

Municipal Role in Affordable Housing Development

Case Study: The Residences at Lawrence Hill

WELLFLEET, MA

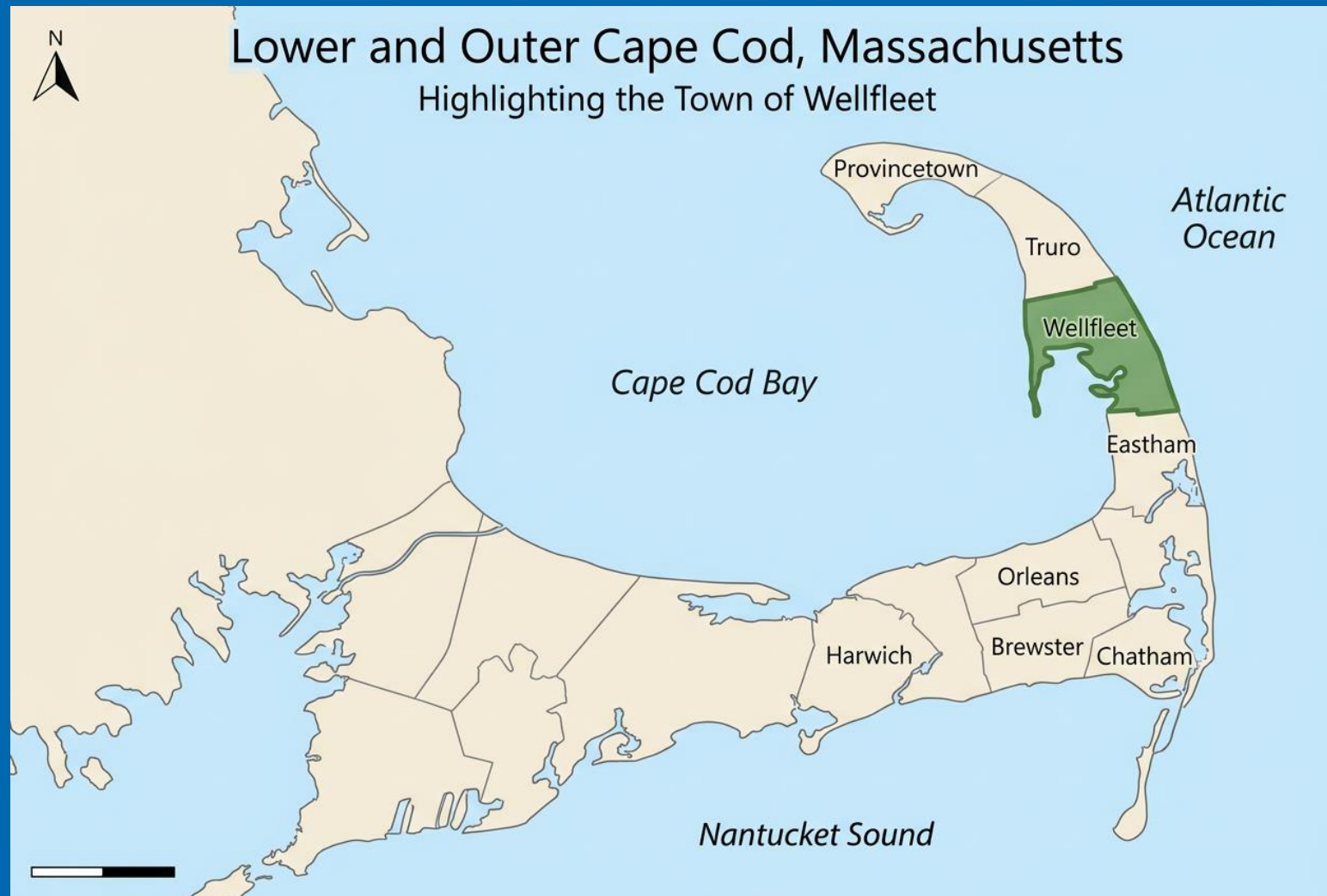
Jay Coburn, President & CEO

Community Development Partnership



community development partnership

Housing in the Town Wellfleet and the Outer Cape



Wellfleet Housing Snapshot

Population: 4,371 (2020 Census)

- 80% of housing is single-family homes
- 61% of homes are second homes
- 700 vacation rentals

Median Home Price (2023): **\$913,375**

Median Household Income: **\$114,074**

Income needed to afford median home: **~2x current income**

Housing Burden

- 37% of homeowners cost burdened
- 26% of renters cost burdened



Development of the Residences at Lawrence Hill Timeline

2018 Town Meeting

Voters unanimously approve use of 6 acres of Town owned land for Affordable Housing

2019

Task Force formed with representatives from

- School Committee
- Planning Board
- Housing Authority
- Water Commissioners
- Wellfleet Seasonal Residents Association
- Local Housing Partnership
- Select Board

Task force is charged with assessing community needs, community engagement and drafting RFP with support from Mass Housing Partnership.



Development Timeline

June 2019

First of 18 public meetings to develop a RFP for a developer with support from the Massachusetts Housing Partnership (MHP)

January 2020

The 95 Lawrence Road Task Force hosts a well-attended Community Engagement Forum

January 2020

Town awarded a \$100,000 Housing Choice Grant to study upgrading water system to serve the site

February 2020

Town awarded a \$30,000 grant from the Cape Cod Commission to study alternative wastewater systems

May 2020

Select Board holds public meeting to review draft Developer RFP



Development Timeline

September 2020

Town Meeting Authorizes \$3.8 million in backup borrowing to upgrade the water system pending MassWorks funding

March 9, 2021

Select Board approves the Developer RFP

August 2, 2021

Deadline for proposals from developers in response to the RFP

November 2021

POAH & CDP Selected as Developers

Winter & Spring of 2022

POAH & CDP Conduct Community Outreach and prepare Comprehensive Permit Application for the ZBA

June - 2022

CDP Community Organizers meet with all 40 abutters to present project design and receive feedback



Development Timeline

July – September 2022

ZBA holds five Public Hearings and approved Comprehensive Permit on September 22, 2022 with no public opposition.

Fall of 2022

Wellfleet commits \$1M in CPC funds and \$800,000 in Affordable Housing Trust Funds to the project

January 2023

HLC invites CDP/POAH to submit for Winter Rental Round – Not funded

July 2023

HLC invites CDP/POAH to submit for Mini Round- funded in October 2023

October 2023

Town receives \$2.9M MassWorks grant for wastewater treatment facility

October 2024

Closing & Groundbreaking

March 2026

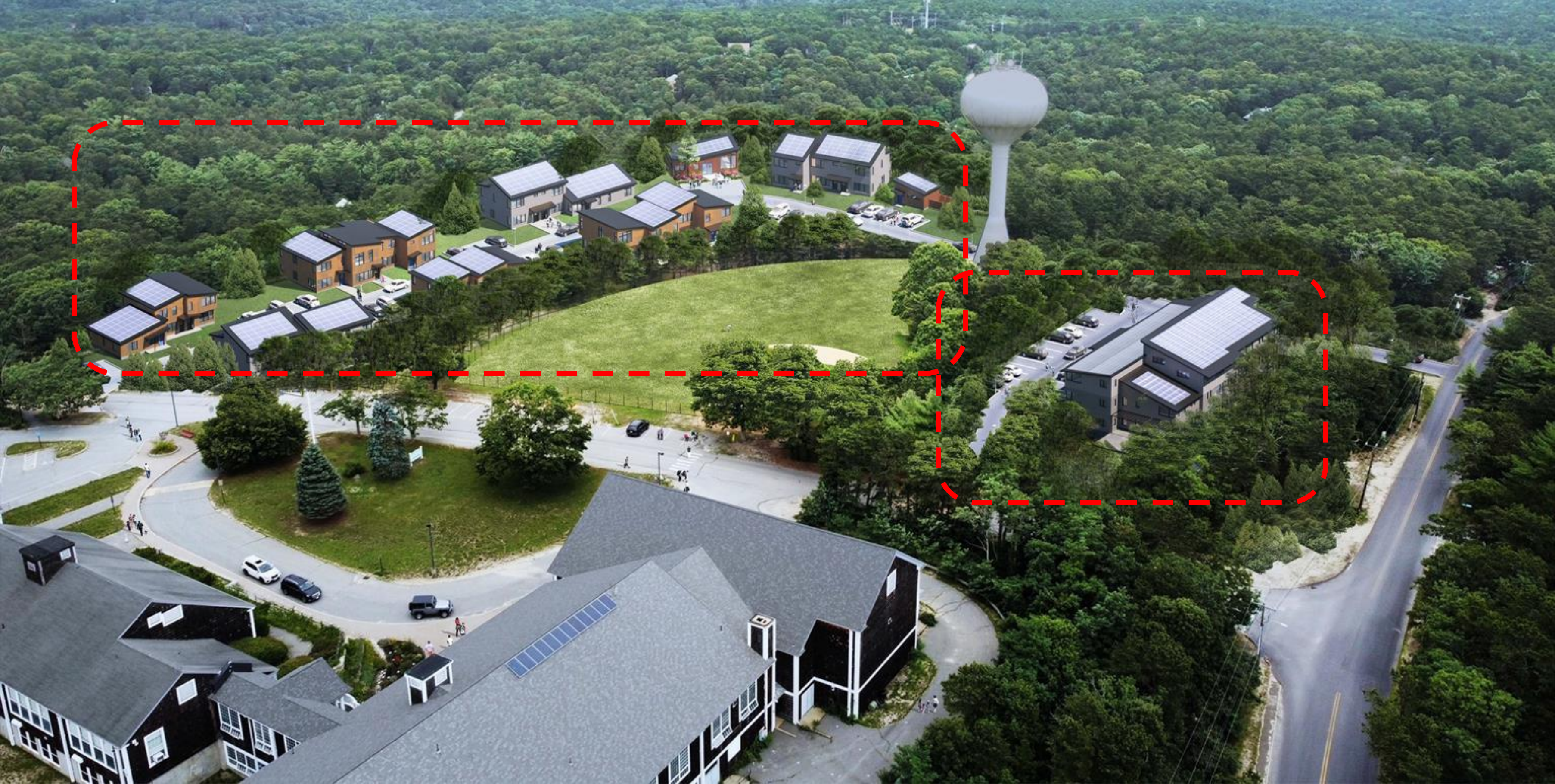
Project Completed



KEY FACTORS IN PROJECT SUCCESS

- Extensive Community Engagement throughout the process
- Task Force's foresight in addressing wastewater for the project and neighboring school and public safety facilities
- Task Force members were trusted by the community and included part-time residents with expertise in affordable housing development
- POAH partnering with a local Community Development Corporation with deep ties to the community
- Outreach to all abutters – knocking on doors
- Commitment of the development team to serve a wide range of incomes in the 46 units
- Use of an Architect committed to sustainable design and with ties to Wellfleet Community





95 LAWRENCE ROAD
SUSTAINABLE SITE DESIGN FOR SUSTAINING COMMUNITY







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



community development partnership