

## Clay Pond Cove: POAH's new canal-side housing includes its own wastewater treatment plant

**Clay Pond Cove at Canal Bluffs** is the second phase of a multi-phased residential affordable housing community in Bourne, MA less than a mile from the Bourne Bridge at the gateway of Cape Cod. The Clay Pond Cove development includes the construction of a wastewater treatment plant which will serve the Canal Bluffs residential community and the abutting retail shopping center.

### The Preservation Challenge

In 2007, a Cape Cod based nonprofit, Housing Assistance Corporation (HAC), received a comprehensive permit to construct a three-phased residential community on a 17 acre parcel of land that had once been selected to be the "campus" of a high tech startup company.

Upon purchasing the land and beginning the 40B permit process, the nonprofit was faced with an environmental hurdle; the parcel of land, they had just purchased, was now deemed an environmentally sensitive area due to its proximity to the Phinney Harbor watershed.

DEP had adopted policy which would limit the amount of nitrogen that could be released into this fragile watershed (a standard known as Total Maximum Daily Load- TMDL). In order to move forward with its plan to bring affordable housing to this underserved area of the Cape, HAC would need to build a wastewater treatment plant and partner with an abutting property owner to ensure the nitrogen released from the housing development would be offset by treatment of the abutter's effluent, resulting in "zero net nitrogen" into the watershed.

### POAH's Role

Building on the success of the first phase of the development, The Residences at Canal Bluffs, POAH and HAC decided to move forward with the second phase of the master plan for the property. With the permitting of this phase came the commitment to build and operate a waste water treatment plant. This plant would serve not only the Phase I and Phase II building but would require the connection of the abutting retail property in order to meet the DEP's "zero net nitrogen" requirements for area's watershed.



Nancy Nygard received a Welcome Basket as the first move in at Clay Pond Cove

The project was made possible by a \$ 850,000 per year allocation of 9% federal low income housing tax credit (10 year credit) and a \$1,000,000 per year allocation of state low income housing tax credit (5 year credit). JPMChase and Plymouth Rock Insurance Company are the project's equity partners. Massachusetts Housing Partnership (MHP) is providing the permanent financing.

A number of subordinate funding sources were instrumental in making this project possible; these include the Massachusetts Department of Housing and Community Development through their commitment of Affordable Housing Trust, HOME and Community Based Housing funds and one of the largest supporter's of affordable housing on the Cape, the Barnstable County HOME Consortium.

Finally, construction financing was provided by Massachusetts Housing Investment Corporation (MHIC) and the Property & Casualty Initiative (PCI).

Unit amenities include updated kitchens with microwaves, a common laundry facility, a community room and out-of unit secured storage. Many of the units have ocean and canal views. The property has easy access to commercial areas, shopping, employment centers and transportation.

### **Project Partners**

- Housing Assistance Corporation – co-developer
- Massachusetts Housing Partnership
- Hudson Housing Capital
- JPMorgan Chase
- Plymouth Rock Insurance Company
- Affordable Housing Trust
- Department of Housing and Community Development
- Barnstable County HOME Consortium