

Final Report

In fiscal year 2019 (7/1/2018 – 6/30/2019) the Community Development Partnership (CDP) continued its community-based strategy entitled the Lower Cape Community Housing Partnership (LCCHP). It is designed to build public support for affordable housing and equip LMI residents, business and community leaders, and local elected and appointed officials with the knowledge and skills to support the creation of more year-round housing. The LCCHP consists of three elements: Lower Cape Housing Institute, Lower Cape Housing Advocacy Training and Public Education Campaign. New in FY2019, the CDP contracted with two Lower Cape towns to provide housing consulting services, including the town of Harwich. The intention is to further develop town relationships in order to create a regional housing services office, similar to other models in Massachusetts, where several towns share staff to advance regional housing production goals.

The LCCHP is evaluated, in part, by town meeting outcomes. At 2019 Lower Cape Town Meetings, the following successes were observed. Over \$8.5 million dollars were allocated to housing initiatives, \$3.6 million more than in 2018.

Zoning changes:

- *Provincetown* – returned the town’s allowed residential density to what was in place prior to 1980’s by allowing more properties to take advantage of inclusionary zoning.
- *Eastham* – amended the Accessory Dwelling Unit (ADU) bylaw to allow them by right with a 12-month lease.
- *Orleans* – amended the ADU Bylaw to permit on lots with at least 30,000 sq. ft. (currently at 40,000 sq. ft.).
- *Harwich* – amended the ADU bylaw to allow them by right, minimum 6-month lease.

Town capacity:

- *Truro* – approved establishment of a 0.5% real estate transfer fee to support the Town’s Capital Improvement Stabilization Fund; half of the funds will go to the Affordable Housing Trust and half into the Capital Stabilization fund.
- *Provincetown, Wellfleet, Brewster, Chatham, Harwich* – funding for Housing Consultant/Coordinator.

Development/Land Acquisition:

- *Truro* – approval to purchase 70 acres to be used for open space, recreation and housing.
- *Wellfleet* – transfer of Town owned land at 112 Freeman Ave to the Wellfleet Housing Authority to develop housing; transfer of 4–6 acres of Town owned land at 95 Lawrence Rd. for the purposes of developing rental housing via a 99-year lease.
- *Eastham* – approval to purchase the Tee Time property (about 10 acres) and hold it for general municipal purposes. The town intends to create a community process to decide the best and highest use of this critical large parcel of land.
- *Harwich* – converted slate of town properties from general municipal use to affordable

housing use and placed under the Affordable Housing Trust (Oak St, Sisson Rd, Depot Rd, Depot St).

- *Chatham* --- purchase of a property on Crowell Rd. to be added to the MCI Rent Program.

Resident support:

- *Truro* – expanded homeowners' exemption to those who rent their second home year-round.

Lower Cape Housing Institute, Quarterly Peer Groups and Advanced Trainings



For the past two years, CDP has offered an annual Lower Cape Housing Institute (LCHI) to educate at least 40 local elected and appointed officials from all the towns on the Lower Cape. In 2017 seventy-two (72) Lower Cape officials attended and in 2018 fifty-three (53) Lower Cape officials attended. The training consists of a series of six workshops that equip officials with the knowledge and skills to support affordable housing development in their towns. Six

Harwich municipal officials or town staff participated in the 2018 Lower Cape Housing Institute representing Affordable Housing Committee, Affordable Housing Trust, Administration and Planning Departments.

In 2018, the LCHI covered a wide range of topics outlined in the enclosed curriculum. New in 2018, the LCHI included seven Post-Institute Town Wrap-Ups for LCHI participants in the same town, including one in Harwich. These Wrap-Ups were



professionally facilitated opportunities for town officials and staff to align around shared goals.

Additionally, Peer Group Meetings were held each quarter on the Lower Cape and Outer Cape. These two-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 CDP convened 4 Lower Cape Peer Group meetings in FY2019 involving the Town of Harwich.

Although the Lower Cape Housing Institute is designed to provide participants with a comprehensive foundation of knowledge and skills to address affordable housing issues, many

topics are covered only at a basic level. To provide more in-depth knowledge of issues, quarterly trainings were offered on topics for elected and appointed officials and Housing Institute participants/graduates. In FY2019 the CDP organized Advanced Trainings on Chapter 40B, Tips for Housing Staff, Community Engagement and an Affordable Housing Trust Roundtable.

2018 CAPE HOUSING INSTITUTE

FREE TRAINING FOR ELECTED & APPOINTED MUNICIPAL LEADERS & TOWN STAFF

The Cape Housing Institute is a 6-part workshop that will equip municipal officials and staff with the knowledge and skills needed to develop a comprehensive housing supply strategy. This interactive workshop series is for members of Select Boards, Town Councils, Finance Committees (***NEW***), Planning and Zoning Boards, Community Preservation Committee members, Housing Trusts, Housing Committees, Housing Authorities and Town staff. Brought to you by the Community Development Partnership & Housing Assistance Corporation.

WHEN AND WHERE?

October 3rd - November 8th, 2018
6 week series, 1 session per week

Choose an Institute near you:

Lower Cape: Wednesdays, 1pm - 3:30pm, Harwich Cultural Center

Outer Cape: Wednesdays, 6pm - 8:30pm, Eastham Public Library

Mid-Cape: Thursdays, 1pm - 3:30pm, Cape Cod & Islands Association of Realtors, W. Yarmouth

Upper Cape: Thursdays, 6pm - 8:30pm, Mashpee Public Library

NEW Each Institute will be followed by a **Post-Institute Wrap-Up** with fellow graduates in your town. Dates to be announced.

CURRICULUM

- 1: Cape Cod Housing Needs & Your Data Story ***NEW***
- 2: Chapter 40B 101 ***NEW***
- 3: Planning & Community Engagement ***NEW***
- 4: Financing ***UPDATED***
- 5: Development ***UPDATED***
- 6: Fair Housing & Advocacy ***NEW***

REGISTER:

Click on a link below to register:

- [Lower Cape - Harwich](#)
- [Outer Cape - Eastham](#)
- [Mid-Cape - Yarmouth](#)
- [Upper Cape - Mashpee](#)



community development partnership

www.capecdp.org
(508) 240-7873 x10



www.haconcapecod.org
508-771-5400 ext. 286



community development partnership

2018 Cape Housing Institute: What's New?

- Focus on interaction, every session has an interactive activity built-in to help attendees absorb key concepts and network with other committee members in their town.
- Sessions are 30 minutes longer to allow for more interaction
- Outer Cape sessions are held in Eastham (was Wellfleet last year)
- 6 new speakers (4 returning speakers)
- Session 1 – “Cape Cod Housing Needs & Your Data Story”
 - Redesigned to cover broader range of data sources and focus on storytelling
 - Includes “Putting a Face on Affordable Housing”: a story from someone who lives in affordable housing that will share their housing story
 - Policy update
- Session 2: “Chapter 40B Overview”
 - New topic!
 - Includes a developer for their perspective
- Session 3 – “Planning & Community Engagement”
 - Community Engagement is a new topic
 - Town staff will share local examples of successful planning processes
 - Town staff will share local examples of best practices around community education
- Session 4 – “Financing”
 - Redesigned to explain how a town can encourage desirable housing development by decreasing the cost of development
 - Includes a case study exercise on how to make the math work when creating a development with tax credits
- Session 5 – “Development”
 - Redesigned to focus on the predevelopment aspects that a town can control
 - Includes a new presentation on Housing Types and how to produce housing that fits within the character of a town
- Session 6 – “Fair Housing & Advocacy”
 - Advocacy is a new topic
 - We will cover the hot topic of how to respond to NIMBYism
- Post-Institute Wrap-Up - CDP will convene one in each town for 2017 & 2018 CHI graduates. The purpose of the Wrap-Up is to
 - Facilitate alignment and action planning between multiple committees
 - Foster communication across committees

- Support CHI graduates in relationship building, particularly for those who did not attend the same session

2018 Cape Housing Institute Curriculum

The Cape Community Housing Partnership will hold its second annual Cape Housing Institute during the fall of 2018. At this time, the Institute will take place between October 3, 2018 - November 8, 2018. Once again, we will offer identical Institutes, one in each sub-region.

Session 1: Cape Cod Housing Needs & Your Data Story

Session one will set the tone for the Institute by putting a face on our neighbors who live in or need affordable housing by having community members share their housing story. We will offer an overview on “Housing State of the Cape” focusing on the status of subsidized housing inventories (SHI) and major housing initiatives for each Cape Cod town. The session will also include a state policy & legislative update. Participants will engage in a “Housing Market Study Scavenger hunt” in small groups to understand the Cape Cod Commission’s data with a focus on understanding their own town’s data story and how to communicate that story through a narrative. Participants will leave understanding how critical the Cape’s need for affordable housing is as well as the baseline information that informs this need.

Session 2: Chapter 40B Overview

Session two will address the basics of Chapter 40B and how it can help increase a town’s SHI. We will discuss Cape Cod examples of “friendly” and “unfriendly” 40B’s along with best practices to ease the process. Participants will understand the town’s role in a comprehensive permit process and how towns can partner with developers on these projects.

Session 3: Planning & Community Engagement

Session three will cover the various planning document options and benefits of each with a focus on models that plan for residents at 80% - 120% area median income. We will review the process of developing a Housing Production Plan but also explore other models that go further by developing a housing supply strategy for residents at all income levels. We will discuss community engagement and why is it critical to start as early as the planning stage. Finally, we will offer best practices for community education and local strategies that have been successful.

Session 4: Financing

Session four will provide an overview of funding sources including understanding tax credits, reviewing a pro forma for an actual development and using CPA funding. We will focus on understanding the economics of a development from a developer’s perspective so that towns can be sure to select sites and issue RFPs that maintain the economic feasibility of a project. Participants will understand who pays for housing development and how developers profit. They will also have a better understanding of the cost of housing development and the funding sources available to developers. Ultimately, participants will learn about how a town can encourage good affordable housing development by decreasing the cost of development.

Session 5: Development

Whereas last year we talked about the overall development timeline, this year we are focusing on the pre-development aspects that the town has control over. We will explain the connection between zoning

bylaws, planning design and density. Participants will understand why site selection is a critical town decision to support housing development. We will talk about housing types, including infill possibilities and housing preference. Towns will learn how to align their goals with a developer's goals through an RFP. We will also cover how long it takes to develop a site and the town's role in the process.

Session 6: Fair Housing & Advocacy

In Session six we will discuss the historical origins of the Fair Housing Act & the history of land use on Cape Cod. Participants will understand who has a right to housing and why this right needs to be actively enforced. We will also discuss the pros and cons of using local preference. Due to significant feedback from past participants, we have added Advocacy to the Institute. We will cover the common arguments against multifamily housing (NIMBY) and the best strategies and messages to respond to NIMBYism. Towns will understand how they can be proactive about combatting NIMBYism in their town. At the end of this session, participants will receive a Certificate of Completion.

Session 7: Post-Institute Town Wrap-Up

Municipal officials and staff have communicated to us about the lack of communication within their own town. In order to address this issue, we will convene a group session inviting all of the boards and committees within each town to share lessons learned from the Cape Housing Institute and facilitate communication within the town. The content will be led by the participants but some topics may include: the benefits of having housing staff, housing program successes and challenges on Cape Cod and in-depth examples of effective housing strategies. These wrap-ups will provide closure for Institute participants, allow towns to development plans of action and explore opportunities for ongoing communication within the town.

All Sessions will include:

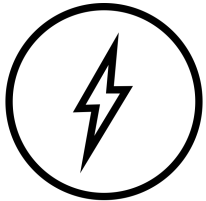
- Cape Cod case studies to make the topics relevant to participants
- Resources and handouts shared electronically and in hard copy for those who request a binder
- Surveys to evaluate the impact of each session

After the Cape Housing Institute, we will hold our fall quarterly sub-regional **Peer Group Meetings** to continue to facilitate sub-regional communication and support municipal officials. Additionally, we continue to work with Mass Housing Partnership to offer **Advanced Trainings** on the Cape covering topics relevant to Cape Housing Institute and Peer Group participants.

Lower Cape Post-Institute Wrap-Ups



Facilitate communication
within each town



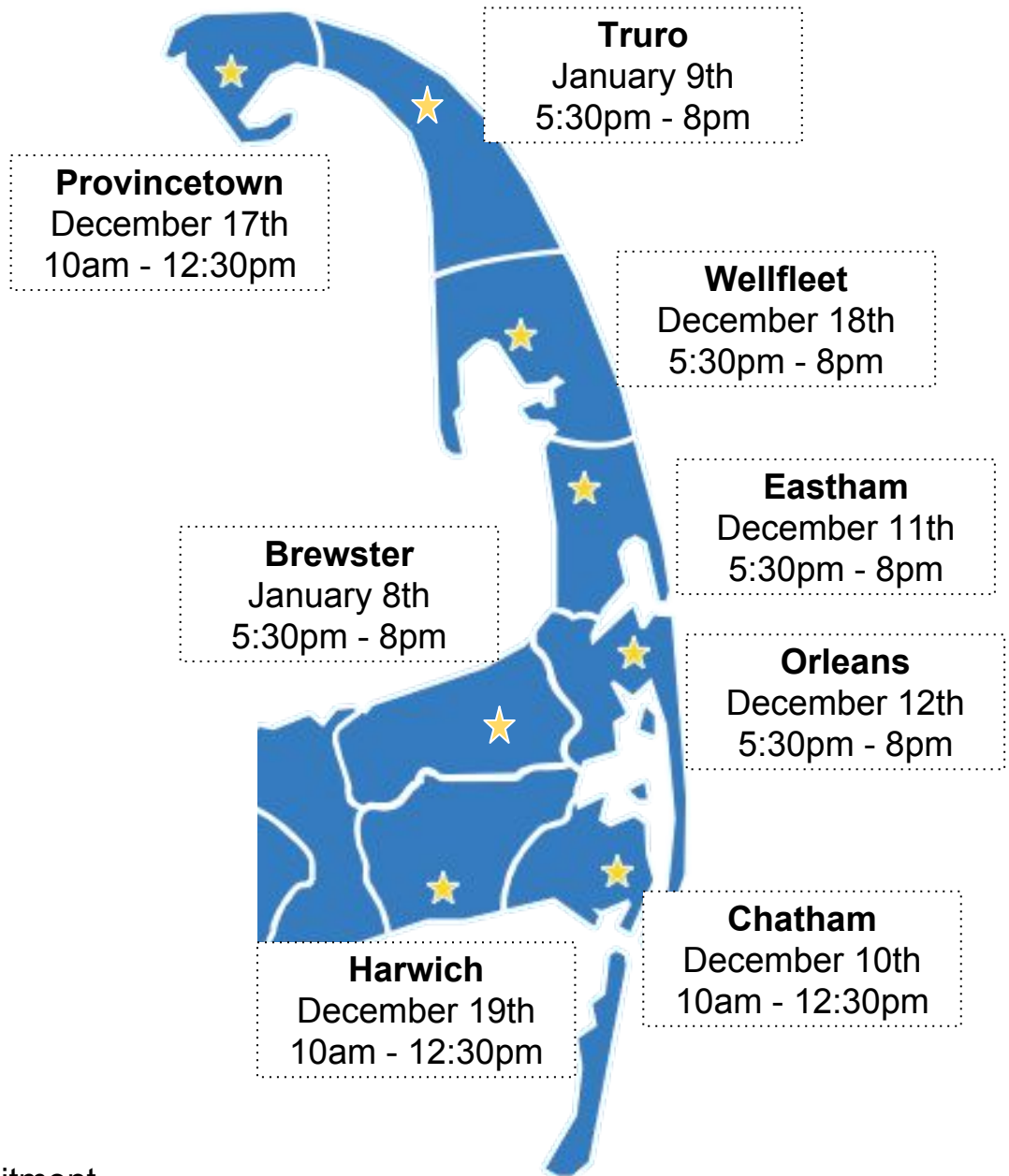
Energize each town around
housing production



Facilitate alignment across
boards and committees
within each town



Assist each town with
communicating their commitment
to housing production



2019 Lower Cape Annual Town Meeting Housing Articles - updated 5/1/19

Total Approved \$10,249,667

Town	SHI %	Article #	Article Title	Article Summary	Amount (\$)	PASS/FAIL
Town of Provincetown						
Provincetown	9.8%	1	Funding for Year-Round Rental Housing	Special Town Meeting 6/24/19: appropriates additional funding to the Year Round Market Rate Rental Housing Trust from Free Cash. Due to the delay in closing on the property acquisition and repeated attempts to procure a property manager, architectural services, and construction contractors, the anticipated rental income from Harbor Hill has not yet been generated. The Trust has a certificate of occupancy on one of the four buildings and it is now partially leased. The remaining three buildings require repairs and rehabilitation before occupancy can commence. In addition, the Trust has obtained a grant from the State to add two accessible one-bedroom units to the property. These supplemental funds will ensure that the Trust can cover the construction contract for the remaining three buildings, cover all operating expenses through June 2020 and allow them to make all debt service payments through June 2020. The subsidy will be released to the Trust by the Select Board if and as needed. Without additional funding, the town cannot enter into the construction contract and the remaining buildings cannot be occupied.	TBD	PASS
		9.1b	Community Preservation Committee (CPC) Budget FY20	Reserve \$476,368 of Community Preservation Act (CPA) funding to Community Housing	\$476,368	PASS
		9.2a	CPC Budget FY20	\$198,175 for Community Housing Debt Service	\$198,175	PASS
		9.3a	CPC Budget FY20	\$7,500 to support the Cape Housing Insitute	\$7,500	PASS
		9.3b	CPC Budget FY20	\$175,000 for town buy-down program	\$175,000	PASS
		9.3c	CPC Budget FY20	\$25,000 for full-time housing specialist position	\$25,000	PASS
		9.3d	CPC Budget FY20	\$40,000 for preservation of Foley House	\$40,000	PASS
		24	Zoning Board of Appeals (ZBA): Divided Lots	Clarifies that treatments of lots are within two different zoning districts.	\$0	PASS
		25	ZBA: Formula Business Regulation District	Removes redundant board review for Formula Regulated Businesses.	\$0	PASS
		26	ZBA: Definitions - Parking Lot	Distinguishes parking lots that are principal use and lots not appurtenant to principal use.	\$0	PASS
		27	ZBA: Special Permits	Extends time on Special Permit from 2-3 years.	\$0	PASS
		28	ZBA: Special Permit Modifications	Allows the Planning and Zoning Board to approve modifications/clarifications on approved Special Permit without submitting a new application.	\$0	PASS
		29	ZBA: Site Plan Review	Allows the Planning Board to approve minor modifications/clarifications to an approved Site Plan Review by supermajority vote.	\$0	PASS
		30	ZBA: Dimensional Requirements	Allows properties in the Town Center Zone to extend their buildings to the avg. setback on either side of the property.	\$0	PASS
		31	ZBA: Growth Management	Removes provisions for Inclusionary Zoning projects to be built in phases.	\$0	PASS
		32	ZBA: Density Schedule	Returns the Town's allowed residential density in place prior to 1980s. Allows more properties to take advantage of Inclusionary Zoning to produce affordable and community housing.	\$0	PASS
		33	ZBA: Density Schedule and Commercial Accomodations	Extend density schedule among various commercial accomodations: B&Bs, large hotels and dormitory housing. Requires public hearing.	\$0	PASS
34	ZBA: Dimensional Requirements	To make Town Center Commercial zone consistent with Town's historical pattern of development.	\$0	PASS		
35	ZBA: Green Area	Increases flexibility on regulatory reviews of properties that do not meet green area requirements.	\$0	PASS		
36	ZBA: Definitions- Campgrounds / Tiny Houses	Updates terminology; Tiny Houses on Wheels classified as RVs	\$0	PASS		
Provincetown Total # of Housing Article			14			
Provincetown Total Funding Passed for Housing Articles:					\$922,043	
Provincetown Total Funding Proposed for Housing Articles:					\$922,043	

Town of Truro						
Truro	2.3%	11	Acquisition of Property - Parcels 43-8, 43-7, 43-134, 43-133, 43-135, 43-9, 43-10, 43-226, 43-13, 43-2	\$5.1 Million to acquire 70 acres on Walsh Way. The town will engage a group of stakeholders to develop a plan for the use of the property. This group will include Truro citizens. The group will decide how best to use the land. The Board of Selectmen would like to see a combination of uses for the land including; open space, recreation, and housing. Once a plan is completed it would come back to Town Meeting for a final approval.(2/3 vote)	\$5,100,000	PASS
		13.1	CPA Contribution to the Housing Authority Trust Fund	\$56,424 to the Housing Authority Trust Fund	\$56,434	PASS
		13.2	CPA Predevelopment Money of Clover Property	\$40,000 to the Clover Property for Predevelopment expenses	\$40,000	PASS
		14	Home Rule Petition Expanding Residential Property Exemption	Expands home owners' exemption to those who rent their second home year-round.	\$0	PASS
		15	Home Rule Petition 0.5% Increase in the Real Estate Transfer Fee	Would allow the town to establish a 0.5% real estate transfer fee. Once the legislation passes at the State level, the Town would be able to establish the transfer fee. The primary purpose of the real estate transfer fee would be to support the Town's Capital Improvement Stabilization Fund. This would provide an alternative funding source for the Town to protect, maintain and develop the necessary infrastructure for Town property and operations. The first \$250,000 collected in each fiscal year would be deposited in the Town's Capital Improvement Stabilization Fund and any additional would support the Town's General Fund. The tax would be paid by the purchaser and there are several exemptions to the fee including for first time home buyers and transfers between family members.	\$0	PASS
			Amendment to Article 15 - Home Rule Petition 0.5% Increase in the Real Estate Transfer Fee	Article 15 was amended at town meeting to put half of the funds resulting from the Real Estate Transfer Fee increase into the Affordable Housing Trust and half into the Capital Stabilization fund.	\$0	PASS
Truro Total # of Housing Articles:		5				
Truro Total Funding Passed for Housing Articles:					\$5,196,434	
Truro Total Funding Proposed for Housing Articles:					\$5,196,434	
Town of Wellfleet						
Wellfleet	1.9%	29	Community Preservation	CPA funding for Housing Consultant/Coordinator	\$75,000	PASS
		30	Community Preservation	CPA funds for the Wellfleet Affordable Housing Trust Fund	\$100,000	PASS
		31	Community Preservation	\$7,500 to support Cape Housing Institute	\$7,500	PASS
		41	Disposition of Town Land	Transfer of Town owned land, 112 Freeman Ave (map 14, lot 112) to the Wellfleet Housing Authority to develop housing	\$0	PASS
		42	Disposition of Town Land - Long term lease	Transfer of 4-6 acres of Town owned land at 95 Lawrence Rd. for the purposes of developing rental housing via a 99 year lease. Joint effort of Town and housing groups.	\$0	PASS
Wellfleet Total # of Housing Articles:		5				
Wellfleet Total Funding Passed for Housing Articles:					\$182,500	
Wellfleet Total Funding Proposed for Housing Articles:					\$182,500	

Town of Eastham						
Eastham	2.1%	20	Zoning: Allow Accessory Dwelling Units	Amending the Accessory Dwelling Unit (ADU) bylaw is one of the strategies recommended in the 2016 Eastham Affordable Housing Production Plan. Affordable rentals are the highest priority need in Eastham. Creating additional ADUs will help diversify the housing options in the community beyond just single family dwellings. They provide flexible housing options and living arrangements for a range of age groups. ADUs help mitigate high rental rates by increasing the supply of year-round units with little to no impact on public infrastructure or utilities; while at the same time adding to the town's tax revenue through the increased property values that these units provide. (2/3 Majority vote required)	\$0	PASS
		22	Tee Time Land Acquisition	Allows the town to purchase the property and hold it for general municipal purposes until another use is developed. Our intent would be to create a community process to decide the best and highest use of this critical large parcel of land. Any project or re-sale would require coming back to Town Meeting. A debt analysis of the cost of this purchase for the value of a median price home of \$468,000 would be approximately \$15.82 per year or \$410 over 20 years. (2/3 Majority vote required)	\$1,600,000	PASS
		24	CPA – Revenue Allocation	This annual article seeks to set aside 10% of the estimated community preservation revenue for open space, historic resources, affordable community housing and active recreation, with the remaining estimated revenue reserved for appropriation as required by G.L. Chapter 44B (6).	\$85,588	PASS
		27	CPA – Affordable Housing – Cape Housing Institute	The Cape Housing Institute delivers training programs to build public support for affordable housing and equip local elected and appointed officials with the knowledge and skills to support the creation of more yearround housing.	\$7,500	PASS
		28	CPA – Affordable Housing – Eastham Affordable Housing Trust (AHT)	Allows the Eastham Affordable Housing Trust to continue implementation of several housing assistance programs designed to meet current and future demands for assistance identified in the 2016 Eastham Housing Production Plan.	\$250,000	PASS
		Eastham Total # of Housing articles:		5		
Eastham Total Funding Passed for Housing Articles:					\$1,943,088	
Eastham Total Funding Proposed for Housing Articles:					\$1,943,088	
Town of Orleans						
Orleans	9.2%	11.4	Fund Community Preservation Act Program	CPA Funding for the Cape Housing Institute	\$7,500	PASS
		11.5	Fund Community Preservation Act Program	CPA Funding for the Affordable Housing Trust	\$300,000	PASS
		13	Transfer Community Preservation Act funds to Affordable Housing Trust Fund (AHTF)	Proposed transfer of Housing Rehabilitation Funds to AHTF.	\$48,191	PASS
		33	Fund Affordable Housing Trust Fund	Appropriate \$275,000 to the Affordable Housing Trust Fund	\$275,000	PASS
		49	Amend general bylaw CH.104-Affordable Housing Trust Fund Board of Trustees	Proposes to increase the number of Trustees from 7 to 9 on the Affordable Housing Trust Fund Board.	\$0	PASS
		56	Amend zoning byaw Chap. 164-40. Accessory Dwelling Units	Proposes a change to the existing Accessory Dwelling Unit Zoning Bylaw to permit (ADU's) on lots with at least 30,000 sq.ft. (currently at 40,000 sq.ft.)	\$0	PASS
Orleans Total # of Housing Articles:		5				
Orleans Total Funding Passed for Housing Articles:					\$630,691	
Orleans Total Funding Proposed for Housing Articles:					\$630,691	
Town of Brewster						
Brewster	6.1%	6b (fall 2018 town meeting)	CPA Funding: Community Housing	Community Preservation Act Funding for the Affordable Housing Trust: December 2018 town meeting	\$100,000	PASS
		9a	CPA Funding: Community Housing	Community Preservation Act Funding: Housing Coordinator Third year of support	\$37,000	PASS
		9b	CPA Funding: Community Housing	Community Preservation Act: Cape Housing Institute Funding	\$7,500	PASS
		10.a	Capital and Special Projects Expenditures	Fund Affordable Housing Trust: Free Cash (2/3 vote needed)	\$100,000	PASS
Brewster Total # of Housing Articles:		2				
Brewster Total Funding Passed for Housing Articles:					\$244,500	

Brewster Total Funding Proposed for Housing Articles:					\$244,500	
Town of Chatham						
Chatham	5%	17	Protective Zoning Bylaw Amendment: Accessory Dwelling Units (ADU)	Allows for and defines ADU permitting by right and ADUs that require special permits. (2/3 vote)	\$0	PASS
		19	FY2020 Community Preservation Fund Appropriations	CPA Funding transfer to reserves for Community Housing	\$115,000	PASS
		20	Community Preservation - Affordable Housing Coordinator	CPA Funding: Housing Coordinator	\$30,000	PASS
		21	Community Preservation - Affordable Housing Trust Fund	CPA Funding: Trust Fund	\$100,000	PASS
		22	Community Preservation - Cape Housing Institute	CPA Funding: Cape Housing Institute	\$7,500	PASS
		23	Community Preservation - MCI Rent / Escrow Program	CPA Funding: for the purchase of a property to be added to the MCI Rent Program. (2/3 vote)	\$362,000	PASS
		67	Withdraw from the Community Preservation Act - Citizen Petition	Citizen petition to withdraw from participation in the CPA.	\$0	FAIL
Chatham Total # of Housing Articles:		7				
Chatham Total Funding Passed for Housing Articles:					\$614,500	
Chatham Total Funding Proposed for Housing Articles:					\$614,500	
Town of Harwich						
Harwich	5.5%	23	Single Family Dwelling with Accessory Apartment	Amendment to allow for an apartment, accessory to a single-family dwellings, by right rather than the existing requirement for a special permit. Rental term is for no less than 6 consecutive months; parcels within Cluster Subdivisions are now included; and, language regarding traffic hazards, etc. has been deleted.(2/3 vote needed)	\$0	PASS
		38	Appropriate Sums of Money from the FY20 Estimated Annual Revenues of the Community Preservation Act Fund	CPA Funding: Community Housing Reserve	\$168,411	PASS
		40	Community Preservation Activities under \$50,000	Cape Housing Institute	\$7,500	PASS
		42	Affordable Housing Trust	Affordable Housing Trust plus funds for Housing Coordinator	\$340,000	PASS
		61	AHT - List of Town Properties to Designate as Affordable	An amendment was proposed at town meeting by the Real Estate & Open Space Committee to add an additional 100 ft buffer zone on the Depot Rd property for the area north of the northern most vernal pool. Additionally, the motion did not include the property on Main Street, known as the Albro House. Parcels on Oak St., Depot St., Depot Rd., 728 Main St., 265 Sisson Rd. to be converted from general municipal use to affordable housing use and placed under the Affordable Housing Trust.	\$0	PASS
Harwich Total # of Housing Articles:		5				
Harwich Total Funding Passed for Housing Articles					\$515,911	
Harwich Total Funding Proposed for Housing Articles					\$515,911	
Lower Cape Total # of Housing Articles					48	
Lower Cape Total # Funding Proposed for Housing Articles					\$10,249,667	
Lower Cape Total # Funding Approved for Housing Articles					\$10,249,667	

Chapter 40B Workshop

Facilitated by Judi Barrett

MHP's Chapter 40B workshop provides an overview of the M.G.L Ch. 40B statute and guides attendees through the Ch. 40B Handbook. Curriculum includes understand the purpose of 40B, project eligibility letters, the comprehensive permit process, the subsidized housing inventory (SHI), and more.



When: February 7th , 2019

Time: 5:00—7:00 p.m.

**Where: Harwich Community Center,
Activity Room 5**

**Pre-registration is required.
Call (508) 240-7873 x10 to register**



community development partnership



**Massachusetts
Housing Partnership**

Moving affordable housing forward

AFFORDABLE HOUSING TRUST

Cape Housing Roundtable

April 24, Yarmouth. For existing trustees on Affordable Housing Trust boards, staff that support trusts and communities interested in creating more affordable housing.

- 6:00pm** — Tour of Yarmouth Commons (881 Route 28, Yarmouth)
- 6:45pm** — Learn about the Yarmouth Affordable Housing Trust Funds efforts to further affordable housing in Yarmouth.
Simpkins Residences
134 Old Main Street
- 7:45pm** — Roundtable discussion specifically for existing Affordable Housing Trust members and staff. Share your successes and challenges. Hear from peers.
Simpkins Residences
134 Old Main Street

RSVP by April 22 to Shelly Goehring, sgoehring@mhp.net.

Light dinner provided by Massachusetts Housing Partnership (MHP), with funding from the Kuehn Foundation..

With Cape Community Housing Partnership,
a partnership of



community development partnership



MHP

Start with a tour of Yarmouth Commons at 6pm.



BROWN BAG LUNCH WITH CEDAC



For Lower/Outer Cape Housing Officials

Monday, June 24, 2019, 12:30pm - 1:30pm

Community Development Partnership

3 Main Street Mercantile, Unit 8

Eastham, MA, 02642

RSVP to Andrea@capecdp.org

CEDAC - the Community Development Economic Assistance Corporation is a public-private community development finance institution that provides financial resources and technical expertise for community-based and other non-profit organizations engaged in effective community development in Massachusetts. CEDAC is an important source of assistance to non-profit housing developers. Sarah Barcan and Will Morgan will be visiting the CDP on June 24th to learn first-hand about the affordable housing challenges facing the Lower Cape.



community development partnership

CEDAC

Community Economic Development
Assistance Corporation

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Community Engagement Training



For municipal officials and Town staff

In this advanced training, Jennifer Goldson will share a framework of strategies to build support for local affordable housing initiatives - a playbook with concrete ideas and examples of how to successfully engage community members. Whether you are seeking to pass a zoning amendment or develop housing on Town Land, community support is essential.

Which messages work? What should be included in an engagement plan? Through this training, you will create a customized work plan as a tool to use immediately.

**Wellfleet
Council on Aging**
715 Old King's Hwy
Wellfleet, MA 02667
June 18, 2019
Tuesday 5 PM - 7 PM

**Jennifer M.
Goldson, AICP**
Founder &
Managing Director

J M Goldson

community preservation
+ planning

This advanced training is part of the Cape Housing Institute.

RSVP and Register at capecdp.org/events or contact the Housing Advocacy Director at Andrea@capecdp.org