

Orleans Cape Cod Five

Penrose, LLC applied for an allocation of Harwich CPA funds in September 2021 for the Orleans Cape Cod Five (the “Project”) development located at 19 West Road. The Project was presented to the Finance Committee on March 2, 2022 and later approved by the Community Preservation Committee (“CPC”) on May 2, 2022. Since the last status report meeting on September 08, 2022, the Project has been awarded \$20,000 in additional CPC funding from the Town of Wellfleet, bringing total CPC commitments to \$2,540,000. See Exhibit A attached for a detailed chart of CPC awards, towns, and amounts. A total of \$1,000,000 in MassHousing Workforce money, previously unavailable to the Project at the time of the last status report update, has also been secured for the Project.

There have been no notable changes to Project scope or design and a building permit set of drawings was issued on December 20th. An updated construction budget was provided in March 2023. Total Project cost has increased primarily due to hard cost increases and rising interest rates. Penrose is planning to apply for County American Rescue Plan Act (ARPA) funds, so that we do not have to reduce scope of work or perform value engineering. The current timeline anticipates financial closing and construction to start in Q3 2023. Construction would complete winter of 2024, with lease up beginning approximately 2-3 months prior to construction completion and full lease up 6 months later.

The Project involves the re-use of a former bank headquarters building, combined with a new construction addition and two separate townhouse buildings, as mixed-income housing. Together, the refurbishment and new construction will provide 62 family rental units, including 52 affordable units and 10 workforce apartments.

The existing structure consists of an original, 1978 building and a 1990s addition. The building served as the headquarters and operations center for the Cape Cod Five Cents Savings Bank for the entirety of its existence; most of the staff have vacated the building this year, and the remainder will be relocated to the bank’s newly built headquarters in Hyannis by year end.

The site, comprised of the 19 West Road and 10 Skaket Corners parcels, is accessed via a landscaped boulevard off West Road, which itself enjoys quick access to Routes 6 and 6-A, two of Cape Cod’s most critical connectors. The property is abutted by a shopping center (which includes a full-service grocery store, pharmacy, and bus stop), a cluster condominium development, and Route 6 itself. The existing structure and property are ideal candidates for the development of mixed-income and affordable housing.

In line with the Town of Orleans’ stated desire for the development of affordable housing on the site, the proposed development offers 62 rental housing units available to households with a range of income levels. 52 of the units will be housed in the 38,000 square foot existing structure with a 30,800 square foot attached addition. The 10 townhome units will be in two smaller, separate structures on the opposite side of the access drive. The development will include 78 parking spaces, a playground, and space for a community garden, as well as indoor amenities like a fitness center and club room. We anticipate the inclusion of 30% AMI affordable units, 60% AMI affordable units, and Workforce housing on the site. All proposed units are rental units.

Thursday, April 13, 2023

Harwich CPA Funds Application Status Report

Project: Orleans Cape Cod Five

Location: 19 West Road, Orleans, MA 02653

EXHIBIT A: CPC Awards by Town

TOWN	AWARD	TOWN MEETING APPROVAL	FUNDING TO DATE	ANTICIPATED FUNDING DATE
ORLEANS	\$2,000,000	YES	\$0	9/1/2023
EASTHAM	\$100,000	YES	\$0	9/1/2023
CHATHAM	\$100,000	YES	\$0	9/1/2023
BREWSTER	\$100,000	YES	\$0	9/1/2023
WELLFLEET	\$20,000	TBD	\$0	9/1/2023
TRURO	\$100,000	YES	\$0	9/1/2023
PROVINCETOWN	\$20,000	YES	\$0	9/1/2023
HARWICH	\$100,000	YES	\$0	9/1/2023