

ARTICLE 16A:

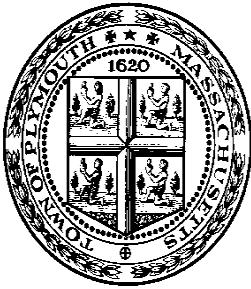
ARTICLE 16A: Affordable Housing - Plymouth Area Coalition for the Homeless

To see if the Town will vote to appropriate from the Community Preservation Fund revenues or transfer from Community Preservation available funds or reserves, or borrow the sum of \$3,000,000 to grant to Plymouth Area Coalition for the Homeless, Inc. for the purposes of constructing 26 family shelter units and education center with a deed restricted for affordable housing on the property located at 54 Industrial Park Road Plymouth Massachusetts, lot 12A-6, on assessors map 102 and further to authorize the Select Board to accept an affordable housing restriction pursuant to G.L. c. 44B, Section 12 and G.L. c. 184, Sections 31-33 at 54 Industrial Park Road, Plymouth Massachusetts or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Not Recommended (6-8-0)

The Advisory & Finance Committee recommends Town Meeting does not approve Article 16A. The opinions expressed in opposition to this article were so varied that it would be difficult to attribute a specific reason for the failure but a common concern was the borrowing of funds so CPC could grant those funds to Plymouth Area Coalition for the Homeless for this project.



TOWN OF PLYMOUTH
ACCOUNTING & FINANCE DEPARTMENT
26 COURT STREET, PLYMOUTH, MA 02360
PHONE (508) 747-1620 EXTENSION 10177

To: SELECT BOARD
ADVISORY & FINANCE COMMITTEE
TOWN MEETING MEMBERS

FROM: LYNNE A. BARRETT
DEPARTMENT OF FINANCE

SUBJECT: CPC ARTICLES – 16A THRU 16G

DATE: JANUARY 23, 2024

Based on the estimated fiscal 2025 annual Tax Levy for the Town of Plymouth's budget the following is the estimated budget for Community Preservation Revenues. Based on this budget I am recommending the following funding sources for the CPC Articles at the annual town meeting. These funding sources will be used for the motions.

Estimated annual CPA Revenues:

Estimated Tax Revenue	\$ 223,043,603
CPA Surcharge Rate	1.50%
Estimated Surcharge for 2024 (Less 3-Year Avg in Abatements)	\$ 3,333,518
Investment Earnings	\$ 25,000

**State Trust Fund Distribution (Approximately 21%
Estimate as of FY2024)**

\$ 654,252
<u>\$ 4,012,770</u>

16 A - Housing: Plymouth Area Coalition Family 26 Units \$3,000,000
Authorization to Borrow

16 B - Housing: 132 Court St: 6 Units \$960,000

10% Annual Revenues Required for Housing - \$401,277
Existing Reserve for Housing - \$558,723

16 C - Housing: Redbrook: 52 Senior Units \$4,000,000

Authorization to Borrow

16 D Recreation: Town Brook Trail Enhancement \$3,000,000

Authorization to Borrow

16 E Historic: Pilgrim Hall Museum Borrowing Authorization Reduction \$2,466,799

10% Annual Revenues Required for Historic - \$401,277

Remaining Annual Revenues \$2,065,522

16 F Recreation: Stephens Field Borrowing Authorization Reduction \$871,041

10% Annual Revenues Required for Open Space / Recreation - \$401,277

Remaining Annual Revenues - \$469,764

16 G FY25 CPA Account Set up: (Housing, Historical, Open Space & Admin)

\$273,653

- No set asides recommended due to them being applied to appropriate uses.
- 4% for Administration Budget \$160,511 – from Annual Revenues
- Annual Debt Service Budget \$113,142 – from Annual Revenues

In summary total article submission funding sources:

Authorization to Borrow	\$10,000,000
Annual Revenues	\$ 4,012,770
Reserve for Housing	<u>\$ 558,723</u>
Grand Total	\$14,571,493

Thank you for your consideration in this matter.



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday December 8, 2023
Re: Spring TM 2024: CPA Article 16A: 54 Industrial Park Rd Affordable Housing

ARTICLE 16A: To see if the Town will vote to appropriate from the Community Preservation Fund revenues or transfer from Community Preservation available funds or reserves, the sum of \$3,000,000 to grant to Plymouth Area Coalition for the Homeless, Inc. or the purposes of constructing 26 family shelter units and education center with a deed restricted for affordable housing on the property located at 54 Industrial Park Road Plymouth Massachusetts, lot 12A-6, plot XXX, assessors map XXX and further to authorize the Select Board to accept an affordable housing restriction pursuant to G.L. c. 44B, Section 12 and G.L. c. 184, Sections 31-33 at 54 Industrial Park Road, Plymouth Massachusetts or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously Article 16A at its meeting held Thursday December 7, 2023

SUMMARY & INTENT:

The Community Preservation Committee recommended article 16A for Spring Town Meeting 2024 for the construction of 26 family shelter units affordable housing and education center located at 54 Industrial Park Rd Plymouth MA. The Property is currently owned by to the Plymouth Area Coalition for the Homeless, Inc.

Plymouth Community Preservation Committee
FISCAL YEAR 2022-2023 APPLICATION



FISCAL YEAR 2022-2023 APPLICATION

Project Name: Emergency Assistance Family Shelter - Plymouth Area Coalition

If the amount is unknown, will an appraisal be needed? Y N (If yes see page 14 of the appraisal process)

CPA Funding requested. \$ 3,000,000

Total project cost: \$ 6,978,590

Category--check all that apply: Open Space/Recreation Historic Housing

Lot and Plot: Lot-12A-6

Assessors Map #: _____

Number of acres in parcel: 64,007 square feet

Number of proposed housing units: 24-27 Family Shelter Units

Are there any existing deed restrictions on this property? No Don't know Yes/

DESCRIBE Describe restrictions below:

Project Sponsor/Organization: Plymouth Area Coalition for the Homeless, Inc. Contact Name: Suzanne R. Giovanelli

Address: 149 Bishops Highway, Kingston

Phone #: 774-283-1206 E-mail: sgiovanelli@plymouthareacoalition.org

7.10.23

Applicant Signature

Date submitted

APPLICATION REQUIREMENTS:

A complete application consists of this application page (the specific amount of CPA funding is required), along with the following:

- A detailed description of the project explaining how your proposal benefits the Town of Plymouth and how it meets CPA goals and selection criteria outlined at the end of this application packet.
- Are there any special permit, variance or other approvals required? Are there any legal ramifications or impediments to this project?
- A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
- A project timeline.
- Additional supporting information such as photographs, plot plans, and maps (if applicable).
- Applicant must provide all title information for the property.
- Applicant must initial each page in the space provided.



June 29, 2023

**Plymouth Area Coalition for the Homeless, Inc.
54 Industrial Park Rd, Plymouth Project Plan**

The Plymouth Area Coalition for the Homeless, Inc. plans to expand the organization's Emergency Assistance Shelter Program by adding 27 family units to its portfolio. Currently, the Coalition provides shelter to 109 families (13 at the Pilgrim's Hope Shelter and 96 at the Baymont Inn). In May 2023, the Coalition completed the acquisition of the former Bartlett Nuclear Office Building located at 54 Industrial Park Road. The parcel is 1.47 acres. The Plymouth Area Coalition for the Homeless as met the needs of homeless families, and provided basic needs support to our less fortunate neighbors for 40 years.

The property is fully developed with an 10,426 SF 2 ½ story building with a lower level partially at grade, and will meet the needs of 27 homeless families as they work to become self-sustainable.

Plan is to renovate the interior office space and convert them to include:

- 1) 24-27 family shelter units (2 sets of bunk beds, 2 bureaus, nightstand, and able to fit a crib and toddler bed if necessary), each with a window.
- 2) Private Office space for case managers and re-housing staff to meet with clients
- 3) ADA accessible bathrooms including roll in showers and sinks
- 4) Reception Desk/office area for on-duty residential staff
- 5) The 3,100 building footprint will remain the same.

Ist Floor would include Residential staff office, childcare room, Nurse's station, and Staff Annex.

The facility would also have a conference room and 2 administrative offices.

The Lower Level

- 1) will have a large congregate kitchen with refrigeration, stoves and storage
- 2) Large dining/family room
- 3) Laundry
- 4) Bathrooms
- 5) Education Room with access from the outside of the shelter space. This would enable the education program to be accessed by non-shelter residents without entry into the shelter.
 - An elevator will be installed providing access to all levels.
 - The building will be completely ADA compatible.
 - 21 parking spaces
 - The location is ideal for EA Shelter participants as it is on the public transit line (GATRA), and in the Plymouth Industrial Park which provides easy access to job

opportunities, State offices, medical offices, shopping, other retail resources, the P&B bus station, and is in close proximity to schools, train station, and Routes 3 and 44.

The 54 Industrial Park Rd EA Shelter Project will meet CPA goals by providing temporary emergency assistance housing and support programs to homeless families.

The goal of the Massachusetts Executive Office of Housing and Living Conditions (EOHLC) is to provide a program where homeless families are housed on a temporary basis, and receive support services that include extensive case management, collaborative work with a staff re-housing specialist, and the opportunity to attend educational programs to assist them in becoming self-sustainable.

The Plymouth Area Coalition for the Homeless operates its programs under contract with the EOHLC Emergency Assistance Shelter Program. Families are placed in shelter by EOHLC, and every effort is made to place families within a 20-mile radius of their home community.

This project will enhance temporary shelter opportunities for area families faced with homelessness due to the ever-increasing challenges presented in today's world. No-fault evictions, sky-rocketing rents, affordable housing shortages, medical concerns, and job loss are among the most common causes leading families to seek support through the EA Shelter System. The Coalition Education Program is designed to strengthen families by offering classes in personal health, parenting, job search, personal finance, etc.

Child Care through Horizons for the Homeless, and tutor and mentoring (School on Wheels) programs are in place to support our youngest clients.

The Plymouth Area Coalition for the Homeless, Inc. was established in 1984, and since that time has worked to provide shelter and basic needs support to families throughout the greater Plymouth Area.

We are confident that the Plymouth Area Coalition's 54 Industrial Park Road project meets the CPC's goals in the area of Community Housing.

- The project calls to renovate an existing building which has been unused for some time and utilize the space to provide temporary housing for 27 homeless families
- As a family homeless shelter, the project will provide supportive housing and programming to help strengthen families and identify permanent housing, and become self sustainable
- The Project will not alter the building's façade, renovations will be interior, with the exception of a small, enclosed play area.
- The Plymouth Area Coalition is working with consultant, Emily Rothchild (Director of Special Projects, Neighborhood Works) as we apply for additional project funding, and manage the construction phase of the project.

Project Summary Information

NOTE: Do not fill out this section. It is automatically filled in by program.

Project Name	New Plymouth Family Shelter	
Developer	N/A	
Community	Plymouth	

Number of Units	27
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SRO	27	Low-Income, Rental Assisted	0
0 bedroom	0	Low-Income, Below 50%	27
1 bedroom	0	Low-Income, Below 60%	0
2 bedrooms	0	Other Income (User-defined)	0
3 bedrooms	0	Market Rate	0
4 bedrooms	0		

This is an application for:	DHCD Tax Credit Allocation	No
	HOME Funding through DHCD	No
	MHFA Official Action Status	No
	MHFA Construction Financing	No
	MHFA Permanent Financing	No
	MHP Fund Financing	No
	MHIC Construction Loan	No
	MHIC Tax Credit Equity	No
	Boston: DND	No
	Other	0
	Other	0
	Other	0
	Financing from Massdevelopment	No

Sources of Funds:

Developer's Equity	\$0
Tax Credit Equity	\$0
Public Equity	\$1,000,000
Subordinate Debt	\$3,478.590
Permanent Debt	\$1,000,000
Total All Sources	\$5,478.590

Uses Exceed Sources by	\$0
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Uses of Funds:

Acquisition	\$1,500,000
Construction	\$2,796,305
General Development	\$782,285
Developer Overhead	\$200,000
Developer Fee	\$200,000
Capitalized Reserves	\$0
Total All Uses	\$5,478,590

Rent Levels:

Low-Income, Rental Assisted	N/A
Low-Income, Below 50%	\$0
Low-Income, Below 60%	N/A
Other Income (User-defined)	N/A
Market Rate	N/A
<i>Average, All Units</i>	<i>\$0</i>

BR (aver.)

N/A
0.0
N/A
N/A
N/A
0.0

SF (aver.)

N/A
300
N/A
N/A
N/A
300

Annual Operating Income (year 1):

Gross rental income (residential)	\$0
Vacancy (resid.)	\$0
Other Income (net of vacancies)	\$1,705.120
Subtotal	\$1,705.120
Operating Subsidies	\$0
Draw on Operating Reserves	\$0
Total Annual Income	\$1,705.120
Net Operating Income	\$83,729
Debt Service	\$79,434

Annual Operating Expense (year 1):

Management Fee	\$110,000
Administrative	\$192,900
Maintenance	\$206,900
Res. Service, Security	\$581,091
Utilities	\$91,000
Repl. Reserve	\$20,000
Oper. Reserve	\$20,000
Taxes, Insurance	\$399,500
Total	\$1,621,391

BILL OF SALE

THIS BILL OF SALE is executed and delivered as of this 27th day of April, 2023, by 54 INDUSTRIAL PARK ROAD LLC, a Massachusetts limited liability company ("Grantor"), to PLYMOUTH AREA COALITION FOR THE HOMELESS, INC., a Massachusetts nonprofit corporation ("Grantee").

Contemporaneously herewith, Grantor is conveying to Grantee the land and building located at and commonly known as 54 Industrial Park Road, Plymouth, Massachusetts (the "Real Estate").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby bargain, sell and deliver to Grantee, without representation or warranty, all of the right, title and interest of Grantor in and to any and all of the fixtures, equipment, machinery, furniture, furnishings, apparatus, supplies and other tangible personal property of every nature or description owned by Seller now located in or on the Real Property, excluding any personal property owned by tenants or other third parties (collectively, the "Tangible Personal Property").

To have and to hold unto Grantee, its successors and assigns forever.

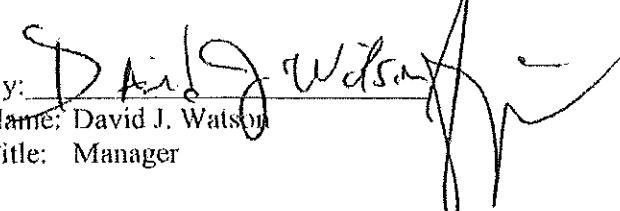
Grantor has not made and does not make any express or implied warranty or representation with respect to the Tangible Personal Property, including but not limited to merchantability of the Tangible Personal Property or its fitness for any particular purpose, the condition of the Tangible Personal Property, or the quality or capacity of the Tangible Personal Property.

Seller hereby covenants with the Buyer that it is the lawful owner of the said Tangible Personal Property; that they are free from all encumbrances; that it has good right to sell the same as aforesaid; and that it will warrant and defend the same against the lawful claims and demands of all persons.

Grantor has executed this Bill of Sale as of the date first set forth above.

GRANTOR:

54 INDUSTRIAL PARK ROAD LLC

By: 
Name: David J. Watson
Title: Manager

by John G.F. Ruggieri-Lam
attorney in fact

QUITCLAIM DEED

54 Industrial Park Road LLC, a Massachusetts limited liability company with a principal place of business at 282 Powder Point Avenue, Duxbury, MA 02332

For consideration paid and in full consideration of One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00) grants to **Plymouth Area Coalition for the Homeless, Inc.**, a Massachusetts nonprofit corporation with a principal place of business at 149 Bishops Highway, Kingston, MA 02364

with quitclaim covenants

That certain parcel of land together with the buildings thereon situated in Plymouth, Plymouth County, Massachusetts, having an address of 54 Industrial Park Road consisting of approximately 64,007 Sq. Ft. +/- and identified as Lot 12A- 6 in the Plan of Land in Plymouth, Plymouth County; MA prepared for Sunset Bay Realty Trust by Associated Engineers of Plymouth Inc, dated March 29, 1990, recorded in Book 33 Page 700 of the Book of Plans with the Plymouth County Registry of Deeds.

This lot is subject to an easement as shown on said plan of 3,618 square feet in favor of the Town of Plymouth and a driveway access easement and Agreement recorded with the Plymouth County Registry of Deeds in Book 53513 page 32.

This conveyance does not constitute all or substantially all of the LLC's assets located within the Commonwealth of Massachusetts.

Grantor hereby affirms under penalties of perjury that no other party has any other right of homestead, and hereby releases all claims of homestead.

Being the same premises conveyed to the Grantor by deed dated March 4, 2021 and recorded with the Plymouth County Registry of Deeds at Book 54531, Page 232.

[remainder of page intentionally left blank]

Executed as a sealed instrument under the pains and penalties of perjury this 24 day of April 2023

Seller:

54 Industrial Park Road LLC


By: David J. Watson
Its: Manager

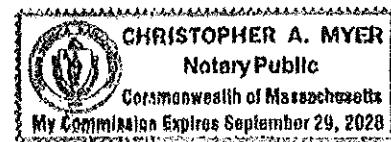
COMMONWEALTH OF MASSACHUSETTS

 ss.

On this 24 day of April 2023, before me, the undersigned notary public, personally appeared David J. Watson, Manager, known by me to be the person whose name is signed on the foregoing document, and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her/their knowledge and belief, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose as Manager of 54 Industrial Park Road LLC.


Notary Public:

My commission expires:





ACELLA
Construction Corporation

Date: 2.8.2023

Project: 54 Industrial Park Road - Plymouth, MA

Job Number: 2023-018

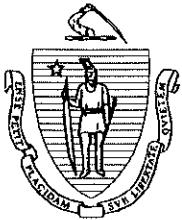
BUDGET PROPOSAL

Description	Quantity	Unit	Unit Costs	Total
General Conditions				\$255,400.00
General Requirements				\$39,975.00
Sitework				\$72,750.00
Demolition				\$68,952.00
Concrete				\$25,750.00
Masonry				\$55,000.00
Structural Steel				\$74,590.00
Misc. Metals				\$6,590.00
Rough Carpentry				\$116,250.00
Finish Carpentry				\$45,000.00
Waterproofing				\$14,500.00
Insulation				\$13,000.00
Roofing				\$49,400.00
Windows				\$79,200.00
Doors, Frames & Hardware				\$43,280.00
Drywall				\$136,000.00
Flooring				\$75,000.00
Acoustical Ceilings				\$6,000.00
Painting				\$54,825.00
Specialties + Elevator				\$163,000.00
Fire Protection				\$16,500.00
Plumbing				\$140,000.00
HVAC				\$182,000.00
Electrical + Fire Alarm				\$334,000.00
SUBTOTAL:				\$2,096,782.00
Contingency - Percentage of the Subtotal Costs			10%	\$209,678.20
Design Fees: Arch. + Engin. \$115,330 / Civil \$22,550			10.0%	\$137,880.00
Insurance			1.50%	\$31,451.73
Permit - .65 per sq.ft. x 12311 sq.ft. + addition			\$9,100.00	\$9,100.00
Fee			4.00%	\$83,871.28
TOTAL				\$2,568,763.21

With our first draft proposal we propose that the project is in the \$2,475,000 - \$2,600,000 Range



Tri-County Appraisal Group, LLC



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**
Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Jennifer D. Maddox, Undersecretary

March 7, 2023

Dear Funding Source,

During the recent time the Department of Housing and Community Development has experienced an unprecedented need for additional Emergency Assistance Family Shelter support and facilities. The need for more Emergency Family Shelter has grown with the influx of families into the state of Massachusetts.

I am writing this letter to support any funding which will help the Plymouth Area Coalition for the Homeless, Inc. to obtain and fund additional shelter buildings, space and units.

Today, the Department has close to 4000 homeless families and the need for safe, secure temporary shelter continues to grow. The Plymouth Area Coalition for the Homeless, Inc. has recently stepped up and provides continuous services to over 90 families in a hotel in their region, and although a permanent solution to this homeless crisis for these families is hoped for, DHCD recognizes that a more stable, safe and better quality shelter site is preferred. This letter is to support any funds which could be obtained to help homeless families in Massachusetts.

Best Regards,

Warren F. O'Donnell

Warren O'Donnell
DHCD – Contract Manager
100 Cambridge Street
Boston, MA 02114
Warren.odonnell@mass.gov
857 291 0008