

Brewster Affordable Housing Trust Information

Housing Trust Mission Statement

The Brewster Affordable Housing Trust (“BAHT”) seeks to expand and preserve year-round rental and ownership homes that are affordable to moderate, low, and very low income households. Our efforts will foster a welcoming environment for demographically and socio-economically diverse populations. The BAHT is committed to education, collaboration, and community engagement.

- Accepted April 4, 2019

Brewster Affordable Housing Trust (BAHT) Goals

The Trust has identified the following goals to use as guiding principles to implement Trust Mission Statement:

1. **Develop and Preserve Affordable Housing:** The BAHT will develop and preserve affordable housing and support the work of others seeking to do the same. Our work will serve very low-, low-, and moderate-income individuals and families, which means households with up to 100% Area Median Income (AMI).
2. **Educate:** The BAHT will work to educate individuals and organizations about Brewster’s community housing and why affordable housing is important to the town, its residents and visitors. Coordinating with the Brewster Housing Partnership (BHP), we will partner with other housing organizations from within and outside Brewster to provide educational opportunities to our citizens.
3. **Advocate and collaborate:** The BAHT will advocate for development proposals, projects, local bylaws, state and federal laws, and other programs that advance our mission to create and preserve affordable housing. We will collaborate with local, state, and federal officials as well as public, non-profit and for-profit entities to achieve our goals.
4. **Engage and Communicate:** The BAHT will engage and communicate with town residents, and listen to, and learn from, their ideas, so that our work reflects a broad consensus.

Originally approved by the Brewster Affordable Housing Trust August 15, 2019

Housing Trust Priority and Ongoing Initiatives for FY 24-25

A. Develop and Preserve Affordable Housing:

Priority Initiatives:

- Preserve Subsidized Housing Inventory (SHI) properties (HPP #21)
 - Current vacant SHI homes: 212 Yankee Drive, 11 Sean Circle, 88 Belmont Park Road
- Develop new affordable housing (by building):
 - Support the funding & development of Spring Rock Village (HPP #16 & #8)
- Identify site for next affordable housing initiative
 - Participate in the exploration of housing at the Cape Cod Sea Camps properties (HPP#12)
 - Develop criteria for property's suitability for housing use &/or purchase (HPP#11).
 - Inventory Town-owned land and consider acquisition of land. (HPP#12)
- Create a Housing Opportunity Fund (HPP#9)

Ongoing Initiatives:

- Develop new affordable housing (without building):
 - Continue Brewster Rental Assistance Program (BRAP) (HPP#21)
- Support Community Development Block Grant (CDBG) funding for home rehabilitation. (HPP#20)
- Manage the Brewster Affordable Buy Down program (HPP#21)

B. Educate:

Ongoing Initiative:

- Participate in a collaborative Housing Education Plan (HPP #14 & #15) including Select Board updates, joint meetings with other committees, website postings and outreach. Coordinate with the Brewster Housing Partnership (BHP) on housing education opportunities, including having an annual forum and encouraging attendance at Community Education Sessions.

C. Advocate and Collaborate:

Priority Initiatives:

- Hire a Housing Program Assistant (HPP#19)
- Update 5-year Housing Financial Plan (HPP#8)
- Explore year-round deed restrictions and other legislative initiatives to support affordable and attainable housing (HPP # 9 & #18)
- Advocate and explore a review of current zoning as it relates to housing (HPP #2, #3 & #5)
- Explore requesting and accepting donations to the Trust

Ongoing Initiatives:

- Advocate for continued Trust funding (includes allocations from the Community Preservation Act (CPA), dedication of the short-term rental revenue, free cash and/or budget allocations)
- Work with housing partners in Brewster and in surrounding Towns. (HPP#22)
 - Support local initiatives (for example: Habitat for Humanity, Housing Institute)
 - Network with local and regional housing partners

D. Engage and Communicate:

Ongoing Initiative:

- Provide opportunities for residents to share their thoughts and ideas.
 - Community engagement component of the Housing Education Plan
 - Citizen's Forum
 - Diversity, Equity and Inclusion (DEI) exploration

Approved by the Housing Trust December 7, 2023