

Warrant Article #27

Board of Trustees of the Affordable Housing Trust

Board of Trustees of the Affordable Housing Trust

Formed: 2025, per vote of 2024 Town Meeting

Mission: Expand the stock of permanently affordable housing
in the Town of Southborough

Composition: 5 members – 4 at-large, one from Select Board

Request: One-time Transfer of \$532,014 to AHT from CPA Community Housing Funds

Fund use limited to:

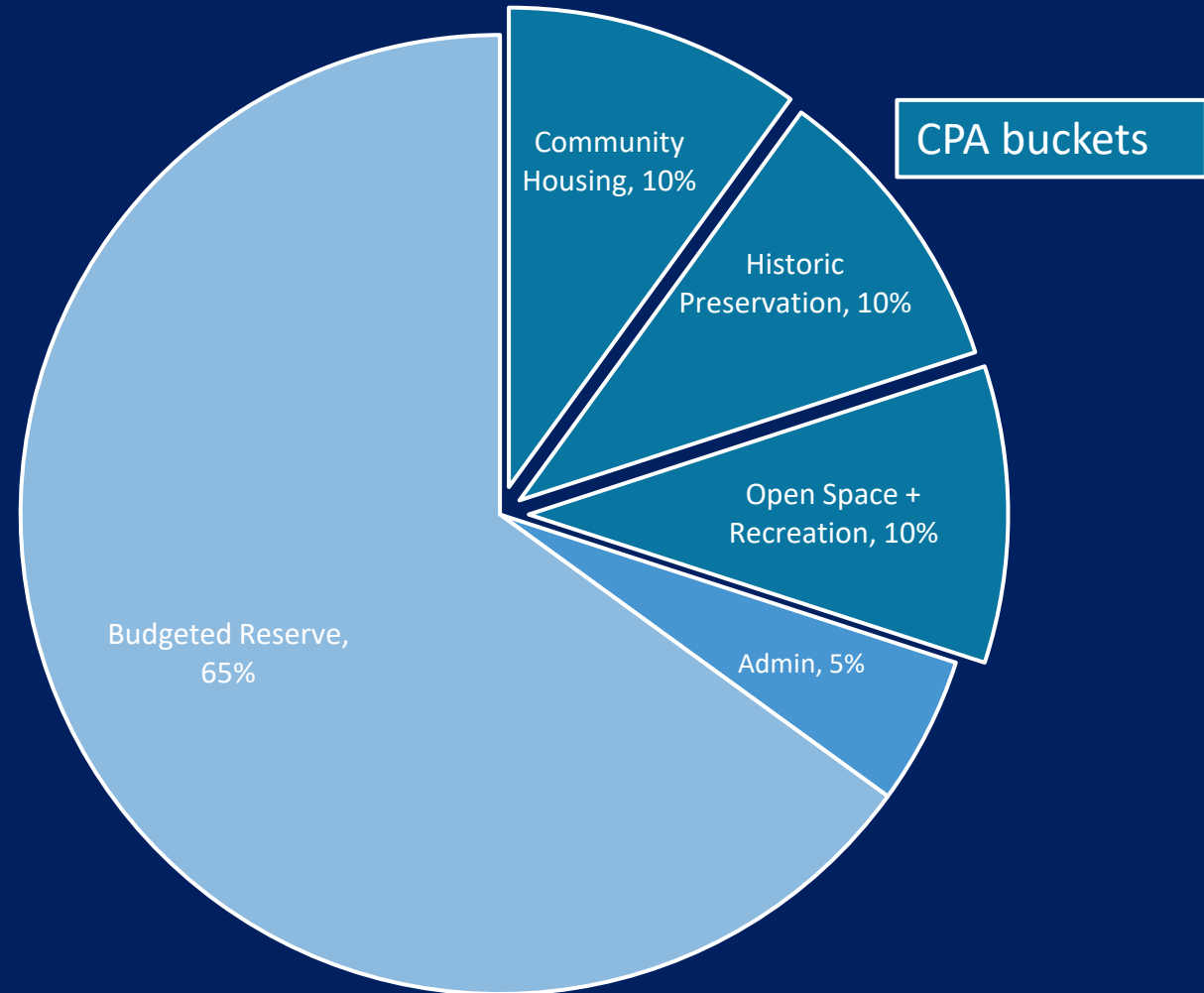
- Acquiring land for the construction of permanently affordable housing
- Acquiring existing homes for conversion to permanently affordable housing
- Working with third parties to:
 - Build permanently affordable housing
 - Renovate existing homes as permitted by law
 - Qualify individuals and families for occupation of affordable housing.
 - Provide financial support for rental assistance or home buying (e.g. down payment, closing costs, other costs)
- Disposing of properties under the Trust's care in furtherance of the above goals

Goals of this Request

- To create and support affordable housing consistent with the character and scale of the Town of Southborough
- To work towards meeting the tremendous need for additional affordable housing in Town for both existing residents and Town employees
- To make continued progress towards the State's 10% affordable requirement and maintain this level for background growth
- To improve the ability of the AHT and Town to compete for real estate transactions which happen typically within 2-3 months
- To improve the ability of the AHT and Town to compete for and acquire Chapter 61A parcels (former farmland) prior to going to market (Town has right of first refusal)
- To allow the AHT to purchase single-family homes offered by current residents to fulfill resident goal of keeping the home affordable in perpetuity

Where the Money Comes From

- Annual 1% property tax surcharge plus distributions from the State CPA Trust Fund
- Divided between three “buckets,” administration, and a budgeted reserve
- Last CPA Housing project - 2011
- AHT is the most viable vehicle in town for putting CPA money to its intended use



Key Parameters of this Request

- Use(s) will comply with state regulations for both the AHT and CPC
- Any affordable units created with the funds will include a perpetual affordable housing restriction
- Potential use of the funds will be publicly discussed at regular AHT open meetings
- AHT will provide regular updates:
 - From AHT member who sits on CPC
 - In writing every 6 months
- Any real estate sale proceeds received by AHT will be returned to CPC per state law