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LOTTERIES
FAR &
WIDE

Metro West CD is often hired by municipalities or private developers to help fill affordable units as they come on-line or later upon vacancy. Recent lotteries (and soon to be held lotteries) have been held for units in:

- ✓ Dedham
- ✓ Medford
- ✓ Lexington
- ✓ Scituate
- ✓ Watertown
- ✓ Weston
- ✓ Westwood

READY RENTER PROGRAM UPDATE

Our Ready Renter Program now has over 1,100 individuals and families enrolled. These are people actively seeking affordable housing opportunities. Our application includes a place where people can tell us a bit about their story. Here is one:

"I am currently homeless and living in a shelter. Living in Newton in permanent housing will give my son and I a safe, affordable place to live and access to a good school system for my son, and most importantly – stability. One we are stable, I will be able to find a job and provide for my family." – G.C.



FALL
2017

66 UNITS PERMITTED!

It was a very exciting summer for Metro West CD as two projects, totaling 66 units, have been permitted!

In Norwell, Metro West CD has been working for over a year and a half with the Norwell Community Housing Trust to design, permit and finance 18 units of rental housing for seniors. All of the pieces have come together with an award of Community Scale Housing Initiative Funds from the Commonwealth of Massachusetts.

"This is a great example of state and local government working together to make positive change in the community," said Senator Patrick O'Connor. "This new development on River Street is a direct result of Norwell's commitment to meet its housing needs."



"I am delighted that the Town of Norwell has been awarded these funds to assist in the construction of the 40 River Street Project," said Representative

David DeCoste. "The completion of the project will provide the aging population more affordable housing options within the community."

Continued on next page...

SAVE THE DATE

Cocktails on the Charles, a benefit for CAN-DO and Metro West CD

Sunday March 18, 2018 from 4:00 – 6:00 pm.

66 UNITS PERMITTED! (CONT'D)

Initial funding that has been instrumental in getting the project to this point has been provided by the Norwell Community Housing Trust and the Community Economic Development Assistance Corp. (CEDAC). Project architect is Resolution Architects.

Community leaders and Metro West staff will be working diligently over the coming months to get the project ready for a new year construction start!

And in Medway, 48 units of family rental housing was approved via a “friendly 40B” comprehensive permit in August. We worked hard with the Town to design a building that honored the historic nature of the community, complied with environmental regulations and maximized the opportunity to meet a critical housing goal of the Town: more affordable rental housing.

In a letter of support from then-Chairman of the Medway Board of Selectmen, Glenn Trindade described the project as “thoughtfully reflecting numerous goals of the community.”

Now, the team is focused on applying to DHCD for low income housing tax credits and other subsidy sources so that a 2019 construction start can be targeted. Project architect is Meander Studio and preliminary financing has been provided by Boston Community Capital and the Medway Affordable Housing Trust.



Two 3-family homes are in store for the lot at 52 Lowell Street, a portion of the former Busa Farm acquired by the Town of Lexington several years ago. The Town subdivided the property, creating the lot which was later conveyed to the Lexington Housing Assistance Board (LexHAB) for the creation of affordable housing. Metro West CD has been providing consulting services to LexHAB through their comprehensive permitting process.

The project will contain six units, two of which will be fully handicapped accessible. Although the proposed buildings have three stories, only two stories will be constructed above the grade of the street so as to minimize the impact on the neighborhood. The two buildings are also relatively narrow and separated from each other, to minimize obstruction of views of the reservoir and the farm. The buildings will be super energy efficient and will serve households with very low incomes.

Construction could begin in mid-2018.

**BUSA FARM
LOT IN
LEXINGTON**

METRO WEST CD AND CAN-DO

Earlier in the year Metro West CD and Citizens for Affordable Housing Newton Development Organization (CAN-DO) became affiliated entities. Metro West provides staffing services to CAN-DO including project management of the 236 Auburn Street Project.



The project team hopes to have all of the funding and permitting in place by year end so that construction on this project can start in early 2018.

This unique project combines a historic renovation with new construction of a 2-unit rental home and a 5-bedroom group home for individuals with developmental disabilities and complex medical needs. Collectively, eight units of affordable housing will be created at the site.

A key partner on the project is The Price Center. The Price Center, located in Newton, provides individuals with intellectual and developmental disabilities with day habilitation and employment programs that foster clients' self-confidence and maximize their physical, emotional and intellectual capabilities. Other partners include the City of Newton, the Mass. Department of Housing and Community Development and The Village Bank.

CONGRATULATIONS TO METRO WEST CD'S UNSUNG HERO AWARD WINNERS!

At its Annual Meeting on November 8th Metro West CD will award the below individuals for their help “getting things done.” Explains Jennifer Van Campen, Metro West CD Executive Director, “These are folks we can call and who really genuinely want to help get affordable housing built. We couldn't do our work without them.”

Rieko Hayashi, LIP/HOP Coordinator at the Dept. of Housing and Community Development

Greg Watson, Manager of Comprehensive Permit Programs, MassHousing

ACT LOCAL & STRATEGIC

WITH THE COMMUNITY INVESTMENT TAX CREDIT

5,298 new affordable housing units are needed! Metro West CD is helping the 23 towns in its target area to build and keep 10% of their housing stock affordable to low and moderate income households.

Here's how you can help: Metro West CD won an allocation of Community Investment Tax Credits (CITC) from the Commonwealth of Massachusetts. 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 \$100,000 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!

Getting to 10% affordability in Metro West is no small undertaking, and we cannot do it without your help! Each \$1,000 you invest in creating affordable housing with Metro West CD, provides you with a \$500 tax credit from Massachusetts as well as the standard federal tax charitable contribution deduction. Other helpful information about the CITC is available at the Massachusetts Association of CDCs website: <https://macdc.org/how-it-works>

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 in communities throughout the Metro West.

Call Jennifer at 617-923-3505 ext. 4 or jvc@metrowestcd.org to get all of your questions answered or donate now with Pay Pal – it's easy! Visit www.metrowestcd.org and click on "donate."



COUNT ME IN FOR THE COMMUNITY INVESTMENT TAX CREDIT!

I want to help support Metro West CD and getting these towns get to 10%! My check is enclosed.

CONTRIBUTION AMOUNT: \$ _____

(Only contributions of \$1,000 or more are eligible for the Community Investment Tax Credit.)

NAME _____

ADDRESS _____

TOWN _____

ZIP _____

E-MAIL _____

PHONE _____

RETURN TO: Metro West CD at 79-B Chapel St., Newton, MA 02458.

Thank you!

