

Thursday, October 12, 2023 at 18:59:31 Eastern Daylight Time

Subject: 2024 CPA requests

Date: Thursday, October 12, 2023 at 6:59:21 PM Eastern Daylight Time

From: djc7552@gmail.com

To: Holly Morris, nrufo@duxbury-ma.gov

Holly and Nancy, I wanted to let you know that the Affordable Housing Trust will submit two CPA funding requests for 2024. They relate to the reimbursement of land costs associated with land on Temple Street and a parcel on East Street.

The Trust met tonight and discussed these requests in detail. We understand the limited assets of the CPC and want to work with the Committee. We understand that the Temple Street request might be considered for the next round of funding and that you might not have the resources to fund the East Street request at this time.

We want to work cooperatively with both of you to insure the proper positioning and timing of these requests. We are submitting them to be sure that everyone is aware of the items and that we do not lose track of these needs.

The purpose of this note is to convey our thoughts and we did not want to blind side you with the requests. At your convenience, I would be pleased to discuss the best way to move forward on both of these items.

Thanks for your help.

Dan Coughlin

New Chair of the Affordable Housing Trust

*Town of Duxbury, Massachusetts
Community Preservation Act
Funding Request Form*

Date: October 13, 2023

Request tracking code (provided by CPC): _____

Project Summary (a complete project description including estimated costs should be attached). Use an additional page if necessary.

The Housing trust acquired a 39.11 acre parcel of land on East Street adjacent to Route 3 south for \$739,000. A portion of this land was intended to be used for affordable housing and a portion for open space / conservation. An appraisal dated 9/17/23, valued 2.27 acres of land for housing 36.84 acres as open space. The appraisal valued the housing land at \$50,000 and open space at \$650,000. Subsequently it was determined that 4.0 acres valued at \$80,500 was required for housing, the balance of \$619,500 for open space. Subject to confirmation by the appraiser.

Amount of Funding Requested: \$ 619,500 When required: over fiscal years 2023 and 2024

Other sources of funding available: _____

Request category(ies): Open Space Historical Community Housing Recreation

Number of acres in parcel: 36.84 Number of housing units proposed: none

Summarize how this request benefits the Town of Duxbury and meets the goals of the Community Preservation Act:

The Housing Trust and Conservation Department have worked together to identify parcels of land that serve the needs of both affordable housing and open space in Duxbury. This joint effort has led to the acquisition of a very desirable parcel of land that meets their collective objectives. Acceptance of this request will properly allocate the use of funds. In addition, the funding over time recognizes the limited funds available to the Community Preservation Account.

Project Sponsor or Organization: Duxbury Affordable Housing Trust

Contact Name: Dan Coughlin Address: 30 Deacons Path

Telephone Number: 781 740 1057 Email: djc7552@gmail.com

This request received by Community Preservation Committee on _____

Copies provided to CPC members on _____

CPC Contact: _____ Telephone Number: _____

Is sufficient detail provided to consider the request? _____ If not, sponsor informed on _____

Additional information required: _____

Committee Votes

| Votes: | Yes/No | Votes: Yes/No/Abstain | Date | Sponsor Informed (Date, by whom and how) |
|----------------------------|--------|--------------------------|------|---|
| Meets CPA criteria | | | | |
| Accepted for consideration | | | | |
| Recommend to TM | | | | |

Other: _____

*Town of Duxbury, Massachusetts
Community Preservation Act
Funding Request Form*

Date: October 13, 2023

Request tracking code (provided by CPC): _____

Project Summary (a complete project description including estimated costs should be attached). Use an additional page if necessary.

The Housing trust acquired a 39.11 acre parcel of land on East Street adjacent to Route 3 south for \$739,000. A portion of this land was intended to be used for affordable housing and a portion for open space / conservation. An appraisal dated 9/17/23, valued 2.27 acres of land for housing 36.84 acres as open space. The appraisal valued the housing land at \$50,000 and open space at \$650,000. Subsequently it was determined that 4.0 acres valued at \$80,500 was required for housing, the balance of \$619,500 for open space. Subject to confirmation by the appraiser.

Amount of Funding Requested: \$ 619,500 When required: over fiscal years 2023 and 2024

Other sources of funding available: _____

Request category(ies): Open Space Historical Community Housing Recreation

Number of acres in parcel: 36.84 Number of housing units proposed: none

Summarize how this request benefits the Town of Duxbury and meets the goals of the Community Preservation Act:

The Housing Trust and Conservation Department have worked together to identify parcels of land that serve the needs of both affordable housing and open space in Duxbury. This joint effort has led to the acquisition of a very desirable parcel of land that meets their collective objectives. Acceptance of this request will properly allocate the use of funds. In addition, the funding over time recognizes the limited funds available to the Community Preservation Account.

Project Sponsor or Organization: Duxbury Affordable Housing Trust

Contact Name: Dan Coughlin Address: 30 Deacons Path

Telephone Number: 781 740 1057 Email: djc7552@gmail.com

This request received by Community Preservation Committee on _____

Copies provided to CPC members on _____

CPC Contact: _____ Telephone Number: _____

Is sufficient detail provided to consider the request? If not, sponsor informed on _____

Additional information required: _____

Committee Votes

| Votes: | Yes/No | Votes: Yes/No/Abstain | Date | Sponsor Informed (Date, by whom and how) |
|----------------------------|--------|--------------------------|------|---|
| Meets CPA criteria | | | | |
| Accepted for consideration | | | | |
| Recommend to TM | | | | |

Other: _____

*Town of Duxbury, Massachusetts
Community Preservation Act
Funding Request Form*

Date: October 13, 2023

Request tracking code (provided by CPC): _____

Project Summary (a complete project description including estimated costs should be attached). Use an additional page if necessary.

The Housing trust acquired a 39.11 acre parcel of land on East Street adjacent to Route 3 south for \$739,000. A portion of this land was intended to be used for affordable housing and a portion for open space / conservation. An appraisal dated 9/17/23, valued 2.27 acres of land for housing 36.84 acres as open space. The appraisal valued the housing land at \$50,000 and open space at \$650,000. Subsequently it was determined that 4.0 acres valued at \$80,500 was required for housing, the balance of \$619,500 for open space. Subject to confirmation by the appraiser.

Amount of Funding Requested: \$ 619,500 When required: over fiscal years 2023 and 2024

Other sources of funding available: _____

Request category(ies): Open Space Historical Community Housing Recreation

Number of acres in parcel: 36.84 Number of housing units proposed: none

Summarize how this request benefits the Town of Duxbury and meets the goals of the Community Preservation Act:

The Housing Trust and Conservation Department have worked together to identify parcels of land that serve the needs of both affordable housing and open space in Duxbury. This joint effort has led to the acquisition of a very desirable parcel of land that meets their collective objectives. Acceptance of this request will properly allocate the use of funds. In addition, the funding over time recognizes the limited funds available to the Community Preservation Account.

Project Sponsor or Organization: Duxbury Affordable Housing Trust

Contact Name: Dan Coughlin Address: 30 Deacons Path

Telephone Number: 781 740 1057 Email: djc7552@gmail.com

This request received by Community Preservation Committee on _____

Copies provided to CPC members on _____

CPC Contact: _____ Telephone Number: _____

Is sufficient detail provided to consider the request? If not, sponsor informed on _____

Additional information required: _____

Committee Votes

| Votes: | Yes/No | Votes: Yes/No/Abstain | Date | Sponsor Informed (Date, by whom and how) |
|----------------------------|--------|--------------------------|------|---|
| Meets CPA criteria | | | | |
| Accepted for consideration | | | | |
| Recommend to TM | | | | |

Other: _____

*Town of Duxbury, Massachusetts
Community Preservation Act
Funding Request Form*

Date: October 13, 2023

Request tracking code (provided by CPC): _____

Project Summary (a complete project description including estimated costs should be attached). Use an additional page if necessary.

The Housing trust acquired a 39.11 acre parcel of land on East Street adjacent to Route 3 south for \$739,000. A portion of this land was intended to be used for affordable housing and a portion for open space / conservation. An appraisal dated 9/17/23, valued 2.27 acres of land for housing 36.84 acres as open space. The appraisal valued the housing land at \$50,000 and open space at \$650,000. Subsequently it was determined that 4.0 acres valued at \$80,500 was required for housing, the balance of \$619,500 for open space. Subject to confirmation by the appraiser.

Amount of Funding Requested: \$ 619,500 When required: over fiscal years 2023 and 2024

Other sources of funding available: _____

Request category(ies): Open Space Historical Community Housing Recreation

Number of acres in parcel: 36.84 Number of housing units proposed: none

Summarize how this request benefits the Town of Duxbury and meets the goals of the Community Preservation Act:

The Housing Trust and Conservation Department have worked together to identify parcels of land that serve the needs of both affordable housing and open space in Duxbury. This joint effort has led to the acquisition of a very desirable parcel of land that meets their collective objectives. Acceptance of this request will properly allocate the use of funds. In addition, the funding over time recognizes the limited funds available to the Community Preservation Account.

Project Sponsor or Organization: Duxbury Affordable Housing Trust

Contact Name: Dan Coughlin Address: 30 Deacons Path

Telephone Number: 781 740 1057 Email: djc7552@gmail.com

This request received by Community Preservation Committee on _____

Copies provided to CPC members on _____

CPC Contact: _____ Telephone Number: _____

Is sufficient detail provided to consider the request? _____ If not, sponsor informed on _____

Additional information required: _____

Committee Votes

| Votes: | Yes/No | Votes: Yes/No/Abstain | Date | Sponsor Informed (Date, by whom and how) |
|----------------------------|--------|--------------------------|------|--|
| Meets CPA criteria | | | | |
| Accepted for consideration | | | | |
| Recommend to TM | | | | |

Other: _____