



HABITAT FOR HUMANITY OF CAPE COD

Partnering with Community Preservation

Habitat for Humanity and CPC

Working with CPC Funds December 1, 2012

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Introductions All Around

- Seminar Participants/Perspectives
- List one or two issues/items hope to review today
- Round table discussion format

Background

- Habitat for Humanity of Cape Cod
 - ▣ Celebrating 25th anniversary next year
 - ▣ Serving 15 communities on the Cape
 - ▣ Wall raising on our 80th home this fall
 - ▣ Expect to start on 100th home in next 2 – 3 years
 - ▣ Track record of positive projects w/CPC

Affordability

All HHCC homes built since 2000 are deed restricted in perpetuity via the Department of Housing and Community Development (DHCD) Local Initiative Program (LIP) Affordable Housing Deed Rider. This protects affordability in perpetuity, and is part of the process towards counting a unit on a community's DHCD Subsidized Housing Inventory (SHI).

Needs: Funding, Land & Support

While funding is key, so is land and so is support. One of the most important long term success strategies for encouraging and producing affordable community housing is short term success.

SUGGESTION: Look for the quick, easy and non confrontational project as a first

Pick the “low hanging fruit”

Habitat for Humanity

- Partnering with Habitat
 - ▣ A solid non profit
 - ▣ A recognizable name
 - ▣ A breadth and depth of skills
 - ▣ A community build
 - ▣ A shared mission

- Most common hurdle = land

Projects = Land, Land, Land

- Possible avenues for land acquisition
 - Donation
 - RFP from municipality
 - Purchase
 - CPC grant of funds to acquire land (no parcel specified)
 - CPC grant to acquire a specific parcel

A Tale of Four Projects

- Ginger Lane / Barnstable – Donation
- Main Street / Chatham – RFP
- Buck Island / Yarmouth – Open Acquisition Grant
- Namskaket / Orleans – Specific Acquisition Grant

*Pause

- Implementation – tale of projects is focused on implementation steps and may be geared more towards non-profit housing groups
- Any questions from CPC Member perspective (or other) before getting into details

Ginger Lane

- Out of the Blue – Generous Donation, 14,810 sq ft lot
- Meetings with Town – flag zoning/permitting issues early; smooth the path going forward
- Engineering
- Local Housing Committee
- CPC Funding Application
- DHCD Local Initiative Program Local Action Units Application



72 Ginger Lane

Main Street Chatham

- 2.07 acre parcel Main Street West Chatham
- Chatham Housing Authority purchased parcel using Housing Trust Funds
- Chatham Housing Authority issued RFP for Affordable Housing Developer
- Habitat for Humanity of Cape Cod responded
- Next Steps:
 - ▣ MESA
 - ▣ Engineering
 - ▣ ConCom
 - ▣ Permitting (Flex Zoning District)
 - ▣ CPC - funding

Yarmouth

- Grant from CPC envisioned HHCC acquisition of unbuildable lots, undersized lots, or lots that could be used effectively/efficiently for affordable housing via MGL ch. 40B
- Grant was for set sum, contract required certain amount of units
- Habitat would seek out lots to purchase on open market and/or from private sellers

Orleans - Namskaket

- Orleans Aff Hsng Com was looking for land
- Parcel came on the market – 5.2 acres
- Aff Hsng Comm and Town approached Habitat
- Habitat made an offer to market seller
- Purchase and Sale had contingency on CPC funding
- Habitat applied to CPC with P&S in hand

Communication/partnership between Housing Committee, Town Planning and Habitat throughout

Namskaket - historic element

□ CPC Project Review

- Intent had been demo of existing structure, create 5 lots
- During project review, became apparent that there was Historic interest in existing home
- Application amended
 - b/c need for 5 affordables for financials
 - Change to 40B instead of local zoning
 - Habitat took title, issued RFP for historic home for rehab and preservation

Namskaket

- Positive Process – working with all groups/all stakeholders
 - CPC
 - ATM
 - BOS
 - LIP
 - ZBA

Community Preservation and Housing

SUCCESS

breeds

SUCCESS



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