

OFFICE OF THE TOWN ADMINISTRATOR

Phone (508) 430-7513

Fax (508) 432-5039



Joseph F. Powers, *Town Administrator*
Meggan M. Eldredge, *Assistant Town Administrator*

732 MAIN STREET, HARWICH, MA

MEMO

TO: Community Preservation Committee

FROM: Joseph *FP* Powers, Town Administrator

CC: Meggan M. Eldredge, Assistant Town Administrator

RE: Status of CPA Funded Projects for the Affordable Housing Trust

DATE: April 5, 2022

This memorandum is submitted in accordance with the directive of the Community Preservation Committee regarding CPA projects with open balances.

Specifically, you have requested updates on the following:

- 2018 Article #58 Harwich Affordable Housing Trust & Part-Time Housing Coordinator, \$500,000
- 2019 Article #42 Harwich Affordable Housing Trust & Part-Time Housing Coordinator, \$340,000 (\$310,000 Trust & \$30,000 PT Housing Coordinator)
- 2020 Article #33 Harwich Affordable Housing Trust Fund & Part-Time Housing Coordinator, \$250,000 (\$200,000 Trust & \$50,000 for PT Housing Coordinator)
- 2021 Article #32 Harwich Part-Time Housing Coordinator, \$50,000

The attached balance report from the Finance Director (as of February 28, 2022) shows a total current balance of \$416,871.

The Trust recently received deeds for several parcels that were voted by Annual Town Meeting in 2019 to be transferred to the Trust's care, custody and control. There are six (6) parcels (identified on the attached spreadsheet as the first six parcels listed) that were finally conveyed in late 2021. Two parcels (0 Oak Street) are actively being evaluated for potential use by a local non-profit organization.

Additionally, the Trust is seeking consultant assistance to develop the affordable housing action plan. As of this writing, there is an active solicitation for quotes. Lastly, the Town has advertised for a part-time housing coordinator and conducted several interviews. As of this writing, however, we have not found a suitable match.

Income/Revenue

CPA Funding:	
ATM 18 Article #58	\$ 500,000
ATM 19 Article #42	\$ 340,000
ATM 20 Article #33	\$ 250,000
ATM 21 Article #32*	\$ 50,000
Total CPA Funding	<u>\$1,140,000</u>
FY 19 Cell Tower	\$ 74,913
FY 21 Cell Tower	\$ 218,294
Investment Revenue	
Fiscal Year 19	\$ 260
Fiscal Year 20	\$ 2,283
Fiscal Year 21	\$ 1,176
Fiscal Year 22	\$ 126
Total Investment Revenue	<u>\$ 3,845</u>
Total Income/Revenue	\$1,437,052

Expenses & Encumbrances

Expenses	
Land Purchase	\$ 800,000
Community Development Partnership	\$ 90,000
Legal/Closing Expenses	\$ 40,138
Survey & Testing	\$ 30,343
JM Goldson, Inc	\$ 9,700
Total Expenses	<u>\$ 970,181</u>
Encumbrances	
Part-Time Housing Coordinator	\$ 50,000
Total Encumbrances	<u>\$ 50,000</u>
Total Expenses & Encumbrances	\$1,020,181
Affordable Housing Trust Balance	\$ 416,871
Other Potential Funding Sources	
FY 22 Cell Tower	\$ 78,771
Affordable Housing Trust Balance	\$ 416,871
Cell Tower Balance (requires BOS approval)	\$ 78,771
Combined Balances	\$ 495,642

* As of this date, not transferred from CPA funds

MAP	PARCEL	Acres	Value	Value Date	Address	Notes
61	B1-A	1.58	\$201,600.00	12/9/2020	0 Oak Street	
61	B1-B	1.32	\$197,700.00	12/9/2020	0 Oak Street	
56	P12	1.00	\$144,700.00	12/9/2020	0 Depot Street	
63	J1	1.41	\$199,100.00	12/9/2020	0 Depot Road	
63	J2	4.59	\$246,800.00	12/9/2020	0 Orleans Road	
63	J3	17.35	\$925,400.00	12/9/2020	0 Depot Road	
41	B8	1.38	\$580,000.00	12/9/2020	728 Main Street (Albro House)	
40	Z5	1.11	\$361,300.00	12/9/2020	265 Sisson Road (Theater)	Recreation
		29.74	\$2,856,600.00			