CAPE COD COMMISSION

Barnstable County
FY27 License Plate Grant Application Submission

Mid Cape Church Homes, Inc.

CONTACT INFORMATION

Organization Name: Mid Cape Church Homes, Inc.
Location: 61 John Nelson Way, Harwich, MA 02645
Project Manager Name: Robert Doane
Project Manager Title: Vice President
Project Manager Email: bob.doane@verizon.net

PROJECT INFORMATION

Name of Project: Pine Oaks Village IV, Phase 1

Brief Project Description:
In several phases, the project will create 242 units of mixed income and affordable housing in Harwich. We are requesting LPG funds to help cover the cost to design a virtually zero-net-nitrogen wastewater treatment system, and in particular the design of a permeable reactive barrier to eliminate nitrogen that remains after treatment. This is a promising technology that has been used a few times in Massachusetts, including the Cape.

How does the project advance one or more 2024 Cape Cod CEDS Key Actions?
Incentivize year-round housing: The project will create 242 housing units (50 units in the first phase), all of which will be restricted to year-round occupancy.

Identify and support growing industries in the region: The biggest problem mentioned by business owners is the difficulty of finding workers. Workers, in turn, find it difficult to find housing they can afford. By building housing affordable to households with incomes in tiers ranging from 30% to 110% of the area median income, we will be providing affordable housing for employees of growing industries in the County.

Invest in Water Quality and Wastewater Infrastructure: The project will be served by a highly efficient wastewater treatment facility, enhanced by a permeable reactive barrier underground, to eliminate

nearly all nitrogen and other wastewater by-products. Additionally, we have had discussions with the Town about several possible ways our development could help the Town with its planned sewage system.

Advance Climate Change Resiliency: The project will be all-electric, meaning no use of carbon-based fuel on-site. The buildings will meet Passive House standards, which include thorough sealing of the building, triple-glazed windows, extensive insulation, and use of high-efficiency heat pumps for heating, cooling and domestic hot water.

What economic development needs/priorities will this project address?
As mentioned above, the biggest problem mentioned by business owners is the difficulty of finding workers. Workers, in turn, find it difficult to find housing they can afford. By building housing affordable (and restricted) to households with incomes in tiers of 30%, 50%, 60%, 80%, 100% and 110% of the area median income, we will be providing affordable housing for employees of existing and growing businesses, hospitals and municipal service agencies in the County.

What is the anticipated impact of this project on these economic development needs/priorities? How will this project support Cape Cod's economic resiliency?
The project will provide housing for employees of existing and new businesses. It will enable young residents who have grown up on the Cape to be able to remain here.

Are there any anticipated challenges to implementing the project within the required timeframe of the grant award?
We will certainly expend the funds for the purpose of the grant within a year, but it will likely take longer before construction is completed.

Would the funding be used to support a grant program? Yes / No
No

Which municipality or municipalities are supportive of this project? (Optional)

We have received unanimous approval by the Harwich Zoning Board of Appeals and have been voted funding of $1 million by the Harwich Affordable Housing Trust.

SCOPE OF WORK AND TIMELINE

Task 1

Description: Complete hydrogeological report.

Deliverable: Report.
Estimated Completion Date: March 31, 2027

Task 2

Description: Design of wastewater treatment system, including permeable reactive barrier.
Deliverable: Drawings and specifications.
Estimated Completion Date: June 30, 2026

PROJECT PARTNERS

Project Partner 1:

Name: James Perrine
Title: President, Commonwealth Community Developers
Email: jperrine@ccdhousing.com
Role/Description: To guide the Board of Mid Cape Church Homes through the process of developing the project, from initial feasibility through final rent-up.

FY27 LICENSE PLATE GRANT APPLICATION BUDGET

Pine Oaks Village IV, Phase 1

Please upload this sheet as a PDF as part of your application.

Please fill in all budget categories relevant for your proposed project, including a brief description of the funds requested. The total amount requested should equal the total amount noted in the scope of work. All project expenses are provided on a reimbursement basis.

Category	Amount Requested	Match Amount (optional)	Total Project Cost	Budget Narrative
Personnel/Labor from Staffing Plan)	$0.00	$0.00	$0.00	
Fringe Benefits (from Staffing Plan)	$0.00	$0.00	$0.00	
Travel	$0.00	$0.00	$0.00	
Equipment	$0.00	$0.00	$0.00	
Supplies	$0.00	$0.00	$0.00	
Contractual/Consulting*	$25,000.00	$81,860.00	$106,860.00	design
Small Grants Program	$0.00	$0.00	$0.00	
Other	$0.00	$0.00	$0.00	
Total Direct Cost	$25,000.00	$81,860.00	$106,860.00	
Indirect Costs*	$0.00	$0.00	$0.00	
Total	$25,000.00	$81,860.00	$106,860.00	

*Maximum of 15% of project direct cost unless the project applicant has a Negotiated Indirect Cost Rate Agreement.

*Contractual/Consulting (engineers)	
Horsley Witten, civil engineers	$26,200.00
MT Environmental Restoration	$8,600.00
Isotec	$72,060.00
Total	$106,860.00

FY27 LICENSE PLATE GRANT APPLICATION STAFFING PLAN

Pine Oaks Village IV, Phase 1

Please upload this sheet as a PDF as part of your application.

For each individual participating in this project, please share their name, title, and associated hourly rate, number of hours. In addition, please list the tasks that each staff member/volunteer will participate in. The staffing plan should be uploaded at the end of the application.

Staff Name and Title	Hourly Rate	Number of Hours	Total Project Cost	Amount Requested	Match Amount
Example: Jane Doe	$25.00	15	$375.00	$281.25	$93.75
Gregory Winston, President	$0.00				
Robert Doane, Vice President	$0.00				
Al Eaton, Treasurer	$0.00				
Debra Bassett, Assistant Treasurer	$0.00				
Total Personnel					
Fringe (enter fringe rate as percent):	0				
TOTAL:					

Staff Name and Title	Tasks/Responsibilities
Example: Jane Doe	Example: Management
Gregory Winston, President	Executive Leadership
Robert Doane, Vice President	Project Management
Al Eaton, Treasurer	Handling funds, paying bills, oversight of accountant
Debra Bassett, Assistant Treasurer	Real estate advice, assisting with bill payment

COMMONWEALTH COMMUNITY DEVELOPERS

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www.commonwealthcommunitydevelopers.com

September 16, 2026

Cape Cod Commission
Barnstable, MA

RE: Mid Cape Church Homes, Inc.
Pine Oaks Village IV, Phase 1

To Whom It May Concern:

The dedication, energy, and collaboration of a group of long-time Harwich residents on the Board of a local non-profit, assisted by a team of experienced housing development and design professionals, has brought about Pine Oaks Village IV, a substantial proposed mixed-income development. The non-profit Sponsor, Mid Cape Church Homes, Inc., d/b/a Pine Oaks Village Homes ("Mid Cape"), was founded in 1975. The organization developed and continues to own and operate three developments in Harwich comprising 163 units of affordable housing for older adults.

It has been a pleasure working with Mid Cape's officers and Board of Directors over the past five years. These 12 individuals bring their professional expertise and life experience to their roles of overseeing the management of the first three Pine Oaks Villages and the development of Pine Oaks IV. I applaud their engagement and dedication – especially that of the officers, who put in countless hours to work with me and the many other professionals – including architects, engineers, lawyers, and construction managers – needed to bring about such an impressive project.

Pine Oaks Village IV is conceived as a neighborhood within a village within a town. When fully built, it will consist of 242 units of mixed income family rental housing on 30+ acres of land in North Harwich. The buildings are sited relative to each other to create a sense of neighborhood, rather than of isolated buildings. As much of the existing woodland as possible will be retained in its natural condition and the walking trails will be expanded. Wetlands, including an abandoned cranberry bog, will be protected.

The buildings have been oriented and designed to meet or exceed Passive House standards. Walls and attics will be heavily insulated. Advanced air sealing methods are specified to conserve heat in winter and keep out hot air in summer. Triple-glazed windows and LED lighting fixtures will be installed. High efficiency, variable refrigerant flow cold-climate heat pumps will provide heating and cooling, as well as domestic hot water heating. Energy recovery ventilation (ERV) will bring in fresh air that has been pre-conditioned with the energy in the outgoing air from each home. During the warmer seasons, the ERV system pre-cools and dehumidifies; during cooler seasons the system pre-heats and humidifies and pre-heats. The ERV system improves indoor air quality and reduces the total HVAC equipment capacity needed, thereby reducing energy consumption.

Photovoltaic panels will help provide the electricity used in the buildings. Electric vehicle charging stations will be distributed throughout the development.

The wastewater treatment facility is designed with the latest technology to maximize the removal of undesirable byproducts before the effluent is put into the ground. The Permeable Reactive Barrier will remove virtually all remaining nitrogen. This should be the standard for all new developments of significant size, unless served by town sewer.

To summarize, this development will create attractive places to live for people who want to live and work year round on the Cape. By restricting occupancy to households with specific incomes, and setting rents affordable to those households, the project will be supporting the working families and individuals needed to keep the Cape economy functioning without severe labor shortages.

Pine Oaks Village IV will be a superlative development, which will provide appealing homes to its residents. I fully support Mid Cape's request for LPG and request your utmost consideration of their application. Thank you.

Very truly yours,



James J. Perrine
President