

# Appendix A – CPA Preliminary Proposal

[CPC Use Only]	Date Received: 10-17-24	Received By: Katie Berry	Assigned CPC #: 2026-3
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This form may be copied. Please type or print clearly, answer all questions, use "N/A" if not applicable. Use additional paper as needed.

## 1-A Applicant Information

Last Name: Fran	First Name: Stanley
Organization(s)(as appropriate) Affordable Housing Trust	

1-B Regional Project? YES  NO  If YES, Town/Organization:

2 Submission Date:

## 3 Applicant Address

Street: 173 Main Street	City: Groton	State: MA	Zip: 01450
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4 Phone: 978-732-1913 Email: fstanley@grotonma.gov

## 5 CPA Purpose (Check all that apply)

Affordable Housing: <input checked="" type="checkbox"/>	Community Housing: <input checked="" type="checkbox"/>	Historic Preservation: <input type="checkbox"/>
Open Space: <input type="checkbox"/>	Recreation: <input type="checkbox"/>	

As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's Registry of Historic Places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6 Project Address/Property Owner's Name:

7 Project Name: Fiscal Year 2026 Housing Funds Request

## 8 Community Preservation Plan Objectives – Use codes from SECTION 5 to indicate all that apply

5.2.1 Encourage diversity of housing types for range of income levels & ages, specifically to -- Use CPA funds to address broader range of affordable housing needs, even if the CPA assisted units do not qualify for Chapter 40b requirements. --Provide housing for people with disabilities.

## 9 Proposal Basic Description

With Town support, the AHT has been working to achieve its goal of increasing the supply of affordable housing in Groton. The Trust requires funds to accomplish those aims. With this application, the Trust is following the strategy of making annual CPC applications to increase its existing reserves.

The Trust has been systematically assessing Town Owned land for the purpose of building housing. Through this process we have found a diminishing amount of buildable Town-Owned land available. The Trust is therefore exploring ways of building Affordable Housing on privately owned land, either through direct acquisition of the land or by connecting Community Development Organizations with a history of building Affordable Housing in other towns with suitable available land. The Trust needs to build up its reserves for either of these methods, in order to be able to respond to opportunities in a timely way.

Furthermore, projects built by Community Development Organizations generally require a contribution of local funds in order to successfully compete for funding available from the Commonwealth of MA. This is one of the primary ways that towns are able to access the large amounts of money the Commonwealth and the Federal Government have made available for Affordable Housing.

Using prior site assessment CPC funds, good predevelopment progress has been made on the Hoyts Wharf Road. The AHT hopes to ask Spring Town Meeting for a portion of this town owned land to be used for affordable housing. With Town Meeting approval, the Town would then issue an RFP for a building lot that is essentially turnkey ready with necessary permits in hand.

### Current Trust Funds

FY22 CPC Site Assessment (originally \$75,000) \$46,878.89 (as of Sept. 18, 2024)

Unrestricted funds \$208,810.06 (as of August 30, 2024)

Kiley donation (for soft costs) \$50,000

2022-2023 CPC Funds \$200,000

2023-2024 CPC Funds \$400,000

Total \$ 905,688.95

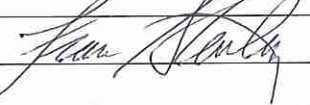
### Expectancy

On August 19, 2024, Routhier & Roper Gratuity Road, LLC applied to the Planning Board for permission to build a 28-unit subdivision at 63 Gratuity Road. The housing is intended for people 55 years and older. The zoning selected by the developer does not require the production of any affordable units. Nevertheless, the developer proposes a \$100,000 voluntary donation to the Affordable Housing Trust.

Initial Estimated CPA Cost

**\$400,000**

## 10 Signature

Applicant Signature: 	Date: <i>October 17, 2024</i>
Co-Applicant Signature:	Date:
Co-Applicant Signature:	Date: