



**APPLICATION TO THE  
DENNIS COMMUNITY  
PRESERVATION COMMITTEE  
BY THE  
DENNIS PLANNING DEPARTMENT**

**MAY 1, 2016**

Contact Info:  
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## PROPOSAL OVERVIEW

The Town of Dennis has partnered with the Cape and Islands Veteran's Outreach Center to create a five-bedroom Home for Veterans. The home will provide housing for veterans who are either at risk of becoming homeless, or are in the process of transitioning from homelessness to a more stable life. The five residents will all be individuals who have served their country but have fallen on tough times, generally due to issues arising from their service to the country. We are seeking funding for any shortfalls that may arise during the construction process, most likely for materials.

The project has generated a tremendous outpouring of support from Dennis and Cape Cod businesses.

The following volunteers illustrate the support coming from the community:

- Clerk of The Works: Gary Barber
- Fundraising: Paul Covell, Covell Realty
- Site Survey: Robin Wilcox, Sweetser Engineering
- Building Design: Bob McPhee (Junior and Senior) McPhee Associates
- Construction Recruitment: Bob McPhee Jr and the Cape Builders Association
- Landscape Design: Jeff Eldredge, Starboard Side Landscaping
- Closets: Ronny Mattes, Cape Cod Closet Systems and Roger DesRosiers, Expert Closets
- Computer Networking: Dan Proto
- Septic: Robert B. Our
- Bed linens, pillows sheets, blankets, towels etc: Cape Cod Cares 4 Troops
- Quilts for each resident: Quilt Bank
- Household furniture: Fox Family (Brewster)
- Electrical Supplies: Ray Ducharme, Cape Electric
- Helping however they can: Eric Oman, Oman Construction (Dennis); Richard Donohue (Hyannis); Home Depot (in many ways materials, contractors, appliances); Rolling Thunder MA Ch. 2 (Hyannis); Housing Assistance Corporation (Hyannis); Cape Cod Veterans, Inc.; Peter Aspesi; PJ Nyberg
- Financial Support: Raff Yagjian.

With the Home Depot and Cape Electric Supply on board with the project, plus the private fundraising being conducted, it is quite likely that we will not need support for materials, however we are looking to the Community Preservation Committee to provide funding in case these donations leave a gap.

The home will be located on a town owned lot, gifted to the town in 1990 for general municipal purposes, on Route 134 within a short walk to businesses at the intersection of Route 134 and Route 6A. The property is located at 1341 Route 6A, between Prince Way and Hillside Drive. The Veteran's Outreach Center provides case management and transportation services for the veterans that will live on this site. The town will, through

an RFP process, make the property available for the use for a home for veterans, it will be designed and constructed with volunteer support.

## **GENERAL CRITERIA**

Projects will be evaluated according to the following criteria:

### 1. How the project meets the goals of the Community Preservation Act.

The project is designed within the "Zero:2016" program that targets ending homelessness for veterans by the end of 2016. Our goal is to provide a place to live for five local veterans by Christmas. The residents will all be clients of the Cape and Islands Veterans Outreach Center and have all been assigned a case manager who will work with the residents, help them get to employment and doctor's appointments. The proposal meets the goals of the Community Preservation Act by helping to provide a home for veterans who are currently living on disability or other housing vouchers. All residents will qualify as low income residents and are, generally, below the area poverty limits. As with the town's recent motel conversions at Dennis West and the Plantation, the home will provide an alternative to living in a shelter. In this case, serving a very specific target population.

### 2. How the project specifically benefits the Town of Dennis and its residents.

The program will create a five-bedroom home for local veterans. The Cape and Islands Veterans Outreach Center will prioritize, as much as possible, local area veterans to reside in the home. Their own experience is that, keeping veterans close to home helps with their adjustment to the living arrangements. The Outreach Center is serving a large number of area veterans. In addition, the Cape Cod Veterans Inc. group, which is led by two Dennis residents, has stepped forward to also assist with this project. The project is the first of its kind on the Cape. At present, the Outreach Center does not serve as its own landlord. This project will, hopefully, set an example for the rest of the Cape to also step forward and serve these needy people whose needs have not been well served since their return from the service.

### 3. Compatibility with the Dennis Local Comprehensive Plan, Dennis Open Space and Recreation Plan, Dennis Affordable Housing Action Plan, and any other planning documents.

The Dennis Comprehensive Plan directs the town to push forward towards meeting the State's affordable housing target. The Dennis Affordable Housing Action Plan similarly directs the town towards an ambitious program to create affordable housing. This project, like the one proposed by FORWARD last year, will provide an opportunity for the town to provide for an especially deserving, at risk, portion of our community.

### 4. Urgency acquisition, preservation, or rehabilitation of threatened resources. Saves resources where loss is imminent or threatened.

In this case the resource that is threatened with loss is a segment of our society that has served to protect all of us in wars overseas. They have returned with various issues that have affected their ability to fully function in society. However, by giving them an opportunity, and working with their case managers, these individuals will be allowed to have their dignity and self-respect restored. In doing this, we may save a few lives.

5. Preservation of the essential character of the town or of a neighborhood.

The proposal calls for funding to assist with any shortfalls for materials and supplies. The home will be located in the Old King's Highway Historic District and will be designed by McPhee Associates to fit within this district.

6. Preservation and/or utilization of town owned assets.

The property is one that the town received for use for general municipal purposes. For the past twenty-six years it has been sitting vacant waiting for the town to identify an appropriate use. The site is zoned residential. The proposal calls for construction of a home on the site. The site has some design considerations that, while no longer valid due to the restrictions being more than thirty years old, will be used to guide the design (i.e. the requirement for a garage in the original subdivision covenants will be met to provide storage for the home).

7. Produces an advantageous cost/benefit value.

The Planning Department located this site in early April, the same day the site was identified, we had the offer of design services by McPhee Associates and a pledge by them to bring the Cape Cod Builders Association together to build the home. Within days surveying services were offered by Sweetser Engineering and many others in the community stepped forward to assist with the project. It is possible that we may not need the funding being requested from the Community Preservation Committee, and the requested funds would become available to be re-awarded by the CPC in the coming year. The CPC funds will provide a financial security blanket to ensure that there are no funding shortfalls should donations fall short of completely funding this project!

8. Demonstrates practicability and feasibility within budget.

The proposal seeks \$200,000 towards materials (lumber, roofing, flooring, wallboard, etc).

9. Utilizes multiple sources of funding, including public and/or private funds.

Most of the project will be completed with volunteer services and materials. Design and engineering services have been secured. Wiring, closets, etc. have been pledged. We have an offer from the Home Depot that we are working to fully define which may provide

most of the materials, and, possibly, the needed appliances. We continue to work towards other donations of materials and funding as well.

10. Serves an under-served population.

The proposal seeks to provide housing for a group that has been virtually ignored by society, veterans who have served our country only to have backs turned to them when they returned.

11. Meets multiple needs and serves multiple populations.

The housing will serve veterans who are either homeless or on the verge of homelessness. The project will provide a home for five people at a time. By providing housing, we will restore pride and dignity to a small group of people at a time, but will reduce issues that directly result from homelessness.

12. Serves more than one CPA purpose (especially in linking open space, recreation and community housing).

The proposal only meets the affordable housing goals of the CPA, except that the property lies within the Old King's Highway Historic District, there really is no other CPA purposes met with the project.

13. Receives endorsement by other municipal boards and/or departments.

The Dennis Board of Selectmen have been briefed on the proposal. Informally, they all support the project. A formal presentation to the Selectmen is planned.

## **PROJECT SPECIFIC CRITERIA**

**COMMUNITY HOUSING** proposals, which address as many of the following criteria as possible, will receive preference:

1. Increases the number of units in the towns affordable housing inventory.

The proposal provides a single unit of housing that will serve five clients of the Veterans Outreach Center. At a minimum, it will provide a single unit to our affordable housing inventory. As a group home, it is possible, similar to the FORWARD project, that each bedroom could be counted as an individual unit, the town will pursue this question with the state.

2. Promotes a socioeconomic environment that encourages a diversity of income, ethnicity, religion and age.

The home will be designed to be 100% accessible. It is anticipated that the residents who will live here will either be physically disabled, or suffering from post-traumatic stress issues. The home will be the first in Dennis, and on the Cape, designed specifically to serve the needs of our veterans.

3. Provides housing that is harmonious in design and scale with the neighborhood.

The home will be located on a site that is directly fronting on Route 134. It will be a single story building with five bedrooms. The design will need to pass muster with the Old King's Highway Historic District Committee and will be harmonious with the surrounding neighborhood.

4. Results in a higher percentage of affordable units than otherwise required.

The project, due to its size, will be 100% affordable.

5. Ensures affordability in perpetuity.

The site control will remain with the town, and the land will be leased to the Cape and Islands Veterans Outreach Center for the specific purpose of veterans housing. It will be required by the lease to remain an affordable housing unit in perpetuity.

6. Promotes the use of existing buildings or construction on previously developed or town owned sites.

The project is located on a town owned site that was gifted to the town for general municipal purposes.

7. Converts market rate to affordable units.

Proposal is for new construction. Existing sites were considered, one possibility was deemed too expensive, another possibility was sold before the town could proceed with seeking CPA funds to acquire the site. This proposal, as it does not require acquisition of a site, is far more cost effective than either of the sites previously considered.

8. Ensures that new community housing is harmonious with the existing community and neighborhood and will incorporate similar characteristics designed to maintain architectural harmony, density consistency, and conserving the natural landscape.

The property is subject to Old King's Highway design approval and will be designed to be harmonious with the requirements of this district. Site landscaping will be designed by local landscaper Jeff Eldredge and Starboard Side Landscaping.

9. Preference will be given to projects utilizing and rehabilitating existing housing stock and other existing structures over new construction.

Project calls for new construction. Reuse and rehabilitation sites were considered as mentioned above.

## **II. PROJECT OBJECTIVES**

CPA funds will be awarded only to projects that meet one or more of the following criteria:

### **REVIEW CRITERIA**

- Relevant experience of the Applicant and Applicant's staff and others involved in the Project

The project team involves many organizations involved in site planning, development and construction. In addition, the Clerk of the Works, Gary Barber, recently completed the oversight of the construction of Dennis Town Hall and several other community projects. The Cape and Islands Veterans Outreach Center has been housing veterans in rental properties for many years, this project will provide them with better control over living conditions for their veteran clients.

- Applicability to goals and objectives of the CPA

The project provides an affordable housing unit that is targeted towards one of the most vulnerable, and lowest income, segments of society.

- Suitability as it relates to the current and future needs of the Town of Dennis

Dennis has numerous veterans. As the country continues to call our high school graduates to serve and fight overseas, the need for housing for returning veterans, ones that have been hurt either physically or mentally will only increase. These five bedrooms are only a small drop in the bucket when considering the actual need of our veterans.

- Quality of applicant response

The funding request seeks to fill a gap that may not present itself. We hope to fully construct this home from volunteer efforts and private donations. The proposal seeks funding to fill any gaps that are not met from these efforts.

- Diversity of programs/services offered

The Cape and Islands Veterans Outreach Center provides housing and employment assistance to its clients. They have a vehicle to transport the residents of the home as necessary. In addition, we have had offers from other veterans groups to also assist with travel needs of the residents of the home. The proposal provides housing, a sense of dignity, and the opportunity for readjusting to society for veterans in need.

- Implementation plan

The goal is to have this home ready for occupancy for this coming Christmas. It is an aggressive plan. We need Fall Town Meeting support to award the site, a Request for Proposals to properly award the site to the Cape and Islands Veterans Outreach Center. And, of course, a coordinated effort to get the home built on a tight timetable. The survey work is complete. Design has been started in late April. Fundraising is underway. And pledges of materials and labor have been received. We believe this project can be completed on this tight timetable.

- Availability of leveraged funds

The project has received numerous pledges of design services, labor and materials. The request of the CPC is for funding to cover any shortcomings that might arise between now and the completion of construction. It is our hope to minimize the amount of the request we will actually need to tap. Ultimately, we would like the Dennis contribution to be only the land, the concept, and coordination of getting this project completed. The community has stepped forward, and we believe this can be completed with limited additional town funding. However, there are risks to relying completely on private resources, and meeting a particular deadline. Serving our homeless veterans before another winter sets in is the ultimate reason for requesting these funds.

Project Budget \$200,000 to only be used to cover costs not covered through private donations of materials, supplies and funds.

**CERTIFICATE OF NON-COLLUSION**

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

<hr/>	Town Administrator	May 6, 2015
<i>Signature</i>	<i>Title</i>	<i>Date</i>
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Town of Dennis

*(Name if organization or business)*

Richard White

*(Organization President, CEO, or legally authorized agent)*

  
*Signature*  
May 6, 2015  
*(Date of Signature)*