

Cover Sheet – Non-Social Service Activity

AGENCY NAME: Town of Amherst
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2012 CDBG REQUEST: \$250,000.00

1. Project Name – *Affordable Housing Land Purchase*
2. Project Description (1-2 sentences)
The Town proposes to purchase a parcel of land in an identified Target Area for the development of affordable housing.
3. Project Location:
In a target area, specific site to be determined.
4. Budget Request
\$250,000.
5. Type of Activity (check one):
 - Rehabilitation
 - Acquisition***
 - Demolition/clearance
 - Infrastructure
 - Public Facility
 - Architectural Barrier Removal
 - Other – please explain
6. Demonstrate Consistency with Community Development Strategy –
The Community Development Strategy identifies affordable housing as a priority as reflected in the master plan.
7. Demonstrate Consistency with Sustainable Development Principles
The acquisition of property for the development of affordable housing will satisfy the following sustainable development principles:
 - 1. Concentrate Development and Mix Uses: Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses.*
 - 6. Expand Housing Opportunities: Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types.*

Please submit responses to the following questions:

Project Name: *Land Purchase for Affordable Housing*

Project Location: *Target Area, Town of Amherst*

Census Block Group: *To be determined*

A. Please describe in full the project for which you are requesting funding:

Include information on the number of individuals or families to be served and who they are, i.e. disabled, low-income, homeless, etc.

The Town is requesting funding to purchase a parcel of land to be reserved for affordable housing purposes. The Town is in the process of identifying sites as possible locations upon which to construct or redevelop affordable housing. Once purchased, the Planning Department will evaluate the property to determine the most likely type of affordable housing, for example, and enhanced single room occupancy facility, affordable condos, affordable rental housing, etc. The number of individuals or families that can be housed has yet to be determined. The Town has five years upon which to construct housing.

B. What is the community's need for the proposed project/program?

Define the need or problem to be addressed by the proposed project. Explain why the project is important. Provide evidence of the severity of the need or problem. Who are the affected population and why is this population presently underserved or not served?

As documented in the 2003 update to the Affordable Housing Plan, there continues to be considerable need for affordable housing for individuals and families. For example, the Amherst Housing Authority had a list of over 200 households (single individuals and families) applying for 11 units of rental housing at their recent Main Street development.

C. Community Involvement:

What process was used to select this particular project? How was the process responsive to expressed community need?

The Housing Partnership/Fair Housing Committee and the Committee on Homelessness continue to express the need for additional affordable housing both for low- and moderate-income individuals and families and homeless individuals and families.

Define the process that will be used to maintain involvement of the project beneficiaries in the implementation of the project.

The low- and moderate-income community, Town Boards and Committees, and others will be involved in the process to develop the affordable units.

E. Impact

Describe the impact the activity will have on the specifically identified needs. What measurable improvements will result from the activity? How much of the need will be addressed? Define the direct and indirect outcomes that will result from the project. Identify quantitative and qualitative measures to determine that the outcomes are achieved.

This will make a small, but significant contribution to increasing the availability of affordable housing in Amherst and will contribute to the continued effort by the Town to provide housing for its most vulnerable citizens.

F. Evaluation

Goals & Assessments: Please explain your short-term goals and long-term goals. Describe the changes in the target population that indicate the program's success. How will these changes be measured? Will anticipated changes affect the municipality's responsibility to this target population? How will the impact of this service on individual clients be tracked over time? Will there be additional beneficiaries? Will this service enable clients to become self-sufficient? How is this service linked to other human/social service programs in the community?

The Town's long-term goals, identified in the Master Plan and Community Development Strategy, are to significantly increase the availability of affordable housing for low-and moderate-income households. This will only happen if the Town continues to locate land and existing dwellings for that purpose.

G. Agency Information

Please provide an overview of your organization, including length of time in existence, experience in successfully conducting activities for which funding is being sought, and skills and current services that reflect capacity for success.

The Town offers high level government services, quality education, support for open space and agriculture, promotion of economic development, and respect for its history. Town government has been in existence for decades, with numerous departments and citizen boards and committees all working toward common goals that benefit its citizens and the community. Currently, Amherst has professional staff in all of its departments, in particular its Accounting, Conservation, Planning, and Public Works Departments who commonly work with consultants and property owners to manage and develop such projects as land acquisition, feasibility studies and assessments, development of engineering specifications, and construction projects ranging from public infrastructure to affordable housing. Town staff is competent with procurement regulations, balancing budgets, and efficiently managing contracts so that deliverables are received on time. The Office of