

Best Practices

Using CPA for Community Housing

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CPA Eligible Housing Activities

- Acquisition
- Creation
- Preservation
- Support
- Encourages the reuse of existing buildings or construction on previously developed sites.

July 2012 Amendments to Statute

Defines “support” of housing:

- Rental assistance, security deposits, interest-rate write downs, or other assistance
- To qualifying households or an entity that owns, operates, or manages such housing.

Who is served?

Under CPA housing can serve households earning up to 100% of the area median income (AMI).

(e.g., Barnstable \$74,900/4-person household)

To count on the SHI must serve maximum household income of 80% AMI

(e.g., Barnstable \$64,400/4-person household)

Setting Priorities for Housing

- CPA Statute mandates planning
- Set overall CPA goals & determine how housing stacks up
- ID priorities for housing/Implementation Plan
 - Type, location, income served, etc
 - Must first know your needs
 - Realities for housing given funds available and market

Three Housing Categories

1. Real Property
2. Financial Assistance
3. Support of Housing

Real Property

- Unit acquisition
- New construction
- Site acquisition
- Predevelopment
- Rehabilitation (properties acquired with CPA \$)



Northampton

Amherst



Main Street Apartments
\$275,000 in CPA funds
for acquisition and pre-
development

Belchertown Road Habitat
house \$40,000 CPA



Concord

Junction Village

- DCAM surplus property –
Concord State prison – 11 acres
- Concord Housing Development Corporation given the land:
doing a request for interest to
find a developer
- CHDC supports affordable housing up to 150% area median
income
- \$75,000 in predevelopment financing for engineering etc.



Acton

2009

\$152,000 pre-development
for Sachem Way, engineering,
architectural, legal, and
development consultant

2010

\$250,000 for capital costs
to develop 12 new family units

2012

\$300,000 for capital costs
at Sachem Way



Sachem Way, 2012

Hopkinton

CPA funds granted to project

- Made the Project Feasible
- Important Local \$ to Attract State \$



12 Family Units
6 Duplex Building

Financial Assistance

- Homeowner Assistance
 - First Time Homebuyer
 - Downpayment & Closing Cost Assistance
 - Buydown Purchase Price
- Rental Assistance

Yarmouth



Buy Down Program

12 units created

1 Under

Rehabilitation

13 additional planned



Chatham

- Rental voucher program administered by Chatham Housing Authority
- Funding for Habitat for Humanity \$125,000 for an affordable housing down payment program



Lake Street

- \$160,000 toward renovation of 6 rental units at historic Marconi station for homeownership
- \$300,000 to non-profit developer for 47 units on town owned land on Lake Street

Support of Housing

- **Consultants**
 - Housing Plans
 - Predevelopment

- **Organizational Support**
 - Housing Office/Housing Coordinator
 - Municipal Housing Trust staff
 - Consultant or Staff Support

- **Housing Authority Support**

Nantucket

- Funds Housing Nantucket Office which manages housing programs, collaborates on municipal initiatives to provide incentives for affordable housing, and develops revenue streams to increase the self-sufficiency of the town's affordable housing stock

Housing Trusts

Over 90 communities in MA have affordable housing trusts that are often capitalized with CPA funds

Trusts are municipal entities that are able to, among other things, purchase, sell, and develop property

CPA funds are directed to Trusts to spend in many communities

CPA Experience

CPA funds are flexible

CPA funds can leverage other resources

CPA projects are locally initiated

Let's get back to setting priorities

- ❖ **Identify housing needs and resources**
- ❖ **Engage citizens and officials in prioritizing**
- ❖ **Formalize priorities in an Implementation Plan**