



*Habitat for Humanity Wall Raising, Summer 2016, Oak Street, Harwich*

**TOWN OF HARWICH**  
**Community Housing Proposal**  
**93 and 97 Main Street (Route 28) West Harwich**

**Habitat for Humanity of Cape Cod, Inc.**  
**January 21, 2016**





# Habitat for Humanity of Cape Cod

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Harwich Housing Committee  
Harwich Housing Authority  
Harwich Board of Selectmen  
Harwich Affordable Housing Fund

January 21, 2016

RE: 93 and 97 Main Street (Route 28) West Harwich

To Whom It May Concern:

Thank you for the opportunity to present our Community Housing Proposal for 93 and 97 Main Street (Route 28) West Harwich. Habitat for Humanity of Cape Cod, Inc., a 501(c)3 organization, has significant experience acquiring land for affordable housing, permitting, building and selling affordable housing. We have built and sold 94 affordable Cape Cod homes to date, and look forward to building more. Habitat works in partnership with families in need to build homes, hope, lives and community.

Submission Date:	January 21, 2016
Project Title:	93 and 97 Main Street Community Homes
Project Map/Parcel:	10-W3-B-0 and 10-W5-0
Applicant Name:	Habitat for Humanity of Cape Cod, Inc.
Applicant Entity:	Non Profit 501(c)3
Applicant Address:	411 Route 6A/Main Street, Suite 6, Yarmouthport, MA 02675
Federal Tax ID:	22-2900430
Primary Contact:	Leedara Zola, Land Acquisition & Permitting; 508-280-6144
E-mail:	<a href="mailto:lzola@habitatcapecod.org">lzola@habitatcapecod.org</a>
Funding Request:	\$300,000

Included in the following pages please find a narrative description of the project, an excerpt from the Harwich Assessor Map showing the general project area and a timeline of key permitting milestones.

We would be pleased to meet with you and other housing stakeholders at your convenience, and we welcome the opportunity to answer any questions that may arise as you review our proposal.

Sincerely,  
*Vicki*

Vicki Goldsmith  
Executive Director

## Project Narrative

**Proposal:** Habitat proposes to develop a small neighborhood of four to six affordable homes on the vacant land in back of the two existing homes at 93 and 97 Main Street in West Harwich. Habitat will use our tried and true sweat equity model, where buyers build their homes along side community volunteers. Habitat also partners with our communities, seeking donations of materials, professional services, and labor. We strive to make our homes welcome in a neighborhood and to be good neighbors. Habitat works to create a collaborative spirit where a whole community can be actively involved in helping to address the affordable housing crisis.

**Property:** The property is two parcels, totaling approximately two and a half acres . Habitat would be building on the rear, vacant portion, leaving the front area on Main Street with HECH except for an access way, which would either be between the two existing structures or to the west border. The two properties have been on the market since March of 2015, listed at \$389,000 (97 Main Street) and \$289,000 (93 Main Street).

**Background:** HECH currently owns the two properties. HECH had originally acquired the properties with the intention of developing 20 units of rental housing. Long-time housing advocate Bob Murray was a key project proponent and the original purchase was done with the assistance of a LIFE Initiative loan. With changes in the funding landscape, changes in HECH’s organizational focus, rising interest in the historic nature of the Chase Home (one of the existing structure on the property), and Bob Murray’s illness and passing, HECH has decided not to move ahead with plans for the rental development. Instead HECH and Habitat are working cooperatively together. Habitat proposes to use MGL Chapter 40B to subdivide the property, developing the back, vacant portion of the property with a Habitat neighborhood of four to six new homes, and leaving HECH the two front parcels. These parcels would be the “market rate” homes from the 40B perspective (a structure Habitat used successfully in a recent Orleans neighborhood). Selling the back portion to Habitat will enable HECH to meet their obligations on the LIFE Initiative loan. HECH plans to issue an RFP seeking a historic preservation group to take title to the Chase Home and protect it with a Historic Preservation Restriction. HECH may rehab the other existing home and use it as an affordable rental or, depending on development plans, it might be financially practical for the home to be demolished and rebuilt.

**Affordability:** The Habitat homes will be affordable in perpetuity, restricted with the Department of Housing and Community Development (DHCD) Affordable Housing Deed Rider, and will be affordable to households earning at/below 65% of area median income

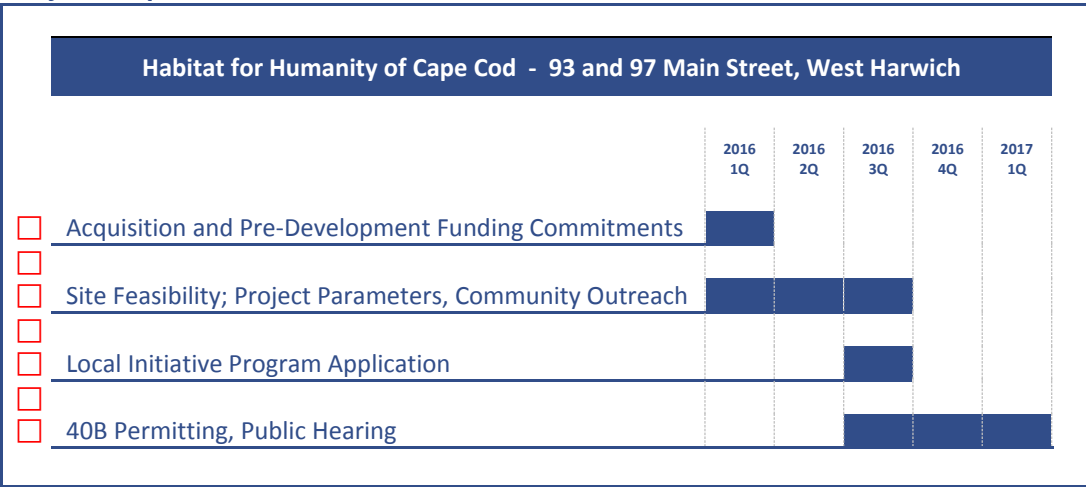
**Funding Request:** Habitat for Humanity of Cape Cod requests \$300,000 from the Harwich Affordable Housing Fund, which will be used to purchase the land.

# 93 and 97 Main Street, West Harwich

Harwich Assessor Map 10 (excerpt):



## Project Sequence and Milestones:



## Community Benefits

This collaboration is a **WIN-WIN-WIN-WIN** project:

- A Habitat for Humanity win as Habitat will be able to build another great Harwich Habitat neighborhood, and will provide stable permanent housing for families in need
- A HECH win as the site is developed for Bob Murray's original intent – affordable housing solutions to stabilize families in need
- A Historic win as HECH will offer the front portion of 97 Route 28 (the Chase Home) at a much lower price through a Request for Proposal (RFP) that will require historic preservation. The RFP with the lower price will make it much more feasible for a historic preservation entity to take on this project and permanently preserve the historic value of the Chase Home
- And, most importantly, a Harwich community win as Harwich will add to their affordable housing stock, Harwich families get sustainable and stable affordable home ownership opportunities, a community is strengthened by the addition of year-round housing, and a viable path is created for preserving a historic home.

What is there NOT to support?

We ask that the Harwich Housing Committee and the Harwich Housing Authority vote to support this great project and encourage the Board of Selectmen, sitting as the Affordable Housing Fund, to commit the necessary funds to enable the project to move forward.

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