

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:

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

Edited and approved January 6, 2022

Housing Trust Priority Initiatives for FY 2022-23

Develop and Preserve Affordable Housing:

- Develop new affordable housing (by building):
 - Support and advance the development of community housing on the Millstone Road property. Subsequent to RFP issuance, select developer and support their efforts to develop rental housing in a timely manner. Determine the amount of funding that the Trust should reserve for a potential request, provide support through funding cycles and permitting process, continue to engage the public.
 - Participate in the exploration of the potential development of community housing on the Cape Cod Sea Camps Parcels.
- Develop new affordable housing (without building):
 - Evaluate the effectiveness of the current accessory dwelling unit bylaws and advocate for policy, financial, or implementation changes if necessary.
 - Evaluate the effectiveness of the current rental voucher program.
 - Revisit the feasibility of a rent-to-own program.
- Evaluate the effectiveness and reach of the existing Community Development Block Grant (CDBG) home rehabilitation program, refine procedure, and study whether the Trust needs to explore supplementing the program in any way.
- Continue to work to preserve the existing 3 Subsidized Housing Inventory (SHI) homes in distress and other units through outreach and, when required, with financial support.
- Work with the Community Preservation Committee (CPC) to determine the future of the Brewster Buy Down program
- Develop rules and program guidelines for the BAHT, particularly around funding requests
- Participate in the Local Comprehensive Plan (LCP) process, including advocate and explore a review of current zoning as it relates to housing.

Educate:

- Hold at least annual forums and Select Board updates as well as regularly post information on the Town website.
 - Community Housing Fair and Forum
- Hold ongoing joint meetings with other committees such as CPC, BHP, SB & FC
- Hold, and/or participate in, Community Housing education sessions and forums that address or include Fair Housing, Local Preference, and Regional Partnerships.

Advocate and Collaborate:

- Advocate for the Trust's current funding strategy that includes allocations from the Community Preservation Act (CPA), dedication of the short-term rental revenue, free cash and/or budget allocations, and Community Development Block Grant (CDBG)
- Develop a 5-year Financial Plan
- Advocate for a more flexible CPA funding formula
- Explore other potential Trust funding
- Update Housing Production Plan
- Participate in the Local Comprehensive Plan (LCP) planning process
- Work with other housing partners in Town and in surrounding Towns.
For example:
 - Partner: Explore partnering with local entities for street/yard clean-ups like the Big Fix or Huckleberry Lane event.
 - Support: local initiatives such as Accessory Dwelling Unit (ADU) bylaw review with BHP, Community Preservation Committee (CPC) Buy-Down Program, Cape Housing Institute, Habitat for Humanity Red Top Road, Serenity at Brewster, and Cape Cod Sea Camps.
 - Network: Attend events and communicate with housing partners.
 - Guide: With other Town entities (including Open Space) create guidelines for land. Review town parcels and properties for suitability for housing.

Engage and Communicate:

- Provide opportunities for residents to share their thoughts and ideas.
 - Community Housing Forum
 - Continue engagement with residents during the Millstone Road developer selection process.
 - Citizen's Forum
 - Develop a diversity inclusion working group

2022 Designated Key Priorities:

- Support and advance development of community housing on the Millstone Road parcel
- 5- year Financial Plan
 - Action Group (Donna Kalinick & Ned Chatelain)
- Trust Guidelines
 - Action Group (Tim Hackert & Maggie Spade-Aguilar)
- Community Housing Fair and Forum (including a fair housing/diversity component)
 - Action Group (Madalyn Hillis-Dineen & Maggie Spade-Aguilar)

Approved by the Housing Trust January 6, 2022