



Information Forum


Yarmouth Housing Authority

**Old Townhouse Rd./Forest Rd.
Potential Development**

August 14, 2023

A large orange circle is partially visible on the left side of the slide. Overlapping its right edge is a blue rectangle containing the word "Agenda" in white text.

Agenda

- **Greeting and Speaker Introductions**
 - **Presentation**
 - **Overview and History**
 - **Site Due Diligence to Date**
 - **Request for Proposal Procedures**
 - **Questions**
- 
- A decorative yellow dashed line consisting of several curved segments, located in the bottom right corner of the slide.

Why develop this land?

- The **mission** of the Yarmouth Housing Authority, its Board of Commissioners and staff is **to provide safe, secure, decent and affordable housing to individuals and families of low income.**
- The **need** for affordable housing is a **crisis** in our community
- The land was given to the YHA from the Town for **the purpose of developing affordable housing.**



Yarmouth Housing Authority

Yarmouth Housing Authority (YHA) was established as prescribed in MA General Law 121B.

Massachusetts Executive Office of Housing and Livable Communities (EOHLC) provides oversight of housing authorities.

YHA is governed by a 5-member Board of Commissioners

- **3 Elected at large**
- **1 Tenant member, elected by tenants**
- **1 State Appointee**

YHA's administration is overseen by the Executive Director, Wendy Ohlson, hired by the Board

The Land – A Timeline

August 1985 Annual Town Meeting (ATM) approved the transfer of the land to the YHA for a “conventional/congregate living site”

March 1989 Board of Selectmen transfers the property to the YHA

March 1989 YHA and the State planned a 30-unit development. Was permitted under 40B for a reconfigured development of 30 units.

February 1991 State funding was cancelled for all LHA projects

January 2009 Feasibility study recommends 40 units of elderly and 31 units of family housing

May 2009 ATM approves allowing development of both family and elderly housing on the site and \$1,026,100 of CPA for 30-40 units

The Land – A Timeline (continued)

October 2011 Town Meeting voted to approve a petition to swap or fund alternate site. Ruled not a legal vote by Town Counsel

April 2012 ATM voted to rescind previous authorization of both elderly and family development. Petition ruled by Town Counsel to have no legally binding effect.

April 2013 ATM voted to rescind May 2009 appropriation of \$1,026,100 to the project

Aug 2019 YHA requested for Pre-development Technical Assistance from Mass Housing Partnership to respond to the housing crisis

May 2022 Initial Site Due Diligence by Bohler

Due Diligence Preliminary Findings

- Land totals approximately **18.89** acres of land
- Utilities, including storm drain, water, gas, and telecom, are available in both Old Town House Road and Forest Road
- 65' wide Electric Easement along Old Townhouse Road
- Based on past infiltration testing and the NRCS mapping, the site should have good soil properties to infiltrate both **stormwater runoff** and **onsite sanitary sewer disposal**
- Will need a Title 5 compliant Septic System
- Site within the Zone II will require the Septic Design to include a **nitrate loading analysis and nitrate management plan**

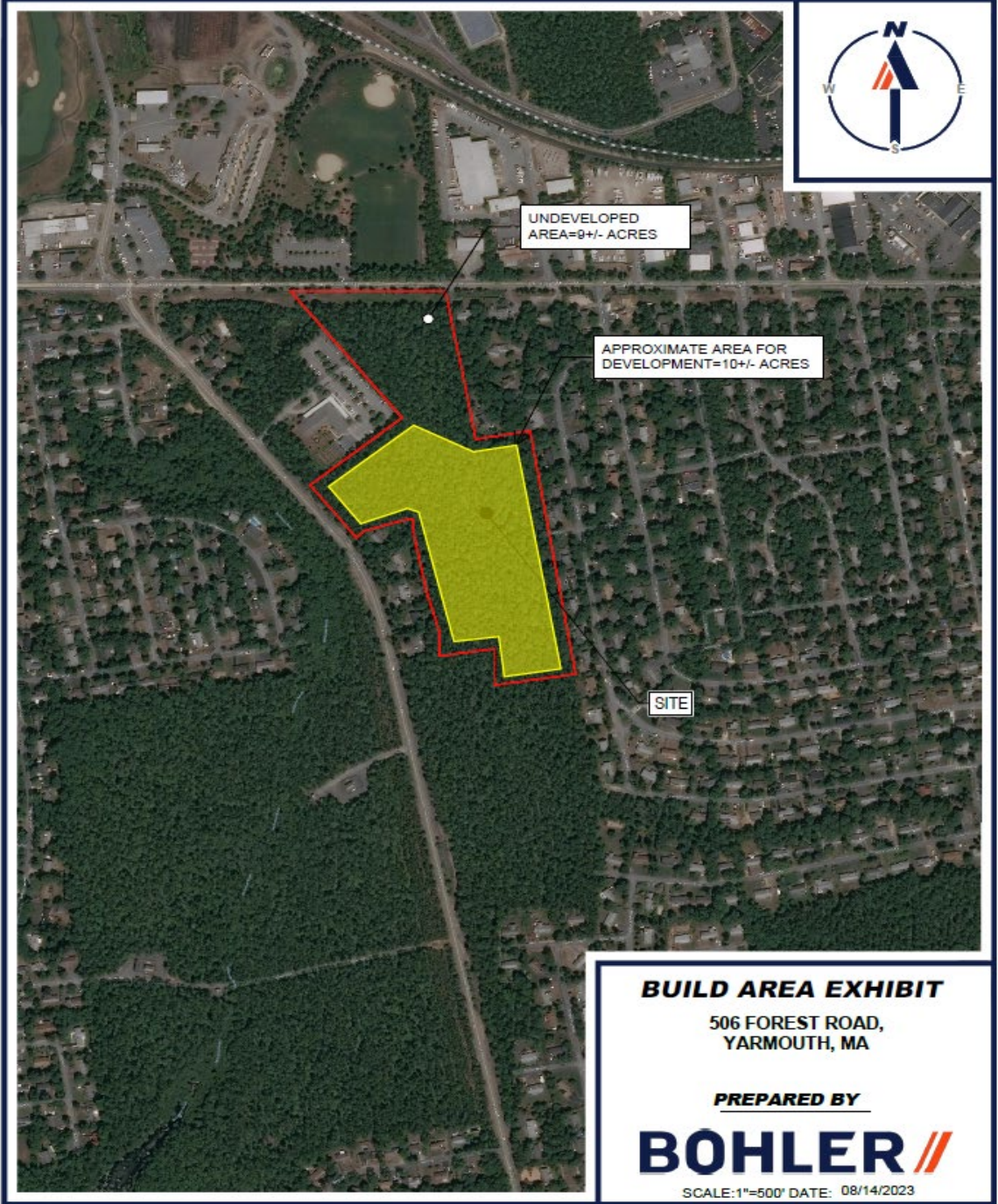


AERIAL FIGURE

506 FOREST ROAD,
YARMOUTH, MA

PREPARED BY

BOHLER //



UNDEVELOPED
AREA=9+/- ACRES

APPROXIMATE AREA FOR
DEVELOPMENT=10+/- ACRES

SITE

BUILD AREA EXHIBIT

506 FOREST ROAD,
YARMOUTH, MA

PREPARED BY

BOHLER //

SCALE: 1"=500' DATE: 08/14/2023



OFFICE OF THE INSPECTOR GENERAL
COMMONWEALTH OF MASSACHUSETTS

JEFFREY S. SHAPIRO
INSPECTOR GENERAL

The Chapter 30B Manual: Procuring Supplies, Services and Real Property

- Legal Requirements
- Recommended Practices
- Sources of Assistance

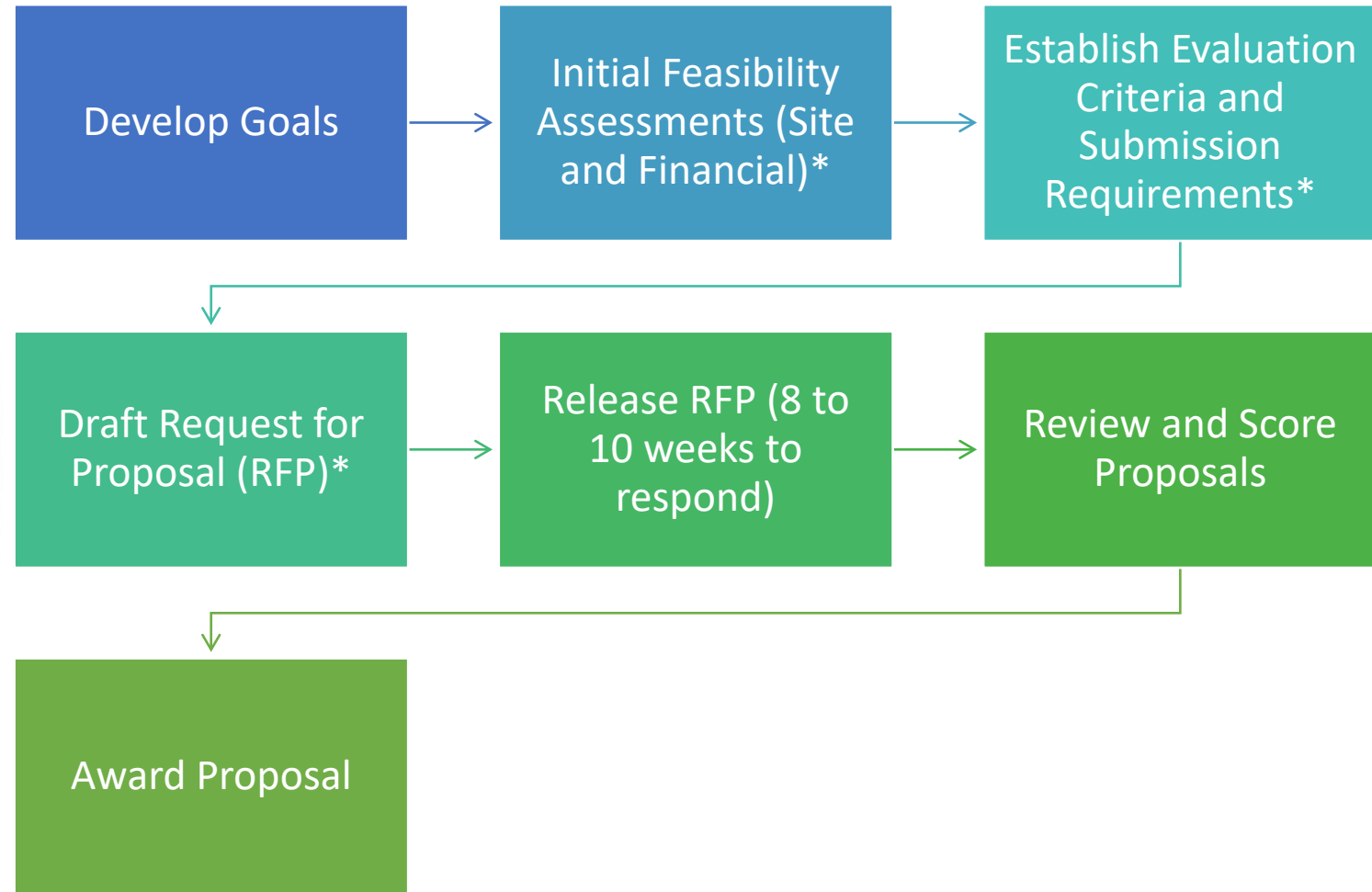
MAY 2023

ONE ASHBURTON PLACE, ROOM 1311
BOSTON, MA 02108 | (617) 727 - 9140 | WWW.MASS.GOV/IG

Disposition of Public Land

- The YHA voted to dispose of the land to an affordable housing developer to design, permit, fund, build, and manage the property.
- Mass EOHLC has a lien (Contract for Funding Agreement) on the property for its design work in 1989. The CFA restricts the use of the land to affordable housing.
- The disposition is subject to the State's Procurement Law (Chapter 30B)

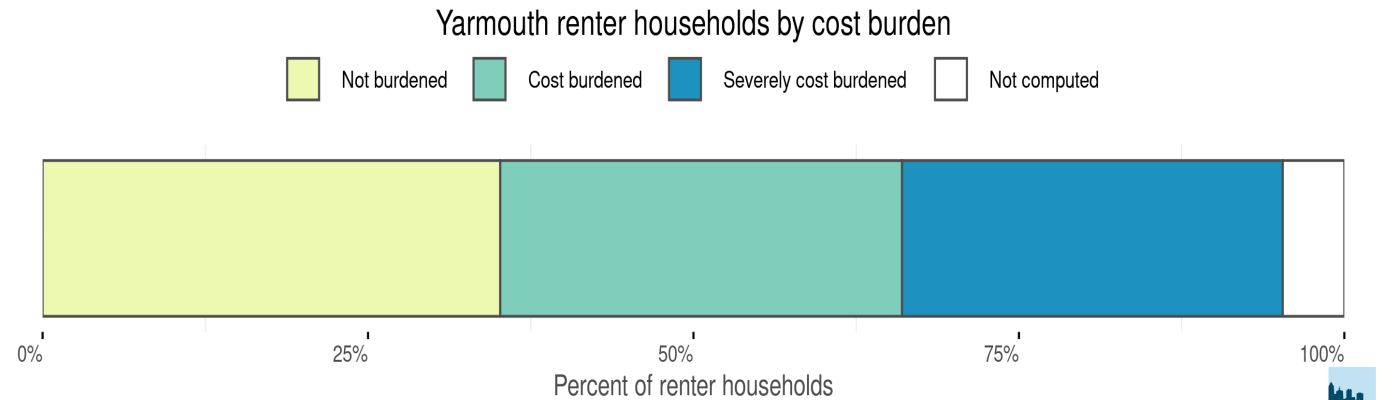
Steps to Create a Request for Proposal



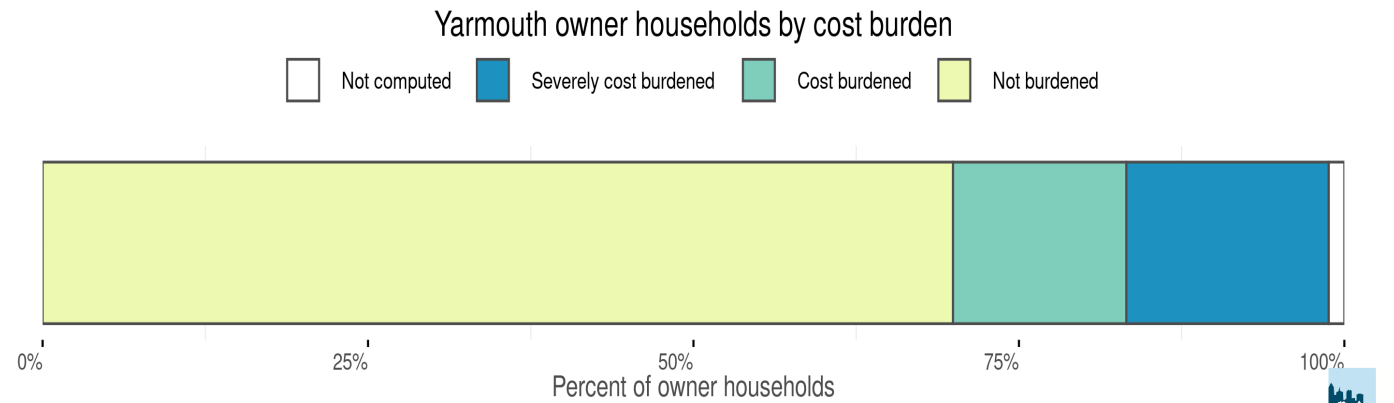
*In process

Develop goals

- Use demographic information from Housing Needs Assessment or other research to determine Priority housing need
- Determine other goals through research and study of site issues



Source: U.S. Census Bureau American Community Survey, 2016-2020 5-year estimates.
Table B25070: Gross rent as a percentage of household income in the past 12 months



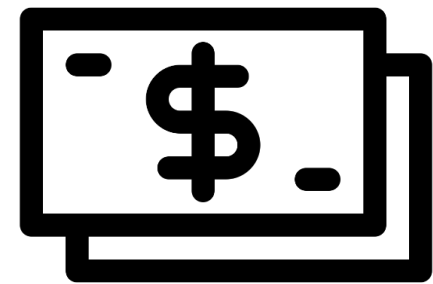
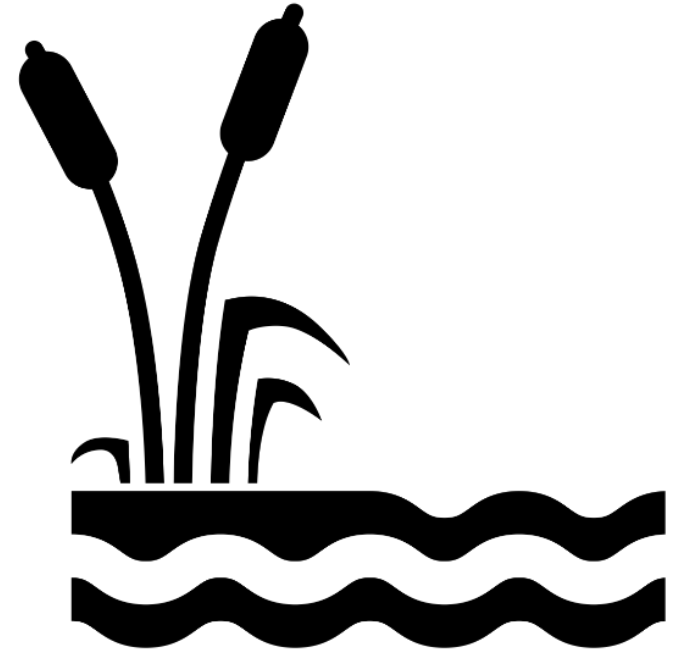
Source: U.S. Census Bureau American Community Survey, 2016-2020 5-year estimates. Table B25091:
Mortgage Status by selected monthly owner costs as a percentage of household income in the past 12 months



From mhp.net/DataTown

Initial Feasibility Assessment

- Gather available site information
 - Survey
 - Title
 - Any constraints
 - Conceptual site plans
- Analyze financial feasibility against the goals proposed for target population and density



Request For Proposals (RFP) Process

Develop your program based on preliminary analysis and your goals.

To date the draft RFP has the following parameters:

- Long-term Lease of a portion of the land
- Affordable, non-age-restricted Rental Housing
- Maximum of 49 units; 1,2, and 3 Bedrooms
- Multiple buildings with one elevated building
- Cape Cod vernacular
- Indoor and outdoor Community space
- Buffers to abutting neighborhood
- Energy Efficiency
 - Green Building certifiable (Passive House, etc)
- Financially feasible

Create submission requirements

- **Development team experience and references**
- **Site and building concept designs**
- **Developer financial references***
- **Project financial pro formas**
- **Management company experience and references**

Develop the Evaluation Criteria

- Capacity of the Development team
- Quality of the design approach
- Responsiveness of the proposal
- Affordability
- Financial feasibility
- Energy Efficiency

Site Design	Unacceptable	Advantageous	Highly Advantageous
<ul style="list-style-type: none"> • Thoughtful and efficient site design using the natural topography of the site as much as feasible • Efficient, safe internal traffic flow • Underground utilities • Exterior lighting – minimal impact to neighbors and night sky • Landscape plan including within parking area includes native plantings and, when feasible, enhances rather than replaces existing vegetation • Designated area for snow • Adequate parking for residents and visitors • Keep natural buffer to surrounding residential neighbors • Respects adjacent properties • Provides outdoor community gathering space • Include bike racks 	<p>Proposal fails to meet the majority of the RFP criteria for site design.</p>	<p>The proposal meets some or all of the RFP site design criteria with thoughtful building siting, safe, efficient traffic flow, and natural buffers to surrounding neighborhoods.</p>	<p>Proposal meets or exceeds all of criteria</p>

Province Landing, Provincetown
50 Mixed-income units

Review Proposals

- Review Proposals that are received by the due date (8-10 weeks)
- Score Proposals based on evaluation criteria
- Award the development



Finally...

YHA Negotiates Terms for the conveyance and management of the process until conveyance



Timeline for Development

Fall 2023

Finalize Due Diligence

Winter 2024

Finalize RFP

February 2024

Release RFP

May 2024

Proposals Due

June 2024

Development Awarded

c. Fall 2024

Permitting

c. Fall 2024

Funding Applications

c. Fall 2025

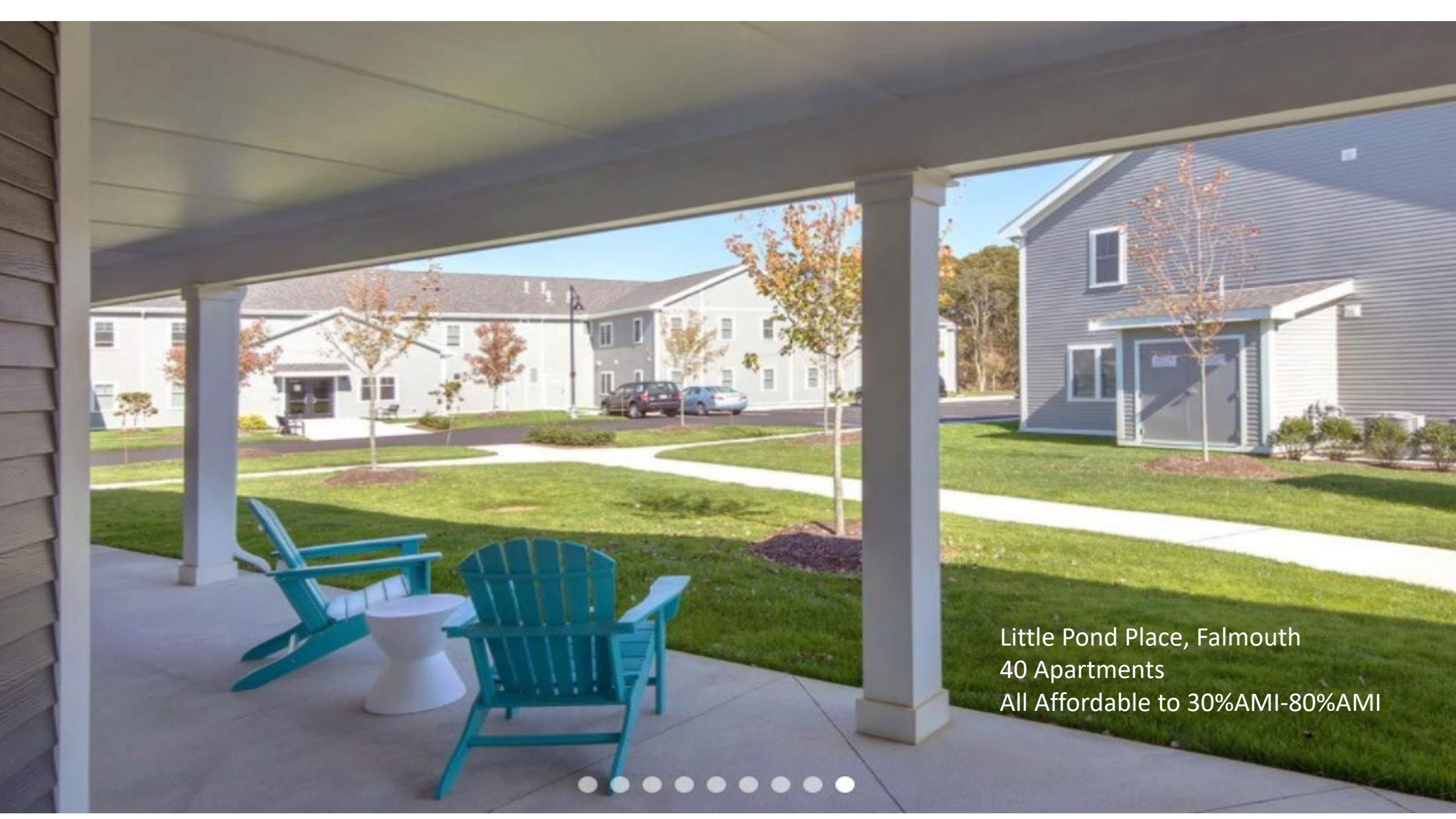
Funding Applications

Spring 2025

Funding Awarded

Fall 2025

Construction Closing



Little Pond Place, Falmouth
40 Apartments
All Affordable to 30%AMI-80%AMI



Kimber Woods, West Barnstable
28 Family Rental Units on Town-owned land
All affordable to <60% AMI





Rendering of Millstone Rd., Brewster
45 units, all affordable 30%AMI to 80% AMI
Approx 6.5 acres

All affordable

Butternut Farms, Amherst
28 units, 60%AMI or
below





Lawrence Hill Apartments, Wellfleet
Rendering of 28-unit building, 46 units in all
All affordable to 30%AMI to 120%AMI



Main St., Amherst
42 rental units
Developer: HAP and Valley CDC

Questions?

- Additional questions can be emailed to:
yarhousing@comcast.net