

Application # _____

**UPDATED APPLICATION FOR
ADULT SHARED LIVING OF
HARWICH, INC.**

11-18-21 (UPDATED ARE BOLDED)

**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 ranch house to be used for adults who are disabled or have special needs. They may be living on disability income or may be in the low paid workforce. To be eligible, all residents would have to be capable of living independently, as housemates, rather than as in a group home with supervision. Depending on their disability, some of the tenants may have special services, such as house cleaning, therapy or transportation. The two founders of Adult

Shared Living of Harwich, Inc., would be the first residents and would be responsible for collecting rent, paying bills, overseeing the maintenance.

The house would be built to ADA compliance with additional features such as individual bathrooms in each bedroom. There would be onsite laundry and a half bath on the first floor for all residents to use. There would be outdoor ramps at both entrances.

There is a possibility of locating the house on Oak Street, (Parcel 61a and 61b), on a 2+ acre lot by the left of the Cranberry Valley Golf Course. There is only one buildable lot on the property which would make it ideal for our project and provide privacy for the residents and neighbors. There are several ranch style homes in the immediate neighborhood.

The home would be modular, ordered to our specifications from Avalon Building Systems of Canton, Massachusetts. The house itself is constructed in Pennsylvania at the factory and then transported to our lot. Much onsite work such as excavation, building a foundation and installing the electric, plumbing, heating and septic systems would be done by Avalon beforehand. Some local companies have inferred that they would like to donate some goods and services to help offset the expenses.

ESTIMATED START DATE: Once we have secured the land either through donation, grant or purchase, we can make the down payment on the house which will start the six month construction process. An estimated date would be August 1, 2022

ESTIMATED COMPLETION DATE: August 30, 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.

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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?

Based on the Housing Needs Assessment, the 2010 census estimated the population of Harwich to be in the 12,000 to 13,000 person range. These figures do not take into account the resulting influx of second home owners moving to Harwich to escape the crowded Covid-19 filled environment of city living. Nor does it take into account the deluge of landlords selling their homes to take advantage of the 17% increase in the price of real estate, leaving renters scrambling to find affordable housing on Cape Cod. The newspapers are filled with heartbreaking stories of hard working people who earn enough to pay their current rent, but who cannot afford to buy a home and cannot afford the jump in rent due to supply and demand.

The Harwich Housing Production Plan states that household characteristics are changing and there are increasing numbers of small, non-family households. These households" have become a more significant part of Harwich, more than doubling in number between 1980 and 2010, and increasing as a percentage of all household from 28.6% in 1980 to 39.1% in 2010...The aging of the population and fewer children are demographic factors driving this overall increase in persons living alone or with an unrelated household member."

Our project would create affordable housing on town owned land to provide shared housing for four disabled people either living on disability income or working in 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?

The trend towards declining numbers of young adults is occurring in the Harwich community where fewer good paying job opportunities are available. Those in retail and the service industry which do not provide a living wage, and the unavailability of affordable housing are being forced to leave the cape. The lack of personnel has become evident during the pandemic, as we face restaurants forced to close their doors entirely or offer shortened hours of opening. In local businesses, it is not unusual to have the owner waiting on you because the summer interns and college students are gone. This trend is noticeable even when trying to get medical services, as medically trained people are burnt out from working long hours in contaminated environments, having to quarantine from their families.

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. We have been supported with goods from some businesses and promises of help once our plans are confirmed. We have a letter of intent from a Harwich couple who will make donation of several thousand dollars. Another couple

is willing to supply furniture, household furnishings, etc., once the house is ready for occupancy. CPA services will be donated through a recently retired Harwich CPA.

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	
Harwich Planning Board	
Harwich Housing Committee	

At Harwich Affordable Trust, Joe Powers, Town Administrator, allowed us to make a presentation of our project at their meeting on October 25, 2021. The Trust encouraged us to consider the 2+ acres (Parcel 61a and 61b) because it only has one buildable lot and would be the most practical and cost-effective to utilize.

We called to set up a meeting with Joe Powers of the Affordable Housing Trust and were told we were on his list and they would be in contact with us.

We spoke with the Planning Board and were told we were premature.

Meetings with Harwich Housing have not been set up yet.

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

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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.

The present owner of the land on Oak Street (Map # Parcel 61a and 61b) is the town of Harwich.

☒ 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



Jeff Locantore is a 36-year-old man with Cerebral Palsy and seizure disorders which leave him unable to

drive or work full time. He is a 2004 graduate of Cape Cod Regional Technical High School, and majored in Business. He has lived in Harwich since 1990, most recently in senior housing. He wishes there were more young people around. As CEO, most of his business is accomplished by phone or computer. His strength is in selling. When he approaches people with his optimistic attitude, it is hard for them to refuse him.



Jonathan Ocallaghan is a 36-year-old man with physical and cognitive disabilities. He lives in Harwich with

his parents, but he drives his own vehicle. He is employed seasonally and manages the golf carts at Cranberry Valley Country Club. Jonathan is the Director of Operations and is responsible for transporting, setting up and breaking down displays for fundraising events.



If these men look familiar to you, you may have seen them selling raffle tickets and explaining their project

during the Harwich Port Stroll every Wednesday night in the summer. They incorporated Adult Shared Living of Harwich Inc. in February, 2021, and since then have been working on ideas to enhance the program and attract volunteers.

Young adults who can live independently and live on disability payments or work in the low paid workforce currently have limited options in finding an affordable place to live. The newspapers are filled with stories of renters forced to leave their homes because the owners decided to sell, taking advantage of the spike in the real estate market. Unable to afford Cape Cod's rising rents, they are forced off Cape. The shortage of service workers is apparent in our shops, restaurants, medical facilities and other businesses. It is more difficult for disabled adults.

Some adults with special needs, like Jonathan, end up living with aging parents well into middle age. Others, like Jeff, are offered a subsidized apartment in senior housing. There is little opportunity to meet others their own age for friendship and recreation. The result can be

loneliness, withdrawal and depression, along with a decline in independent living skills.

Adult Shared Living of Harwich, Inc. wants to create an affordable shared living environment for independent adults with special needs. The first step is to acquire land. Working with the Harwich Affordable Land Trust, we are investigating getting land donated by the town for this housing project—in particular, a parcel of land with one buildable lot on Oak Street. If granted the land, the plan is to purchase a modular 4 bedroom, 4.5 bath ADA compliant ranch (The Deerfield II-ADA) through Avalon Building Systems of Canton, Massachusetts



Each bedroom comes with its own bath, but living, eating and kitchen areas would be shared. The house would be constructed in Pennsylvania, a six month long project. During this time, additional foundation work will be taking place such as clearing the land, excavation, constructing the basement, and developing heating, electrical, plumbing, and septic systems.

Jeff and Jonathan would share this first house with two others with special needs who may be employed in the low paid workforce or may be living on disability income.

WHAT WE NEED

VOLUNTEERS

Why I volunteer: I was interested in Adult Shared Living of Harwich, Inc. after speaking with Johnathan's parents. I have a 23-year-old autistic grandson in a group home in Uxbridge, MA. I often wished he lived closer so that I could volunteer there. I thought, since others are volunteering at his program, why not volunteer locally to help others like him? I filled out a volunteer form and received a phone call from Jeff. I was hoping for some clerical work I could do at home, but that was not the plan. Jeff is a convincing salesperson and I soon found myself helping at the weekly Harwich Port Stroll. Once I got to know Jeff and Jonathan, I was hooked. I became a Board Member and also am their Secretary!

--Janet Cardillo

POSITIONS NEEDED

Board of Directors: People with knowledge in running a nonprofit, experience in construction, empathy for disabled and low-income adults.

Web Design: Use of technical skills and creativity

Facebook Monitor: Upkeep of Facebook Page to gain community support and relay our progress.

Fundraising: Includes event planning with a committee of volunteers.

Grant Writers: Research and apply for the many grants for which our organization is eligible.

Advertising: Artistic talent needed to alert public and private sector of our needs and events.

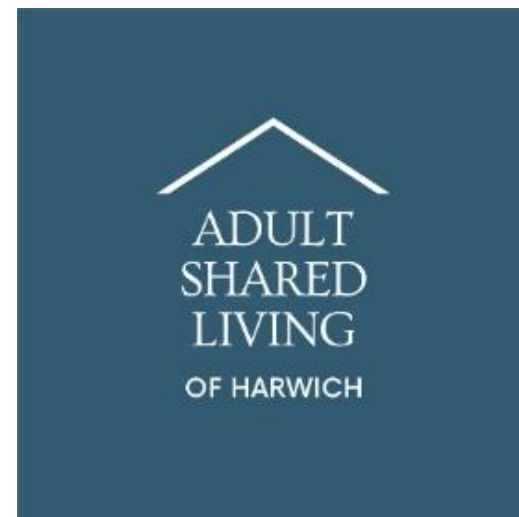
OTHER WAYS OF HELPING

DONATIONS: All types of donations are encouraged and appreciated.

1. **Money:** We are grateful for any amount. Checks should be made out to **Adult Shared Living of Harwich, Inc.** and mailed to 97 John Nelson Way, Harwich, MA 02645. A receipt will be mailed
2. **Services:** Web design, excavation, electrical, plumbing and heating, septic system, carpentry, advertising, printing, landscaping, etc.
3. **Materials:** Construction type such as concrete, lumber, sheetrock, stairs, insulation, paint, furniture, home goods and furnishings,

To **VOLUNTEER**, please send us your name, address, phone number, email address, and area of interest. Email jeffl0097@comcast.net or call Jeff at 508-237-7170.

~~Incorporated February 12, 2021.~~



Our Mission: To create a shared living community for independent adults with special needs who cannot afford a place on their own.

Purpose:

- To provide housing options for independent adults with special needs
- To provide housing for disabled adults working in the low-paid workforce
- To allow people with special needs to be with others in their age group
- To provide opportunities to share household space, respect others' boundaries, assign chores according to ability and allocate finances equitably
- To provide an atmosphere fostering growth in social skills
- To promote an opportunity for kindness, understanding and compassion to grow between unrelated people