

Report of the Community Preservation Committee for FY'27

The Randolph Community Preservation Committee is submitting this partial FY2027 report for the Town Council's consideration. The Housing Coordinator position is currently being funded through Community Preservation Act (CPA) Funds. This funding is set to run out before the Committee will complete reviewing and voting on the applications we have received. In order to avoid any disruption in the compensation due to the employee, the Committee has decided to bring this project to the Town Council for your consideration at this time. Once the Committee has finished reviewing and voting on all the remaining projects, there will be a subsequent report submitted detailing all the projects that have been approved and their recommended funding allocations.

A. Housing Coordinator

(\$66,377- Housing)

This project will cover the salary of a Housing Coordinator who will oversee all aspects of affordable housing requirements (except those of the Randolph Housing Authority) including: Administration of Local Initiative Program (LIP) and Local Action Unit (LAU), Affirmative Fair Housing Marketing Plan (AFHMP), resident selection and lotteries, including preparing closing documents as required. Monitoring LIP, 40B, HOME and locally restricted rental and ownership units as required including processing owner self-certifications, monitoring resales and other transactions, and reviewing and approving rent increase requests and interfacing with subsidizing and monitoring agents. Administration of local programs, including: Rental Assistance Programs, Small Grant Programs, HOME and others as they become available. Maintaining the Subsidized Housing Inventory (SHI) including adding new units. Supporting Town boards and committees and local housing strategies, including assisting with a Housing Production Plan (HPP). Serving as a resource for current and future residents of affordable housing, assisting with queries and promoting affirmative fair housing marketing plans; developing housing related public educational programs, events, and resource guides. Participation in statewide affordable housing initiatives. Develop relationships with local developers, realtors, service providers, lenders, and community-, regional-, and state-based housing agencies including but not limited to the Executive Office of Housing and Livable Communities and MassHousing. Respond to inquiries regarding development of affordable housing and related municipal services.

Committee's Comments:

Whereas one of the Community Preservation Act's core purposes is to support and contribute to providing 10% affordable housing, the abovementioned responsibilities are not currently assigned to any other member of Randolph's municipal staff and require knowledge and experience with affordable housing programs (local, state, and federal), and this position is a continuation of a previously approved project, the CPC feels this project continues to meet the guidelines of the CPA, and therefore supports the funding of this application.

Respectfully Submitted,
Housing Authority Member- Ronald Lum, Chairman,
Town Council Rep- Ryan Egan,
Community Member-Business- Bruce Fleischmann,
Community Member- Resident- Marcell Robateau,
Conservation Commission Member- Keith Asack,
Historical Commission Member- Mary West,
Planning Board Member- Alexandra Alexopoulos