

TOWN OF HAMILTON APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Date: August 1, 2019

Project Title: Affordable Housing Trust / Habitat for Humanity Project at 434 and 436 Asbury Street

Name of Applicant: Hamilton Affordable Housing Trust

Name of Organization: Hamilton Affordable Housing Trust

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CPA Category (circle all that apply): Open Space Historic Preservation

Recreation Community Housing

CPA Funding Requested: \$200,000 **Total Project Cost**: \$1.2 million plus acquisition costs

(this cost includes the \$650,000 in funds to be obtained from the Hamilton Affordable Housing Trust)

Please attach answers to the following questions. Include supporting materials as necessary.

1. **Project Description:** Please give a detailed project description, including specific objectives.

The purpose of the grant is to fund the Hamilton Affordable Housing Trust (the Trust) in their efforts to create affordable housing in the Town of Hamilton. Specifically, it will fund a proposed project at 434 and 436 Asbury Street, which will create seven units of affordable housing on approximately 4.75 acres of land. The project will consist of three two-family homes and one single family home. This project will be developed by Habitat for Humanity North Shore.

The Trust was established by the municipality to create and protect affordable housing in Hamilton. The Town has approved CPA funds for the Trust in the past. A portion of this funding has been used to assist in the creation of two affordable homes on Asbury Street under the leadership of Habitat for Humanity North Shore. The Trust currently has approximately \$450,000 available for additional affordable housing projects. The additional \$200,000 will enable them to grant a total of \$650,000 to Habitat for Humanity North Shore. This will allow

Habitat for Humanity North Shore to purchase the property and commence construction of the housing.

A map of the site is shown below. The site is predominantly upland. It is in a Zone 11 (Zone of Contribution to a Public Supply Well). It is partially developed with an existing house (which is intended to be demolished) and a cell tower (which will be retained).



The following are preliminary plans for the project:



2. **Goals:** How does this project accomplish the goals of the CPA? (See Guidelines for Project Submission for general criteria.)

The Hamilton Community Preservation Plan contains goals from the Hamilton Housing Production Plan. One goal is to "Maintain and advance local capacity and advocacy efforts to achieve housing production goals."

In addition, the Community Preservation Plan under Criteria for Review states "projects involving community housing that address at least one of the following criteria will receive preference:

The extent to which the project addresses objectives identified specifically within the Master Plan or the Housing Production Plan".

In 2013, the Metropolitan Planning Council (MAPC), Boston's regional Planning Agency worked with the Town of Hamilton through the Board of Selectmen, Planning Board and the Affordable Housing Trust to develop the Hamilton Housing Production Plan. This Plan set a goal to produce fourteen affordable housing units each year. In the past four years, only five units have been created, including the two units by Habitat for Humanity North Shore.

The Housing Production Plan notes that in 2012 the median price for a house in Hamilton was \$360,000. However, 28% of households in Hamilton earn less than \$40,000 annually. One fifth (20%) of Hamilton residents are low income and half of theses households can be classified as very low income or extremely low income, earning less than 50% of the Average Median Income (AMI). In addition, 39.4% of Hamilton residents spend more than 30% of their income on housing.

Hamilton has 86 units on the Subsidized Housing Inventory (SHI). This is 3% of the total units in Hamilton, which is well below the 10% affordable housing goal set forth by Chapter 40B MGL. This is the third lowest percentage of affordable units within the MAPC's North Shore Task Force sub-region. In order to meet this goal, Hamilton will need to produce 276 affordable units.

This project will further the goals of the Hamilton Housing Production Plan by creating seven affordable housing units.

Another goal in the Community Preservation Plan states "reinforce existing and establish new partnerships to leverage resources to advance housing production and programs." The Affordable Housing Trust has worked with Habitat for Humanity in the past. This partnership produced two affordable housing units at 270 Asbury Street and 0 Lincoln Street. Habitat for Humanity North Shore also has a Host Community Agreement with the Hamilton Board of Selectmen to produce affordable housing in the town.

3. **Timeline**: What is the schedule for project implementation, including a timeline for all critical milestones? Will this be a multi-year/multi-faceted project? If so, the proposal should be submitted in two phases; phase one for the study/engineering, followed by phase two for the project completion.

Habitat for Humanity North Shore (with financial assistance from the Hamilton Affordable Housing Trust) intends to acquire the property in November 2019. They will apply for a Comprehensive Permit (through Chapter 40B MGL) soon after, with the hopes that the Zoning Board of Appeals issues an approval in June 2020. Following the issuance of the Comprehensive Permit, it is anticipated that construction will commence in the summer of 2020. It is planned that the construction in the Fall of 2020 will include site preparation, the installation of a septic system, foundations, the construction of the road and initial work on the first unit.

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- 4. **Budget**: Please provide a full budget including the following information, as applicable. (NOTE: CPA funds may not be used for maintenance):
 - a. Total amount of the project cost, with itemization of major components.

It is intended that the project will cost \$1,200,000 plus acquisition costs to complete. Acquisition costs will be determined in the fall. It is anticipated that each house will cost \$150,000. Approximately \$150,000 will be incurred for site preparation and the construction of the road.

b. Additional funding sources. Please include those that are available, committed, or under consideration including fundraising, other grants, etc.

It is hoped that the project will obtain HOME funds and Federal Home Loan Bank Funds. Habitat for Humanity North Shore will also apply to People's United Bank and the Institution for Savings for grants.

c. Describe the basis for your budget and the sources of information you used, including evidence detailing that the lowest bid has been received.

Habitat for Humanity North Shore has constructed several affordable homes in the past. Much of the work is completed by volunteers and students from nearby vocational schools. Some of the construction materials will be donated.

5. **Support:** Have the appropriate Town Boards and Commissions expressed support and/or approved the project? What is the nature and level of community support for this project? Please provide evidence that you are qualified and eligible to undertake the project.

This project will be developed in partnership with the Hamilton Affordable Housing Trust, which is the relevant town board for affordable housing. Once this initial funding is secured, the project will be reviewed by the Hamilton Zoning Board of Appeals, with assistance from all other town regulatory boards and commissions.