

# Community Preservation Project Application

Submission Date: November 17, 2020

Project Title:

Affordable Housing Reserve Funds

Applicant (*note if public or private*): Orleans Affordable Housing Committee

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Project purpose (*Check all that apply*):

Open Space       Historic Preservation       Community Housing       Recreation

Project Location/Address: \_\_\_\_\_

Community Preservation Funding Request: \$500,000.00

Brief Project Summary: Request is to supply affordable housing funding in FY22 to be placed under the direction and control of the Orleans Affordable Housing Trust. CPA funding is vital to increase the supply of affordable housing in Orleans. While the Town has made efforts to reach the Orleans Comprehensive Plan goal of 10% affordable housing, it is apparent that there are significant unmet housing needs on the Lower Cape. Funding request is for \$500,000 in FY22.

## GUIDELINES FOR PROJECT SUBMISSION

1. Applications must be received by December 15, 2008 to be considered for recommendation at the Annual Town Meeting in May.
2. Funds would be available on July 1<sup>st</sup> following the Annual Town Meeting.
3. Applicants may include any maps, diagrams, and/or photographs pertaining to the project. Letters of Support for the project from community organizations or other sources may also be submitted (only one copy is necessary).
4. The Community Preservation Committee may require additional (or more detailed) information or further clarification to a submitted application.
5. Prior to submission of funding applications, applicants should review the Community Preservation Act (Massachusetts General Laws, Chapter 44B), the Orleans Community Preservation Plan and the Orleans Community Preservation Bylaw, copies of which are available at the Town Administrator's Office at the Orleans Town Hall. Nonprofit organizations applying for historic preservation funds for historic structures should also obtain a sample copy of an acceptable historic preservation deed restriction (also available at the Town Administrator's office) since this type of document will be required for such a project. Please call the Chairman or Vice Chairman with any questions.
6. Eligible projects must address one or more of the uses outlined in the Community Preservation Act. The Community Preservation Act, in Sections 2 and 5 (2), defines, by category, the following uses for Community Preservation funds:

### **Open Space**

Acquisition, creation and preservation of land to protect existing water supply/aquifer areas, agricultural and forest land, coastal lands, frontage to inland water bodies, wildlife habitat, nature preserves and scenic vistas.

### **Community Housing**

Creation, preservation and support of community housing defined as housing for low and moderate income individuals and families, including low and moderate income senior housing. The Community Preservation Committee is required to recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

### **Historic Preservation**

Acquisition, restoration and rehabilitation of historic structures and landscapes that have been determined by the local historic preservation commission to be significant in the history, architecture or culture of the Town or that is listed, or eligible for listing, on the State Register of Historic Places.

### **Recreation**

Acquisition, creation and preservation of land for active and passive recreational uses, including land for community gardens, trails and noncommercial youth and adult sports and the use of land as a park, playground or athletic field and for preservation and restoration of recreational facilities (Community Preservation funds cannot be used for a stadium, gymnasium or similar structure or for any maintenance purpose).

## Affordable Housing — Request for Housing Reserve CPA FY22 Application – 11-13-20

- Detailed Narrative: A complete and detailed description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs,

The Town of Orleans has a goal in its Comprehensive Plan to achieve 10% affordable housing in the community by 2020. The most recent update of the Massachusetts Subsidized Housing Inventory (SHI) lists Orleans at 9.2%, 30 units below the goal. While the target 10% is adjusted annually, based on the number of year-round occupied units, the Town is in a position to achieve its long-sought goal. Achieving the goal will provide residents with affordable housing opportunities, and will give the Town greater control in reviewing so-called 40B permit applications.

As the Town nears its 10% goal, it is apparent that significant housing needs remain. A 2017 Community Housing Study indicated that there was an unmet need of more than 1,000 housing units, based on cost burdened and underhoused families and individuals. The Study recommended adopting a Town-goal to create 100 new housing units over a decade, of which 85% should be rental units. The Housing Trust and adopted the goal in its mission statement.

Since it was authorized in Spring 2019, the Affordable Housing Trust has begun several initiatives to develop affordable housing. Projects under consideration by the Trust Board at the time of this application include:

- Cape Cod Five Operations Center – conversion to 64 rental units (50 Affordable)

*A private developer has reached an agreement with the bank to purchase the property and construct an affordable housing development consistent with previous architectural & planning studies completed by the Town.*

- Universal Lodge, 107 Main Street – conversion to 9-15 rental units

*The Trust held a public workshop for nearby residents to talk about options for the property. Further engagement will be done before the Town issues an RFP to secure a housing developer for the site.*

- Fund purchase of a vacant lot by Habitat for Humanity

*The building lot on Quanset Road is under construction with a late fall “wall-raising” being planned.*

- Purchase, rehab & rent existing condominium unit

*A unit at Old Colony Way was purchased and rehabilitated. A management contract is in place with the Orleans Housing Authority. Occupancy is expected in December 2020.*

- Governor Prence property, 66 and 76 Route 6A

*Upon Town Meeting approval on October 31, 2020, the Selectboard and Housing Trust will conduct a future use study of the 5.5 acre property. The study may lead to a funding request for funds to purchase the property for one or more municipal uses. The Town is in negotiation with the property owner, and the study will be conducted this winter.*

In addition to its pursuit of housing projects, the Trust Board has met jointly with the Affordable Housing Committee to develop a working relationship that will encourage progress toward housing goals. A statement of the individual and corporate responsibilities of each group was finalized in early 2020.

The Town Meeting article that created the Affordable Housing Trust was crafted so that the Trust would be poised to act quickly on potential housing opportunities while requiring oversight approval by the Board of Selectmen (BOS) for certain activities. BOS approval is required for the purchase or sale of real property, to lease or mortgage property, and to borrow money.

- Financial Data: Provide financial information for the project including total cost, additional revenue sources (public, private or in-kind), basis for the fiscal estimates and any other fiscal details currently available.

There is no specific identified property that would use the funds at this time.