

Proposal for HOME Funds

Attachment A

Submitted to the North Shore HOME Consortium – December 8th, 2022

Applicant Information

Name of Applicant: Housing Support Inc.

Address: 12 Pleasant St, Suite 3

City / State / Zip: Newburyport, MA 01950

Primary Contact Person: Paula Newcomb

Telephone #: 508-523-5414 Fax #: _____

E-Mail address: pnewcomb@housingsupport.org

Project Information

Name of Project: Bartlett Cottages

Project Location / Address: 1 Bartlett Place

City / Town: Amesbury

Total Development Cost (Projected): \$1,757,321

Amount of HOME funding requested: \$500,000

 **Type of Project:** *(Please circle all that apply.)*

Proposed Activity

Acquisition of Land Only

Acquisition of Land and Building(s)

Rehabilitation of Existing Structure(s)

Acquisition and New Construction

Acquisition and Rehabilitation

Rental Subsidies [TBRA]

Proposed Tenure Type

Creation of Rental Units

Creation of Ownership Units

Housing Rehabilitation

Rental Subsidy [TBRA] Program

Type of Sponsor: *(Please check one)*

Member Community

Nonprofit Organization

For Profit Organization

CHDO

Number of Ownership Units

Single Family _____
 Multi-Family _____
 Other _____
 Total _____

Number of Rental Units

Single Family _____
 Multi-Family 8
 Other _____
 Total _____

Unit Type: SRO ___ Studio ___ 1BR 8 2 BR ___ 3 BR ___ 4 BR ___

Duration of Affordability: 30 years Years Exceeding Requirements: * 10

*Monitoring affordability beyond HUD requirements will be the responsibility of the community in which the development is located

If this project includes rehabilitation of an existing structure, will the building meet all of the requirements of the Massachusetts Sanitary Code (the Building Code), all required safety codes and the Housing Quality Standards (HQS) requirements of the HOME Program? YES, X NO: _____

Will this proposed development meet Energy Star Compliance Standards? YES, X NO: _____

Will this proposed development utilize Green Building technologies? YES: X NO: _____

Number of Units for Families: _____
 Units for Individuals: 6
 Units for Elderly: _____
 Units for Disabled: _____
 Units to Serve the Homeless 2

Number of Units in Development Prior to Assistance: 0
 Number of Units upon Completion: 8
 Number of HOME-Assisted Units upon Completion: 8

 Targeting:

Number of Units for:

	<u>HOME-Assisted</u>	<u>All Units</u>
Households above 80% of the median area income:	<u>N/A</u>	_____
Households between 61 & 80% of the median area income:	_____	_____
Households between 51 & 60% of the median area income:	_____	_____
Households between 31 & 50% of the median area income:	<u>2</u>	<u>2</u>
Households below 30% of the median area income:	<u>6</u>	<u>6</u>

Applicant:

[Signature]
 Signature of Authorized Officer - Title

11/15/22
 Date

PROJECT NARRATIVE

Section 2- Project Description

The Bartlett Cottage project creates an additional 8 units of permanent supportive rental housing for persons who have experienced homelessness or housing instability and have complex service needs including histories of addiction and/or intimate partner abuse. The Bartlett Cottages, a new construction project, is co-located on an existing permanent affordable housing campus located at 276-278-280 Main St, Amesbury, Massachusetts owned and managed by Housing Support Inc since 1991. The proposed site plan of the 1.5-acre campus illustrating existing and proposed expansion is included with Section 10 Appendix.

The existing campus includes a 14-unit supportive housing project, known as Bartlett House - the Consortium had provided HOME funds in 2008 to support 10 of those units. Each of the rental assisted units within the existing SRO building has maintained 100% occupancy in recent years, demonstrating the high demand for permanent supportive housing. The proposed expansion is mindful of DHCD's reluctance to fund unenhanced SROs as well as the Town's stated desire to create housing of size and scale of the surrounding residential uses.

The 8 units will be newly constructed single story, one-bedroom units within one of the four cottages. The proposed plans include one fully accessible unit. The preliminary floor plans for both unit styles are included within the Section 2 Appendix. As the project is seeking DHCD supportive housing funds, the units will comply with DCHD design and construction standards including the newer requirements for sustainability and climate resiliency. The Bartlett Cottage project will have a ground lease so as to legally define it as a separate project for purposes of compliance with affordable housing resources.

Section 3- Target Population

Each unit will provide affordable housing with wrap around services to a single household. Five of the units will be restricted to households at or below 30% Area Median Income; three of the units will be restricted to households with incomes at or below 50% AMI. Similar to the existing SRO project on the same campus, the project will serve single individuals with complex needs which have negatively impacted their ability to secure and retain housing.

The proposed project provides a more independent housing option. In addition to individuals who due to prior trauma may not be able to comfortably live in a congregate living situation but who are still in need of the services, the Cottages provide an opportunity for successful residents of the SRO building to "graduate" to more independent living without losing the supportive environment the campus will provide.

Emmaus Inc will continue to provide case management services that empower persons to address their individual needs. The supportive services are designed to assist tenants in their recovery, stabilization of their housing, and achieving self-sufficiency. The services are provided on-site and in the community so as to reinforce individual goals. The creation of a sense of community at the campus assist residents through shared experiences, encouragement, and support.

The property is located just south of Route 110 providing easy access to services as well as employment opportunities. The property is also accessible to public transportation through the Merrimack Valley Transit Authority, to Newburyport, North Shore Community College in Haverhill and Lawrence

Section 4- Project Need

The demand for supportive housing far exceeds the current capacity in the existing program. Expanding capacity on the existing HSI owned campus is feasible given its lot size and given HSI's organizational Se

Support services provided under contract by Emmaus, Inc. are provided on-site and will be available on an as-needed basis for residents of the new units. Emmaus, Inc., a human service agency from Haverhill, Massachusetts provides services and case management. Since 1985, Emmaus has assisted over 35,000 children, women, and men out of homelessness and toward permanent housing, jobs, and self-sufficiency.

Section 5-Qualifications

Housing Support, Inc. is a non-profit 501 (c) 3 housing development corporation that was incorporated September 10, 1990 in response to the community need for shelter and affordable supportive housing. HSI has developed nine (9) residential projects (78 units) in the communities of Haverhill, Lawrence, and Amesbury, all of which offer supportive housing to persons who have disabilities, are in recovery, veterans, or have experienced homelessness or housing instability. HSI is committed to providing safe, affordable housing that supports its' residents' efforts to lead an independent life. HSI traditionally partners with a human service agency to provide comprehensive case management services that supplement the HSI's peer mentorship model and regular house meetings.

The Development Team includes members with extensive experience in the successful, compliant development of affordable housing with federal and state resources. Specifically,

- **Development Consultant:** Kathleen Lingenberg, Principle, Community Outcomes LLC- WBE Firm founded in 2007 that provides professional services to government, institutions, HUD grantees, and developers including community- based organizations. Services include real estate development, affordable housing underwriting, community engagement initiatives, creation of compliant Policy and Procedure Manuals (PPM) and of Compliance/Monitoring Systems.
- **Architect:** Randy Johnson, Senior Partner, Resolution Architects- Resolution Architects applies over 40 years of architectural design and administrative experience to every project. Resolution Architects became the name of the company in 2016, replacing Horne & Johnson Architects. Across all project types, RA exerts a constant emphasis on creative and cost-effective solutions. From feasibility studies to new construction, RA produces useful, attractive and durable products.
- **Attorney:** Stephen Nolan, Partner, Nolan, Sheehan Patten- Stephen Nolan's practice focuses on affordable housing and community development, especially involving the federal Low Income Housing Tax Credit, Historic Rehabilitation Tax Credit and New Markets Tax Credit. He is one of

a small number of attorneys nationally who are recognized for their mastery of complex legal and financial structures using the New Markets Tax Credit program.

Section 6- Project Costs

The anticipated total development costs are \$1,757,321, which equates to \$219,665 per unit. The site is owned by HSI enabling the project to avoid significant acquisition cost. The hard cost of construction, contingency, and site work represent nearly 78% of the project budget. While the construction has yet to be put to bid, the estimate is based upon Randy Johnson's in-depth analysis of current project that meet DHCD design and construction standards. Other costs include traditional development soft cost- Architectural and Engineering, legal, consultant, and permitting. The project budget also assumes DHCD's requirement to capitalize reserves as well as the legal cost for public lenders. Detailed project cost on the required Use of Funds-Attachment B form is included in Section 6 Appendix.

In addition to the cost detailed within the budget, the Town has agreed to waive fees associated with the Ch 40B process.

Section 7- Funding Sources

The anticipated total development costs are \$1,757,321, which equates to \$219,665 per unit. HSI has committed \$157,321 in both equity grant and developer loan to the project. The request to the Consortium is \$500,000 or 28% of project cost. DHCD would be the largest funding source with an anticipated contribution of \$100,000 per unit (\$800,000 total). Detailed project cost- Attachment C- as well as commitment letters from HSI and the permanent lender, Newburyport Bank can be found within Section 7 Appendix.

In addition to the identified funding sources detailed, the Town has agreed to waive fees associated with the Chapter 40B process and has secured MHP Fund Technical Assistance funding to assist them in the 40B process.

Section 8- Timetable

HSI owns the site and has initiated the required permitting. DHCD issued a Comprehensive Permit (40B) Project Eligibility Letter (PEL) on August 3, 2022; a copy of DHCD's PEL is included within Section 8 Appendix. HSI continues to further the required due diligence in coordination with the Town of Amesbury. Our goal of a submittal to the Amesbury ZBA is early 2023.

A funding pre-application to DHCD was submitted on Oct 22, 2022. Based upon the strength of our application, we anticipate an invitation to submit in the full application round due January 19, 2023. If State funds are awarded to the project, anticipated in May/June 2023, HSI anticipates the following development schedule:

Task	Date
Finalize 40B approval/ Town & DHCD	8.1.2023
Complete HUD ERR	10.1.2023
Bid General Contract	11. 1.2023
Close on Financing / Mass Docs	2.1.2024
Award Construction Contract	2.15.2024
Commence Construction	4.1.2024
50% Completion	10.30.2024
Commence Marketing/Tenant Selection	12.1.2024
Substantial Completion	3.30.2025
Project Completion / Reporting	6.30.2025

Section 9- Local Government Acknowledgement See Section 9- Appendix- Attachment D

Section 10 - Site Plan, Photographs, Map and Neighborhood Description

The project site is an approximately 1.5 portion of the land within the historic Ferry District. The site includes existing affordable housing projects on 276 Main Street, 278 Main Street, and 280 Main Street. The property is located in a primarily residential area and is within easy walking distance to many neighborhood amenities including stores, medical services, houses of worship, parks and the Merrimack River. Public transportation is readily available.

276 Main Street is the Bartlett Residence, a single room occupancy dwelling containing 14 units for formerly homeless women. The building sits on the site of the Josiah Bartlett Birthplace in 1729 and was constructed as the “Old Ladies Home” in 1860. The proposed project is a furtherance of the SRO project, designed with input from the Town to be of a size and scale similar to the surrounding residential properties.

The neighborhood is contained within the historic Ferry District - one of Amesbury’s earliest settlements, dating from the 17th century. The district contains several historic buildings and museums as well as other single and multi-dwelling units, many of which were built in the 18th and 19th centuries. These properties include:

- Macy-Colby House, 257 Main St. Amesbury MA, (1745).
- Theophilus Foot House, 272 Main St. Amesbury MA c 1692.
- Squire Bagley House (Mary Baker Eddy), 277 Main St. Amesbury MA c 1780
- Bartlett Museum, 270 Main Street, Amesbury MA

Beyond the subject property to the south is the 495 overpass, thence a marina, situated on the Merrimack River and the desirable Point Shore neighborhood where some of Amesbury’s highest priced home sales have taken place over the years.

SECTION 2 APPENDIX

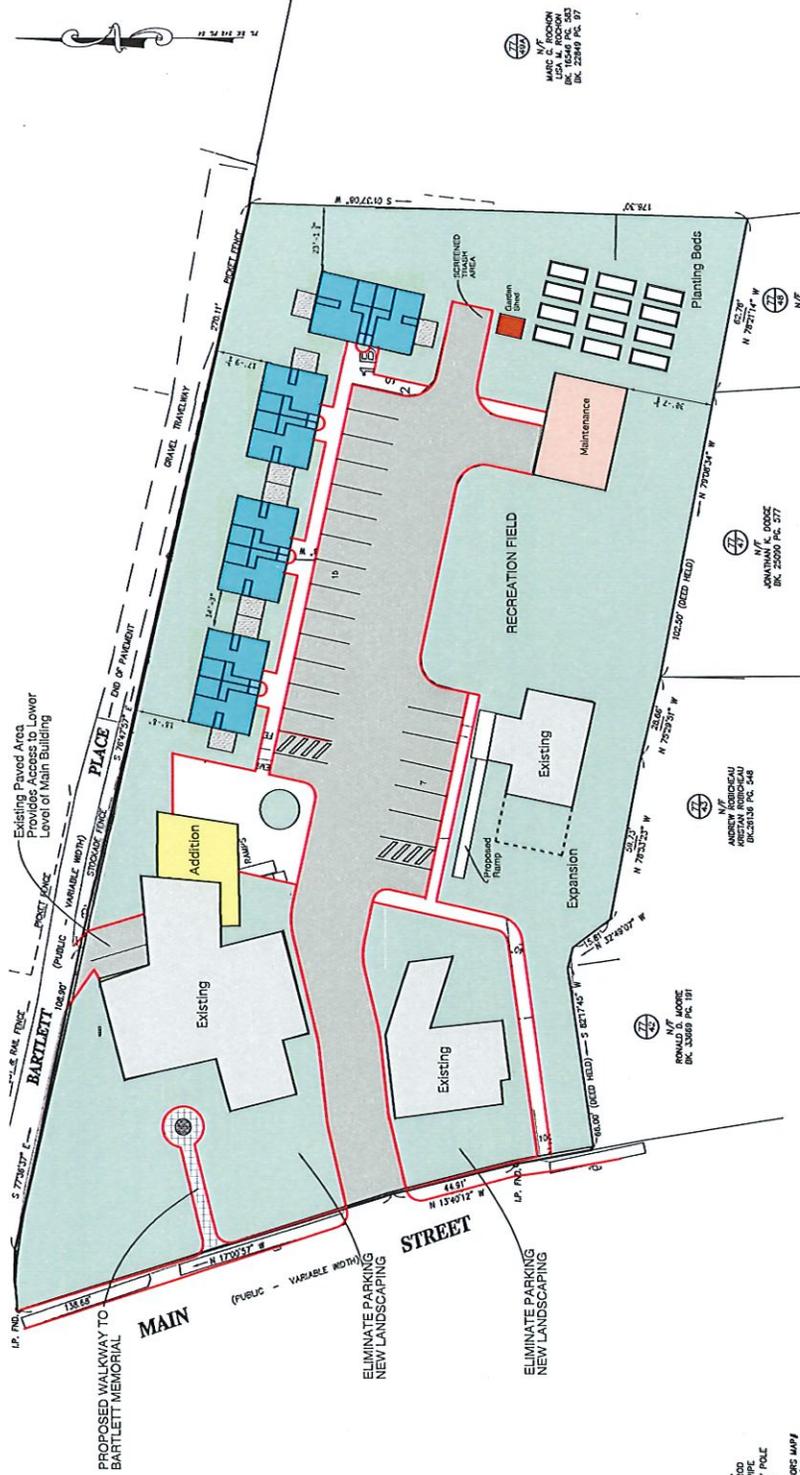
PROJECT:
276 Main Street
 Amesbury, MA 01913

OWNER:
 Housing Support, Inc.



NOTES:

PROPOSED DUPLEXES ARE IN BLUE
 Plan shows future work



LEGEND:
 IRON ROD
 IRON PIPE
 UTILITY POLE
 FURNACE
 PAVEMENT

MARK	DATE	REVISION

October 26, 2022
 Site Plan
 Scale: 1" = 20'-0"

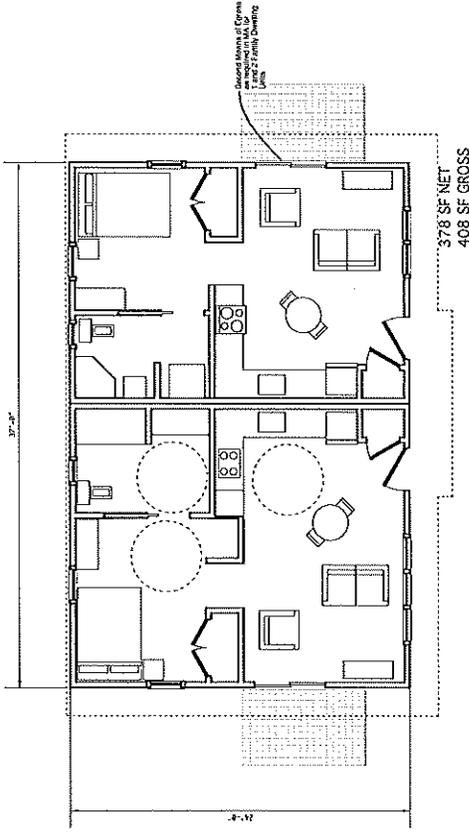
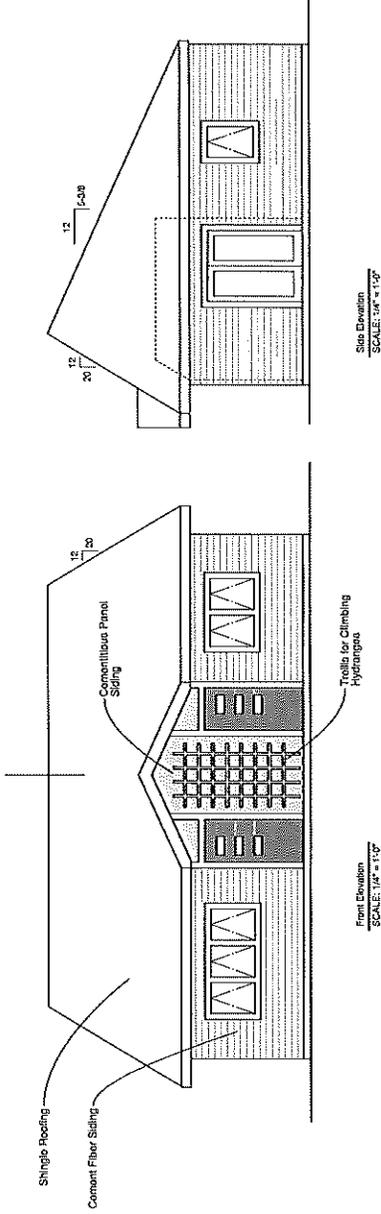
C1.01

PROJECT:
276 Main Street
 Amesbury, MA 01913

OWNER:
 Housing Support, Inc.



Notes:



C Floor Plan
 SCALE: 1/4" = 1'-0"

DATE	DESCRIPTION

October 26, 2022
 Duplex / HP Plan / Elev.
 Scale: 1/4" = 1'-0"

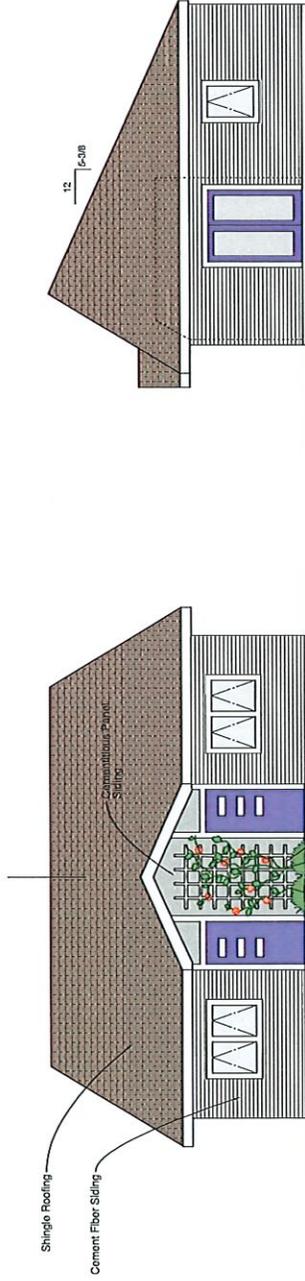
A1.05

PROJECT:
276 Main Street
 Amesbury, MA 01913

OWNER:
 Housing Support, Inc.

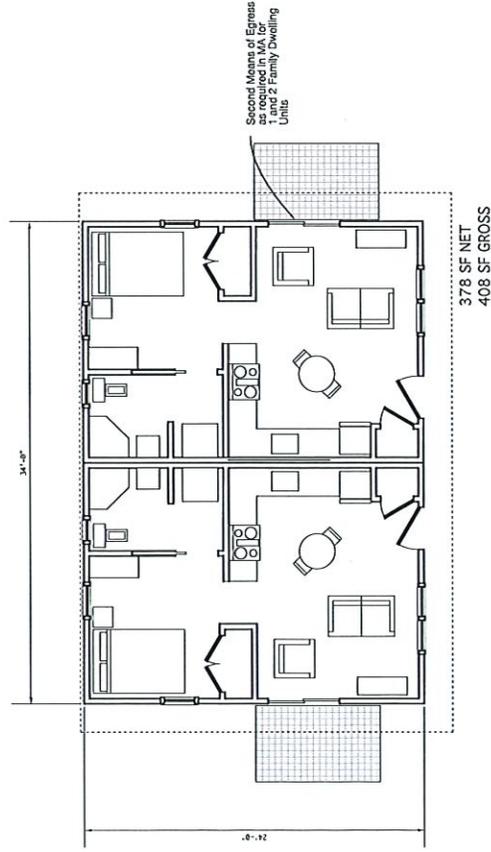


Notes:



Side Elevation
 SCALE: 1/4" = 1'-0"

Front Elevation
 SCALE: 1/4" = 1'-0"



C Floor Plan
 SCALE: 1/4" = 1'-0"

Mark Date Revision

October 26, 2022
 Duplex Floor Plan / Elev.
 Scale: 1/4" = 1'-0"

A1.01

SECTION 6 APPENDIX

Project Financial Analysis

Total Development Budget - Uses of Funds

Attachment B

Project Address: 1 Bartlett Place

Date: 11/9/2022

	Activity	Total Cost / Expense
1	Proposed Acquisition (including Parking)	\$1
2	Hard Costs (Site work)	\$ 248,000
	Rehabilitation	\$ 996,000
	Appliances	
	Contingency	\$124,000
	Total Hard Costs	\$1,368,001
3	Soft Costs	
	Architectural	\$131,100
	Permits / testing (please include in narrative)	\$ 14,500
	Financing / Application Fees	\$ 15,500
	Legal Fees and Title Expenses	\$ 25,800
	Accounting / Auditing Costs	\$ 1,500
	Unpaid Real Estate Taxes	0
	Other- Capitalized Reserves	\$ 17,000
	Other :Consultant	\$ 35,000
	Total Soft Costs	\$ 240,400
4	Holding Period Cost	
	Construction Loan Interest	\$ 7,500
	Real Estate Taxes	0
	Insurance	\$ 12,000
	Utilities	\$ 3,000
	Other-	\$
	Other – soft cost contingency	\$11,420
5	Total Expenses for Holding Period	\$ 33,920
	Subtotal	1,630,321
6	Development Fee /Overhead	\$115,000 (7%)
7	Total Cost	\$1,757,321

Project Financial Analysis

Total Development Budget - Uses of Funds

Project Address: 1 Bartlett Place

Date: 11/9/2022

	Activity	Total Cost / Expense
1	Operations Revenue (<i>List Loans & Grants</i>)	
2	a.) rents	\$190,566
	b.)	
	c.)	
	d.)	
	Sub Total	\$190,656
3	Supportive Services Revenue (<i>List Sources</i>)	
	a.)	
	b.)	
	c.)	
	Less vacancy	(\$9,533)
4.	Total Operations & Supportive Services Revenue	\$181,123
	Operations Expenses	
	Administration	\$21,472
	Management Fee	\$10,500
	Insurance	\$ 8,500
	Real Estate Taxes	0
	Heat / Utilities/ Water Sewer	\$ 35,820
	Maintenance - Labor	\$19,650
	Maintenance - Supplies	\$13,130
	Replacement Reserve	\$ 3,400
	Accounting / Auditing Costs	(included in Admin)
	City / Town User Charges	0
	Other :	\$
5.	Total Operating Expenses	\$112,472
6.	Supportive Services Costs	\$ 33,600
7.	Total Expenses	\$146,072
8.	Net Operating Income	\$ 35,051 *

• Debt Service (\$23,724) Cash Flow \$11,327 (DSC 1.48)

SECTION 7 APPENDIX

North Shore HOME Consortium – Summary of Sources

Attachment C

Project Name: Bartlett Cottage

Project Location: 1 Bartlett Place, Amesbury

Source <i>Please include any in-kind contributions</i>	Predevelopment Phase	Construction/Rehab Phase	Permanent Phase	Type *	Rate	Term	Date Requested	Date Committed or Anticipated	Phase Completion Date
1.) Mass Housing CCRJ	\$ 50,000	\$ 50,000	\$50,000	G	NA	NA	9/13/2021	3/9/2022	3/30/2024
2.) DHCD	\$	\$ 800,000	\$ 800,000	L	0%	20 yrs	10/22/22	6/1/2023	3/30/2055
3.) HSI/Agency	\$ 100,000	\$ 100,000	\$100,000	L	0%	30 yrs	10/15/22	12/1/22	3/30/2040
4.) HSI/Agency	\$ 57,321	\$ 57,321	\$ 57,321	E	NA	NA	10/15/22	12/1/22	3/30/2055
5.) Newburyport Savings	\$	\$ 250,000	\$ 250,000	L	7%	20 yrs	11/09/2022	1/15/2022	3/30/2044
6.) Consortium	\$	\$500,000	\$500,000	L	0%	30 yrs	11/20/2022	6/1/2023	3/30/2055
7.)	\$	\$	\$		%	yrs			
8.)	\$	\$	\$		%	yrs			
Total Sources	\$207,321	\$ 1,757,321	\$1,757,321		%	yrs			

* For "Type of Funding" please indicate whether Loan (L), Grant (G), or Equity (E)



Housing Support, Inc.

December 1, 2022

Kevin Hurley
North Shore HOME Consortium
24 Lowell Street
Peabody, Massachusetts 01960

Re: Bartlett Cottages, Amesbury MA Application

Dear Mr. Hurley:

Please find attached, the application of Housing Support, Inc. a Massachusetts 501 (c) nonprofit low-income housing organization for funding in support of the Bartlett Cottages proposal.

The application would support the development of four duplexes, containing eight units of housing for individuals who have experienced homelessness and have domestic violence in their history.

HSI has committed \$57,321 as equity and will lend \$100,000 as a developer loan to the project.

Please contact our office should you have any questions regarding this proposal.

Sincerely,



Robert Jones, President

12 Pleasant Street, Suite 3, Newburyport MA 01950
978-255-4752
TID 04-3124357
www.housingsupport.org

Newburyport Bank

November 15, 2022

Housing Support, Inc.
Paula Newcomb, Executive Director
12 Pleasant Street
Newburyport, Ma 01950

RE: The Cottages 40B development financing.

Dear Paula,

The Newburyport Five Cents Savings Bank would be pleased to partner with Housing Support, Inc., to offer development financing in support for your application for approval of a 40B housing permit application for your property located at 276 Main Street and Bartlett Place, Amesbury, MA. In conjunction with your other proposed financing sources, your loan amount is anticipated to be \$250,000. Your final loan amount, rate and terms will be set within 30 days of loan closing anticipated in 2023.

I look forward to working with Housing Support once again to assist your efforts to provide affordable housing for your tenants. If you have any questions do not hesitate to contact me at 978.225.8732.

Sincerely,



Scott Terry
Vice President, Commercial Lending
Newburyport Bank

This letter serves as a preliminary outline of the terms and conditions upon which the Bank would consider financing for the above described transaction. The actual terms and conditions upon which the Bank might extend credit to the Borrower are subject to the satisfactory receipt and review of requested documentation from the borrower and upon completion of normal and customary full bank underwriting.



P.O. Box 350, Newburyport, MA 01950

tel 844.639.3483

Member FDIC
Member DIF

NewburyportBank.com

SECTION 8 APPENDIX

Marblehead Savings Bank

the holder of a mortgage by

to Housing Support, Inc., Marblehead Savings Bank
dated August 22, 1991

recorded with Essex South District Registry of Deeds, Book 10917 Page 5
for consideration paid, release to Housing Support, Inc.

all interests acquired under said mortgage in the following described portions of the mortgaged premises

The land with the buildings thereon, in Amesbury, Essex County, Massachusetts,
bounded and described as follows:

- NORTHERLY by land of the Amesbury and Salisbury Home for Aged Women;
- EASTERLY by land of O'Neil;
- SOUTHERLY by land of O'Neil, land of Elizabeth and Levi J. Dow, land now
or formerly of Stella E. Dow and land of Singleton;
- WESTERLY by Main Street.

The premises are numbered 278 Main Street.

In witness whereof, the said Marblehead Savings Bank

has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by

Edward H. Cowden its Treasurer this 7th day of

March A. D. 1994

MARBLEHEAD SAVINGS BANK

by 
EDWARD H. COWDEN

EXHIBIT "A"

The land with the buildings thereon, situated in Amesbury, Essex County, Massachusetts, described as follows:

PARCEL 1:

The land with the buildings thereon, in said Amesbury, being shown on a plan entitled "Plan of Land in Amesbury, Mass., as surveyed for Amesbury and Salisbury Home for Aged Women, Oct. 1972, Clinton F. Goodwin, Registered Land Surveyor", said plan recorded in Essex South District Registry of Deeds in Book 5938, Page 119.

Containing 43,369 square feet of land, according to said plan.

The premises are numbered 276 Main Street.

PARCEL 2:

The land with the buildings thereon, in said Amesbury, bounded and described as follows:

NORTHERLY	by land of the Amesbury and Salisbury Home for Aged Women;
EASTERLY	by land of O'Neil;
SOUTHERLY	by land of O'Neil, land of Elizabeth and Levi J. Dow, land now or formerly of Stella E. Dow and land of Singleton;
WESTERLY	by Main Street.

The premises are numbered 278 Main Street.

Meaning and intending to convey and hereby conveying the same premises conveyed to us by deed from Marblehead Savings Bank, recorded herewith.



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Muddox, Undersecretary

August 3, 2022

Paula Newcomb
Housing Support, Inc.
12 Pleasant Street, Suite 3
Newburyport, MA 01950

RE: Bartlett Cottages, 1 Bartlett Place, Amesbury Massachusetts
Determination of Project Eligibility under the Housing Stabilization Fund (HSF)

Dear Ms. Newcomb:

I am pleased to inform you that your application for project eligibility under the Housing Stabilization Fund (HSF) for the proposed Bartlett Cottages project has been approved. This approval is based on your application that sets forth a plan for the development of eight rental units. The proposed rents for the HSF units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

This approval does not constitute a guarantee that HSF funds will be allocated to the Bartlett Cottages project, but it does create a presumption of fundability under 760 CMR 56.04 and allows Housing Support, Inc. to apply to the Amesbury Zoning Board of Appeals for a comprehensive permit. The sponsor should note that a One Stop submission for funding for this project must conform to all Department of Housing and Community Development (DHCD) program limits and requirements in effect at the time of submission.

As part of the review process, the Department of Housing and Community Development staff has performed an on-site inspection of the proposed project sites and has made the following findings:

1. The proposed project appears generally eligible under the requirements of HSF, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Amesbury housing market;
5. The project sponsor and the development team meet the general eligibility standards of HSF;
6. The applicant owns the site; and,
7. The applicant has provided evidence of site control.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

As stated in the application, the Bartlett Cottages project will consist of eight units, all of which will be affordable; all will be eligible for inclusion in the town's subsidized housing inventory. The affordable

units will be marketed and rented to eligible households whose annual income may not exceed 30% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.'

Please note that, after reviewing the request and supporting documentation submitted by the town of Amesbury, DHCD has agreed to waive the requirement for an appraisal (Comprehensive Permit Guidelines, Section IV.B.1.b).

If a comprehensive permit is granted, construction of this project may not commence without DHCD's issuance of final approval pursuant to 760 CMR 56.04 (7) and an award of HSF funds. This project eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD. When construction is complete, a Chapter 40B cost certification and an executed and recorded 40B regulatory agreement in compliance with DHCD's requirements pertaining to Chapter 40B must be submitted and approved by DHCD.

As the Bartlett Cottages project nears completion of construction, DHCD staff may visit the site to ensure that the development meets program guidelines.

This letter shall expire two years from this date or on August 3, 2024, unless a comprehensive permit has been issued.

We congratulate the town of Amesbury and Housing Support, Inc. on your efforts to work together to increase the Town's supply of affordable housing. If you have any questions as you proceed with the project, please call Alana Murphy at 617-573-1301.

Sincerely,



Catherine Racer
Director

cc:

Kassandra Gove, Mayor, City of Amesbury
Sharon McDermot, Chair, Zoning Board of Appeals
Pascal Rettig, Chair, Planning Board
Office of the Chief Counsel, DHCD

SECTION 9 APPENDIX

Acknowledgement from Local Government - Attachment D

Name of Applicant: **Housing Support, Inc.**

Address of Proposed Development: **276 Main Street (Rear), Amesbury, MA 01913**

Brief Project Description: Development of eight affordable rental housing units in the form of 4 small duplex structures.

The above-named organization/developer is applying to the North Shore HOME Consortium for federal funding to assist in the creation of affordable housing.

One of the requirements of the application is to present documentation that a copy of the proposal has been submitted to both to the office of the Chief Executive Officer [*that is, the Mayor, Town Manager or the Chair of the Board of Selectmen*] of the community in which the proposed development is located, and to the City or Town Clerk's office.

The undersigned acknowledge receipt of a copy of the proposal.

Mayor's Office

Date: 11/22/2022

Ann Marie O'Leary, Chief of Staff

City Clerk's Office

Date: 11/22/2022

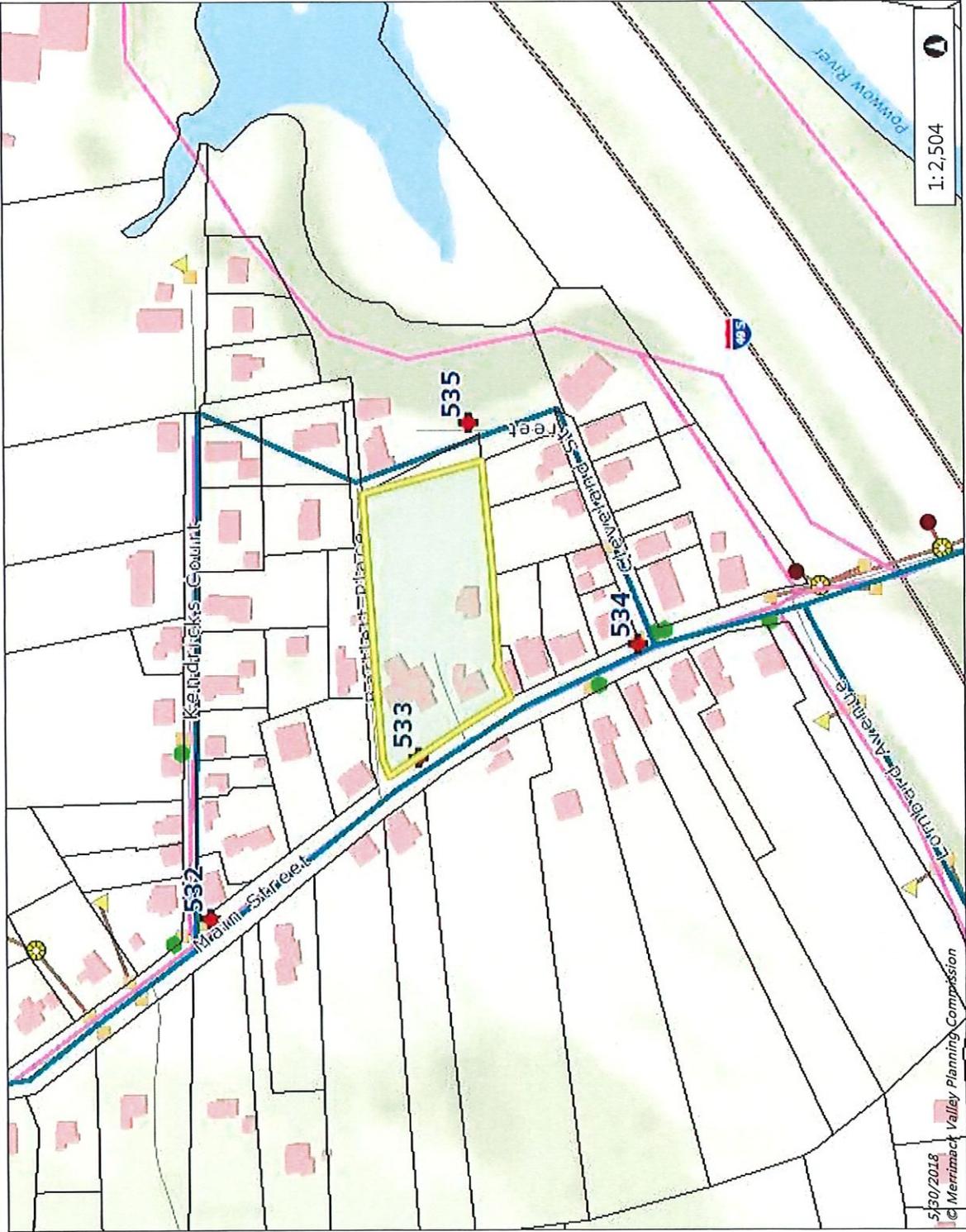
[Signature] ASST city clerk

PROPERTY
OF
CITY OF AMESBURY
2022 NOV 22 P 12:00

[Dated time-stamps with signatures are acceptable]

SECTION 10 APPENDIX

City of Amesbury



1:2,504

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Andover & Merrimack. The information described TOWN OF ANDOVER MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF ANDOVER AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

417 Feet

417

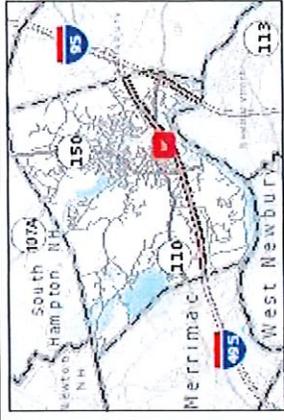
209

0

417

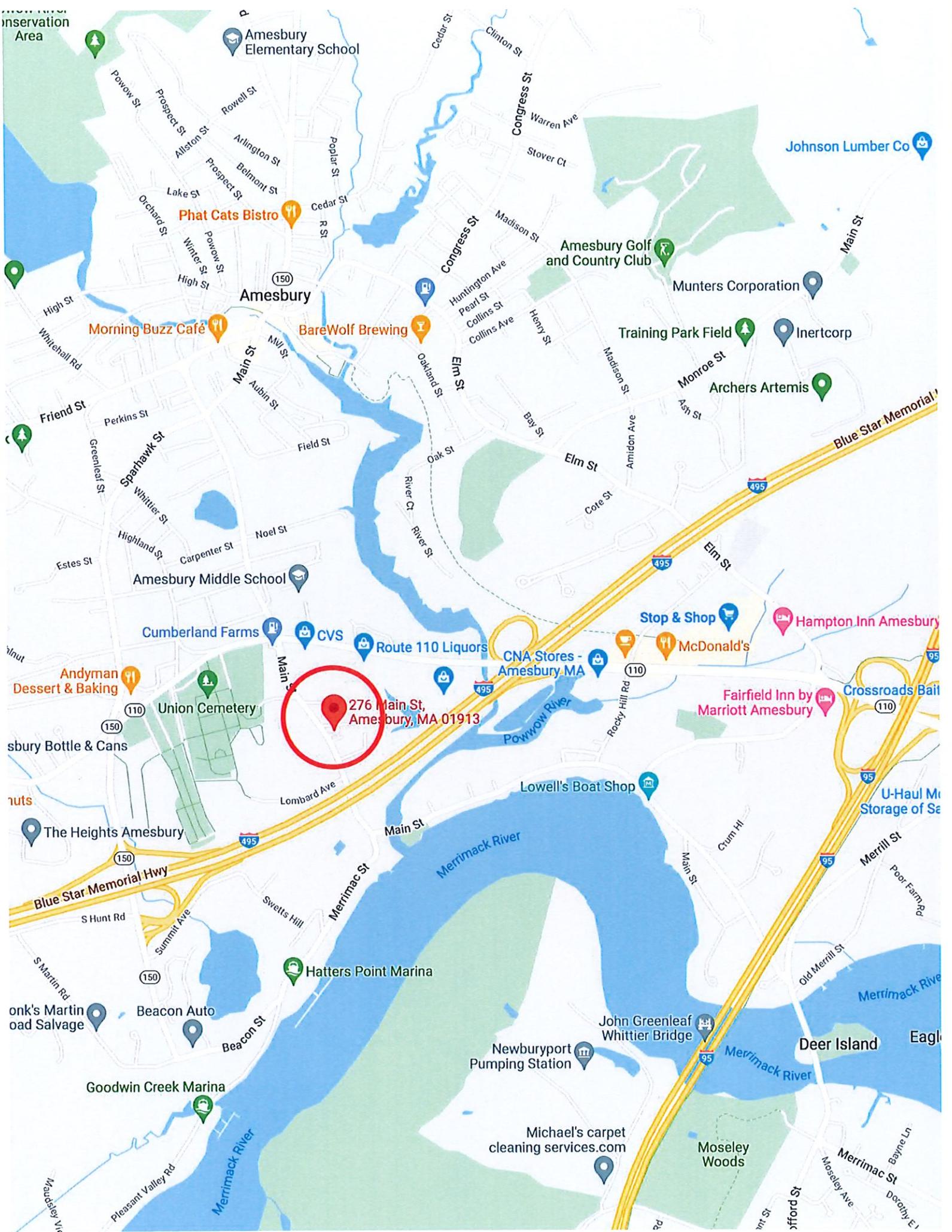
5/30/2018
Merrimack Valley Planning Commission

Projection: NAD_1983_StatePlane_Massachusetts_Mainland_EPS_2001



Legend

- Municipal Boundary
- Parcels
- Hydrant
- Water Main
- Sewer Main
- Drainage Structure
- Catchbasin
- Drainage Manhole
- Inlet
- Leaching Catchbasin
- Misc Feature
- Outfall
- Drainage Pipe
- Roads
 - Interstate
 - Major Road
 - Local Road
- Hydrographic Features
 - Streams



Conservation Area

Amesbury Elementary School

Phat Cats Bistro

Morning Buzz Café

BareWolf Brewing

Amesbury Golf and Country Club

Johnson Lumber Co

Amesbury

Munters Corporation

Training Park Field

Inertcorp

Archers Artemis

Amesbury Middle School

Cumberland Farms

CVS

Route 110 Liquors

CNA Stores - Amesbury, MA

Stop & Shop

McDonald's

Hampton Inn Amesbury

Andyman Dessert & Baking

Union Cemetery

276 Main St, Amesbury, MA 01913

Fairfield Inn by Marriott Amesbury

Crossroads Bail

Amesbury Bottle & Cans

Lowell's Boat Shop

U-Haul M Storage of Sa

Blue Star Memorial Hwy

Merrimack River

Merrimack River

Donk's Martin Road Salvage

Beacon Auto

Hatters Point Marina

John Greenleaf Whittier Bridge

Deer Island

Goodwin Creek Marina

Newburyport Pumping Station

Michael's carpet cleaning services.com

Moseley Woods

Wendell St

Pleasant Valley Rd

Beacon St

Merrimack St

Summit Ave

S Hunt Rd

Swetts Hill

Main St

Crum Hill

Wendell St

Main St Redevelopment: Existing Condition Photos



**Bartlett House
278 Main Street
Amesbury, Ma.**





