

Terrapin Ridge Affordable Housing Project



**TOWN OF SANDWICH
LEANNE DRAKE, ASSISTANT TOWN PLANNER
& CPC COORDINATOR**

Background



- Town owned land – two 10 acre parcels
- Transferred ownership to the Sandwich Housing Authority in the 1970s
- George Fernandes Way was created in the 1990s
- 12 unit complex of two and three bedroom family homes
- Owned and operated by Sandwich Housing Authority

Pre-development



2006

- \$40,000 of Community Preservation Act funds were allocated to Sandwich Housing Authority to determine the feasibility of expanding George Fernandes Way

2009

- \$1.85 million of Community Preservation Act funds were awarded to Sandwich Housing Authority for the creation of 24 affordable units.
- Annual Town Meeting voted to bond the project.
- \$450,000 of \$1.85 million was used to preserve the existing 12 affordable units

George Fernandes Way Expansion Project



2017

- Request for proposal was released to select a developer
- Women's Housing Institute, a 501(c)(3) organization, was selected to develop the project
- The Women's Institute has over 35 years of experience in affordable and supportive housing development
- Project re-named Terrapin Ridge

Terrapin Ridge 40B



- Comprehensive Permit Application submitted October 2, 2017 – Project approved November 28, 2017
- 30 Units – All Rental + Community Building
- 21 Townhouses and 9 Apartments
- 6 one bedroom, 20 two bedroom, 4 three bedroom units
- 8 units affordable for families earning 30% or below AMI, 22 units affordable for families earning 60% or below AMI
- Low density farmhouse style buildings surrounding a common green space

MassWorks Grant



- Access Issues – construction of a new access road into the site from Quaker Meeting House Road. Current road to be closed and used for emergency vehicle access only.
- Women’s Housing Institute approached the Town for help with a MassWorks Infrastructure Grant in June 2018
- Town applied for the grant on behalf of WHI
- Awarded \$1.5 million October 2018

Next Steps



- Currently in the process of finalizing bid documents for the construction of the road way
- At this May Town Meeting, the town voted to appropriate or transfer \$1.4 million in CPA funds, as the project no longer needed to be bonded
- Minor modification to the Comprehensive Permit scheduled for May
- Announcement of addition grant applications

Terrapin Ridge – Conceptual Plan

