Metro West CDD's primary focus area includes the 2 towns shown below:

Section I: Community to be Served

Metro West CDD, the founding member of our larger community and the founding of the Metro West CD, is a collaborative development (Metro West CDD) in a Regional Community Investment Plan. The map (produced by MAFI, as shown in Section I: Community to be Served) shows the failure to provide affordable housing for low-income households. The purpose of the Metro West Community Plan is to address the inequity of an institutional supply of affordable housing in the Region. The goal of a slow and steady market and the regional reformulation of the work of the Community Investment Plan is to undertake activities that help 10% affordable housing goals as defined under the Metro West Collaborative Development Plan to reflect the focus of communities 21 towns in the Metro West area. Additional 10% affordable housing goals may be added by vote of the Board of Directors as needs and opportunities of the communities within the Region.
Section 3: Plan Goals

Represent broad geographic, ethnic, racial, and economic constituencies.

Board of Directors: The Metro West CD's Board of Directors is comprised of up to 15 members who

Committees: Include: Planning and Development, Finance, and Personnel. More regular mutual guidance and assistance to the staff and Board of Directors. Current leaders and invited to serve on one of Metro West CD's committees, where they can provide feedback on the issues and opportunities within each community.

Community members are identified through surveys and meetings. Members are involved in the planning and development of the organization, and provide feedback to the Metro West CD and its leaders.

Workshops on various topics are held for the purpose described in Section 5.

Community Meetings: Throughout the year, Metro West CD convenes community meetings and workshops as needed.

Community Surveys: Annually, Metro West CD surveys a subset of the 21 towns. The subject is

173 calls inquiries about home ownership housing.
216 calls inquiries about rental housing.
466 calls inquiries about senior housing / senior issues.

Inquiries: Feedback / Responses to Calls:

Metro West CD actively involves residents and uses a variety of mechanisms for involving residents in the organization.

Section 2: Involvement of Community Residents

- 6% are Asian/Pacific Islander
- 9% are African American
- 97% are Hispanic/Latina
- 3% are White/Caucasian

Metro West CD programs tend to serve a more diverse constituency. An analysis of our Readiness Report program at the end of 2013 showed that of the 125 applicants who self-reported their

Race:

- 56% are African American
- 32% are Hispanic/Latina
- 12% are White/Caucasian
- 1% are Asian/Pacific Islander
- 0% are American Indian/Alaska Native
- 0% are Native Hawaiian/Pacific Islander

Metro West CD programs tend to serve a more diverse constituency.
Metro West CD is the chosen developer to construct approximately 30 market-rate units on a former dry cleaning site. The project will include 37 rental units.

Rental units are a critical component of Metro West CD's strategy to help families and individuals who obtain the affordability of housing. Affordability housing provides a stable, healthy environment for families and individuals who obtain the affordability of housing.

The goal of this Community Investment Plan is to assist the towns in our 21-town region in reaching and maintaining the Commonwealth's goals for housing. The goal of this Community Investment Plan is to assist the towns in our 21-town region in reaching and maintaining the Commonwealth's goals for housing. The goal of this Community Investment Plan is to assist the towns in our 21-town region in reaching and maintaining the Commonwealth's goals for housing.
and workshops, to multigenerational or one-on-one counseling sessions.

3) Community advocates will provide information, referrals, and one-on-one guidance to help people acquire affordable housing opportunities.

Convene 5-10 affordable housing training sessions attended by 100+ individuals, which will provide information on new or improved policies and programs. Convene through the Division of Equal Housing and Opportunity. Community Planning efforts to Master Planning efforts; Inc. organize Zoning Ordinance.

Work with local Housing Trusts and Partnerships to support local Housing Production.

In 2015-2016 Metro West CD will:

Increase the percentage of affordable housing required, lead a group of advocates to write an amendment to Watertown's Inclusionary Zoning Ordinance.

Promote public policies that promote the viability of affordable housing.

Advocate for affordable housing – Metro West CD works with local housing advocates to

2) In 2015-2016 Metro West CD will begin construction in Fall 2016.

- Professional manage consulting and monitoring services to ensure compliance.
- Submit applications and commence construction of the three sites for the construction of 75 units of affordable housing.

In addition to building affordable housing, Metro West CD assists multifamilies in their efforts.
Section 7: Implementation of activities with community support

Boxborough is updating its housing production plan.

According to the boxborough development plan, services were to be focused on the boxborough trends and will be done in concert with the Town of Hudson on the additional housing goals. Metro West CD is working with the Town of Hudson on the

Committee, these communities are now looking forward to procedurally meeting

services we could offer. Although initially driven by concerns about their SHI

couldn't bear on his own. They selected Metro West CD because of the variety of

Hudson's housing and show joined forces to take the housing help each community

Housing Services Collaboration - The five towns include: Bolton, Boxford,

- Development

- The experience they need and hired Metro West CD to consult on their first LiP housing

- Lenders, Lenders - a local community organization that has developed 50+ units over

- Leased at market rate

- Currently part of a coalition of Millionaire's annual fund raising.

- Physical, financial, and technical - currently part of a coalition of Neighbor-based

- Balanced Housing Plans currently including the HTH design as a homebuyer assistance

- Housing Goals. Some examples are noted below:

- Metro West CD also works with local nonprofits and municipal governments to accomplish

- We work closely with each of the existing housing

- In addition, Metro West CD will work through

Section 6: Collaborative Efforts

- Responsible for over 7,000 calls from individuals with housing related questions.

- Administration of a Ready Reenter Program that serves over 1,000 people.

- 510 Affordable Housing Training Sessions attended by over 1,000 people.

- Adoption of new programs or policy that create new affordable housing

- Outcomes include:

  - Partners the program with others who have been made with each of the 21 towns in our focus area. Additional

  - Annually, Metro West CD will report to its members, donors, supporters and other interested

  - Because the goal is simple, measuring the outcomes will be simple: units added to the SHI.

Section 5: Measuring Outcomes

- With a budget of only four and a half staff, a geography of 21 towns, Metro West CD must work through

- Boxborough works with local nonprofits and municipal governments to accomplish

- Program to help low income households purchase homes in Belgium

- Balanced Housing Plans currently including the HTH design as a homebuyer assistance

- Housing Goals. Some examples are noted below:

- Metro West CD also works with local nonprofits and municipal governments to accomplish

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- Balanced Housing Plans currently including the HTH design as a homebuyer assistance

- Housing Goals. Some examples are noted below:
Seeking to understand their legal obligations.

The repositioning of 25 elderly households.

Housing restrictions that were set in 1913. Calls come from families on the

Preserved and updated 25 units of affordable housing by winning more than $4

of our successes include:

Section 9 History, track record, and sustainable development

Metro West CD, located in 1991 as Westtown Community Housing, has more than 20 years of

Metro West CD was able to raise the funds necessary to implement our Community Investment

Metro West CD has earned approximately $20,000 from contracts with multifamilies and

Metro West CD has been slowly growing its budget program and staffing over the past five

Section 8 Financing Strategy

Share sites with housing, open space, community farmer's and bike paths.

Effordable housing goals and may, through that process, achieve local zoning

Law Chapter 40B that allows loans to work with a developer to accomplish specific

Cluster zoning and "density 140B". A brokerage of 140B is the use of a proportion of space

Mixed-use developments that would include residential and commercial spaces.

Reserve of industrial and commercial sites.

The desire to meet or maintain the 10% affordable housing goal is often cited in Master Plans or
process for the re-use of the Fermilab Center.

coalition of William-based community groups leading a community-based planning

Waterdown, Boxborough, and is currently coordinating the Fermilab Working Group.

CI] has been part of the Housing Production Plans in Kelowna, Victoria

Prioritize regional planning and coordination of efforts and resources. Metro West

3.5 units in 3 acres of a 2.9 acre parcel.

Protestors and passive recreation on-site. The proposed Harvard parcel will cluster

Protestors and passive recreation on-site. The proposed Harvard parcel will cluster

new units for clinicians of the Department of Mental Health.

individuals to move into a community. The St. Joseph Hall renovation provided two

proposed equity by increasing the opportunities for low and moderate income

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Suneeth John

I am a retired police officer who resides in Watertown. Previously, he lived in Watertown where he

Drew McElroy

many years. She is a resident of a Metro West CD developed property. She is also employed as a counselor at Watertown Hospital.

Paul Weldon

She is a resident of a Metro West CD developed property. She is also employed as a school counselor and principal. She has served on the

Teresa Moore

Developed a community in Watertown. She is a resident of a Metro West CD developed property. She is active in several

Alisa Carney-Todres

the Watertown Housing Trust for nearly 10 years. She is an affordable housing developer and consultant. She is a resident and has served on

Amii Tulkalian

the Watertown Housing Trust for nearly 10 years. She is a resident of a Metro West CD developed property. She is active in several

Heen Bakshian

international development. She lives in Belmont and is a member of the Belmont Housing Trust.

Kavari M. Yale (Chair)

Kavari M. Yale is a retired member of the Boston Office of Human Resources Department. She is a resident of

Mike Sherman (Vice President)

Mike Sherman (President)

the Watertown Housing Trust and Chair of the Watertown Housing Trust. He formerly spent 20 years in public housing

Robert Black (President)

managing over 2,000 units of affordable housing. His experience in residential development and construction

Section III: Updated Board of Directors List

Metro West Collaborative Development, Inc. Board Members & Affiliates - 2014