

How the Cape has used CPA to increase affordable housing



Thankful Chase Pathway
12 affordable family rental units
CPA - \$300,000
Harwich Housing Funds - \$368,518

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MHP

Massachusetts
Housing
Partnership

CPA & Community Housing

Goal of Presentation:

to show concrete examples of using CPA for the three eligible uses for Community Housing:

- Create Community Housing
- Preserve Community Housing, and
- Support Community Housing



Create

New Construction:

- Gap funding:
 - Filling the gap between funds needed and available sources
- Initiate project:
 - First money committed to entice other funders
 - Used to purchase land
 - Sole subsidy



Cape Examples: Gap Funding

West Barnstable Communities

Funding and permitting combined for both projects
Developers: Preservation of Affordable Housing (POAH) and
Housing Assistance Corp. (HAC)

Sources total \$10,658,357: MHP Mortgage, LIHTC Equity, Affordable Housing Trust Fund (DHCD), Housing Stabilization Fund (DHCD), Barnstable County HOME, and **Barnstable CPA (\$300,000)**



Cape Examples: Gap Funding

Schoolhouse Green, Falmouth

Developer: Falmouth Housing Corp.

Sources total \$10,740,415 : MHP Mortgage, LIHTC Equity, Affordable Housing Trust Fund (DHCD), Community Based Housing (DHCD), DHCD HOME, Barnstable County HOME, and **Falmouth CPA (\$800,000)**



Land was assembled from Housing Authority-owned, town-owned, and the purchase of a privately owned parcel.

The development also rehabbed an historic schoolhouse that is leased to a commercial tenant.

Cape Examples: Gap Funding

Melpet Farm, Dennis

Developer: POAH and HAC

Sources total \$ 10,578,701: MHP Mortgage, LIHTC Equity, Affordable Housing Trust Fund (DHCD), Housing innovation Fund (DHCD), DHCD HOME, Barnstable County HOME, and **Dennis CPA (\$470,000)**

Town purchased the land for both open space/agricultural and affordable housing. Ground lease for the housing development. 28 family rental units, all affordable to <60% AMI. The project is near net zero.



Create: Adaptive Reuse

Grace Goveia Building, Provincetown

Developer: New Boston Ventures and Provincetown HA
9 condominiums with 3 sold as rental units to the Housing Authority
Most recent use was town offices, then declared surplus.



Create: Adaptive Reuse

Simpkins School Residences, Bourne

Developer: Stratford Capital Group

65 studio, one-bedroom and two-bedroom over 55 senior housing

Reuse of surplus school with additional new construction

58 are affordable to >60% AMI and 7 are market rate

CPA contribution: \$98,000 of **Historic** funds



Create – Accessory Dwelling Units (ADU's)

Barnstable

Homeowners can use up to \$20,000 to create an affordable ADU



Preservation - Affordability

Cromwell Court Apartments, Hyannis (Barnstable)

Developer: POAH

124- unit existing apartment complex with 1,2,3, and 4 bedroom apartments
POAH purchased, rehabbed the complex and increased affordability to 100%

CPA - \$500,000



Preservation - Affordability

King's Landing, Brewster

108 existing affordable family rental units

Affordability restrictions were expiring

CPA - \$ 400,000



Preservation – Protection of Building

Brewster Housing Authority

Roof replacement on State Family Public Housing

Roofs were original (1988) and needed to be replaced to preserve the units

CPA - \$130,000



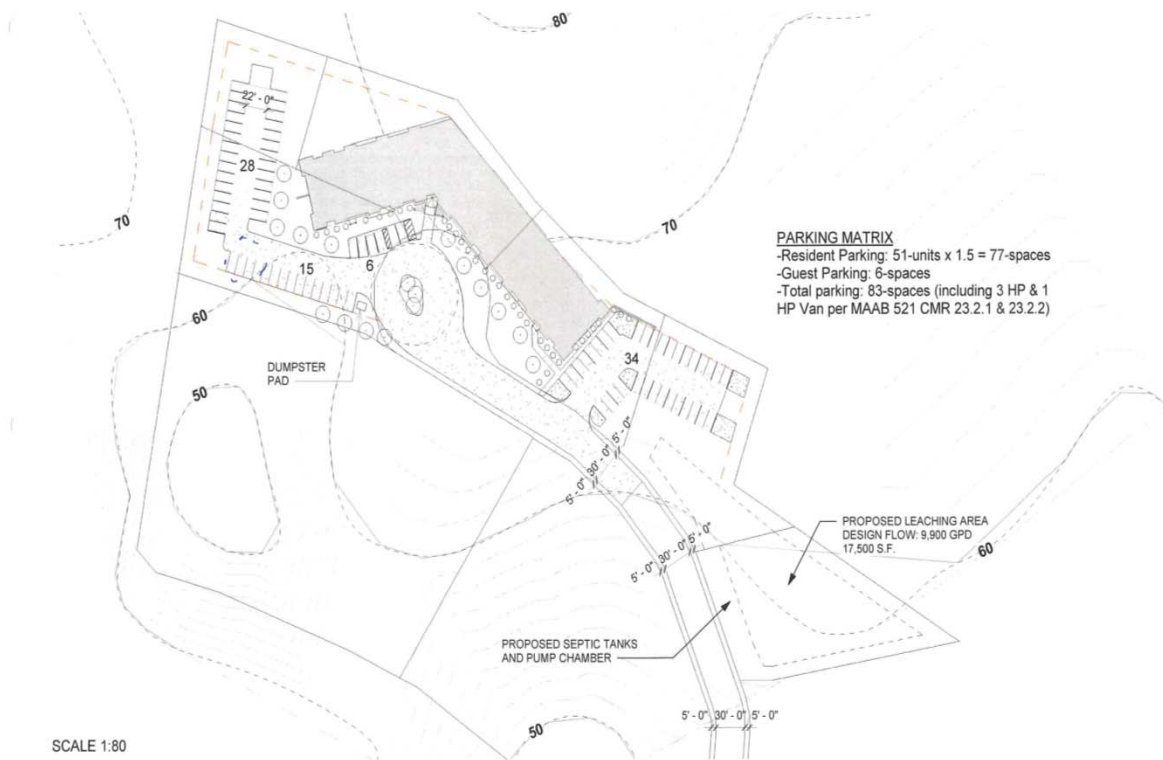
Support – Pre-development

Cape View Way, Bourne

CPA Funded Housing Authority pre-development feasibility studies to dispose of land to a developer by RFP for affordable housing

CPA - \$218,500

Project Awarded to
POAH/HAC 12/18
51 family rental units



CAPE VIEW WAY

SITE PLAN

A-100

10/15/2018



Support – Down payment Assistance

Provincetown

Down payment & Closing Cost Assistance Program

CPA - \$50,000 per year 2017 & 2018

Up to \$10,000 per household

Purpose: The Town of Provincetown, through its Community Preservation Fund, offers up to \$10,000 for each eligible buyer to put towards downpayment and closing costs for the purchase of an eligible affordable unit. It is intended to assist year-round residents qualifying at the 100% AMI [Area Median Income] or less income level who can afford monthly mortgage payments yet may not have enough money to pay the initial home purchase downpayment and closing costs. The loan is considered a "deferred payment loan;" it is interest free; and only must be paid back if property is sold or transferred within 10 years.



Support – Rental Subsidy Program

Chatham

Administered by the Chatham Housing Authority

CPA 2016 (3 year funding) - \$389,720

- The program provides up to \$350/month subsidy to landlord to assist tenants for 3 years.
- Have extended 3-year maximum assistance in some instances
- 2016 funds will assist 24 families
- This program has been replicated in several Cape towns with some tweaks such as reducing the subsidy over the 3 years



Support – Housing staff or RHSO

Community Development Partnership for Harwich and Chatham

- Both Harwich and Chatham have hired CDP to perform housing coordinator services for each town
- Duties include monitoring SHI units, resale of affordable units, staffing housing committee and/or housing trust, assisting the town to implement their Housing Production Plan, etc.
- Other regions of the state have established Regional Housing Service Offices (RHSO) to serve several communities. Each town contributes to the office based on the number of SHI units they have. The RHSOs typically also offer marketing and lottery services to developers for a fee.



community development partnership

Regional Funding!

Village at Nauset Green, Eastham

Developer: Penrose Properties

Town-owned land conveyed through a ground lease for 65 family rental units

All units are affordable >60% AMI

CPA: Eastham \$750,000, Orleans \$100,000, Wellfleet \$100,000



Regional Funding!

Cape Cod Village, Orleans

Developer: Cape Cod Village

Town-owned land conveyed through a ground lease for 15 bedrooms in 2 duplexes for adults with autism

CPA: Orleans \$100,000, Eastham \$100,000, Provincetown \$50,000, Chatham \$100,000, Truro \$50,000, Wellfleet \$100,000



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