



Municipal Housing Trust Fund

General Overview and support of:

Articles 25, 27, & 28 of Town Warrant

May 10, 2011



Current Status

Leland Road

- Municipal Housing Trust has been very active in the last year after a few “dry” years
 - We completed our first project on Leland Street and are happy to report a new family has moved into town as of March 2011!



To>>>





Current Status

82 Main Street

- Currently have a series of projects under consideration
 - 82 Main Street-A joint Habitat for Humanities and Town of Norfolk venture next to St. Jude's Church
 - Demolition commenced on 4/30/11
 - Controlled burn was conducted on 5/7/11 providing our town fire fighters with a much-needed training exercise
 - Plans have received ZBA approval
 - Next Step will be to submit final building plans for approval
 - Septic plan will upgrade existing 1,000 gal tank to current 1,500 gal. requirement
 - Dwelling will be 3-bedroom 2 bath
 - Habitat will be managing the project and coordinate all volunteers
 - Volunteers are asked to contact Joe Barboza (Habitat Construction Manager) at Jbarboza69@aol.com
 - All trades and donations should be coordinated with Joe



Current Status

82 Main Present



Town Meeting Forum-May 10, 2011



Current Status

82 Main Street-Training Exercise

5/7/11





Current Status

82 Main Future Rendering





Old Colony Habitat for Humanity



“To give families a hand up, not a hand out”

➤ **Family selection process**

- 25% - 60% of HUD median family income
- Demonstrates ability to pay
- Currently in sub-standard housing
- Demonstrates willingness to partner (200+ hrs in build)

➤ **Voluntary support**

- Land and \$\$ donations
- Materials / Services-in-kind
- Labor , Ongoing family partnership

➤ **Funding**

- OCHFH provides interest free mortgage
- Length of mortgage can be adapted to fit financial situation

➤ **Home Ownership**

- Homeowner builds equity
- If must sell, HFH buys back home. Sale price is original cost plus average wage increase in area



Old Colony Habitat for Humanity



➤ Web site: www.oldcolonyhabitat.org

➤ Office:

Old Colony Habitat for Humanity

PO Box 100

Attleboro, Ma 02703

T: 508-226-8833

➤ Meetings

— 2nd Tuesday of each month

Old Baptist Church

118 South Main Street

Attleboro, Ma 02703



Current Status

24 Mirror Lake

- Dwelling is currently abandoned with Lakefront views
- New Housing plan and septic have been approved under the old ownership
- Plan calls for a 2 bedroom 2 bath home to be constructed on the existing house lot



Town Meeting Forum-May 10, 2011



Current Status

Gumps Farm
Rockwood and Boardman





Current Status

Gumps Farm Rockwood and Boardman

- MHT purchased Gumps home with the intent to rehab the home for affordable housing
- Town voted at Fall Town Meeting (2010) to authorize the CPC purchase of adjacent parcels of land for recreation, open space, and affordable housing
- A minimum of 3 additional lots along Boardman Street have been identified as suitable for Affordable housing
- Meets and Bounds are presently being engineered
- Town is presently considering development options with a local developer to construct 1,600 to 1,800 sf homes in keeping with the design character of the neighborhood
- 3 new homes will have a minimum of 1-car garage and energy efficient amenities essential for lowering on-going operational costs
- Homes should be ready for occupancy by Q1 2012 at the latest
- Sale proceeds should net the MHT with a minimum of \$600k



Affordable Housing Benefits-2011

- Puts 6 properties on tax role increasing revenue to the town
- Adds another 6 units to our affordable housing inventory
- Strengthens Town's standing within the Commonwealth as a community actively pursuing affordable housing alternatives
- Begins to strengthen Town's leverage with Developers utilizing current 40B guidelines
- Creates 5 brand new, energy-efficient homes, and rehabilitation of an existing home (Gumps) promoting "Green" development
- Creates affordable housing opportunities with direct access to Town center (except Mirror Lake), schools, and play areas with sidewalk access.
- Nets MHT with approx. \$820k in proceeds for future development



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Conclusion

**Please support the following Articles:
Articles 25, 27, & 28 of Town Warrant
May 10, 2011**