

Summary of Responses from First Survey 18 July 2022

While the general responses to the survey are easily seen in the graphic charts presented, some of the most important information is embedded in the question “What information do you need to make an informed decision about the purchase at town meeting in September?” An additional survey will be focused on current campground residents and other means of information gathering will be used to get information from abutters and seasonal residents.

Three options were provided as possible responses to the “What do you need to know?” question (Online survey format required providing some options) and then an invitation to ask more specific questions.

The three introductory responses were:

- Timeline of the purchase plan. Selected by 64 of 99 respondents.
- Finances of the Plan. Selected by 89 of 99 respondents.
- Specifics of the purchase plan. Selected by 74 of 99 respondents.

These questions will be responded to in depth in a later posting.

Specific responses were sometimes repeated but were often asked by one respondent only, though there is some overlap. This information is hard to read in either of the print out summary forms and so will be listed here along with best answers to date.

- **How much are my taxes going to go up and how can we afford this if there is no money?** The short answer is that every effort is being taken to minimize the effect on taxes. (Part one of this question has been answered to our best understanding to date in FAQs #2.) The financing plan is still in development.
- **Who will be eligible for housing built at Maurice’s?** Should the purchase be approved by voters in September, the answer to this depends on the plan ultimately settled on after a comprehensive community planning process. We hope that the site will be able to support housing for a range of household types and incomes.
- **What is the process for how people will be chosen and who will be given priority?** Again, this depends on the final plan created after purchase. For housing funded by state and/or federal sources, the developer would create a plan for a lottery of income eligible prospective tenants. The municipality may request up to 70% Local Preference which would include families and

individuals currently living or working in Wellfleet and possibly in the larger local region.

- **What is Wellfleet's vision for Affordable Housing?** Wellfleet has recently received a grant from the Cape Cod Commission to update our Housing Needs Assessment (last completed in 2017) after which a Housing Production Plan can be created. This assessment and plan are scheduled to be completed by the end of 2022 and will guide Wellfleet's housing vision. Community input is critical to the thorough development of this assessment and plan. PLEASE add you voice to community sessions on this process this fall!
- **Assurance that the project can be funded?** It is unclear whether the respondent is referring to the purchase of the property (See "Finances" and "Specifics of Purchase") or the hoped for housing. Both require different funding sources and protocols. Funding for housing is not under consideration at this time and really can't be until the land is owned by the Town, a town vision created, a developer selected. The developer will secure funding with some possible commitment from the Town. On a positive note, there is quite a lot of attention being paid to the housing crisis across the country and State and Federal agencies and legislatures are working to free up additional funding.
- **What physical upgrades need to be done to meet compliance?** Please see Jay Norton (Head of the DPW) and team's very thorough report on current conditions and work required elsewhere on the Maurice's page of the wellfleethousing.org website.
- **Who will manage and maintain the campground?** This question is being studied by the Operations sub-committee. A decision matrix is being developed to guide a decision on which of two primary choices will be better for the Town. One option is to lease the campground to a professional campground operator who takes all risks and responsibilities while paying the Town a set fee. The other choice would be that the Town hires a contractor to run the campground for the Town.
- **Are there any pending "Bio violations"?** Not clear what this refers to but it may reference waste water management. The water on site is publicly sourced and therefore tightly monitored by the DEP for nitrogen run off and bacteria. An additional site assessment is planned to insure that there is no contamination on the site from currently unknown sources. There are no known "bio hazards" at this time. For a more in depth answer see FAQs#3.
- **What is the plan for use of this property?** The Town's proposed use of this property is for affordable and attainable housing. Actual planning will take place if and when the property is purchased by the Town. There will be a community planning process and YOU ARE INVITED TO TAKE PART!

- **Can we combine Open Space and Housing efforts?** The Cape Cod Commission and Housing Assistance Corporation has joined forces to identify areas in all 15 of the Cape towns that should be prioritized for either Open Space or Housing. This property location is shown as high priority for the development of moderate density housing for a number of reasons. For more information go to GrowSmartCapeCod.org.
- **Actual percentage of affordable housing?** Affordability is defined different ways by different entities. The developer of the housing will work with a formula that will produce housing units at varying levels of affordability, ranging from 30% Area Median Income to market price. How much of each will be determined by the requirements of the funding sought and the desires of the Town. For a deeper dive see “Some (not so brief) housing definitions” elsewhere on the Maurice’s page of the wellfleethousing.org website.
- **Overall plan and estimate of costs?** The overall plan for the purchase of the property and managing it as a campground for six years (as required by the Purchase and Sale Agreement signed by the Selectboard) is under study. The agreed upon purchase price is \$6.5 million. Costs of bringing the campground into compliance are being studied by the Due Diligence sub-committee (see Jay Norton’s report) and estimates of cost are currently being developed. The overall plan for the campground, if the purchase is made, will be developed by the community and the Town. Most Affordable housing is largely funded by Affordable Housing Tax Credits. There are many steps before such a plan will be finalized and costs known.
- **Cost of upgrading waste water management (septic system)?** This cannot be answered at this time because it will depend on a number of factors. See FAQs #3 for a more in depth response.
- **Why should the town run a commercial business?** The requirement to run the campground was stipulated by the sellers in concern for the many long lasting relationships they have developed with their tenants. Both the sellers and the Town hope that this time will allow campground users to transition to alternate summer housing. That said, income from the campground will be welcome as it often takes a long time to develop a plan, find funding and get to “shovel ready.”
- **How can the development of this property serve the whole town and not just those who need housing?** As the Community Development Partnership puts it, “We can’t afford to lose the people who can’t afford to live here.” The whole town benefits when teachers, fire fighters, health care workers, restaurant workers, town administrators and so on can find housing that they can afford.
- **It would be good to know the development plan or potential for the property.** The development plan will come out of intensive community outreach and “visioning sessions” AFTER the property is purchased should

voters approve it. At 21.25 acres, there is enormous potential for this property. The town will decide.

- **How much privacy will abutters have?** As in any development there are required set backs along property lines, roads, and wetlands. While it is too soon to say how development will affect privacy, it is not too soon for abutters to get involved in the process. Meetings are open to all and posted on the Wellfleet Town Website Calendar. There will also be a Wellfleet Seasonal Resident Forum on Housing in Wellfleet that is open to all on July 25 at the Wellfleet Adult Community Center (COA) that may be of interest.

Some questions were combined or, as they overlapped with others, may not be immediately recognizable as YOUR question. Every effort was made to respond to each of the many great questions asked but if you don't see a response to yours or have a follow up question, please send them via info@wellfleethousing.org.

In addition to questions there were a few comments made:

- "No more info needed"
- "The faster the better!"
- "I make \$20 per hour too much for affordable housing but not enough to find another place to live. Please build something for people like me."
- "I have 7 grandchildren, 4 that live in Wellfleet. None of them will ever afford to live in Wellfleet. We desperately need to purchase this property."