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SUMMER
2016

NORWELL DEVELOPER DESIGNATION



Metro West CD was recently designated as the developer of a town-owned site in Norwell. In the fall of 2015 the Norwell Community Housing Trust put out a Request for Proposals soliciting responses from for profit and non-profit housing developers for the creation of 18 units of rental housing for seniors on the former Town Police

Station site located at 40 River Street. Earlier this spring, Metro West CD was chosen! The project has many hurdles to overcome before a shovel can break ground, but we are very excited to be working with the Town of Norwell on this important community project.



WATERTOWN REGIONAL MIXED-USE DISTRICT!

Congratulations and thank you to the Watertown Town Council who recently approved increasing the affordable housing requirement in the newly adopted "RMUD" (Regional Mixed-Use District) that will include much of the Arsenal Street / Mall area. The change increases the requirement from 12.5% to 15% of residential units must now be affordable to households at or below 80% of the Area Median Income.

SAVE THE DATE - 25TH ANNIVERSARY

Metro West CD is celebrating its 25th Anniversary with a special event!

November 15th from 5:00 - 6:30 p.m | Indigo Hotel, 399 Grove Street, Newton

Fastest growing innovation industry workforces 2008-2012



Source: Massachusetts Housing Partnership

HOUSING PRODUCTION PLAN IN BELMONT



Above, about 50 Belmont residents attended an introductory forum: Belmont's Housing Future. The crowd is being addressed by Clark Ziegler, Executive Director of the Massachusetts Housing Partnership.

The Belmont Housing Trust and the Belmont League of Women Voters have launched an effort to create a Housing Production Plan (HPP) for Belmont.

How will a HPP help Belmont?

- ❖ It will allow the community to proactively accomplish development goals that address the needs of a wide range of Belmont residents: seniors, workers, young families, and others.
- ❖ With almost a quarter of Belmont households (approximately 2,275 or 24%) in need of and eligible for affordable housing, a housing production plan can help provide more housing opportunities in the community.
- ❖ A housing production plan puts Belmont in the driver's seat on development. By developing and making progress on a Housing Production Plan, we can achieve our affordable housing goals and have more control over housing developments being proposed through the state's Affordable Housing Law, Chapter 40B.

At the Forum participants were invited to consider some of the housing opportunities that exist in Belmont including: blighted properties, underutilized commercial sites, municipal and institutional sites as well as sites along transit nodes.

Additional community forums are being planned for the fall. Find out more by e-mailing Desiree at desiree@metrowestcd.org.

DOUGHNUTS WITH OUR DELEGATES

Each year Metro West CD participates in "Doughnuts with our Delegates" an event sponsored by the Massachusetts Association of Community Development Corporations. This year, we focused on the work underway in Weston and Waltham. Members of the Weston Affordable Housing Trust, the Weston Affordable Housing Foundation, Inc. and WATCH CDC joined us in a meeting with Senator Michael Barrett.

Each group shared their understanding of the challenges in meeting the affordable housing demands in their community and encouraged the Senator to support zoning reform.

Find out more about this important legislation at <http://ma-smartgrowth.org/>



WHAT'S NEW WITH THE FERNALD WORKING GROUP?

Curious what's going on at the Fernald Center - the 190 acre former state hospital that the City of Waltham purchased in December 2014?



Wonderful Open House event held in May. Dozens of people came to find out the latest. More information is available at www.fernaldworkinggroup.org.

METRO WEST CD WORKS WITH STOW TO UPDATE HOUSING PRODUCTION PLAN

Over the past several months, Metro West CD has been working with the Stow Municipal Affordable Housing Trust to update their Housing Production Plan. The plan update is nearing completion and provides updated goals and strategies to help the Town meet its 10% affordable housing goal. Stow has made significant progress in recent years in affordable housing production through town-supported affordable housing development!

DEDHAM SENIOR HOUSING FORUM



At the urging of a local senior, Metro West CD recently held a forum at the Dedham Council on Aging entitled "Senior Housing Options." Resident and event organizer Myrna Weiner introduced the workshop with these words, "I didn't think much about my housing needs until I became sick and suddenly realized how unprepared I was." Myrna recovered and is now encouraging other seniors to think about their housing options and to make decisions before they find themselves in a situation where their decisions are made for them.

The Senior Housing Options forum included a discussion about Independent versus Supported housing and Affordable versus Market rate housing. About 25 people attended and there was a very lively Q & A at the end of the program. Metro West CD plans to repeat the forum in Norwell, Lexington and Watertown and could provide it anywhere a group of seniors are gathered.

Call Desiree at 617-923-3505 x 8 if you would like more information.



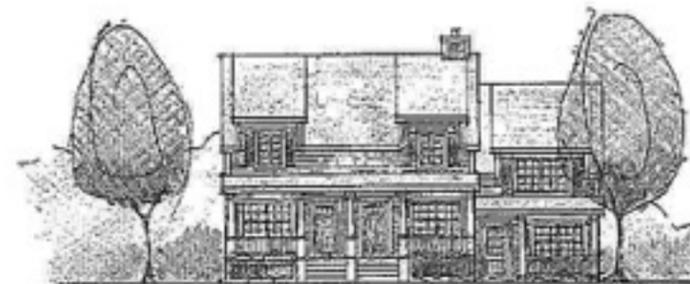
BRING THE COMMUNITY PRESERVATION ACT TO WATERTOWN

Metro West CD is pleased to be participating in the coalition effort called "invest in Watertown." The goal of this group is to bring the Community Preservation Act (CPA) to Watertown. Currently, 160 towns and cities in Massachusetts have adopted the CPA including most of the Metro West CD target communities. Invest in Watertown has proposed a 2% surcharge, which will cost the average Watertown homeowner \$124 per year or \$10 per month. Collectively, the CPA will raise over \$1.7 million annually for the following uses:

- ❖ Open space and recreation fields creation
- ❖ Historic preservation
- ❖ Affordable housing creation

Find out how you can get involved in Watertown at www.investinwatertown.org.

AFFORDABLE HOUSING LOTTERIES



UNITS STILL
AVAILABLE IN
STOUGHTON!
\$1,373 FOR 1 BEDS &
\$1,533 FOR 2 BEDS

Metro West CD has been busy helping facilitate the affirmative marketing and lease up of units this spring and summer in several towns including:

- ❖ Lexington – 4 rental apartments
- ❖ Newton – 9 rental apartments
- ❖ Stoughton – 4 rental apartments
- ❖ Weston – 9 rental apartments

WHAT IS THE COMMUNITY INVESTMENT TAX CREDIT?

In 2013 the Massachusetts Legislature enacted a new law that created a Community Investment Tax Credit. It allows individuals and organization to make donations of over \$1,000 to certified CDCs (community development corporations) and receive 50% of it as a state tax credit, in addition to the federal tax deduction. Bonnie Friedman and her husband David Merfeld made a CITC gift in 2015. We asked them about their decision:

Metro West CD: Bonnie and David, how did you first hear about the CITC and Metro West CD?

Bonnie & David: Late last year the Massachusetts Society of CPAs had an article in its newsletter. And, I [David] thought “Why doesn’t anybody know about this?” So, I looked on the list and found a group that worked in Belmont and it was Metro West CD. And when David explained it to me, I thought we should get more involved and get other people to help us so that we could have a bigger impact.



Metro West CD: What did you hope to accomplish by giving a CITC gift?

B & D: I [Bonnie] had already been involved in exploring housing issues through my work with the League of Women Voters of Belmont, but I really wanted to help get more housing built in Belmont. And, I [David] had read reviews about the book ‘Evicted’, which helped me understand that housing security is essential to economic security. Also, a family without housing security is constantly struggling to put out fires. It harms them mentally and physically.

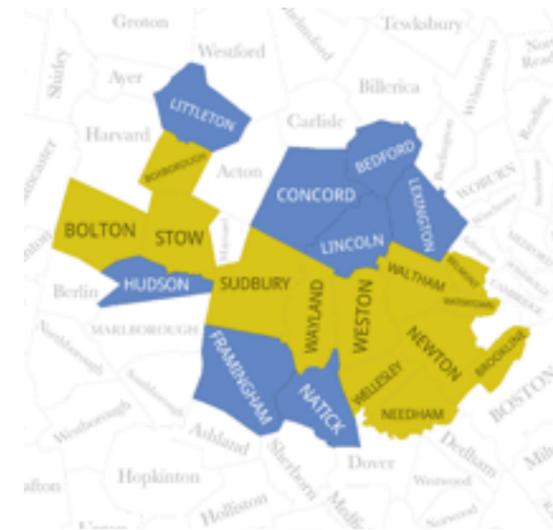
Metro West CD: If you could make one thing happen on the issue of affordable housing, what would it be?

B & D: I hope that we can help people understand that some of the most beautiful and desirable places in the world are dense. In a great book, “Walkable Cities” the author quotes Jane Jacobs as describing the North End of Boston, which has 275 units per acre. And it’s beautiful: the buildings, the gardens. I’d also love to see more housing developed that creates walkable neighborhoods so that you don’t need a car to get your basic needs met.

We all know someone who could benefit from more affordable housing in the Metro West area: aging parents, teachers in the local school system, our hairdresser, our friend, our kids who want to continue living in the community they grew up in.

THOUSANDS ON
WAIT LISTS AND
RENTS GOING
UP, UP, UP!

Here’s how you can help: Metro West CD won an allocation of Community Investment Tax Credits (CITC) for 2016. Individuals, corporations, and nonprofit organizations can invest in these credits and receive a state tax credit as well as the federal charitable contribution deduction. **Our goal is to raise \$150,000 by December 31st** – of this half goes back to donors through the Community Investment Tax Credit program. That’s 50% back to you and 100% toward affordable housing creation and preservation!



For example:

- ❖ Donation to Metro West CD \$1,000
- ❖ Community Investment Tax Credit (CITC) (\$500)
- ❖ Federal tax deduction (at 35% tax bracket) (\$175)
- ❖ Final out-of-pocket contribution \$325

Donations will support our renter assistance programs, project pre-development analyses, and public education and advocacy campaigns.

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COUNT ME IN FOR THE COMMUNITY INVESTMENT TAX CREDIT!

I want to help support Metro West CD! Contribution Amount: \$_____

(Only contributions of \$1,000 or more are eligible for the Community Investment Tax Credit. Tax Credits will be distributed to donors as funds are received so Metro West CD cannot guarantee all pledges will receive credits.)

NAME _____

ADDRESS _____ TOWN _____ ZIP _____

E-MAIL _____ PHONE _____

****You may also donate by going to www.metrowestcd.org and click on donate****
*****We never give away your contact information!*****