

# TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENTS AND ALL TOWN BOARDS  
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A

*NAME OF PUBLIC BODY – COMMITTEE, BOARD OR COMMISSION:*

## REGULAR MEETING AGENDA COMMUNITY PRESERVATION COMMITTEE

DATE OF MEETING: Monday, April 22, 2024

TIME: 5:30 p.m.

PLACE: The Community Preservation Committee (CPC) meeting will be held by remote participation methods pursuant to the passage of legislation extending certain COVID-19 measures adopted during the state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting will be provided in the following manner:

1. The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>
2. Real-time public comment can be addressed to the Community Preservation Committee utilizing the Zoom link or telephone number and access code for remote access below.  
Link: <https://zoom.us/j/86523621574>

Or by calling the US Toll-free Telephone Number: 888-475-4499  
Meeting ID: 8652 362 1574

3. Applicants, their representatives, and individuals required or entitled to appear before the Community Preservation Committee may appear remotely and are not permitted to be physically present at the meeting and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to [Sarah.Beal@town.barnstable.ma.us](mailto:Sarah.Beal@town.barnstable.ma.us) so that they may be displayed for remote public access viewing.

Meeting materials will be available at

<https://www.townofbarnstable.us/boardscommittees/communitypreservationcommittee/> prior to the meeting.

This meeting of the Community Preservation Committee is being recorded and broadcast on the Town of Barnstable's Government Access Channel. In accordance with MGL Chapter 30A, s. 20, the Chair must inquire whether anyone else is recording this meeting and to please make their presence known

Call to Order:

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from March 18, 2024.

### Letters of Intent:

- A Letter of Intent has been received from Barnstable Land Trust (BLT) requesting \$250,000 in Community Preservation Open Space funds for acquisition of a 5.84-acre parcel addressed 4609 Falmouth Road, Cotuit, Map 024, Parcel 042. The total purchase price of the parcel is \$590,000 with an application for a Mass Conservation Partnership grant for \$300,000 to be submitted in July 2024. \$50,000 will be requested from the Cotuit Fire District Board of Water Commissioners in support of the project at an upcoming District meeting. The parcel has frontage on Falmouth Road and abuts a BLT 5.9-acre conservation area to the south. Public access will be off Santuit-Newtown Road. Acquisition would create almost 12 acres of contiguous open space conserving high value natural resources and recreation access as well protecting nearby drinking water wells (or within water protection zone or Zone II). The Town of Barnstable would be granted a conservation restriction on the property and the property will be managed by the BLT.

### Applications:

- None received.

### Correspondence Received

- Affordable Housing Growth & Development Trust Fund Board 2023 Report to CPC.
- Invitation to Public Workshops regarding the Marstons Mills School Property.

### Project Updates:

- The Wheeler Road Grant – Closing will be scheduled for June 2024.
- Mills Property, Mashpee - Conservation Restriction (CR) to be granted to the Mass Division of Fish and Wildlife – Closing is in the process of being scheduled.
- The Unitarian Church project is complete.
- Work continues on the Olde Colonial Court House building.
- Progress is being made on the Centerville and Osterville Playground projects.
- CC Rail Trail Phase 3 CR's review has begun. The CR's are for mitigation of the land used for the easement for the pathway. Bidding for the project is scheduled for August 2024.

### Member Discussion:

- Format of the May 20, 2024 CPC Meeting.
- Confirm date and focus of the CPC Annual Meeting tentatively scheduled for July 15, 2024.

### Public Comment:

### Adjournment:

***Next Regularly Scheduled CPC Meeting May 20, 2024, 5:30 p.m.***

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda. Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk, and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.



**Town of Barnstable**  
**COMMUNITY PRESERVATION COMMITTEE**



[www.town.barnstable.ma.us/CommunityPreservation](http://www.town.barnstable.ma.us/CommunityPreservation)  
 Email: [CommunityPreservationCommittee@town.barnstable.ma.us](mailto:CommunityPreservationCommittee@town.barnstable.ma.us)

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large  
 Stephen Robichaud– Planning Board • Tom Lee – Conservation Commission • Vacant – Recreation Commission  
 Deborah Converse – Housing Authority • Farley Lewis – At Large • Felicia Penn, President– Town Council Liaison

**Monday, March 18, 2024**  
**Regular CPC Meeting DRAFT Minutes**  
**Remote Access Meeting via Zoom Link: <https://zoom.us/j/84818220299>**  
**5:30 PM**

<b>Lindsey Counsell – Chair</b>	<b>Present</b>
<b>Marilyn Fifield – Clerk</b>	<b>Present at 5:40 p.m.</b>
<b>Terry Duenas</b>	<b>Absent</b>
<b>Tom Lee-Vice Chair</b>	<b>Present</b>
<b>Katherine Garofoli</b>	<b>Present</b>
<b>Deborah Converse</b>	<b>Present</b>
<b>Stephen Robichaud</b>	<b>Absent</b>
<b>Farley Lewis</b>	<b>Present</b>

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “Please note that tonight’s meeting is being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A, s. 20 the Chair must inquire whether anyone else is recording this meeting and to please make their presence known.” No one present was recording the meeting.

**Call to Order (Roll Call)**

Present: Deborah Converse– **yes**, Katherine Garofoli - **yes**, Tom Lee – **yes**, Farley Lewis – **yes**, and Lindsey Counsell – **yes**. Stephen Robichaud and Terry Duenas were absent.

Chair Counsell noted that Recreation Commissioner Sharon Brown was present as an observer. CPC members welcomed Ms. Brown.

**Minutes**

The motion of Farley Lewis was seconded by Tom Lee to approve the draft Community Preservation Committee Regular Meeting Minutes from January 22, 2024, as submitted.

**Roll Call Vote:** Deborah Converse – **abstained**, Katherine Garofoli – **yes**, Tom Lee – **yes**, Farley Lewis – **yes**, and Lindsey Counsell – **yes**. 4-yes, 0- no, 1- abstained.  
 Motion carried.

**Letters of Intent**

- Chair Counsell noted that the five Letters of Intent from the Town that were listed on tonight’s CPC agenda are being postponed to a meeting subsequent to the Town Manager ‘s final sign-off.

## Applications:

- None Received.

## Town Project Updates:

Town DPW Architect Mark Marinaccio narrated a PowerPoint presentation updating two ongoing playground projects that were partially CPA-funded:

- **Osterville Playground** – Mr. Marinaccio explained that there is a working design that is presently being developed by the playground designer and a steering group that was appointed by the Town Manager. The PowerPoint included a site plan showing the existing tennis courts and planned improvements such as a new sidewalk connection, expansion of the parking lot and installation of a retaining wall to flatten out the site with fencing to be installed around the playground. He noted a climbing structure that is connected to another play structure called we-go-round, a four-bay swing structure with a tandem and ADA-accessible swing. The 3-D depiction of the playground showed the equipment as it would look installed, with an aquatic theme of aqua and coral-colored elements. Mr. Marinaccio explained that one of the goals of the playground group is to include shaded play, saying most playgrounds do not have shade. Mr. Marinaccio listed the elements of the playground, including climbing and jumping features, monkey bars, slides, we-go-round, swings, playhouse, musical elements, scavenger hunt, open play space, poured-in-place surfacing and bottle filling station. He explained that the design is under review by the advisory group for selection of colors and tweaking some of the poured-in-place surfaces, with an option to put a hopscotch and other elements onto the surface. He added that tables and benches will have checker boards on the surface; although this is still being modified. He also shared the master plan for the next phase which would include an accessible comfort station, a tennis/street hockey court, and some expanded parking off Lovell Road with some plantings which would be included in a future request.

In response to CPC members' questions, Mr. Marinaccio replied that the Structures and Grounds Department, will repair or replace equipment as needed if under warranty, while any needed larger equipment replacements that are not under warranty would go through a DPW Capital funding process. He said that the Community Center has been demolished and there is \$22,000 left in the field project for completion of the field and noted that the fabric shade components will be taken down by Structures & Grounds in the Fall. Mr. Marinaccio explained the process after the advisory group's agreement on the design, with the playground design then subject to community feedback. He hoped to move quickly to be able to put the project out to bid in the Fall, noting that the playground equipment design as shown is at the budget limit of \$350,000 for just the equipment. Mr. Marinaccio reported that he is in the process of ordering the equipment for the Centerville Playground now because the price is guaranteed through the end of this month.

- **Centerville Playground** - Mr. Marinaccio continued the PowerPoint presentation for the Centerville Playground, noting that the project is further along than the Osterville Playground, now at the construction document stage after a year and a half of meetings with the steering group for the project. A nautical theme was chosen for the Centerville Playground, but Mr. Marinaccio reported that it was recognized years ago that there was no accessibility into the playground from the parking lot due to a 12–14 ft. drop in elevation that could not be resolved with a ramp that met code requirements. He explained that CIP and CPA funding allowed for redoing the playground and installation of a 10-space parking lot with 4 ADA-compliant spaces at an elevation 6 ft. lower with sidewalk access. Mr. Marinaccio listed the additional improvements as: 2 ft. of fill, new accessible pathway, new retaining wall, updated ball field with regulation grass infield and short outfield, as these were decided after two community meetings where residents expressed that they did not want to lose the ball field.

Mr. Marinaccio explained that the design plan is the playground that the steering group put together with a shaded seating area, new connection to Main St., a new ADA-compliant path from the parking lot, and a new retaining wall. Because Centerville residents wanted to minimize the amount of poured-in-place surface, he said there will be some artificial turf included. Playground Structures include: tree house, ship wreck, we-go-round, teeter-totter, swings, sea lion climbing structure, ship play structure, crab trap which can be climbed on, into and through, noting that funding of \$63,000 for the ship wreck and sea lion has not been secured, and will be included only if afforded.

In response to CPC members' questions, Mr. Marinaccio noted that the installation of a guard rail along Main Street is under consideration, but it is not part of this project. He indicated that there is shade in the morning and afternoon, with plans for a shaded seating area and bottle filling station. He reported that Structures & Grounds always complies with the criteria and recommendations of the Tree Warden for planting and maintenance, and he said he hoped that the playground would be ready for use by August 2025.

### **Correspondence Received:**

- Email from Planning & Development forwarding notice of several village meetings for public input on the draft Local Comprehensive Plan.
  - Chair Counsell noted that the Local Comprehensive Plan is very important to help Town Council set policy going forward.

### **Project Updates:**

Chair Counsell provided the following updates:

- The Wheeler Road Grant – Closing will be scheduled for June 2024. Conservation Restriction to be included on a future Town Council agenda.
- Three outstanding Conservation Restrictions - Harju, Prince Ave. & Amaral CRs - are moving forward after many years.
- Mills Property, Mashpee - Conservation Restriction (CR) to be granted to the Mass. Division of Fish and Wildlife. This project was scheduled before the Mashpee Board of Selectman that evening for their approval to sell one-half

interest in the Mills Property to Barnstable. It was noted that this project has taken 14 years thus far.

- The Unitarian Church project is complete.
- Work continues on the Olde Colonial Court House building to complete the ADA-compliant ramp.
- Progress is being made on the Centerville and Osterville Playground projects.

**Member Discussion:**

- It was decided that the format for the April 22, 2024, CPC meeting would be remote.
- The tentative Annual CPC meeting date of July 15, 2024, was discussed, with the topic/focus of Affordable Housing receiving strong member support. This will be discussed and finalized at the next CPC meeting on April 22, 2024.

**Public Comment:**

None

**General Discussion:**

None

**Adjournment:**

**Motion was made by Tom Lee and seconded by Katherine Garofoli to adjourn. Roll Call Vote: Marilyn Fifield - yes; Deb Converse – yes; Katherine Garofoli – yes; Tom Lee – yes; Farley Lewis – yes; Lindsey Counsell – yes. Motion carried: Meeting adjourned at 6:18 p.m.**

***Next Regularly Scheduled CPC Meeting April 22, 2024***

***List of documents/exhibits used by the Committee at the meeting:***

Exhibit 1 –CPC Agenda, March 18, 2024.

Exhibit 2 –Draft CPC Meeting Minutes – January 22, 2024.

Exhibit 3 – Email from Planning & Development forwarding notice of several village meetings for public input on the draft Local Comprehensive Plan.

Respectfully submitted,  
Ellen M. Swiniarski  
Community Preservation Coordinator  
*and edited by CPC Clerk Marilyn Fifield*

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**\* Public files are available for viewing during normal business hours at the Community Preservation office located at 367 Main Street, Hyannis, MA**



April 12, 2024

**To the Members of the Town of Barnstable Community Preservation Committee:**

I am writing to submit this Letter of Intent for funding to preserve important wellhead protection land on Falmouth Road in the Santuit neighborhood of Cotuit, adjacent to Barnstable Land Trust's Santuit-Newton Rd conservation area property.

**Project Name:** Santuit Woodlands Land Protection project

**Owner:** Janet Gail Shapero  
**Location:** 4609 Falmouth Road  
**Acres:** 5.84 acres  
**Map & Parcel:** 024/042  
**Purchase Price:** \$590,000  
**Timeline:** Closing in April, 2025

Barnstable Land Trust is working to purchase this 5.84-acre parcel in the Santuit neighborhood of Cotuit. The property has frontage on Falmouth Rd and abuts Barnstable Land Trust's 5.9-acre conservation area to the south to create almost 12 acres of contiguous conservation open space. Purchase of this property will allow for conservation of high value natural resources and recreation access. This wooded and mostly undeveloped property has the following important conservation values:

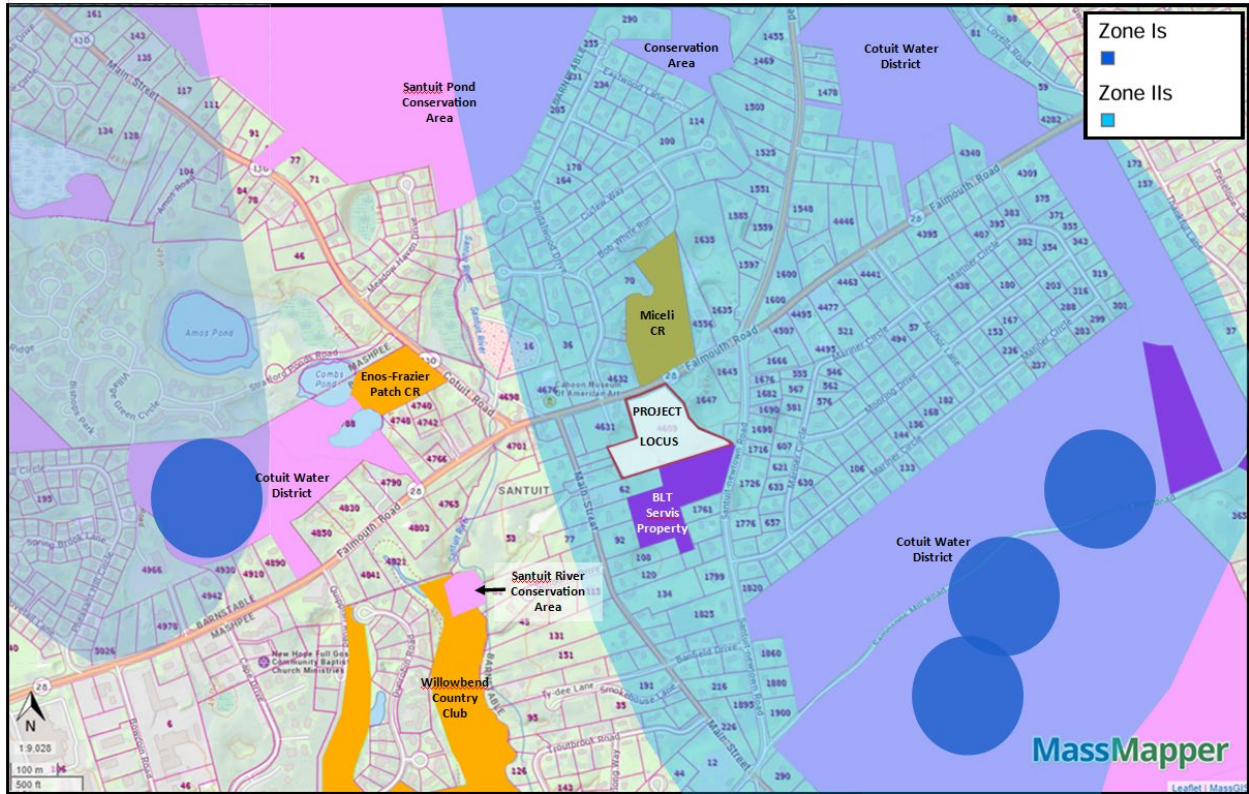
- The property lies entirely within the Zone II Wellhead Protection Area, important for the protection of drinking water supply.
- The property is vegetated with mostly deciduous trees including oak, cherry, maple, beech, and occasional holly.
- There is a kettle hole in the southwest corner of the lot with a small wetland and (unmapped) potential vernal pool.
- The property is connected to existing BLT conservation open space to the south
- The property lies just south of mapped Natural Heritage and Endangered Species Priority Habitat of Rare Species and BioMap rare Species Core Habitat
- The property includes mapped Prime 2 Forest and Forest of Statewide Importance as well as Prime Farmland Soils
- The property is located within the Santuit Historic District

**Timeline for Preserving the Land:** The owner has accepted an offer and we are finalizing Purchase and Sales Agreement with the owner. As the current owner requires a shorter closing, we are working with The Compact of Cape Cod Conservation Trusts, Inc. to be an interim buyer for the property to allow us time to secure funding. We expect to acquire the property by April 2025.

**Funding Request:** Barnstable Land Trust seeks \$250,000 in Community Preservation Act funds. Barnstable Land Trust will apply for an MA Conservation Partnership grant in July 2024 for \$300,000 to help fund acquisition, and we are seeking an additional \$50,000 from the Cotuit Fire District

Board of Water Commissioners in support of the project. In compliance with the CPA requirements, the Town of Barnstable will be granted the conservation restriction on the property.

### Locus Map

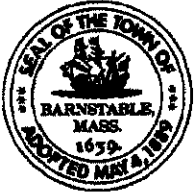


Thank you for your consideration.

Sincerely,

Janet Milkman  
Executive Director  
508-771-2585 x 101  
janet@blt.org  
1540 Main St.  
West Barnstable, MA 02668





The Town of Barnstable  
Affordable Housing Growth & Development  
Trust Fund Board

367 Main Street, Hyannis MA 02601 [www.town.barnstable.ma.us](http://www.town.barnstable.ma.us)

Mark S. Ells, Chair

March 21, 2024

Lindsey Counsell, Chair  
Community Preservation Committee  
367 Main Street  
Hyannis, MA 02601

Re: Report on the Affordable Housing/Growth & Development Trust Fund  
Activities Relating to the Award of Community Preservation Funds for End of Calendar Year  
2023

Dear Mr. Counsell:

On behalf of the Affordable Housing/Growth & Development Trust Fund Board, I am submitting the following report regarding the Trust's activities. Although the Declaration of Trust indicates that reports shall be submitted quarterly, on May 5, 2023, the Trust Board voted that to align with current fiscal cycles, it would be more effective for written reports to be made semiannually, at the close of each Fiscal Year and again at the close of each Calendar Year, instead of quarterly. Please advise if this is not agreeable.

**Outreach & Marketing of the Notice of Funding Availability (NOFA)**

The Town is in the final stages of updating both the Local Comprehensive Plan and its Housing Production Plan. These updates coincide with release of 2020 decennial census data and 2022 updates. These plans, once completed, will guide targeted marketing and outreach efforts of the Trust. To date, the analysis of newer housing and demographic data bears out the growing unmet demand for housing production, as well as foundational changes in the valuation and ownership of residential property. While applicant inquiries continue to come, local developers continue to remain shy of accessing public funds. It has become evident that the Trust will need to establish different outreach strategies if our goal is to adequately incentivize private developers to produce lower priced housing options, but specific strategies targeted to developers have not been finalized.

This year the Trust expended \$2,102.93 of non-CPA dollars on digital, print and broadcast advertising targeted to builders, developers and real estate professionals including banks and financing entities. While it appears that many local builders are aware of the availability of public funds, results from our outreach and marketing to this sector have not produced to our satisfaction. This year we received 10 inquiries, 4 of which were follow-up inquiries and 6 of which resulted in face-to-face meetings with staff. Given the mild interest in our offering as advertised, the Trust

is considering revising the Notice of Funding Availability (NOFA) to include additional supply-side subsidy options and programs that would supplement demand-side costs, to housing consumers. Examples of potential programs might be subsidy assistance to income eligible renters, landlords and property owners willing to place deed restrictions on future rents and/or sale prices. Trust and Town staff will continue to outreach to local and regional housing service professionals and property owners to encourage re-investment in existing housing stock and renovation and re-purposing of vacant developed properties. Revisions to the NOFA will be accompanied by updated marketing and advertising.

In lieu of continued advertising, during 2023, the Planning & Development Department has made great progress implementing updated zoning and tax incentives to encourage new housing development. Initiatives stimulating market-rate multi-family development have proven most successful, with 460 occupancy permits issued in 2023 for completed new multi-family housing units, 49 of which are deed restricted for affordability. 350 new multi-family units are currently under construction, 37 of which are deed-restricted for affordability, and 209 more units are in production, with 19 of those to be deed restricted. Given anticipated construction timelines of three (3) years, the Trust is turning its more immediate attention to subsidizing programmatic opportunities, which will connect subsidies and services to people in need more quickly and allow for quicker intervention to preserve and stabilize existing housing.

#### **Community Preservation Funds Expended During the 1<sup>st</sup> Half of Fiscal Year 2024:**

##### **Administrative Support:**

\$7,263.21 was expended for administrative staff wages.

##### **Projects:**

###### **Standard Holdings, LLC for the Residences at 850 Falmouth Road**

In 2021, the Trust awarded a grant of \$1,400,000 towards this 53-unit rental building in return for the inclusion of ten (10) indistinguishable Affordable rental units, which shall be maintained as affordable in perpetuity to households earning 50% or below of the Area Median Income (AMI). The final report of the Fair Marketing and Lottery process has been submitted and reviewed by the Town and all ten units have been successfully leased.

##### **Pending Expenditures:**

Grant to the Cape and Islands Veterans Outreach Center, Inc. (CIVOC) for \$90,000 in to support the creation of 5 single room occupancy (SRO) units for homeless veterans to be located at 1341 route 134, Dennis, MA

As reported earlier, CIVOC successfully completed the construction and leasing of these units in 2022. The Housing Coordinator for the Town of Dennis reports that documentation is being exchanged with EOHLIC and state certification for this project is in process. The primary delay has been that both CIVOC and the State had internal personnel changes at the same time, and CIVOC's documentation had not been entered in the State's MassDOCs tracking system. Once we have State certification of full compliance, the Town's committed funding can be released.

#### **New Funding Commitments 1st ½ of Fiscal Year 2024:**

##### **Friends Or Relatives With Autism Related Disorders (FORWARD) Phase 2**

In 2019, the Town allocated \$120,000 of CPA funding toward FORWARD at the Rock's regional communal project at 151 Hokum Rock Road, in Dennis. FORWARD stands for Friends or Relatives with Autism Related Disorder. The original project created eight (8) bedrooms for four (4) men and four (4) women in a group home, specifically so that adults over 22 years of age (including seniors) with Autism could live independently, through Massachusetts Department of

Developmental Services case management and the provision of tailored supportive services from Cape Abilities of Cape Cod and Kennedy Donovan Center.

On February 3, 2023, the Trust Board voted to award conditional commitment of up to \$375,000 towards "FORWARD at the Rock, Phase 2", also in the Town of Dennis, on the property adjacent to the Phase 1 Duplex at 131 Hokum Rock Road. The second phase will include the addition of eight (8) one-bedroom case-managed independent living apartments, and this new award is for the expansion of a successful regional housing initiative, specifically for income-eligible adult clients of the Massachusetts Department of Developmental Services, who can live independently, with project-based vouchers for structured support. FORWARD has once again received Community Preservation Act funding awards from multiple Towns. Phase 2 commitments include \$120,000 from Brewster, \$75,000 from Bourne, \$685,000 from Dennis, \$180,000 from Yarmouth, \$43,500 from Sandwich, and now \$375,000 from Barnstable.

The Town of Barnstable's legal department is currently working to draft a reimbursable grant and related documents consistent with all funding source agency requirements.

### **Bread & Roses Pre-Development Reimbursable Grant: Renovation for 2<sup>nd</sup> floor Apartments at 298 Main Street**

On September 8, 2023, the Trust voted to award reimbursable pre-development funding for the cost of professional services required to explore the feasibility of deed-restricting apartments that will be created through the renovation of the 2<sup>nd</sup> floor. Based on pre-construction cost estimates, the applicant anticipates permanently restricting two (2) units, at least one of which will be affordable to a household of 60% AMI.

### **Linnell Landing Development Reimbursable Grant: Renovation and New Construction at 50 Yarmouth Road**

On October 13, 2023, the Trust voted to award a reimbursable development grant of up to \$500,000 to CCR Holdings, LLC to leverage affordability of five (5) units, in addition to one (1) mandatory "inclusionary" apartment, of the total fifteen (15) units being created. The complete project includes the renovation of three (3) and the creation of twelve (12) new apartments on .39 acres at 50 Yarmouth Road. The existing building dates from 1870 and contains three (3) apartments. The existing apartments are being fully renovated. One of the units will be permanently restricted for affordability to occupants with household income of no more than 80% of AMI. The other two (2) units will be permanently restricted for affordability to occupants with household income of no more than 100% of AMI.

Of the twelve (12) new units, one (1) unit will be permanently restricted for affordability to occupants with household income of no more than 65% of AMI and two (2) units will be permanently restricted for affordability to occupants with household income of no more than 100% of AMI.

Through discussions and negotiations with these recent applicants, it is becoming apparent that, in addition to re-imbursing developers for some of the costs related to constructing new Affordable units, there may be an appetite for property owners to sell deed-restrictions on renovated units, as a means of recouping re-investment costs associated with maintaining existing housing stock. Our staff hopes to explore the viability of this concept further.

### **Use of Town-Owned Parcel for the Development of Affordable Housing**

On November 17, 2022, the Town Council, in Item No. 2023-062, authorized the investigation into disposition of the Town's interests in the 0.85-acre parcel located at 164 Route

149, Marstons Mills for the creation of affordable housing. In collaboration with the Planning & Development Office and the Asset Management Division the Town Manager released a Request for Proposals, seeking qualified housing developers to submit proposals for the creation of housing for income-eligible owner-purchase, in accordance with MGL Chapter 30B.

On October 13, 2023, the Town received one responsive proposal which resulted in the December 7, 2023, Town Council vote to transfer the parcel to Habitat for Humanity of Cape Cod for \$10, with conditions that Habitat develop up to two (2) single family homes. These two homes will be permanently deed restricted to remain affordable to individuals or households at or below 80% of the Area Median Income and will qualify for inclusion in the Town's Subsidized Housing Inventory (SHI).

While no Trust funds have yet been expended on this project, it is anticipated that Habitat for Humanity may apply to the Trust for funding to supplement their pre-development or development budget.

Trust staff is available to appear before the CPC to answer any questions that you may have regarding this report, or if CPC members have additional concepts or ideas you wish to suggest or explore for greater Community Housing benefits or outcomes. Thank you.  
Sincerely,

  
Mark S. Jells, Trust Chair

w/Balance & Commitment Sheets (2)

cc: Town Council  
Housing Committee

**Affordable Housing Growth & Development Trust Fund**  
**Statement of Financial Position**  
**Inception to December 31, 2023**

	CPC Funded Affordable Housing
<u>Resources:</u>	
Community Preservation Funding	\$ 7,500,000.00
Interest income	183,278.77
Total Resources	7,683,278.77
 <u>Expenses:</u>	
HAC - Emergency Assistance	4,830.00
850 residencies project support	1,400,000.00
Professional services - 850 residencies	1,000.00
Administrative project support	7,263.21
Registry of deeds	105.00
Total Expended	1,413,198.21
 <u>Commitments:</u>	
Cape & Islands Veterans Outreach Center grant	90,000.00
Linnel Landing - 50 Yarmouth Rd	500,000.00
Housing Assistance Corporation	500,000.00
FORWARD - Phase II (contingent)	375,000.00
Pre-development 302 Main St. Hyannis (Bread & Roses)	50,000.00
Total Commitments	1,515,000.00
 Balance Available after expenses and commitments	 \$ 4,755,080.56

**Affordable Housing Growth & Development Trust Fund**  
**Statement of Financial Position**  
**As of August 24, 2023**

	<u>Economic Development</u>	<u>Affordable Housing</u>	<u>CPC Funded Affordable Housing</u>	<u>Total</u>
Balance forward from fiscal year 2023	\$ 98,779.52	\$ 131,554.31	\$ 3,698,522.94	\$ 3,928,856.77
FY24 operating/project expenses	-	(8,418.18)	(318.66)	(8,736.84)
Balance available	98,779.52	123,136.13	3,698,204.28	3,920,119.93
 <u>Commitments:</u>				
Cape & Islands Veterans Outreach Center grant	-	-	(90,000.00)	(90,000.00)
FORWARD - Phase II (contingent)	-	-	(375,000.00)	(375,000.00)
 <u>Applications Under Consideration:</u>				
Linnel Landing - 50 Yarmouth Rd.	-	-	(500,000.00)	(500,000.00)
Pre-development - 302 Main St.	-	-	(50,000.00)	(50,000.00)
HAC - 55 Falmouth Rd.	-	-	(500,000.00)	(500,000.00)
 Remaining balance	 <u>\$ 98,779.52</u>	 <u>\$ 123,136.13</u>	 <u>\$ 2,183,204.28</u>	 <u>\$ 2,405,119.93</u>