METRO WEST
COLLABORATIVE DEVELOPMENT

JANUARY 2025

THE 2024 ANNUAL REPORT

A Year in Review

Dear partners, colleagues and friends,

2024 has been another year of remarkable growth for Metro West CD. We have continued our vital mission of creating beautifully designed, affordable, accessible, and sustainable homes in our region. Our commitment to housing policy advocacy has also deepened and we were a part of a coalition that supported the passage of the landmark Affordable Homes Act.

In addition to expanding our development and advocacy efforts, we administered rental assistance and direct financial support programs to help individuals and families maintain housing stability. We also partnered closely with our board and community stakeholders to engage in a comprehensive strategic planning process, culminating in an updated mission statement that better reflects our evolving work in the communities we serve.

As we look to 2025, the housing crisis persists, and new challenges lie ahead. However, we are unwavering in our dedication to working alongside our MetroWest communities to address these challenges and ensure that MetroWest continues to thrive as a welcoming home and vibrant community for all.

We extend our heartfelt thanks to our donors, supporters, and partners. Your continued support makes this vital work possible, and we look forward to collaborating with you in the year ahead.

Gratefully,
Caitlin Madden
Metro West Collaborative Development Executive Director

HOUSING POLICY AND PROGRMS

In 2024, the Housing Policy and Programs Team worked diligently in our Metro West communities to provide assistance to community members and advocate with policy makers.

FINANCIAL ASSISTANCE

- The Newton-Wellesley Hospital invested $1.9 million over four years in WATCH CDC and Metro West CD to address housing insecurity. In 2024 ninety-four households were served through case management and/or financial assistance, leading to increased housing stability for members of the community.

- Administered several rental and direct assistance programs including a Driect Assistance program through the City of Watertown for households at or below 60% AMI. This program distributed more than $200k in direct assistance to 107 households to cover budget shortfalls, e.g. medical bills, car repairs, cell phone, internet, rent, etc.

Summary of Financial Assistance:

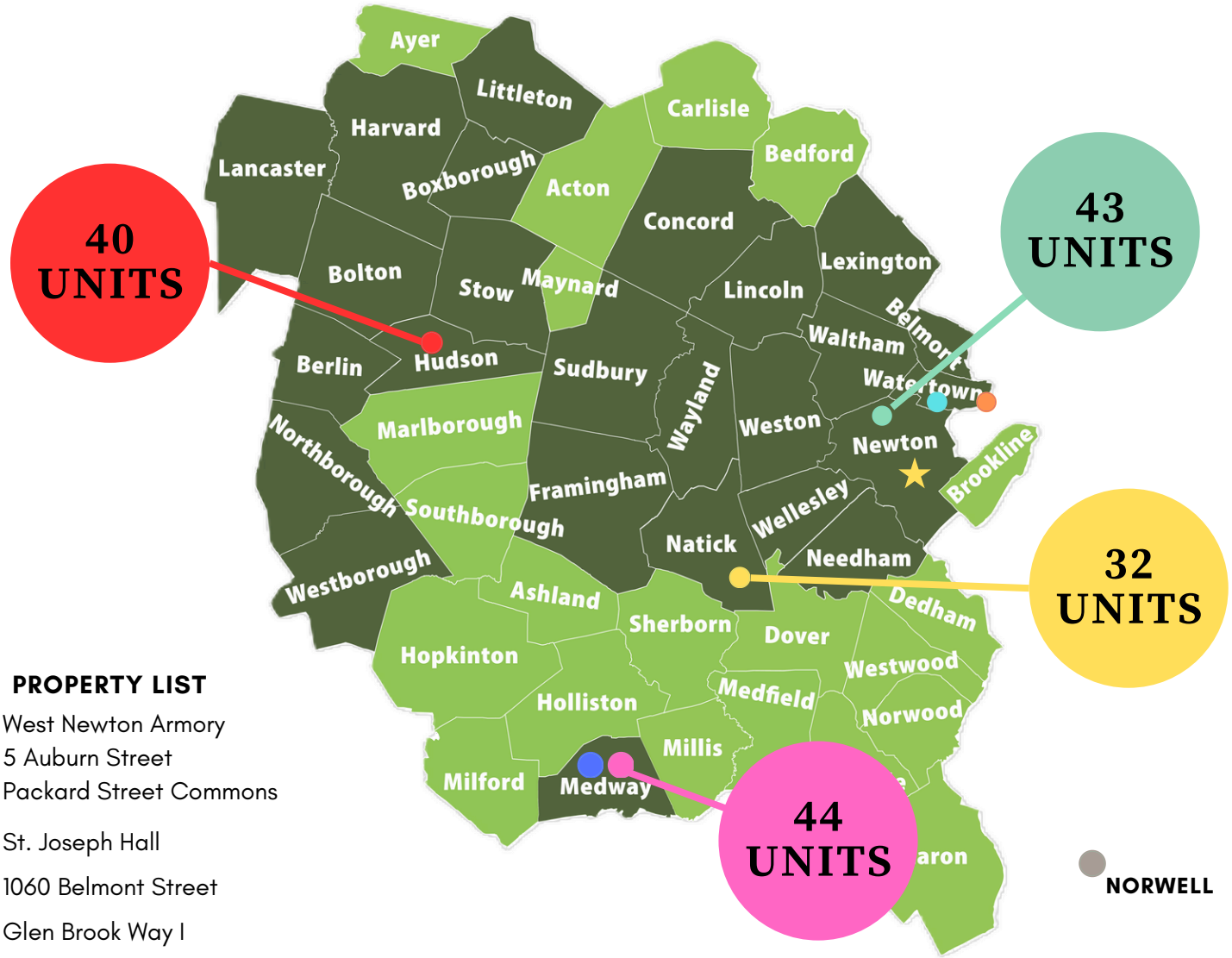
Amount Distributed: $343,866

Total Households Served: 217

HOUSING POLICY AND ADVOCACY

- Assisted smaller property management companies lease-up affordable housing units in accordance with Fair Housing regulations.
- Fair Housing Month (April) was recognized by creating & marketing the MWCD “Guide to Fair Housing Month,” a digital document that included essential information about fair housing laws, detail about fair housing events & webinars, and ways to take action.
- Legislative Advocacy – hosted two “Donuts with your Delegation” sessions with state representatives and senators across our target communities to highlight 2024 housing policy priorities in the region.
- Attended MACDC’s Lobby Day at the State House to discuss MWCD’s work & support the MACDC legislative & budget priorities
- Convened meetings and workshops with the ARHC (Assabet Regional Housing Consortium) to help them establish and work towards achieving their housing goals.

BUILDING AFFORDABLE HOMES



PROPERTY LIST

- = West Newton Armory
- = 5 Auburn Street
- = Packard Street Commons
- = St. Joseph Hall
- = 1060 Belmont Street
- = Glen Brook Way I
- = Glen Brook Way II
- = Herring Brook Hill
- = Metro West CD Office

The Real Estate Development Team made great strides in 2024 toward creating 159 new units of 100% affordable housing

WEST NEWTON ARMORY

1135 Washington St, Newton, MA 02465
Redevelop + New Construction
43 Units of Intergenerational Rentals
Up to 60% AMI
Passive House Design Certified in 2024
Construction Completion: est. in 2026

GLEN BROOK WAY II

2 Glen Brook Way, Medway, MA 02053
New Construction
44 Units of Senior (62+) Rentals
Up to 60% AMI
Passive House Certified in 2024
Completed in 2024

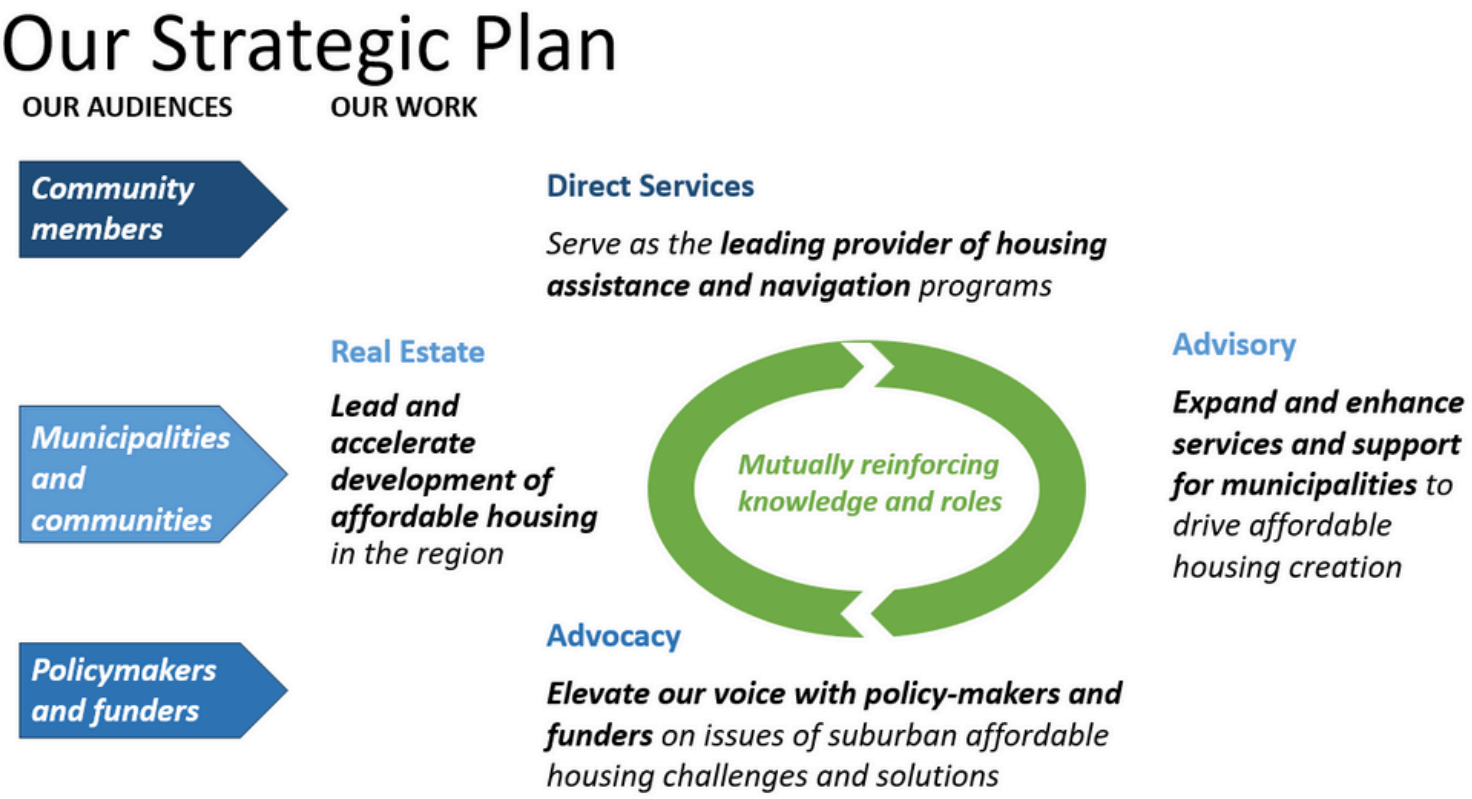
PACKARD STREET COMMONS

62 Packard Street, Hudson, MA 01749
Demo + New Construction
40 Units of Family Rentals
Up to 60% AMI
Passive House Design Certified in 2024
Construction Completion: Est. Early 2025

OUR MISSION AND STRATEGY

Metro West CD staff and board focused on shaping the future of our organization, updating our mission statement and developing a new strategic plan as a guide for the next three to five years.

Our Strategic Plan



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Our New Mission and Vision

Mission

We collaborate with MetroWest communities to expand housing opportunities by:

- Building and preserving affordable housing
- Helping families find and keep their homes
- Counseling community leaders to achieve their housing goals
- Advocating for supportive policy and investment

Vision

Together, we ensure that the MetroWest region thrives as a home and community for all

CELEBRATING OUR GENEROUS COMMUNITY

csb Cambridge SAVINGS BANK

ROCKLAND TRUST

WATERTOWN COMMUNITY FOUNDATION

Community Foundation for MetroWest

DELLBROOK | JKS

Watertown Savings Bank

DAVIS SQUARE ARCHITECTS

NEW SEASONS DEVELOPMENT

NB NeedhamBank℠ Build something.

FirstCitizensBank

LDR L.D. Russo, Inc. General Contractor / Construction Manager

Eastern Bank charitable foundation

*And many generous individuals

Klein Hornig LLP COUNSELORS AT LAW