



CITY OF WATERTOWN
Watertown Housing Trust
ADMINISTRATION BUILDING
149 MAIN STREET
THIRD FLOOR CONFERENCE ROOM

WATERTOWN HOUSING TRUST MEETING
THURSDAY, SEPTEMBER 22, 2022 AT 7:15 PM
ADMINISTRATION BUILDING
149 MAIN STREET
THIRD FLOOR CONFERENCE ROOM
AGENDA

ACCESS INFORMATION:

- A. The meeting will be televised through WCATV (Watertown Cable Access Television):
- B. The Public may join the virtual meeting online: <https://watertown-ma.zoom.us/j/91712481602>
- C. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 917 1248 1602
- D. Public may comment through email: lfield@watertown-ma.gov

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- 1. Introductions
 - 2. Governance items
 - A. Setting regular meeting dates/times
 - B. Election of officers (can hold election or defer until later meeting)
 - 3. Presentation on municipal affordable housing trusts by Shelly Goehring/Massachusetts Housing Partnership
 - 4. Discussion of future meeting topics
 - A. Staff's overview presentation (including list of potential presentation topics)
 - 5. Other business

Getting Started

WATERTOWN AFFORDABLE HOUSING TRUST

SEPTEMBER 22, 2022

Watertown Housing Trust

Members:

- ❖ Clifford Cook
- ❖ Jill Hyde
- ❖ David Leon
- ❖ Helen Oliver
- ❖ Leo Patterson
- ❖ George Proakis (as City Manager)
- ❖ Zoe Weinrobe

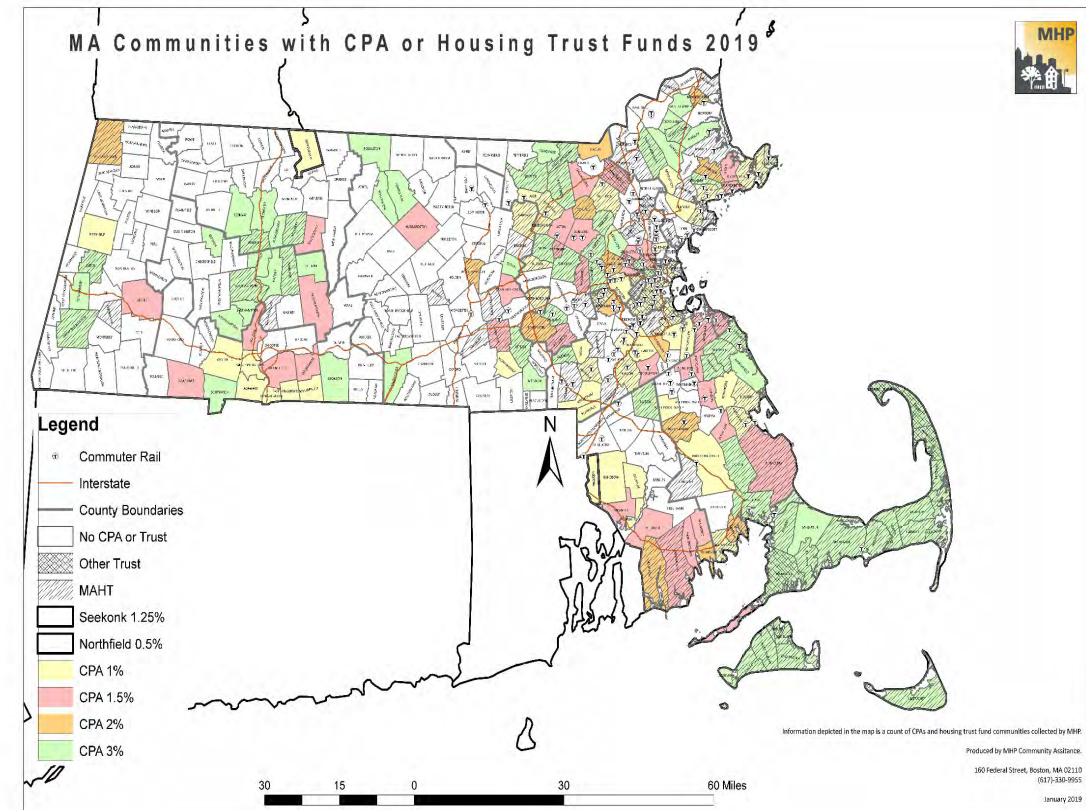
Topics

Touching
briefly on...

- ❑ Learning about housing trusts
- ❑ A few basic Watertown housing facts
- ❑ Partnership responsibilities, now yours
- ❑ WestMetro HOME Consortium
- ❑ Housing Plan Implementation
- ❑ Future Funding sources
- ❑ Future presentation/discussion topics

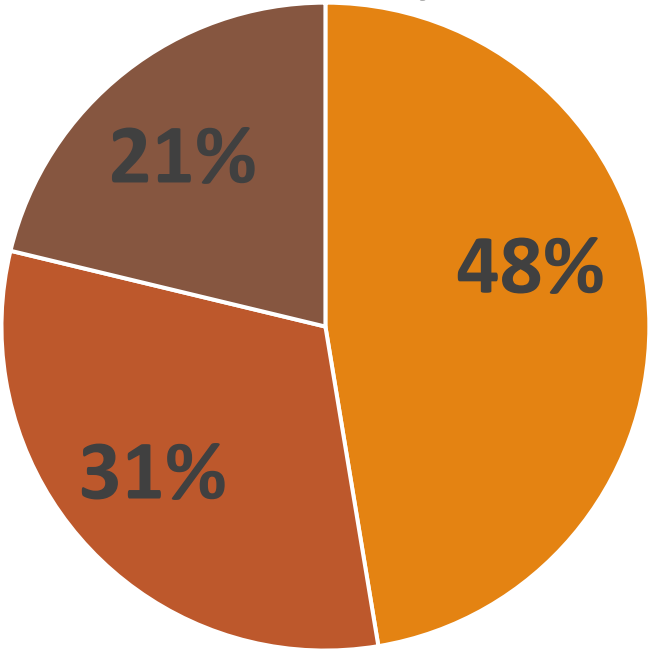
Learning about housing trusts

- Massachusetts Housing Partnership (MHP) has led on training trustees
- 2018 Guidebook:
<https://tinyurl.com/46fuwemh>
- MHP webinar 3/30/22:
<https://tinyurl.com/bdf4mh3f>
- Q & A session on 9/22/22



Breakdown of Watertown Affordable Units

- Public Housing
- Affordable Projects
- Inclusionary



- Total Units on SHI: 1,223
Under construction: 21
- 589 are public housing units
- Over 95% rental
- 465 homes specifically for elderly (37.4%)

Local Funding Sources

☐ **HOME Investment Partnership Program (HOME)**

- Federal \$\$ for affordable housing as part of 13-community WestMetro HOME Consortium.
- City gets approximately \$80,000/year, plus can apply in competitive round for any pooled money (generally less than \$500,000).
- \$265,000 in program income from prior projects but significant chunk committed.

☐ **Community Development Block Grants (CDBG)**

- Federal funding for community development & affordable housing.
- Watertown is not “entitled” to CDBG funding; City must compete with others in state.
- City has about \$36,000 in program income from prior awards.

☐ **Affordable Housing Trust Fund**

- Cash in lieu payments from developers not required to build inclusionary units on-site (approximately \$269,000).

☐ **Community Preservation Act (CPA)**

- Will be competitive process, with decisions by CPC and Council

Recent History of Affordable Housing in Watertown

- 1989 – Watertown adds Inclusionary/Affordable housing to the Zoning Ordinance at 10% set-aside
- 2014 - Watertown adopts a Housing Production Plan (HPP)
 - Goal 2.5 of the HPP is to raise the set-aside from 10% to 12.5%
- April – October, 2014 – Watertown completes the process to increase the set-aside to 12.5%
- 2015 – Rezoning of Arsenal Street, and Arsenal Mall to a new Regional Mixed Use District that requires a 15% set-aside

Recent History of Affordable Housing (continued)

- December, 2016 –Council adopts inclusionary zoning changes recommended by the Housing Partnership:
 - Two tiered set aside based on project size = 12.5% and 15%
 - Two income tiers for rentals = 65% AMI and 80% AMI
 - Add new method for cash in lieu payments
- Fall, 2019 –Housing Partnership begins work on updating Housing Production Plan (interrupted by COVID-19)
- Winter, 2019-2020 –Watertown complies with Chapter 40B through the 1.5% Land Area Calculation
- Fall 2021 –First round of CPA applications

Transferred partnership responsibilities

- Trust ordinance specifically transferred WHP responsibilities
- Inclusionary zoning ordinance requires review and report on proposed IZ units
- Control of HOME, CDBG, AHF \$\$
- Housing plan & implementation
- Policy recommendations



WestMetro HOME Consortium

- 13-community consortium led by City of Newton
- Until recently, city's chief source for affordable \$\$
- ✓ Last significant affordable project was St. Joseph Hall in 2013/2014, converting former Rosary Academy to 25 rentals for households below 60% of AMI

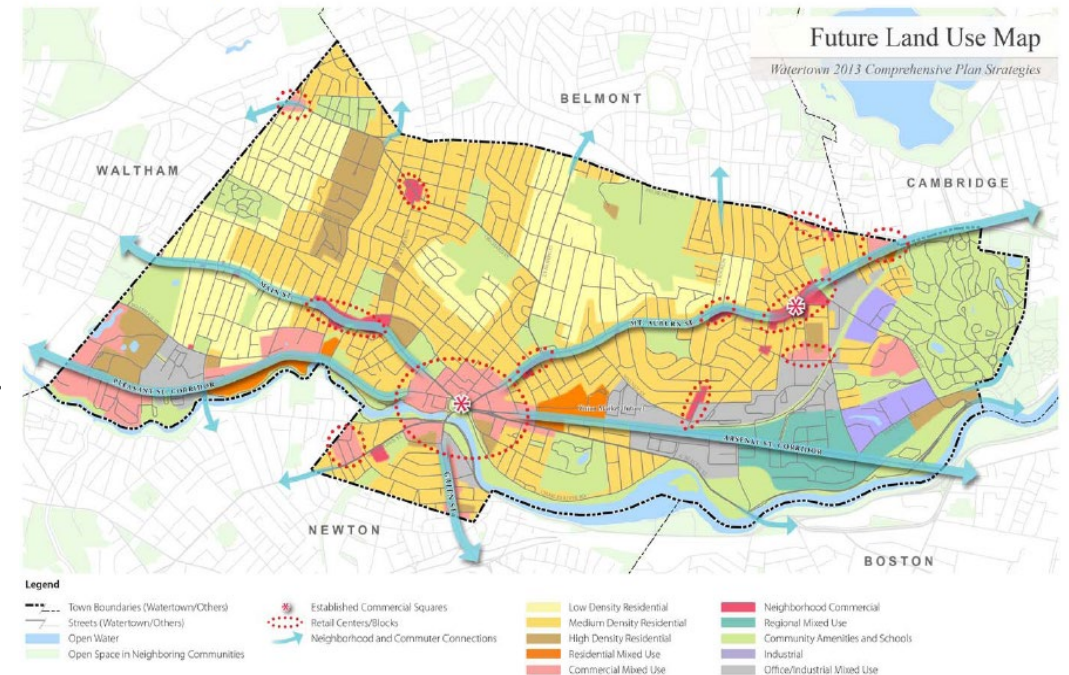


St. Joseph's Hall

Existing Watertown plans

- 2021 Housing Plan
- Comprehensive Plan update started in 2022
 - ✓ Baseline assessment issued July 18, 2022
 - ✓ Community engagement on goals & strategies fall 2022
 - ✓ Final report expected March 2023

Figure 2-10 Future Land Use Map for Watertown



Summary: Housing Plan Goals 2021-2025

Goal 1: Increase affordable housing opportunities for lower-income households (**less than 80% area median income**)

Goal 2: Increase housing opportunities for those needing deeper affordability (**less than 60% area median income**)

Goal 3: Increase affordable and supportive opportunities for **seniors and individuals with disabilities**

Goal 4: Encourage the creation of a **variety of housing** types at different price points, with particular emphasis on providing **options for residents and workers who wish to remain in Watertown**

Goal 5: **Preserve** existing housing affordability

Goal 6: Increase **community engagement** around affordable housing

Implementation so far

- Creating this trust was top priority
- Recommended “nexus study” issued May 2022 and City Council adopted home rule petition seeking authority to impose linkage fee for affordable housing
- Local preference policy adopted summer 2021
- WHP did extensive work on possible accessory dwelling unit ordinance

Future/potential local funding sources

- \$250,000 in budget for investment capital
- WHP recommended some of city's ARPA \$\$ go to this trust
- Linkage fees, if adopted, would go to trust
- CPA funding is available for affordable housing on a case by case basis



Nally Estates on left; Brigham House on right

Future topics: diving deeper

- ☐ Inclusionary zoning program
- ☐ WestMetro HOME Consortium
- ☐ Community Preservation Act
- ☐ Housing Plan implementation
- ☐ DHCD tax credit deals
- ☐ Watertown Housing Authority projects & planning
- ☐ Additional ideas?

...and when should we start talking about identifying potential sites?

Contact Information

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