

Affordable Housing

Town	Date	Amount	Units	Description	Status
Amherst	2002	\$ 130,000	6	A transfer to the Housing Authority to assist with purchase of Keets House (\$85K) in North Amherst which contains 4 affordable apartments. Also to assist with construction of two affordable houses on Tamarack Dr (\$45K).	
Aquinnah	2002	\$ 35,000		CPA funds will go to predevelopment improvements to two parcels of town land comprising 4.1 acres off Old South Road that were purchased for affordable housing. An additional \$35,000 will be raised from private sources for the project.	
Bedford	2002	\$ 25,000		To fund predevelopment work at 447 Concord Rd for housing.	Passed
Bedford	2002	\$ 25,000		To hire a Bedford Housing Trust grant writer/consultant.	Passed
Bedford	2002	\$ 161,220		Transfer to Housing Trust for condo buy-down.	Passed
Bedford	2002	\$ 131,940	2	Transfer to Housing Trust for duplex conversion.	Passed
Cambridge	2002	\$ 1,500,000	42	Purchase of 42 expiring use units for affordable housing.	Passed
Cambridge	2002	\$ 500,000	21	CPA funds were put towards the purchase of 21 rental units.	Passed
Cambridge	2002	\$ 905,000	13	For the acquisition of a site for 13 affordable housing units.	Passed
Cambridge	2002	\$ 1,350,000	13	Purchase of a site for 13 housing units.	Passed
Cambridge	2002	\$ 3,745,000		Additional CPA funds appropriated for housing trust fund.	Passed
Chelmsford	2002	\$ 100,000	6	A transfer to the Chelmsford Housing Authority for the purpose of the creation of up to 6 new low-income elderly housing units.	Passed
Chelmsford	2002	\$ 20,000	1	Funds allocated to purchase a condo at market rates and sell it at an affordable price, thus subsidizing the difference with CPA funds.	Passed
Chilmark	2002	\$ 56,000	6	Middle Line property feasibility study - the town is studying this parcel for its potential for affordable housing.	Passed
Chilmark	2002	\$ 60,000		Mortgage interest assistance for home construction.	Passed
Chilmark	2002	\$ 40,000		To pay difference between affordable rent and market rates for 5-6 families	Passed
Duxbury	2002	\$ 573,300	4	To set aside four house lots for affordable housing. Two house lots were reserved on each of the two open space purchases approved in 2002.	
Holliston	2002	\$ 10,450		For lead paint and other analysis of the Andrew School and land by the Pine Crest Country Club to look at them as possible sites for senior housing.	
Holliston	2002	\$		For a housing brochure and questionnaire	Passed

		1,200			
Holliston	2002	\$ 15,000		For study and housing plan for Housing Authority sites.	Passed
Hopkinton	2002	\$ 40,000	2	CPA funds were used to move a house donated by EMC Corp. to town-owned land, where it was converted into a unit of affordable housing.	Passed
Hopkinton	2002	\$ 60,000		Additional appropriation for EMC house	Passed
Marshfield	2002	\$ 15,000		A transfer to the Housing Authority to pay for a consultant or part-time person to help the new housing partnership committee.	Passed
Nantucket	2002	\$ 35,000	8	A project with Habitat for Humanity to build 8 houses using CPA funds, donations from the community, and 350 hours of labor from each home recipient. The project has a five-year horizon and it is expected that this level of funding will be provided by the CPC for each of the five years.	
Nantucket	2002	\$ 75,000	13	Contribution to a large senior housing development that will include 13 units of affordable housing for seniors.	Passed
Nantucket	2002	\$ 75,000		The Nantucket Housing Authority has received 3 parcels of land from the town for the specific purposes of developing and maintaining long-term affordable housing for low & moderate income Nantucket residents. The purpose of this project is to ensure that the 3 vacant lots do not lose their Title V protection to allow for the development of a three bedroom house on each lot to be used as an affordable year-round rental by a Nantucket family. The 3 septic systems must be installed by 1/1/2003 to guarantee the buildability of each lot. CPA funding will be used to cover the costs associated with the surveying and installation of the septic systems.	
Westford	2002	\$ 250,000		CPA funds will be used to move fill and regrade a housing authority parcel at Stony Brook. Will allow construction of 15-unit senior housing.	Passed
Westford	2002	\$ 75,000		To hire consultants who will guide Housing Dept. through the process of securing funding to add 55 units to the senior housing complex at Tadmuck Rd.	
TOTALS		\$ 10,009,110	137		
Ayer	2003	\$ 199,661		To install an elevator in a Housing Authority building.	12-May
Bedford	2003	\$ 120,000	5	The Patriot Place project is a groundbreaking project in several areas. The CPC has worked with a for-profit developer to design a 40B project that is acceptable to both parties. Ten units are being built on a historic property and five of them will be designated as affordable. The site is close to town and will allow walking access to many essential services. The CPA funds are being provided in the form of a long term zero interest loan to the developer.	
Bedford	2003	\$ 230,000	10	CPA funds are being contributed toward construction of 10 affordable units of housing on just over four acres of town-owned land. The rental housing will be built on 1.2 acres of the land and the rest will be preserved for passive recreation.	
Bedford	2003	\$ 25,000		Additional money for the Bedford Housing Trust grant writer/consultant (first hired in 2002).	Passed
Braintree	2003	\$ 30,000		To establish a fund to support affordable housing.	5-May
Braintree	2003	\$ 94,000		For the Housing Authority to make necessary improvements to meet ADA accessibility requirements.	5-May

Cambridge	2003	\$ 8,000,000		To transfer more than \$8 million in CPA funds to housing trust fund (representing 80% of its total funds). Specific projects to be determined.	Pending	
Chatham	2003	\$ 160,000	2	For the renovation of two homes on the MCI property for use as affordable housing	12-May	
Chatham	2003	\$ 135,000		For an affordable housing down payment program.	12-May	
Chatham	2003	\$ 17,000		To support the town's Lake Street affordable housing complex.	12-May	
Cohasset	2003	\$ 300,000		For the construction of 2 moderate income, senior housing apartments in the historic Paul Pratt Library's basement.	Passed	
Georgetown	2003	\$ 4,000		A grant to Rebuilding Together, a volunteer organization, to preserve and revitalize houses in Georgetown to assure that low-income homeowners, particularly those who are elderly, disabled or families with children, live in warmth, safety and independence.		
Harvard	2003	\$ 35,000		To develop an affordable housing plan for Harvard and to begin site exploration.	Passed	
Hingham	2003	\$ 10,000		To study the benefits of establishing an Equity Conversion and Homeownership program which would potentially allow the town to purchase part of the value of a home at current market rates from income-eligible homeowners, providing financial assistance to the homeowner and providing a means by which to allow the property to be sold in the future at an affordable price.		
Hingham	2003	\$ 6,500		For a Habitat for Humanity project to install a driveway, waterline, and utilities at the site of a proposed affordable home.	Passed	
Holliston	2003	\$ 8,000		For further study of the Andrews School as a site for affordable housing. The money will go toward the design of a septic system that will meet Title V regulations.		
Holliston	2003	\$ 13,350		For a study to determine if additional sites on town-owned land adjacent to the Pinecrest Golf Club can support on-site sewer.	5-May	
Lincoln	2003	\$ 119,000	2	For the purchase of state land on which there is currently one unit of affordable housing. The site will be expanded to include one or more additional units.		
Lincoln	2003	\$ 150,000	1	To subsidize the difference between the market and affordable price of a condo (to "buy-down" the condo).	Passed	
Nantucket	2003	\$ 50,000		Contribution to a large senior housing development that will include 13 units of affordable housing for seniors. Second year of funding.	Passed	
Nantucket	2003	\$ 45,000		A project with Habitat for Humanity to build 8 houses using CPA funds, donations from the community, and 350 hours of labor from each home recipient. The project has a five-year horizon and this amount represents the CPC's second year of funding.		
Nantucket	2003	\$ 275,000		Second year of funding for the newly created Nantucket Housing Office	Passed	
Nantucket	2003	\$ 50,000		Funding for down payment assistance and gap financing for affordable home buyers that are year-round residents.	Passed	
Nantucket	2003	\$ 284,550		For relocation of affordable housing.	Passed	
Nantucket	2003	\$ 200,000		For an affordable housing infrastructure fund.	Passed	
Nantucket	2003	\$ 70,000		For town employee and resident housing on town land.	Passed	

Nantucket	2003	\$ 100,000	4	To seed the capital budget for affordable housing that will be part of an office complex.	Passed
Newton	2003	\$ 850,000	35	To support the creation of a 35 unit building, Nonantum Village, housing elders over 62 years of age who have incomes below 50% of median income (one of the 35 units will be used by the resident manager). The project also received \$3.167 million from the HUD Supportive Housing for the Elderly program.	
Newton	2003	\$ 200,000	2	For the acquisition of a 2-family home in West Newton. CPA funding will be used with other funds to reduce the necessary loan from \$400,000 to \$175,000. The City has also provided \$200,000 in CDBG funding for the acquisition. The two units will be protected under a permanent affordability restriction and will be rented to families with Section 8 certificates.	
Newton	2003	\$ 378,000	3	To help the Newton non-profit, CAN-DO write-down the purchase price of three market rate units in 2 new duplexes at 90 Christina Street from an estimated sale price of \$425,000 to \$300,000. The funds would be granted as a deferred loan to the buyer of each of the three units. The project would convert all of the market rate units to community housing for moderate-income households. To qualify for the subsidy, the buyer must be a full-time employ of the City of Newton with a household income at or below 100% area median income.	
Norfolk	2003	\$ 100,000		For a down payment assistance program to be offered to qualifying applicants after July 1, 2003. It is aimed at Norfolk residents, their parents and children and town employees, teachers, etc. The appropriation should be able to help about 5 applicants. The houses purchased will become permanently affordable through a deed restriction.	
Peabody	2003	\$ 200,000	39	Funds will assist with construction of a 96-unit mixed income site, of which 39 will remain affordable in perpetuity.	Passed
Stow	2003	\$ 100,000		For part of an open space purchase, Kunelius Farm, that will be reserved for affordable housing.	19-May
Stockbridge	2003	\$ 50,000		For predevelopment costs of the pinewood affordable housing project on Route 102.	19-May
Sudbury	2003	\$ 320,000	16	Would build 7 homes with 16 affordable rental units through Sudbury Housing Authority (\$320K of \$3.1 million total cost). Will bond for five years, with first year payment costing \$77K.	
Wareham	2003	\$ 30,000		For a strategic housing plan, which will allow the town to apply for affordable housing grants.	28-Apr
Weston	2003	\$ 160,000	2	For restoration work on a historic mid-19th century barn that will include two units of affordable housing. It is a friendly 40B project with ten total units.	
Williamstown	2003	\$ 20,000		Grant to the Housing Authority for a study of the feasibility of using the Lowry property as a potential affordable housing site.	20-May
TOTALS		\$ 13,139,061	121		
