



Duxbury Affordable Housing Trust

- **Diane Bartlett** - Chairperson
- **Martha Himes** - Vice Chairperson
- **Shawn Dahlen** - Board of Selectmen Representative
- **Sheila Lynch-Benttinen** – Trustee
- **George D. Wadsworth** – Trustee
- **Kelly "Kel" Frazier** -- Trustee
- **Matthew Walsh** - Trustee

- History of Affordable Housing in Duxbury
- 40 b overview
- Duxbury Projects
- Tale of Two Cities

History of Affordable Housing in Duxbury



Once Mayflower passengers became settled and wealthy enough they set up Town Government. Selectmen adopted “Overseer Of The Poor” similar to Elizabethan English Laws.

1765 Knowles Doane Half Cape

"Overseer of the Poor"

- Alms House and
- "Free Money"
- Widows

Dunbar's Office 1829
\$24-43 *John Maynard Esq. Treasurer*
or collector of Office pay Rev. Alder
or Reas twenty nine dollars and forty three cents
for Supplies to Almshouse the last year.
Judah Alden
Major in Rhode
Island Army 78

30

AVAILABLE MEANS FOR SUPPORT OF POOR FROM
MARCH 15, 1876, TO MARCH 15, 1877.

Balance from 1875	\$523 16
Appropriation for 1876.	2,300 00
Received, Town of Hanson, support, burial, &c., of Alonzo Capen.....	54 75
Town of South Scituate, supplies to C. D. Mann and family.....	106 70
James Burgess, produce sold.....	25 16
Town of Quincy, supplies to Mrs. J. T. Ripley	11 78
	<hr/> \$3,021 55
Number of paupers now in Almshouse.....	10
Largest number at one time	11
Smallest number at one time	10
Died during the year (Alonzo Capen, of Hanson)...	1
Tramps lodged and fed during the year.....	438
Estimated cost to the Town	\$74 76

INMATES OF THE ALMSHOUSE AND AGE.

AGE.		AGE.
John Delano	87	Welthea W. Sampson.....
Joseph Phillips.....	79	Alice Bonney.....
Bradford Holmes.....	72	Mary Southworth.....
Harriet Winslow.....	87	Betsey A. Churchill.....
Lois Brewster.....	82	Lucy G. Chandler.....

The average cost of support in the Almshouse for the year ending March 15, 1877, has been \$1.78.

Alms House



- Powder Point- 1891-1970

Sailors Home, later included Fishermen
Retirement Affordable Housing Charity



Current Affordable Housing Law



Massachusetts Comprehensive Permit Act: Chapter 40B
Passed in 1969

- Under Chapter 40B, in any municipality where less than 10% of its housing qualifies as affordable under the law, a developer can build more densely than the municipal zoning bylaws would permit



Even If.....

- Even if you do not like “Affordable Housing” and wish it would go away
- Even if you believe in a meritocracy where everyone should pay for themselves
- Even if you think all Affordable Housing is ugly
- Even if you think Affordable Housing brings the wrong kind of people
- Even if you think Duxbury can ignore Affordable Housing
- Even if you think all Affordable Housing Developers are shams



Even If.....

- The Commonwealth of Massachusetts overruled all your “Even Ifs” by instituting into law the Comprehensive Permit Law known as 40B
- Every Town and City in the Commonwealth must get to the magic 10% affordable of housing inventory or face loss of all zoning oversight of new developments
- In 2008 the Massachusetts Department of Housing and Community Development issued a comprehensive revision of regulations and guidelines for Chapter 40B.
- A Statewide Ballot Initiative failed in to overturn 40B in 2010

Some Town Percentages

- Needham – 12.6%
- Hanover – 11.9%
- Hingham – 11.4%
- Cohasset- 10.7%
- Pembroke- 9.5%
- **Duxbury- 7.4%**
- Marshfield- 5.8%
- Scituate – 4.4%
- Kingston- 4.2%
- Plymouth- 3.2%

Duxbury in Specific

- 2010 Census- 5,532 Residences
- 10% = 554
- 410 Affordable Units currently
- 144 more units until 10%
- Or 28 for 1 year “Safe Harbor”
- 56 for 2 year “Safe Harbor”
- 2020 Census changes numbers
- 6094 residences right now
- 10% = 610



Who Qualifies for Affordable Housing?

Affordable Housing is defined as a unit that could be purchased or rented by a household making up to 80% of the area median income.

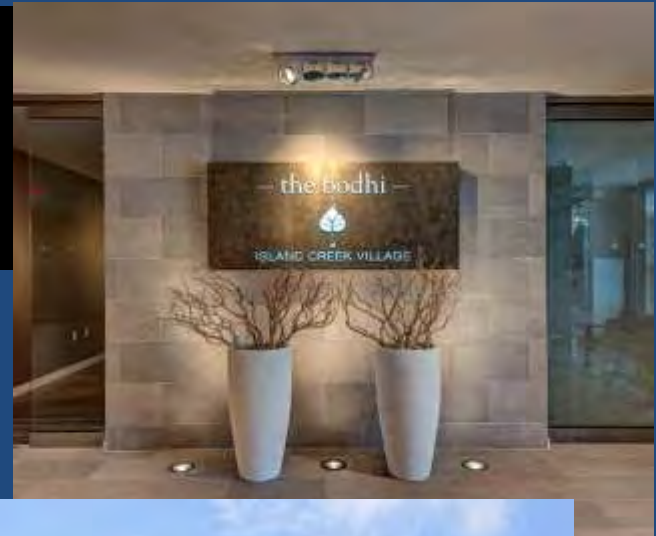
- 1 person - \$54,750
- 2 - \$62,550
- 3 - \$70,350
- 4 - \$78,150
- 5 - \$84,450
- 6. - \$90,700
- 7. - \$ 96, 950
- 8. - \$103,200

There are assets test also



- Island Creek
- 94 Senior Units
- \$50,000-Duxbury Grant

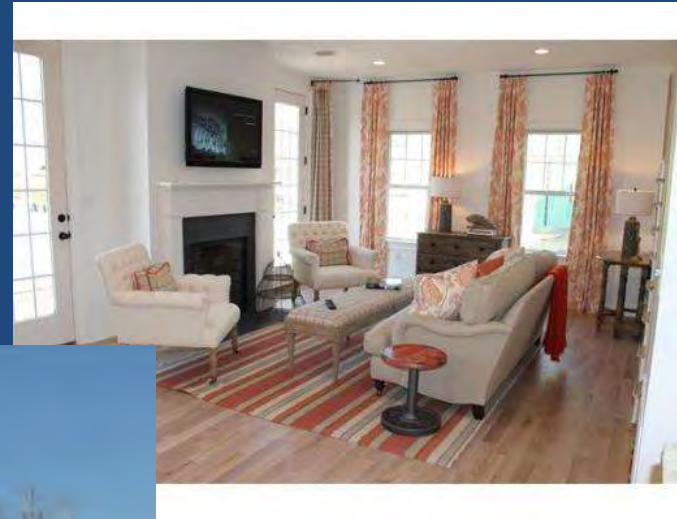
Projects



Duxbury Woods- 10 Affordable



The Reserve at Duxbury- 5 Affordable



Merry Village- Lincoln St. 5 Affordable Units.



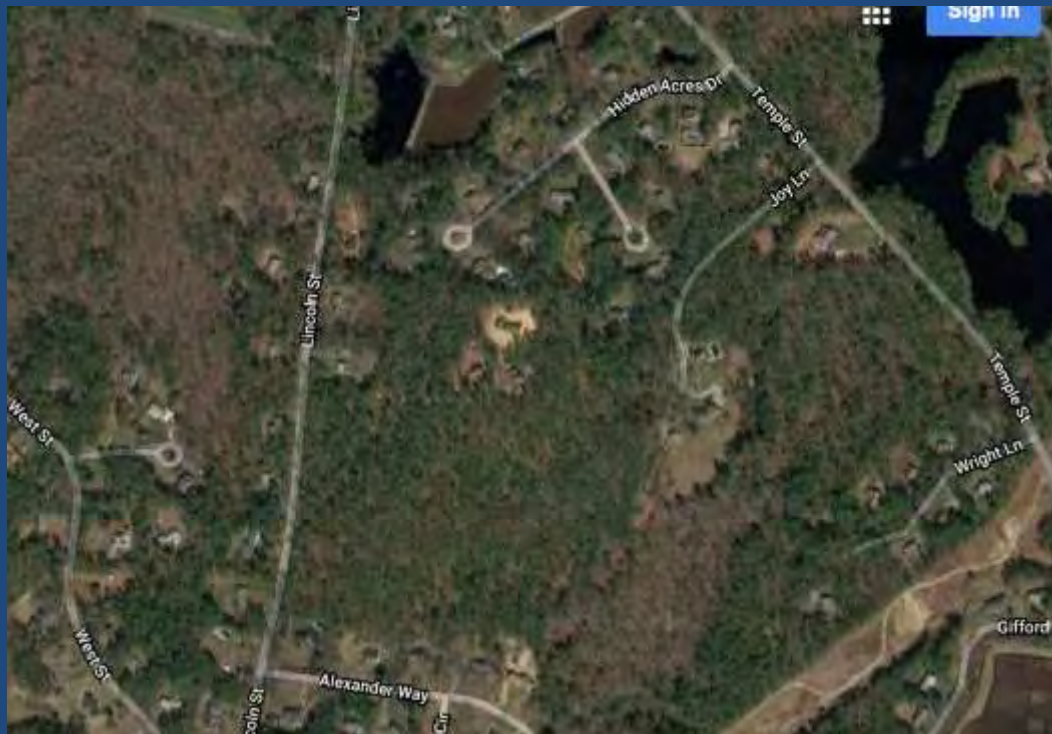
Habitat For Humanity

Lake Shore Drive, Temple St., Grange
Tremont St, Congress St.



Lincoln St.

- 20 Acres- 20 Units- Cottage Housing- First Floor Bedrooms- 70% open space conservation- RFP out now

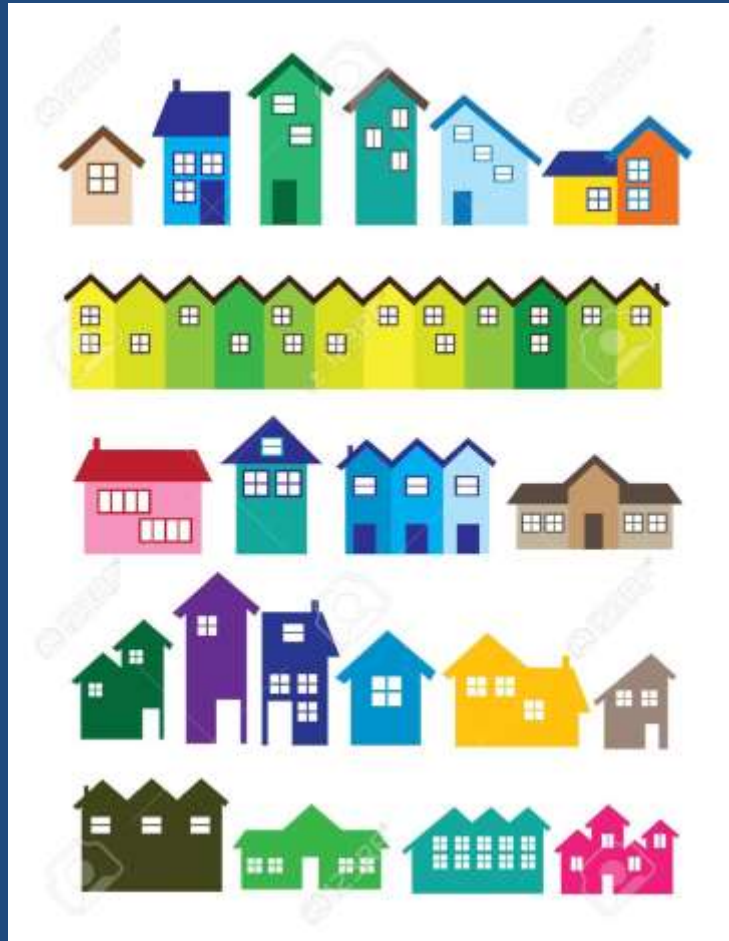


Four Group Homes in Duxbury



- Group Home – A residence licensed by or operated by the Department of Mental Health or the Department of Mental Retardation for adult individuals who are capable, both mentally and physically, to take action to preserve one's own life as defined by the Massachusetts State Building Code, and that, pursuant to the Massachusetts State Building Code, is treated as a single-family residential building for building code purposes.

Home Conversion Projects



Other DAHT Activities

- Appraisal services- Legal Services
- GPS Mapping Services and Analysis

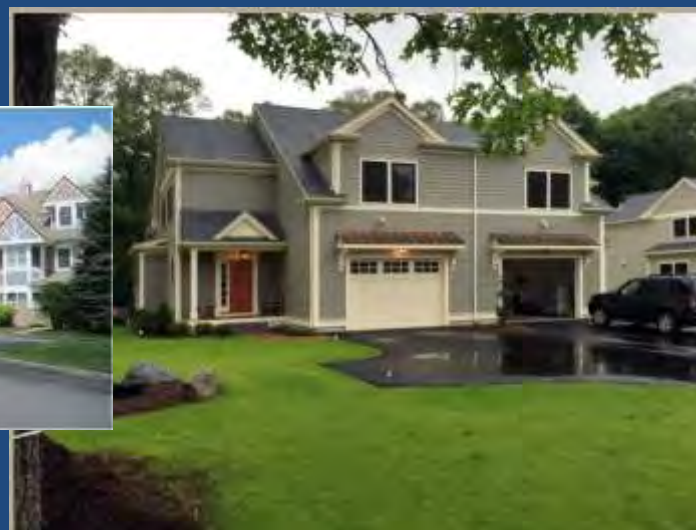


A Tale of Two Cities

- Lexington
- Wellesley
- Which do you want Duxbury to be like?

Lexington, MA

- Lexington MA has used CPC funding to add 355 affordable units to their town
- Lexington SHI is at 11.1% and avoids all unwanted 40 B developments in their town
- Historic Renovations, new developments with Architects, creative use of funds, Accessory apartments, Lexington Center apartments, proactive Trust- LEX HAB



Wellesley

- Did not develop Housing Production Plan
- 6.3% SHI
- Safe community, good schools, access to Boston (sound familiar?)
- Local Developer bought five contiguous residential lots in College Hill neighborhood of small Cape style houses

94 units- 18 affordable



There are currently 9 large 40 B's being developed in Wellesley, and they still will not get to 10%

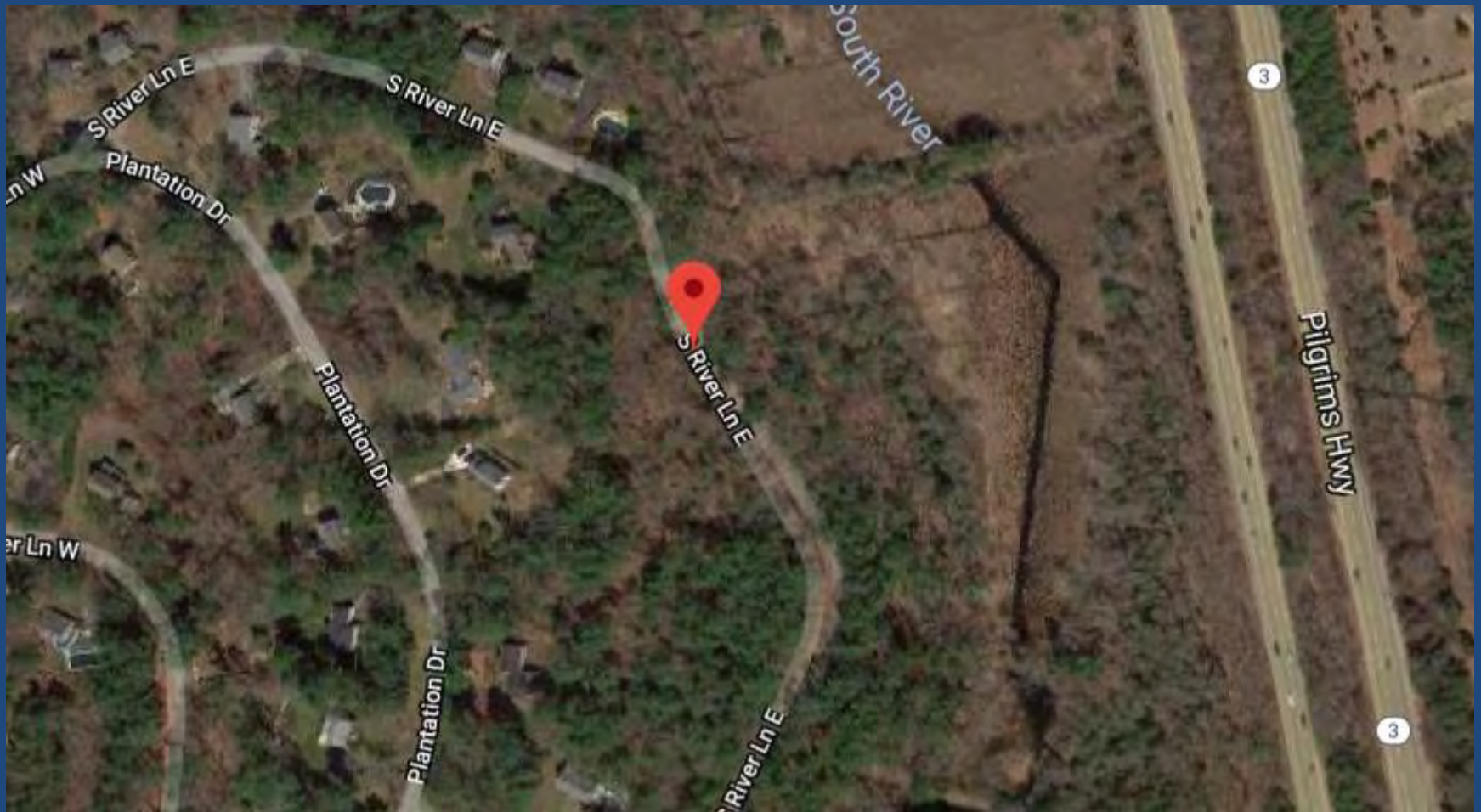
Why we need support:

Results from Community Survey:

- “ The 2017 Community Survey confirmed that the small town, semi-rural character of Duxbury is one of its greatest assets. Preserving and strengthening this character is a primary focus of the housing recommendations. “
- “ The demographic trends in Duxbury show an aging population, highlighting the need to provide future options for current residents. The 2017 Community Survey confirmed that an inclusive and supportive community for people of all ages is an important community value. Finally, housing affordability is a major concern that underlies each of the other housing dynamics and that must be proactively addressed. “

Article 37 and 38

South River Lane- Duxbury



Clarification

- This is not a cash transaction, it is a proposed land transfer.
- This does not guarantee that Board of Health or Conservation Commission will approve building on two parcels
- This only transfers the land from the Town to the Affordable Housing Trust for us to see if it is buildable

- The Duxbury Affordable Housing Trust Is In support of Article 37 and 38
- Please Vote Yes
- A Yes Vote will allow the DAHT to explore if the lots are buildable.



Thank you for your time!

*Town Of Duxbury
Massachusetts
Affordable Housing Trust*

