

# Duxbury Affordable Housing Trust Article 13

## Transfer of Land to Trust

# Members

- Martha Himes, Office Manager, Vice Chair/Clerk
- Matthew Walsh, Esq.
- George Wadsworth, Planning Board
- Dan Coughlin, CEO High Street Realty Co., LLC, retired
- Stephen Dubuque, Former Executive Director South Shore Housing, Retired
- Ted Flynn, Board of Selectman Liaison
- Diane Bartlett, , Special Needs Advocate, Retired, Chair
- Trust Attorney: Robert Galvin, Esq.

# HUD INCOME GUIDELINES FOR AFFORDABLE HOUSING BY NUMBER OF FAMILY MEMBERS

Unit	Median Family Income	FY 2021 Income Limit Category	Persons in Family					
	Explanation		1	2	3	4	5	6
B- JD	\$120,800	Very Low (50%) Income Limits (\$)	47,000	53,700	60,400	<b>67,100</b>	72,500	77,850
		Explanation						
		Extremely Low Income Limits (\$)*	28,200	32,200	36,250	<b>40,250</b>	43,500	46,700
		Explanation						
		Low (80%) Income Limits (\$)	70,750	80,850	90,950	<b>101,050</b>	109,150	117,250
		Explanation						

# Housing Production Plan (HPP) GOALS

The Town of Duxbury continues to face challenges in meeting all of the community's affordable housing needs. Goals from the Housing Production Plan certified in 2019 by the Department of Housing and Community Development (DHCD).

- Preserve existing affordable units, especially rental units for very low-income households;

\* Production Plan certified in 2019 by DHCD

# Housing Production Goals continued

- Increase housing and support opportunities for special needs populations such as battered women, developmentally disabled persons, survivors of traumatic brain injury, veterans or formerly homeless persons;
- Identify additional sources of funding for affordable developments
- Amend the Zoning By Law to further encourage affordable housing

# Housing Production Goals continued

- Increase the supply of affordable rental housing for low-income (60% - 80% AMI);
- Increase the supply of affordable rental housing for low-income (30% -60% AMI);
- Increase affordable homeownership opportunities for first-time homebuyers earning 70%-80% and 80-100% AMI;

## What the Trust does:

- \*Have a Certified Housing production Plan (every 5 years) Provides Safe Harbor option
- \*We are a clearinghouse for ideas and land
- \*Evaluate land with a Professional Engineer
- \*Determine what can be built and what need will be served by the development
- \*Develop the RFP reflecting the Town's architecture with our Attorney

## What the Trust does continued:

- \*Hired Dobson and Flinker to provide the following:  
Duxbury Land Inventory and Assessment for  
Affordable housing Report
- \*Developed 8 units of affordable and moderate rate  
housing with Habitat for Humanity –  
All deed restricted in perpetuity
- \*Work closely with Professional Engineers in  
determining land use capability for housing



## What the TRUST does continued:

- Meet with developers prior to submitting 40B project to resolve issues with neighbors before submission to ZBA
- We hire Professional in the field as the need arises to assist the Trust in determining what will and should be built

## What the Trust does continued:

- Coordinate and cooperate with the Community Preservation Committee, Conservation/Open Space, Agricultural Commission and Historical Commission to develop a site to reflect the needs of all committees.
- Presently coordinating with committees on the East Street and the Harrington Properties

# Home Conversion Program

## Home converted to Affordable Unit

### Deed Restricted in Perpetuity



# LAND PURCHASED BY TOWN

## Habitat for Humanity home



ISLAND CREEK BHODI APT.  
TOWN CONTRIBUTION \$50,000 –REPAID  
Trust supported the expansion  
214 Units of housing on Subsidized Inventory  
Town is at 7.4% presently



# ORIGINAL BUILDINGS - ISLAND CREEK APARTMENTS REHABBED



FEINBERG BOG ROAD  
Habitat for Humanity Development  
3 AFFORDABLE AND 3 MODERATE UNITS  
All Deed Restricted in Perpetuity



# TAX TITLE LAND

## Habitat for Humanity Home Deed Restricted in Perpetuity





LINCOLN STREET  
FUTURE SITE OF 20 HOMES; AFFORDABLE,  
MODERATE AND MARKET RATE  
Affordable and Moderate  
Deed Restricted in Perpetuity



JOINT VENTURE -- EAST STREET  
FUTURE SITE OF UP TO 8 UNITS, ONE BUILDING  
Conservation/Open Space, Agricultural Commission  
support – 2 Hoop House for growing flowers



HARRINGTON PROPERTY,  
JOINT VENTURE WITH DAHT,  
CONSERVATION/OPEN SPACE, HISTORICAL AND  
AGRICULTURAL COMMISSION  
SITE OF POTENTIAL POCKET NEIGHBORHOOD



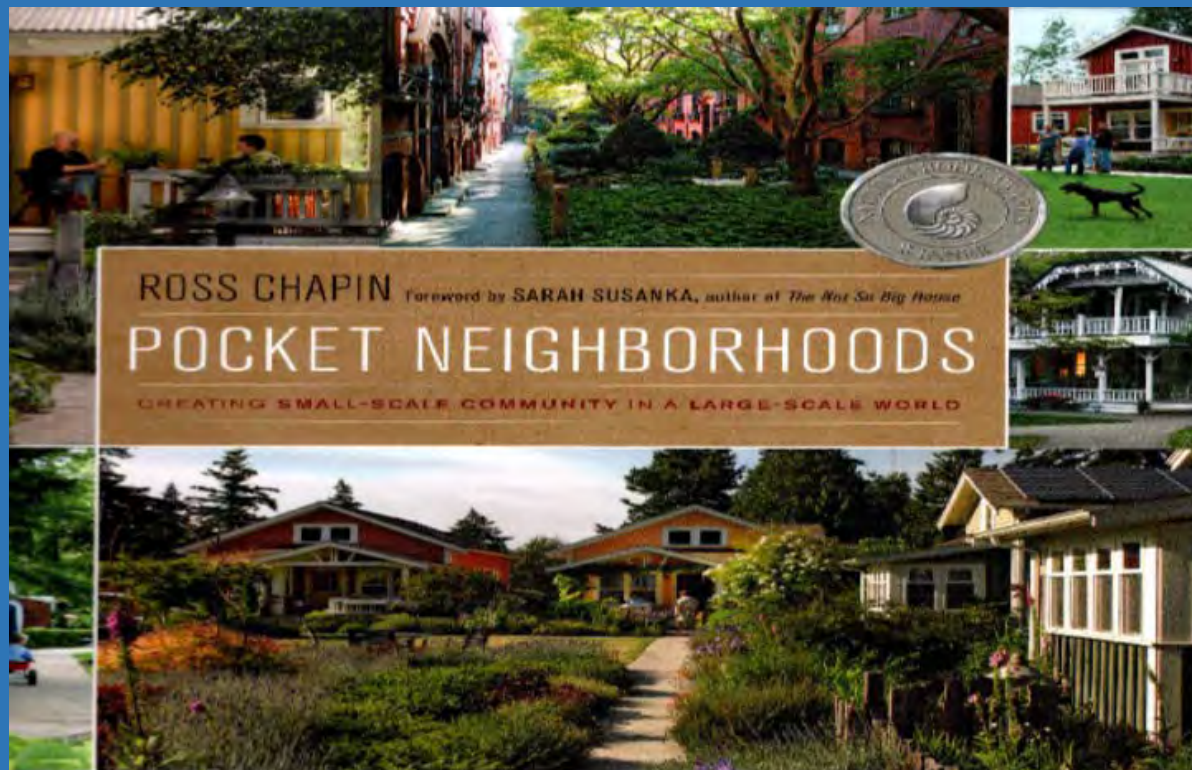


# HARRINGTON SITE





# POCKET NEIGHBORHOOD CONCEPT



# ARTICLE 13 LINCOLN STREET



# CONCEPT FOR SENIOR/VETERAN RESIDENTIAL HOME

