



Wellfleet Community

Spring 2008

Housing News

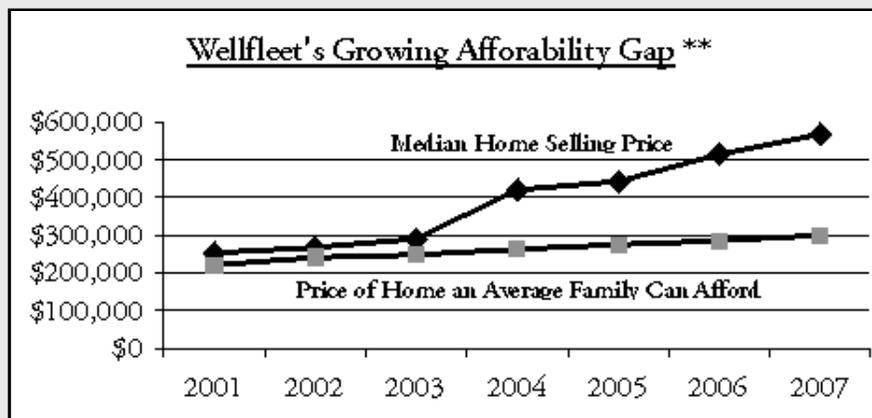
Newsletter of the Wellfleet Housing Authority and Local Housing Partnership

WELLFLEET'S COMMUNITY HOUSING CHALLENGE

Wellfleet is a wonderful place to live - but that's at the heart of our growing housing crisis. With home prices out of reach of our workforce population, limited buildable land and few affordable rentals, many of the people who make Wellfleet what it is – Fishermen, Teachers, Town Workers, Tradespeople, Healthcare Providers, and Artists – can't afford to live here anymore. Young people can't afford to stay in Wellfleet and raise families.

According to the 2008 Local Comprehensive Plan Update "If Wellfleet does not find ways to provide affordable housing, the very nature of our town may change in ways... which we say we do not want."

- The average wage for jobs in Wellfleet was \$563 per week or \$29,273 per year in 2005. That's about what a starting Teacher or Shell Fishermen makes which is approximately \$5,000 lower than the average wage for Barnstable County and \$20,000 lower than the average for the State.*



- Between 2001 and 2007, the median selling price of a single-family home in Wellfleet went up 124% to \$568,000. Five years ago, the average family could still afford a decent house in Wellfleet - *No more.***
- Median Wellfleet rents are at least \$1,100/month but many home owners can still make more money renting weekly to summer people than they can renting to year-round residents.*
- Projections suggest as many as 57% of all Wellfleet residents will be over 55 by 2020, up from 35% in 2000 (a 62% increase), while young people under 20 are projected to decline 23% in the same period.*

In 2006, the Wellfleet Local Housing Partnership hired John Ryan, a noted Housing Expert, to help develop a *Housing Assessment Study* that concluded: Wellfleet must develop 114 affordable housing units to reach the needs of its residents: These include:

- 50 affordable rental units to meet the needs of non-seniors
- 40 units of single-family affordable houses for 1st time home buyers
- 24 units of affordable rentals for seniors

If you need help with housing – fuel assistance, affordable rentals, mortgage help – try the Lower Cape Community Development Corp (CDC) 508 240-7873 or the Interfaith Council 508 255-9667.

* Wellfleet Housing Assessment Study

** Fiscal Year Data, Wellfleet Town Assessor, HUD Median Income, Barnstable County

WHO IS WORKING ON WELFLEET'S HOUSING PROBLEM

The Housing Authority and the Local Partnership work with the Town Administration and Boards, the Community Preservation Committee, which administers CPA funding, and local, state and federal organizations to promote affordable housing in Wellfleet. At least 70% of the affordable housing created can be reserved for Wellfleet residents.

The Wellfleet Housing Authority

The State authorized organization with the goal of providing residents earning low, moderate and median incomes with opportunities to rent or purchase decent, affordable housing. Four members of the Authority are elected and currently include: Elaine McIlroy Paul Pilcher, Judy Taylor and Gary Sorkin. Elaine LaChapelle Co-Chair, is a state appointment.

The Wellfleet Local Housing Partnership

An appointed Town Committee with the goals of increasing the Town's involvement in housing, fund-raising, working with the Park Service and promoting community awareness. The members include: Judy Taylor (chair), Barbara Gray (Planning), Cynthia Hope (Open Space), Peter Watts (Seashore), Steve Durkee, Gary Sorkin, Leroy Spaniol and Harry Peabody.



The drawing at left is from the Gull Pond Road Condominium Project. This is the proposed front elevation of Units 1-4.

WELFLEET COMMUNITY HOUSING ACTION PLAN

Developing 114 new units of Community Housing is a huge challenge for a town of Wellfleet's size. To meet this challenge, the Housing Authority and the Local Partnership held 3 community forums in 2007 and developed the *Wellfleet Community Housing Action Plan* that identified key steps we need to take. The *Housing Action Plan* is available online at www.wellfleetma.org or in hard copy at the Library.

- ✓ **Encourage Contributions to the Affordable Housing Trust Fund** – The Town has a Trust Fund to support affordable housing and you can make tax deductible contributions.
- ✓ **Expand Utilization of the Affordable Accessory Dwelling Unit (AADU)** – A great program to promote developing year-round rental units within existing homes.
- ✓ **Develop Tax Incentives and Zoning Changes** – To help encourage conversion of seasonal rentals into year-round housing and amend conversion bylaws to facilitate multi-unit projects if used for affordable housing.
- ✓ **Work with the National Seashore** - To develop affordable housing near the Senior Center.

COMMUNITY HOUSING: WHAT HAS BEEN DONE SO FAR

- ◆ **Fred Bell Way** - Fred Bell Way is a 12-unit affordable rental development funded by the USDA and built in 2002. There is a waiting list of qualified low and moderate income applicants that is managed by the Lower Cape CDC. **To get on the rental waiting list; call Liz Roys at the CDC, 508 240-7873.**

"Everyday I feel grateful that my son and I are able to live in this apartment so we can be close to our extended family, and I can work in, and contribute to, the Wellfleet community."

Joyce Tibbetts, Fred Bell Way Resident

- ◆ **Oyster Lane** - Built in 1999, on the site of Donny's Rest, a former cottage colony. Oyster Lane consists of 4 single family houses and 2 townhouses. One of the units is accessible and owned by a senior citizen.
- ◆ **Old Wharf Road** - The Old Wharf Rd project created 4 affordable homes in 2003. The land was donated by the Town combining small parcels to create buildable lots. The owners are all Wellfleet people.

"Our community benefits richly from diversity but our artists, watermen & tradesmen can't afford to live here anymore. I am one of the lucky ones."

Andrew Cummings, Old Wharf Homeowner,
Aquaculturist and Charter Boat Captain

COMMUNITY HOUSING – PROGRAMS NOW UNDER WAY

▲ Affordable Accessory Dwelling Units (AADU) and Construction Loan Program

Wellfleet has an Affordable Accessory Dwelling Unit (AADU) bylaw to encourage residents to create affordable rental dwellings in their home or on their property. In return, owners receive a tax exemption. To date, Wellfleet citizens have created 16 AADUs. With CPA funds, approved at Town Meeting, The Housing Authority has developed a pilot AADU loan program which provides no interest loans to help offset construction costs. One loan has already been made. **For information on AADU Loans, call Rex Peterson, Assistant Town Manager, at 508 349-0300.**

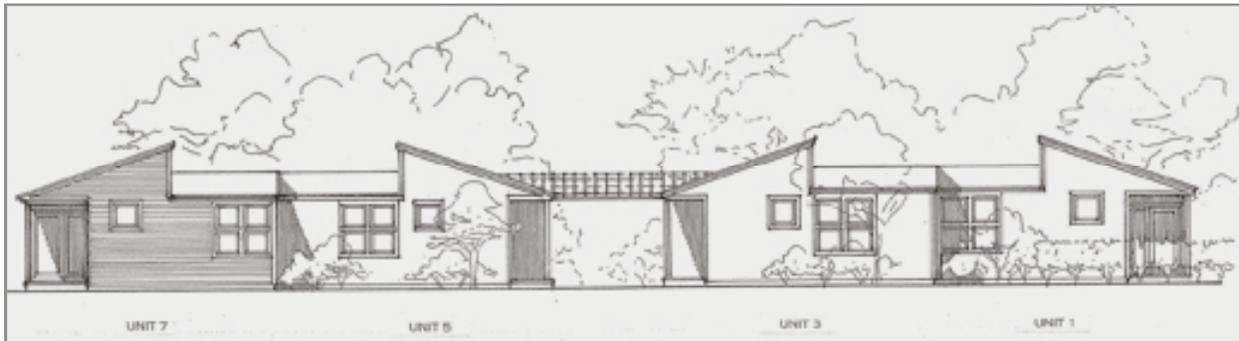
▲ Rental Assistance Program

Using Town-approved CPA funding, the Housing Authority is piloting a program to provide rent subsidies to qualified low income tenants in need who are year-round residents. **For more information, call Paul Pilcher at the Housing Authority, 508 349-5114.**

▲ Paine Hollow Road

This is a great site of 4.96 acres with 3 acres set aside for “Open Space”. Community Housing Resource, Inc. (CHR), the selected Developer, has obtained Conservation Commission approval for the construction of 7 clustered rental units for moderate and low income individuals and families. **If you want to get on the list of potential renters, call Khristine Hopkins, CHR, 508 487-2426 Ext. 3.**

The drawing below illustrates the road elevation of Building One of the Paine Hollow Road project.



▲ Gull Pond Road Condominiums

CHR will develop this 2.2 acre site as a 5 unit affordable condominium project. Anticipated completion is late 2009. **Potential Buyer? call Khristine Hopkins, CHR, 508 487-2426 Ext. 3.**

▲ 2082 State Highway

The Housing Authority purchased this property in December 2007 with CPA funds approved at Town Meeting. This property has a two-bedroom cottage on 1.72 acres of land. This site is ideally suited for the development of 6 additional rental units for medium to low income people in our community. A Project Developer will be chosen this spring and the cottage will then be available to rent.

▲ Atwood Avenue, lots: 106 map 14 & 295 map 12

Approved at the December 2007 Town Meeting, these are two town-owned undersized lots that have been combined for a single-family affordable home to be built by Cape Cod Habitat for Humanity.

▲ Mutual Self Help Home Building Program

The Mutual Self-Help Home Building program is a “sweat equity” project where a group of low and moderate income people work together to build their own homes. **Interested in learning more about Self Help Home Building? Call Judy Taylor, Local Housing Partnership at 508 349-3527.**



Wellfleet Housing Authority
 Wellfleet Local Housing Partnership
 300 Main Street
 Wellfleet, MA 02667

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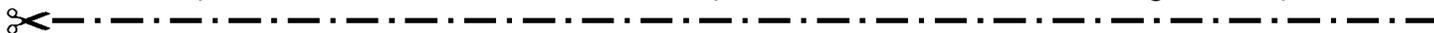
WHAT YOU CAN DO TO HELP

Have you thought about helping to solve the Housing Crisis in Wellfleet and preserve the character of our Town? Here are some of the things you can do...

- ❖ Make a tax-deductible donation to the Wellfleet Affordable Housing Trust Fund
- ❖ Donate property to help such programs as the Mutual Self-Help Home Building project
- ❖ Include donations of securities and land for affordable housing in your estate planning
- ❖ Get involved, donate your time and energies by joining one of Wellfleet's housing groups
- ❖ If you are an artist, gallery owner, restaurant owner, a performer - donate your work, a dining event, a performance, a service that can help raise money to support housing programs
- ❖ Create an Affordable Accessory Dwelling Unit in your home
- ❖ Turn a seasonal rental into a year-round affordable rental for a Wellfleet resident
- ❖ Support Affordable Housing at Town Meeting and before Town Boards and Committees

Come to our Summer Fundraisers - Support Community Housing - A Good Time and a Good Cause

If you are interested in any of these ideas, THANK YOU and please use the form below or call Gary Sorkin 508 349-7547 or Elaine McIlroy 508 349-2828, Wellfleet Housing Authority



Yes, I would like to help solve the Housing Crisis in Wellfleet.

- Please contact me about participating in one of the Wellfleet Community Housing programs.
- I would like to learn more about donating land or a house in support of Community Housing.
- Enclosed is my tax-deductible contribution of \$_____ payable to the Wellfleet Affordable Housing Trust Fund.

Name _____

Address _____

Phone _____ E-mail _____

Mail to: Wellfleet Housing Authority, 300 Main Street, Wellfleet, MA 02667