

# TOWN OF HARWICH

## Community Preservation Committee

*Approved 1.20.2022*

### Community Preservation Committee Regular Meeting Minutes November 18, 2021

*Meeting recorded.*

#### I. CALL TO ORDER

Harwich Community Preservation Committee Meeting called to order by Vice-Chair Kathy Green at 6:00 PM, on Thursday, November 18, 2021 at the Harwich Town Hall, Donn B. Griffin Room. Present for the meeting: Vice-Chair Kathy Green, John Ketchum, Bob Doane, Elizabeth Harder, and Carole Ridley.

Absent: Chair Dave Nixon, Mary Maslowski, and Joseph McParland III

Meeting called to order.

#### I. WELCOME GUESTS

No Public Comment

#### II. REGULAR CPC MEETING

##### 1. New Business

a) Second night - Presentations of the 2021/2022 CPA Funding Requests. Ten project applications were submitted this year. Each applicant will be given 5 minutes to present, followed by a 15-minute increment of time for discussion with CPC members.

*Project applications can be found on : <https://www.harwich-ma.gov/community-preservation-committee/pages/2021-2022-cpa-funding-requests-for-fy2023>*

##### o **CH 6** Adult Shared Living for Disabled & Workforce Housing Project

Applicant: Adult Shared Living of Harwich, Inc.,

Jeffery Locantore, and Jonathan O'Callaghan

Project Managers: Jeffery Locantore and Janet Cardillo

Amount Requested: \$250,000

*Handout*

Presented by Jeffery Locantore and Jonathan O'Callaghan

The project would be to purchase land for a four-bedroom, four-bathroom home for four single disabled individuals, all around the same age. A room each for Jonathan O'Callaghan and Jeffery Locantore, along with two other disabled men. The Adult Shared Living of Harwich, Inc.'s board has just changed to a new developer, Avalon Building Systems from Canton, MA, a modular builder who will do everything for the project build. They feel like this builder would be more responsive and do a better job than their prior selection. Modular building is a cheaper method of building compared to stick building, by 20% to 30% and up.

The Adult Shared Living of Harwich, Inc. is a 501c3, a non-profit established to own the property and house. If they need to, the non-profit will take out a mortgage. The rent will pay for the utilities, water, Wi-Fi, etc., which is planned not to exceed 30%.

They will fundraise as much as possible for the project, requesting charitable donations, including goods and services. They have joined the Harwich Chamber of Commerce and will get to know the business community. They have started plans for fundraising, starting a GoFundMe page, applying for grants, organizing an annual golf tournament, and being present at the Harwich Stroll and the Harwich Cranberry Festival. If they receive CPC funding, this will show their progress to other groups. They are working on a website.

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Committee points:

It was suggested that the CPC application should list this project as a CPC Community Housing funding request, not Open Space.

The plans for this project are evolving.

They are looking for a land donation from the town. Some building locations have been considered.

If CPA funds are used for the land purchase, the land would need a deed restriction. This needs to be addressed. If the land is donated, the CPA funds would go toward the house construction. Ownership of the house and need for deed restrictions will need to be investigated. The deed restriction will keep the property/home an Affordable Housing unit in perpetuity.

It would be best if the project secures the land prior to getting Planning Board approval.

They have not met with the Harwich Housing Committee yet.

Some contributors, as well as contractors, may also be waiting on their securing of the land first.

The group plans to speak during the public comment period at the Nov. 29, 2021 meeting of the Harwich Affordable Housing Trust. It was suggested they asked to be placed on the Affordable Housing Trust 11.29.21 agenda, so the project can be discussed properly.

Revised house plans will be sent to the CPC when available shortly.

- **CH 7** Orleans Cape Cod 5 Bank Housing Project  
Applicant: Pennrose, LLC  
Project Manager: Charlie Adams, Pennrose, LLC  
Amount Requested: \$100,000  
*Handout of PowerPoint presentation*

Presented by Rio Sacchetti, a developer with Pennrose, LLC Boston office

This project is an affordable housing development Pennrose is sponsoring in Orleans. They are requesting \$100,000 from Harwich CPC for affordable housing. Pennrose is a large, privately held company that has offices in the eastern United States, headquartered in Philadelphia. Working as a Friendly 40B, they seek out towns that want and need affordable housing developments, not battlegrounds.

This Orleans project is currently under site control. They have gone through the town committee approval process, and have a signed purchase & sales agreement, and a 40B comprehensive permit.

They are now prepping the financing for this project in Orleans. They are asking all eight towns in the region of the Lower and Outer Cape to help fund this regional housing needs project. Eastham has awarded \$100,000. Orleans has awarded \$2 Million. Provincetown have also approved funding. Pennrose has submitted requests to Truro, Brewster, Harwich, and Wellfleet. In January 2022, they will submit their request to Chatham.

They recently constructed the Village at Nauset Green in Eastham, which opened a year and a half ago. The Eastham project received funds from Eastham, Orleans, and Wellfleet. A lottery was held prior to the building opening, 28% of the units went to Eastham residents, the remaining number went non-Eastham locals, including four to Harwich. This complex did have a local preference arrangement for Eastham, but this is how the numbers worked out when the units were ready to be occupied. The units have long-term leases. All Pennrose properties are self-managed.

The Orleans project will provide Orleans local preference, giving them 65% to 70% of the units. These figures are worked out with the State. There will be a lottery. There will be no local preference to Harwich residents. There are no guarantees.

The conversion of the Cape Cod Five Operations building will include a rehab of the existing structure, including windows, etc. and an addition to be built to make it adapt to a housing complex. A total of 62 units, 54 in the main building, and 8 in the two new townhouse buildings will be created. The complex

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will have a deed, rent & income restriction, allowing for 52 households that earn less than the 60% AMI\* levels, and 10 "Workforce" households, who make about the average median income. HUD sets these figures. The rents are set by the State based on the HUD figures.

*Follow-up – It was requested Mr. Sacchetti send the CPC these figures.*

The design layout was reviewed. Many of the units will have two to three bedrooms. The townhouses will each have their own entrances, be three stores high, and have four units per structure. Some of the complex's units will be ADA compliant. Some units will have accessibility parts in their layouts. The complex will include multipurpose rooms, a fitness room, a teenagers' room, property manager rooms, etc.

Financing for development cost will use contributions from local regional towns' CPA funds, State and Federal programs including tax credits, and a private first mortgage loan.

Tax credits and 40B limit profit benefits to the developer. Deed restrictions are usually part of the process.

*Follow-up – Written details of these financials, description of terms like perpetuity and deed restrictions was requested.*

Pennrose is the long-term property holder. They have been developing properties for fifty years and have constructed about 265 operations. They are currently working on a project in Wareham, at the bridge.

They don't have any other projects on the Cape currently. Their goal is to find another project on the Cape.

*Follow-up – The CPC wants to know how many developments Pennrose owns.*

Pennrose is requesting \$100,000 CPA funds from the Harwich. The more towns participate, the higher the score DHC will give the project. The project has a strong presence with the towns' commitments right now. But with more towns' contributions, this project will be more competitive to be awarded State and Federal programs/funds. If Harwich doesn't contribute, the project will still go ahead, but they may need to reduce the quality of the building, the amenities, the finishes, etc. to stay within the new budget.

This project will not count towards Harwich's 10% goal. All of the Cape towns suffer in this housing crisis.

When you approach the problem regionally, with Cape towns contributing to a development, pooling their funds, a project can happen and reduce the financial demands on the individual towns. The State, the Governor, has been pushing this idea. It is the hope when other Cape towns create new projects, the towns will reciprocate prior collaborative contributions. But there is no guarantee. New affordable housing will attract new people.

- **R 9** Harwich Headwaters Drive Bikeways Crossing Lights Project  
Applicant: Harwich Town Administrator Joe Powers  
Project Manager: Harwich Bikeways Committee Chair Fran Salewski  
Amount Requested: \$16,000

Presented by Charlie Walkley, Harwich Bikeways Committee member.

The bike path crossing lights will be located on Headwaters Drive as it crosses the Rail Trail Bike Path. In addition to sensors, it will have a push button option to allow bikers/walkers to operate it. The other crossing light units in town may also get this plug-in option. The push button operation is in case the sensors aren't working. Recently there has been an increase in the number of people riding bikes. This would be the seventh crossing lights project in town with CPA funding.

The DPW does the maintenance on the crossing lights. The units do require maintenance. Charlie didn't know the maintenance costs.

The DPW will select the best placement for the crossing lights.

*\* AMI is not the acronym for Average Median Income, but Area Median Income: the midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median.*

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Committee points:

The CPA application needs to be corrected: It is not an Open Space CPA funding request, but a Recreation project.

Other crossing sites were suggested for future Bikeways Committee consideration.

Safety issues for bike riders and vehicle drivers were discussed. Concerns about bike riders crossing the roads without stopping, among other riding issues were expressed. Should the lights only operate by the push button? What is the solution for the safest crossing?

2. Old Business

3. Other

Regarding **CH 6 & R 9** checking the wrong CPA category of funding, the committee members can correct their own paperwork copies. The website will post both the original and revised applications when we receive them.

It was questioned if the Pennrose Orleans project should be reviewed by the Affordable Housing Trust. Kathy offered to think about drafting something.

4. Agenda Points

5. Adjournment

A motion was made by Bob Doane, seconded by John Ketchum, to adjourn.

VOTE: Kathy Green – Aye; John Ketchum - Aye; Bob Doane - Aye; Elizabeth Harder – Aye; Carole Ridley - Aye.

Motion carried unanimously.

Adjournment at 7:56 PM.