housing Trust Allocation - Longfellow	Funds for the acquisition or creation of community housing.	5/8/2018	
Sudbury	Sudbury Housing Trust Allocation - 6 Eddy Street (Home Preservation Fund)	Funds for the support of community housing.	5/8/2018	
Tisbury	Tisbury Housing Trust Fund	GPC's contribution to the Tisbury Municipal Housing Trust Fund. Grant Agreement in place with Town of Tisbury.	4/9/2019	\$100,000
Tisbury	Tisbury Housing Trust Fund	Continued support of the Municipal Housing Trust fund for the Town of Tisbury.	6/13/2020	
Truro	Housing Trust Replenishment	Add funds to the Truro Affordable Housing Trust Fund.	4/24/2018	
Truro	Truro Affordable Housing Trust Fund Contribution	Contribute the 10% allocation for Community Housing to the Truro Affordable Housing Trust Fund.	4/30/2019	
Truro	Contribution to Truro Affordable Housing Trust Fund	Transfer money from Community Preservation Act funds to the Truro Affordable Housing Trust Fund	9/26/2020	
Truro	Affordable Housing Trust 21	Make more money readily available for affordable housing needs.	6/26/2021	
Upton	Purchase of site for affordable housing	Property has been purchased by the affordable housing trust for the construction of a duplex for affordable housing.	1/3/2018	
Wayland	Transfer CPFunds to Wayland Municipal Affordable Housing Trust Fund	Annual transfer of funds set aside for Community Housing to Wayland Municipal Affordable Housing Trust Fund	4/30/2019	
Wellfleet	Building the Affordable Housing Trust	Rebuild available money in the Affordable Housing Trust fund than can be accessed for Buy-Downs or other opportunities that arise during the year.	4/23/2018	\$200,000
Wellfleet	Wellfleet Housing Authority Trust Fund	Help the Affordable Housing Trust Fund with opportunities that occur during the year.	4/22/2019	\$100,000
Wellfleet	Contribution to Municipal Housing Trust Fund	Build the financial capacity of the new Municipal Affordable Housing Trust Fund.	6/26/2021	\$500,000
Wenham	Transfer to WAHT	Transfer from the CPA to the Wenham Affordable Housing Trust in the amount of \$150,000.	5/1/2021	
West Tisbury	Affordable Housing Trust Fund	For future use toward affordable housing opportunities: search, pre-development, legal fees associated with such, and various other affordable housing causes that meet CPA guidelines.	4/10/2018	

14 municipalities show annual transfers (Belmont, Cambridge, Chatham, Cohasset, Eastham, Easton, Grafton, Hanover, Harwich, Hingham, Hudson, Manchester, Truro and Yarmouth).

Review of 4 Years of Community Housing Applications

West Tisbury	Affordable Housing Trust Fund	Ongoing support for Town of West Tisbury's Affordable Housing Trust Fund.	6/23/2020	
Westport	2018 Transfer to Affordable Housing Trust	CPA contribution to the Westport Affordable Housing Trust for housing office expenses, legal expenses, and projects that can be developed.	5/1/2018	
Westport	CPA fund transfer to Westport Affordable Housing Trust	CPA fund transfer to Westport Affordable Housing Trust for use for affordable housing projects of various kinds in Westport, including for a Housing Officer.	5/5/2018	
Westport	CPA fund transfer to Westport Affordable Housing Trust	CPA fund transfer to Westport Affordable Housing Trust	5/5/2018	
Westport	Small Scale Development	Pre-development activities, acquisition of property and providing funding for the development of housing on Trust's or other small/infill sites.	7/1/2018	
Westport	Appropriation for Affordable Housing Trust	Appropriation to the Westport Affordable Housing Trust for FY21	7/25/2020	
Williamstown	Affordable Housing Trust, P20AT	To fund initiatives and programs related to furthering affordable housing in Williamstown.	5/21/2019	\$75,000
Williamstown	Affordable Housing Trust	To fund a grant to the Williamstown Affordable Housing Trust for initiatives and programs related to furthering affordable housing in Williamstown. P21AT	8/18/2020	\$75,000
Williamstown	Affordable Housing Trust	To fund a grant to the Williamstown Affordable Housing Trust for initiatives and programs related to furthering affordable housing in Williamstown P22AT	6/9/2021	\$200,000
Yarmouth	Yarmouth Affordable Housing Trust General Deposit	Annual deposit for the Yarmouth Affordable Housing Trust to create, support, and preserve safe and decent housing affordable to residents.	5/5/2018	
Yarmouth	Municipal Affordable Housing Trust #13	Annual deposit for the Housing Trust to create, preserve, and support affordable housing at or below 80% of the Area Median Income.	5/5/2019	
Yarmouth	Municipal Affordable Housing Trust #14	Annual Funding to the Yarmouth Affordable Housing Trust to create, preserve, and support affordable housing at or below 100% of AMI	6/22/2020	
Yarmouth	Municipal Affordable Housing Trust #15	Annual funding to the Yarmouth MAHT to create, preserve and support affordable housing at or below 80% AMI.	5/22/2021	
Yarmouth	Municipal Affordable Housing Trust Buy Down	Subsidize purchase of market rate housing to affordable price.	5/22/2021	

The Coolidge at Sudbury

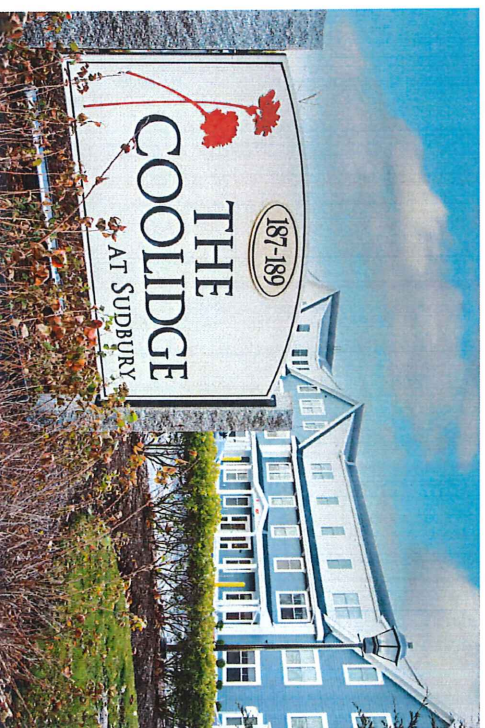
Phase 1

64 affordable apartments for seniors



Phase 2

56 affordable apartments for seniors





Noquchoke Village in Westport

50 apartments

8 buildings

Mixed income

Open to all ages

former Town-owned land

1, 2 and 3 bedroom units

Benfield Farms in Carlisle

28 units of affordable
apartments for seniors

Mixed income

Universal design

Adjacent to walking trails

Community room





Chelmsford Woods in Chelmsford



118 apartments in 2 phases

Open to all ages

Community room

Groton Commons in Groton

34 units

Affordable rents

For seniors aged 62+
up or with mobility
impairment



Aspen Regency Apartments in Billerica

8 buildings similar to this building

Each building has 50 units of which
7 are affordable

Amenities: Pool

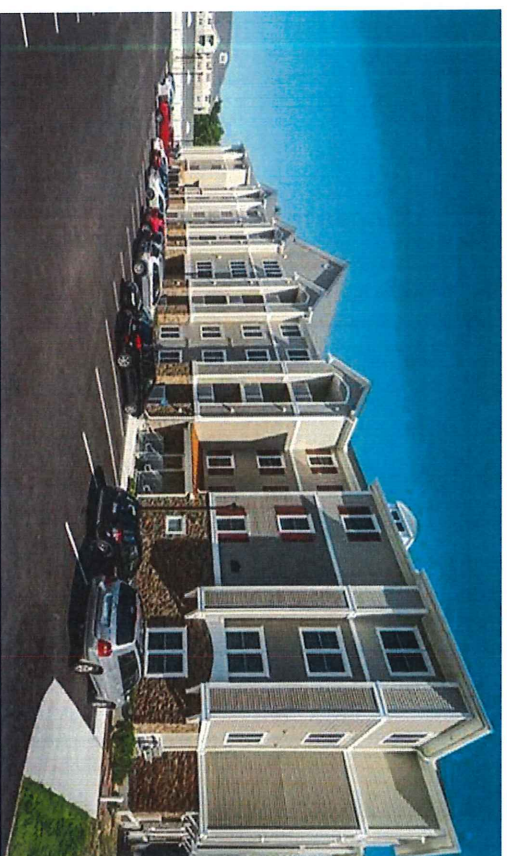
Community Rooms

Equipped Workout Rooms

Children's Playgrounds

2 Dog Parks

Total development: 400 units



Melpet Farm Residences in South Dennis

27 rentals

8 'farmhouse style' buildings

1, 2, and 3 bedroom units

Open to all ages

Highly energy efficient

Community room





**The Machon in
Swampscott**

Formerly the Machon Elementary School, this 1920's era building was converted into 38 affordable one-bedroom apartments for seniors.

Oriole Landing in Lincoln

60 apartments in 2 buildings

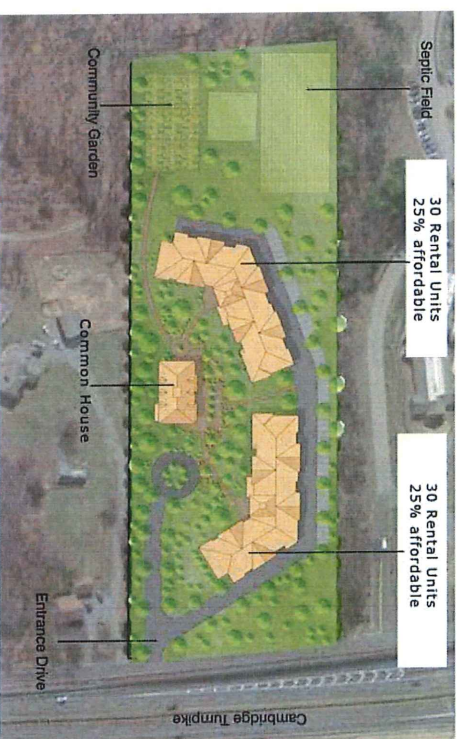
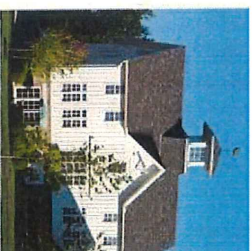
Mixed income

Open to all ages

LEED certified

Community gardens

Common house



Shirley Meadows

Affordable senior apartments

58 units

Accessible design

Community room

Supportive services

