

Winchester Affordable Housing Trust

- The AHT Voted to support the CIVICO Waterfield project and make a loan to the project from AHT funds. This is described the 4/19/2022 AHT memo to the Select Board included in the Select Board's Background Materials provided to Town Meeting members.
- By approving the LDA, the Town has the opportunity to leverage the Waterfield site and diversify our housing stock in ways the private market will not.
- We need to continue making progress toward our 10% affordable housing goals with projects like Waterfield that provide multiple benefits to the Town.

Members:

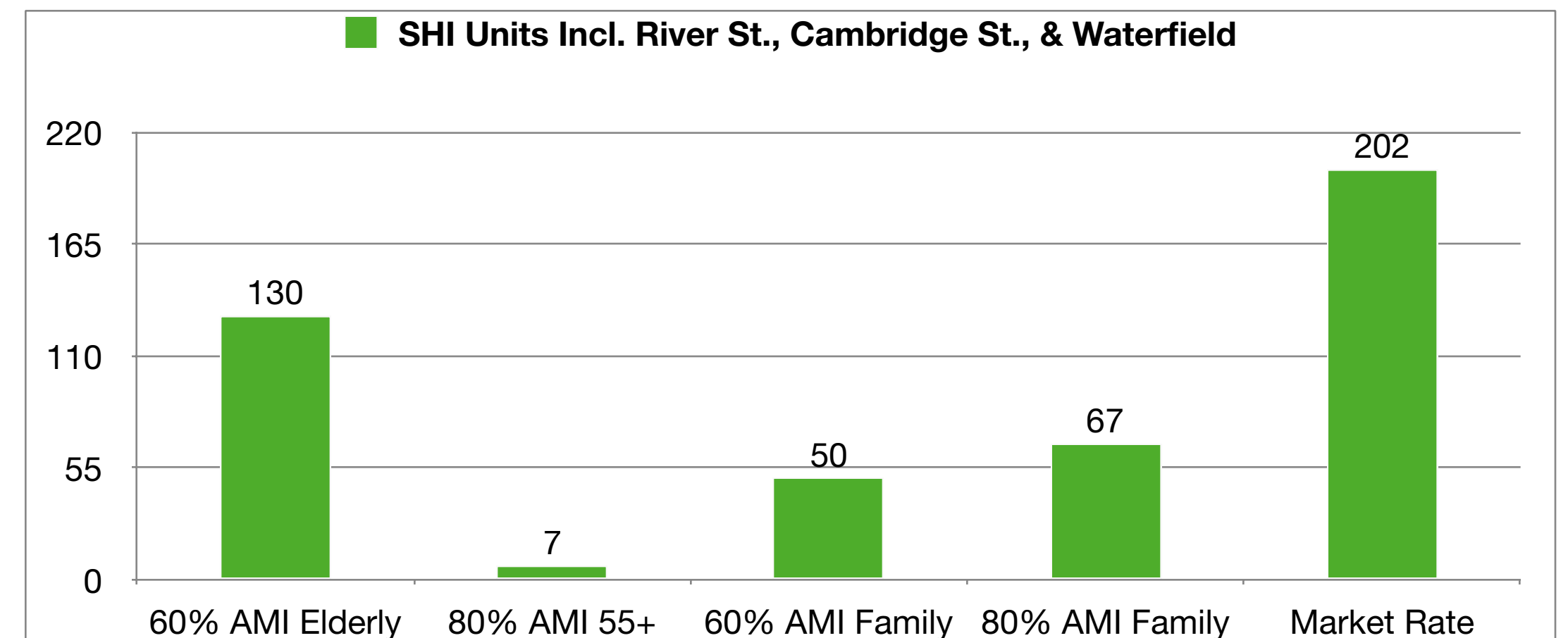
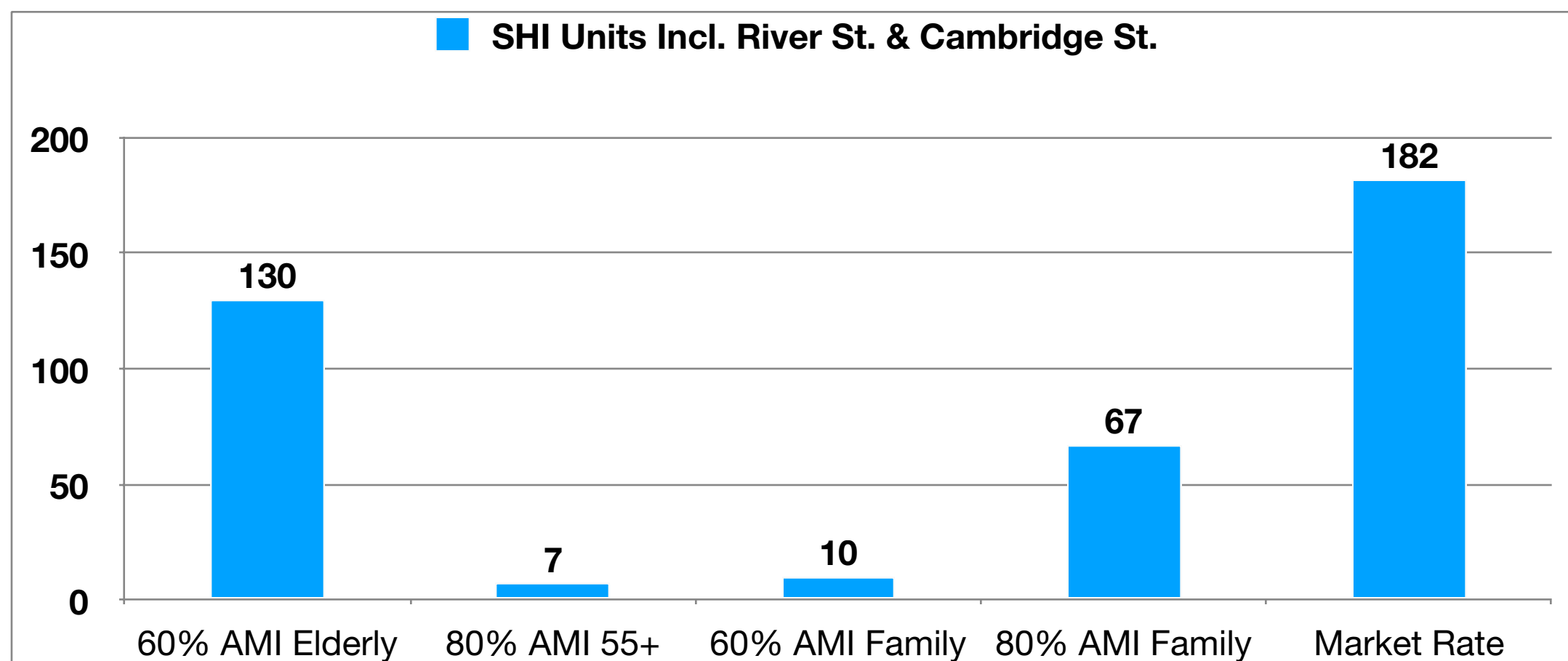
Marty Jones, Chair
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Stacey Irizarry
Kris Galletta
Robin Swan
Michael Queenan
Michael Bettancourt
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AHT was created by Town Meeting to work for the preservation and creation of affordable housing in Town for low and moderate income households. Over 115 Massachusetts communities have established Affordable Housing Trusts.

Winchester Housing Facts:

- Winchester's housing prices and rents keep increasing. Winchester's Housing Production Plan documented the needs.
- Town's current Affordable Housing mix shows a clear gap in **non-age restricted(family)** units below 60% AMI. We currently have **10 units** for this population.
- Waterfield Development will begin to fill the gap in our housing stock by increasing that number to **50 units**.
- 60% AMI Households are working families: \$67,320 - 2 person household; \$84,120 - 4 person household
- All of Winchester's affordable housing units for households below 60% AMI have been built with direct Town involvement: Winchester Housing Authority, surplus Noonan School.
- The lack of available land and high land prices make it impossible for private or non-profit housing developers to secure sites in Winchester to meet this affordability level.



AHT Loan to Waterfield Development

\$500,000 Loan at 5% Interest Rate

- Loan Funds available at Construction Loan Closing.
- Repaid out of Net Operating Revenue after Town receives annual Acquisition and Supplemental Ground Lease payments.
- AHT repayments come from a share of Net Operating Revenue for “Public Lenders” (AHT & State soft debt). Currently = 25% to AHT.
- AHT plans to negotiate the state public lenders to increase the split of Public Debt to AHT. Negotiations happen after Project receives funding.
- Over 15 years, AHT receives **\$736,413. \$269,745** in interest payments. from Net Operating Revenue and **\$466,668** at Year 15 refinance.
- AHT Loan Balance at Year 15: **\$234,477** to be repaid from Net Operating Income after Year 15.
- AHT Loan plus all interest projected to be fully paid in Year 24.
- AHT will conduct an annual review of the project and AHT Loan status.

Selected through a competitive process with multiple experienced developers

Mixed income, rental housing

A higher number and percentage of affordable units than other proposals

Significantly more public parking spaces than other proposals

Private responsibility for maintenance of public parking spaces for 99 years