

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE

**2022 PROJECT APPLICATION FORM**  
**FOR CONSIDERATION AT APRIL 2022 ANNUAL TOWN MEETING**  
*Funding to be provided in FY23*

Project Name: Affordable Housing Trust - General Deposit      Date: November 5, 2021

Project Location: Town of Yarmouth - Town-wide

Assessor Map/Lot:

Deed: Book                                      Page

Total Cost of Project: \$ \$365,811  
(leave amount blank for land acquisitions.)

CPA Funding Request: \$ \$200,000

Fiscal Year: 2023

Project Proponent: Yarmouth Municipal Affordable Housing Trust

Title: Robert L. Whritenour, Jr., Chairman

Business Name: Town of Yarmouth

Mailing Address: 1146 Route 28, South Yarmouth, MA 02664

Telephone Number: 508-398-2231 x1275

E-mail Address: mwaygan@yarmouth.ma.us

Community Preservation Categories:

Community Housing  
 Historic Resource

Open Space  
 Recreation

NOTE: Some projects may be subject to a permanent deed restriction that meets the requirements of MGL c. 44B §12 and MGL c. 184 §23 to 31. The deed restrictions run with the land in perpetuity and are enforceable by a governing agency.

**OBJECTIVE.** State the purpose of the project.

The Yarmouth Municipal Affordable Housing Trust, a municipal entity, was created in 2007 by Annual Town Meeting. The purpose of the Trust, by statute, is to provide for the creation, support and preservation of affordable housing in Yarmouth for the benefit of low and moderate income households. For Yarmouth specifically, the Trust looks to take advantage of the flexibility inherent in a Housing Trust to create and fund housing opportunities that need action more quickly than a yearly Community Preservation Grant Cycle or Town Meeting may allow.

**PROJECT SUMMARY.** Include statement of community needs, how the project meets the criteria for funding, and how the project benefits the Town of Yarmouth. Describe the site, including zoning, number of acres, natural features of the property, and how the property is being used now and its proposed use.

The Town of Yarmouth lacks an adequate supply of housing which is safe and decent, and affordable to its low and moderate income households. The Trust aims to address this need with the provision of funding and technical assistance to create new affordable units, preserve existing affordable units, provide rent and mortgage assistance, and provide lottery services. The Trust is a key funding mechanism for the Town's Affordable Housing Program, which prioritizes housing which counts toward the Town's 10% Affordable Housing Inventory. The Trust awards funds through a competitive procurement process. The Trust is also involved in the Town's affordable housing planning efforts, and in the development of new programs benefiting Yarmouth residents.

The project meets the criteria for Community Preservation funding as it provides community housing opportunities to Yarmouth households earning less than 100% of the Area Median Income. (More details can be found in the attached addendum.)

**COMMUNITY BENEFIT.** How does the project benefit Yarmouth? Include number of visitors, if appropriate.

The project benefits Yarmouth by creating and preserving high quality affordable housing and services which:

- Provides stable, safe and decent housing.
- Improves the local economy with the housing of a stable workforce, the creation of construction jobs, the additional local spending by households which now have free cash, and the revitalization of distressed areas with new construction.
- Improves community health as affordable households now have free cash for health care and nutritious food.
- Improves educational outcomes by reducing the mobility of affordable families with school-aged children.

**CONTROL OF SITE.** Indicate if applicant owns or has a purchase agreement for the property. If under agreement, attach a copy. Attach the current deed to the application.

Trust funds will only be used in support of projects with clear title and control of the site.

**PERMITTING REQUIREMENTS.** List permits needed for completion of project and anticipated timeline, including any special permit, variance or other approval required.

Trust funds will only be used in support of projects that are properly permitted by the Town of Yarmouth.

**IMPLEMENTATION.** Who will implement the project and is there a project manager?

The Trust consists of five Trustees: Robert L. Whritenour, Jr, Town Administrator and Chairman; Robert C. Lawton, Jr., Member-at-Large and Vice Chairman; Tracy Port, Selectman Member, Brad Goodwin and Nate Small. The Trust has ample implementation capacity as its day-to-day programming is managed by Mary Waygan, who has been the Town's primary affordable housing administrator for the past fourteen (14) years. With the Trust's program administration done within the Department of Community Development, there is a coordinated approach to the Town's Affordable Housing, Planning, Economic Development and Community Preservation activities. Lastly, with an office in Town Hall, services and technical advice are readily available to Yarmouth citizens, members of Town committees and boards, and providers of affordable housing.

**PROJECT WORKPLAN AND TIMELINE.** Include estimated timeline or anticipated phases for completion of project.

In Fiscal Year 2023 the Trust will continue to support existing affordable housing programs, develop new and innovative housing programs, provide technical assistance to providers of affordable housing, monitor funded programs, and participate in affordable housing planning efforts. Priority projects include the Buy Down Program, Town-wide Rental Homes, and the update to the Town's Housing Production Plan.

**MAINTENANCE.** CPA Funds cannot be used for maintenance. If ongoing maintenance is required, who will be responsible and how will it be funded?

Ongoing maintenance for affordable housing created or preserved with Trust funds will be provided by the owner of the unit; the affordable buyer in the case of homeownership units and the landlord in the case of rental units. Any preservation shall not be maintenance and shall be done in compliance with the state's definition of preservation through emergency repair.

**COMMUNITY SUPPORT.** What is the nature and level of support for this project?

The Trust's reports to the Board of Selectmen and the Community Preservation Committee have been well received. Affordable housing is a priority goal set for the Town by the Board of Selectmen.

**SUCCESS FACTORS.** How will the success of this project be measured? List identifiable outcomes.

The Trust will measure success per program and project. Typically, a successful outcome is measured with an increase in the number of units on the Town's Affordable Housing Inventory (the Subsidized Housing Inventory (SHI)), but some projects, such as rental assistance, measure success by the number of persons or households served.

**BUDGET.** Itemize the project budget. Expenditures and estimated costs must be clearly identified and back-up documentation provided. A minimum of two **cost estimates** for the project must be included in the application.

**Town license and permit fees are not waived for CPA projects and should be included in budget estimates.**

		<i>Cost Estimates</i>	
Item	Description	CPA Funds	Other Funds
1	Affordable Housing Creation - New Units	\$131,386	\$0
2	Affordable Housing Preservation (Acquisition or Emergency Repair)	\$15,000	\$72,125*
3	Affordable Housing Support (Rent/Mortgage/Utility Assistance)	\$0	\$68,723**
4	Program Administration - Salary	\$53,614	\$13,403*
5	Program Administration - Planning and Other	\$0	\$11,560*
6	Legal	\$0	\$0
7			
8			
<b>Subtotal</b>		200,000	165,811
<b>GRAND TOTAL</b>		\$ 365,811	

**OTHER FUNDING.** List additional or alternate sources of funding for this project. (Required)

Grant Name/Organization	Date Applied	Amount Requested	Status of Your Application	Date grant is awarded
* CDBG Entitlement	June 1, 2021	\$124,817	Approved	08/06/2021
** CDBG-CV CARES ACT	Dec 8, 2020	\$318,195	Approved	12/10/2020

Please list any donated labor and/or materials and the value for each.

<u>Labor/Materials</u>	<u>Value</u>
1. _____	\$ _____
2. _____	\$ _____
3. _____	\$ _____
4. _____	\$ _____

**SUPPLEMENTAL INFORMATION CHECKLIST:**

The application should contain the following supplemental information in order to be processed:

- \_\_\_ List of Board of Directors
- \_\_\_ Site plan: stamped by a Registered Professional
- \_\_\_ Project budget
- \_\_\_ Project costs (include a minimum of two cost estimates)
- \_\_\_ Assessor’s Field Card (go to <http://gis.vgsi.com/yarmouthma/> and click *Enter Online Database*; enter address into search box; click address; select *Field Card*)
- \_\_\_ Title and deed to the property
- \_\_\_ Photographs or renderings of existing site and conditions (size 8 ½ x11 or 11x17)
- \_\_\_ Architectural plans and specifications (size 8 ½ x11 or 11x17)
- \_\_\_ Letters of support
- \_\_\_ Town Administrator’s signoff for projects utilizing Town resources

**For Affordable Housing Rental Projects:**

- \_\_\_ [Affordable Rental Housing Price Proposal Sheet](#)
- \_\_\_ Letter of recommendation from the [Community Housing Committee](#)

**For Historic Resources:**

- \_\_\_ Documentation of historical significance from one or more of the following sources:
  - a. the [State Register of Historic Places](#)
  - b. the [National Register of Historic Places](#)
  - c. the [Yarmouth Historical Commission](#)
- \_\_\_ Letter of recommendation from [Yarmouth Historical Commission](#)

**For Open Space Acquisitions:** Please contact [Dawn-Marie Flett](#) for additional guidance. Town acquisitions must adhere to [Yarmouth Land Acquisition Procedures](#)

- \_\_\_ Written report from the [Health Department](#) on the environmental quality of the site and whether a 21E study is necessary.
- \_\_\_ Written report from the [Conservation Administrator](#) on the environmental quality of the site.
- \_\_\_ Account of any taxes or other bills owed from [Collectors](#).
- \_\_\_ Appraisal(s) on the property.

**For Recreation Projects:**

- \_\_\_ Letter of recommendation from the [Recreation Commission](#)

**MOST RECENT COPY (ONE) OF THESE FORMS:**

- \_\_\_ Tax Determination Letter (IRS)
- \_\_\_ W-9 Form
- \_\_\_ Form PC (Massachusetts Office of Attorney General)
- \_\_\_ Annual Corporate Report (Massachusetts Secretary of State)
- \_\_\_ Form 990 (IRS)

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE

**2022 PROJECT APPLICATION FORM**  
**FOR CONSIDERATION AT APRIL 2022 ANNUAL TOWN MEETING**

**ADDENDUM**

**Project Name:** Affordable Housing Trust – General Deposit

**Date:** November 5, 2021

COMMUNITY NEED FOR AFFORDABLE HOUSING

The Town of Yarmouth is at a crisis point for housing as it does not have an adequate housing supply for its low and moderate income residents. As a result a significant percentage of residents experience housing problems such as a housing cost burden. In response, the Town has set increasing affordable housing opportunities as a priority and has set the goal of having at least 10% of its year-round housing stock deed restricted affordable. The Town has made measurable progress toward this goal, and currently the Town is exactly halfway to its goal with 5% of its year-round housing stock deed restricted affordable. The Town has 602 affordable units and needs an additional 602 to meet its goal. With the addition of the 40 Affordable Apartments at Yarmouth Gardens on Route 28 in West Yarmouth, the Town will have 642 units and 5.3% of our year-round housing stock will be deed restricted affordable. More details of the Town’s housing plans can be found in the Town’s Housing Production Plan, Community Preservation Plan, and Local Comprehensive Plan, but it is interesting to note the following here:

With 45% of all Yarmouth households considered low- to moderate-income, there is a significant sector of Yarmouth households which cannot easily afford to buy a home, and for whom renting is not an affordable alternative. In fact, per US HUD, 27% of all Yarmouth households have a housing cost burden, where over 30% of household income is spent on housing costs. 14% of all households have a severe housing cost burden, where over 50% of household income is spent on housing costs. There are also some fundamental housing market characteristics which exasperate the housing crisis. For example, Yarmouth has 7,111 housing units, however, being a popular summer tourist destination, only 62% of the total number of housing units are occupied year-round. Lately there has been an influx of households moving to Cape Cod from urban COVID-19 hotspots. These wealthier households are out-competing local residents for housing and driving up home prices and rents. In Yarmouth, the median sale price for a home is \$440,00 and median gross rent is \$2,200.

Another important housing characteristic is that the vast majority of Yarmouth’s housing stock is old, with seventy-two percent (72%) of the current housing stock built before 1980, and ninety percent (90%) of all housing stock being built prior to 1990.

The need for affordable housing is also evident by the sheer number of households seeking out affordable rental units. The existing wait times for a unit in Yarmouth’s affordable rental complexes are multi-year. The Yarmouth Housing Authority has a wait list of 2,218 households; Simpkins Residences has a waitlist of over 200 households; and the Cape Cod Ready Renters program has a

waitlist of almost 300 household. Yarmouth Commons, which opened in 2019, has a wait list of 115 households. The new housing at Yarmouth Gardens has received over 600 applications for 40 new apartments, and the deadline to apply is still pending. Lastly, there are over 1,500 households on Yarmouth's Section 8 Mobile Rental Voucher waitlist.

With these pressures, it is little wonder that both the 2000 and 2010 Census shows that Cape families continue to leave the Cape. (The 2020 Census data on housing is scheduled to be released by the end of the November.)

To address these needs, the Trust works to create and preserve both ownership and rental affordable, and to provide housing services.

#### CRITERIA FOR FUNDING:

The project meets the following general goals of the Town's Community Preservation Program:

- Serves a community purpose with the public benefit of community housing serving low and moderate income households with affordable housing opportunities and services.
- Leverages other public and private resources to the greatest extent possible, including a Community Development Block Grant (CDBG) from US HUD, the Massachusetts Affordable Housing Trust, Massachusetts Department of Housing and Community Development (DHCD), and private funds raised by Housing Assistance Corporation and the Council of Churches.
- Executes the Town's local planning efforts including the Yarmouth Housing Production Plan and the Local Comprehensive Plan Chapter on Affordable Housing.

Furthermore, the project meets the following specific goals in the category of Community Housing:

- The project is one of the main mechanism of the Town to reach the 10% goal for affordable housing as set forth in MGL. c. 40B and has added 140 new affordable housing units to the Town's Subsidized Housing Inventory (SHI), bringing Yarmouth's percentage to 5%.
- The vast majority of project expenditures create new affordable housing units which meet the regulations and guidelines of the Department of Housing and Community Development (DHCD) Local Initiative Program (LIP) to qualify for the 40B Subsidized Housing Inventory (SHI). Some expenditures preserve existing SHI units and others provide housing services such as with rental assistance.
- The project promotes affordable housing opportunities consistent with the Town's Housing Production Plan. This includes the prioritization of creating new affordable units, adding units to the SHI, and prioritizing rental housing.
- The project promote the re-use and redevelopment of existing properties with the Buy Down Program and Town-wide Rental Homes Program.
- The project promotes local preference for Yarmouth residents and employees.
- The project preserves affordability of units in perpetuity, typically with a deed rider which survives foreclosure.

## ACTIVITY SUMMARY for 2021:

In 2021, the program continued to prioritize the Motel Redevelopment Program. It is a pleasure to report that the redevelopment of the Yarmouth Gardens Motor Lodge is nearly complete. Located at 497 Route 28, West Yarmouth this out-of-date motel property was completely demolished. In its place a new, modern complex is under construction with forty affordable apartments, a community room, a playground, and an on-site wastewater treatment facility. This development was awarded \$1,261,300 of Community Preservation funds and leveraged \$9.9 Million in county, state and federal subsidies and tax credits. The construction is slated to be completed in early 2022 with tenant occupancy to begin by February 2022.

In partnership with Building Dreams, Inc., the Trust preserved two affordable rental units sold by Harwich Ecumenical Counsel for Housing (HECH). These two units could have been lost to the affordable program if not matched with a new provider of affordable housing. The Trust will continue to work with HECH to ensure its affordable housing rental units in Yarmouth are sold with the affordability restriction in place. These two units are now part of the Town-Wide Rental Home Program, which currently has an inventory of 13 affordable rental units.

Also in 2021, the Trust continued to provide funds to Hands of Hope Outreach Center Rental Assistance Program. This program was initiated in 2020 to prevent evictions of household experiencing a financial hardship due to the spread of COVID-19. To date, Hands of Hope has assisted five (5) households.

In 2021 the Trust continued the Buy Down Program with the issuance of a competitive Request for Proposals (RFP) to administer the Program. The Buy Down Program converts existing homes in Yarmouth to affordable housing with a subsidy (or buy down) of the sale price at closing. The units are then deed restricted affordable in perpetuity. Income eligible affordable buyers are selected by an affirmatively and fairly marketing lottery. The Buy Down Program has created 19 affordable homes to date and the average subsidy is \$110,000 per unit; however, given current market trends, the anticipated subsidy for the current round is \$150,000 per home. The Trust is currently evaluating the responses submitted to the 2021 Buy Down Program RFP and hope to initiate the program in late 2021.

In an effort to plan new affordable housing, the Trust has meet with Habitat for Humanity to schedule the next Habitat build in Yarmouth. This will be dependent on the identification of land suitable for the construction of new affordable homes. The Trust and Habitat also discussed a possible pilot program where existing homes are rehabilitated by Habitat and sold at an affordable price.

## PERFORMANCE SUMMARY

The Yarmouth Affordable Housing Trust has played a pivotal role in the Town's Affordable Housing Program. Since established in 2007, the Trust has created 150 new units, preserved 8 existing units, and supported over 35 additional households. Looking ahead, the Trust has 81 new affordable units planned or under construction, has reserved funds to step in and preserve existing affordable homes, and, if no other program exists, to provide emergency assistance to households to avoid homelessness on a case-by-case basis. Continued funding of the Affordable Housing Trust ensures the furtherance of this positive trend. A performance summary chart is shown here:



<b>AFFORDABLE HOUSING TRUST</b>	<b># COMPLETED</b>	<b># PLANNED or UNDER CONSTRUCTION</b>
<b>HOMEOWNERSHIP</b>		
Buy-Down Program	19	3
Buy-Down Mill Pond Village		19
Construction of Town-owned Land (West Yarmouth Road and Cedar Street)	3	14
Construction of Habitat Homes (Virginia Street)	6	
Preservation of Existing Homes	8	
<b>RENTAL</b>		
Affordable Rental Units by Motel Redevelopment (69 units at the Yarmouth Commons, 881 Rt 28; 40 units at the Yarmouth Gardens, 497 Rt 28)	69	40
Rental Units by Conversion of Properties (Wilfin (3) and Town-wide Homes (11))	14	
Rental Units Supported by Ready Renters List	31	
Veteran Housing		5
<b>SUB TOTAL</b>	<b>150</b>	<b>81</b>

Please note, of the 150 units completed, 140 are new additions to the Subsidized Housing Inventory.

In 2022, the Trust will direct its efforts and funding toward the creation of new affordable rental and homeownership units, the preservation of our existing deed-restricted affordable housing stock, the support of providers and developers of affordable housing, and homelessness prevention. Priorities will include the Buy Down Program, the Town-wide Rental Homes program, and the update to the Housing Production Plan.

## PROGRAM SUMMARIES

### HOMEOWNERSHIP PROGRAM

#### Preservation of Affordable Homes (8 units to date)

Yarmouth has an inventory of deed-restricted affordable homes that, from time to time, come up for resale or face foreclosure. With some of the older deed riders there is little protection from foreclosure, and some riders have a set window of time for the affordable resale process. If the bank is unwilling to negotiate on the foreclosure or if the resale process takes too long, the unit is lost to the affordable program. Also, some units have been affordable for decades and need critical emergency repairs in order to sell. It is a critical role of the Trust to preserve the affordability, and “save” these units by stepping in with foreclosure prevention, acquisition and/or rehabilitation funds, or with additional marketing for the identification of a new affordable buyer. The Trust has preserved eight (8) affordable homes to date in this way. The Trust intends to budget annually for at least one preservation unit.

#### New Construction on Town Land (3 units to date – 14 additional units planned)

The Town of Yarmouth has a strong history of donating land for affordable housing. The Brush Hill Road, Setucket Pines, and German Hills neighborhoods were all built on land

donated by the Town. In 2008, the Trust donated the Old Cedar Lane parcel to Our First Home, Inc. which constructed and sold a new affordable home to an eligible buyer in 2009. More recently, in 2015, the Trust donated a 1.2 acre lot to Our First Home, Inc. on West Yarmouth Road for the construction of two new affordable homes. The construction of these homes is complete, and the homes were sold to affordable buyers in 2016.

The Trust will continue to look at Town-owned land for the development of affordable housing. One possibility is the land north of West Great Western Road, which could support up to 14 new affordable homes along side a group home serving five veterans. Another lot under consideration is 520 Buck Island Road. There are several other lots under consideration for reuse by the Town's Land Disposition Committee, such as land on West Yarmouth Road abutting the Bayberry Hills Golf Course, and parcels in the Baer's Path/Christmas Tree Way neighborhood, were seen to have more potential as market-rate developments where inclusionary zoning would require a portion of the units to be set aside for affordable housing.

#### New Construction by Habitat for Humanity (6 units)

In 2013, the Trust awarded \$70,000 to Habitat for Humanity for the development of six (6) new affordable homes on Virginia Street. Habitat completed the construction in 2017, and all six (6) homes are now occupied by Habitat families. This affordable neighborhood is a true testament to the community's support for affordable housing.

#### Preservation of Homes Through Emergency Repairs

Preservation of a low/moderate income home through emergency repairs is an allowable use of Community Preservation Funds. The Town receives a steady stream requests for assistance each year, and in response has developed several partnerships to address this need, including the HECH HELP Program which is funded with Community Preservation Funds. The programs currently available to Yarmouth residents include:

##### Program with Community Preservation Funds

- Housing Emergency Loan Program (HELP) by HECH

##### Programs with Federal, Regional or State Funds

- Yarmouth's CDBG Septic Pumping and Repair Program
- Barnstable County Septic Loans
- USDA Rural Development For Home Rehabilitation
- Home Modification Loan Program For Disabled Households
- Cape Light Compact Residential Home Energy Service

#### COVID Relief Programs for the Preservation of Homes with Mortgage and Utility Assistance

In response to the pressures experienced by homeowners due to COVID-19, assistance with mortgage and utility payments is being addressed by the Town's Community Development Block Grant (CDBG) Programs, funded by US HUD under the CARES Act of 2020. This program has assisted two low-income homeowners to date.

## RENTAL PROGRAM

### COVID Relief Programs for Rent and Utility Assistance

In response to the spread of the COVID-19 virus, in April 2020 the Trust awarded \$24,000 to the Hands of Hope Outreach Center to ensure adequate rental assistance funds were available to Yarmouth households experiencing a hardship due to the spread of COVID-19. In order to assist as many Yarmouth households as possible, special income limits apply to these funds, where renters earning up to 100% Area Median Income may apply. (Typically the Trust limits income recipients to 80% of the Area Median Income.) This program leverages funds from the state and federal government, and private donations, and will be critical to prevent homelessness during the current pressures on the local housing market and economy caused by the pandemic.

In addition to rental assistance, the Town provides utility assistance to low-income renters experiencing a hardship due to COVID-19. This program is funded by the US HUD Community Development Block Grant (CDBG) Programs under the CARES Act of 2020. This program has assisted one low-income renter to date.

### Town-Wide Rental Homes (13 units completed)

Since 2012, the Trust has awarded \$667,500 to Building Dream Inc. for the acquisition of thirteen (13) existing, moderately priced dwelling units for conversion into affordable rental units. \$120,000 of these funds have been provided as a repayable, low interest loan. Each housing unit is deed-restricted affordable in perpetuity, rehabilitated, and managed by Building Dreams after conversion to an affordable unit. It should be noted, Building Dreams does not shy away from units in need of significant rehabilitation. This has an added benefit of removing dilapidated housing stock, and converting them into viable, high quality units.

Many of these units leveraged acquisition and/or rehabilitation funds from US HUD's Community Development Block Grant (CDBG) Program. This is a strong example of how Community Preservation Funds are used to develop viable new programs, and leverage non-Town funds and resources.

### Regional Ready Renters Program (31 units served)

While many of the Trust's programs provide financial support for the acquisition and construction of affordable housing, there is also a need for technical assistance. Developers often need support to navigate the state's complex approval process of new affordable units. To this end, the Trust supports the Regional Ready Renters Program, which provides a state-approved lottery and wait list of income eligible renters for smaller affordable housing developments. The program is used to select tenants for the following affordable units:

- Appleby Court Apartments (2 affordable units)
- Neptune Place (6 affordable units)
- Windrift Motel Cottages (2 affordable units)
- Cap'n Gladcliff Motel (7 affordable units)
- Willfin Road (3 affordable units)
- Affordable Accessory Apartments (2 affordable accessory apartments on West Yarmouth Road and Old Main Street)
- Town-Wide Rental Home (9 scattered sites units complete)

Having an approved wait list for affordable rentals is a powerful tool in expediting tenant selection for new affordable units, especially for smaller developments and redevelopments on and near Route 28. The list also creates more housing opportunities for our local residents, as it offers one centralized wait-list for these units.

The Trust expanded the program to developers and property owners in Dennis, Orleans, Falmouth and Barnstable for a fee. This has generated over \$60,000 in revenue for the Trust. Participants receive direct program delivery from Mary Waygan of the Department of Community Development.

#### Wilfin Rental Units (3 units)

Partnering with a local developer of rental housing, the Trust created three deed-restricted, affordable rental units on Wilfin Road. A portion of the funds was used to rehabilitate the units, the remaining was provided as acquisition assistance.

#### SPECIAL CLIENTELE PROGRAM (35 households served – 5 planned)

The Trust is prepared to support individuals and households at risk of losing their housing in Yarmouth. This is typically accomplished by providing funds to human services or housing agencies who address these needs, such as Hands of Hope or Housing Assistance Corp. Past efforts include assistance to people leaving a motel room. Current efforts include assisting household with a financial hardship caused by COVID-19 with rental assistance in order to prevent an eviction.

#### Veteran Housing (5 units planned)

New to the program is a developing partnership with the Veterans Outreach Center of Cape Cod and the Islands (VOC) to produce a new five-unit group home serving their clients at risk of homelessness. The Trust is encouraging a land disposition to VOC along with volunteer support to make this group home a reality.

#### ADMINISTRATIVE and PLANNING SUPPORT of AFFORDABLE HOUSING

##### Administration and Planning

The Trust covers the majority of administrative costs of the Affordable Housing Program, which is responsible for a multitude of tasks:

- Develop and implement Housing Production and Action Plans to attain 10% goal
- Monitor the Ch. 40B Subsidized Housing Inventory
- Review new housing proposed through Ch. 40B Comprehensive Permits, Inclusionary Zoning, Local Initiatives, and the Motel Bylaw.
- Process affordable housing regulatory agreements and other legal documents
- Administratively support the Affordable Housing Trust and the Community Housing Committee
- Provide Technical Assistance to Trustees, Town Committees and Boards, and developers of affordable housing
- Assist residents seeking safe and decent housing, and prevent homelessness.

# THANK YOU!

The Affordable Housing Trust would like to take this opportunity to thank the Community Preservation Committee for its financial support in delivering affordable housing programs to the citizens of Yarmouth. The Trust looks forward to future affordable housing projects and attributes their success to the cooperative efforts of the Community Preservation Committee, the Board of Selectmen, the Community Housing Committee, the Town's administrative team, our community partners and the citizens of Yarmouth.





# TOWN OF YARMOUTH

DEPARTMENT  
Of  
COMMUNITY  
DEVELOPMENT

---

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4451  
Telephone (508) 398-2231 Ext. 1275, Fax (508) 398-2365 TTD# (508) 398-2231

TO: Gary Ellis, Chairman  
Community Preservation Committee

FROM: Nate Small, Chairman *NS*  
Community Housing Committee

SUBJECT: CPC Project Application - Affordable Housing Trust General Deposit

DATE: November 5, 2021

---

On November 1, 2021, at their regular meeting, the Community Housing Committee reviewed the Project Application of the Yarmouth Municipal Affordable Housing Trust. The Application Project Name is the Affordable Housing Trust – General Deposit for the amount of \$200,000. The Community Housing Committee voted unanimously to recommend that the Community Preservation Committee approve this funding request.