

CPA Housing Projects

Waltham Projects - The following is a list of the CPA housing projects that have been approved to date:

<u>Project Description</u>	<u>Year</u>	<u>Amount</u>
Housing Authority 101 Prospect roof replacement*	2012	\$ 849,000
The Leland Home roof replacement*	2013	\$ 27,000
Rental Voucher rogram run by WHA	2015	\$ 2,001,500
The Leland Home Voucher program	2018	\$ 800,000
WHA design & engineering for two roof projects	2018	\$ 100,000
WHA roof replacement at Beaverbrook Apartments	2019	\$ 910,800
WHA roof replacement at Prospect Terrace	2019	\$ 517,500
Feasibility study - convering the Armory to housing	2019	\$ 30,000
Emergency Housing Assistance	2020	\$ 1,000,000
TOTAL		\$ 6,235,800
*Note that these were classified as historic preservation projects.		

It is important to note that Waltham's projects have preserved existing housing and without that preservation, some affordable units would have been lost. Other projects have helped some low-income residents afford their rent. Despite a desire to do so, CPA funds have yet to produce any permanent affordable housing. Proposals have been made, but were unable to pass legal hurdles.

Here are some of the ways other communities have used CPA funds to create affordable housing:

- Using CPA funds to “purchase” restrictions on affordable units that had restrictions that were lapsing. This allowed time-limited affordable housing restrictions to become permanent. Query whether the Ridge, the Mill Apartments or affordable units that were part of special permit approvals have restrictions that are less than permanent? Paying to extend restrictions from temporary to permanent was done in places like Amhurst and Stow.
- Creating partnerships with Community Development Corporations (CDCs) to add CPA funds to other CDC acquired funds to build affordable units. Northborough provided \$700,000 in CPA funds and leased the land to the CDC that built 4 unit of housing. This type of arrangement would require that the units have permanent affordable housing restrictions.

- The Town of Goshen used a CPA grant, an MHP grant and some favorable town rules through 40B to produce 10 units of affordable housing. MHP is the Massachusetts Housing Partnership and is a non-profit that works closely with the Governor and the Department of Community Development (DHCD).
- Many communities have used CPA funds to partner with Habitat for Humanity to build affordable housing. Much of the work is done by volunteers and prospective owners.
- Williamstown converted an old mill to both affordable and market-rate units. The project used CPA funds, Massachusetts affordable housing tax credits, and federal historic preservation tax credits. Note that the CPA funds and the Housing credits were only available for the affordable units, but the historic credits were available for the market-rate units, as well.

These examples are but a few of the ways communities are using CPA funds to create affordable housing. Note that there are a number of other housing projects described on the Community Preservation Coalition website. <https://www.communitypreservation.org/success-stories/home>. The Coalition is a non-profit support organization for all 176 cities and towns that have adopted the Community Preservation Act. It is a treasure trove of information and support for ideas.