

MAGIC Muni Affordable Housing Trust Convenings

12-30-24 Draft Scope of Work

Background:

Cities and towns across Greater Boston have established local Affordable Housing Trusts (AHTs) to manage Community Preservation Act funds and other contributing funding sources to increase the local share of affordable housing. Trusts are often comprised of community volunteers, who may or may not have affordable housing expertise. Very few Trusts have dedicated municipal staff. MAPC has worked with many different AHTs over the years, from doing housing production plans and AHT strategic plans to other pro-housing initiatives. It is evident that there is a need for a convening space for AHT board members to come together and learn from one another and housing professionals. There is also significant untapped potential in utilizing AHTs as local housing advocates, to influence policy and programmatic changes beyond the AHTs' control but certainly impacting the efficacy of a local AHT.

Project Goals:

- Create a regularly meeting/convening space for AHT board members to learn from one another and improve the effectiveness of local AHTs across Greater Boston
- Establish a coalition of AHTs that can advocate for pro-housing policies at the state, regional, and local level, including local option transfer fee and other legislative priorities
- Evaluate and share how the MAGIC subregion has used CPA funds to advance affordable housing goals

Anticipated Outcomes:

- Periodic convenings of AHT board members and their staff to share experiences, best practices, and lessons learned
- Virtual hub of AHT resources (including materials for state policy advocacy), housed at mapc.org
- White paper on CPA funding used for housing initiatives in MAGIC
- Toolkit for local option transfer fee advocacy

| Task | Est. Hours | Est. Cost |
|--|------------|-----------|
| Convenings. MAPC will host 5 convenings over the course of 2025. Two of the convenings will be held in person. Three convenings will be held virtually. The convenings will include icebreaker activities to foster relationships among AHT board members and MAPC staff, local spotlights where MAGIC communities can share examples of their AHT's work, guest speakers from AHTs from other subregions, and informational presentations from MAPC and other housing professionals. | | |
| #1 - In Person | 40 | \$ 4,400 |
| #2 - Virtual | 25 | \$ 2,750 |
| #3 - In Person | 40 | \$ 4,400 |
| #4 - Virtual | 25 | \$ 2,750 |
| #5 - Virtual | 25 | \$ 2,750 |
| Creation of Virtual Hub. MAPC will create a new website to house materials from convenings and other relevant resources. | 40 | \$ 4,400 |
| Maintenance of Virtual Hub. Once initially created, MAPC will maintain the virtual hub by uploading relevant materials and resources. | 20 | \$ 2,200 |

CPA White Paper. Using newly available Department of Revenue (DOR) data on municipal CPA funding, MAPC will analyze the usage of CPA funds for the MAGIC subregion. The analysis will look at how funds have been employed across the eligible categories (open space and recreation, historic preservation, and affordable housing). The paper will dive deeper into the housing category and highlight how much funding is available for housing projects today. The white paper will also include 3-4 case studies to show success stories of CPA funds used for housing.

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|---|-----|----|-----------------|
| DOR Data Analysis | 30 | \$ | 3,300 |
| Interviews with AHTs | 15 | \$ | 1,650 |
| Focus Group with AHTs | 10 | \$ | 1,100 |
| White Paper Outline | 5 | \$ | 550 |
| Case Study Identification and Narrative | 50 | \$ | 5,500 |
| White Paper Deliverable | 75 | \$ | 8,250 |
| Local Option Transfer Fee Advocacy. MAPC will prepare a toolkit to help AHTs advocate for the real estate transfer fee. The toolkit will include guidance on filing a home rule petition, as well as resources to advocate with the State Legislature. | 25 | \$ | 2,750 |
| Project Management (5 hours per month for 12 months). Includes attendance at 2-3 MAGIC subregional meetings to provide project updates and overview of CPA research, transfer fee toolkit, and virtual hub. | 60 | \$ | 6,600 |
| Total | 485 | \$ | 53,350 |
| TAP Contribution | | | \$30,000 |
| Requested MAGIC Contribution | | | \$23,350 |