

<p style="text-align: center;"><b>TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE</b> <b>Project Submission Form – FY23</b> <b>Summary Form</b></p>
---

**Submission Date:** January 18, 2022

**Project Name:** Weston Affordable Housing Trust  
Affordable Homeownership Opportunity Funds (AHOP)

**Project Address:** TBD

**Brief Project Description:**

The Weston Affordable Housing Trust (WAHT) requests \$1,000,000 in CPA funds to be used to identify, evaluate feasibility, and if feasible, to acquire real property suitable for the creation of affordable home ownership units in the Town of Weston. These funds would be added to the existing CPA funds that were originally allocated at 2017 Town Meeting. The WAHT will continue to work to identify potential properties, conduct due diligence and feasibility on site, and if deemed suitable, to then negotiate for the purchase of the property for purposes of creating an affordable home ownership development.

The WAHT anticipates utilizing a process similar to that used for the property located at 0 Wellesley; once a site has been identified and acquired, a request for proposal (RFP) will be issued seeking a developer to develop the property for affordable home ownership units. The goal will be for 100% of units to be affordable. The RFP will also set out certain development/design constraints intended to ensure the project is a community supported development and is in keeping with the neighborhood context.

The WAHT has utilized \$451,053.50 of the original allocation to support the disposition and development of the 0 Wellesley Street parcel, which is currently in process with Habitat for Humanity seeking a comprehensive permit to construct 6 affordable homeownership units on the site. We anticipate spending additional funds from the current AHOP account for legal and other expenses related to the eventual sale of the 0 Wellesley Street parcel to Habitat for Humanity.

**Contact Person:** Sarah Rhatigan

**Contact Title:** Chair, Weston Affordable Housing Trust

**Contact Phone #:** 617-543-7009

**Contact Email Address:** [sarahlikerhatigan@gmail.com](mailto:sarahlikerhatigan@gmail.com); cc: evalenta@rhsousing.org

**Contact Mailing Address:** Town of Weston, P.O. Box 378, Weston MA 02493

**Sponsoring Organization (e.g., Conservation Commission):** Weston Affordable Housing Trust

**Eligibility - Only activities designated in “Yes” boxes, below, are eligible uses of CPA Funds. Please mark the box, or boxes, that apply:**

	Open Space	Historic Resources	Recreational Land	Community Housing
<b>Acquire</b>	Yes	Yes	Yes	Yes
<b>Create</b>	Yes	No	Yes	Yes
<b>Preserve</b>	Yes	Yes	Yes	Yes
<b>Support</b>	No	No	No	Yes
<b>Rehabilitate and/or Restore</b>	Yes, if acquired or created with CPA funds	Yes	Yes	Yes, if acquired or created with CPA funds
<b>Administrative Fund Request</b>	Yes	Yes	Yes	Yes

**Projected Cost (Please add information for additional fiscal years as necessary):**

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2018	\$ 451,053.50*	\$950,000	
2022	\$0	\$0	
2023		\$1,000,000	
2024			
<b>Total:</b>		\$1,950,000	

\* This is the amount that has been committed from the original allocation. These are costs associated with 0 Wellesley St. (\$450,000 grant to Habitat and remainder for legal fees)

**TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE  
Project Submission Form – FY23  
Application**

**Please address the following questions/categories using additional sheets as necessary.**

- Goals/Community Need:** What are the goals of the proposed project? Who will benefit and why? Does the project address needs identified in existing Town plans?

The overall goal, aligning with the mission of the Weston Affordable Housing Trust, is to increase the supply of affordable housing in Weston, aligning with the strategies identified in the 2021 Weston Housing Production Plan (HPP). Expanding this program was one of the strategies outlined in the HPP which could be effective in providing a variety of housing options, promoting welcoming and diverse community, distributing housing throughout Weston, addressing local needs and housing production goals with housing that is compatible with the community.

WAHT seeks to create opportunities for development of affordable housing that will not ordinarily arise through the usual market forces, due to high land acquisition costs and opposition to higher density development. All of the current housing proposals are for affordable rental housing, this fund seeks to support the development of affordable homeownership opportunities, providing an opportunity to households that would otherwise not have an opportunity to buy a house in Weston.

2. **Project Timeline:** Describe project milestones and when they will be completed.
3. **Community and Municipal Support:** Describe the nature and level of support for and/or opposition to this project. Additionally, *all applicants must submit the attached acknowledgement executed by the Town Manager.*
4. **Budget:** Provide a line item budget and an explanation of how the budget was prepared. Include back up documentation including any proposals for services, professional cost estimates, etc. For community housing development projects, provide a phased sources and uses of funds.
5. **Other Funding Sources:** In addition to CPA Funds, what other funding sources are available, committed, or under consideration? Include commitment letters, and describe any other attempts to secure public or private funding for this project.
6. **Implementation:** Identify the person/persons responsible for project implementation and describe his/her/their relevant experience.
7. **Comparable Projects:** List and describe any comparable projects.
8. **Operations/Maintenance:** If the project is revenue generating, provide a 5 year operating budget. If the project will not generate revenue but ongoing maintenance will be required, provide a 5 year budget with funding sources identified. (CPA funds cannot be used for maintenance). Identify the person(s)/entity responsible for operations/maintenance.
9. **Multiple Projects:** Sponsors with multiple proposals should prioritize them here.
10. **Provide Supporting Documentation as Applicable:**
  - a. **Evidence of Site Control (e.g., purchase and sale agreement);**
  - b. **Feasibility Studies;**
  - c. **Appraisal;**
  - d. **Letters of Support;**
  - e. **Maps;**
  - f. **Statistics; and**
  - g. **Other Relevant Information.**

TOWN OF WESTON  
Community Preservation Committee, P. O. Box 378, Weston, MA 02493

ACKNOWLEDGEMENT OF CONSULTATION WITH THE TOWN MANAGER  
AND OTHER RELEVANT GROUPS

Please indicate the date(s) of each consultation with Town boards, committees, and/or departments undertaken at the Town Manager's direction:

<u>Board/Committee/Department</u>	<u>Date(s) of Consultation</u>
1) Weston Affordable Housing Trust	1/13/2022
2) Select Board	
3)	
4)	
5)	

Town Manager:

\_\_\_\_\_  
Leon Gaumond

Date: