

Community Preservation Act Proposal Request FY17

Project Title: Habitat for Humanity Duplex – North Pleasant Street

CPA Funding Category: Community Housing

Amount of request: \$100,000

Submitting entity: Pioneer Valley Habitat for Humanity, Inc.

Contact Person: Megan McDonough, Executive Director
megan@pvhabitat.org or 413-586-5430

Overview of Proposal:

Pioneer Valley Habitat for Humanity (PVHH) is working in partnership with the Amherst Community Land Trust (ACLT) to build an affordable duplex on land formerly owned by North Amherst Community Farm (NACF). ACLT is acquiring the building lot from NACF and plans to select PVHH as the developer to build two affordable home ownership units at the site.

Describe how your request meets the CPA criteria:

1. Description of funding needed, including:

a. Documentation of cost estimates, budget

We are requesting \$50,000 in CPA funds for each Habitat home, for a total of \$100,000. We have a strong track record of building homes within our cost guidelines, such that the cash cost of building a Habitat home is approximately \$140,000. The CPA funding we request will pay for construction materials and services that Habitat must purchase to supplement the large volunteer and pro bono services that come our way. And although we do receive some donated materials, we also purchase some construction materials. We are grateful to Cows Building Supply for their support over the years, by providing a deep discount on those purchases. Attached is a preliminary project budget (attachment A)

b. Other sources of funding, e.g., grants, self-funding, fund-raising

Pioneer Valley Habitat will seek funding from the Federal Home Loan Bank of Boston Affordable Housing Program (which provides up to \$30,000 per home) in direct cash subsidy to the construction of the Habitat homes. We will also seek funding from other reliable foundation/private grant funders, including Xeric Foundation, The Community Foundation of Western Massachusetts, Lowes, Bike and Build, and several bank foundations. We will earmark approximately \$20,000 for each home from the proceeds of our Fund for Humanity (mortgages being repaid from the prior sale of Habitat homes, many of them in Amherst). Additionally, we continue with our private fundraising activities (events, solicitations, team builds and sponsorships) to raise the funds to build more Habitat homes.

c. Timeline on how CPA funds would be spent, including over multiple years

We hope to start construction on the North Pleasant Street project as soon as we have substantially completed the duplex we are building at the Hawthorne Farm site on East Pleasant Street. We anticipate putting in the foundation in fall 2016 or spring 2017 for the North Pleasant Street project. The timing will depend on funding commitments and the completion of site preparation and other pre-development work.

2. Urgency of the Project, if any.

Our urgency is to keep momentum and to respond to the need for affordable homeownership units in Amherst. We have been busy in Amherst and have committed volunteers and good community energy for our building efforts. We hope to ramp up the North Pleasant Street project as we wind down Hawthorne Farm to keep our volunteers and leadership engaged in building homes in Amherst.

3. Estimated timeline from receipt of funds to Project completion.

This will depend on the weather and coordination of pre-development activities with Amherst Community Land Trust (ACLT). We are excited to be building a new partnership with ACLT that expands affordable homeownership opportunities for the town of Amherst. We estimate that if construction starts in late 2016 or early 2017 we would be able to complete construction in approximately 18 months.

4. Acquisition or preservation of threatened resources. – N/A

5. Population(s) to be served by the Project.

Pioneer Valley Habitat for Humanity works with low wage earning families who are ready and committed to move out of rental housing and into homeownership. While Habitat directly serves that one family, it also engages the broader community in an

awareness of the need for affordable homeownership, and opens up affordable rental housing for other families in need. Our work also engages hundreds of volunteers in community building and hands on learning. We have worked with students from Smith Vocational High School, UMass, Amherst College, Mt. Holyoke College, Williston Northampton School, Greenfield Community College and others to provide meaningful training and service opportunities.

6. How will the CPA investment in your property, facility or project be maintained over time?

The investment will be protected with a permanent deed restriction on the property that keeps the units affordable in perpetuity. We will work with the town to apply for these units to be a part of the Massachusetts Department of Housing and Community Development Local Initiative Program, so that the units will be able to be counted on the state affordable housing inventory.

7. Which relevant Town committees and/or commissions are you working with?

We have recently met with the Housing & Sheltering committee on 12/10/15 to tell them about the project, and are scheduled to meet with the Amherst Housing Authority at the end of December. As the project progresses we will also go through planning, conservation and DPW approval processes.

8. Other information regarding the Project deemed necessary for CPAC

We intend to build a duplex similar to the one at Hawthorne Farm at the ACLT site on North Pleasant Street. There are significant efficiencies gained from building upon past experience and using a similar construction design.

- Attachment A – preliminary construction budget and home price estimate
- Attachment B – conceptual site layout
- Attachment C – conceptual building plans

Attachment A – Preliminary Budget

Pioneer Valley Habitat for Humanity

Construction Budget - ACLT North Pleasant St

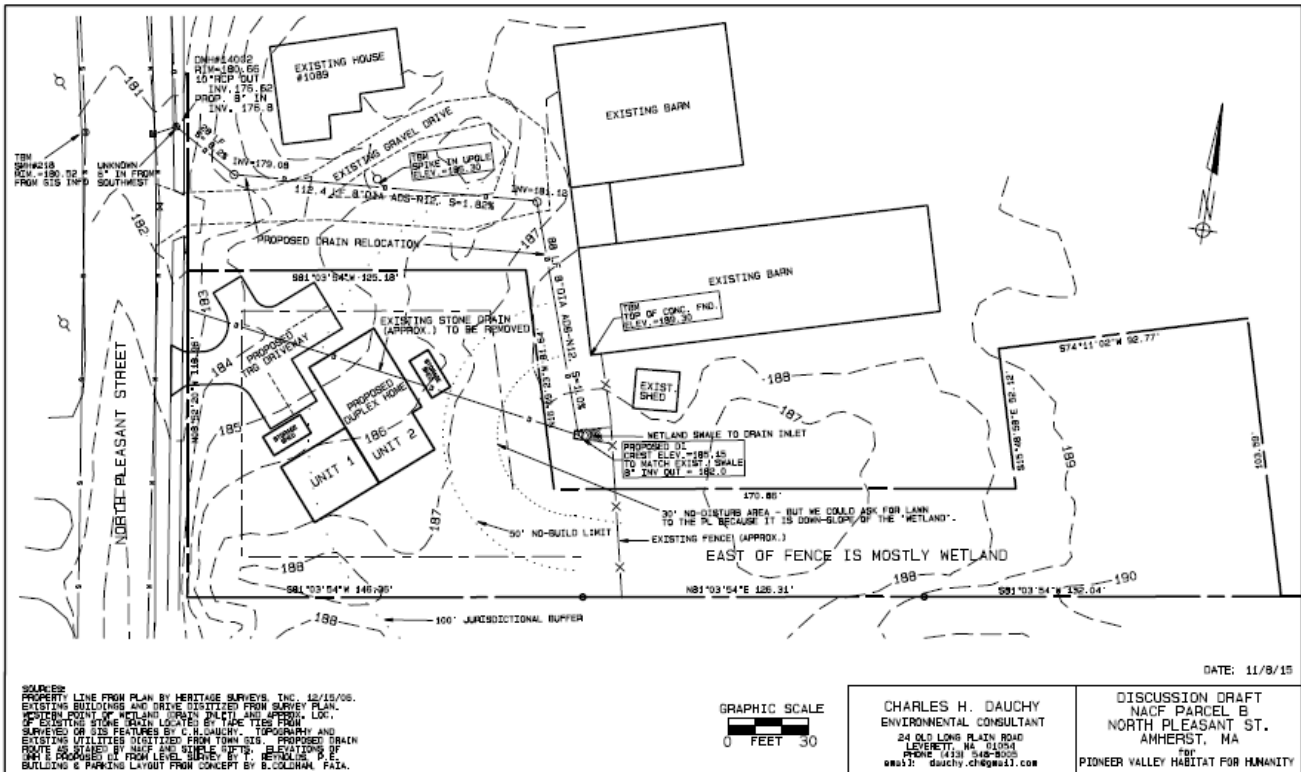
Construction Division	Description	Total	Per Unit
1	General Requirements	25,680	12,840
2	Site Work	57,400	28,700
3	Concrete	20,000	10,000
6	Wood & Plastics	33,400	16,700
7	Thermal & Moisture	39,000	19,500
8	Doors & Windows	16,200	8,100
9	Finishes	19,000	9,500
15	Mechanical	33,000	16,500
16	Electrical	19,500	9,750
Total Direct Construction Costs		\$263,180	\$131,590

Home Price Estimate 12/9/15		1 home			
Construction Costs		131,590			
Soft Costs		11,182			
Total Development Costs Before Fee		142,772			
Developer's Fee @ 12.5%		17,847			
Total Cash Development Costs After Fee		160,619			
LESS FHLB AHP GRANT		27,500			
SALE PRICE		133,119			
Less Downpayment		(700)			
PROPOSED HABITAT MORTGAGE		132,419			
Partner Family Income		40% AMI, family of 4			
monthly income		\$ 2,742			
Projected Monthly Expenses					
Mortgage, 30 years Zero Interest		\$ 367.83			
Taxes (based on 2015 Tax Rate * sale price)		\$ 232.63			
Insurance (estimated sale price * .0006)		\$ 79.87			
Homeowner's Association Monthly Fee (estimate)		50			
Total Estimated Housing Costs		\$ 730			
Percentage of Income Spent on Housing		27%			
2015 Area Median Income (AMI) Amherst		40%	50%	60%	
Family of four		\$ 32,900	\$ 43,750	\$ 49,350	
2015 Tax Rate Amherst		\$ 20.97			

Attachment B – conceptual site layout



Sketch by Bruce Coldham (above) and site plan discussion draft by Chuck Dauchy (below)

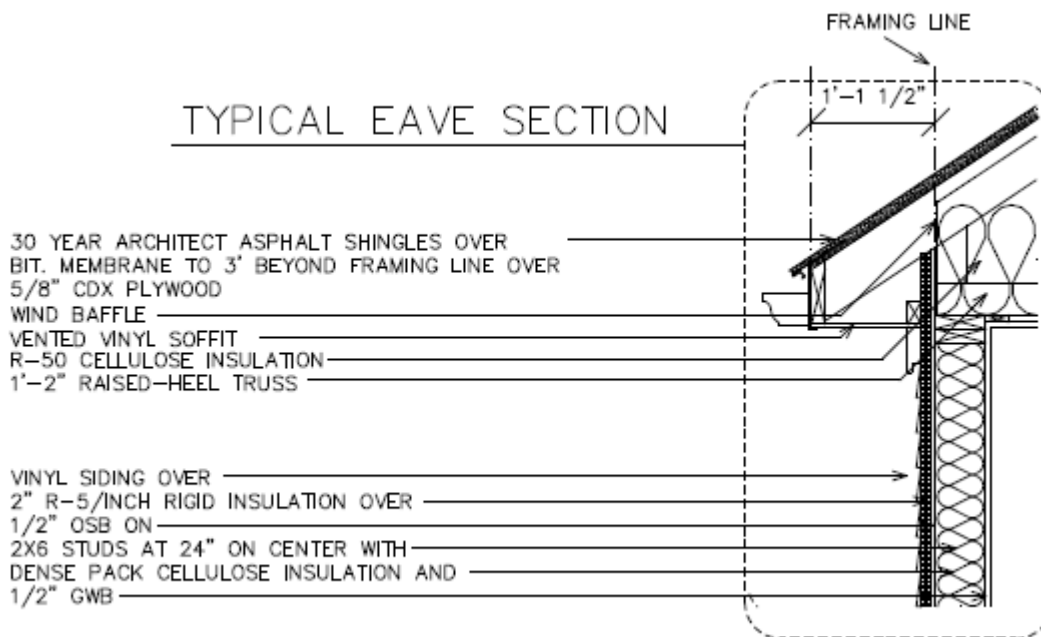


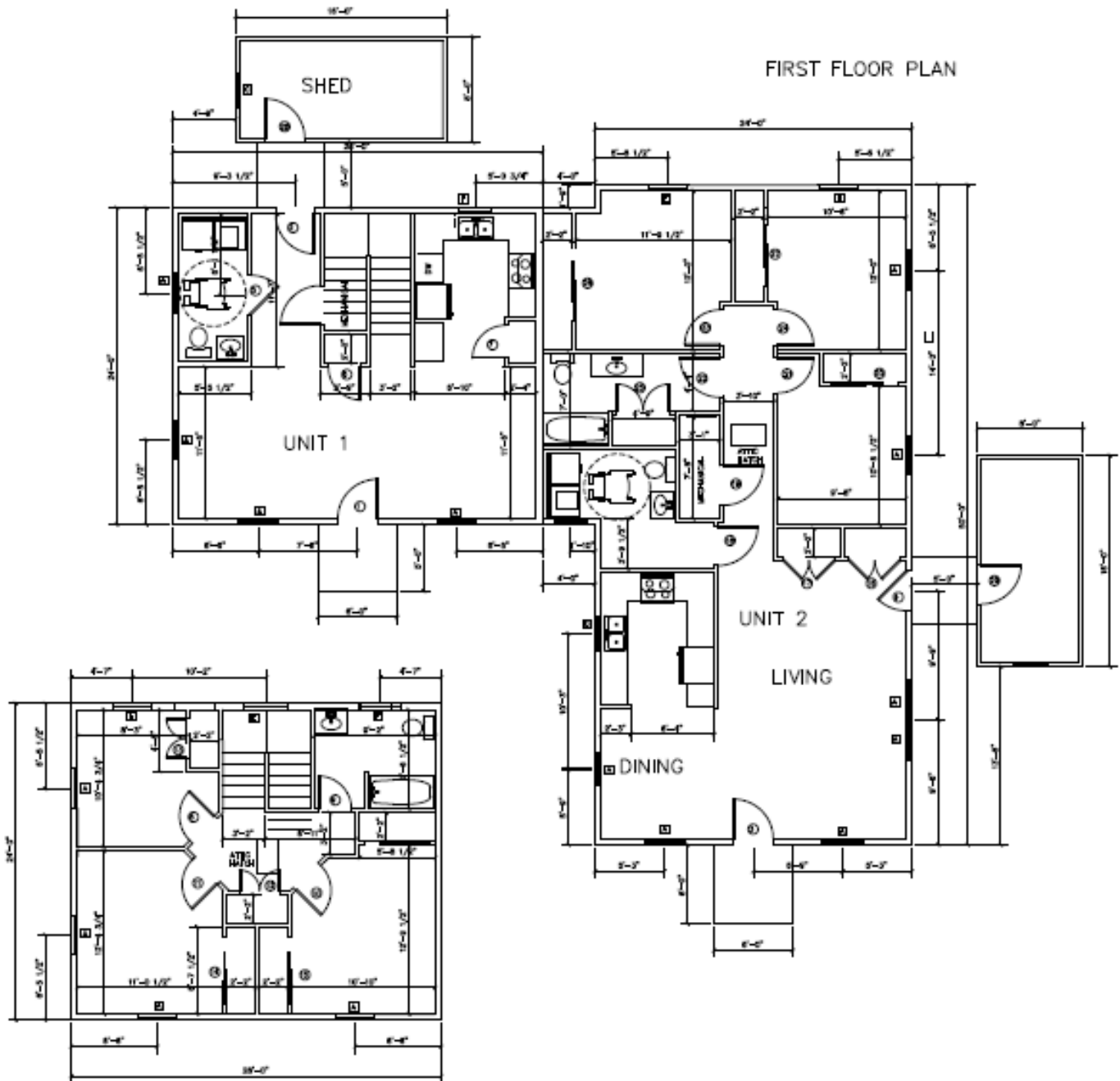
Attachment C – conceptual building plans



Our intention is to build a house of similar dimensions and massing at the North Pleasant Street site to that of the Hawthorne Duplex on East Pleasant Street to build on the success of that project. The rendering and plans shown here are those being used for the Hawthorne project. The plans for Hawthorne were done by Michael Broad. Habitat is working with Bruce Coldham FAIA, recently retired from Coldham & Hartman Architects, to do a conceptual plan for the North Pleasant Street site based on Michael Broad's Hawthorne design.

The construction plans emphasize simple clean lines that are volunteer friendly and cost effective to build. There is a strong emphasis on insulation and air sealing.





SECOND FLOOR - UNIT 1

Both units would have 3 bedrooms and 1.5 baths and be designed to be visitable by someone in a wheelchair. Each unit would have a small attached storage shed because there is no basement or garage for other storage on site.