



## TOWN OF AYER

### APPLICATION FOR DETERMINATION OF ELIGIBILITY FOR COMMUNITY PRESERVATION FUNDING

Date: 1/19/24

Project Title: 12 Newton Street - Home Build

Name of Applicant/Contact Person(s): Carolyn Read

Name of Organization: Habitat for Humanity North Central Massachusetts

Address: 201 Great Road, Suite 301 Acton, MA 01720

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

**Recreation** **Community Housing**

Total Project Cost: \$ 400,501 CPA Funding Requested: \$ 150,000 (\$75,000 per home)

Has this project sought CPA funding prior to this application? **Y / N**  
(If Yes, include date(s) and detail.)

**Project Description:** Please provide a brief project description below (or on a separate sheet). Include a brief description of how your project accomplishes the goals of the CPA and include an estimated budget. Please include supporting materials as necessary.

See attached

## **12 Newton Street Project Description**

Habitat for Humanity North Central Massachusetts (Habitat NCM) acquired the lot at 12 Newton Street on December 29, 2023 from Main Street Bank. The 12 Newton Street lot is .1680 acres and residential development is allowed by right as determined by the Building Inspector with input from the Planning Board in late 2023.

The lot is located in a residential/commercial area and across the street from the back of the Main Street Bank Ayer branch. Habitat NCM will work with the Town to have the home included on the Subsidized Housing Inventory and will submit an application for EOHLC's Local Initiative Program/Local Action Unit program as well as complete and record a Regulatory Agreement to ensure that the home is affordable in perpetuity.

On the site, Habitat NCM, in partnership with Nashoba Valley Technical High School, will build two, three-bedroom, 1100 square foot, affordable homes. The homes will be built in a duplex style and will meet the stretch energy code through increased external and internal insulation, energy star appliances and windows, and increased sealing.

The project is being completed under the supervision of our construction manager with volunteer labor from the town and surrounding communities (including that of the homeowners) as well as teachers and students from Nashoba Valley Tech. Site work and licensed trades such as plumbing, electrical, HVAC are provided by local companies as well as Nashoba Valley Tech instructors and students. Our goal is to complete permitting this spring, prepare the site and pour the foundation in the summer, and have the teachers, students and our volunteers begin building in September for project completion mid-2025.

To qualify for the Habitat for Humanity homeownership program, a family's income must be 30%-60% of the median income in Ayer as set annually by HUD. Habitat Homeowners are also required to contribute "sweat equity" in building their own home or the home of another family. A two-adult family is required to donate 350 hours of sweat equity and a single adult family contributes 200 hours. The process for qualification includes a full application that is reviewed for income eligibility, an assessment of need for housing, and a public lottery to choose the homeowners.

Habitat for Humanity NCM is an equal opportunity lender. We are pledged to the letter and spirit of US policy for the achievement of equal housing opportunity throughout the nation, where there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

The Habitat NCM 12 Newton Street home build project helps the town of Ayer meet the Community Housing Goal of prioritizing CPA funds to help achieve the state's 10 percent goal per c. 40B. This is achieved by funding initiatives that create properties eligible for the subsidized housing inventory (SHI).

Budget for 12 Newton Street, Ayer	Two Units
<b>SOURCES OF FINANCING</b>	
CPA Funds	\$150,000
Foundations and Corporations	\$100,000
FHLB	\$60,000
Fundraising	\$90,501
<b>TOTAL SOURCES</b>	<b>\$400,501</b>
<b>USES OF FUNDS</b>	
Taxes	\$0
Cost of lot (donated)	\$1
Permits, Planning & Engineering	\$14,000
Site Improvements & Foundation	\$55,000
Utility Connections	\$5,000
Framing	\$42,000
Counters & Cabinets	\$6,000
Door & Closet Hardware	\$1,000
Electrical	\$17,400
Plumbing	\$32,000
Heating	\$58,000
Windows & Doors	\$9,200
Exterior Veneer	\$10,600
Interior Trim	\$6,600
Floor covering	\$4,000
Porch Materials	\$3,500
Insulation & Drywall	\$36,000
Paint & Supplies	\$2,000
Bath Hardware	\$300
Roofing	\$4,500
Utilities	\$4,000
Misc	\$3,000
Landscaping and Loam	\$3,500
Solar	\$12,000
Legal	\$4,300
Appliances	\$2,600
Appraisal, Marketing, Insurance	\$4,500
Contingency	\$22,000
Supervision	\$37,500
<b>TOTAL</b>	<b>\$400,501</b>

**NOTE: This Application enables the CPC to review the request to ensure eligibility, CPA compliance, and offer guidance. If eligible, an Application for Funding must be completed.**

Date Received \_\_\_\_\_ Date Reviewed \_\_\_\_\_ Determination of Eligibility Y / N