

Goal

Metro West CD is a regional community development corporation that has a geographic focus comprising 23 towns in the Metro West area. The major goal of this Community Investment Plan is to undertake activities that help these 23 communities reach and maintain their 10% affordable housing goal as defined under the Commonwealth's General Law Chapter 40B and tracked on the Subsidized Housing Inventory (SHI). [Visit Getting to 10% for a full list of the communities served.](#) Metro West CD will help towns meet their 10% goal through three primary activities:

1) Build and preserve it: Real Estate Development Strategies

Metro West CD will employ several strategies to accomplish its real estate development goals. The successfully completed and ongoing projects below are prototypes that will be adapted to address local needs:

Existing Rental Housing – St. Joseph Hall

Ideal affordable housing development opportunities include existing rental buildings, large enough to attract federal Low Income Housing Tax Credits, in need of moderate capital improvements but can be occupied and operated throughout construction.

Redeveloping Industrial, Institutional and/or Religious Complexes – Fernald Center, Waltham

Throughout the region there are several large and small industrial, institutional, or religious facilities that may be redeveloped in the next few years. One example of a large opportunity is the Fernald State Hospital in Waltham, approximately 190 acres that the City will be able to redevelop.

Municipal site – 40 River St., Norwell

From time to time towns find themselves in possession of surplus land or buildings. The Town of Norwell set aside its former police station for the development of 18 units of rental housing for seniors. Metro West CD won a competitive RFP to be the designated developer of the site. Architecture and engineering is underway!

Village-Center Development – Hudson Downtown

Many of the best sites for denser developments in our communities are in downtown areas or village centers. These sites often call for retail development on the ground level to support the economic activities of the center and housing on upper floors, where residents would be near jobs, goods and services.

2) Advocate for it: Collaborative Efforts

With a staff of only four and a geography of 23 towns, Metro West CD by design must work through collaborations. We work closely with individual Housing Trusts and Partnerships to identify opportunities and promote housing goals. Examples are noted below:

Housing Production Planning – Metro West CD has helped facilitate Housing Production Plans in Belmont, Boxborough, Lexington and Watertown

Natick Affordable Housing Advocates – currently part of a coalition of Natick-based groups working to identify a site for a significant affordable housing

development that would include a several apartments for formerly homeless families.

Public Policy Advocacy – an outcome of the Watertown Housing Production Plan is an effort to amend the existing Inclusionary Zoning to increase the contribution of affordable housing.

3) Connect people to it: Program Administration

Metro West CD responds to over 3,000 calls per year from individuals with housing questions. Through our partnerships with municipalities and property owners, we are able to connect housing seekers to housing suppliers.

Ready Renter Program – Metro West CD provides monthly bulletins to hundreds of housing seekers on available wait list openings and lotteries. Program participants are also able to access one-on-one support to complete housing applications, obtain their credit reports, and review other basic financial literacy skills.

Affordable Housing Compliance – Metro West CD has contracts with municipalities, property owners and other non-profits to help them navigate the myriad rules and regulations that comprise the world of affordable housing. Each unit is precious and must be stewarded efficiently and thoughtfully.

5,298 units of affordable housing are needed in our 23 Metro West towns simply to meet the Commonwealth's 10% goal