



BOURNE HOUSING AUTHORITY

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May 14, 2021

Town of Bourne
Zoning Board of Appeals
24 Perry Avenue
Buzzards Bay, MA 02532

Dear Board Members-

As Executive Director of the Bourne Housing Authority (BHA), I am writing to request that the Zoning Board of Appeals (ZBA) approves a Comprehensive Permit for the for the much-needed Cape View Way Project, proposed by Preservation of Affordable Housing (POAH) and Housing Assistance Corporation (HAC). This project on BHA-owned land, supports the BHA's mission of providing housing for low to moderate income individuals and families and represents 20 years of work by past and present BHA staff and board members. As most of you are aware affordable housing is one of, if not the most, crucial problems currently facing our area. This problem is being further worsened by the surging cost of housing juxtaposed to very limited and shrinking supply of available housing stock.

The Town of Bourne acquired this property through the Tax Title process in the early 2000s. At that time, the Board of Selectmen and Town Meeting members voted to donate the land to the BHA specifically for the purpose of providing affordable housing. Over the years, the BHA commissioned various studies to determine whether or not the site was suitable for affordable housing and, if so, how many units would be appropriate. In 2018, the BHA issued a Request for Proposals (RFP) seeking developers to building up to 60 units of housing on the site. Through a competitive selection process, HAC and POAH's proposal for a 51-unit of affordable housing development was selected.

The Bourne Housing Authority currently provides affordable housing for 231 elderly, handicap and low-income families and individuals in our 4 apartment developments in Bourne as well as our federal section 8 voucher program which provides housing in Bourne as well as the surrounding area. Turnover of these apartments is very limited and the waitlists and wait times only grow longer. The Bourne Housing Authority has 1,225 applicants on our waitlists. Wait times are several years long in most cases. Wait lists and wait times are steadily growing and without additional affordable housing options will only continue to grow. The addition of 51 units of affordable housing at Cape View Way will go a long way to help members of our community who are currently unable to find a quality and affordable place to live.

In closing, we wish to thank the Town of Bourne for their foresight 20 years ago to recognize the ongoing a growing need for affordable housing. We thank the members of the Zoning Board of Appeals for their time and consideration on this matter.

Sincerely,

Greg Wheeler
Executive Director
Bourne Housing Authority
871 Shore Drive
Pocasset, MA 02559



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