



TOWN OF WELLFLEET

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January 27, 2020

Kristy Senatori, Executive Director
Cape Cod Commission
3225 Main Street
P.O. Box 226
Barnstable, MA 02630

Dear Ms. Senatori:

The Town of Wellfleet is pleased to have this opportunity to apply for DLT A funding to support a development of up to 46 units of affordable rental housing and for technical assistance in analyzing Wellfleet's qualifications to be designated as a Housing Choice Community.

The Town of Wellfleet is planning to develop up to 46 units of affordable/community housing on six acres of Town-owned land to address the serious shortage of housing for year-round residents. **We are requesting \$30,000 for a study to determine the best options and siting for wastewater infrastructure on the site.**

This housing project received unanimous approval at Wellfleet's April 2019 Town Meeting. A Task Force was appointed and is working with a consultant from Mass Housing Partnership on all predevelopment activities and preparing an RFP. This is the last piece of Town owned land that can support a project of this size. The site is within walking distance of the center of Town and has access to services including municipal water and the public school.

Currently, only 1.9% of Wellfleet's year-round housing is identified as affordable by the State, falling far below the State goal of 10% for every city and town in Massachusetts. Several recent studies by the Cape Cod Commission, Housing Assistance Corporation (HAC) and an approved Wellfleet Housing Needs Assessment and Production Plan clearly document the need for creating more affordable housing to assure the health and sustainability of our community. Our local Housing Plan calls for the creation of 60 units in the next 10 years, 45 of those to be rentals. The need to create more affordable housing in Wellfleet is great for several compelling reasons. Between 1990 and 2015, those in the 25-44 age range, raising their own families and establishing community roots, decreased by 62%. During that same period, there was a loss of year-round rentals, decreasing by 42 units. The current rental vacancy rate in Wellfleet is 0%. Without housing options for working people, the projected decreases in younger adults will continue to erode the workforce and the ability to provide essential services to our community. Seniors are also

affected by lack of housing as there are no options to downsize in later life if needed. The report by HAC states that the challenges of a limited labor supply, the high cost of living, and the limited housing supply are magnified on the Outer Cape. The proposed housing project at 95 Lawrence Road is a major step in meeting the critical needs of our workforce and our seniors.

At this step in the project, a study to determine options for wastewater management and the best option for siting a system would be extremely valuable. It will be critical to address the need to control the nitrogen load and potential removal to prevent the flow of nitrogen toward Wellfleet Harbor and our estuaries. The attached map (Fig. 1) shows the site that will be developed wrapping around a ball field across from the Wellfleet Elementary School. A study that included evaluating the feasibility of an enhanced IA system could help determine if an advanced design under the ball field would be feasible. As you know, such systems are under evaluation in Barnstable County's IA test program. The Duck Creek watershed, one of the town's most impacted areas, is downgradient of the project, so reducing the load and impact of this project is critical. An enhanced IA system could also provide enormous demonstration value for the County. Our estimated cost for this study is \$30,000.

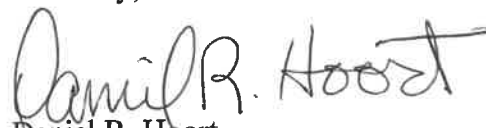
Applying for a Housing Choice Community designation is a priority of the town, the Wellfleet Housing Authority, and the Local Housing Partnership. Although only 1.9% of our year round housing is on the SHI, Wellfleet has done much to support housing efforts in the past several years including establishing an affordable housing trust fund, designating significant CPA funds for housing, giving town land for housing, and adopting an Affordable Flexible Residential Design bylaw. We would welcome assistance in determining Wellfleet's qualifications for a Housing Choice designation.

As requested in your letter of January 9, 2020, Wellfleet's Community Compact agreement with the State, signed Nov. 19, 2015, adopted the best practice of Capital Planning as follows:

1. Capital Planning: The community develops and documents a multi-year capital plan that reflects a community's needs, is reviewed annually and fits within a financing plan that reflects the community's ability to pay.

Wellfleet is grateful to have this opportunity to apply for funding to support the development of a significant number of rental units and to assess our position regarding the Housing Choice designation.

Sincerely,



Daniel R. Hoort
Town Administrator



Fig. 1: Six acre site voted at Town Meeting for the development of affordable/community rental housing wraps around a ball field and a water tower and is across the street from the Wellfleet Elementary School. A potential option is to site a septic system under the ball field and renovate the ball field. The site also has potential for south facing construction incorporating passive solar and active solar applications.