

Application # _____

**TOWN OF HARWICH - COMMUNITY PRESERVATION COMMITTEE
2021 CPA PROJECT FUNDING REQUEST APPLICATION
FISCAL YEAR 2022-2023**

Submission Date: October 1, 2021

APPLICANT INFORMATION

Applicant: Jeffrey Locantore and Jonathan O'Callaghan

Town Committee, Board or Organization: ADULT SHARED LIVING OF HARWICH, INC.

Legal Mailing Address: 97 John Nelson Way, Harwich, MA 02645

Phone: 508-237-7170

Email Address: jeffl0097@comcast.net

Project Manager: Jeff Locantore

Legal Mailing address: 97 John Nelson Way, Harwich, MA 02645

Phone: 508-237-7170

Email Address: jeffl0097@comcast.net

Second Contact Person: Janet Cardillo

Legal Mailing Address: P.O. Box 205, 10 Beach Hill Rd., South Harwich, MA 02661

Phone: 508-771-1901

Email Address: berthageo@comcast.net

PROJECT INFORMATION

PROJECT TITLE: ADULT SHARED LIVING FOR DISABLED AND WORKFORCE HOUSING

PROJECT AMOUNT REQUESTED: \$250,000

PROJECT DESCRIPTION: Construction of 4-bedroom 4.5 bathroom modular colonial house to be used for shared disabled and workforce housing. There would be onsite laundry for all residents to use. Possibility of locating house on Marceline property. The home would be modular and would be from Camelot Homes of Tilton New Hampshire and we would be using local contractors for any onsite work. We have also been told that there are a few companies that do indeed want to donate to help offset the expenses.

ESTIMATED START DATE: August 1, 2022

ESTIMATED COMPLETION DATE: April 1, 2023

Three years from the release of funds (July 2022) funds may be rescinded automatically; waivers may be sought. Application # For Administrative Use Only 2021 CPA Project Funding Request Application.

CPA CATEGORY

APPLICANTS PLEASE TAKE NOTE **please check boxes for all that apply**

☐ Open Space: This application is for the “acquisition, preservation, rehabilitation and/or preservation of open space”. ☐ Historic:

This application is for the “acquisition, preservation, rehabilitation and/or restoration of historic resources”. Please provide the date on which the HDHC reviewed and endorsed this application.

☒ Community Housing: This application is for the “acquisition, creation, preservation and/or support of community housing”.

☐ Recreation: This application is for the “acquisition, creation, preservation, rehabilitation and/or restoration of land for recreational use”.

How does this project fit into Harwich’s Local Comprehensive Plan and/or other Plan?

Creation of affordable housing on town owned land to provide shared housing for 2 disabled people and 2 from the low-income workforce. The rental would be no more than 30% of adjusted gross income.

How does this project benefit the citizens of Harwich? If appropriate, has the application sought public opinion or input? If not, why?

This housing project would provide housing for disabled people and those in the low-income workforce where there is very little to offer currently. By adding to the workforce numbers in Harwich, business and restaurants will be able to hire more staff and increase their times of being open.

We were present at Port Night Strolls and the Harwich Cranberry Festival to explain our program. We got an overwhelming outpouring of support and input from the residents of Harwich.

Please list other Commissions/Boards/Committees/Organizations that may have involvement, jurisdiction, partnering:

Commissions/Boards/Committees/Organizations	Please have them initial here after their review
Harwich Affordable Housing Trust	
Planning Board	
Harwich Housing Committee	

Application Page 3 Describe their response, or provide written comments/input

At **Harwich Affordable Trust**, Joe Powers, Town Administrator, allowed us to distribute program material to the members present and to listen to the discussion on the recently purchased 13 acres of Marceline property. The Trust invited us back to make a presentation of our project at their next meeting on October 25, 2021 where we are being considered as a possible recipient of approximately one quarter acre of land.

Meetings with Harwich Housing have not been set up yet.

Meetings with the Planning Board have not been set up yet.

2021 CPA Project Funding Request

PROJECT BUDGET: Attach a dated and detailed line-item project budget estimate for your funding request. If the request involves a Town-owned asset, provide the project's projected operating expenses, including maintenance.

COST ESTIMATE(S): \$ Attach cost estimates or firm quotes (if available) for all projects. Estimates were taken from conversations with a prior septic business owner, Neal from Camelot Homes, local plumbers including Jeff Locantore's father, a prior electrician, Jonathan O'Callaghan's parents regarding the generator, a current landscaping business owner and online research.

Land	\$150,000.00
Survey	\$5,000.00
Excavation package	\$25,000.00
House	\$250,000.00
Plumbing permit and inspection	\$500.00
Plumbing and heating	\$10,000.00
Building Permit	\$1,500 .00
Electric permit and inspection	\$500.00
Electric	\$10,000.00
Generator	\$10,000.00
Landscaping	\$10,000.00
Driveway	\$20,000.00
Contingency fund	\$50,000.00
<u>Estimate Total</u>	\$542,500.00

LAND and/or BUILDING ACQUISITION PROJECTS: The following must also be submitted, as applicable:

- ☐ Surveys and/or plot plans for the property
- ☐ Appraisals and agreements (if not available then submit by December 1, 2021) ☐ Name of present owner and attach copy of deed conveying property unto present owner.
- ☐ Property address, Harwich Assessor's property identification (Map#, Parcel #). ☐ For proposed Open Space land purchases, be prepared to discuss public access with the Committee.

By signing below, the Applicant represents and warrants that all the information included is true and correct to the best of the signer's knowledge and belief. Further, the Applicant acknowledges in the event that the Community Preservation Committee agrees to grant funds to Applicant (and subject to Town Meeting approval), this application together with any Terms and Conditions shall constitute a binding agreement, between the Applicant and the Community Preservation Committee. Further, Applicant acknowledges and agrees to execute any additional grant agreements should the Community Preservation Committee so request.

ATTESTATION: I HEREBY ATTEST THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature - Chief Executive Officer or Board Chair Title

Printed Name _____ Date 10-01-2021

APPLICATIONS MUST BE RECEIVED BY OCTOBER 1, 2021 NO LATER THAN 4 PM

revised: July 23, 2021 2021 CPA Project Funding Request Application