

Community Preservation Project Application

Submission Date: November 13, 2019

Project Title:

Affordable Housing Reserve Funds

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

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Federal Tax Identification Number (if non-profit): _____

Contact Person (Name & Telephone): George Meservey (508) 240-3700, x435

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 FY21 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 FY21.

Affordable Housing — Request for Housing Reserve CPA FY21 Application – 11-13-19

- 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%, 25 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 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 45-55 rental units
- Universal Lodge, 107 Main Street – conversion to 7-9 rental units
- Fund purchase of a vacant lot by Habitat for Humanity (completed)
- Participate in joint conservation/housing purchase of vacant land at 66 Portanimitcut Road
- Potential purchase of foreclosed property at auction

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 is in final draft form for adoption.

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.