

# Town of Brewster

## Community Preservation Committee

2198 Main St., Brewster, MA 02631  
cpcmeeting@brewster-ma.gov  
(508) 896-3701

### COMMUNITY PRESERVATION COMMITTEE MEETING AGENDA

2198 Main Street

September 27, 2023 at 4:00 PM

#### Community Preservation Committee

Faythe Ellis  
**Chair**

Sarah Robinson  
**Vice Chair**

Sharon Marotti  
**Treasurer**

Elizabeth Taylor  
**Clerk**

Roland Bassett, Jr.

Christine Boucher

Bruce Evans

Peggy Jablonski

Paul Ruchinskas

**CPC Assistant**  
Beth Devine

This meeting will be conducted in person at the time and location identified above. This means that at least a quorum of the members of the public body will attend the meeting in person and members of the public are welcome to attend in person as well. **As a courtesy only, access to the meeting is also being provided via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast or affect remote attendance or participation, unless otherwise required by law.** Members of the public with particular interest in any specific item on this agenda, which includes an applicant and its representatives, should make plans for in-person vs. virtual attendance accordingly.

**Phone:** Call (312) 626 6799 or (301) 715-8592. Webinar ID: 837 7728 4808 Passcode: 326439

To request to speak: Press \*9 and wait to be recognized.

**Zoom Webinar:** <https://us02web.zoom.us/j/83777284808?pwd=NjB3WldRTGRxb0l0WWhISlJ0Y1NOQT09>

Passcode: 326439

To request to speak: Tap Zoom "Raise Hand", then wait to be recognized.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by accessing the meeting remotely, as noted above. Additionally, the meeting will be broadcast live, in real time, via **Live broadcast** (Brewster Government TV Channel 18), **Livestream** ([livestream.brewster-ma.gov](http://livestream.brewster-ma.gov)), or **Video recording** ([tv.brewster-ma.gov](http://tv.brewster-ma.gov)).

Please note that the CPC may take official action, including votes, on any item on this agenda.

1. Call to Order
2. Declaration of a Quorum
3. Meeting participation statement
4. Recording Statement: As required by the Open Meeting Law we are informing you that the Town will be video and audio taping as well as broadcasting this public meeting. In addition, if anyone else intends to either video or audio tape this meeting they are required to inform the chair.
5. Public Announcements and Comment: Members of the public may address the CPC on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The CPC will not reply to statements made or answer questions raised during public comment but may add items presented to a future agenda.
6. Financial Update
7. Discussion and possible vote on funding request from Preservation of Affordable Housing (POAH) and Housing Assistance Corporation (HAC) for \$500,000 toward the construction of 45 affordable rental units at 0 Millstone Road (Spring Rock Village), including dollar amount, funding source, conditions, and CPC liaison.
8. Discussion and possible vote on draft warrant article for November 13 town meeting.
9. Outreach planning for Annual Public Hearing on 10/25
10. Approval of minutes from August 17 Joint Meeting on Local Preference
11. Project updates
12. Matters Not Reasonably Anticipated by the Chair
13. Announcements
14. Next Meeting: October 11 at 4 PM
15. Adjournment

**Date Posted:**  
9/11/23

**Date Revised:**

**Received by Town Clerk:**



**TARGET ALLOCATION POLICY TRACKING FY24-FY27 (9/27/23)**

Warrant Projects by CPA Category	Open Space	Housing	Historical	Recreation	Admin/Undesignate		Revenue Assumption
					d (4 categories)		
FY24 Spring TM approved		\$ 305,580		\$ 9,670	\$ 79,092	\$ 1,581,844	
FY24 Fall Proposed		\$ 755,000					
FY25 Spring							
FY25 Fall							
FY26 Spring							
FY26 Fall							
FY27 Spring							
FY27 Fall							
<b>Totals</b>	\$ -	\$ 1,060,580	\$ -	\$ 9,670	\$ 79,092	\$ 1,581,844	
% of revenue	0%	67%	0%	1%	5%		
Target %		30%	30%	10%	10%	20%	

**BACKGROUND ASSUMPTIONS/ CPC BUDGET PROJECTIONS**

Carryover	Description	Notes	Open Space	Housing	Historical	Recreation	Unallocated		Admin	
							Reserve - Historic, Rec, Housing	Unallocated Reserve - all		
	EOY FY22		\$ 1,556,879	\$ 45,370	\$ 500,351		\$ 757,756			
	Bond expense FY23-27		\$ (819,837)							
	<i>Net amount (A)</i>		\$ 737,042	\$ 45,370	\$ 500,351		\$ 757,756		\$ 2,040,519	
Revenue	EOY FY23	50/10/10/25/5	\$ 906,595	\$ 181,319	\$ 181,319		\$ 472,422		\$ 71,535	
	FY24 TAP	30/30/10/10/15/5	\$ 543,957	\$ 543,957	\$ 181,319	\$ 181,319		\$ 271,978	\$ 79,092	
	FY25 TAP	30/30/10/10/15/5	\$ 474,553	\$ 474,553	\$ 158,184	\$ 158,184		\$ 237,277	\$ 81,070	
	FY26 TAP	30/30/10/10/15/5	\$ 486,417	\$ 486,417	\$ 162,139	\$ 162,139		\$ 243,209	\$ 83,096	
	FY27 TAP	30/30/10/10/15/5	\$ 498,577	\$ 498,577	\$ 166,192	\$ 166,192		\$ 249,289	\$ 85,174	
	<i>Subtotal (B)</i>		\$ 2,910,099	\$ 2,184,823	\$ 849,154	\$ 667,835	\$ 472,422	\$ 1,001,752	\$ 399,967	
<b>TOTAL available for projects</b>	<b>A + B</b>		\$ <b>3,647,141</b>	\$ <b>2,230,193</b>	\$ <b>1,349,505</b>	\$ <b>667,835</b>	\$ <b>1,230,178</b>	\$ <b>1,001,752</b>	\$ <b>399,967</b>	\$ <b>10,422,340</b>
			35%	21%	13%	6%	12%	10%	4%	

- Notes:
1. Annual Revenue increase estimated at 2.5% - to be updated once actual revenue calculated
  2. New Allocation targets applied to begin with FY24 revenue.
  4. Open Space debt expense FY23-28 deducted from carryover revenue
  5. Therefore, Open Space TAP calculated based on same annual revenue estimate as other categories

Housing Trust 5 Year-Plan FY23-27  
12.29.22

	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>
Carryforward Balance	1,195,879	1,190,879	893,879	714,569	1,053,821
Anticipated Revenues	1,891,900	2,870,580	2,344,461	2,519,557	2,425,927
Appropriations	1,896,900	3,167,580	2,523,771	2,180,304	2,567,196
End Balance	1,190,879	893,879	714,569	1,053,821	912,553

	<u>Funding Source</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	
<u>Projects:</u>							
Housing Coordinator	CPA- Salary Only	66,900	70,580	74,461	78,557	82,877	Benefits paid by the Town-approx. 35K/ year
Housing Program Asst.	BAHT Salary Only	-	42,000	44,310	46,747	49,318	19 Hours- new non-benefitted position
Rental Assistance	CPA	150,000		150,000		150,000	
Preservaton of SHI Homes	CPA	300,000	200,000				
Buy Down Program	CPA		300,000		300,000		
Housing Production Plan	CPA					30,000	
212 Yankee Drive	BAHT	75,000					
Town Development of Other Properties	BAHT			500,000		500,000	
Outside Applications for Funding	BAHT		50,000	50,000	50,000	50,000	
Millstone Road Community Housing	CPA/BAHT		1,000,000				
Legal Expenses	CPA/BAHT	5,000	5,000	5,000	5,000	5,000	
Housing Rehabilitation-Child Care Vouchers	CDBG-Regional Grant	1,300,000	1,500,000	1,700,000	1,700,000	1,700,000	Town is lead community for Dennis, Wellfleet and Brewster
Total Appropriations:		1,896,900	3,167,580	2,523,771	2,180,304	2,567,196	

<u>Sources</u>		<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	
Short Term Rentals Allocation		375,000	400,000	420,000	441,000	463,050	Financial Forecast 5% escalator
CPA Housing Coord. Wages		66,900	70,580	74,461	78,557	82,877	
CPA Rental Assistance		150,000		150,000		150,000	
CPA for SHI Homes		-	200,000				
Proceeds on Re-sale of SHI Homes			150,000				
CPA Buy Down			300,000		300,000		
CPA Housing Production Plan						30,000	
CPA Millstone Rd. Community Housing			250,000				
Grants & Donations							
Community Development Block Grant (CDBG)		1,300,000	1,500,000	1,700,000	1,700,000	1,700,000	
Total Revenues:		1,891,900	2,870,580	2,344,461	2,519,557	2,425,927	

CPA Rev	216,900	820,580	224,461	378,557	262,877	
CPA Exp	516,900	570,580	224,461	378,557	262,877	390,675.00 5 year average
Estimated annual CPA revenue	1,492,304	1,529,612	1,567,852	1,607,048	1,647,225	
Target Allocation Policy- Housing 30%	447,691	458,884	470,356	482,115	494,167	
TAP - Open Space 30%	447,691	458,884	470,356	482,115	494,167	
TAP - Recreation 10%	149,230	152,961	156,785	160,705	164,722	
TAP - Historic 10%	149,230	152,961	156,785	160,705	164,722	
CPA Recommended 20%	298,461	305,922	313,570	321,410	329,445	
	1,492,304	1,529,612	1,567,852	1,607,048	1,647,225	

CPC Agenda Item 7 on 9/27/23

Discussion and possible vote on funding request from Preservation of Affordable Housing (POAH) and Housing Assistance Corporation (HAC) for \$500,000 toward the construction of 45 affordable rental units at 0 Millstone Road (Spring Rock Village), including dollar amount, funding source, conditions, and CPC liaison.

Link to application [Fall 2023 Town Meeting Applications Packet](#) beginning on page 99

0 Millstone Road | Brewster, MA  
 45 Units  
 New Construction

Rent Schedule

Residential Unit Rent Inputs												
Unit Type	Units	Bedrooms	Rent Program	AMI sed for LIHTC Constraint	LIHTC	Unit Size (SF)	Current Gross Rent 2022	Utility Allowance 2022	MRVP Rent 2023	PBV Rent 2023	U/W Rent Dev Year 2023	Max LIHTC Rent 95%
1BR - 60% - LIHTC Unassisted	10	1	LIHTC Unassisted	60%	Yes	591	1,598	45	1,553	1,663	1,250	1,295
2BR - 60% - LIHTC Unassisted	8	2	LIHTC Unassisted	60%	Yes	821	2,107	63	2,044	2,185	1,491	1,554
3BR - 60% - LIHTC Unassisted	1	3	LIHTC Unassisted	60%	Yes	1,252	2,582	81	2,501	2,670	1,715	1,796
1BR - 30% - PBV	-	1	PBV	30%	Yes	591	1,598	45	1,553	1,663	1,663	
2BR - 30% - PBV	4	2	PBV	30%	Yes	821	2,107	63	2,044	2,185	2,185	
3BR - 30% - PBV	4	3	PBV	30%	Yes	1,252	2,582	81	2,501	2,670	2,670	
1BR - 80% - Workforce	5	1	Workforce	80%	No	591	1,598	45	1,553	1,663	1,682	1,727
2BR - 80% - Workforce	5	2	Workforce	80%	No	821	2,107	63	2,044	2,185	2,009	2,072
3BR - 80% - Workforce	-	3	Workforce	80%	No	1,252	2,582	81	2,501	2,670	2,314	2,395
1BR - 50% - MRVP	-	1	MRVP	50%	Yes	591	1,598	45	1,553	1,508	1,508	
2BR - 50% - MRVP	8	2	MRVP	50%	Yes	821	2,107	63	2,044	1,981	1,981	
3BR - 30% - MRVP	-	3	MRVP	30%	Yes	1,252	2,582	81	2,501	2,420	2,420	
Total / Average	45	80		50.9%	35	35,650	1,990	59	1,931	2,029	1,775	
Gross					78%	41,941	1,074,660		1,042,800	1,095,598	958,416	

0 Millstone Road | Brewster, MA  
45 Units  
New Construction

	2023	2023
	Underwritten	Underwritten per unit
<b>Revenue</b>		
<i>Economic Occupancy</i>	95%	
<b>Rental Income</b>		
Tenant Rent	958,416	21,298
Rent Assistance Payments	-	-
<b>Total Rental Income</b>	<b>958,416</b>	<b>21,298</b>
<b>Adjustments to Potential</b>		
Vacancy	(47,921)	(1,065)
Commercial Vacancy	-	-
Bad Debts	-	-
Gain/Loss on Leases	-	-
Tenant Concessions	-	-
<b>Total Vacancy</b>	<b>(47,921)</b>	<b>(1,065)</b>
<b>Net Rental Income</b>	<b>910,495</b>	<b>20,233</b>
<b>Other Income</b>		
Laundry & Vending Income	5,400	120
Tenant Charges	-	-
<b>Total Other Income</b>	<b>5,400</b>	<b>120</b>
<b>Total Income</b>	<b>915,895</b>	<b>20,353</b>
<b>Expenses</b>		
<b>Administrative</b>		
Education & Training	700	16
Advertising & Marketing	900	20
Other Renting Expense	-	-
Office Supplies	1,800	40
Postage	1,100	24
Computer Expense	6,300	140
Compliance "Program Support"	1,500	33
Consultant/Professional Fees	900	20
Compliance Fees	1,000	22
Technical Support	-	-
Legal Expense	9,700	216
Audit Expense	12,500	278
Bookkeeping/Accounting Expense	4,100	91
Central Office Expense	-	-
Telephone	3,600	80
Applicant Credit & Background	1,200	27
Travel & Mileage	3,900	87
Miscellaneous Admin. Expense	3,100	69
<b>Total Administrative Expenses</b>	<b>52,300</b>	<b>1,162</b>

<b>Payroll</b>		
Office Salaries	-	-
Manager Salary	39,000	867
Maintenance Payroll	-	-
Maintenance Super Salary	37,800	840
Cleaning & Janitorial Payroll	-	-
Payroll Taxes	4,172	93
Workers' Compensation Insurance	2,608	58
Health Insurance & Other Employee Ben	9,120	203
Retirement Benefits	3,129	70
<b>Total Payroll Expenses</b>	<b>95,829</b>	<b>2,130</b>
<b>Management Fee</b>		
Management Fee	30,780	684
<b>Total Management Fee</b>	<b>30,780</b>	<b>684</b>
<b>Resident Services</b>		
Resident Services Programs	14,000	311
Resident Services Mileage	-	-
Resident Services Computer Expense	-	-
Resident Services Telephone	-	-
Resident Services Payroll	27,500	611
<b>Total Resident Services/Community Impa</b>	<b>41,500</b>	<b>922</b>



<b>Maintenance</b>		
Repair Supplies - General	-	-
Exterminating Supplies	100	2
Grounds & Rec Supplies	500	11
Cleaning/Janitorial Supplies	1,300	29
Plumbing Repairs/Maint Supplies	-	-
Hardware Supplies	1,800	40
Decorating Supplies	3,100	69
Miscellaneous Repair Contract	-	-
Exterminating Contract	2,400	53
Asphalt & Parking Repairs	-	-
Grounds & Rec Contract	40,000	889
Cleaning/Janitorial Contract	13,600	302
Electrical Repairs & Maint Contract	-	-
Plumbing Repairs & Maint Contract	11,300	251
Appliance Repairs & Maintenance	300	7
Decorating Contract	13,400	298
Swim Pool Maintenance/Contract	-	-
Carpet & Floor Repairs	1,400	31
Elevator Maintenance	-	-
Uniforms	200	4
Trash Removal	13,500	300
Security Payroll/Contract	-	-
Security Rent Free Unit	-	-
Security Agency & Alarm	2,900	64
Security Camera - Hardware & Monitoring	800	18
Heating/Cooling Repairs & Maintenance	15,600	347
Snow Removal	19,500	433
Fire/Life Safety Equipment Maintenance	7,600	169
Vehicle & Maintenance Equipment Rep	200	4
Maintenance Tools & Equipment	900	20
<b>Total Maintenance Expense</b>	<b>150,400</b>	<b>3,342</b>

<b>Total Controllable Expenses</b>	<b>370,809</b>	<b>8,240</b>
<b>Utilities</b>		
Fuel Oil	-	-
Electricity	37,485	833
Water	12,015	267
Gas	-	-
Sewer	12,015	267
Utility Fees	-	-
Cable TV/Internet Access	1,373	31
<b>Total Utility Expense</b>	<b>62,888</b>	<b>1,398</b>
<b>Taxes &amp; Insurance</b>		
Real Estate Taxes	30,015	667
Property & Liability Insurance	37,867	841
<b>Total Taxes &amp; Insurance</b>	<b>67,882</b>	<b>1,508</b>
<b>Total Expenses (Before RRs)</b>	<b>501,578</b>	<b>11,146</b>
<b>Total Expenses per unit (before RRs)</b>		
Replacement Reserve Deposits	15,750	350
<b>Total Operating Expenses</b>	<b>517,328</b>	<b>11,496</b>
<b>Net Operating Income</b>	<b>398,567</b>	<b>8,857</b>
Principal & Interest Payment	346,580	
MIP / Bond Fees	-	
<b>Annual Hard Debt Service</b>	<b>346,580</b>	<b>7,702</b>
<b>Cash Flow After Hard Debt Service</b>	<b>51,987</b>	<b>1,155</b>
<b>DSCR</b>	<b>1.15</b>	

**COMMUNITY PRESERVATION ACT FUNDING (Special Town Meeting)**

**ARTICLE NO.X:** To see if the Town will vote to act upon the recommendations of the Community Preservation Committee; to appropriate from Fund Balances Reserved for future expenditure, the amounts shown below, for the purpose of future expenditures, operating and administration expenses, and reserve funds related to Community Preservation, Historic Preservation, Open Space, Community Housing and/or Recreation; and to authorize the Town Administrator to enter into contracts for operating and administration related to Community Preservation, Historic Preservation, Community Housing and Open Space and/or Recreation, all as follows:

	<i>Purpose</i>	<i>Item</i>	<i>Funding Source(s)</i>	<i>Amount</i>
<b>1</b>	<b>Community Housing</b>			
	a. Brewster Affordable Housing Trust	Affordable Buydown Program	Undesignated Fund Balance	\$255,000
	b. Preservation of Affordable Housing (POAH) and Housing Assistance Corporation (HAC)	Development of affordable housing units at Spring Rock Village on Millstone Road	Undesignated Fund Balance	\$xxx,xxx
		<b>Sub-total</b>		<b>\$xxxxxxx</b>
		<b>Grand Total</b>		<b>\$xxxxxxx</b>

For Fiscal Year 2024 Community Preservation purposes, each item is considered a separate appropriation to be spent by the Community Preservation Committee; provided however, that the above expenditures may be conditional on the grant or acceptance of appropriate historic preservation restrictions for historic resources, open space restrictions for open space reserves, and housing restrictions for community housing, running in favor of an entity authorized by the Commonwealth to hold such restrictions for such expenditures, meeting the requirements of G.L. c.184 and G.L. c.44B, Section 12, and to authorize the Board of Selectmen to convey or accept such restrictions;

And further, any revenues received in excess of the estimated receipts are transferred to their respective reserve fund balance(s) for future appropriation using the allocation formula of 10% Open Space and Recreation, 10% Housing, 10% Historical and 70% for Budgeted Reserve for CPA.

Or to take any other action relative thereto.

(Community Preservation Committee)

(Majority Vote Required)

COMMENT

In May of 2005, Brewster voters approved a ballot question which allowed for the adoption of the modified Community Preservation Act (CPA). The act appropriates a 3% surcharge on the town's real estate tax revenues, which are reserved in a special fund in order to finance projects and programs for the purposes of preservation of open space, recreation, community housing, and historic preservation. Brewster is also eligible to receive up to 100% in matching funds from the State, although we anticipate a reduced reimbursement rate from the State for Fiscal Year 2024, which is projected at 25%. In Fall 2022 Brewster adopted, through a local bylaw, a distribution schedule for the annual CPA funds beginning in FY24 as follows: 10% of the funds for open space and recreation, 10% for community housing, 10% for historic preservation, and the 70% undesignated reserve balance is available for any CPA eligible project. The 2022 bylaw also established a non-binding 2023-2027 Target Allocation Policy as follows: 30% for Open Space, 30% for community housing, 10% historic preservation, 10% recreation, and 20% for any CPA eligible project.

**1. Community Housing:**

**a. Brewster Affordable Housing Trust – Brewster Affordable Buydown Program –**

Brewster Affordable Housing Trust's (BAHT) Affordable Buydown Program is a continuation of the Brewster Affordable Homebuyers Buy Down Program which began in 2007 and, over the past 16 years, expended \$360,000 to assist 12 households in purchasing affordable homes in Brewster. Funding is now exhausted. When the Buy Down program was first developed by the Community Preservation Committee (CPC), Brewster did not have a municipal housing trust. Going forward, the BAHT will manage the Buydown Program which may provide up to \$50,000 of grant assistance to first-time affordable homebuyers purchasing a home in Brewster. Eligible households may make up to 80% of the Area Median Income (AMI) and must agree to place a permanent deed restriction on the home. The grant funds reduce, buy down, the purchase price of the home to make the home affordable and are provided as an interest-free loan, forgivable after 30 years. The program is targeted to preserve affordable homes already on the Town's Subsidized Housing Inventory (SHI). These monies will fund buydown awards and administrative expenses for the program. The Brewster Housing Partnership recommended approval of this request to the Community Preservation Committee.

Total Project Cost: \$255,000

CPC Request: \$255,000

CPC Vote: 9-0-0

**b. Preservation of Affordable Housing (POAH) and Housing Assistance Corporation (HAC) – Development of affordable housing units at Spring Rock Village on Millstone Road**

Spring Rock Village is the proposed development of 45 affordable housing units located on Millstone Road in Brewster. The community will provide apartments for a range of household types – with affordable rents that working Brewster households can support. The site design creates a sociable neighborhood that preserves the existing 16-acre woodland

habitat and minimizes building footprints by centering several four-unit apartment buildings around a town center. The development prioritizes sustainability with its town-center-focused site layout and commitment to Passive House energy efficiency. The apartments will include 15 one-bedrooms, 25 two-bedroom, and 5 three-bedrooms scattered across the buildings featuring traditional Cape Cod architecture. Preservation of Affordable Housing (POAH) and Housing Assistance Corporation (HAC) were selected by the Brewster Affordable Housing Trust to develop this project through a Request for Proposals process. (RFP) The Town of Brewster, through the Affordable Housing Trust, Select Board and town staff crafted the vision for this project prior to releasing a Request for Proposals from developers. The Brewster Housing Partnership recommended approval of this request to the Community Preservation Committee.

Total Project Cost:

CPC Request

CPC Vote

DRAFT

## First Request

### PUBLIC HEARING

#### BREWSTER COMMUNITY PRESERVATION COMMITTEE (CPC)

**WEDNESDAY, October 25, 2023 AT 4:00 PM**

The Brewster Community Preservation Committee (CPC) will hold a Virtual Public Hearing on Wednesday, October 25, 2023 at 4:00 pm. The purpose of the annual hearing is to provide and gather information on the community preservation needs and possibilities in the areas of community housing, historic preservation, open space, and recreation. The CPC resources of the Town of Brewster will be reviewed, and the information gathered at the hearing will be useful in assessing any potential funding applications that the CPC might recommend to voters at the May 2024 Annual Town Meeting.

**Speakers, your reply is appreciated:** If you are planning to speak at this hearing about a potential application for CPA funds in the next 12 – 18 months, please help us to plan ahead for a smooth meeting by replying to this message with your name and email by **10/18/23**.

All interested parties are invited to attend the hearing. Advance notice to the committee is not required to provide comment. The CPC encourages public participation, and all questions and comments are welcome.

The agenda for this hearing is posted at [www.brewster-ma.gov](http://www.brewster-ma.gov). Look under CALENDAR, and click on the meeting to be taken to the Agenda which also includes a link to the meeting. Questions may be directed to [cpcmeeting@brewster-ma.gov](mailto:cpcmeeting@brewster-ma.gov).

## Reminder

### PUBLIC HEARING

#### BREWSTER COMMUNITY PRESERVATION COMMITTEE (CPC)

**WEDNESDAY, OCTOBER 25, 2023 AT 4:00 PM**

The Brewster Community Preservation Committee (CPC) will hold a Virtual Public Hearing on Wednesday, October 25, 2023 at 4:00 pm. The purpose of the annual hearing is to provide and gather information on the community preservation needs and possibilities in the areas of community housing, historic preservation, open space, and recreation. The CPC resources of the Town of Brewster will be reviewed, and information gathered at the hearing will be useful in assessing any potential funding applications that the CPC might recommend to voters at the May 2024 Annual Town Meeting.

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All interested parties are invited to attend the hearing. Advance notice to the committee is not required to provide comment. The CPC encourages public participation, and all questions and comments are welcome.

The agenda for this hearing is posted at [www.brewster-ma.gov](http://www.brewster-ma.gov). Look under CALENDAR, and click on the meeting to be taken to the Agenda which also includes a link to the meeting. Questions may be directed to [cpcmeeting@brewster-ma.gov](mailto:cpcmeeting@brewster-ma.gov).

## 2023 Public Hearing Email Notification List v.09.05.23

Email	Name	Committee/ Committee/Organization
Committee Chair email list (Erika Mawn)		All town committee chairs
Department Head email list (Erika Mawn)		All town department Heads
CPC Committee members	All CPC members (our list)	CPC
<a href="mailto:nchatelain@brewster-ma.gov">nchatelain@brewster-ma.gov</a>	Ned Chatelain	Select Board
<a href="mailto:mchaffee@brewster-ma.gov">mchaffee@brewster-ma.gov</a>	Mary Chaffee	Select Board
<a href="mailto:dwhitney@brewster-ma.gov">dwhitney@brewster-ma.gov</a>	David Whitney	Select Board
<a href="mailto:khoffman@brewster-ma.gov">khoffman@brewster-ma.gov</a>	Kari Hoffman	Select Board
<a href="mailto:cbingham@brewster-ma.gov">cbingham@brewster-ma.gov</a>	Cindy Bingham	Select Board
<a href="mailto:Plombardi@brewster-ma.gov">Plombardi@brewster-ma.gov</a>	Peter Lombardi	Town Manager
<a href="mailto:Dkalinick@brewster-ma.gov">Dkalinick@brewster-ma.gov</a>	Donna Kalinick	Asst. Town Manager
<a href="mailto:jScalise@brewster-ma.gov">jScalise@brewster-ma.gov</a>	Jill Scalise	Housing Coordinator

### Award recipients

<a href="mailto:President@Brewsterhistoricalsociety">President@Brewsterhistoricalsociety</a>	Sally Gunning	Brewster Historical Society President
<a href="mailto:Director@Brewsterhistoricalsociety">Director@Brewsterhistoricalsociety</a>	Tamsen Martin-Cornell	Brewster Historical Society Director
<a href="mailto:Jay@capecdp.org">Jay@capecdp.org</a>	Jay Coburn	Community Development Partnership
<a href="mailto:Andrea@capecdp.org">Andrea@capecdp.org</a>	Andrea Aldana	Community Development Partnership
<a href="mailto:Amanda@capecdp.org">Amanda@capecdp.org</a>	Amanda Bebrin	Community Development Partnership
<a href="mailto:mdisanto@pennrose.com">mdisanto@pennrose.com</a>	Matt DiSanto	Pennrose
<a href="mailto:rsacchetti@pennrose.com">rsacchetti@pennrose.com</a>	Rio Sacchetti	Pennrose
<a href="mailto:Rkiracofe@pennrose.com">Rkiracofe@pennrose.com</a>	Ryan Kiracofe	Pennrose
<a href="mailto:JohntDickson@gmail.com">JohntDickson@gmail.com</a>	John Dickson	Pleasant Bay Community Boating
<a href="mailto:ohmankathy@gmail.com">ohmankathy@gmail.com</a>	Kathy Ohman	FORWARD
<a href="mailto:Joe@capeveterans.com">Joe@capeveterans.com</a>	Joe Smith	CIVOC
<a href="mailto:wculinan@habitatcapecod.org">wculinan@habitatcapecod.org</a>	Wendy Cullinane	Habitat for Humanity
<a href="mailto:bwade@habitatcapecod.org">bwade@habitatcapecod.org</a>	Beth Wade	Habitat for Humanity
<a href="mailto:jmperry@caperep.org">jmperry@caperep.org</a>	Janine Perry	Cape Rep Theater
<a href="mailto:chuckhansoncc@gmail.com">chuckhansoncc@gmail.com</a>	Chuck Hanson	Brewster Whitecaps
<a href="mailto:friendsofBrewsterdogpark@gmail.com">friendsofBrewsterdogpark@gmail.com</a>		Friends of Brewster Dog Park
<a href="mailto:Director@mashpeehousing.org">Director@mashpeehousing.org</a>	Kimberly Cohn	Brewster Housing Authority
<a href="mailto:bjones@capecodvillage.org">bjones@capecodvillage.org</a>	Bob Jones	Cape Cod Village
<a href="mailto:giselegauthier99@hotmail.com">giselegauthier99@hotmail.com</a>	Gisele Gauthier	Cape Cod Village

### Also

<a href="mailto:Amy@brewsterconservationtrust.org">Amy@brewsterconservationtrust.org</a>	Amy Henderson	Brewster Conservation Trust
<a href="mailto:Tino@brewsterconservationtrust.org">Tino@brewsterconservationtrust.org</a>	Martin Kamarck	Brewster Conservation Trust
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<a href="mailto:rcourtneil@comcast.net">rcourtneil@comcast.net</a>	Ruth Courtneil	Brewster Community Network
<a href="mailto:Kim@hech.org">Kim@hech.org</a>	Kim Bourgea	Harwich Ecumenical Council
<a href="mailto:amcmanus@lathamcenters.org">amcmanus@lathamcenters.org</a>	Ann McManus	Latham Centers
<a href="mailto:lesliegardner1@cox.net">lesliegardner1@cox.net</a>	Leslie Gardner	Cape Cod Center for the Arts
<a href="mailto:ebergquist@hotmail.com">ebergquist@hotmail.com</a>	Eileen Bergquist	Brewster Ladies Library
<a href="mailto:btaylor@brewsterladieslibrary.org">btaylor@brewsterladieslibrary.org</a>	Brittany Taylor	Brewster Ladies Library
<a href="mailto:mark@thecompact.net">mark@thecompact.net</a>	<a href="#">Mark Robinson</a>	COMPACT
<a href="mailto:dtately@brewster-ma.gov">dtately@brewster-ma.gov</a>	Dave Tately	Orenda Wildlife Trust
<a href="mailto:dquinn@haconcapecod.org">dquinn@haconcapecod.org</a>	David Quinn	HAC on Cape Cod
<a href="mailto:GKelleher@haconcapecod.org">GKelleher@haconcapecod.org</a>	Gael Kelleher	HAC on Cape Cod
<a href="mailto:aeoconnell511@gmail.com">aeoconnell511@gmail.com</a>	Ann O'Connell	Golf Commission
<a href="mailto:kissidaje@gmail.com">kissidaje@gmail.com</a>	John Kissida	Golf Commission
<a href="mailto:dermody@tds.net">dermody@tds.net</a>	Bill Dermody	Pickleball Player
<a href="mailto:Daryl.bladen@gmail.com">Daryl.bladen@gmail.com</a>	Daryl Bladen	Tennis Player
<a href="mailto:John.Phillips20@comcast.net">John.Phillips20@comcast.net</a>	John Phillips	Pickleball Player
<a href="mailto:pbradley33@gmail.com">pbradley33@gmail.com</a>	Peter Bradley	Pickleball Player
<a href="mailto:j2wiggin@gmail.com">j2wiggin@gmail.com</a>	Jack Wiggin	Pickleball Player
<a href="mailto:Vitasky@poah.org">Vitasky@poah.org</a>	Vitalia Shklovsky	POAH





# Town of Brewster

2198 Main Street  
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www.brewster-ma.gov

## MINUTES OF THE LOCAL PREFERENCE INFORMATION SESSION

**DATE:** August 17, 2023  
**TIME:** 6:00 PM  
**PLACE:** 2198 Main Street

**PARTICIPANTS:** **Housing Partnership-** Chair Jillian Douglass, Lisa Forhan, Vanessa Greene, Sarah Robinson, Steve Seaver, **Select Board-** Chair Chatelain, Selectperson Bingham, Selectperson Hoffmann, Selectperson Whitney, **Affordable Housing Trust-** Chair Timothy Hackert, Vanessa Greene, Donna Kalinick, Ned Chatelain, Maggie Spade-Aguilar, **Town Manager** – Peter Lombardi, **Housing Coordinator-** Jill Scalise

**REMOTE PARTICIPANTS:** **Housing Partnership-** Ralph Marotti. **Affordable Housing Trust-** Tony Freitas and Paul Ruchinkas. **Finance Committee-** Chair Pete Dahl, Robert Tobias, Alex Hopper, Andy Evans, Bill Hency, Frank Bridges. **Community Preservation Committee-** Chair Faythe Ellis, Sarah Robinson, Sharon Marotti, Elizabeth Taylor, Bruce Evans, Peggy Jablonski, Paul Ruchinkas

## Call to Order, Declaration of a Quorum, Meeting Participation Statement and Recording Statement

- Select Board Chair Chatelain called the meeting to order at 6:03pm and declared a quorum with all members present except for Selectperson Chaffee.
- Housing Partnership Chair Douglass called the meeting to order at 6:03pm and completed a roll call vote.
- Affordable Housing Trust Chair Hackert called the meeting to order at 6:04pm and completed a roll call vote.
- Finance Committee Chair Dahl called the meeting to order at 6:05pm at completed a roll call vote.
- Community Preservation Committee Chair Faythe Ellis called the meeting to order at 6:05pm and completed a roll call vote.

Select Board Chair Chatelain read the meeting participation statement and the recording statement.

## Presentation by Donna Kalinick, Assistant Town Manager and Jill Scalise, Housing Coordinator

Ms. Kalinick shared that the State recently notified the Town that the Housing Production Plan was certified for the third time in the last five years. The Town had an increase in the number of units on the Subsidized Housing Inventory (SHI), in 2017 there were 250 units or 5.2% of the required 10% and currently we have 372 units that have been certified, an increase to 7.2%. Ms. Kalinick thanked all the committees for contributing to the housing program.

Ms. Scalise provided her definition of local preference, a priority for people who live, work, or have a child attending school in a locality. Local preference doesn't exist on its own, it includes the guidelines for G.L. C. 40B Comprehensive Permit Projects for Subsidized Housing Inventory, Affirmative Fair Housing Marketing and Resident Selection Plan Guidelines. Any affordable unit on the Subsidized Housing Inventory (SHI) has to go through the Affirmative Fair Housing process and local preference fits as one part of the process.



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For a local preference to be part of the process, the municipality has to demonstrate a need and make a request to the Executive Office of Housing and Living Communities (EOHLC) to receive local preference. The municipality must also justify the extent of the Local Preference (the percentage of units to be set aside for those in the local community). Ms. Scalise noted that it can't be more than 70% of the affordable units in a project. The ultimate decision is made by the State, the Executive Office of Housing and Livable Communities (EOHLC). The State makes sure that there is not a negative impact on protected classes. Ms. Scalise reviewed the protected class under the Federal Fair Housing Act and the State of Massachusetts.

Ms. Scalise reviewed the steps that a municipality would take to request Local Preference, the first is to provide the developer and the subsidizing agency (EOHLC) documentation to support the desire and the request for local preference must be made within three months of the issuance of a comprehensive permit. The subsidizing agency as well as the municipality must approve the local preference as part of the Affirmative Fair Housing Marketing Plan (AFHMP), this can't be done in a comprehensive permit. Ms. Scalise provided information on who may qualify for Local Preference:

- Must be a current resident: a household in which one or more members is living in the city or town at the time of application.
- Municipal employees
- Employees of local businesses
- Households with children attending the locality's school, includes school choice students and regional schools within in the municipality.

One of the concerns with Local Preference is making sure there isn't any negative impact on those in protected classes. When determining the Local Preference categories, the geographic boundaries for local resident preference may not be smaller than the municipal boundaries, Ms. Scalise noted that most include all of Brewster. For Regional Preferences it must be the whole Metropolitan Statistical Area (MSA), for Brewster this is Barnstable County. Durational requirements related to Local Preference, meaning how long an applicant has lived in, worked, or gone to school in a preference area is not permitted. Preferences extended to local residents should also be made available to applicants who have a bona fide job offer or housing offer within the town. Ms. Scalise continued to review Local Preference guard rails, which include:

- A preference for households that work in the community must not discriminate against persons with disabilities and elderly households.
- Advertising must not have a discriminatory effect on eligible applicants. Local Preference must not be advertised as they may discourage people from applying.
- Local Preference only applies to the initial sale or lease up.

Eligible applicants are first placed into a lottery, the number and type of pools will depend on the project. There is a Local Preference pool and an Open pool, local applicants will be placed in both pools. Ms. Scalise explained Minority Balancing, a step taken to make sure the whole system is working the correct way. This step determines if the percentage of applicants that identify as ethnic or racial minority in the local preference pool must be equal or greater to the percentage of minority residents in the MSA, which for



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Brewster is 15%. Ms. Scalise went on to detail the steps and provide an example if the percentage of minority local resident households in the Local pool is less than the percentage in the MSA.

Ms. Kalinick shared Brewster's experience with Local Preference:

- Paul Hush Way- 14 homes in two phases
  - 70% Local Preference was granted
  - Significant CPA funding, approximately \$1.4M
  - 157 total applicants over two lotteries, 49 qualified
  - Both the lottery pool and home ownership build selection demonstrated a fair and diverse representation of qualified applicants
- Brewster woods- 30 rental affordable units (land owned by Brewster Housing Authority)
  - 70% Local Preference was granted
  - Funding through CPA (\$550K) and MassWorks grant (\$1.68M)
  - Affordable fair marketing and lottery for 27 units, 3 of the units because of the funding source went through a different process. Units were for folks at 30-60% of Area Medium Income (AMI)
  - 240 total applications, 128 applicants qualified
  - 40 applicants in the local preference pool, no minority balancing required
- Serenity at Brewster
  - 132 rental units, community for aged 55+, 27 units are deed restricted at 80% of the AMI
  - 50% Local Preference was granted, no Town funding was involved
  - 72 total applications, 53 applicants qualified, minority balancing used in the lottery
  - 14 applicants in the supplemental local preference pool, all offered apartments at Serenity

Ms. Kalinick reviewed the new Habitat for Humanity build for two homes at Phoebe Way, sharing that there will be two 3-bedroom affordable homes, one at 60% AMI and one at 80% AMI. There is \$100K of Brewster CPA funds, and there will be one veteran's preference home, a first for Habitat for Humanity.

Ms. Scalise announced that the Town is at a Local Preference decision point with Spring Rock Village, 0 Millstone Road, having received a comprehensive permit in June. There will be 45 affordable rental homes and we are currently in the 90 day window to request Local Preference. Ms. Scalise provided an overview of the property:

- \$285K of CPA funds was used to purchase the 1.5-acre access parcel in 2018
- Town designated 16.6 acres of Town land for Community Housing
- Town through the Brewster Affordable Housing Trust (BAHT) went through a feasibility study, completed community outreach, and led a Request for Proposal in 2021. The Town accepted a proposal from Preservation of Affordable Housing (POAH) and Housing Assistance Corporation (HAC)
- The proposal includes 12 buildings with 15 one-bedroom units, 25 two-bedroom units and 5 three-bedroom units at a mix of 30-50% AMI, 50-60% AMI and up to 80% AMI



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Ms. Scalise shared that POAH and HAC are working on their financing. Most of the land will be left as is, which was part of the proposal request and community input. The Barnstable County Median Family Income is \$124,300, SHI affordable housing is low to moderate income housing that goes up to 80% of the AMI. For 2023, HUD has set the income limits by household size. Ms. Scalise showed how this responds to salaries in Brewster and municipal workers, noting that entry level positions could qualify depending on their family status. The Select Board has the option to request up to 70% Local Preference. The request must be made to the EOHLIC by September 14, 2023, who will make the final decision.

## Questions and Discussions

Each Board and Committee had the opportunity to ask questions and make comments about the presentation. Ms. Scalise made the following clarifications throughout this portion of the informational session:

- The Local pool needs to have 15% of minority residents apply, there are no requirements as to who is chosen.
- Reasons that someone may not qualify include the mortgage process, changes in income and information that may have been on the application that is not accurate.
- The State requires a Town to have 10% of the number of year-round units on the SHI, make a .5% gain towards that goal and have a certified Housing Production Plan to place the Town in safe harbor. Safe Harbor means that if there is a comprehensive permit project, the Town has the ability to use its own local zoning rather than the State's level of zoning, giving the Town more control of what can happen. Town's can stay in Safe Harbor for one year, if a Town reaches the 10% goal, they stay in Safe Harbor as long as they meet that goal.
- Any housing that is on SHI or is affordable housing must go through an Affirmative Fair Housing Marketing Plan and Resident Selection Plan regardless of Safe Harbor status.
- The understanding is that any applicant that is living in Brewster at the time of the application is eligible as there is no duration requirement.
- Specific eligibility questions would be answered by the State and a certified lottery agent is hired by the Town who assists with specific questions regarding eligibility, including local businesses.
- An example of Regional Preference on Cape is the Village at Nauset Green, Ms. Scalise understands that they received 65% Local Preference for the Town of Eastham and 10% Regional Preference for Barnstable County (she is still waiting confirmation).
- Through research it was determined that the land used for this project was used historically for wood lots and the wood used for fishing weirs in the Bay, the name of the driveway will be Wood Lot Way. Additionally, Spring Rock is a glacier erratic found on old deeds for this area, including the access parcel.
- If a unit becomes vacant after the initial lease up, the management company would work off of a waitlist that was created from the lottery.
- The Affirmative Fair Housing Plan has specific requirements for marketing units, the Town's Housing Program also completes outreach through the Town website, Chamber of Commerce, large employers to help spread the word.



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- The Town is certified until June 2024 through the Housing Production Plan, unless the State changes the SHI the Town will need to add 24-30 units to become certified again, however there are no projects lined up at the moment.
- Ms. Scalise shared that the Town is prepared to characterize the need for Local Preference, referencing the years-long waitlist for the Housing Authority. She also shared that the number of renters in Brewster that are housing cost burdened is 64%, that 42% of the housing stock is seasonal housing, and less than 9% is rental housing. These are the types of data points that demonstrate the need in our community for rental housing.
- The next census that will be completed to identify an assessment for housing will be in 2030. Ms. Scalise noted that the 2020 data was received recently.
- The definition for ethnic and racial minorities is determined by the census definition.
- Ms. Scalise shared that educational efforts are being made by the Barnstable Home Consortium across the county as well as efforts made by Housing Assistance Corporation.
- Ms. Kalinick shared that we expect POAH and HAC to request funding assistance from surrounding Community Preservation Committees for Spring Rock Village.
- The diversity in the Town of Brewster has been improving through all the Housing Programs work, there were no exact numbers to be shared.
- Ms. Kalinick shared that 81% of applicants in both Brewster Woods and Serenity at Brewster were from one of the fifteen towns on Cape.

## Adjournments

- Finance Committee member Bridges moved to adjourn at 7:31pm. Member Evans seconded the motion. Roll call vote: member Tobias- yes, member Hopper -yes, member Evans-yes, member Henchy- yes, Member Bridges- yes, Chair Dahl-yes, the vote was 6-Yes, 0-No.
- Community Preservation Committee member Taylor moved to adjourn at 7:32pm. Member Jablonski seconded the motion. Roll call vote: member Robinson-yes, member Marotti-yes, member Taylor-yes, member Evans-yes, member Jablonski-yes, member Ruchinkas-yes, Chair Ellis- yes, the vote was 7-Yes, 0-No.
- Affordable Housing Trust member Kalinick moved to adjourn at 7:32pm. Member Spade-Aguilar seconded the motion. Roll call vote: member Ruchinkas-yes, member Kalinick-yes, member Greene-yes, member Freitas-yes, member Chatelain-yes, member Spade-Aguilar-yes, Chair Hackert-yes, the vote was 7-Yes, 0-No.
- Housing Partnership member Seaver moved to adjourn at 7:33pm. Member Greene seconded the motion. Roll call vote: member Marotti- yes, member Robinson-yes, member Greene-yes, member Forhan-yes, member Seaver-yes, Chair Douglass-yes, the vote was 6-Yes, 0-No.
- Selectperson Whitney moved to adjourn at 7:33pm. Selectperson Bingham seconded the motion. Roll call vote: selectperson Bingham-yes, selectperson Hoffmann-yes, selectperson Whitney-yes, Chair Chatelain-yes, the vote was 5-Yes, 0-No.



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Respectfully submitted by Erika Mawn,  
Executive Assistant to the Select Board

<b>Board/ Committee</b>	<b>Approval Date</b>
Select Board	September 11, 2023
Housing Partnership	
Affordable Housing Partnership	
Finance Committee	
Community Preservation Committee	



## community development partnership

*Creating opportunities for people to live, work, and thrive on the Lower Cape*

September 12, 2023

To: Faythe Ellis, Brewster Community Preservation Committee

### **RE: Lower Cape Housing Institute Progress Report July 1, 2021 – June 30, 2022**

In FY22, the CDP (Community Development Partnership) conducted our 2021-2022 Lower Cape Housing Institute (LCHI) including the events listed below as presented in our enclosed FY22 LCHI Calendar. Our annual goal is to serve at least 5 individuals per town. During this grant period, the CDP served 11 Brewster individuals who participated in our programming representing: **the Community Preservation Committee, Planning Board, Affordable Housing Trust, Select Board, Vision Planning Committee, and Open Space Committee.**

In FY22 we provided four workshops and held four Peer Group meetings for the Lower Cape:

#### **Workshops**

- 10/15/21 Housing 101 Workshop
  - Link to recording: <https://youtu.be/FGrtm67NAUs>
- 11/5/21 How to Fund Rental & Homeownership Community Housing Workshop
  - Link to recording: <https://youtu.be/st-iVfHF93w>
- 1/21/22 Community by Design Workshop
  - Link to recording: <https://youtu.be/v0njZlxh-hY>
- 3/11/22 The History of Cape Cod Land Use Policy Workshop
  - Link to recording: [https://youtu.be/TZ\\_yS2XLkmM](https://youtu.be/TZ_yS2XLkmM)

#### **Peer Group Meetings**

- 8/17/21 Lower Cape Regional Housing Funding Working Group (agenda enclosed)
- 9/14/21 Fall Outer Cape Peer Group Meeting (agenda enclosed)
- 9/23/21 Fall Lower Cape Peer Group Meeting (agenda enclosed)
- 12/14/21 Winter Outer Cape Peer Group Meeting (flyer enclosed)
- 12/16/21 Winter Lower Cape Peer Group Meeting (flyer enclosed)
- 4/12/22 Spring Outer Cape Peer Group Meeting (agenda enclosed)
- 4/14/22 Spring Lower Cape Peer Group Meeting

#### **2022 ATM (Annual Town Meeting) Summary**

Each year, the CDP compiles Annual Town Meeting warrant articles from across the Lower Cape region to track progress toward housing initiatives. A visual summary of ATM outcomes is enclosed.

#### **E-Newsletter**

Developed and distributed a Lower Cape Community Housing Partnership E-newsletter to over 500 recipients. Copies of the newsletters are enclosed.

**Lower Cape Cod Community Development Corporation  
 dba: Community Development Partnership  
 Community Housing Partnership Initiative Program  
 Statement of Operations - Budget & Actual  
 For the year ended June 30, 2022**

	Actual	Budget
<b>Income</b>	86,509 (A)	143,000
<b>Expenses</b>		
Program Costs	17,668	20,000
Payroll and Payroll Related	255,138	109,000
Administrative Costs	94,858	14,000
Other	783	-
<b>Total Expenses</b>	368,447	143,000
<b>Net Income (Deficit)</b>	(281,939)	-

(A) Additional monies from our Cape & Islands Plate fund will be allocated when our fiscal year end financial results are finalized



**2021-  
2022**

# Lower Cape Housing Institute

## **AUGUST 2021**

**Lower Cape Regional Housing  
Funding Working Group - Initial  
Meeting**

Tuesday, 8/17 at 4 pm - 5:30 pm

## **JANUARY 2022**

**Workshop: Community by Design**  
Friday, 1/21 at 10 am - 12 pm

## **SEPTEMBER 2021**

**Outer Cape Peer Group**  
Tuesday, 9/14 at 3 pm - 4:30 pm

**Lower Cape Peer Group**  
Thursday, 9/23 at 3 pm - 4:30 pm

## **MARCH 2022**

**Workshop: The History of Cape  
Cod Land Use Policy**  
Friday, 3/11 at 10 am - 12 pm

## **OCTOBER 2021**

**Workshop: Housing 101**  
Friday, 10/15 at 10 am - 12 pm

## **APRIL 2022**

**Outer Cape Peer Group**  
Tuesday, 4/12 at 3 pm - 4:30 pm

**Lower Cape Peer Group**  
Thursday, 4/14 at 3 pm - 4:30 pm

## **NOVEMBER 2021**

**Workshop: How to Fund Rental &  
Homeownership Community  
Housing**  
Friday, 11/5 at 10 am - 12 pm

## **MAY 2022**

**Annual Town Meetings**

## **DECEMBER 2021**

**Outer Cape Peer Group**  
Tuesday, 12/14 at 3 pm - 4:30 pm

**Lower Cape Peer Group**  
Thursday, 12/16 at 3 pm - 4:30 pm

## **JUNE 2022**

**Housing Coordinator Roundtable**  
Friday, 6/17 at 10 am - 11 am

# WORKSHOP HOUSING 101

## 2021 - 2022 LOWER CAPE HOUSING INSTITUTE

### WHAT:

We'll explore the following questions:

- What is housing?
- Who needs it?
- What can it look like?
- How does it get built?
- What do we need to get the best housing?

### WHO SHOULD ATTEND:

- This workshop is OPEN TO ALL
- This class is perfect for anyone who is new to a town board or committee or simply wants a refresher



community development partnership

**Friday | 10.15.21 | 10 am - 12 pm | Remote via Zoom**

[Click Here to Register](#) or contact Pelinda Deegan, Housing Advocacy

Program Manager at (508) 240 - 7873 x 15 or email at

[pelinda@capecdp.org](mailto:pelinda@capecdp.org)

## HOW TO FUND COMMUNITY HOUSING

### WHAT:

We'll explore the following topics:

- Housing needs for moderate income households and why we don't call it "workforce" housing
- Local, state and federal funding sources for moderate income (aka community) housing
- Examples of towns that have allocated new revenues for community housing initiatives

### WHO SHOULD ATTEND:

Municipal officials & town staff

### SPEAKERS:



- Laura Shufelt, Director of Community Assistance, MHP
- Panel: to be announced

**Friday | 11.5.21 | 10 am - 12 pm | Remote via Zoom**

Click [HERE](#) to register or contact Pelinda Deegan, Housing Advocacy Program Manager at (508) 240 - 7873 x 15 or email at [pelinda@capecdp.org](mailto:pelinda@capecdp.org)



## COMMUNITY BY DESIGN WORKSHOP

### What:

We'll explore the following topics:

- Aesthetic context of housing development
- The importance of beautiful design that delivers diverse housing opportunities
- Visions for recent land acquisitions in the towns of Truro, Eastham, Orleans and Brewster

### Who Should Attend:

Municipal officials & town staff

### Speakers:



- Laura Shufelt, Director of Community Assistance, MHP
- Guest Speakers: to be announced

Friday | 1.21.2022 | 10 am - 12 pm | Remote via Zoom

Click here to register or contact Pelinda Deegan, Housing Advocacy Program Manager at (508) 240-7873 or email @pelinda@capecdp.org



## THE HISTORY OF CAPE COD LAND USE POLICY

### What:

- Exclusionary Zoning through the Lens of Fair Housing
- Early history of land use and zoning bylaws on Cape Cod
- Understand the layered challenges of why it's difficult to live here

### Speakers:



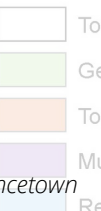
Laura Shufelt, Director of Community Assistance, MHP



Shelly Goehring, Senior Program Manager, MHP

Image Source: Town of Provincetown

Key



Friday | 4.8.2022 | 10 am - 11:30 am | Remote via Zoom

[Click here to register or contact Pelinda Deegan, Housing Advocacy Program Manager at \(508\) 290-0115 or email @pelinda@capecdp.org](#)



community development partnership



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# Lower Cape Regional Housing Funding Working Group Initial Meeting

**Tuesday, August 17, 2021, 4pm – 5pm**

**Goal:** Determine whether to form a Working Group that will create a set of regional standards regarding community preservation act funding for regional housing developments.

[Link to description of the Lower Cape Regional Housing Funding Working Group](#)

## Join Zoom Meeting

<https://us02web.zoom.us/j/89931280375?pwd=aG9yQVQ3NkEzeVRVajlPVFpsVmt2UT09>

Meeting ID: 899 3128 0375

Passcode: 102562

## Agenda

1. Introductions (15 minutes)
  - a. All: Name, Town, Affiliations (CPC, AHT, etc.)
  - b. CPC Chairs only: have you funded a regional project before?
2. Background on Lower Cape Regional Housing Funding Working Group (5 minutes)
3. Discussion (30 minutes)
  - a. What is the definition of a regional project? Should the definition include regional benefits?
  - b. How can towns coordinate inter-municipal communication to be aware of regional projects as they arise?
  - c. What are the evaluation criteria that CPC's could use to determine whether a regional project deserves funding?
  - d. How does Subsidized Housing Inventory unit counting and local preference fit into this conversation?
  - e. Other considerations for the Working Group to discuss in the future?
4. Final determination on whether to move forward with forming a Working Group (5 minutes)
  - a. If yes:
    - i. Who is missing from the conversation?
    - ii. What is the next step?
5. Wrap-Up (2 minutes)



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## Fall Outer Cape Peer Group Meeting

Thursday, September 14, 2021, 3 pm

[Click Here for the Zoom Link](#)

1. **Open Meeting** – Andrea Aldana, Director of Housing Advocacy, CDP
2. **State / Federal Policy & Funding Update** – Jay Coburn, Chief Executive Officer, CDP
3. **Discuss regional American Rescue Plan Act (ARPA) funding request for housing production** –

The Homeless Prevention Council (HPC) and the Community Development Partnership (CDP) are collaboratively seeking funding to support short & medium-term housing production to address the escalated housing crisis on the Lower Cape. In order to achieve this goal, the HPC and CDP are considering solutions that could work within existing zoning and infrastructure, specifically increasing the creation of accessory dwelling units through incentives and technical assistance for homeowners. The two nonprofits are seeking feedback from Lower Cape towns about the feasibility of this project and how to refine it for maximum success in our communities.

- Description of the heightened housing crisis – Hadley Luddy, Executive Director, Homeless Prevention Council
- Description of the ARPA funding request – Jay Coburn, CEO, CDP
- Discussion with towns to identify potential barriers and strengthen the project – Andrea Aldana, Director of Housing Advocacy

#### 4. **Town Updates:**

- Eastham
- Wellfleet
- Truro
- Provincetown

#### 5. **Wrap up**

- Drop winter meeting topics in the chat box
- Next Meeting: Thursday, December 14, 2021, 3:00 pm, click [here](#) to register.



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## Fall Lower Cape Peer Group Meeting

Thursday, September 23, 2021, 3 pm

[Click Here for the Zoom Link](#)

1. **Open Meeting** – Andrea Aldana, Director of Housing Advocacy, CDP
2. **State / Federal Policy & Funding Update** – Jay Coburn, Chief Executive Officer, CDP
3. **Discuss regional American Rescue Plan Act (ARPA) funding request for housing production** –

The Homeless Prevention Council (HPC) and the Community Development Partnership (CDP) are collaboratively seeking funding to support short & medium-term housing production to address the escalated housing crisis on the Lower Cape. In order to achieve this goal, the HPC and CDP are considering solutions that could work within existing zoning and infrastructure, specifically increasing the creation of accessory dwelling units through incentives and technical assistance for homeowners. The two nonprofits are seeking feedback from Lower Cape towns about the feasibility of this project and how to refine it for maximum success in our communities.

- Description of the heightened housing crisis – Hadley Luddy, Executive Director, Homeless Prevention Council
- Description of the ARPA funding request – Jay Coburn, CEO, CDP
- Discussion with towns to identify potential barriers and strengthen the project – Andrea Aldana, Director of Housing Advocacy

#### 4. **Town Updates:**

- Chatham
- Brewster
- Harwich
- Orleans

#### 5. **Wrap up**

- Drop winter meeting topics in the chat box
- Next Meeting: Thursday, December 16, 2021, 3:00 pm, click [here](#) to register.



# 2021 WINTER VIRTUAL PEER GROUP MEETINGS

Quarterly housing conversations for municipal officials & staff

## OUTER CAPE PEER GROUP

Provincetown, Truro, Wellfleet and Eastham

**Tuesday, December 14, 2021**  
**3 pm - 4:30 pm**

## LOWER CAPE PEER GROUP

Orleans, Brewster, Chatham and Harwich

**Thursday, December 16, 2021**  
**3 pm - 4:30 pm**

Peer group meetings are a space for informal discussions for municipal officials and town staff to share local successes, brainstorm solutions and build relationships across town borders. In our winter meetings, we'll extend the conversation from our November workshop on How to Fund Community Housing. We will be joined by Dana LeWinter, Municipal Engagement Director at Citizen's Housing & Planning Association. Come prepared to discuss:

- Your town's strategies for allocating new funding for housing initiatives
- Your outreach and communication struggles in building support for these funds

To register, email Pelinda Deegan, Housing Advocacy  
Program Manager at [pelinda@capecdp.org](mailto:pelinda@capecdp.org)



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## **Spring Outer Cape Peer Group Meeting**

Tuesday, April 12, 2021, 3 pm – 4:30pm

[Click Here for the Zoom Link](#)

[Meeting ID: 836 0212 3177](#)

[Passcode: 818369](#)

- 1) **Open Meeting** – Andrea Aldana, Chief Program Officer, CDP
  
- 2) **Lower Cape ADU and Housing Resource Center** – Terri Barron, Director of Housing Rehabilitation
  
- 3) **Town Updates:** Eastham, Wellfleet, Truro and Provincetown
  
- 4) **Wrap up**  
Drop Summer 2022 meeting topics in the chat box, comments and other feedback

# 2022 ANNUAL TOWN MEETING REPORT

Brewster, Harwich, Chatham, Orleans,  
Eastham, Wellfleet, Truro & Provincetown



**\$8.4M**

Total funding amount approved for housing articles



**\$5.8M**

Total CPA funding amount approved for housing articles



**\$2M**

Total funding amount approved for development and acquisition



**\$405,000**

Total funding amount approved for regional housing initiatives (Cape Cod 5 in Orleans)



**\$1.3M**

Total funding amount approved for childcare vouchers and Universal Pre-K



**74**

Total number of approved housing articles



**10**

Total number of zoning articles approved related to housing



**8**

Total number of housing articles approved related to Short-term Rental Tax Revenue



**3**

Total number of housing articles approved related to acquisition



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**Live, Work, Thrive**

## Lower Cape Community Housing Partnership Update July 2021

### In this newsletter:

- **Events**
  - **CHAPA's Regional Meeting: Cape & Islands**
- **Town Updates**
- **Housing News**

## Housing Events

### CHAPA's Regional Meeting: Cape & Islands



[REGISTER HERE](#)

**WHEN: WEDNESDAY, JULY 14TH**  
**TIME: 1:30 PM**

*Source: [chapa.org](http://chapa.org)*

### Listen in and weigh in on housing issues

Are you an advocate, neighbor, municipality, organization, or legislator working on affordable housing in the Cape & Islands?

CDP is sponsoring a free virtual meeting with CHAPA to discuss what you're seeing regionally and what you plan to focus on at the local level as we all work together to recover and keep affordable housing top of mind. CHAPA will also be seeking input and feedback for its policy goals and priorities.

[READ MORE.....](#)

## Town Updates

### Town of Brewster



## Brewster Woods breaks ground

The Town of Brewster along with Secretary of Housing and Economic Development, Mike Keannely, and other housing representatives, celebrated groundbreaking for Brewster Woods, a community of **30 units of rental housing**, located on Brewster Road, serving low and moderate-income households.

In partnership with Housing Assistance Corporation, Preservation of Affordable Housing and the Brewster Housing Authority, the Town has contracted for construction of Phase II, with Phase I of construction 85% complete with landscaping, sidewalks and electrical service.

[Read the Cape Cod Times article here.](#)

CLICK HERE FOR A VIRTUAL  
TOUR OF SERENITY  
BREWSTER

SERENITY BREWSTER INFO

*Image: Cape Cod Times*



The Town of Brewster is proud to be a partner in this new housing community. Brewster Woods exemplifies the collaborative partnerships that are needed to successfully build, manage and sustain affordable housing. The Brewster Housing office hears from current, past and future residents every day about the need for stable housing that is affordable. We thank all of the town departments and committees who helped make this day possible, our contractor CC Construction, our engineer, Coastal Engineering, our project architect, Catalyst and our partners, POAH and HAC. We especially want to thank the Executive Office of Housing and Economic Development for awarding the town a Massworks grant to help usher this important community build to the finish line. It truly takes a village to create a village.

- Donna Kalinick, Assistant Town Administrator  
Jill Scalise, Housing Coordinator



## What else is happening in Brewster?

Financial assistance is currently available for eligible Brewster residents in need. Click below for more information about the **Rental & Mortgage Assistance** and **Brewster COVID Relief Fund**.



### Access funds allocated for the Town of Brewster – plus state, federal and privately funded programs – with one application.

One secure, 100% online application gives you access to several rental and mortgage assistance programs, including:

- RAFT (Residential Assistance for Families in Transition)
- ERMA (Emergency Rental and Mortgage Assistance)
- Our private homeless prevention programs and funding
- Our new Workforce Housing Relief Fund
- Town of Brewster rental assistance (funds for both year-round affordability and emergency COVID-19 assistance), provided by the Brewster Affordable Housing Trust with Community Preservation Act funds

We are committed to keeping our community safely housed. Part of this means rapid access to rental and mortgage assistance. Our staff is trained to work remotely with clients to determine the programs that are the best fit for their particular situation, or to help clients navigate systems that are already in place. If you or someone you know needs help with their rent or mortgage, please tell them to contact Housing Assistance today.

There are 15 towns on the Cape, but just one local housing assistance agency that serves them all.

Call 508-771-5400  
Email [hac@haconcapecod.org](mailto:hac@haconcapecod.org)

To apply, please visit  
[haconcapecod.org/programs/homeless-prevention](http://haconcapecod.org/programs/homeless-prevention)



The **Brewster Rental Assistance Program**, created by the Brewster Affordable Housing Trust, with Town Community Preservation funds, has resources available for both year round affordability and emergency COVID-19 assistance. Read more [here](#).

In an effort to provide direct and essential support to Brewster residents whose health or well-being have been most immediately impacted by the coronavirus pandemic, the Town has established a **COVID Relief Fund**. The Fund focuses on providing financial support to help residents meet their basic needs. Applicants need to have lived in Brewster for 3 months and meet federal standards for assistance and may apply for up to \$1,000 for assistance with housing, utility bills, medical bills, child care including summer programs, and other basic needs. Requests for financial assistance from eligible residents will be voted on by the COVID Relief Fund Committee on a regular basis. Payments will be made directly to the appropriate vendor. *All information is kept confidential.* For more information please contact Town staff at [covidrelieffund@brewster-ma.gov](mailto:covidrelieffund@brewster-ma.gov). The COVID Relief Fund; neighbors helping neighbors.

[CLICK HERE FOR THE APPLICATION](#)

## THE TOWN OF BREWSTER CHILDCARE SUBSIDY PROGRAM

As part of the [Community Development Block Grant](#), Brewster is providing childcare assistance of up to \$6,000 per child. Click the button above for the application and contact information.

**Town of Chatham**



## 10 housing articles approved at town meeting

Chatham's June 12th annual town meeting approved 10 housing-related articles. Article 19, to develop a town-owned parcel located off of Middle Road, failed the two-thirds majority vote needed to pass. The acquisition of 1533 Main Street, a 2.98+ acre parcel, passed, as well as 127 Old Harbor Road that will be designated for affordable and attainable housing. Chatham, along with Truro, voted to follow Provincetown's lead and establish a Year-Round Market Rate Rental Housing Trust. In total, Chatham approved \$1.3 million for housing-related initiatives.

### What else is happening in Chatham?

- Chatham Community Housing Partnership's next meeting is on [Wednesday, July 14th at 11 am](#)
- **Emergency Rental Assistance** is available. [Applications](#) are through Housing Assistance Corporation (HAC).
- [Chatham Ecumenical Council for Housing](#) assistance is available.

## Town of Harwich

### Learn how the CPA can help fund your town's housing, recreational and open-space projects

The [Harwich Community Preservation Committee](#) will be holding an in-person public hearing on Thursday, July 15th at 6 pm at the Griffin Room, Town Hall.

Attend the public hearing to learn about the Community Preservation Act, talk about potential projects related to community housing, open space, and historic preservation and recreation.

The [CPA](#) is a state law that has enabled Harwich and other towns in Massachusetts to create a dedicated

**Public Information Hearing  
Town of Harwich  
Community Preservation Committee  
Thursday, July 15, 2021, 6:00 pm**

South Harwich Meeting House



Recreation at Brooks Park



Preservation of Muddy Creek



Brooks Free Library

The Harwich Community Preservation Committee (CPC) will hold a Public Information Hearing on **Thursday, July 15, 2021 at 6:00 pm** in the Donn B. Griffin Room, Town Hall, 732 Main Street, Harwich, MA 02645 pursuant to M.G.L. Ch.44B, Community Preservation Act ("Act"), Section 5(b)(1): "As part of its study, the committee shall hold one or more public informational hearing on the needs, possibilities and resources of the city or town regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the city or town."

Your attendance is encouraged to learn about the Act and to discuss possible projects consistent with the Act and to review the submittal guidelines. The Act includes projects related to open space, community housing, historic preservation and recreation. If you have an idea for a project that would meet the requirements of the Community Preservation Act, then please bring that idea forward.

Application information is available online at <http://www.harwich-ma.gov/community-preservation-committee>

fund for important projects that can greatly impact a community's character and quality of life. If you have ideas for a project, the CPC will be providing application information during the hearing.

**WHEN: Thursday, July 15, 2021**

**TIME: 6 PM**

**WHERE: Donn B. Griffin Room | Town Hall  
732 Main Street**

## What else is happening in Harwich?

- [Harwich Ecumenical Council for Housing Emergency COVID Relief Fund](#)
- The next Affordable Housing Trust meeting will be held on **Thursday, July 15th at 1 pm**. The Trust will review the Action Plan process with consultant JM Goldson and continue the discussion about the RFP draft for Sisson Road.

## Town of Orleans



### Housing Assistance Corporation bids on 107 Main Street

Housing Assistance Corporation (HAC) bid to develop and operate rental housing at [107 Main Street](#), the former Cape Abilities building. HAC's "baseline scenario" would offer all 14 units at or below 80 percent of area median income. A second option would increase the limit for five of the 14 units to 100 percent of AMI. In either scenario, all housing would be affordable in perpetuity. Interviews with HAC will be held later this month, the beginning of a



Town of Orleans Affordable Housing Trust  
14 Unit New Building Study  
12 February 2020

Site Plan



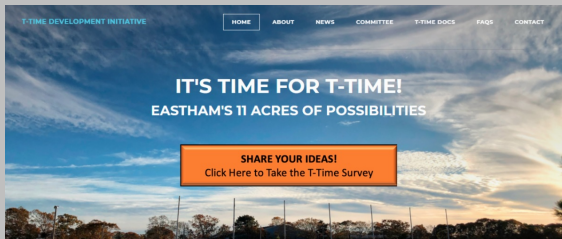


long process that could lead eventually to an application for a Chapter 40B permit from the zoning board of appeals. Read the Cape Cod Chronicle article [here](#).

## What else is happening in Orleans?

- The next [Affordable Housing Trust Fund Board meeting](#) is scheduled to be on July 15th.

## Town of Eastham



### In the news:

- The [T-Time Community Input Survey results](#) are in. This survey is considered the starting point for gathering public input and is part of phase one of the town's work to research potential uses for the property. Recommendations for the parcel are expected to be presented to the select board in 2022. Read the Provincetown Independent article [here](#).

Source: Town of Eastham

## Eastham voters support all 6 housing articles



Eastham approved \$433,373 in CPA funding requests for the Affordable Housing Trust and a Part-Time Housing Coordinator and \$100,000 for the 62-unit housing development in Orleans at the former site of Cape Cod 5 headquarters.

The short-term rental tax increase to 6% passed and voters also approved large land acquisitions that will include housing components.

## What else is happening in Eastham?

- With funds from the Town of Eastham CPC, the HECH organization administers a **Rental Assistance Program** to income-qualified households who live or work in Eastham or who have children attending the Nauset School District. [HECH](#) is currently [accepting applications](#) for this program.
- Affordable Housing Trust meeting is on July 15th at 11 am. The Trust will discuss the Housing Production Plan. Click [here](#) for the agenda.

## Town of Wellfleet



## Voters overwhelmingly approved all housing articles

Voters supported all 10 housing articles including costs associated with the 95 Lawrence Road Cluster Wastewater Treatment Facility for a funding amount not to exceed \$1.9 million. All CPA funding articles passed totaling \$592,132 towards housing initiatives and the Affordable Housing Trust.

Wellfleet approved the Accessory Dwelling Unit bylaw amendment to make it easier for residents to build so-called "in-law apartments" as well as the short-term rental tax increase to 6%. The town has yet to dedicate any specific amount to housing.

### Housing Updates:

- Request for Proposal (RFP) is open for bids to develop up to 46 affordable rental units on a 6-acre parcel on 95 Lawrence Road. The deadline is August 2nd. Read the latest Provincetown Independent article [here](#) about outer cape housing developments.
- The town along with the Local Housing Partnership is set to close on their 8th Buy-Down home.
- Through an [MHP](#) Technical Assistance grant, the Housing Authority and Local Housing Partnership is working on a Housing Action Plan.

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## What else is happening in Wellfleet?

# Wellfleet Emergency Housing Assistance

## Do You Need Help With Your Housing Costs?



If you lost income or experience increased expenses due to COVID-19, the Wellfleet Emergency Housing Assistance Program may be able to help you.



All participants must complete an application and submit requested documents. Assistance with the application process is available.



Our case managers will connect you with additional resources and services that best meet your needs.



### **Make us your first point of contact for success!**

For more information, please visit [www.hpccapecod.org](http://www.hpccapecod.org) or call (508) 255-9667 and ask to speak with a case manager.

THE TOWN OF WELLFLEET CHILDCARE SUBSIDY PROGRAM

**Town of Truro**

**Truro approves all housing-related articles**



Truro wrapped up town meeting season on June 26th, passing all housing-related articles including the \$50,000 in CPA funding to the Affordable Housing Trust, and another \$25,000 for a housing consultant. The town also passed a petitioned article to establish a year-round rental housing trust, modeled after [Provincetown's Year-Round Market Rate Rental Housing Trust](#).

Voters in Truro, similar to Eastham and Wellfleet, approved the short-term rental tax increase to 6%, with Truro dedicating a 33% allocation to community housing beginning on October 1<sup>st</sup>. Several housing officials including CDP's CEO, Jay Coburn, have advocated towns to earmark much of that money towards housing. Truro is the only town so far that has allocated a percentage specifically for housing-related use.

### **Housing Updates:**

The [Truro Housing Authority](#) provided updates for the 70-acre **Walsh property** at its [July 8th meeting](#). There will be a site visit scheduled at the end of the month. Stay tuned for the date and time.

*Image: The Provincetown Independent*

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## **What else is happening in Truro?**

- [Truro Emergency Rental Assistance](#) is available through [Homeless Prevention Council](#).

THE TOWN OF TRURO CHILDCARE SUBSIDY PROGRAM

**Town of Provincetown**



# Community Housing Resource Inc

*Preserving Community Through Affordable Housing*

## Community Housing Resource: 2021 Pre-Application process to establish a wait list is open



### PRE-APPLICATION & INSTRUCTIONS

[Community Housing Resource Inc.](#) (CHR) is beginning a new pre-application process to establish a wait list for CHR's year-round rental housing as vacancies occur in the future. If you are interested in rental housing opportunities at our existing properties, now or in the future, please click the button above for instructions and the pre-application. This process will establish a wait list for the existing properties and new developments.

If you are unable to view or print this information, please contact CHR at (508) 487-2426, ext. 0, or send an e-mail to [info@chrgroup.net](mailto:info@chrgroup.net).

*Source: chrgroup.net*

### Community Housing Council Updates

Community Housing Council staff and Laura Shufelt, Director of Community Assistance, Massachusetts Housing Partnership, have been meeting to draft an RFP for the housing development at [3 Jerome Smith Road](#) commonly known as the VFW site. The [Select Board approved the RFP in May](#). Several developers attended the site visit on June 26th. The deadline for proposals is July 29, 2021.

*Source: Town of Provincetown*

*Image: The Provincetown Independent*

## What else is happening in Provincetown?

- New short-term rental tax yields windfall, but not for housing. Read the Provincetown Independent article [here](#).

## Housing News

CHAPA's Housing Briefs: July

## State & Federal Updates



On June 21, [Governor Baker introduced a plan](#) to immediately use \$1 billion of the Commonwealth's federal aid from the American Rescue Plan Act for affordable housing and homeownership. The Legislature is expected to hold public hearings in the coming months on the use of these federal funds before passing a final spending plan.



### CHAPA Housing Briefs

July 2021

[READ MORE.....](#)

Source: [chapa.org](http://chapa.org)

## Joint Center for Housing Studies of Harvard University



### Some Reap Benefits of a 'White Hot' Housing Market, but Others Need Help

Joint Center for Housing Studies of Harvard University's Managing Director, Chris Herbert appeared at NBCLX to talk about current housing market conditions post-COVID and the need to get more relief measures passed.

Source: [NBCLX](http://NBCLX) and [jchs.harvard.edu](http://jchs.harvard.edu)

Community Development Partnership | 3 Main Street Mercantile, Unit #7, Eastham MA 02642





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**Live, Work, Thrive**

## Lower Cape Community Housing Partnership Update August 2021

### In this newsletter:

- **Events**
  - **One Cape Summit 2021**
  - **Fall Lower & Outer Cape Peer Group**
- **Town Updates**
- **Housing News**

## Housing Events

### 2021 OneCape Summit



[REGISTER HERE](#)

**WHEN: August 23 - 24, 2021**

**TIME: 8 am to 4:30 pm**

**WHERE: Wequassett Resort,  
Harwich, MA**

Source: [chapa.org](http://chapa.org)

### Register for the 7th Annual OneCape Summit

The annual [OneCape Summit](#) will be held August 23-24, 2021 at the [Wequassett Resort](#) in Harwich, MA and will include both in-person and virtual components.

This year, OneCape will focus on the critical challenges of water quality, climate change, and housing.

Over the course of two days, sessions will cover strategies to address marine and freshwater quality, work to mitigate and adapt to climate-related impacts in the region, local and regional strategies to support housing needs, and building resilience within our natural, built, and community systems in a post-COVID economy.

[READ MORE.....](#)

# 2021 FALL VIRTUAL PEER GROUP MEETINGS

quarterly housing conversations for municipal officials & staff

## OUTER CAPE PEER GROUP

Provincetown, Truro, Wellfleet and Eastham

Tuesday, September 14, 2021  
3 pm - 4:30 pm

## LOWER CAPE PEER GROUP

Orleans, Brewster, Chatham and Harwich

Thursday, September 16, 2021  
3 pm - 4:30 pm

These Peer Group meetings are an informal discussion space for municipal officials and town staff who are involved in or interested in housing production on the Lower Cape. We will discuss:

- Town housing initiatives
- State & Federal Policies update
- Guest Speaker: Homeless Prevention Council



To register, email Pelinda Deegan, Housing Advocacy Program Manager at [pelinda@capecdp.org](mailto:pelinda@capecdp.org)

REGISTER FOR THE OUTER  
CAPE PEER GROUP MEETING

REGISTER FOR THE LOWER  
CAPE PEER GROUP MEETING

## Town Updates

### Town of Brewster



IMAGE: Cape Cod Times

### Town hosted a virtual public forum to discuss potential Cape Cod Sea Camps acquisition

The Town of Brewster hosted a [virtual public forum](#) on the Town's potential [acquisition of the Cape Cod Sea Camps properties](#). The Sea Camps' owners have offered two properties for sale:

- The Bay Parcel: A 55-acre parcel



## SEA CAMPS PUBLIC FORUM RECORDING

## SEA CAMPS JULY 26TH PRESENTATION

at 3057 Main Street (Route 6A) that stretches from Main Street north to Cape Cod Bay.

- The Pond Parcel: A 66-acre parcel at 500 W. H. Besse Cartway that extends from Route 137 (Long Pond Road) west to Long Pond.

The town provided information in advance of Special Town Meeting in late September when voters will determine if they want the Town to acquire one or both properties. The forum included a presentation and a question-and-answer period.

## What else is happening in Brewster?

- Applications for **Housing Rehabilitation Program** and **Childcare Assistance** now open. Click the buttons below for more information.

CHILDCARE SUBSIDY  
APPLICATION

HOUSING REHABILITATION  
PROGRAM INFORMATION

## Serenity Brewster Apartments



**SERENITY**  
*Apartments at Brewster*  
AN ELEVATION® APARTMENT COMMUNITY

Discover the  
*Serenity Difference*  
55+ Independent Senior Living

ELEGANT AND AFFORDABLE  
SENIOR APARTMENTS  
774-216-4957

Ample community spaces including conference areas, library, pub, dining area, four seasons room, courtyard, patio, and several sitting areas.

Renovated apartment homes that include new granite counter tops, cabinetry, and stainless steel appliances including a range/oven, microwave, and refrigerator.

On-site laundry center

Professional on-site management and maintenance team

Two miles from shopping and dining and minutes from Brewster State Forest and Nickerson State Park

873 Harwich Road, Brewster, MA 02631  
774-216-4957 | serenitybrewster.com

AFFORDABLE RATES

447 square feet...	\$1,266 plus \$150 utility fee
559 square feet...	\$1,316 plus \$150 utility fee

Utility fee includes electricity, water, sewer, trash and pest control.

Icons: wheelchair, house

The Town of Brewster is pleased to announce the opening of Serenity Brewster. The Town has worked with [Elevation Financial](#) through a zoning variance process to rehabilitate the former Wingate assisted living and nursing home. Phase One of Serenity is now open and Phase Two, which will include 27 affordable deed restricted units through the Local Action Unit process, will open in the summer of 2022. A total of 132 new rental units will be added through this private/public partnership.

Town of Chatham



## Town reflect on town meeting and next steps for housing

"The articles that passed, passed overwhelmingly," Chatham Housing Partnership Chair Karolyn McClelland told her committee last week. A majority of voters supported the Middle Road proposal, but not the two-thirds majority the article needed to pass, "which is really disappointing," McClelland said. There are indications that there weren't many young working families present to vote at the June 12 and 13 town meetings; only two families took advantage of the free child care the town was offering.

"I don't know how to interpret that, other than that we still can't seem to get families out," she said.

"There is another [request for proposals] for private property for affordable or attainable housing that's due to go out in the next couple weeks," Town Manager Jill Goldsmith told the select board last week. Proposals will be invited through Aug. 31. Known as a rolling RFP, the request is likely to be repeated into the future in an effort to meet the ongoing need for housing.

[READ MORE....](#)

Source: Cape Cod Chronicle

RFP: Purchase of Real Property Suitable for Use as Affordable and Attainable Housing

## What else is happening in Chatham?

- **Emergency Rental Assistance** is available. [Applications](#) are through Housing Assistance Corporation (HAC).
- [Chatham Ecumenical Council for Housing](#) assistance is available.

## Town of Harwich

State Restriction Could Block Chloe's Path Housing Project

CHLOE'S PATH APARTMENTS  
SISSON ROAD  
HARWICH, MASSACHUSETTS 02645

LOCAL INITIATIVE PROGRAM APPLICATION (LIP)



PROPOSED BY:

KEMAH APARTMENTS, LLC  
C/O CHLOE'S PATH HOUSING  
P.O. BOX 67  
DENNISPORT, MA 02639

JULY 2021

The attorney for an abutter to the proposed Chloe's Path 96-unit housing development off Sisson Road is claiming that the developer does not have the right to build on the land because it would violate a Massachusetts Division of Fisheries and Wildlife covenant.

Attorney Andrew Singer, representing property owners Gary Terry and Peter Donovan and the proposed developer Kemah Apartments, was before selectmen Monday night seeking support for a "friendly 40B" project under the state Local Initiative Program. The owners are proposing an affordable and mixed-income housing development for the 9.29-acre parcel to the rear of the town's public safety complex on Sisson Road.

[READ MORE....](#)

CHLOE'S PATH APARTMENTS  
LIP APPLICATION



Selectmen focus on affordable housing

"We have the tools to do it, now we just have to do it and stop talking about it", said Selectmen Michael MacAskill at the August 9th selectman meeting. There was a discussion about the 13-acre Marceline property that the Affordable Housing Trust purchased and various means to develop it.

To hear more, watch the YouTube video and forward to the 2:03:00 mark.

What else is happening in Harwich?

- There was an agenda item at the [July 26th Board of Selectmen meeting](#) to discuss and a possible vote to support the LIP application. No action was taken and the Chloe's Path proponents are expected to be back before the board on August 23rd. At this meeting, the Selectmen also discussed raising the **Short-Term Rental Tax to 6%**. They asked the Town Administrator, Joe Powers to create a policy and to begin the process to be added to the warrant for either the town special meeting or annual town meeting in Spring.

Town of Orleans

Potential workforce housing  
at Underground Mall

Orleans Plaza LLC purchased the Route 6A property for \$2.1 million, according records on file with the Barnstable County Registry of Deeds.

The property was sold July 16th. DeSisto, president of Boston-based Maple Hurst Builders, is listed as the manager of Orleans Plaza LLC. Reached by phone August 6th, DeSisto said tentative plans call for between 40 and 50 units of workforce housing to be built on the property. The existing building would be repurposed, and plans call for parking to be provided underground.

Read the Cape Cod Chronicle [here](#).



Source: Cape Cod Chronicle



**"I have rented a tent for 800 dollars a month back in 2004. I have rented a mold-infested bomb shelter, a winter rental back when they were affordable. I have stayed with friends and family but what I have never done is rent a place year-round."**

**- Neal Ahern, Orleans Commercial Fisherman**

Source: Town of Orleans

## Residents urge next steps for Governor Prence Inn

The Selectboard with the Affordable Housing Trust met with Town Counsel to discuss the conveyance and review the deed restriction of Governor Prence Inn.

The Town plans to conduct a re-use study to determine if any uses in addition to housing should be considered for the 5.5 acre site. Some potential uses include a performing arts center, mixed-use development, and retail. Town Planner, George Meservey indicated this could take up to two years. During public comment, Neal Ahern, a commercial shellfisherman, said he doesn't have that time. Click the button below to hear more [public comments about using Governor Prence Inn](#) for affordable housing.

Governor Prence Inn  
Discussion at the Selectboard  
and Affordable Housing Trust  
Meeting

## What else is happening in Orleans?

- The Orleans Select Board voted to proceed with [final designs](#) on plans to renovate the [town's community center](#) on Main Street.

## Town of Eastham

### T-Time Decision Coming This Year?

The town of Eastham may decide the fate of the 11-acre T-Time property on Route 6 by Thanksgiving of this year. After one and a half years of work, the T-Time Development Committee plans to conduct additional community outreach this fall before presenting the town select board with official site recommendations later this year. As the committee prepares its recommendations, the property will undergo recreational improvements this fall, with funding provided by the Massachusetts Department of Transportation's Shared Streets and Spaces Grant Program.

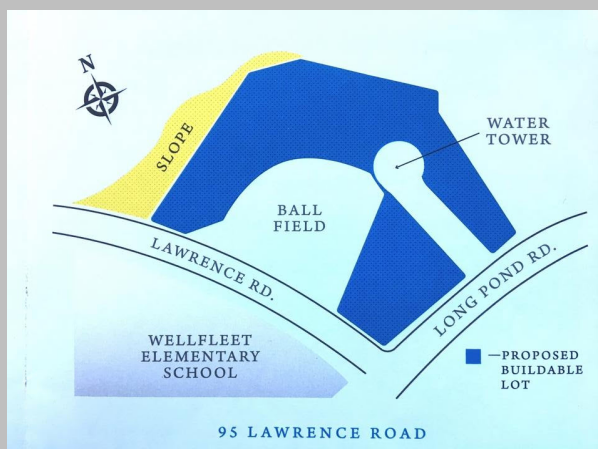


Source: Lower Cape TV

### What else is happening in Eastham?

- With funds from the Town of Eastham CPC, the HECH organization administers a **Rental Assistance Program** to income-qualified households who live or work in Eastham or who have children attending the Nauset School District. [HECH](#) is currently [accepting applications](#) for this program.
- T-Time Development Committee meeting is on August 17th at 5 pm. The committee will discuss community outreach and discuss Phase 1 recommendations about town center and COA property. Click [here](#) for the agenda.

## Town of Wellfleet



### 95 Lawrence Road attracts 3 bids

Three organizations have submitted proposals to build affordable housing at 95 Lawrence Road, with price tags ranging from \$14.6 million to \$20.2 million. Two are familiar names on the Cape; the third is a Massachusetts company looking to make inroads here.

[READ MORE....](#)

## What else is happening in Wellfleet?

The Town of Wellfleet is now accepting applications for the [Community Development Block Grant](#) (CBDG) funded Housing Rehabilitation Program. The funds aid low to moderate income residents, earning up to 80% of the Area Median Income.

Housing Rehabilitation funds can provide a 0% interest, deferred, forgivable loan to make critical home repairs. The program is designed to improve the housing conditions of income qualified households. Funds up to \$40,000 are available to eligible residents to pay for critical home repairs.

[Housing Rehabilitation Program Application](#)

## Wellfleet Emergency Housing Assistance

### Do You Need Help With Your Housing Costs?



If you lost income or experience increased expenses due to COVID-19, the Wellfleet Emergency Housing Assistance Program may be able to help you.



All participants must complete an application and submit requested documents. Assistance with the application process is available.



Our case managers will connect you with additional resources and services that best meet your needs.



**Make us your first point of contact for success!**

For more information, please visit [www.hpccapecod.org](http://www.hpccapecod.org) or call (508) 255-9667 and ask to speak with a case manager.

Town of Truro

Housing Authority meets to



## elect officers

There are new faces at the Truro Housing Authority and last month they met to elect officers for the Chair, Kevin Grunwald, Vice Chair, Betty Gallo and Mara Glatzel elected as Secretary. The next Housing Authority meeting will be on September 9th.

## Walsh Property Community Planning Committee meets on August 26th

After a year of virtual meeting, the Walsh Property Planning Committee met in person for a [site visit](#) at the 69.9 acre property behind Truro Central School. The purpose of the committee is to guide the development of plans for the use of the town-owned property. The 16 committee members have been focused on strategizing and planning for a [community engagement](#). They are looking into platform called Bang the Table as a tool to elicit an interactive community input. The next meeting will finalize outreach materials and a community survey.



Drone footage of Walsh Property from member Todd Schwebel

Source: Town of Truro

## What else is happening in Truro?

- [Truro Emergency Rental Assistance](#) is available through [Homeless Prevention Council](#).

THE TOWN OF TRURO CHILDCARE SUBSIDY PROGRAM

## Town of Provincetown



## First Time Homebuyer Opportunity

A one bedroom condominium at Bello Place is available for a \$215,000 resale to eligible first time homebuyers. Applications are due September 27th. Click the application button on the left for more information.

Contact Community Housing Specialist, [Michell Jarusiewicz](#) or (508) 487-7087.

CLICK HERE FOR THE APPLICATION

## What else is happening in Provincetown?

- Year-round rental housing melts away as real estate booms. Read the Provincetown Independent article [here](#).

## Housing News

### CHAPA's Housing Briefs: August

#### State & Federal Updates

On July 15, the [Baker-Polito Administration announced \\$139 million in affordable housing awards](#) for 28 projects in 21 communities across the Commonwealth. These awards will advance the development of 1,526 new rental units, including 1,346 rental units affordable for households with low and extremely low incomes.

[READ MORE...](#)



#### CHAPA Housing Briefs

August 2021

Source: [chapa.org](#)

Community Development Partnership | 3 Main Street Mercantile, Unit #7, Eastham MA 02642







community development partnership

**Live, Work, Thrive**

## Lower Cape Community Housing Partnership Update September 2021

### In this newsletter:

- **Events**
  - Fall Outer Cape Peer Group
  - FY22 Lower Cape Housing Institute Calendar
  - Abundant Housing: Winning ADU's
- **Town Updates**
- **Housing News**
  - CDP's Housing Rehabilitation Program
  - Yarmouth Gardens Application

## Housing Events

**Fall Lower Cape Peer Group - 9/23/21**

# 2021 FALL VIRTUAL PEER GROUP MEETINGS

quarterly housing conversations for municipal officials & staff

## OUTER CAPE PEER GROUP

Provincetown, Truro, Wellfleet and Eastham

**Tuesday, September 14, 2021**  
**3 pm - 4:30 pm**

## LOWER CAPE PEER GROUP

Orleans, Brewster, Chatham and Harwich

**Thursday, September 23, 2021**  
**3 pm - 4:30 pm**

These Peer Group meetings are an informal discussion space for municipal officials and town staff who are involved in or interested in housing production on the Lower Cape. This month's topic is new funding for housing production. **We will begin the meeting in conversation with Homeless Prevention Council to discuss current housing needs and a new funding opportunity to create accessory dwelling units. We will also be joined by Dana LeWinter from the Municipal Engagement Initiative at Citizen's Housing & Planning Association. We will end the meeting as always with town updates.**

To register, email **Pelinda Deegan, Housing Advocacy Program Manager** at [pelinda@capecdp.org](mailto:pelinda@capecdp.org)

[REGISTER FOR THE OUTER CAPE PEER GROUP MEETING](#)

**2021 - 2022 Lower Cape Housing Institute**

**2021-  
2022**

# Lower Cape Housing Institute

## **AUGUST 2021**

**Lower Cape Regional Housing Funding Working Group - Initial Meeting**

Tuesday, 8/17 at 4 pm - 5:30 pm

## **JANUARY 2022**

**Workshop: Community by Design**  
Friday, 1/21 at 10 am - 12 pm

## **SEPTEMBER 2021**

**Outer Cape Peer Group**

Tuesday, 9/14 at 3 pm - 4:30 pm

**Lower Cape Peer Group**

Thursday, 9/23 at 3 pm - 4:30 pm

## **MARCH 2022**

**Workshop: The History of Cape Cod Land Use Policy**

Friday, 3/11 at 10 am - 12 pm

## **OCTOBER 2021**

**Workshop: Housing 101**

Friday, 10/15 at 10 am - 12 pm

## **APRIL 2022**

**Outer Cape Peer Group**

Tuesday, 4/12 at 3 pm - 4:30 pm

**Lower Cape Peer Group**

Thursday, 4/14 at 3 pm - 4:30 pm

## **NOVEMBER 2021**

**Workshop: How to Fund Rental & Homeownership Community Housing**

Friday, 11/5 at 10 am - 12 pm

## **MAY 2022**

**Annual Town Meetings**

## **DECEMBER 2021**

**Outer Cape Peer Group**

Tuesday, 12/14 at 3 pm - 4:30 pm

**Lower Cape Peer Group**

Thursday, 12/16 at 3 pm - 4:30 pm

## **JUNE 2022**

**Housing Coordinator Roundtable**

Friday, 6/17 at 10 am - 11 am

## #LessonsForYes: Winning ADU's - 9/23/21

LESSONS FOR YES: A TOOLKIT FOR PRO-HOUSING ADVOCATES



### #LessonsForYes: Winning ADUs in Arlington and Prospects for State Action

THURSDAY  
SEPT 23 | 6 PM

Register at link provided in email to AHMA members



Hon. Andy Vargas  
State Representative



Barbara Thornton  
Equitable Arlington



Phil Tedesco  
Equitable Arlington



Steve Revilak  
Equitable Arlington

### Now Open: Limited non-member access to winning accessory homes event

This past spring Arlington Town Meeting adopted a strong ADU by-law thanks to the advocacy of Equitable Arlington members, a local pro-housing group and new affiliate of AHMA. Accessory Dwelling Units (ADUs) are a tool more cities and towns in MA should use to gently increase the number of homes and build greater housing choice in their community. Register [here](#).

**When: Thursday, September 23, 2021**

**Time: 6:00 pm**

[READ MORE....](#)

## Town of Brewster

### Special Town Meeting on September 25 to consider acquisition of Cape Cod Sea Camps Properties

The Select Board has scheduled a Special Town Meeting for **Saturday September 25, 2021** to be held outdoors at the Stony Brook Elementary School ballfield. The meeting will begin at 10AM, with check-in starting at 9AM. Voters will be asked to consider and vote on three warrant articles related to the potential Town acquisition of the two Cape Cod Sea Camps properties.

[READ MORE...](#)

READ THE  
PROVINCETOWN  
INDEPENDENT ARTICLE



Source: Provincetown Independent

**WHAT:** Special Town Meeting to consider acquisition of Cape Cod Sea Camps

**WHEN:** Saturday, September 25, 2021

**TIME:** 9:00 AM

**WHERE:** Stony Brook Elementary School

### What else is happening in Brewster?

- **October 5th, 2021 Special Town Election update:** there will be **early voting ballots** available. The application must be submitted by September 29th, 2021 in order to receive a vote by mail ballot. Click [here](#) for more information and access to the application.
- Applications for **Housing Rehabilitation Program** and **Childcare Assistance** now open. Click the buttons below for more information.

CHILDCARE SUBSIDY  
APPLICATION

HOUSING REHABILITATION  
PROGRAM INFORMATION

## Town of Chatham

### Chatham updates

- The Chatham Affordable Housing Trust Fund will be meeting on Tuesday, September 21st for an executive session to consider the purchase, exchange, taking, lease, or value of real property, acquisition for affordable and attainable Housing.
- The Chatham Community Housing Partnership is set to meeting on October 13th at 5:30 pm. Click [here](#) to join the meeting.

## What else is happening in Chatham?

- October 23rd Special Town Meeting to focus on water. Read the Cape Cod Chronicle article [here](#).
- **Emergency Rental Assistance** is available. [Applications](#) are through Housing Assistance Corporation (HAC).
- [Chatham Ecumenical Council for Housing](#) assistance is available.

## Town of Harwich



### Harwich Affordable Housing Trust resume meetings

#### Harwich updates:

- The Trust voted and approved to develop a \$500,000 funding request to the Community Preservation Committee for FY23
- The Trust plans to continue community engagement work with [JM Goldson Community + Preservation](#)
- The Trust held a joint meeting with the Board of Selectmen on Monday, September 20th to discuss a Request for Proposals for Housing Coordinator position

## What else is happening in Harwich?

- Selectmen Hear [Protest Over Lodging Tax Increase](#).
- Harwich Selectmen [make pitch](#) for votes.

## Town of Orleans

### Orleans housing trust and committee hold joint meeting

The Affordable Housing Trust Fund Board and the Affordable Housing Committee will meet Tuesday, September 21st to discuss the following agenda items:

- Review activities for the past 2.5 years
- Discuss 107 Main Street and consider the [Community Preservation Committee's vote](#) on not to support the additional \$200,000 funding request
- Select a representative to the [Governor Prence Planning Committee](#)
- Click [here](#) to join the meeting



## What else is happening in Orleans?

- Select Board member discusses a plan to expand [pre-kindergarten programming](#) in Orleans.

## Town of Eastham

## Two ways to support housing in Eastham

The [T-Time Development Committee](#) is studying the 11-acre former T-Time Driving Range; the Town Center Plaza, whose acquisition by the town was approved in June; and the two-acre council on aging property on Nauset Road.

Committee members shared the [draft development guidelines](#). This is a great opportunity to provide feedback. Join the committee for [upcoming public forum events](#). If you can't attend the forums, you can email the committee by clicking [here](#).

## Participate in a Focus Group

The committee is looking for Eastham residents under 40 years of age to participate in a focus group and share your experience. If you are interested in volunteering for one of the 40-and-Under Focus Groups, send an email by clicking the button below.

EMAIL THE COMMITTEE TO JOIN THE FOCUS GROUP

### PUBLIC FORUM DATES:

- [Watch](#) the 9/16 Public Forum
- [Wednesday, September 22nd at 5 pm at Salt Pond Visitor Center Amphitheater \(IN-PERSON\)](#)
- [Wednesday October 6th at 7 pm \(VIRTUAL\)](#)

## What else is happening in Eastham?

- Read a draft of Eastham's [2021 Housing Production Plan](#). The draft plan will be reviewed by the [Select Board at their September 27th meeting at 5:00](#). Public comments, and questions can be sent to [Paul Lagg, Community Development Director](#).

## Town of Wellfleet



### 95 Lawrence Road next steps

95 Lawrence Road Task Force is charged with recommending the best developer to build 46 units of affordable rental housing on Lawrence Road is set to rate the three proposals from the Community Builders, Civico and Preservation of Affordable Housing (POAH) & the Community Development Partnership. The group is now meeting three times a week in hopes of reaching a decision by October. The next meeting is on [Wednesday, September 22nd](#).

Each task force member will evaluate the three developers and their proposals on the following criteria:

- experience and capacity to do the project
- affordability plans
- site design including plans for landscaping and lighting, pedestrian connections, and traffic flow, infrastructure and energy efficiency
- building design

[READ MORE....](#)

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## What else is happening in Wellfleet?

The Town of Wellfleet is now accepting applications for the [Community Development Block Grant](#) (CBDG) funded Housing Rehabilitation Program. The funds aid low to moderate income residents, earning up to 80% of the Area Median Income.

Housing Rehabilitation funds can provide a 0% interest, deferred, forgivable loan to make critical home repairs. The program is designed to improve the housing conditions of income qualified households. Funds up to \$40,000 are available to eligible residents to pay for critical home repairs.

[Housing Rehabilitation Program Application](#)



# Wellfleet Emergency Housing Assistance

## Do You Need Help With Your Housing Costs?



If you lost income or experience increased expenses due to COVID-19, the Wellfleet Emergency Housing Assistance Program may be able to help you.



All participants must complete an application and submit requested documents. Assistance with the application process is available.



Our case managers will connect you with additional resources and services that best meet your needs.



### **Make us your first point of contact for success!**

For more information, please visit [www.hpccapecod.org](http://www.hpccapecod.org) or call (508) 255-9667 and ask to speak with a case manager.

## Town of Truro



### Truro Housing Authority provide updates on Walsh and Cloverleaf property

Cloverleaf community housing development is currently in land court proceedings. There was a case management conference on July 16th in which the judge set a discovery including expert designations end date for December 31st.

The [Walsh Property Planning Committee](#) finalized their community engagement and outreach proposal which includes a brochure, a questionnaire and a sign-up sheet for members to conduct outreach share information. There is also a website in the works.

#### **Public Hearing Information:**

The Select Board will hold a public meeting to state the board's **goals and objectives** for the coming fiscal year.

**WHEN:** Tuesday, September 21, 2021

**TIME:** 5:00 pm

**WHERE:** Truro Community Center or

## What else is happening in Truro?

- Truro [received an allocation](#) of the American Rescue Plan Act (ARPA) funding in the amount of \$170,448. This will be a multi-year plan for anticipated activities. Please consider [completing the survey](#) to inform how the town will use this funding.
- The Truro Community Preservation Committee (CPC) [announced a new Mini Grant program](#). Like traditional CPC grants, funding is available in 4 areas: Community Housing, Open Space, Historic Preservation and Recreation.
- [Truro Emergency Rental Assistance](#) is available through [Homeless Prevention Council](#).

THE TOWN OF TRURO CHILDCARE SUBSIDY PROGRAM

## Town of Provincetown



### First Time Homebuyer Opportunity

A one bedroom condominium at Bello Place is available for a \$215,000 resale to eligible first time homebuyers. Applications are due September 27th. Click the application button on the left for more information.

Contact Community Housing Specialist, [Michell Jarusiewicz](#) or (508) 487-7087.

CLICK HERE FOR THE APPLICATION

*Source: Town of Provincetown*

## What else is happening in Provincetown?

- The [Year-round Rental Housing Trust and the Community Housing Council will meet on Tuesday, September 21st](#) to discuss annual [housing goals](#) and various funding sources such as short-term rental tax, marijuana tax and CPA.
- [Sale of adjacent land](#) will affect VFW housing bids.

## Housing News

Housing Rehab Program for Eastham, Truro and Provincetown



community development partnership

**EASTHAM, TRURO & PROVINCETOWN**  
**PROPERTY OWNERS!**

**Does your home need critical structural repairs?**

**The Housing Rehabilitation Program may be able to help!**

**DEFERRED, FORGIVEABLE loans of up to \$40,000 at 0% interest may be available to income-qualified applicants who meet the income guidelines. In addition, you must be a year-round resident and this property must be your primary residence.**

Funds will be available to help qualified homeowners pay for repairs such as:



Roofs  
Siding  
Windows  
Doors  
Septic Systems  
Heating Systems  
Lead Paint Abatement  
Electrical  
Plumbing  
& More!



**To learn more about this program, please contact:  
Terri Barron, Director of Housing Rehabilitation Programs  
508-240-7873, ext. 14 or [terri@capecdp.org](mailto:terri@capecdp.org)**

3 Main Street Mercantile, Unit 7 Eastham, MA 02642  
P 508.240.7873 F 508.240.1511 E [contact@capecdp.org](mailto:contact@capecdp.org)

[www.capecdp.org](http://www.capecdp.org)

The Housing Rehabilitation Program is made possible by Community Development Block Grant funds provided by the MA Department of Housing and Community Development.

**Yarmouth Gardens is now accepting applications**

# Residences at Yarmouth Gardens



497 Route 28,  
West Yarmouth, MA 02673

## LOCATION, COMMUNITY, & QUALITY LIVING STARTS HERE

The Residences at Yarmouth Gardens offers modern luxuries at a price you can afford! Our new one-, two-, and three-bedroom apartment homes have a contemporary design that is convenient and attractive. Our beautiful community offers a quality lifestyle environment, competitive amenities package, desirable floor plans with quality finishes & design features plus easy access to local shopping, dining, and recreational opportunities.

### APARTMENT FEATURES:

- Heat & Hot Water PAID!
- Energy Star Appliances
- Luxury Vinyl Plank Flooring
- Dishwasher & Microwave
- Quality Cabinetry & Windows
- Modern Fixtures & Layout
- Cable & Internet Ready
- Emergency Maintenance

### COMMUNITY AMENITIES:

- Onsite Management
- Community Clubhouse
- Playground
- Free Parking
- Laundry Facilities
- Secure Controlled Access
- Elevator (building 2)
- Bus Shelter

### REQUEST AN APPLICATION OR INFORMATION

Call: (617) 209-5405 / Relay 711 | Visit: [YarmouthGardensMA.com](http://YarmouthGardensMA.com)

Email: [YarmouthGardens@MaloneyProperties.com](mailto:YarmouthGardens@MaloneyProperties.com)

Or Pick-up an application using the "Take One" box near the Property Sign at 497 Route 28

Join the [Public Information Webinar](#) live October 6, 2021 at 6:30 PM or watch the recorded video on our website

### SUBMIT YOUR COMPLETED APPLICATION

By Email or mail to Yarmouth Gardens, c/o Maloney Properties, Inc., 27 Mica Lane, 3<sup>rd</sup> Floor, Wellesley, MA 02481

Priority will be given to applications received on or before the **APPLICATION DEADLINE: October 29, 2021**

The **LOTTERY DRAWING** will be held on **November 19, 2021**

Program Type Set-Aside
Area median income %
Section 8 PBV-30%
Affordable-60%

*Maximum Gross Annual Income for Eligibility-per Household Size						
Number of Household Members						
One	Two	Three	Four	Five	Six	
\$20,450	\$23,350	\$26,250	\$29,150	\$31,500	\$35,580	
\$40,860	\$46,680	\$52,500	\$58,320	\$63,000	\$67,680	

*Monthly Rental Rates		
Number of Bedrooms		
1-Bdrm	2-Bdrm	3-Bdrm
N/A	**Based on Income	
\$1,038	\$1,234	\$1,416

**Notes:** \* Rates & Income limits subject to change. Minimum income must exceed 2.5 times the gross rent (tenant rent + utilities).

A utility allowance will be given for the tenant-paid electric. Housing Vouchers are accepted.

\*\* Applicants for the eight (8) Section 8 PBV units must meet the community selection criteria and eligibility requirements for subsidy assistance through Housing Assistance Corporation (HAC).



For more information or if you or a family member has a disability or limited English proficiency, and as a result need assistance completing the application and/or require any assistance during the application process, please call (617) 209-5405 | Relay 711



Community Development Partnership | 3 Main Street Mercantile, Unit #7, Eastham MA 02642





community development partnership

**Live, Work, Thrive**

## Lower Cape Community Housing Update October 2021

### In this newsletter:

- **Events**
  - November 5th: How to Fund Community Housing
  - November 18th: Affirmative Fair Housing Marketing & Lottery Training
- **Town Updates**
- **Housing News**
  - The Sphere of Community Engagement
  - CDP's Housing Rehabilitation Program

## Housing Events

**November 5th: How to Fund Community Housing Workshop**

## HOW TO FUND COMMUNITY HOUSING

### WHAT:

We'll explore the following topics:

- Housing needs for moderate income households and why we don't call it "workforce" housing
- Local, state and federal funding sources for moderate income (aka community) housing
- Examples of towns that have allocated new revenues for community housing initiatives

### WHO SHOULD ATTEND:

Municipal officials & town staff

### SPEAKERS:



- Laura Shufelt, Director of Community Assistance, MHP
- Panel: to be announced

Friday | 11.5.21 | 10 am - 12 pm | Remote via Zoom

Click [HERE](#) to register or contact Pelinda Deegan, Housing Advocacy Program Manager at (508) 240 - 7873 x 15 or email at [pelinda@capecdp.org](mailto:pelinda@capecdp.org)



community development partnership

REGISTER FOR HOW TO FUND COMMUNITY HOUSING

### November 18th: Fair Housing Marketing & Lottery Training

The Massachusetts Housing Partnership (MHP), MassHousing and the state Department of Housing and Community Development (DHCD) will hold a training on Affirmative Fair Housing Marketing (AFHM) and lotteries.

This one-day training is designed for anyone working in rental management, municipal government, community development regional housing organizations, as well as for volunteers and staff of affordable housing trusts and Community Preservation Committees.

For more information about this training contact MHP's [Emma McGurren](#) or 857-317-8517.



**WHEN:** November 18, 2021  
**TIME:** 12:00 pm - 3:30 pm  
**COST:** \$50

### Town Updates

#### Town of Brewster

Millstone Community

## Housing RFP and other Town updates

The Brewster Affordable Housing Trust [discussed the Cape Cod Sea Camps acquisition](#) that residents overwhelmingly approved at [Special Town Meeting](#) on September 26th. Town voters also approved a debt exclusion to cover any bonds that are issued.



Image: Cape Cod Times

The Trust along with the Select Board, will begin the comprehensive planning process for both the Bay and Long Pond parcels.

### [READ MORE...](#)

#### Other Housing Updates:

- [Habitat for Humanity applied for a Comprehensive Permit](#) to construct two 3-bedroom single family homes at the [October 12th Zoning Board of Appeals meeting](#) where they unanimously approved the application.
- The approved [Request for Proposal \(RFP\) for Millstone Community Housing](#) was posted in the Central Registry on October 13th with a proposal submission deadline date on December 16th.

---

## What else is happening in Brewster?

- Following their annual retreat this summer, the Select Board recently adopted a [Strategic Plan for Fiscal Years 2022 & 2023](#).
- Applications for **Housing Rehabilitation Program** and **Childcare Assistance** are now open. Click the links below:
  - [Childcare Subsidy Application](#)
  - [Housing Rehabilitation Program Information](#)

## Town of Chatham

### Housing updates:

- [October 23rd Special Town Meeting](#) to focus on water. Read the Cape Cod Chronicle article [here](#).
- The Chatham Community Housing Partnership's next meeting is on Wednesday, November 10th at 11 am. The committee will focus on outreach initiatives and discuss the latest updates about the Buckley property acquisition.



## CHATHAM HOUSING COORDINATOR

### VIRTUAL OFFICE HOURS

WHILE WE ARE NOT HOLDING OFFICE HOURS AT THE TOWN ANNEX,  
WE ARE AVAILABLE BY PHONE AND EMAIL.



Get information about housing resources and supports.



Get information about other community resources including family nutritional support.

Contact Pelinda Deegan, Housing Coordinator at [pelinda@capecdp.org](mailto:pelinda@capecdp.org) or call (508) 240-7873 x15 and leave a message.

## What else is happening in Chatham?

- **Emergency Rental Assistance** is available. [Applications](#) are through Housing Assistance Corporation (HAC).
- [Chatham Ecumenical Council for Housing](#) assistance is available.

## Town of Harwich



Source: Town of Harwich

### Harwich updates:

- Neighborhood opposition to the proposed [Chloe's Path development](#) off Sisson Road remained strong.
- [Selectmen supports the transition of the housing coordinator](#) function from a contractor to a new part-time town employee.

## Special Town Meeting approves spending on wastewater and affordable housing

Harwich [Special Town Meeting](#) was held Monday, October 18th at the Harwich Community Center. Prior to the meeting, the [Voter Information Committee](#) sat with the Wastewater Superintendent for a [wastewater article review](#) including a deeper dive into regionalization opportunities, funding requests and public input.

Voters overwhelmingly approved spending nearly \$2.6 million in wastewater infrastructure that includes efforts to design a waste water system that expands the coverage in East Harwich into Round Cove and Pleasant Bay watershed areas.

Voters also passed an increase in the rooms tax, from 4% to 6% and a creation of an affordable housing stabilization fund to receive 25% of the rooms tax revenue.

[READ MORE...](#)



# Town of Orleans

## Orleans Citizens Forum

*Keeping the Lower Cape Informed*



### Town Meeting Warrants Forum

[Orleans Special Town Meeting is on October 25th, 6:00 pm at Nauset Middle School.](#) The Orleans Citizens Forum will [focus on a number of articles](#) including:

- Fund Universal Pre-School Support Program (Article 9)
- Fund Consultant Services for Reuse Study of Governor Prence Properties (Article 11)

The panel will include Tom Daley, Department of Public Works and Natural Resources Director, Gail M. Briere, Orleans School Committee Chair, Ron Collins, Facilities Manager and George Meservey, Director of Planning and Community Development. To join the meeting, click [here](#).

For questions, email [info@orleanscitizensforum.org](mailto:info@orleanscitizensforum.org) before or during the forum.

### What else is happening in Orleans?

- The Town of Orleans [Community Preservation Committee \(CPC\) is opening its 2021-2022 application season](#) (FY23) with a call for new applications. Applications for funding assistance in the areas of Outdoor Recreation, Open Space, Historic Preservation and Affordable Housing will be accepted until November 22, 2021.
- [Median Single-Home Values Up 40 Percent](#) From Pre-COVID Prices

# Town of Eastham



Image: Provincetown Independent

### Eastham housing plan finds massive unmet need

A draft of the town's [2021 housing production plan](#) has identified an affordable housing shortage of 380 home ownership units and 195 rental units. The [plan was presented to the Select Board](#), which unanimously endorsed it.

[READ MORE...](#)

### What else is happening in Eastham?

- The [T-Time](#) Committee concluded their hybrid (remote and in-person) 3-session public

forums that were held over the course of September and October. The goal of the forums was designed to gauge response to the committee's draft recommendations for future use of the town-owned "T-Time Property" at 4790 State Highway on Route 6. The next step for the committee is to review and discuss information from the forums as well as findings from an accompanying "reaction poll" which will be used to draft recommendations to the Select Board by November. Read the full post [here](#).

- If you did not have a chance to attend the public forums, you can email your feedback to the T-Time Committee [here](#).

## Town of Wellfleet



### Wellfleet Select Board recommends 80% of rooms tax to Trust Fund

The Select Board has endorsed the idea of earmarking 80% of the revenue from the short-term rental tax to the town's new affordable housing trust fund.

The short-term rental and rooms tax netted about \$855,000 for the town in the fiscal year that ended on June 30; 80% of that amount would be about \$684,000.

October 12, 2021 | Shorter Term Rental Allocation Request discussion: 1:39:00

[READ MORE...](#)

## What else is happening in Wellfleet?

- Local developer, [Community Housing Resource is slated to meet the October 30th pre-application deadline to seek funding](#) in 2022 for his plan to build eight units of affordable housing on Paine Hollow Road.
- The Local Housing Partnership is meeting on Thursday, October 21st at 4 pm. Click [here](#) for the agenda and Zoom link. The partnership will provide updates on 95 Lawrence Road housing initiative, Buy-Down program and Community Preservation Act request.
- The [deadline for Special Town Meeting warrant articles](#) is October 26th.
- The Town of Wellfleet is now accepting applications for the [Community Development Block Grant](#) (CBDG) funded Housing Rehabilitation Program. The funds aid low to moderate income residents, earning up to 80% of the Area Median Income. Click [here](#) for the application.

## Town of Truro

### Housing Authority meets on October 21st

Join the meeting and see the agenda for the Truro Housing Authority meeting, click [here](#).

#### Housing updates:

- The Housing Authority is requesting up to \$30,000 from the Truro Housing Trust for a new Housing Needs Assessment.

### Local Comprehensive Plan update

The town's [Local Comprehensive Plan Committee](#) (LCPC), whose progress was interrupted by the COVID-19 pandemic, has resumed its work updating the 2005 Town's Plan. This plan contains the town's vision and goals for its future, and maps out the actions needed to realize that vision and goals. The committee leading this community planning process was appointed by the Select Board

- At the October 21st meeting, the Housing Authority will review grant applications to the CPC.

and consists of seven members representing various community concerns which includes housing. A grant from the Cape Cod Commission and Department of Housing and Community Development has enabled the Town to hire consultants Tighe & Bond to guide the LCPC in its work.

[READ MORE...](#)

## What else is happening in Truro?

- [Deadline for Truro Childcare Voucher Program extended](#) to November 1, 2021.
- Appointment of new Finance Director. Click [here](#).
- [Truro Emergency Rental Assistance](#) is available through [Homeless Prevention Council](#).

## Town of Provincetown

*New Funding Source*  
**Rooms Occupancy Tax Reallocation Recommendation**

YEAR	Rooms Tax	35%		27%		25%		13%		26.0%
		Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed	
		Tourism	General Fund	Capital Stabilization	Sewer					HOUSING
FY16	1,980,288	693,094	534,672	495,067	257,435					
FY17	2,082,537	728,888	562,285	520,634	270,730					
FY18	2,142,869	750,004	578,575	535,717	278,573					
FY19	2,209,507	773,327	590,567	552,377	287,236					
FY20	3,105,325	1,086,864	838,438	776,331	403,692					
FY21	3,478,040	1,217,314	939,071	869,510	452,145					
Est FY22	3,400,000	1,190,000	850,000	850,000	442,000	340,000				884,000
Increase over FY19		416,673	76,673	321,433	49,433	297,623	127,823	154,764	52,764	

Image: Town of Provincetown (Click to enlarge)

## Provincetown housing workshop

A housing workshop was held on Monday, October 18th by the Select Board, the Year-Round Market-Rate Housing Trust, and the Community Housing Council. They discussed FY22 housing priorities and reached a consensus to meet on a regular basis to increase collaboration and partnership amongst the boards to move housing programs forward. The Town Manager [recommended allocating 26% of the rooms tax to affordable housing using a new allocation formula based on a 3.4-million projected rooms tax estimate](#). His proposal would maintain the original four funds at just over their pre-pandemic revenue levels and set aside 26 percent of the total rooms tax revenue for housing. Watch the recording [here](#).

## What else is happening in Provincetown?

- Seashore Point is accepting applications for year-round rental studio, 1-bedroom and a waitlist. Income, asset, and age eligibility requirements apply. Contact the Housing Specialist at 508-487-0771 x 135.

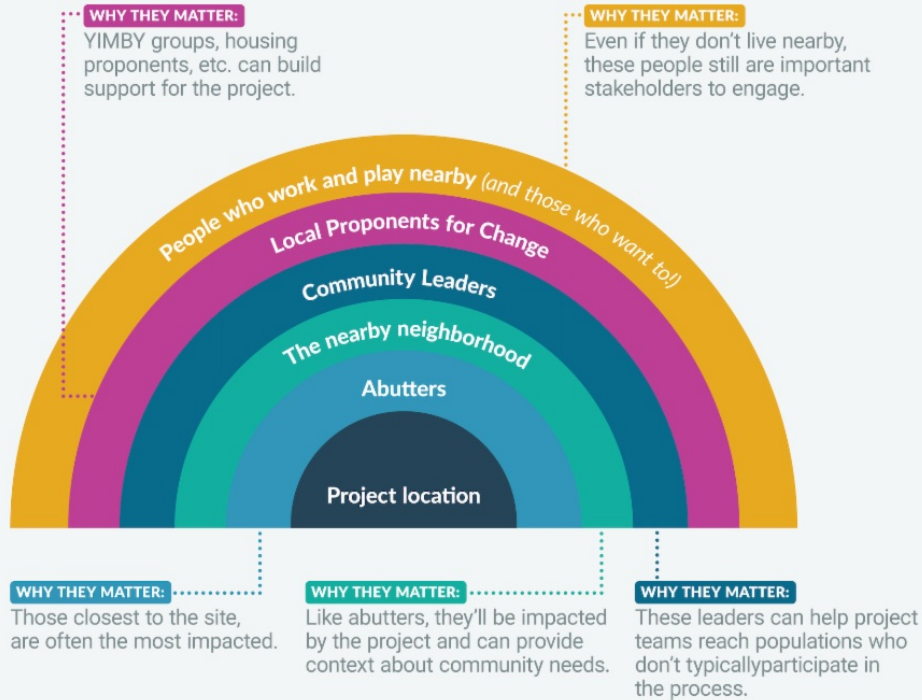
## Housing News

### The Sphere of Community Engagement

Learn how your community engagement can drive positive impact through planning and development. Click the image below to read more.

## The Sphere of Community Engagement

Decision makers - city councils, planning boards, etc. - are important but should receive information from the community rather than being directly lobbied or influenced.



## Housing Rehab Program for Eastham, Truro and Provincetown



community development partnership

**EASTHAM, TRURO & PROVINCETOWN**  
**PROPERTY OWNERS!**

**Does your home need critical structural repairs?**

**The Housing Rehabilitation Program may be able to help!**

**DEFERRED, FORGIVEABLE loans of up to \$40,000 at 0% interest may be available to income-qualified applicants who meet the income guidelines. In addition, you must be a year-round resident and this property must be your primary residence.**

Funds will be available to help qualified homeowners pay for repairs such as:



- Roofs
- Siding
- Windows
- Doors
- Septic Systems
- Heating Systems
- Lead Paint Abatement
- Electrical
- Plumbing
- & More!



**To learn more about this program, please contact:  
Terri Barron, Director of Housing Rehabilitation Programs  
508-240-7873, ext. 14 or [terri@capecdp.org](mailto:terri@capecdp.org)**

3 Main Street Mercantile, Unit 7 Eastham, MA 02642  
P 508.240.7873 F 508.240.1511 E [contact@capecdp.org](mailto:contact@capecdp.org)

[www.capecdp.org](http://www.capecdp.org)

The Housing Rehabilitation Program is made possible by Community Development Block Grant funds provided by the MA Department of Housing and Community Development.

Community Development Partnership | 3 Main Street Mercantile, Unit #7, Eastham MA 02642





community development partnership

**Live, Work, Thrive**

## Lower Cape Community Housing Partnership Update November 2021

### In this newsletter:

- **Upcoming Events**
  - December 14th & 16th: Winter Peer Group Meetings
  - January 21st: Community by Design Workshop
- **Town Updates**
- **Housing News**
  - CDP in the Media
  - MAPC: American Rescue Plan Act (ARPA) update

### Upcoming Events

**Winter Lower & Outer Cape Peer Group Meetings**

# 2021 WINTER VIRTUAL PEER GROUP MEETINGS

Quarterly housing conversations for municipal officials & staff

## OUTER CAPE PEER GROUP

Provincetown, Truro, Wellfleet and Eastham

Tuesday, December 14, 2021  
3 pm - 4:30 pm

## LOWER CAPE PEER GROUP

Orleans, Brewster, Chatham and Harwich

Thursday, December 16, 2021  
3 pm - 4:30 pm

Peer group meetings are a space for informal discussions for municipal officials and town staff to share local successes, brainstorm solutions and build relationships across town borders. In our winter meetings, we'll extend the conversation from our November workshop on How to Fund Community Housing. We will be joined by Dana LeWinter, Municipal Engagement Director at Citizen's Housing & Planning Association. Come prepared to discuss:

- Your town's strategies for allocating new funding for housing initiatives
- Your outreach and communication struggles in building support for these funds

To register, email Pelinda Deegan, Housing Advocacy Program Manager at [pelinda@capecdp.org](mailto:pelinda@capecdp.org)



community development partnership

Register for our next workshop: Community by Design | January 21, 2021

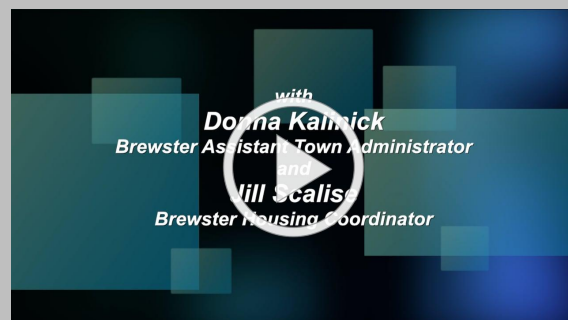
## Town Updates

### Town of Brewster

#### Save the Dates and Housing Roundtable Video

##### Save the Dates:

- **Fall Town Meeting** will be held on Monday, November 15, 2021 at 6 pm. Click [here](#) to watch a video of the Fall Town Meeting Summary by Town Administrator Peter Lombardi.
- The **Brewster Community Preservation Plan Public Forum** was on November 10th. This forum is part of the town's broader effort to identify the community's priorities for allocation of Community Preservation Act (CPA) funds over the next 5 years and may lead to changes to the current allocation formula.
- The **CPC Annual Public Hearing**



The Brewster Housing Office recently had a roundtable discussion with Suzanne Bryan of Brewster Government Television (BGTV). The video provides an overview and update on the Brewster housing program including housing support services and housing initiatives that are in the pipeline.

will be held on Wednesday, November 17th at 4 pm. The hearing will gather information on community needs for these funds. For more information click [here](#).

Source: Town of Brewster

## What else is happening in Brewster?

- Applications for **Housing Rehabilitation Program** and **Childcare Assistance** are now open. Click the links below:
  - [Childcare Subsidy Application](#)
  - [Housing Rehabilitation Program Information](#)

## Town of Chatham



### Chatham updates:

#### Special Town Meeting

A total of 223 voters approved \$5.9 Million for wastewater improvements that covers the cost of final design, permitting and construction of the wells, that includes pumping and treatment equipment, a generator for backup power, an access road, water mains, utilities and site improvement. Read the Cape Cod Chronicle article [here](#).

Source: Cape Cod Chronicle

- The **Chatham Community Housing Partnership** met November 10th. The committee focused on outreach initiatives and discussed the latest updates about the Buckley property acquisition.
- Officials say the town is in good enough financial condition heading into the fiscal 2023 budget process that it can pivot away from a COVID-centric financial plan for a "resilient and sustainable future." Read the Cape Cod Chronicle [here](#).

## What else is happening in Chatham?

- [Chatham Ecumenical Council for Housing](#) assistance is available.

## Town of Harwich

### Affordable Housing Trust Meeting updates

- The next **Harwich Affordable Housing Trust (HAHT) meeting** is on Monday, November 15th at 1 pm. Click [here](#) for more information.
- To watch the **October 25th HAHT meeting**, click the video on the right and hear updates on the "[future Affordable Housing Trust Inventory that includes 7 town owned parcels](#)" that were approved at the May 2019 Annual Town Meeting (ATM). The [Board of Selectmen voted and approved for Town Administrator to begin the conveyance process](#) to the HAHT.



Source: Town of Harwich



## What else is happening in Harwich?

- "Community Preservation Committee Hammers Lack Of Accounting Of Affordable Housing Trust Spending." Read the Cape Cod Chronicle [here](#).
- Click [here](#) to watch the November 2nd Community Preservation Committee (CPC) meeting where the Town Administrator provided a status report on the Affordable Housing Trust's land purchase of the Marceline property now known as Pleasant Lake Avenue project that includes 6 parcels and an additional parcel of land acquired through eminent domain approved at the October 18, 2021 Special Town Meeting.

## Town of Orleans

### Governor Prence Planning Committee Updates

The Governor Prence Planning Committee held their second meeting on November 8th. The seven-member board is tasked with working with a consultant to recommend a future use for the site. The Affordable Housing Coordinator presented a [progress report of the town's affordable housing initiatives](#). The Director of Planning & Community Development was authorized to solicit a [Request for Information](#) to gain input from developers that will provide the Town with ideas that could be helpful with a Redevelopment Plan. A [Request for Proposal](#) for a community engagement consultant was also approved. Watch the meeting [here](#).



Source: Cape Cod Chronicle

## What else is happening in Orleans?

- The [Affordable Housing Committee](#) held a meeting on November 9th and discussed the CPC application, reviewed the committee charge and began the process to develop community engagement strategies.
- The [Affordable Housing Trust Fund Board](#) will meet on Tuesday, November 16 at 4 pm.

## Town of Eastham

### Business Meetups and Affordable Housing Trust Meeting

The town's Community Development team held a **Business Meetup** to provide T-Time and Town Center Plaza updates on November 9th. For more information, email [Lauren Barker](#), Economic Development Planner.

The **Affordable Housing Trust** met on November 10th. Agenda items included updates on the T-Time Development Committee, Residential Zoning Task Force and the Housing Coordinator position. Click [here](#) for a list of Affordable Housing Trust videos.



Source: Town of Eastham

## What else is happening in Eastham?

- The **T-Time Development Committee's next meeting** is on Tuesday, November 16th at 5 pm. This will be a working session to review and finalize the committee's recommendations to the Select Board. Click [here](#) for the agenda and Zoom link.
- A [Zoning Bylaw Task Force](#) was recently established to review the town's current residential zoning and regulations. The task force chair presented at the November 1st Select Board meeting and provided an overview of their progress where they voted to prioritize zoning issues to address including inclusionary zoning and converting motels and cottage colonies to year-round housing. Watch the presentation [here](#).
- The Select Board will soon make a final decision for the T-Time site based on on the T-Time Committee's findings. Read the Provincetown Independent [here](#).

## Town of Wellfleet



Source: Town of Wellfleet

### Wellfleet Housing Updates

At the November 4th meeting, the **Wellfleet Housing Authority** shared that they will be working with Barbara Woodbury of [Whosewoods Design](#), a local website designer, who is donating her services to update and redesign Wellfleet's housing website.

The [95 Lawrence Road Task Force](#) met on Monday, November 8th and voted to recommend the Preservation of Affordable Housing and Community Development Partnership proposal to be recommended to the Wellfleet Select Board. The Select Board will vote at their November 23rd Meeting.

The **Wellfleet Affordable Housing Trust** held their meeting this month on November 4th. They convened an executive session to consider a purchase of property. The Trust is also slated to release a Request for Proposal for Freeman Avenue as well as a Request for Proposal for land acquisition.

## What else is happening in Wellfleet?

- Read the Provincetown Independent article: [STM Is Put Off as Town Can't Set Tax Rate](#) and a [Cape Cod Times article](#) covering the town's plan to emerge from financial challenges.
- The Town of Wellfleet is now accepting applications for the [Community Development Block Grant](#) (CBDG) funded Housing Rehabilitation Program. The funds aid low to moderate income residents, earning up to 80% of the Area Median Income. Click [here](#) for the application.

## Town of Truro

### Walsh Property Committee Meets on November 17th

The Town Manager will provide a building study update and the Town Planner along with Town Land Use Counsel, will share a feasibility update. There will also be a presentation on demographics and how to use the data to inform their goals. Join the meeting and see the agenda for the **Walsh Property Community Planning Committee**, click [here](#).



Source: Town of Truro

**Truro Housing Authority** will be meeting on Thursday, November 18th at 4:15 pm. Agenda items include a discussion and potential vote on the Request for Qualifications for the Housing Needs Assessment and Housing Production Plan. Click [here](#) for information.

### What else is happening in Truro?

- The Town of Truro is updating its **Local Comprehensive Plan**, which will capture the town's vision and will map out the steps to achieve its goals. The Town is also starting to plan for future uses of the 69.9-acre **Walsh Property** and is starting to prepare an Economic Development plan. [Click here to complete the 10-minute survey](#).
- [Truro Emergency Rental Assistance](#) is available through [Homeless Prevention Council](#).

## Town of Provincetown



Image: [wickedlocal.com](#)

### Jerome Smith Update

The VFW site on 3 Jerome Smith was demolished on November 8th. Voters at the October 2013 approved the acquisition of three adjacent parcels of land along with the improvements for \$900,000.

The Community Builders, a Boston-based developer, won the bid to construct 47 units at the 1.3-acre site last month. These will be apartments for a wide range of income levels since current housing shortage is across all price points. This proposal includes market-rate units, which gave it the winning edge. Read the Provincetown Independent summary [here](#).

### What else is happening in Provincetown?

- The next [Community Housing Council](#) meeting is on November 15th at 4 pm.

- The [CPA grant application](#) is now available at the town's website. Applications are due no later than December 21st. Contact the Housing Specialist at 508-487-0771 x 135 for more information.

## Housing News

### CDP in the Media

- "Cape Cod rental housing shortage leaves middle-income families struggling to find a home." Read the Cape Cod Times article [here](#).
- State Rep. Sarah Peake has earmarked one million dollars for the Community Development Partnership and Homeless Prevention for housing initiatives and \$500,000 for Outer Cape Health Services in support of addiction programming. Read the Cape Cod Times article [here](#).



Source: Cape Cod Times

### CHAPA: American Rescue Plan Act update

#### State Senate Releases ARPA Spending Plan Proposal with \$600 Million for Affordable Housing

On November 3, 2021, the Senate Ways and Means Committee and other House leaders released a \$3.67 billion plan for spending a majority of the state's federal American Rescue Plan Act (ARPA) fiscal recovery funding.

The spending plan (S.2564) provides \$600 million for supportive housing, public housing, homeownership, and affordable housing production. These investments will provide homeownership aid, housing production, and maintenance, with a focus on developing both affordable housing and supportive housing stock as a much-needed response to ongoing housing instability and homelessness.

Read more [here](#).



Source: CHAPA

#### Further reading:

Cape Cod lawmakers and public health advocates held a hearing focused on where and how Massachusetts should spend the pandemic-related federal aid. Read the Cape Cod Times article [here](#).

Community Development Partnership | 3 Main Street Mercantile, Unit #7, Eastham MA 02642





community development partnership

**Live, Work, Thrive**

## Lower Cape Community Housing Partnership Update January 2022

### In this newsletter:

- **Upcoming Events**
  - January 21st: Community by Design Workshop
- **Town Updates**
- **Housing Resources**
  - MHP's 2022 Technical Assistance Program for Trusts
  - Habitat for Humanity Homeownership Application
  - CDP Housing Rehabilitation Program Application
- **Housing in the Media**
  - Columns Historic Preservation and Housing project
  - Letters to the Editor: Should government fund affordable housing?

## Upcoming Events

**1/21 - Community by Design Workshop**

## COMMUNITY BY DESIGN WORKSHOP

### What:

- See beautiful examples of multifamily affordable housing
- Discuss the importance of quality design to deliver diverse housing opportunities
- Explore solutions to encourage high impact design that addresses housing needs in your community
- Leave inspired with bold and creative ideas for housing that is attainable and affordable

### Who Should Attend:

Municipal officials & town staff

### Speakers:



- Laura Shufelt, Director of Community Assistance, MHP
- Guest Speakers: to be announced

Friday | 1.21.2022 | 10 am - 11:30 am | Remote via Zoom

Click here to register or contact Pelinda Deegan, Housing Advocacy Program Manager at (508) 240-7873 or email [@pelinda@capecdp.org](mailto:pelinda@capecdp.org)



community development partnership

REGISTER HERE

### WHAT:

In this Community by Design workshop, we'll focus on the aesthetic side of housing development. We understand that we can't build our way out of the housing crisis without intensifying density but discussing density can be a major barrier at the local level to getting the scale needed to solve the problem. In this workshop, we'll redirect the density conversation to the importance of good design. We are in a special moment right now where four towns have acquired large parcels of land that can include housing components. This workshop will help our communities articulate bold visions for those land opportunities by opening our eyes to the possibilities of beautiful affordable housing design.

### SPEAKERS:

Laura Shufelt, Director of Community Assistance, Massachusetts Housing Partnership with additional guest speakers.

### WHEN:

Friday, January 21, 2022 | 10 am - 11:30 am | Remote via Zoom

To register, contact the Housing Advocacy Program Manager at [pelinda@capecdp.org](mailto:pelinda@capecdp.org) or register at our website [capecdp.org](http://capecdp.org).

Town Updates

Town of Brewster



## Millstone Community Housing Property

The Trust issued a Request for Proposals in October, 2021. They are currently reviewing bids. In collaboration with Laura Shufelt at Massachusetts Housing Partnership, the Trust discussed the proposal review process and the evaluation criteria. The Trust is also engaging with a consultant to review the pro-forma. The potential developer is slated to present their proposal in February.

*Image: Concept #2 from the Millstone Housing Property Community Session*

*Source: Town of Brewster*



## Applications to Serve on the Sea Camps Committees are Open

Following the Town's recent acquisition of the former Cape Cod Sea Camps properties, the Select Board has created two new advisory committees tasked with developing plans regarding future uses of both the Long Pond and Bay sites. Read [more](#) here.

*Image: Cape Cod Times*

*Source: Town of Brewster*

## What else is happening in Brewster?

- The Trust have been working on their Housing Trust Goals & Priority Initiatives for the upcoming fiscal year and [the draft was unanimously approved at their January 6th meeting](#). Key highlights include the Millstone Community Housing, a 5-year financial plan for the Trust and a citizen's forum that incorporates a fair housing and diversity component.

## Town of Harwich



## Murray Lane Habitat for Humanity Units Under Construction

Habitat for Humanity volunteers are currently working on six homes on Murray Lane in West Harwich. The wall raising was held in July 2021 and due to unanticipated infrastructure delays and material supply chain issues, the anticipated month of completion is in September.

*Source: Habitat for Humanity Cape Cod*

## What else is happening in Harwich?

- The Town is seeking a Housing Coordinator. Read [here](#) for the Housing Coordinator description.

## Town of Chatham

## The Trust Revisit Middle Road for Housing and Pursue Other Housing Initiatives

The Affordable Housing Trust committee members, which is currently the Select Board, reexamine the 19-acre town-owned parcel for affordable housing that did not pass the two-thirds majority in last year's annual town meeting. The Select Board proposed using nine acres for housing purposes and the rest surrounds protected wetlands. On December 9th, the [Open-Space Committee voted to request the Select Board to consider a conservation restriction for the Middle Road parcel](#). Click [here](#) to read the Cape Cod Chronicle article.



Source: Town of Chatham

The [Chatham Community Housing Partnership met on January 12th](#) to discuss the Middle Road parcel and next steps. Town staff will work on coordinating a meeting between the Open Space Committee as well as the Planning Board to review the recommendations.

## What else is happening in Chatham?

- The Trust approved to allocate \$50,000 of Trust funds for a feasibility study of 127 Old Harbor Road as well as the [zoning recommendations to the Planning Board](#) to create affordable year-round rental units. Read the Cape Cod Chronicle article [here](#).

## Town of Orleans

### Save the Date! Housing 101

Affordable Housing on the Lower Cape  
and in the Town of Orleans



Questions we'll explore:

- Why is it important?
- Who needs housing?
- How does it get built?
- What do we need to get the best housing?
- How can Orleans boards and committees help?

#### WHEN:

Tuesday, February 1, 2022  
4:30 pm - 5:30 pm

#### WHERE:

Hybrid: Remote via Zoom  
or In - Person at Town Hall

For immediate questions contact Marsha  
Allgeier at [mallgeier@town.orleans.ma.us](mailto:mallgeier@town.orleans.ma.us)

[MORE DETAILS  
TO FOLLOW](#)

## Save the Date for Orleans Housing 101

The Affordable Housing Committee will hold a Housing 101 presentation in collaboration with the Community Development Partnership. Housing 101 will cover the basics about the state of housing in Orleans and provide an overview of upcoming housing initiatives.

For more details, contact [Marsha Allgeier](#).



Source: Cape Cod Chronicle

## Developer Presents Plan for Bayberry Square Rental Units

Bayberry Square better known as the Underground Mall on Route 6A was purchased in July 2021 by a Boston based developer, [Maple Hurst Builder Inc.](#) President of Maple Hurst Builder, Chris DeSisto [presented his plans for the property to the Affordable Housing Committee](#). DeSisto is proposing to build 43 rental units, 18 one-bedroom units and 15 two-bedroom units, with 90 parking spaces. The plan calls for five units to be affordable. The rent prices have not been finalized but DeSisto characterized the units to serve workforce housing. The plans also include a community room with an emphasis on green building and sustainable construction. He also engaged with the [Old Kings Highway Historical Committee at their January 6th meeting](#) to discuss the architectural style and features of the building construction. When asked about the timeline, DeSisto stated that he is in no rush and the privately funded project will take as long as needed and will work with the community. He



## What else is happening in Orleans?

- The Governor Prence Planning Committee [met in December](#). The Request for Proposals to engage a consultant for a redevelopment plan and community engagement process received one response. The Committee will meet on January 10th at 5:30 pm. The [Barrett Planning Group](#) is listed on the agenda and will discuss site planning services. Click [here](#) for the meeting link.
- The Orleans Planning Board is working on the Zoning Bylaw to allow dormitory housing. The goal is to assess the needs of the business community. They are seeking input from Orleans businesses. Click [here](#) for the survey.

## Town of Eastham

### Eastham Housing Production Plan is Approved

The Department of Housing and Community Development approved the Town's [2021 Housing Production Plan](#) (HPP). Updated changes from the 2016 HPP include the work that was recently adopted as part of the Eastham Strategic Plan for FY2020-2024, highlighting current conditions, trends as well what housing can look like in town.

The Plan explores existing gaps between what housing is available and affordability in addition to an overview of local, regional, and state programs and resources to address unmet housing needs. It also outlines the goals, priorities and actions included in the recent Town-wide Strategic Plan.

Source: Town of Eastham

#### TOWN OF EASTHAM, MASSACHUSETTS

#### HOUSING PRODUCTION PLAN



Village at Nauset Green

June 2021  
Prepared for the Eastham Select Board

Karen Sunnarborg, Housing and Planning Consultant  
With technical support from Paul Lagg, Director of Community Development

## What else is happening in Eastham?

- Click here for the [2021 Rental Assistance Application](#). This program is administered by Harwich Ecumenical Council for Housing.

## Town of Wellfleet



### 95 Lawrence Road Update

#### Housing Updates:

- A meeting will be held on January 12th with the town officials and selected developers, [Preservation of Affordable Housing](#) and [Community Development Partnership](#) to discuss the **95 Lawrence Road** development timeline. Next steps include negotiations for a Land Disposition Agreement and the permitting process for development.
- The housing groups have begun to discuss housing articles for the Annual Town Meeting. Some of these initiatives include an Accessory Dwelling Unit (ADU) Bylaw amendment which aims to clarify language about how many units are allowed

to be developed. The housing groups are also discussion zoning for affordable housing.



Source: Town of Wellfleet

## What else is happening in Wellfleet?

- The [Wellfleet Housing Authority met on January 6th](#) and reported that their end of the year donations was over \$41,000. They held their first annual Housing Angels fundraising campaign and they discussed plans for a second event slated for August of 2022.

## Town of Truro

A flyer for Truro Rental Assistance. On the left is a white silhouette of a person wearing a large white hat. Overlaid on the hat is a circular logo for the Homeless Prevention Council. The logo contains a house with a red heart inside, the text "30TH ANNIVERSARY" at the top, "HOMELESS PREVENTION COUNCIL" around the bottom, and "1991-2021" at the bottom. The main text on the right reads: "Truro Rental Assistance" in large red font, followed by "Are you a resident, or employee, of the town of Truro?" and "Do you need help paying rent?" in black. Below that is "HPC is here to help." in red. At the bottom, it lists the phone number "(508) 255-9667", the website "helphpccapecod.org", and "For more information visit: hpccapecod.org/rental\_assistance".

**Truro Rental Assistance**

Are you a resident, or employee,  
of the town of Truro?

Do you need help paying rent?

**HPC is here to help.**

**(508) 255-9667**  
**helphpccapecod.org**

For more information visit:  
**hpccapecod.org/rental\_assistance**

## Truro Rental Assistance

Truro has a [new rental assistance program](#). This program can help you bridge the gap between your income and the high cost of rent. If you are a Truro resident, you may be eligible for rental assistance of up to \$600 a month for up to 3 years. The program is available to residents who have an income of up to 100% of the area medium income (AMI). For a family of three, the AMI is \$77,750. To find out more about this program please call the Homeless Prevention Council at (508) 255-9667.

Source: Town of Truro

## What else is happening in Truro?

- The Truro Housing Authority is scheduled to meet on Thursday, January 13th to discuss the Horsley Witten Engineering Review of the proposed affordable housing on 181 Route 6, updates of the Request for Qualifications for a Housing Needs Assessment & Housing Production Plan as well as Walsh Property and Cloverleaf Community Housing updates. Click [here](#) for the agenda and meeting link information.

## Town of Provincetown



Source: [provincetowntv.org](http://provincetowntv.org)

### Housing Priorities and Potential Town Meeting Articles

#### Housing Workshop #2:

- The Select Board, Community Housing Council and the Year-Round Market Rate Rental Housing Trust held their second Housing Workshop on December 15th and reviewed draft articles for Town Meeting. Some of the highlights include funding allocation proposals like the 26% of short-term rental revenue towards housing, a proposal to charge a 3% [community impact fee](#) to operators that own two or more short-term rental properties in the same town and an article to increase the town's in-lieu fee by adjusting the discounting percentage applied to the formula that requires developers to pay more to create a unit.
- Two small town-owned parcels are also up for votes to use for housing. For more, [read the Provincetown Independent article](#) and click the image on the right to watch the meeting. We will provide more details to the housing articles when they are finalized.

## What else is happening in Provincetown?

- The Community Preservation Act (CPA) funding application closed on December 30th. Four CPA applications were received and are under the review process. A public hearing will be held in February.
- At the second Housing Workshop, the Town Manager stated that Provincetown will have more money than any other town or city dedicated to housing. The tax revenue estimate is \$4.7 million, \$1.3 million more than had been projected. Read more [here](#).

## Housing Resources

### MHP's 2022 Technical Assistance Program for Trusts



Source: [mhp.net](http://mhp.net)

#### Applications Are Now Open

In its ongoing effort to support the development and expansion of trusts, [Massachusetts Housing Partnership](#) is continuing its technical assistance program for affordable housing trusts.

Beginning in 2021, MHP selected two communities and provided technical assistance to either assist in the creation of a municipal housing trust or support an existing affordable housing trust. For program guidelines and how to apply information, click [here](#).

## Additional Housing Resources

- There are nine Habitat for Humanity homeownership opportunities. The application is available [here](#) as well as in-person at the Habitat for Humanity Office at 411 Main Street (Route 6A), Suite 6, Yarmouth Port MA. You can also call (508) 362-3559 to have the application mailed to you.
- [CDP's Rehabilitation Program](#) has available funds to assist with critical home repairs for Eastham, Truro and Provincetown residents. For more information contact [Terri Barron](#), Director of Housing Rehabilitation Programs.

## Housing in the Media

### Regional Housing News

- The Town of Dennis did not approve the use of \$300,000 Community Preservation Act funds for the Columns Historic Preservation and Housing project. Click [here](#) for the Cape Cod Times article.
- Letters to the Editor: Should government fund affordable housing? Read [here](#).

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## Lower Cape Community Housing Partnership Update February 2022

In this newsletter:

- **Upcoming Events**
  - March 11th: The History of Cape Cod Land Use Policy is **RESCHEDULED to April 8th**
- **Town Updates**
- **Housing Resources**
  - Cape Cod Commission's Second Homeowner Survey Results
  - CDP Housing Rehabilitation Program Application
- **What We're Reading**
  - Habitat Cape Cod's Eco-friendly Homes Score High on Energy Efficiency

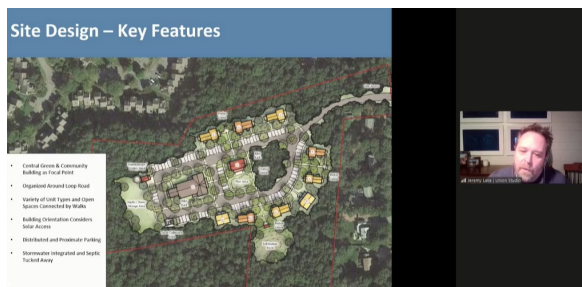
### Upcoming Events

3/11 - The History of Cape Cod Land Use Policy is  
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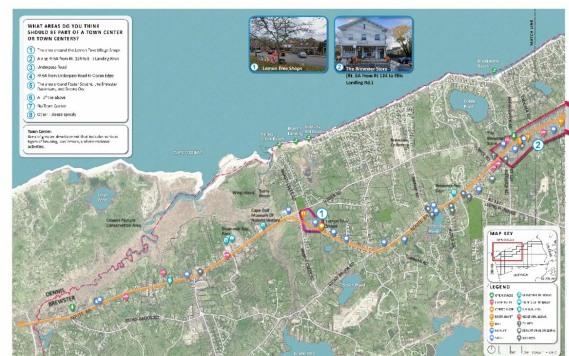
[REGISTER HERE](#)

### Town Updates

Town of Brewster



**Millstone Community Housing  
Property presentation**



Preservation of Affordable Housing (POAH) and Housing Assistance Corporation (HAC) presented their Millstone Community Housing proposal to the Brewster Affordable Housing Trust on February 3rd. Based on the Town's Request for Proposal criteria, key features of the site design includes separate buildings that preserve existing woodland and provide housing for a variety of households and a range of incomes. The development proposal consist of 15 1-bedroom units, 25 2-bedroom units and 5 3-bedroom units, totaling 45 affordable and income restricted units. Click the image above to watch POAH and HAC's presentation. The Trust will review the developer's proforma analysis and continue the discussion on POAH and HAC's proposal development.

Source: Town of Brewster

## Vision Planning Survey

Help the Brewster Vision Planning Committee develop the Town's Local Comprehensive Plan. The plan will address zoning, land use, housing, economic development and ideas for two potential Town Center locations. For more information about the Vision Planning Committee click [here](#). To complete the Vision Planning Survey, click [here](#).

The Vision Planning Committee's next meeting is on March 7th.

## What else is happening in Brewster?

- The Community Preservation Committee (CPC) has been working with Jennifer Goldson at [JM Goldson Community Planning + Preservation](#) to develop a new 5 Year Community Preservation Act (CPA) Plan. The plan will provide a framework for future CPC funding recommendations related to CPA-eligible open space, historic, affordable housing, and recreation projects. The CPC held its second public forum on February 9th to review the draft plan. Click [here](#) to watch the meeting.
- The Town is beginning to update the Brewster Housing Production Plan (HPP). The new plan, funded with a Brewster Community Preservation Act (CPA) grant, will include a needs assessment, goals, and implementation strategies. The Housing Production Plan kick-off meeting was held at the Brewster Housing Partnership meeting on February 9th. They were joined by consultants, [Barrett Planning Group](#) and will be leading the public outreach with the assistance of the Housing Partnership. Watch the presentation [here](#).

## Town of Harwich



Source: Town of Harwich

## Town Planner Considers Mixed-Used Housing

The Director of Planning and Community Development reviewed the town and state zoning regulations at the January 31st Board of Selectmen meeting. As a follow up to a recently [granted mixed-use special permit](#) to create two apartments above a commercial building in Harwich Center, the Selectmen wanted to discuss if there are similar opportunities within the other seven villages.

The Planning Director [provided an overview of the Town's mixed-use and multi-family housing bylaw](#) and stated that while there are no mixed-use incentives to redevelop an existing facility, multi-family use provisions only require meeting parking provisions and Title 5 septic standards for the number of units being proposed. For more, watch the YouTube video on the 2:04 mark.

Source: Cape Cod Chronicle

## What else is happening in Harwich?

- The Harwich Affordable Housing Trust is scheduled to meet on February 28th to discuss a list of Trust owned parcels. To join the meeting and to see the agenda, click [here](#).
- The Community Preservation Committee is recommending that \$100,000 be provided to the selected developer, [Pennrose](#) to assist with a 62-unit mixed-use development at the former Cape Cod 5 headquarters in Orleans; \$500,000 for the Affordable Housing Trust (AHT) to increase affordable housing stock; and \$50,000 for the town to hire a part-time staff housing coordinator. Read the Cape Cod Chronicle article [here](#).

## Town of Chatham

### Chatham Community Housing Partnership Plans Next Steps for Middle Road

On December 9th, the Open-Space Committee voted to request that the Select Board consider a permanent conservation restriction for the 19-acre Middle Road parcel.

The [Chatham Community Housing Partnership](#) (CCHP) held a joint meeting with the Open Space Committee on February 9th to discuss a potential compromise for the Middle Road property. CCHP proposed a 5-acre designation for affordable housing development and a conservation restriction for the remaining 14-acre town owned property. The Chair of the Conservation Committee stated that to move forward with a negotiation would be completely against the Committee's mission to preserve the Town's natural resources. "The idea of negotiating a compromise on a property like this, would be a philosophically impossible position for someone on the Open Space Committee to take," he added. Other Conservation Committee members highlighted other possible alternatives to build housing in areas where density is feasible and near public transportation.

CCHP met on February 17th and explored possible next steps to recommend Middle Road as a citizen's petition for town meeting.



CCHP and Conservation Committee joint meeting - February 9, 2022

*Source: Town of Chatham*

### What else is happening in Chatham?

- The CPC is currently reviewing project applications for FY2023. Affordable housing tops this year's requests with \$1,391,048, followed by historic preservation at \$870,360 and recreation at \$487,500. There are no open space applications, but the \$180,000 reserve must be set aside for future use. Read the Cape Cod Chronicle article [here](#). Their next meeting is scheduled on February 18th at 9 am to deliberate on recommendations for town meeting. Click [here](#) for the agenda.

## Town of Orleans

### 107 Main Street Update

An update was provided at the Affordable Housing Trust Fund Board's February 15th meeting. The Land Disposition Agreement (LDA) has been signed by the developer, Housing Assistance Corporation (HAC) submitted to the Town Administrator. The LDA is required prior to submitting a Local Initiative Program application to the subsidizing agency in order to receive a Project Eligibility



Letter which begins the Comprehensive Permitting process with the Zoning Board of Appeals. Watch HAC's update [here](#). For more details and an overview of the 107 Main Street housing initiative, click [here](#).

Source: Town of Orleans

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## What else is happening in Orleans?

- The Governor Prence Planning Committee were joined by the Barrett Planning Group and [Union Studios](#) to review a draft of the community engagement plan that included a proposed timeline, visioning surveys and community meetings. The next step is to finalize the [Governor Prence Inn Redevelopment Community Engagement Plan](#). You can watch the presentation [here](#).
- Did you miss the Affordable Housing Committee's Housing 101 Forum? Click [here](#) to watch the recording. The Cape Cod Times provided highlights from the session, click [here](#) for more.

## Town of Eastham

### Task Force Review Zoning Bylaw Amendments

The Town of Eastham established a Task Force on Residential Zoning and Regulation in December 2020. The group is charged with examining zoning and regulatory issues towards housing, and presenting recommendations to the Select Board for the May 2022 Annual Town Meeting.

The Task Force held a joint meeting with the Planning Board on February 23rd to discuss drafts of various zoning bylaw amendments including:

- Inclusionary Zoning
- Motel Conversion
- Two-Family Dwelling
- Open-Space Residential Subdivision



Source: *The Provincetown Independent*

Source: Town of Eastham

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## What else is happening in Eastham?

- The town could soon gain up to eight units of affordable or "workforce" housing, thanks to two sale agreements and two property takings for nonpayment of taxes. Read the Provincetown Independent article [here](#).
- Click here for the [2021 Rental Assistance Application](#). This program is administered by Harwich Ecumenical Council for Housing.



# Town of Wellfleet



Source: Town of Wellfleet

## Select Board Discuss the Short Term Rental Tax Community Impact Fee

The Select Board met on February 15th to discuss the local option of the community impact fee of up to 3% on "professionally managed" units. These units are defined as accommodations where an operator runs more than one short-term rental in the same municipality with at least one of those units not located in a single-, two-, or three-family dwelling that includes the operator's primary residence. Municipalities are also authorized, by a separate vote, to apply the "community impact fee" to include owner-occupied short-term rental accommodations located within a two-family or three-family dwelling.

Since the Town recently raised the short term rental tax from 4% to 6%, the Select Board voted to insert both [the first and second local option community impact fee](#) for 1% instead of 3%, in the town warrant.

If a municipality adopts a community impact fee, at least 35% of revenue must be allocated to affordable housing or local infrastructure projects. The Board also voted to insert an article to allocate revenue from the community impact fee to the Affordable Housing Trust instead of a housing stabilization fund.

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## What else is happening in Wellfleet?

- Wellfleet resident chose to sell her vacation home to a local family, as a deed-restricted affordable home instead of the highest bidder. Read the Provincetown Independent article [here](#).
- The Wellfleet Housing Authority is seeking a new member. The term is for five years. To apply, you must submit an [online application](#) to the state including a resume and cover letter.

# Town of Truro

## Cloverleaf Community Housing and Walsh Property Update

The [Town Manager's Press Release on February 15, 2022](#) stated that a resolution has been reached in the lawsuit appealing the grant of the comprehensive permit for the 39-unit affordable housing development by local developer, [Community Housing Resource](#). The appeal was originally filed in February 2021. The suit was brought against the members of the zoning board of appeals and Community Housing Resource that was awarded the project by the town.



### Walsh Property Update

The Walsh Property Community Planning Committee met on February 16th. The Committee focused on the Tighe & Bond site assessment and discussed comments from their January meeting. The Committee's next meeting will review the structure feasibility assessment of the 7 cottages on the property.

The new Finance Director, Alex Marini Lessen provided information about long term financing for the property and shared guidance on current borrowing options. While the Select Board ultimately makes the final decision on how to bond the property, the Committee and the Finance Director discussed varying options and implications to classifying the use for the Walsh Property.

You can watch the Walsh Property Planning Committee meeting [here](#).

Source: Town of Truro

## What else is happening in Truro?

- Housing is top priority for the Community Preservation Committee. The CPC is recommending \$440,000 for housing initiatives that includes Pennrose, the selected developer for the 62-unit affordable and workforce housing development in Orleans. Read the Provincetown Independent article [here](#).
- Truro has a [new rental assistance program](#) that is administered by Homeless Prevention Council. This program can help bridge the gap between income and the high cost of rent. Truro residents are eligible for rental assistance of up to \$600 a month for up to 3 years. The program is available to residents who have an income of up to 100% of the area medium income (AMI). For a family of three, the AMI is \$77,750.

## Town of Provincetown

Please join us for a **virtual Community Meeting** to learn about and discuss the proposed

### 3 Jerome Smith Road (former VFW site) Affordable Housing Development



**Wednesday, March 2<sup>nd</sup> at 6pm**

Join the virtual meeting at:  
<https://zoom.us/j/95782228174> or  
[tinyurl.com/JeromeSmith](https://tinyurl.com/JeromeSmith)

The Community Builders, Inc. (TCB) and Provincetown officials will present the proposed plan to build 65 units of affordable, workforce, and market rate rental housing at the 3 Jerome Smith Road site.

THE COMMUNITY BUILDERS

### Virtual Community Meeting for 3 Jerome Smith

The Town of Provincetown will be holding a virtual community meeting to learn and discuss the proposed 3 Jerome Smith Road (Former VFW site) affordable housing development on Wednesday, March 2nd at 6 pm.

There will be a similar presentation at the Select Board meeting on February 28th at 6 pm.

For an overview and key information about the Jerome Smith housing initiative, click [here](#).

**WHAT:** Virtual Community Meeting for 3 Jerome Smith Road Affordable Housing Development

**WHEN:** Wednesday, March 2, 2022 at 6 pm

**WHERE:** [Zoom](#)

Source: Town of Provincetown

## What else is happening in Provincetown?

- The Community Preservation Committee conducted their public hearing process with four CPA applications which includes a Community Housing Council request for \$300,00 to the Affordable Housing Trust Fund.
- Local developer, Tri-T wants to build 12 condominium units on a .58-acre lot on Nelson Avenue. Two units would be deed-restricted as affordable dwellings. Read the Provincetown Independent article [here](#).

## Housing Resources

### Cape Cod Commission

### New Homeowner Survey Results



The Community Development Partnership (CDP) hosts Community Conversation, a bi-monthly event to engage with supporters and share what CDP has been working on. This month, Cape Cod Commission presented findings of their [Second Homeowners Survey](#).

The survey was designed to better understand homeowners' decisions to purchase a home on the Cape during the pandemic, as well as near- and long-term plans for the use of their newly purchased home.

## Additional Housing Resources

- [CDP's Rehabilitation Program](#) has available funds to assist with critical home repairs for Eastham, Truro and Provincetown residents. For more information contact [Terri Barron](#), Director of Housing Rehabilitation Programs.

# What We're Reading

## Habitat for Humanity Scores High on Energy Efficiency

### Habitat Homes Are More Efficient Each Year

The six homes under construction on Murray Lane are examples of how strongly Habitat for Humanity has embraced energy efficiency. When completed, each will be equipped with a Mitsubishi HVAC system and LG solar panels. They will have 6-inch exterior walls with room for plenty of insulation.



Read the Cape Cod Times article [here](#).

Source: Cape Cod Times

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## **Lower Cape Community Housing Partnership Update April 2022**

**In this newsletter:**

- **Upcoming Events**
  - April 8th: The History of Cape Cod Land Use Policy
  - April 12th: Spring Lower Cape Peer Group Meeting
  - April 14th: Spring Outer Cape Peer Group Meeting

### **Upcoming Events**

**4/8 - The History of Cape Cod Land Use Policy**

# THE HISTORY OF CAPE COD LAND USE POLICY

## What:

- Exclusionary Zoning through the Lens of Fair Housing
- Early history of land use and zoning bylaws on Cape Cod
- Understand the layered challenges of why it's difficult to live here

## Speakers:



Laura Shufelt, Director of Community Assistance, MHP



Shelly Goehring, Senior Program Manager, MHP



Image Source: Town of Provincetown

Friday | 4.8.2022 | 10 am - 11:30 am | Remote via Zoom

Click here to register or contact Pelinda Deegan, Housing Advocacy Program Manager at (508) 290-0115 or email @pelinda@capecdp.org



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[REGISTER HERE](#)

Most of the residential land on Cape Cod is zoned to only allow single family homes on one-acre lots. In this workshop, we'll discuss the ways in which this type of zoning is exclusionary and produces a housing monoculture that does not allow for diverse communities. You'll learn about how land use policy evolved on the Cape and how these policies perpetuated patterns of racial and economic segregation that have created the homogenous communities we live in today. Finally, we'll discuss strategies to undo the negative impacts of exclusive zoning by allowing for compact housing types that are needed to build our way out of the housing crisis.

This workshop will be led by Laura Shufelt, Director of Community Assistance and Shelly Goehring, Senior Program Manager at Massachusetts Housing Partnership.

Spring Peer Group Meetings

# 2022 SPRING VIRTUAL PEER GROUP MEETINGS

Quarterly housing conversations for municipal officials & staff

## OUTER CAPE PEER GROUP

Provincetown, Truro, Wellfleet and Eastham

**Tuesday, April 12, 2022**  
**3 pm - 4:30 pm**

## LOWER CAPE PEER GROUP

Orleans, Brewster, Chatham and Harwich

**Thursday, April 14, 2022**  
**3 pm - 4:30 pm**

Peer group meetings are a space for informal discussions for municipal officials and town staff to share local successes, brainstorm solutions and build relationships across town borders. In our spring meetings, we'll extend the conversation from our workshop on The History of Cape Cod Land Use Policy. We will be joined by Dana LeWinter, Municipal Engagement Director at Citizen's Housing & Planning Association. Come prepared to discuss:

- Your town's strategies for updating zoning codes to provide diverse year-round housing
- Your outreach and communication struggles in building support for these zoning changes

To register, email [Pelinda Deegan](mailto:pelinda@capecdp.org), Housing Advocacy Program Manager at [pelinda@capecdp.org](mailto:pelinda@capecdp.org)



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[REGISTER HERE FOR THE OUTER CAPE PEER GROUP](#)

[REGISTER HERE FOR THE LOWER CAPE PEER GROUP](#)

We will continue our zoning and equity discussion in our April 12th and April 14th Peer Group Meetings and explore how towns in the Lower and Outer Cape are updating their zoning code to provide diverse year-round housing.

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## 2022 Annual Town Meeting Report

### 2022 ANNUAL TOWN MEETING REPORT

Brewster, Harwich, Chatham, Orleans,  
Eastham, Wellfleet, Truro & Provincetown



**\$8.4M**

Total funding amount approved for housing articles



**\$5.8M**

Total CPA funding amount approved for housing articles



**\$2M**

Total funding amount approved for development and acquisition



**\$405,000**

Total funding amount approved for regional housing initiatives (Cape Cod 5 in Orleans)



**\$1.3M**

Total funding amount approved for childcare vouchers and Universal Pre-K



**74**

Total number of approved housing articles



**10**

Total number of zoning articles approved related to housing



**8**

Total number of housing articles approved related to Short-term Rental Tax Revenue



**3**

Total number of housing articles approved related to acquisition

### **It's a Banner Year for Housing Initiatives!**

Over the past two months, several of our Lower Cape communities have taken bold steps to address the affordable housing crisis at their Annual Town Meetings. In this issue of our monthly E-news you can find a summary and a link to all the articles that were considered.

[Click here for the 2022 Annual Town Meeting Summary.](#)

In early April, Provincetown's Annual Town Meeting approved a total of 18 different articles, many by unanimous votes, to address the lack of housing that is affordable to year-round residents. The process for bringing these measures forward began last fall through a series of joint meetings of the Select Board, the Community Housing Council, and the Year-Round Market Rate Rental Trust. In the coming year, the Town anticipates having over \$3.5M in funds available for housing through short-term rental taxes, inclusionary zoning fees, and Community

## Preservations Funds.

All housing-related articles passed in the Town of Truro including a \$300,000 funding for a Childcare Voucher Program.

The Towns of Brewster and Chatham held their Annual Town Meetings on May 14th. Brewster approved \$143,070 for community housing and Chatham voters approved \$500,000 for their Housing Trust. Article 28 and 29 passed which approved an increase in the local room occupancy tax from 4 to 6 percent, with 1 percent of the revenue going to affordable housing and the other 1 percent going to support the Chatham Elementary School. Chatham residents supported Article 19, a \$425,000 appropriation for a program to help families pay for preschool for 3- and 4-year-olds, as did Article 20, an increase in the town's childcare voucher program from \$75,000 to \$100,000. The town failed to reach a super majority to dedicate Middle Road for housing.

The Town of Eastham took the bold step of approving an inclusionary zoning by-law that will require new developments to include housing units that are affordable to low- to moderate-income residents. Inclusionary Zoning that has been in effect in Provincetown for the past five years has produced one unit of affordable housing, an additional eight in the pipeline and \$124,511 in fees to the town's Housing Trust.

The Towns of Truro, Chatham, Brewster and Harwich approved significant funding to the Pennrose housing development in the Town of Orleans totaling over \$400,000.

In the Town of Wellfleet, Article 46 passed, placing a community impact fee of 3% on "professionally managed" short-term rentals as well as Article 47, expanding the provision to include owner-occupied properties. The funds collected from the impact fees will be placed in two stabilization funds established by the town meeting: 35 percent will go into an affordable housing stabilization fund, aimed at providing housing for those earning less than 80 percent of area median income (AMI) and 65 percent will go to a mixed-income housing stabilization fund.

We are pleased to report that our communities have approved \$8.4 Million in funding this year for housing initiatives.

## **We have more work to do to solve our housing crisis.**

For FY23 Lower Cape Housing Institute, we will take a deep dive and focus on zoning updates, infrastructure and new ways of thinking about density and development. We are excited to share our offerings soon.

To kick off our FY23 Lower Cape Housing Institute, please join us at our virtual Summer Lower and Outer Cape Peer Group scheduled on Tuesday, July 12th and Thursday, July 14th beginning at 3 pm. See our flyer below.

**2022 Summer Lower & Outer Cape Peer Group**



# 2022 SUMMER PEER GROUP MEETINGS

quarterly housing conversations for municipal officials & staff

## OUTER CAPE PEER GROUP

Provincetown, Truro, Wellfleet and Eastham

Tuesday, July 12, 2022  
3 pm - 4:30 pm

## LOWER CAPE PEER GROUP

Orleans, Brewster, Chatham and Harwich

Thursday, July 14, 2022  
3 pm - 4:30 pm

These Peer Group meetings are an informal discussion space for municipal officials and town staff who are involved in or interested in housing production on the Lower Cape. The topic this month is **Leveling Up Community and Civic Engagement for a Successful Town Meeting** We will discuss:

- State & Federal Policies update
- Engagement strategies to broaden outreach and help inform better decision making at town meetings with  
*Guest Speaker: Alex Morse, own Manager, Town of Provincetown*
- Town Updates: Annual Town Meeting Recap



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Register for the Outer Cape Peer Group Meeting on July 12th

Register for the Lower Cape Peer Group Meeting on July 14th

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