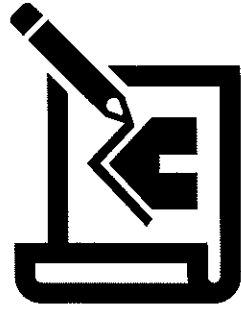
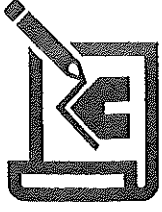


FORWARD at the Rock PHASE II

*...Building Regional Affordable
Supportive Housing For Cape Cod*

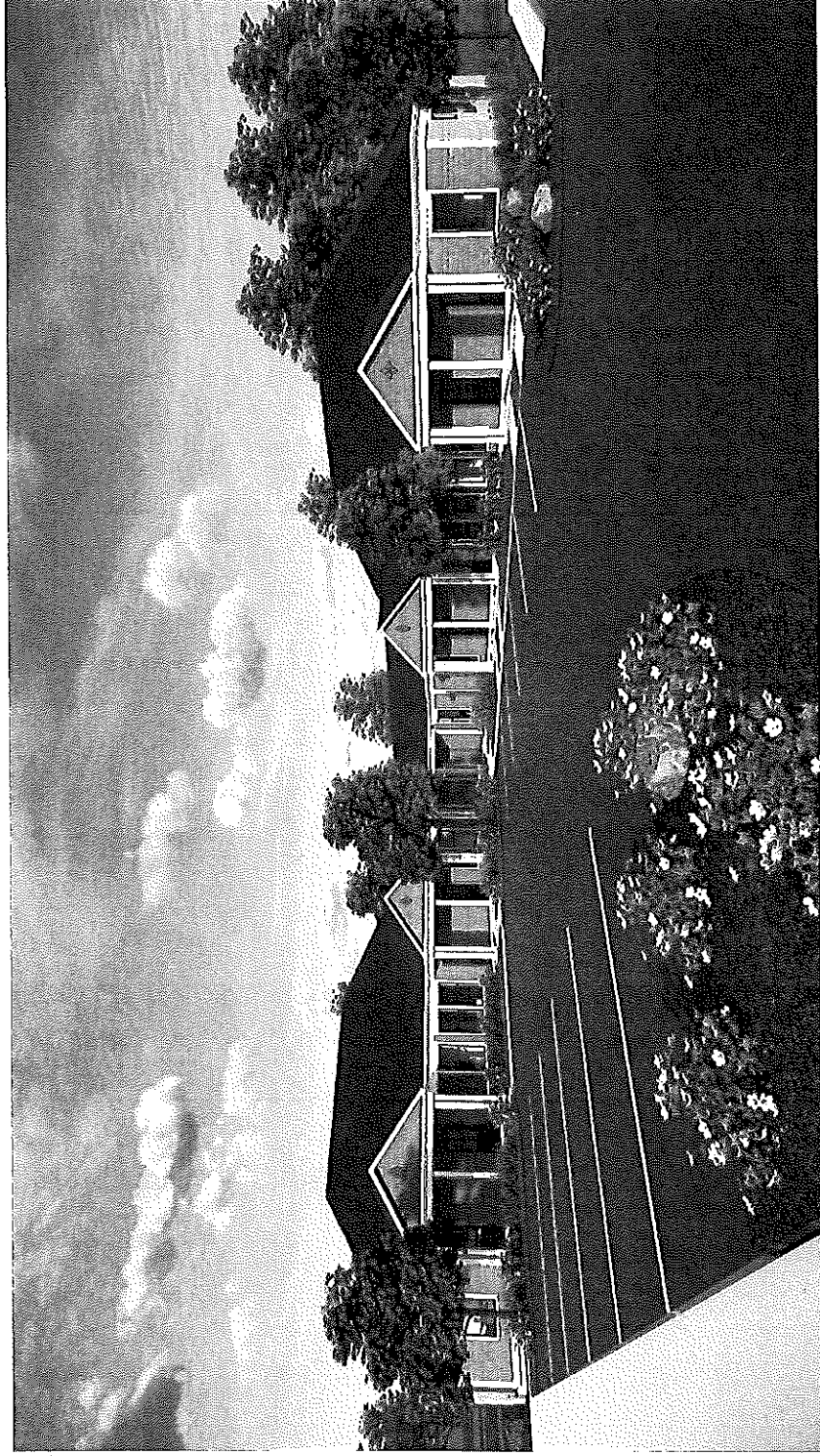
www.go-forward.org





Building Affordable Supportive Housing For Cape Cod

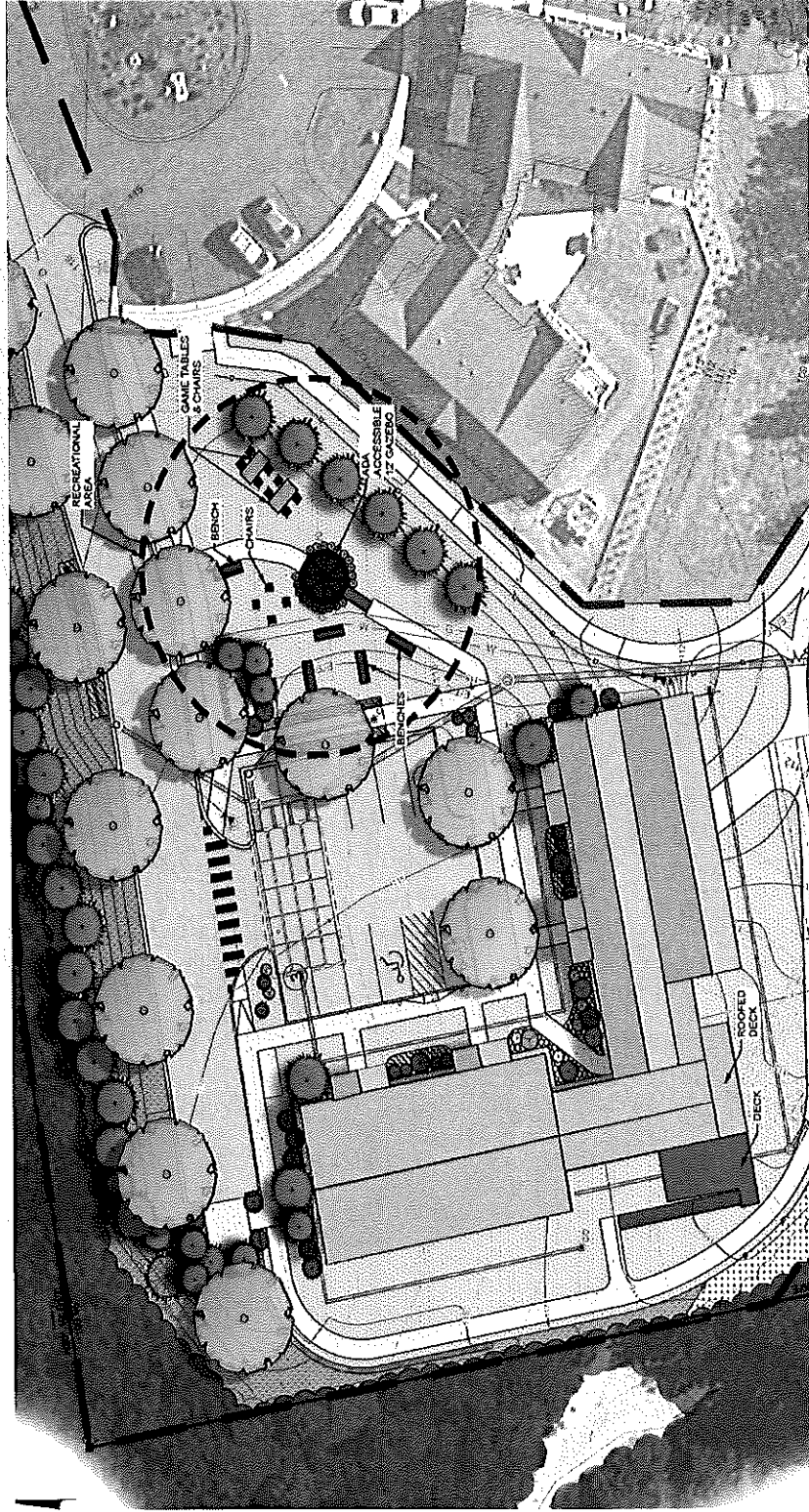
Rendering of Apartments

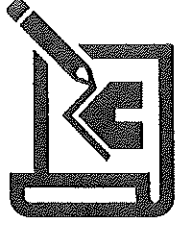




Building Affordable Supportive Housing For Cape Cod

Landscape Plan



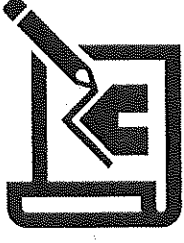


Building Affordable Supportive Housing For Cape Cod

History of FORWARD at the Rock Phase I, opened Mid-2020

- ❖ FORWARD (Friends Or Relatives With Autism & Related Disabilities) was founded in 2014 for the purpose of improving the lives of Cape Codders with Autism and Related Disabilities, with a focus on creating new affordable supportive housing.
- ❖ Following issuance of a Request For Proposals from the Town of Dennis in 2015, FORWARD was selected to build 2 new group homes on 4.6 acres of land owned by the Town. The land is now leased to FORWARD for \$1.00 per year. FORWARD continues to own the buildings.
- ❖ Those homes – **FORWARD at the Rock Phase I**– were built side-by-side, with each accommodating 4 adults with profound disabilities. Each home is staffed around-the-clock by Cape Abilities, the leading Cape Cod disability services provider.
- ❖ The project was funded by \$1.05 million from 6 area CPCs, \$1.0 million from state's Executive Office of Housing and Livable Communities (formerly DHCD), as well as a private lender, foundations, individuals and businesses.
- ❖ The homes were built on-time and on-budget.
- ❖ Since opening in the summer 2020, the homes have been continuously fully occupied. The buildings have functioned as planned, and reports from house staff are uniformly positive.

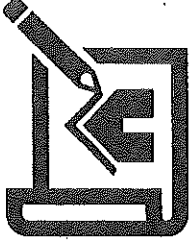
Building Affordable Housing For Cape Cod



PHASE II Description

- ❖ PHASE II will consist of 8 one-bedroom apartments located in Dennis on 4.6 acres of land adjacent to *FORWARD at the Rock Phase I*.
- ❖ Purpose-designed to accommodate the needs of those with autism and related disabilities, including attention to mobility and sensory considerations
- ❖ Ready for intensive use of Assistive Technology and remote staffing
- ❖ Siting and building placement intended to minimize any impact on the local neighborhood
- ❖ A flexible common space for socializing, getting together with friends and family, life skill training, shared meals, recreation, games, workouts, and more. The space will include a kitchenette, small office, and storage
- ❖ Incorporation of lessons learned from impacts of Covid including on-site recreation, extra storage, back-up utilities, fresh air circulation
- ❖ Built to allow for aging-in-place. ADA compliant, barrier free, single story, with on-grade entry and no thresholds

Building Affordable Supportive Housing For Cape Cod



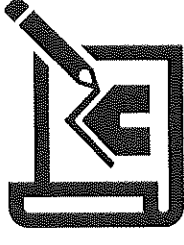
PHASE II:

- ❖ Addresses the critical need for affordable housing on Cape Cod
- ❖ Responds to the Cod Cod Regional Policy Plan*
- ❖ Creates new supported homes for adults with developmental disabilities – residents will be selected by the Department of Developmental Disabilities, and each resident will have an Individual Support Plan implemented by a Disabilities Service Provider such as Cape Abilities
- ❖ Adds 8 permanent extremely affordable units of subsidized housing for Cape Codders. No resident will pay more 30% of their income for rent
- ❖ Rents & utilities will be subsidized through the EOHLC Project-Based Vouchers which reimburse 110% of Fair Market Rent**, and allow for 3 months vacancy per unit per year
- ❖ Benefits from FORWARD’s success in building Phase I on-time and on-budget
- ❖ Leverages existing partnerships, organizational expertise and experience

*Cape Cod Commission, Updated March 30, 2021

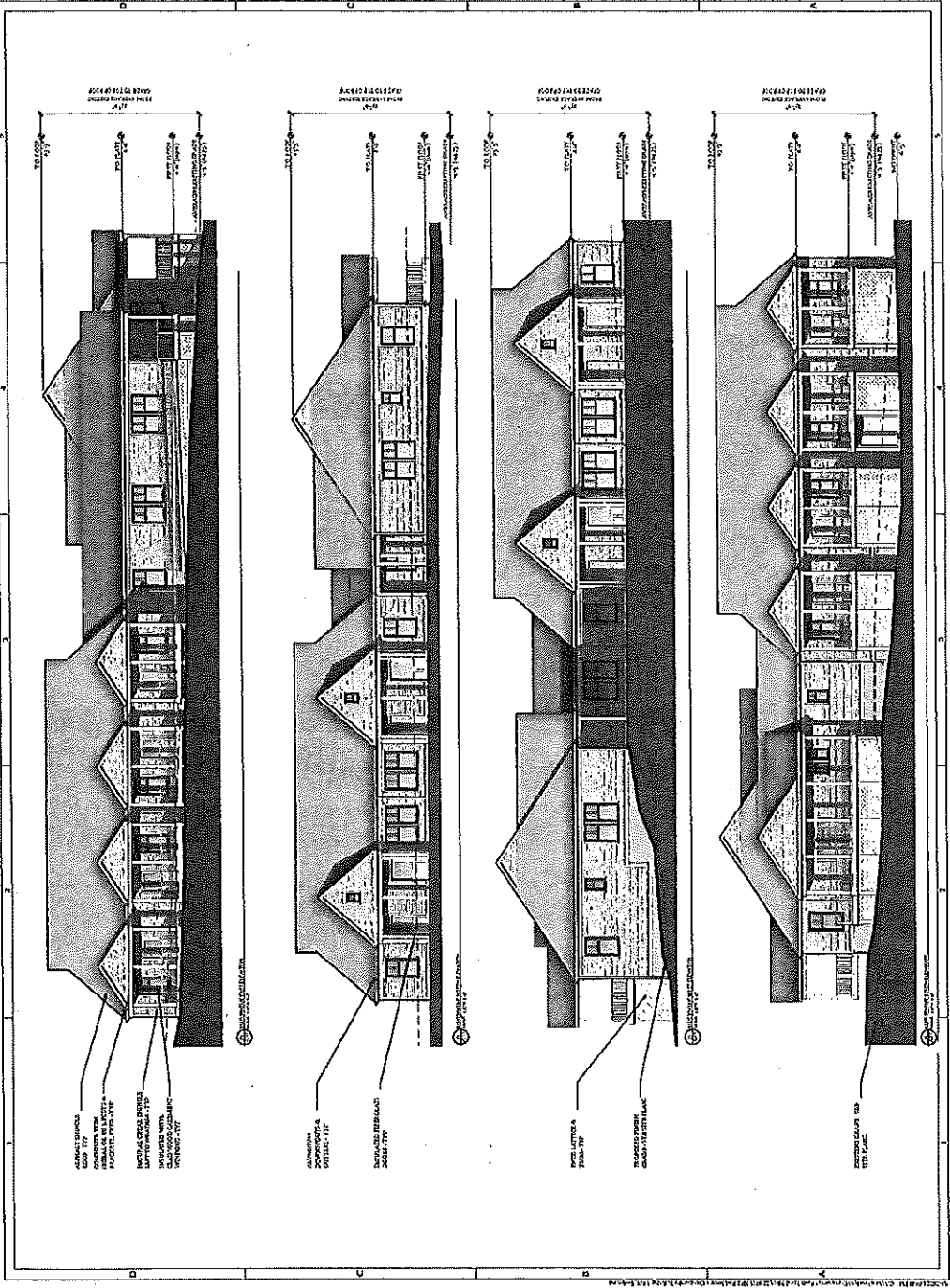
**2024 HUD Fair Market Rent: \$1,585 + 10% = \$1,743.50. No residents pay more than 30% of income for rent, and all are likely to be on Supplemental Soc. Sec.

Building Affordable Supportive Housing For Cape Cod



Why Apartments?

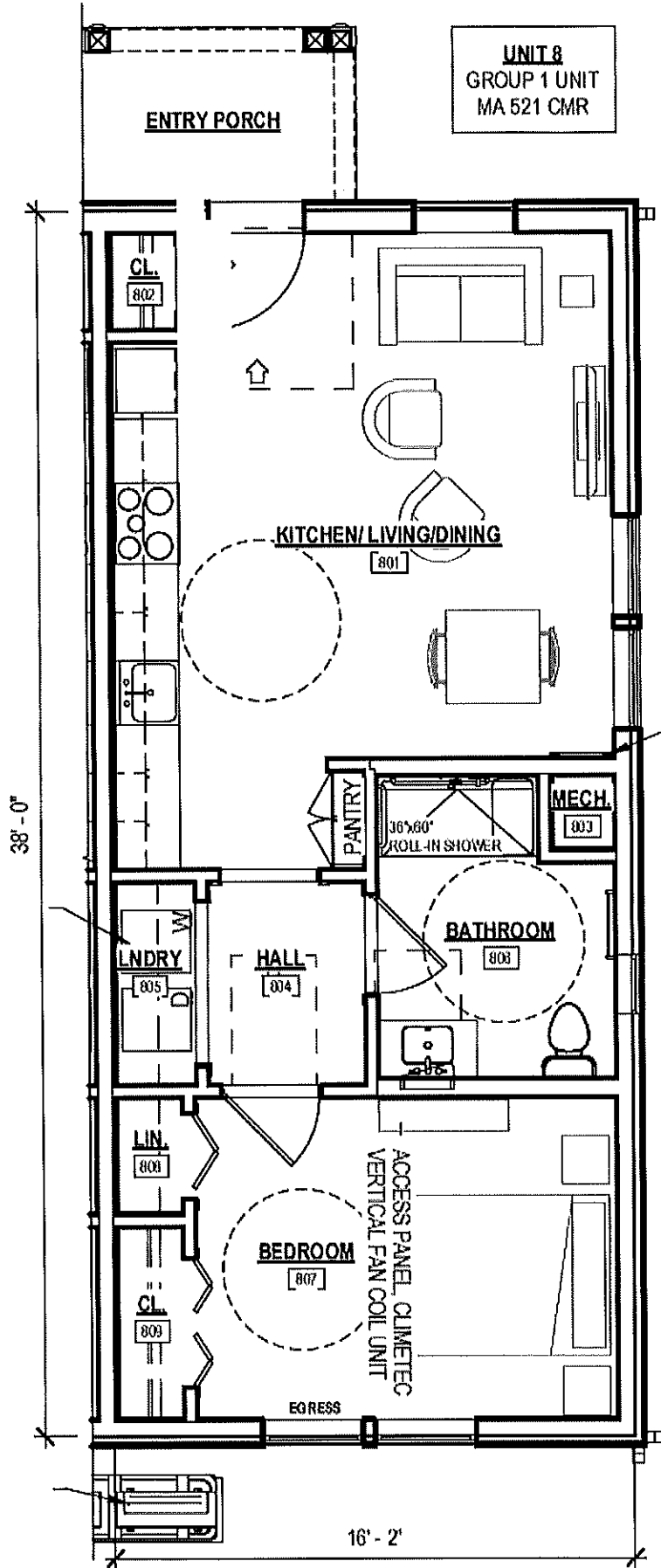
- ❖ Acute shortage of affordable housing across the spectrum of needs for those with intellectual and developmental disabilities, especially those needing ADA compliant apartments
- ❖ Specific need to provide homes for those who can live more independently, but still need services and support
- ❖ Input from the Massachusetts Department of Developmental Services
- ❖ Responsive to dire Cape workforce shortage, which has particularly impacted DSP (Direct Support Professional) staffing, and diminished availability of personnel for group homes needing 24/7 staffing
- ❖ Results of independent study commissioned by FORWARD and funded by the Barnstable County Economic Development Council
- ❖ Guidance from Housing Task Force of experts and stakeholders convened by FORWARD to discuss housing needs
- ❖ Availability of new technologies to safely facilitate independent living

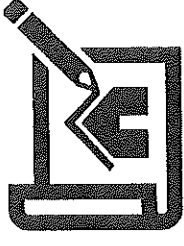




Building Affordable Supportive Housing For Cape Cod

Apartment Floor Plan





Building Affordable Supportive Housing For Cape Cod

Status and Timetable:

- ✓ Select Board Approval
- ✓ Zoning Approval - Dennis Planning Board Special Permit
- ✓ Site Control Established - 99 Year Ground Lease
- ✓ Old Kings Highway & MA Historic Commission Approval
- ✓ Environmental Assessment - December 5, 2022
- ✓ Funding From Six Cape Towns Totaling - \$1,543,500
- ✓ Awarded Project-Based Vouchers For All Units
 - Construction Start - Spring, 2024
 - Construction Completion - Summer, 2025
 - Fully Occupied, Early Spring, 2025



Building Affordable Supportive Housing For Cape Cod

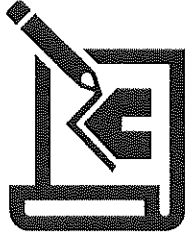
Square Footage Totals

❖	<u>Total Heated Gross</u> -	<u>6,158 SF</u>
❖	<u>Total Heated Net</u> -	<u>5,728 SF</u>
❖	Residential -	4,576 SF (Net)
❖	Single Unit -	572 SF (Net)
❖	Common Area -	1,152 SF (Net)
❖	<u>Total Porch/Deck</u> -	<u>629 SF</u>

Sources of Funding

Committed Funding			
Dennis CPC/Housing Trust	\$750,000.00	Committed	
State Funding Earmark	\$85,000.00	Committed	
Yarmouth CPC	\$180,000.00	Committed	
Brewster CPC	\$120,000.00	Committed	
Sandwich CPC	\$43,500.00	Committed	
Bourne CPC	\$75,000.00	Committed	
Barnstable CPC/Housing Trust	\$375,000.00	Committed	
Owner Equity	\$200,000.00	Committed	
Energy Rebates (MassSave)	\$80,000.00	Committed	
TOTAL	\$1,908,500.00		
Pending			
State Funding - CEDAC/FCF	\$1,500,000.00	In Process (Project Vouchers Awarded)	
Sub Total	\$1,500,000.00		
Other			
Chatham CPC	\$75,000.00	Applied	
Orleans CPC	\$75,000.00	Applied	
Foundations/Donations	\$50,000.00	TBD	
Additional State Funding	\$250,000.00	TBD	
Total Other	\$450,000.00		
Mortgage	\$800,000.00	Estimate Pending Final Pricing	
TOTAL PROJECT SOURCES	\$4,658,500.00		
TOTAL PROJECT USES	\$4,938,122.87	Estimate Pending Final Pricing	
GAP	-\$279,622.87	Estimate Pending Final Pricing	

Building Affordable Supportive Housing For Cape Cod



Development Team:

- ✓ MA Department of Developmental Services
- ✓ Housing Assistance Corporation (Development Consultant)
- ✓ Union Studio (Architect)
- ✓ Horsley Witten (Civil Engineers)
- ✓ Gary Barber (Clerk-of-the-Works)
- ✓ FORWARD Building Committee
- ✓ Glivinski & Associates, Inc. (Accountant/Bookkeeping)
- ✓ Sanders, Walsh & Eaton, CPAs, LLC (Taxes/Audit)
- ✓ Permitting Attorney (Singer & Singer) and Closing Attorney (Ahmet Klauer)