



community development partnership

October 29, 2020

David Nixon
Chairman, Harwich Community Preservation Committee
Town of Harwich
732 Main Street
Harwich, MA 02645

RE: 2020 CPA PROJECT FUNDING REQUEST: Lower Cape Housing Institute.

Dear Mr. Nixon:

I am pleased to enclose an application from the Lower Cape Cod Community Development Corporation d/b/a Community Development Partnership (CDP) in submission for CPA Project Funding for FY 2022.

The CDP is excited about continuing our Lower Cape Housing Institute in Year 5 (2021) to offer this training opportunity to municipal officials and town staff in Wellfleet along with advanced level topics for those who will have already attended the Lower Cape Housing Institute. With 28 years of experience in managing and developing affordable housing, the CDP understands that creating more affordable housing in our region is complicated. That's why we created the Lower Cape Housing Institute to demystify the process and support towns in creating and implementing a comprehensive housing supply strategy to meet current housing needs and plan for future growth.

The Institute is a much-needed continuing education opportunity as evidenced by the more than 200 people who attended the first three Housing Institutes including 15 participants from the Town of Harwich. These participants include members of the Board of Selectmen, Finance Committee, Community Preservation Committee, Affordable Housing Trust, Housing Authority and the Town Administration.

We look forward to the Committee's response and please feel free to contact me with questions or comments.

Sincerely,

Jay Coburn
Chief Executive Officer
Community Development Partnership

3 Main Street Mercantile, Unit 7, Eastham, MA 02642 ph: 508.240.7873 | 800.220.6202 fx: 508.240.5085

contact@capecdp.org www.capecdp.org www.facebook.com/capecdp

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TOWN OF HARWICH

2020

COMMUNITY PRESERVATION COMMITTEE FY22 CPA FUNDS – INFORMATIONAL PACKET FOR SUBMITTAL OF AN APPLICATION FOR COMMUNITY PRESERVATION ACT FUNDS

This packet includes two sections:

Section 1: Is Our Project Allowable?

This section provides information from the Community Preservation Coalition Website about what type of projects (Open Space; Community Housing; Historic Preservation; and Recreation) are eligible for funding. Please read through the packet carefully before you submit an application.

Section 2: CPA Project Application – 2020

This section provides information on Project Selection Criteria; Terms & Conditions for Applications; and the Project Funding Request Application.

2020 applications are for FY22 funds (July 1, 2021).

CPA Project Funding Request Applications are due
October 30, 2020 at 4:00 PM

SECTION 1

Is Our Project Allowable?

The following is taken from the Community Preservation Coalition Website. It has been edited to provide pertinent content.

For more information please visit the Website at <http://www.communitypreservation.org>

Is Our Project Allowable?

The chart below demonstrates the allowable uses of CPA funds in each of the CPA project categories: open space, recreation, housing, and historic preservation. This chart is critical for determining whether a proposed project is eligible for CPA funding.

Projects are only eligible for CPA funding if they fit in a green box below.

	OPEN SPACE	HISTORIC	RECREATION	HOUSING
ACQUIRE	YES	YES	YES	YES
CREATE	YES	NO	YES	YES
PRESERVE	YES	YES	YES	YES
SUPPORT	NO	NO	NO	YES
REHABILITATE AND/OR RESTORE	YES, IF ACQUIRED OR CREATED WITH CPA FUNDS	YES	YES, (NEW 07/08/2012)	YES, IF ACQUIRED OR CREATED WITH CPA FUNDS

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.

A DEEPER LOOK INTO CPA'S PROJECT CATEGORIES

The CPA requires that communities spend, or set aside for future spending, a minimum of 10% of their annual CPA revenues for each of the three following categories: open space/recreation, historic preservation, and community housing. The remaining 70% of the funds are undesignated, and can be used for any allowable project in any of the CPA categories. This gives each community tremendous flexibility to determine its own priorities. Read on for a general overview of each of these categories; a decision on the allowability of specific projects in each community is determined locally by municipal counsel.

Open Space

Section 2 of the CPA legislation defines open space. It includes, but is not limited to, the following:

- Land to protect existing and future well fields
- Aquifers, recharge areas, and watershed land
- Agricultural land
- Grasslands, fields and forest land
- Fresh and salt water marshes and other wetlands
- Ocean, river, stream, lake and pond frontage
- Beaches, dunes, and other coastal lands
- Lands to protect scenic vistas
- Land for wildlife or nature preserve
- Land for recreational use (see separate category information, below)

CPA funds may be spent on the acquisition, creation, and preservation of open space, and for the rehabilitation or restoration of any open space that has been acquired or created using CPA funds. It is important to note that a permanent deed restriction is required for all real property interests acquired under CPA. This restriction must be filed as a separate instrument, such as a Conservation Restriction (CR) or Agricultural Preservation Restriction (APR), and until this step has been completed, the terms of the CPA acquisition have not been technically fulfilled.

Historic Preservation

Section 2 of the CPA legislation defines historic resources, preservation, and rehabilitation as follows:

“Historic resources”, a building, structure, vessel real property, document or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town.

“Preservation”, protection of personal or real property from injury, harm or destruction.

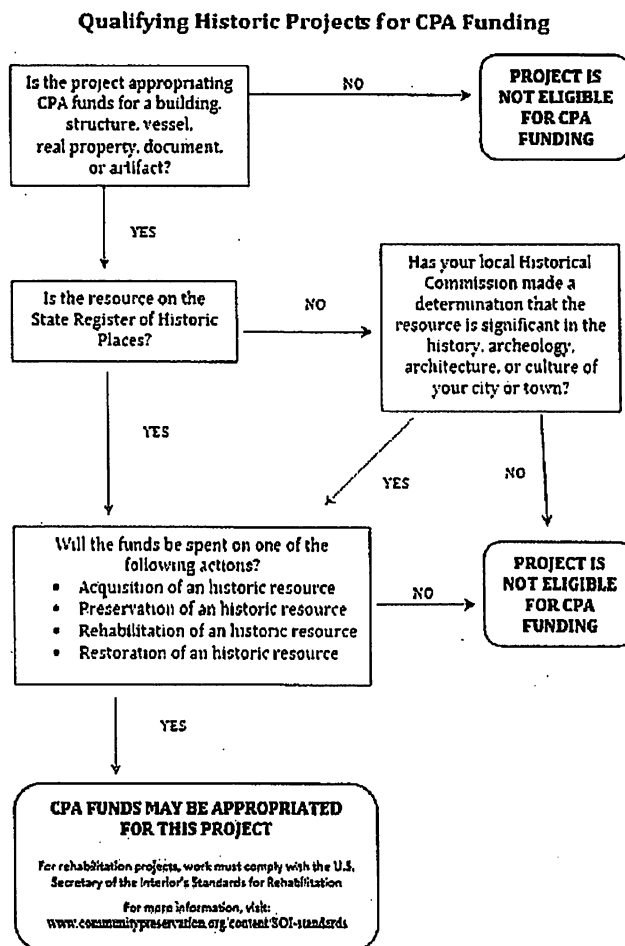
“Rehabilitation”, capital improvements, or the making of extraordinary repairs, to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended uses, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes; provided, that with respect to historic resources, “rehabilitation” shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68; and provided further, that with respect to land for recreational use, “rehabilitation” shall include the replacement of playground equipment and other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for the intended recreational use.

Under CPA, an historic resource is defined as a building, structure, vessel, real property, document, or artifact that is either:

- listed on the State Register of Historic Places; or
- determined by the local Historic Commission to be significant in the history, archeology, architecture, or culture of the city or town.

CPA funds may be spent on the acquisition, preservation, rehabilitation, and restoration of historic resources. Communities using CPA funds on historic resources must adhere to the United States Secretary of the Interior's Standards for the Treatment of Historic Properties.

The chart below details the steps to determining whether your historic project qualifies for CPA funding. You can also read the article from Community Preservation Coalition newsletter, *CPA Update*, entitled "Which historic projects qualify for CPA funding?"



Community Housing

Section 2 of CPA defines community housing as "Community housing", low and moderate income housing for individuals and families, including low or moderate income senior housing. The United States Department of Housing and Urban Development (HUD) income guidelines are used to determine who is eligible to live in the affordable housing units developed by communities with their CPA funds. Housing developed with CPA funds may be offered to those persons and families whose annual income is less than 100 percent of the area wide median income, as determined by HUD.

Please note, though, that communities may choose to limit certain housing units created with CPA funds to those persons and families earning less than 80 percent of the area wide median income annually, as determined by HUD. This allows communities to include these units on their Subsidized Housing Inventory (SHI) with the state.

Current figures for Harwich are:

2020 CPA AFFORDABLE HOUSING LOW INCOME LIMITS										
Low Income is 80% of HUD's Area wide Median Income figure										
<i>Please Note: Due to the definition of Low Income Housing in the CPA Statute, these Low Income Limits are slightly different from HUD's Low Income figures.</i>										
Community	Census Area Designation	Area Wide Median Income	Low Income Limits Household Size: 1	Low Income Limits Household Size: 2	Low Income Limits Household Size: 3	Low Income Limits Household Size: 4	Low Income Limits Household Size: 5	Low Income Limits Household Size: 6	Low Income Limits Household Size: 7	Low Income Limits Household Size: 8
Harwich	Barnstable MSA	96,600	54,096	61,824	69,552	77,280	83,462	89,645	95,827	102,010

CPA funds may be spent on the acquisition, creation, preservation and support of community housing, and for the rehabilitation or restoration of community housing that has been acquired or created using CPA funds. The CPA requires that whenever possible, preference be given to the adaptive reuse of existing buildings or construction of new buildings on previously developed sites.

Land for Recreational Use (Outdoor Recreation)

Section 2 defines recreational use as follows: "Recreational use", active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. "Recreational use" shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

The focus for CPA recreational projects is on **outdoor** passive or active recreation, such as (but not limited to) the use of land for:

- Community gardens
- Trails
- Noncommercial youth and adult sports
- Parks, playgrounds or athletic fields

CPA funds may not be spent on ordinary maintenance or annual operating expenses; only capital improvements are allowed. In addition, CPA funds may not be used for horse or dog racing facilities, or for a stadium, gymnasium, or similar structure. This prohibition has generally been interpreted to mean that CPA funds may be used only for outdoor, land-based recreational uses and facilities.

CPA funds may be used for the acquisition of land to be used for recreation, or for the creation of new recreational facilities on land a community already owns. A 2012 amendment to CPA broadened the law to also allow for the rehabilitation of existing, outdoor recreational facilities. The amendment made it clear that with respect to land for recreational use, "rehabilitation" could include the replacement of playground equipment and other capital improvements to the land or the facilities thereon to make them more functional for their intended recreational use.

Another change ushered in by the 2012 amendment was a prohibition on the use of CPA funds for the acquisition of artificial turf for athletic fields. Communities may still use their CPA funds for other aspects of a field project, but must appropriate non-CPA funds to acquire the artificial turf surface.

SECTION 2

TOWN OF HARWICH

COMMUNITY PRESERVATION COMMITTEE

2020 CPA PROJECT FUNDING REQUEST APPLICATION PACKET

INCLUDES:

**PROJECT SELECTION CRITERIA
TERMS AND CONDITIONS
PROJECT FUNDING REQUEST APPLICATION**

SUBMISSIONS:

EIGHT (8) paper copies of the Application must be submitted to Harwich Town Hall no later than 4 PM on Friday, October 30, 2020.

If possible, please also submit a thumb drive (USB memory stick) containing a digital copy of the Application in PDF file format.

Supplemental paperwork, supporting documents, town committee reviews must be submitted no later than 4 PM on Wednesday, December 30, 2020 in 8 paper copies and if possible, digital PDF format.

Revised: August 27, 2020

TOWN OF HARWICH - COMMUNITY PRESERVATION COMMITTEE
2020 PROPOSAL APPLICATION FOR
2021 ANNUAL TOWN MEETING
PROJECT SELECTION CRITERIA

The Harwich Community Preservation Committee, hereafter referred to as the CPC, requires that all proposed projects be eligible for Community Preservation Act (CPA) funding according to the provisions of the Act as defined by the General Laws of Massachusetts 44B as amended.

****The CPC requires that all project applications be reviewed with appropriate Town Boards/Committees/Commissions before submittal and be initialed and dated by said Boards/Committees/Commissions on the application. If there are multiple requests in any of the funding areas, then the Boards/Committees/Commissions will be asked to prioritize their requests.**

The CPC now requires a bi-annual written update of progress on all projects. At the September and March regularly scheduled meetings reports will be presented. The CPA Project Funding Request Application must have a **projected start date**, and a **projected completion date**. The intent of setting these two projected dates is to facilitate the potential return of unused CPA funds so that they may be used for other CPA projects. As time unfolds, the applicant may request a waiver of one or both of these dates. A waiver may be granted via a majority vote of the CPC after it receives all requested information from the submitter.

*****Under the Act, only the CPC may make CPA funding recommendations to the BOARD OF SELECTMEN for the annual Town Meeting. Please note that Town Meeting will have the ultimate say on all CPC-recommended CPA funding requests. The Community Preservation Act requires Town Meeting approval for all CPC- approved project funding recommendations and CPC Administrative Budget requests.**

The following criteria may be used to evaluate projects:

- ❖ Consistency with Harwich's Local Comprehensive Plan; Open Space and Recreation Plan; Historic Preservation Plan; Affordable Housing Plan; and other planning documents that have received wide community input and scrutiny. The Committee will take into account that some of these plans may not be up to date or may be under development.
- ❖ Feasibility
- ❖ Urgency
- ❖ Affordability
- ❖ Serving a currently under-served population
- ❖ Consistency with recent town meeting actions
- ❖ Preservation of town assets
- ❖ Use of existing Town-owned assets (land, buildings) where possible
- ❖ Acquisition and/or preservation of threatened resources
- ❖ Availability of multiple sources of funding for increased financial leverage
- ❖ Use of local contractors where possible
- ❖ Opportunities for students and volunteers to train in skills and techniques required by the project

Please keep in mind there are legal limitations on what CPA funds can be used for. A
“Community Preservation Act - Questions and Answers” page can be found at
<http://www.communitypreservation.org>

If you are in doubt about your project's eligibility, please contact a member of the
CPC, so we may discuss the opportunity to review it for eligibility.

Harwich Community Preservation Committee

Chair - David Nixon - Harwich Recreation & Youth Commission Representative

Vice-Chair - Mary Maslowski - Harwich Planning Board Representative

James Donovan - Harwich Real Estate & Open Space Committee Representative

Joseph P. McParland III - Harwich Housing Committee

John Ketchum - Harwich Conservation Commission Representative

Bob Doane - Harwich Historic District/Historical Commission Representative

Donna Kalinick - Harwich Selectmen Liaison

CONTACT INFORMATION: cpc@townofharwich.us

TOWN OF HARWICH - COMMUNITY PRESERVATION COMMITTEE
2020 PROPOSAL APPLICATION FOR
THE 2021 ANNUAL TOWN MEETING
TERMS & CONDITIONS FOR APPLICATION

1. Project applications must be received by 4 PM, on Friday, October 30, 2020 to be considered for Committee recommendations for the 2021 Annual Town Meeting.
2. Each formal project funding request must be submitted on the Community Preservation Committee's - **Community Preservation Act (CPA) Project Funding Request Application** - (found in this packet); include all attachments. Eight (8) paper copies are to be submitted no later than 4 PM on Oct. 30, 2020. If possible, please also submit a thumb drive (USB memory stick) containing a digital copy of the Application in a PDF file format. Any Supplemental paperwork must be submitted no later than 4 PM on Dec. 30, 2020 in 8 paper copies and if possible, a digital PDF file format.
3. Obtain quotes for project costs whenever possible. If not, cost estimates may be used, provided the basis of the estimate is fully explained. Potential land acquisitions, by law, require an independent appraisal before a Purchase & Sale agreement is signed.
4. For Applicants that submit multiple project requests, projects must be shown in . order.
5. Project Applicants are required to make a presentation to the Committee.
6. Please indicate with which Town Committees, if any, this request has been discussed.
7. If the Application has missing information, it may delay consideration.
8. The Applicant shall identify in writing a **project manager** responsible for administration of the Project and a **second person**, authorized to act if the contact person is unavailable.
9. **FUNDS** shall be used solely for work included in the Project and within the scope of the Proposal. If the Town determines that funds have been spent on goods and/or services not included in the Project or within the scope of the Proposal, or otherwise not authorized under the Act, reimbursement may not be authorized.
10. The Applicant shall provide the Town, through the Community Preservation Committee, with **progress reports** bi-annually (at the September and March CPC meetings) from the date this project is officially funded (in this case July 2021) for so long as the Funds remain unexpended, and with **final notification** within (30) days after the completion of the Project. The Town reserves the right to require supplementary information from the Applicant. The Town shall have the right, upon reasonable request, to inspect the work of the Applicant.
11. The Town shall disburse the awarded amount during the Project, and disbursements shall be apportioned based on the work done and paid only upon presentation of detailed invoices from the Applicant or the Applicant's contractor, listing in detail the work performed and the cost thereof. The Town shall have the right to ask for supplementary information, including documentation from the contractor confirming the extent of the work performed. Prior to any payment, the Town shall have the right to inspect the work. No payment shall be made until the Town reasonably determines that the work has been done in a good and workmanlike manner and substantially in compliance with the Contract documents. The applicant shall use the awarded amount only for the purpose of the Project, as described in the Contract documents. The cost of completing the Project in excess of the awarded amount shall be paid by the Applicant. Notwithstanding anything herein to the contrary, if the actual cost of the Project is greater than the awarded amount (the difference between the two amounts referred to hereinafter as the Excess), the Town shall have no obligation to pay the Excess.

12. If the Applicant fails to fulfill all obligations under the terms of the agreed application and the agreed application is terminated, any Funds not expended shall be returned forthwith to the Town without further expenditure thereof. Moreover, if the purpose of agreed application is not accomplished, the Project is abandoned, destroyed or acquired by a private, for-profit entity, or if the Applicant fails to fulfill its obligations under the terms of the agreement as a result of negligent or intentional acts or omissions of the Applicant or its agents, employees, contractors or invitees, the Applicant shall be liable to repay the Town the entire amount of the Funds provided under this agreement, and the Town may take such steps as are necessary, including legal action, to recover such funds. Any Funds so returned or recovered shall be placed in the appropriate account of the Town's Community Preservation Fund. In the event that the Town takes legal action, the Applicant shall pay any and all costs, including reasonable attorney's fees, expended for the enforcement of this agreement.
13. The Applicant shall comply with all federal, state, and local laws, rules, regulations and orders applicable to the Project, and shall be responsible for obtaining all necessary licenses, permits, and approvals in connection with this Project. No local permit or license is waived by the award of this project.
14. Upon completion of the Project, the Applicant shall identify that the Project was funded by the Town of Harwich through the Community Preservation Act in its written materials about the Project, including press releases, brochures, and similar materials.
15. This Application shall be signed by the Chief Executive Officer or Chief Administrative Officer or Board Chair who has overall administrative authority and responsibility for this project.

**Your project paperwork needs to include your completed
2020 CPA Project Funding Request Application, Pages 1 – 3.**

The Application must be submitted by October 30, 2020, 4PM

**Please submit the Application paperwork –
one (1) original and seven (7) – paper copies
and if possible, include a thumb drive (USB memory stick) containing
a digital copy of the Application in a digital PDF file format to:**

**Harwich Community Preservation Committee
% Harwich Town Hall - Selectmen's Office
732 Main Street, Harwich, MA 02645**

Please contact Selectmen's Office and arrange pickup at the Town Hall door

**Supplemental paperwork – supporting documents
and other town committee reviews
deadline is now December 30, 2020
following the same submission requirements as stated above.**

Application # CH5

For Administrative Use Only

TOWN OF HARWICH - COMMUNITY PRESERVATION COMMITTEE
2020 CPA PROJECT FUNDING REQUEST APPLICATION
FISCAL YEAR 2021-2022

Submission Date: 10/29/2020

APPLICANT INFORMATION

Applicant: Community Development Partnership

Town Committee, Board or Organization: Lower Cape Cod Community Development Corporation
dba Community Development Partnership

Legal Mailing Address: 3 Main Street Mercantile, Unit 7, Eastham, MA 02642

Phone: 508-240-7873, ext 16 Email Address: jay@capecdp.org

Project Manager: Ann C. Robinson

Legal Mailing Address: 3 Main Street Mercantile, Unit 7, Eastham, MA 02642

Phone: 508-240-7873, ext 13 Email Address: ann@capecdp.org

Second Contact Person: Andrea Aldana

Legal Mailing Address: 3 Main Street Mercantile, Unit 7, Eastham, MA 02642

Phone: 508-240-7873, ext 10 Email Address: andrea@capecdp.org

PROJECT INFORMATION

PROJECT TITLE: Lower Cape Community Housing Institute

PROJECT AMOUNT REQUESTED: \$15,000 over two years; \$7,500 each year

PROJECT DESCRIPTION: The Lower Cape Housing Institute is a component of the Lower Cape Community Housing Partnership, a comprehensive response to insufficient affordable housing in Harwich and throughout the Lower Cape. The region's ability to respond to this housing crisis is hindered by land use policies that encourage sprawl and discourage smart growth oriented multi-family housing. Existing zoning has resulted in a housing mono-culture: over 80% of the Cape's housing is single family, detached homes on one acre lots. Local elected and appointed municipal officials, and town staff need training and technical assistance in the complexity of developing and managing housing that is affordable to year-round residents in order to address this situation.

Lower Cape Housing Institute, Quarterly Peer Groups and Advanced Training

For the past three years, the CDP has offered an annual Lower Cape Housing Institute (CHI) to educate at least 40 local elected and appointed officials from each town on the Lower Cape including the Town of Harwich. In 2017, seventy-two (72) Lower Cape officials attended, in 2018, fifty-four (54) Lower Cape officials attended and last year, fifty-eight (58) officials attended. Fifteen (15) Harwich officials have attended the Housing Institute over the past three years, several multiple years, representing 30% of the fifty (50) elected and appointed officials in the Town of Harwich that are eligible to attend. The fourth annual Lower Cape Housing Institute will be conducted by videoconferencing and will commence later this fall.

The training consists of a series of six workshops that equip officials with the basic knowledge and skills to support affordable housing development in their towns. In 2021, it will be held in a centralized location, by videoconferencing or a combination of both. Our collaboration with the Mass Housing Partnership (MHP) and the Cape Cod Commission to refine and deliver the curriculum will continue.

The Lower Cape Housing Institute covers a wide range of topics outlined in ATTACHMENT B. As a result of receiving training, Harwich will be better positioned to implement changes in zoning by-laws that support affordable housing development and ultimately increase the number of affordable units in Harwich's Subsidized Housing Inventory. Furthermore, Harwich will increase its utilization of Community Preservation Act funding for affordable housing and make optimal use of the town's newly established Affordable Housing Trust.

Peer Group Meetings are held quarterly on the Lower Cape and Outer Cape. These 2-hour meetings are open to Town staff involved in housing issues (i.e. Town managers, planners, housing specialists), elected and appointed officials and Housing Institute participants/graduates. The meetings provide an opportunity for the exchange of ideas and the development of regional solutions to address the Lower and Outer Cape's affordable housing crisis.

The Housing Institute is designed to provide participants with a comprehensive foundation of knowledge and skills to address affordable housing issues. However, many topics are covered only at a basic level. To provide more in-depth knowledge of issues such as affordable housing finance, zoning reform and development of community housing, quarterly trainings are offered on in-depth topics for elected and appointed officials and Housing Institute participants/graduates.

ESTIMATED START DATE: July 1, 2021

ESTIMATED COMPLETION DATE: June 30, 2022

Three years from the release of funds (July 2021) funds may be rescinded automatically; waivers may be sought.

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? As stated in the Town of Harwich’s 2016 Housing Production Plan, a major goal of the HPP is to eventually meet the state’s 10% affordability goal by creating 180 affordable units “over the next five (5) years.” The following high priority goals taken from the 2016 Housing Production Plan will be directly supported by the Lower Cape Housing Institute to assist the Town of Harwich in meeting their 1-2-year implementation deadline.

Capacity Building Strategies

- Conduct ongoing educational campaign (public hearings, print media, events, etc.)
- Hire a part-time Housing Coordinator

In order to conduct successful educational campaigns, it is important to understand the most effective messaging related to affordable housing development. Session two will cover the importance of beginning education in the planning phase by sharing successful community engagement strategies used in Massachusetts. All sessions of the Housing Institute will unpack common myths about affordable housing and the most effective messaging strategies to counter these myths. Session three will discuss regionalism and the utility of sharing housing staff across towns to leverage limited resources and share solutions across the region.

Zoning Strategies

- Adopt a Motel Conversion By-law
- Integrate affordable housing in the Open Space Residential Development (OSRD) by-law
- Adopt inclusionary zoning
- Promote affordable housing in mixed-use development
- Modify the accessory apartment by-law
- Revise Local LIP Regulations and Procedures

The Lower Cape Housing Institute will dedicate an entire session to zoning and Open Space Residential Development. Understanding housing types as well as analyzing the housing stock that is missing in your town is critical to making informed decisions about the range of zoning tools available to meet production goals.

Housing Production Strategies

- Continue to make publicly-owned land available for affordable housing
- Continue to partner with developers
- Convert existing housing to long-term affordability

Session one will focus on understanding the complex financing required to develop affordable housing. Sessions 5 and 6 will cover the phases of development as they pertain to the town. Creating a compliant RFP is complicated and highly technical. The Lower Cape Housing Institute will assist municipal officials and staff in understanding the range of

moving parts involved in siting a project, making it economically feasible for developers and translating the community's needs into an RFP that complies with Chapter 30B. These key lessons will enable the Town of Harwich to develop strong RFPs that are attractive to developers, which will increase the likelihood that projects will be successful.

The Lower Cape Housing Institute will support the Town of Harwich in achieving each of these goals. The purpose of the Institute is to arm Harwich elected and appointed officials, and staff with the knowledge and skills necessary to increase the supply of affordable housing in its town. By definition, these units will add to Harwich's Subsidized Housing Inventory (SHI) thereby getting closer to meeting the Commonwealth's 10% affordability goal. However, the Institute will go further by teaching participants how to exceed this goal by planning for the future needs of town residents at all income levels. In sessions one and three, participants will learn about funding sources and municipal subsidies that can support these processes and attract high quality developments. Session three and four will provide alternatives to current zoning and case studies that demonstrate how the town can meet housing needs in a way that is appropriate for your town. Throughout the Institute, we will be focusing on reducing sprawl and protecting your open spaces by encouraging village housing close to infrastructure and amenities, which residents prefer.

How does this project benefit the citizens of Harwich? If appropriate, has the application sought public opinion or input? If not, why? The lack of affordable housing on Cape Cod is a crisis that places considerable strain on year-round residents and impedes economic development in the region due to the lack of housing for the workforce. Affordable year-round rentals are in short supply, rental stock is limited due to the premium placed on high-priced summer vacation rentals, and lower-wage workers cannot afford market rate rents for year-round housing. In the US, 31% of housing units are occupied by renters, while on Cape Cod only 13% of housing units are available for year-round renters. Between 2010 and 2015, the Cape lost 3,800 year-round housing units while gaining 5,000 seasonal units. To meet current needs, the Cape Cod Commission estimates that the Lower Cape needs 1,100 new units of housing affordable to working families.

The Lower Cape Housing Institute will assist the Town of Harwich in responding to this crisis by supporting the creation of affordable housing in its town.

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

<u>Commissions/Boards/Committees/Organizations</u>	Please have them initial here after their review
Affordable Housing Trust	
Affordable Housing Committee	

Describe their response, or provided written comments/input:

Pending meetings

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): \$ 143,000

Attach cost estimates or firm quotes (if available) for all projects.

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 available.
- ☐ 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



Board Chair

Printed Name Matthew H. Cole

Date 10/30/20

APPLICATIONS MUST BE RECEIVED BY OCTOBER 30, 2020 NO LATER THAN 4 PM
Must submit eight (8) paper copies and if possible, a thumb drive (USB memory stick)
containing a digital copy of the Application in a PDF file format.

2021-2022 Lower Cape Housing Institute Budget

Income	FY 2022	FY 2023	
Cape & Islands Plate Fund*	\$73,000	\$73,000	
Provincetown CPC Funds	\$7,500	\$7,500	
Truro CPC Funds*	\$7,500	\$7,500	
Wellfleet CPC Funds	\$7,500	\$7,500	
Eastham CPC Funds	\$7,500	\$7,500	
Orleans CPC Funds	\$7,500	\$7,500	
Brewster CPC Funds*	\$7,500	\$7,500	
Harwich CPC Funds	\$7,500	\$7,500	
Chatham CPC Funds*	\$7,500	\$7,500	
Cape Cod Foundation	\$10,000	\$10,000	
Total Income	\$143,000	\$143,000	
Expenses			
Salaries & Benefits – Chief Program Officer @ 10%, Project Director @80%, Program Manager @ 60%, Fiscal Manager @ 10%	\$109,000	\$109,000	
Project Implementation - 10 training sessions at \$3,000/session to cover venue fees, speakers, travel, training materials, marketing & consultants	\$20,000	\$20,000	
Overhead (10%)	\$14,000	\$14,100	\$140,000
Total Expenses	<u>\$143,000</u>	<u>\$143,100</u>	
Surplus/Deficit	\$0		

*Already committed for 2022

ATTACHMENT B

CURRICULUM

Session 1: Introduction to Housing

Session 2: Planning & Needs Assessment

Session 3: Zoning & Site Selection

Session 4: Financing 101 & Development

Session 5: Making the Case for Affordable Housing

Session 6: Developing an Action Plan