

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

13 MAR '25 PM3:01
BARNSTABLE TOWN CLERK

DATE OF MEETING: Monday, March 17, 2025

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. This meeting will be replayed via Xfinity Channel 8 or high-definition Channel 1072. It may also be accessed via the Government Access Channel live video on demand archives on the Town of Barnstable's website: <https://streaming85.townofbarnstable.us/CablecastPublicSite/?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/82724866767>

Or by calling the US Toll-free Telephone Number: 888-475-4499
Meeting ID: 827 2486 6767
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 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:

Roll Call of the Members:

Housing Update – Planning & Development Director James Kupfer

Minutes:

- Approval of the Draft Community Preservation Committee Regular Meeting Minutes from February 24, 2025.

Letters of Intent:

- A Letter of Intent has been received from the South Congregational Church requesting Community Preservation Historic Preservation funds for the cleaning, restoring and resetting of approximately 33 gravestones and markers with historic and cultural significance located in the cemetery on the church grounds. The burial ground is listed on the State Register of Historic Places.
- A Letter of Intent has been received from Odd Fellows Lodge requesting \$69,360 in Community Preservation Historic Preservation funds for preservation and restoration work including roof, gutters, trim replacement, foundation repair and waterproofing. The building is listed on the State Register of Historic Places.

Applications:

None received.

Correspondence Received

- Report from the Affordable Housing Growth and Development Trust Fund Board Regarding Activities Related to the Award of Community Preservation Funds for End of Calendar Year 2024.

Project Updates:

- Smith's Creek Conservation Restriction CPC Application has been forwarded for Town Council public hearing.
- The West Barnstable Railroad Depot Restoration CPC Application has been referred to the Town Manager for Town Council public hearing.
- Cotuit Highground Conservation Restriction has received approval from the Open Space Committee and Conservation Commission.
- Conservation Restrictions for the Harju and Prince Avenue properties have been requested to be placed on an upcoming Town Council agenda for approval.
- DPW Applications are anticipated for the April 28, 2025, CPC meeting.
- The Affordable Housing Trust Administrator is anticipated to review the End of Year Affordable Housing Trust Report at the April 28, 2025, CPC meeting.
- A Letter of Intent is anticipated to be received from the Affordable Housing Trust for the April 28, 2025, CPC meeting.
- Centerville Historical Museum has asked for postponement of their Letter of Intent.

Member Discussion:

- Request from Planning & Development Department for up to \$10,000 in Community Preservation Administration funds for a consultant to research public rights for portions of Boulder Road and Flint Rock Road in support of the Town's efforts to extend the Cape Cod Pathways Program.

- Meeting format for the April 28, 2025, Community Preservation Committee meeting.

Public Comment:

Adjournment:

CPC Regular Meeting Scheduled April 28, 2025, 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 a 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

Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Vacant – Clerk/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 • Kristin Terkelsen – Town Council Liaison

Monday, February 24, 2025
Regular Public Hearing DRAFT Minutes
Meeting Held Via Zoom
5:30 PM

Lindsey Counsell – Chair	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Absent
Deborah Converse	Present
Stephen Robichaud	Present
Farley Lewis	Present
Terry Duenas	Present

Call to Order:

Notice of Recording: 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 recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone else is taping this meeting and to please make their presence known.” No one present was recording the meeting.

ROLL CALL: Terry Duenas (present), Tom Lee (present), Deb Converse (present), Farley Lewis (present), Steve Robichaud (present), and Lindsey Counsell (present).

Minutes:

Approval of the Draft Community Preservation Committee Regular Meeting Minutes from December 16, 2024.

The motion of Terry Duenas was seconded by Tom Lee to approve the meeting minutes as submitted. Roll Call Vote: Terry Duenas (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes) and Lindsey Counsell (yes). 6 yes 0 no. Motion carried.

Letters of Intent:

- A Letter of Intent has been received from the Department of Public Works requesting \$2,800,000 in Community Preservation Historic Preservation Funds to begin revitalization work on the Hyannis Armory located at 225 South Street, Hyannis, map 326, parcel 004. Proposed improvements in this phase will preserve the building envelope including masonry restoration, masonry steel lintel work, window and door replacement, and roof restoration or replacement. This funding request represents a portion of the total full estimated project cost of \$10,000,000 with Capital Improvement Plan funding previously appropriated in

the amount of \$309,179. The Hyannis Armory is listed on the State Register of Historic Places as a contributing building in the Hyannis Main Street Waterfront Historic District and holds a significant place in American history as it was at the Armory that President-elect John F. Kennedy delivered his acceptance speech following the 1960 election.

Mark Marinaccio, DPW narrated a PowerPoint presentation for the Hyannis Armory Exterior Restoration. He explained that the building was designed by Walter Gaffney and constructed in 1958 and originally housed the training facilities, storage and offices for the National Guard. He noted that the building rose to national prominence during the campaign of President Kennedy because on November 9, 1960, the day following the election, President Kennedy made his acceptance speech on a stage that was set up in the Armory. He noted also that the building is a stop on the Kennedy Legacy Trail. The proposal is to do exterior masonry restoration, window replacement, flat roof replacement to preserve the building displaying slides that depicted needed repairs. Mr. Marinaccio explained that cracks in masonry are allowing water into the system where it freezes causing further damage as it expands. He noted that window lintels have corroded and expanded causing cracks in the masonry and that the flat roof is leaking water into the building. There is asbestos needing abatement as part of the restoration project. He displayed construction drawings depicting the locations for the proposed improvements to the building. He shared that the building is listed on the State Register of Historic Places as a Cultural Resource and that the building is eligible to be listed on the National Register however this was not followed through.

Mr. Marinaccio went through the components of the CPC Application saying that the building is presently being used for cold storage and the funding provided by a Town Council allocation for \$309,101 began a multi-phased process of converting the Armory to a totally renovated space for many possible uses. The work accomplished is design and hazardous materials abatement of contaminated soil, heating systems and pipe insulation and removal of items left behind by the National Guard. He explained that this CPA funding request is for exterior renovation saving a Town resource that would otherwise be threatened, saying that the reuse of an existing building is far below the budget to construct a new building. He noted that the Town of Barnstable has consistently supported the effort to adaptively reuse the Armory. Mr. Marinaccio said the project timeline is for design to be completed in summer 2025 and construction completed by spring of 2027. A breakdown of the project budget was also explained.

In answer to CPC member's questions Mr. Marinaccio described the various considerations for the use of the building over the last 12 years. Because of the presence of asbestos and bathrooms that do not comply with ADA, there was too much work for anyone to be interested in using the space. The DPW has developed a plan to renovate and improve the outside and to do an adaptive reuse as town office space. He noted that up to this point, multiple use paths for the building are possible. He said that CPA funding would provide preservation of the building.

There was discussion regarding the current number of Town projects and the associated dollar amounts in front of the CPC for consideration and concerns about the uncertainty of state funding and the desire for a larger CIP match. Mr. Marinaccio acknowledged the amount of funds requested and noted that CPA funding is intended primarily to protect the public interest and maintain the character of the town saying the

preservation of the Armory fits into this category. He noted that masonry restoration is an expensive specialty and unlike wood, the material lasts much longer. There was further discussion regarding the potential use of the building and Mr. Marinaccio said that there is space for seating 250 in the building indicating unlimited uses that could benefit the public. Parking was briefly discussed, and it was indicated that traffic studies may be needed for the various uses of the building. He noted that DPW has 6 architectural and engineering firms on call for this project and that DPW oversees to ensure that the interests of the town are being represented. Chair Counsell noted that the Town has not been placing preservation restrictions on buildings or recreation projects. A more detailed budget was requested to be included in the Application.

Public Comment – none

The motion of Tom Lee was seconded by Terry Duenas to move the Department of Public Works Letter of Intent for \$2.8M in Community Preservation Historic Preservation funds for the restoration of the exterior of the Armory to the Application stage.

Roll Call Vote: Terry Duenas (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes) and Lindsey Counsell (yes). 6 yes 0 no. Motion carried.

Applications:

- An Application has been received from the Department of Public Works requesting \$792,000 in Community Preservation Historic Preservation Funds for restoration of the West Barnstable Railroad Depot located at 2469 Meetinghouse Way, map 155, parcel 043. Proposed restoration work includes the removal and salvage of the existing clay tile roof, deteriorated roof sheathing, waterproofing and reinstallation of the historic roof tiles, associated wood trim repair, roof structural repair, window restoration, and interior water damage repair. Capital funds will be used for the design and installation of a mechanical system that will control indoor temperatures and humidity. This funding request represents a portion of the total estimated project cost of \$978,000 with Capital Improvement Plan funding in the amount of \$186,000. The building is in the Old Kings Highway Historic District as well as the West Barnstable Historic District and is listed as a contributing building in the National Historic District and the State Register as a Cultural Resource.

Mark Marinaccio of Town of Barnstable DPW narrated a PowerPoint presentation depicting an old photograph of the West Barnstable Railroad Depot from 1921. He noted that there are no corner posts in the photo. He said the total estimated project cost is \$978,000 and DPW is seeking \$792,000 from CPC with \$186,000 coming from CIP for restoration. He noted that the building contributes to two historic districts and expects the project to be completed in Fall of 2026. Mr. Marinaccio provided a brief history of railroads on Cape Cod saying that railroads had a major role in the development of Cape Cod. He said that the building was constructed in 1911 by the New Haven Railroad and provides an excellent example of arts and crafts mission style train depots from the early 1900s. He shared some interesting past uses of the building saying that the interior of the building is in its original condition.

He credited the Cape Cod Chapter of the NRHS who leased the building in 2001 with performing minor repairs that kept the building in better condition than it would otherwise have been. He said the group has done well to patch the roof and other repairs however the long-term solution is far beyond their technical and financial reach. Mr. Marinaccio noted that the building will be made ADA accessible with a wooden walkway.

Mr. Marinaccio said that the following preservation work is proposed to endure that the building is weather tight:

- Clay tile roof will be removed and salvaged. The clay roof manufacturer is still active so damaged tiles can be replaced with in-kind product.
- Damaged substructures due to rot and water damage will be repaired.
- Exterior soffits will be repaired
- Roof tiles will be reinstalled
- Restoration of windows and doors as necessary.
- Installation of HVAC to stabilize the interior environment.

Mark Marinaccio went through the details of the budget showing the hard and soft costs and the CIP and CPC split. He said that the Town now has a 99-year lease with the Lombard Trust that allows Town control of the building for that length of time.

There was discussion regarding the high cost of restoration of an historic building versus new construction and the desire to retrofit a new heating system that does not impact the original condition of the interior.

Councilor Kris Clark said that she has been following the developments of this project and in only a few years, we have seen the construction costs increase and the deterioration of the building worsen. She noted that the settling of the legal framework with the Lombard Trust allows clearance to finally address the building. She noted that a former resident of West Barnstable has returned to the community and purchased the Old Village Store making extensive renovations. Councilor Clark also credited the volunteers of the CC Chapter of the NRHS saying that they are good custodians of the building and added that the space is also used for public meetings of the local Civic Association.

The motion of Terry Duenas was seconded by Stephen Robichaud to recommend the Department of Public Works Application for \$792,000 in Community Preservation funds for the preservation and restoration of the West Barnstable Railroad Depot to the Town Council through the Town Manager. Funds are to first be taken from the Community Preservation Historic Preservation Fund and any remaining balance taken secondly from the Community Preservation Undesignated Fund.

Roll Call Vote: Terry Duenas (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes) and Lindsey Counsell (yes). 6 yes 0 no 1 abstain. Motion carried.

Deb Converse suggested that there should be a marketing plan to promote activity and use of the public historic buildings that are being renovated.

Correspondence Received

- A Letter of Intent has been received from the South Congregational Church for Historic Preservation Funds for the cemetery restoration and has been referred to the Legal Department for review and consultation with Massachusetts Historical Commission.
 - Further evaluation of the site will be required.
- A Letter of Intent has been received from the Centerville Historical Museum for Historic Preservation Funds for the restoration of the Tin Shop building and has been referred to the Legal Department for review and consultation with Massachusetts Historical Commission.
 - A thorough evaluation of the condition of the building will be needed.

Project Updates:

Chair Counsell provided the following project updates:

- The Open Space and Recreation Plan Consultant Application was approved at the January 31, 2025, Town Council public hearing.
 - Looking forward to getting this plan done to retain eligibility for available state grants.
- The Federated Church Universalist Cemetery Project was approved at the January 31, 2025, Town Council public hearing.
 - Project will begin in the spring 2025.
- Grant Agreements are being executed for the Historical Society of Santuit and Cotuit's Phase II and the Federated Church Universalist Cemetery Final Phase projects.
 - The grant agreements usually have a 2 -3-year project timeline and are a useful tool for CPC to ensure projects move forward.
- Anthony's Cummaquid Inn property - Request for CPC Administration funds for an appraisal and other work that may be required to consider this project.
 - The Town of Yarmouth is interested in partnering with the Town of Barnstable for an appraisal on this property. The request from CPC is for \$5,000 in CPC Administrative funds to assess the property. The property is 10 acres with the possibility of the development of 8 residential lots. There are several existing buildings on the property that would need to be demolished for the property to be used as open space or a park.

The motion of Terry Duenas was seconded by Deb Converse to approve \$5,000 in CPC Administrative Funds for an appraisal and other evaluation work required to consider Anthony's Cummaquid Inn property for acquisition by the Towns of Barnstable and Yarmouth.

Roll Call Vote: Terry Duenas (yes), Tom Lee (yes), Deb Converse (yes), Farley Lewis (yes), Steve Robichaud (yes) and Lindsey Counsell (yes). 6 yes 0 no. Motion carried.

Councilor Kris Clark mentioned that both the Towns of Yarmouth and Barnstable can each apply separately to the state for grant funding for the same project.

- The Cotuit Highground Conservation Restriction has been sent to the Conservation Commission and the Open Space Committee for review and approval.

- One of the changes in this CR is that instead of 2 acres being proposed to be set aside for the clubhouse as separate which would have engaged the Town in the clubhouse operation, the entire parcel is now included in the CR with only 1/3 acre set apart for the clubhouse. Barnstable Land Trust will maintain and operate the clubhouse and will be responsible for any permitting required. Also included in the CR are operational improvements including the use of organic fertilizers and an onsite well for watering, preventing the waste of drinking water.
- Nominees to serve as the Historic or Recreation representatives on the Community Preservation Commission have not come forward.
 - A new Barnstable Historic Commission member may be interested in the CPC Historic member position.
- Conservation Restrictions for the Harju and Prince Avenue properties have been requested to be placed on an upcoming Town Council agenda through Town Councilors Kris Clark and Kristin Terkelsen, CPC Liaison. The Old Colony CR requires a plan to be completed. This would complete all the outstanding CPC CRs.

Member Discussion:

- Housing Update – Stephen Robichaud
 - Steve Robichaud said he needs to leave the meeting to get to Planning Board meeting and the housing update discussion was postponed to the next meeting. There was discussion regarding earmarking a few projects to possibly be funded with bonds which would give the CPC a cushion to be able to consider some other projects.

Steve Robichaud left the meeting at 6:52 p.m.

- Meeting format for the March 17, 2025, Community Preservation Committee meeting was decided to be remote.

Public Comment:

None.

Next CPC Regular Meeting Scheduled March 17, 2025, 5:30 p.m.

Adjournment:

The motion of Tom Lee was seconded by Terri Duenas to adjourn the meeting. Roll Call Vote: Terri Duenas (yes); Tom Lee (yes); Deb Converse (yes); Farley Lewis (yes); and Lindsey Counsell (yes). 5 – yes, 0 no. Motion carried. Meeting adjourned at 6:57 p.m.

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

- Exhibit 1 –CPC Regular Meeting Agenda, February 24, 2025.
- Exhibit 2 – Draft Minutes - December 16, 2024, CPC Regular Meeting.
- Exhibit 3 – Letter of Intent – DPW – Hyannis Armory Building Exterior Restoration.
- Exhibit 4 - PowerPoint – DPW – Hyannis Armory Building Exterior Restoration.
- Exhibit 5 – Application - DPW – West Barnstable Railroad Depot Restoration
- Exhibit 6 - PowerPoint – DPW – West Barnstable Railroad Depot Restoration

Respectfully submitted,
Ellen M. Swiniarski
Community Preservation Coordinator
Planning & Development Department

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 votes so, the Committee may go into Executive Session for specified allowable reasons. 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**

South Congregational Church
565 Main Street
Centerville MA 02632

February 6, 2025

Ellen Swiniarski
Community Preservation Committee
Town of Barnstable MA

Subject: Letter of Intent, South Congregational Graveyard Restoration, Centerville MA

Dear Sirs:

On behalf of the South Congregational Church in Centerville MA, the Buildings and Grounds Committee respectfully submits this Letter of Intent for consideration by your committee.

Project Name: Graveyard Restoration at South Congregational Church, Centerville.

Brief Outline of the Project: Cleaning, restoring and resetting gravestones and markers with historic and cultural significance.

Estimated Timeline: Three Years.

Funding Request: Estimates are pending. The bidders have visited the cemetery and are familiar with its condition.

Partnership Information: South Congregational Church is a historic property and associated with the United Church of Christ. South Congregational sponsors Boy Scout Troop 54 and will partner with them for some of the labor for the restoration.

Secured Funding: South Congregational Church will contribute \$1,000 from its capital fund towards the restoration.

Applicant Contact: Tim Tudor, project manager, 28 Pleasant Pines, Centerville, MA 02632, 508-737-7014, timtudor@meganet.net.

Primary Contact: Jean Mansur, 16 North Ridge Road, Mashpee, MA 02649, 908-310-6551, jmansur9@gmail.com

Please let us know whether this important project would be of interest to the Community Preservation Committee for funding. Thank you for your consideration.

Sincerely,

Tim Tudor

Barnstable CPC Letter of Intent

Dear Committee Members,

We are submitting this letter of Intent to the Barnstable Community Preservation Committee in the hope that you can help us preserve and restore our historic Colonial Revival style brick building on Main Street Hyannis.

The building is owned by the Odd Fellows Lodge 226, a 501c8 in the tax code. The International Order of Odd Fellows is a charitable organization which is apolitical and non religiously affiliated. It is open to men and women of all races and religions. It is a historic organization in a historic building which has historically provided support for those in need in our community.

"As an organization, the Independent Order of Odd Fellows aims to provide a framework that promotes personal and social development. Lodge degrees and activities aim to improve and elevate every person to a higher, nobler plane; to extend sympathy and aid to those in need, making their burdens lighter, relieving the darkness of despair; to war against vice in every form, and to be a great moral power and influence for the good of humanity."

The Odd Fellows rent out two commercial businesses fronting Main Street in Hyannis. The income from those rentals has proven insufficient to make much needed repairs.

We are requesting \$69,360 to cover our most pressing problems (roof, gutter and trim replacement plus foundation repair and waterproofing). Enclosed, please find the itemized estimate from the contractor.

The brickwork needs repointing. We do have an estimate for that (\$35,900), but we thought it best to first check with the committee to see if we will need period specific mortar. The brickwork could wait until the next round of funding if necessary.

With your help we hope to preserve this important and historic part of the history of Main Street Hyannis.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: BRN.643
Historic Name: Odd Fellows Block
Common Name:
Address: 354 Main St

City/Town: Bamstable
Village/Neighborhood: Hyannis;
Local No: 327-5; E-123;
Year Constructed: C 1920
Architectural Style(s): Colonial Revival;
Architect(s): Paine, L. Frank;
Use(s): Commercial Block; Meeting Hall;
Significance: Architecture; Commerce;
Area(s): BRN.AD, BRN.AU
Designation(s): Local Historic District (10/03/1996);
Building Materials: Wall: Brick; Stone, Cut; Wood Shingle;
Demolished No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

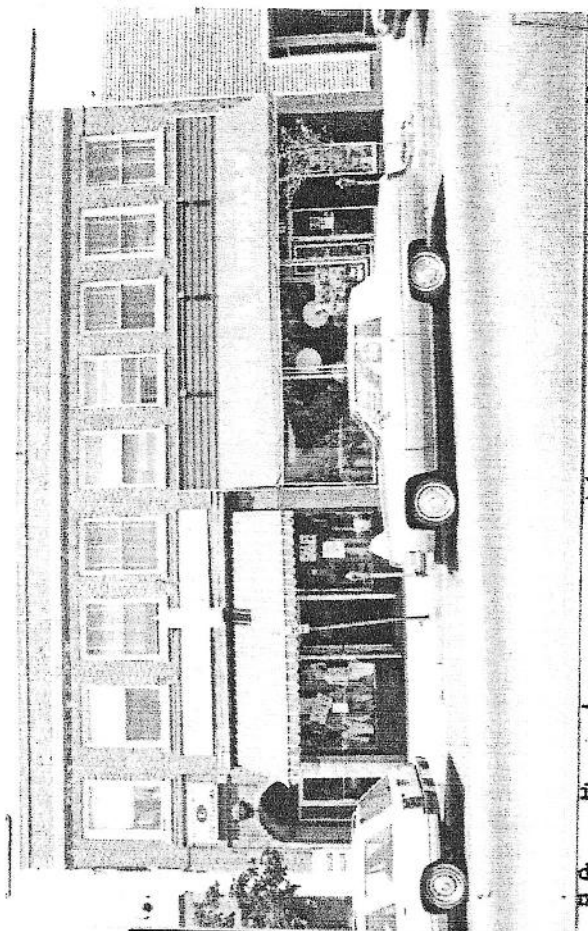
Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, February 25, 2025 at 4:28 PM

AREA	FORM NO.
HYE	123



ON
02116

Town Barnstable (Hyannis-Main St.)

Address 354 Main St.

Historic Name Odd Fellows Block

Use: Present commercial

Original commercial

DESCRIPTION:

Date 2. 1920

Source style

Style Colonial R^evival

Architect unknown

Exterior wall fabric brick

Outbuildings none

Major alterations (with dates) storefronts c. 1970

Moved no Date _____

Approx. acreage .17 327/5

Setting center of Main St. commercial area-north side of street

000 @ 0
Barnstable Rd
Main St.
Ocean St.

Recorded by Candace Jenkins

Organization Barnstable Historical Comm.

Date 1985

91-28-E114

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

The Odd Fellows Building is a 9 bay, 2 story commercial block constructed of red brick with burnt headers and laid up in Flemish bond. Other details, besides the fine brick work, are minimal and consist of a simple beltcourse setting off a parapet, brick lintels with keystones, and a round arched entry located in the westernmost bay. The two storefronts in the building consist of large plate glass display windows with recessed entries. The building is extended to the rear by a large three story hip roof section and small 2½ story gabled section, both sheathed in wood shingle.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

It is not known if this block was constructed for the Odd Fellows or whether they became occupants at a later date. It seems likely that the rear ell contains the meeting hall and that the space in the structure facing Main St. was always rented out for commercial purposes. It represents the growing commercialization of Main St. and also the presence of fraternal organizations like the Masons across the street (F-122).

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Town Assessors Records
Sanborn Insurance Map. 1930

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Community Property Address
Barnstable 354 Main St

Area(s)	Form No.
AU	643

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Candace Jenkins

The criteria that are checked in the above sections must be justified here.

The Odd Fellows Block at 354 Main Street, Hyannis possesses integrity of location, design, setting (early-20th century; partial), materials, workmanship, feeling, and associations. It is significant as an unusually well detailed and preserved example of the Colonial Revival style masonry blocks that began to replace smaller wood-frame dwellings and shops on central Main Street in the 1920s. These more substantial buildings reflect the growing sophistication and prosperity of the area. Fine architectural features of this well preserved commercial and institutional building include red brick walls laid up in Flemish bond with burnt headers, and storefronts with recessed arched entries and delicate leaded fans over the flanking display windows (visible on west half of facade; possibly covered on east). The Odd Fellows Hall, which appears to result from the updating of a turn-of-the-century woodframe I. O. O. F. Hall on the same site with a brick front, meets criteria A and C of the National Register of Historic Places. Along with the Masonic Hall of 1923 across the street at 357 Main Street, it illustrates the prominence and continuing presence of fraternal organizations in Hyannis. It is important on the local level, with a period of significance extending from its construction in ca. 1900 to the 1960s.

RECEIVED

JUL 18 1996

MASS. HIST. COMM.

7/92

ESTIMATE	#2
TOTAL	\$102,111.90

354 Main St
Barnstable, MA 02601

CONTACT US

620 Yarmouth Rd

Barnstable, MA 02601

(508) 815-7334
Capecododdjobs@gmail.com

ESTIMATE

Repoint front exterior bricks on the front facing section and sides of the exterior building:	1.0	\$35,900.00	\$35,900.00
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Assessment and Planning: We'll start by examining the front exterior of your building to identify the damaged or broken bricks that need attention. This helps us understand the scope of work required

Brick Replacement: Any bricks that are cracked, chipped, or broken will need to be carefully removed. We'll ensure that we select replacement bricks that match the color, size, and texture of the existing ones to maintain a seamless appearance.

Preparation: Before replacing the bricks, we'll prepare the area installing staging and other protection to prevent any damages to persons and property entering and existing the businesses. Prep the brick surfaces by removing any loose mortar or debris around the damaged bricks. This ensures a clean surface for the new bricks and improves adhesion.

Repointing: Once the damaged bricks are replaced, we'll focus on repointing the joints. Repointing involves removing deteriorated or cracked mortar from between the bricks and filling in the gaps with fresh mortar. This step not only enhances the structural integrity of the wall but also improves its aesthetic appeal.

Matching Mortar: We'll make sure to use mortar that closely matches the color and texture of the original mortar to maintain consistency and visual harmony across the facade.

Curing and Finishing: After repointing, we'll allow sufficient time for the mortar to cure properly. This typically involves keeping the area damp and protected from extreme weather conditions during the curing period.

Once the mortar has fully cured, we'll clean up any excess mortar residue and perform a final inspection to ensure the work meets our quality standards.

The work also includes repairing the granite columns near to the odd fellows lodge front entrance.

To do all of the refinishing at once: \$35,900.00.

Only the front section: \$21,800.00.

Only the left hand side section: \$10,950.00.

Only the right hand side section: \$9,600.00.

Total if the work is done in sections: \$42,350.00.

Replace roofing shingles:

1.0 \$38,500.00 \$38,500.00

Areas Of work: Front left and right hip sections, right hand side section and rear hip.

Preparation: Before we begin the installation, we'll prepare the work area by removing any old or damaged shingles, as well as any debris or obstructions that might hinder the process. This ensures a clean and smooth surface for the new shingles. Inspecting the sheathing and tar sheathing for damage.

Safety Measures: Safety is our top priority. We'll implement all necessary safety measures to protect our team and your property throughout the project. This includes using proper safety equipment and following industry best practices. As well as proper staging to prevent any accidents or damage to the structure.

Installation: With the preparation complete, we'll start the installation process. Each bundle of shingles will be carefully placed and secured according to manufacturer specifications and industry standards. We'll ensure proper alignment and coverage to guarantee a watertight seal and optimal protection for your roof.

Cleanup: As we work, we'll maintain a clean and organized work area, disposing of old shingles and debris responsibly. Our goal is to leave your property looking as good as new once the project is complete.

Quality Inspection: Once the installation is finished, we'll conduct a thorough inspection to ensure that every aspect of the new roof meets our high-quality standards. We want to ensure that your roof provides reliable protection and enhances the appearance of your property.

Optional Ice and Water shield: \$4972.00 additional including all the sections if selected.
Ice and water is a water proofing membrane that is recommended to add additional protection against the elements.

To do all the sections listed above at once: \$38,500.00.

Only the right hand side section: \$24,750.00.

Only the front left and right hip sections: \$13,700.00.

Only the rear hip section: \$6,850.00.

Total if work is done in sections: \$45,300.00

Replace rotted trim with azek:

1.0 \$9,850.00 \$9,850.00

Safety Measures: Safety is paramount. Our team will implement rigorous safety measures, including using appropriate safety gear and ensuring the work area is secure to mitigate any risks associated with working at such heights.

Access Planning: We'll plan the best access routes and methods to safely reach the third-story roof. This might involve using ladders, scaffolding, or other equipment to ensure safe and efficient access for our team.

Removal of Pine Trim: All deteriorated pine trim will be carefully removed from the roof. We'll take care to minimize any disruption to the surrounding area sheathing and ensure proper disposal of the old trim materials.

Preparation for Installation: Once the old trim is removed, we'll prepare the surface for the installation of the new AZEK trim. This includes cleaning the area and ensuring it's free from debris and any underlying damage that needs addressing.

Precise Installation: Our team will install the AZEK trim with precision and attention to detail. We'll ensure that each piece is properly aligned, securely fastened, and seamlessly integrated into the existing structure.

Weatherproofing and Sealing: To enhance durability and weather resistance, we'll seal all joints and edges of the AZEK trim to prevent moisture infiltration and protect against the elements.

Foundation repair and waterproofing: 1.0 \$5,650.00 \$5,650.00

Customised Repair Plan: Based on our assessment findings, we'll develop a customised repair plan tailored to the specific needs of your building. This plan may include a combination of repair techniques such as crack injection, slab levelling, underpinning, or drainage improvements to address the root cause of the issues to stop a majority of water penetration.

Foundation Repair: With the repair plan in place, our team will proceed with the necessary repairs to stabilize and reinforce the foundation. We'll use industry-leading techniques and high-quality materials to ensure a durable and long-lasting solution.

Sealing and Waterproofing: In addition to repairing the foundation, we'll also focus on sealing and waterproofing the exterior surfaces to prevent moisture infiltration and further damage. This involves applying a waterproof membrane or sealant to the foundation walls and floors to create a protective barrier against water intrusion.

Crack Repair: Any existing cracks in the foundation will be properly filled and sealed to prevent water penetration and structural compromise. We'll use specialized materials and techniques to effectively repair cracks and restore the integrity of the foundation.

Cedar shingle replacement: 1.0 \$7,650.00 \$7,650.00

Remove weather cedar siding shingles on the right hand side, front and rear third dorms.
Inspect underneath tyek unlamented paper and sheathing plywood for any rot or damage.
Install grade A cedar shingles using galvanized nails to prevent rust from foaming.

Wood gutter replacement of the right rear of the third story: 1.0 \$3,860.00 \$3,860.00

Remove the existing rotting wooden gutter on the back right hand side.
Inspect fascia board underneath for any signs of rot damage.
Replace the 30 foot section using proper staging to avoid unnecessary accidents.

Aluminum gutter replacement of the left rear of the third story: 1.0 \$3,860.00 \$3,860.00

Remove the existing aluminum gutter on the back left hand side.
Inspect fascia board underneath for any signs of rot damage.
Replace the 30 foot section using proper staging to avoid unnecessary accidents.

Services subtotal: \$105,270.00

Subtotal \$105,270.00

Friends and family
discount - \$3,158.10

Total

\$102,111.90



The Town of Barnstable

Affordable Housing Growth & Development Trust Fund Board

367 Main Street, Hyannis MA 02601 www.town.barnstable.ma.us

Mark S. Ells, Chair

March 7, 2025

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 2024

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 semi-annually, 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.

Board Membership Change

After more than 10 years of dedicated service to the Board, Wendy Northcross resigned to focus on other areas of interest. We are grateful for all her insights and contributions towards our Town's housing and economic development over the years.

Changes in Conditions Relating to Housing

As many of us have observed increasing housing insecurity and homelessness, multiple agencies and organizations are now more actively working to measure, quantify and qualify the scope, scale and changes in the nature of these issues. (Please see MassHousing Partnership's December 2024 Housing Stability Monitor at <https://www.mhp.net/news/2024/housing-stability-monitor>) With this data and information, we continue to expand our understanding of how to advance policy and program success, as well as identifying impediments and failures.

Sadly, the data informs us that while Barnstable's recent regulatory changes are making some progress on a local level, (over 118 of the 637 multi-family housing units permitted within the past year in Barnstable will be deed-restricted for affordability), larger scale market

conditions (such as: average 2024 Cape rents of over \$2,000/mo. for a 2 bedroom unit; extensive Cape rental wait-list of over 3 years; continued shortage of available rentals and homes for purchase; mortgage interest rates hovering at 7.0%, average; Cape construction costs of over \$300/square foot; with increasing insurance and management costs), combined with a lack of capacity within larger local support systems and intervention programs, have prevented improved outcomes on a broader scale. In response, partnerships and collaborations are emerging and strategies are changing.

Strategy Changes

It has been encouraging to see that an influx of Post-Pandemic Federal American Rescue and Relief Aid at both the State and Regional levels have been strategically invested to investigate the scope of impacts, stem losses, remove barriers and boost production of housing.

At the State level, Massachusetts governmental leadership is stepping up, as evidenced by the adoption of the Massachusetts Affordable Homes Act in August of 2024. Massachusetts previously recognized that communities with growing small businesses and increasing minority and middle-income populations have economic growth potential as emerging Gateway Communities. Through specific policy and program directives, Barnstable has benefitted from its Gateway Community designation. The Affordable Homes Act continues to build on the State's Gateway policies and programs by introducing the new policy approaches that are expected to strategically address the increasing severity of the lack of affordable shelter and housing on Cape Cod.

Regional Activity

In 2022, Barnstable County invested American Recovery Plan Act funds in a 3-year County-wide pilot program to research and explore how Cape municipalities could combine resources and efforts to address affordable housing concerns regionally. The County hired Barrett Planning Group to examine the potential for mutually Shared Regional Housing Services by compiling a centralized data base and providing access to model strategies, policies, and resources that could support each Town's uniquely individualized plans and projects. The study is in its 2nd Year. It is anticipated that the County will offer each Town the opportunity to continue participation and access to the shared services by contributing toward a communal Inter-Municipal Agreement (IMA).

Local Actions

At the local level, concurrent with the Town's Local Comprehensive Planning efforts and the update of the Town's Housing Production Plan, Barnstable's Town Council has appointed sub-committees to further explore a range of community-wide strategies tailored to Barnstable's unique constraints and capacity strengths. Much of the Planning and Development Department's work has been to fine-tune zoning and incentive policies to optimize and balance resource and character protection with careful community growth.

A comparative analysis of multi-family housing construction data before and after the Town of Barnstable's regulatory changes can be seen on the Town's web site at:
https://www.town.barnstable.ma.us/Departments/CommunityDevelopment/Plans_and_Reports/--Town-Council-Presentation---Housing-Report-12.05.2024.pdf?tm=2/7/2025%208:36:32%20AM

Trust Policy Changes

In response to additional State affordable home ownership program opportunities, in November, the Trust revised its Rules & Regulations to accommodate Commonwealth Builder (CWB) ownership projects. The CWB program is intended to incentivize the production of work-force and “attainable” ownership units targeted to middle-income home buyers. The program loosens the State’s perpetual deed-restriction requirement in order to allow income-eligible buyers to access greater property-owner equity within the first 15 years of ownership. The equity access is expected to allow owner-families to build and accumulate generational wealth earlier, without having to sell or re-locate.

As a protection to ensure against a shorter-term loss of Trust-Funded deed-restricted units, the Trust will establish a set-aside of funds to ensure continuation of affordability through re-purchase of perpetual deed restriction beyond the otherwise expiration of CWB deed restrictions.

Minor Revisions to The Trust’s Notice of Funding Availability (NOFA)

In recognition that increasing construction costs are likely to further drive housing developers away from producing lower- or reduced-rent construction projects, the Trust re-visited its subsidy limits and per-unit caps. On May 13, 2024, the Trust voted to increase the per-project development subsidy limit to \$2,000,000 per project and raised the per-unit subsidy caps to \$100,000 per Community Housing unit and up to \$150,000 per Affordable unit produced.

Community Preservation Funds Expended During the 2nd Half of Fiscal Year 2024:

Administrative/Professional Support and Filing Fees

The trust renewed contract services for Trust administrative support with Jillian Douglass and has expended \$62,550 in calendar year 2024 for those services. The Trust engaged Special Legal Counsel through a contract with Attorney Robert Galvin, Jr., of Galvin & Galvin, PC of Duxbury, MA, and allocated up to \$8,000 for those services.

Projects

Close-Out for Cape & Islands Veterans Outreach Center Regional Veterans’ Home

In July, the Trust was able to close-out the grant to the Cape and Islands Veterans Outreach Center, Inc. (CIVOC). That grant of \$90,000 supplemented the multiple grants and subsidies that eight (8) different Cape towns allocated toward the creation of those 5 single-room occupancy (SRO) units for homeless veterans to be located at 1341 route 134, Dennis, MA. All units have been leased and occupied since 2022.

Release of \$330,000 for Phase 1 of Linnell Landing at 50 Yarmouth Road Linnell Landing Development

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.

On February 23, 2024, negotiations led to the Trust's approval of several amendments. 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.

In November of 2024, the Trust released \$330,000 to re-imburse CCR, LLC, for expenses related to the Phase 1 renovations to the existing historic residential structure at 50 Yarmouth Road. None of the three tenant households were displaced during the renovations, and the Barnstable Housing Authority has certified that all residents meet the income-eligibility requirements contained in the new deed restrictions. Funds have been reserved so that future tenants, at turn-over, will be subject to Fair Housing certification.

Pending Applications

Housing Assistance Corporation 60-bed Assistance Resource Center

On July 7, 2023, Housing Assistance Corporation (HAC) presented their request for a \$500,000 redevelopment grant to leverage American Recovery Planning Act (ARPA) and MassDevelopment funds for adaptive re-use to create a collaborative "Assistance Resource Center" (ARC). The project proposed a 60-bed health service-supported "Housing First" shelter on the vacant WB Mason property at 55 Falmouth Road, Hyannis. The project proposed a partnership between HAC, Duffy Health Centers and Catholic Social Services, to own and manage the shelter and services. While the Trust voted to offer a reimbursable grant for this purpose, the purchase of this property was not successful. Housing Assistance Corporation request to withdraw the application for that site, but indicated that they planned to resume the request if an alternative site became available.

Bread + Roses Pre-Development Reimbursable Grant

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 2nd floor of the mixed-use property at 298-302 Main Street. Based on pre-construction cost estimates, the applicant anticipates permanently restricting two (2) units, at least one of which is expected to be affordable to a household of 60% AMI.

New Funding Commitments 2nd ½ of Fiscal Year 2024

WinnDevelopment Harbor Vue: Redevelopment and New Construction

On May 3, 2024, WinnDevelopment presented an application for \$2,000,000 for the redevelopment of the vacant TD Bank building at 307 Main Street, at the intersection of Old Colony Road and Main Street, in Hyannis. The original project proposed 120 units of studio, 1-, 2-, and 3-bedroom apartments, 45 of which would be deed restricted for affordability to

households of 60% or less of AMI, 16 of which would be assigned Project-Based Vouchers, 16 of which would be assigned MA Rental Vouchers, 32 of which would be community housing (restricted to households of up to 120% AMI), and 9 of which would have market-rate rents.

The Trust received a total of 22 comments from the public, the majority of which opposed to the size of the project and the number of units that would be reserved for lower income households. Further exploration and negotiation produced a Local Initiative Program (LIP) alternative for a total of 30 of the 120 units (or 25%) to be permanently deed restricted. In accordance with the Town's Inclusionary Zoning Ordinance, 12 of the 30 units would be affordable to households of no more 65% AMI, The applicant proposed that consistent with Low Income Housing Tax Credit (LIHTC) requirements the inclusionary units would be affordable to households of 60% AMI and 18 units would be deed restricted as affordable to households of 80% AMI. As a LIP/LIHTC project, all 120 units, including the community/workforce units, would be eligible for inclusion in the Town's Subsidized Housing Inventory. The Trust voted unanimously at their June 3, 2024, meeting to offer a reimbursable grant of \$2,000,000.

Bratt LLC, The Flats

On June 3, 2024, Bratt LLC submitted an application for \$1,050,000 of development funds for redevelopment of 1.21 acres at 199 Barnstable Road, to construct 45 new 1-bedroom rental apartments. A minimum of 5 of the units are required by local ordinance to be permanently deed restricted for Affordability to occupants earning up to 65% of the Area Median Income(AMI). Originally, the project proposed to protect 2 additional units as Community housing, to be permanently deed-restricted for occupants earning up to 100% of AMI, for a total of 7 income-eligible units.

The Trust denied the initial request as not meeting the Board's criteria and exceeding the maximum per unit award threshold of \$100,000 per unit. Further review and discussion resulted in a revised proposal for 9 of the 45 units (20%) of the units being deed restricted; 5 at 65% AMI and 4 at 100% AMI. The Trust voted at their July 1, 2024 meeting to offer a reimbursable grant of up to \$600,000.

Spartan Real Estate

On August 3, 2024, Joshua and Tammy Barros submitted an application for \$500,000 of development funding for the redevelopment of the 0.94-acre site of Spartan Dry Cleaners at 242 Barnstable Road, to construct 46 new rental apartments. A minimum of five (5) of the units are required by local ordinance to be permanently deed restricted for Affordability to occupants earning up to 65% of the Area Median Income (AMI). The project proposes to protect four (4) additional units as Community housing, to be permanently deed-restricted for occupants earning up to 100% of AMI, for a total of nine (9) income-eligible units. At their November 1, 2024 meeting, the Trust voted to conditionally support this request with a reimbursable grant of \$400,000

Housing Assistance Corporation Commonwealth Builder Condominiums

On July 25, 2024, the private non-profit Housing Assistance Corporation submitted an application for \$1,000,000 of development funds for redevelopment of the 1.5-acre vacant lot at 268 Stevens Street, to construct 50 new condominium homes. A minimum of five (5) of the units are required by local ordinance to be permanently deed restricted for Affordability to occupants earning up to 65% of the Area Median Income (AMI). This project proposes that 40 of these

Community housing units will be deed-restricted through the State's Commonwealth Builders program for 15 years for affordable purchase by income eligible buyers earning up to 100% of AMI. The remaining 10 units would be offered for sale at market-rate, through a Fair Housing purchase lottery.

The Trust agreed at their October 4, 2024, meeting to further consider this request, but identified concerns that their rules and regulations did not allow for deed-restrictions that do permanently protect the affordability of Trust-subsidized units. In addition, Board members identified the need for a set-aside of funds that would be available to ensure that future income-eligible buyers will be able to afford these units at their future resale prices. In order to accommodate the application, the Board amended the Rules and Regulations to allow for the consideration of Commonwealth Builder project applications. On November 14, 2024, the Board accepted the Stevens Street application and voted to conditionally commit up to \$1,000,000 dependent on the establishment of a set-aside of "Buy-Down" funds and subject to a review of the projects final funding budget.

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).

In addition, the Town has engaged the public in 4 community workshops related to the adaptive re-use of the 18-acre site that previously served as the Marstons Mills Elementary School. The Town's contracted consultants have produced 3 plans intended to show multiple compatible uses of differing degrees of development and use-intensity. This site holds an extraordinary opportunity for the planned creation of permanent affordable and/or community housing with on-site community facilities and services, as well as opportunities for public open space and recreation facilities.

While no Trust or CPA funds have yet been expended on either of these properties, it is anticipated that Habitat for Humanity and other future private entities may apply to the Trust for funding to supplement their pre-development or development budgets.

New Income/Revenue


September 2024 marked the commencement of the ground-lease between the Cape Cod Gateway Airport and WS Landing at Hyannis LLC. In accordance with the Town's development

Regulatory Agreement and the lease terms, the Town has begun receiving the agreed total of \$2,500,000. The first payment to the Trust was received on October 1, 2024. The Trust is scheduled to receive annual installments of \$75,000 each year on October 1st, for the next ten (10) years for an additional total of \$750,000. A \$1,750,000 lump sum payment is expected in Fiscal Year 2027 on the "Full Rent Commencement Date".

The Trust anticipates that, because these funds are not originating from the Community Preservation Act, their uses may be more flexible, potentially to supplement CPA funded activities, that would otherwise not be possible.

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

Sincerely,



Mark Ellis, Trust Chair

w/Balance & Commitment Sheet

cc: Town Council
Housing Committee

Affordable Housing Growth & Development Trust Fund
Statement of Financial Position
Inception to December 31, 2024

	<u>Economic Development</u>	<u>Affordable Housing</u>	<u>CPC Funded Affordable Housing</u>	<u>Total</u>
Resources:				
Tradewinds		\$ 1,000,000.00		\$ 1,000,000.00
Interest income		265,403.82	367,570.10	632,973.92
Loan interest		13,754.33		13,754.33
WS Landing		75,000.00		75,000.00
Donations		10,000.00		10,000.00
CPC Allocation			7,500,000.00	7,500,000.00
Sturgis Charter School	5,000.00			5,000.00
Berkshire Development	10,000.00			10,000.00
Mitigation - FW Webb	13,829.21			13,829.21
Chick Fil-A Mitigation	25,886.24			25,886.24
CCC Mitigation - BJ's	41,078.00			41,078.00
Land Lease - Botsini Prime LLC	53,961.30			53,961.30
Total Resources	<u>149,754.75</u>	<u>1,364,158.15</u>	<u>7,867,570.10</u>	<u>9,381,483.00</u>
Expenses:				
Chili's Mitigation	5,115.00			5,115.00
Hyannis Gateway Improvements	15,860.23			15,860.23
Parking Management Plan	30,000.00			30,000.00
Administrative Board Support		212,615.28	7,368.21	219,983.49
BHA - Stage Coach Rd & Oak St.		275,000.00		275,000.00
Ready Renters Program		3,000.00		3,000.00
Barnstable Big Fix Grant		4,928.27		4,928.27
Habitat for Humanity		233,165.45		233,165.45
HAC - Ridgewood Ave		350,000.00		350,000.00
CACCI Safe Harbor Program		40,000.00		40,000.00
Mitchells Way		4,625.00		4,625.00
Stevens St.		8,872.85		8,872.85
Tree Top Circle		3,500.00		3,500.00
Village Green loan		50,000.00		50,000.00
HAC - Rent Assistance			4,830.00	4,830.00
Cape & Islands Vet Outreach Center			90,000.00	90,000.00
Linnel Landing - 50 Yarmouth Rd			330,000.00	330,000.00
Grant award - Residence at 850			1,400,000.00	1,400,000.00
Consultant for Residence at 850			1,000.00	1,000.00
Total Expended	<u>50,975.23</u>	<u>1,185,706.85</u>	<u>1,833,198.21</u>	<u>3,069,880.29</u>
Excess Resources Over Expenses	<u>98,779.52</u>	<u>178,451.30</u>	<u>6,034,371.89</u>	<u>6,311,602.71</u>
Commitments:				
Linnel Landing - 50 Yarmouth Rd			170,000.00	170,000.00
Spartan Cleaners - 242 Barnstable Rd			500,000.00	500,000.00
Harbor Vue - 307 Main St Hyannis			2,000,000.00	2,000,000.00
Housing Assistance Corporation - Assistance Resource Center			500,000.00	500,000.00
Housing Assistance Corporation - 268 Stevens St			1,000,000.00	1,000,000.00
FORWARD - Phase II (contingent)			375,000.00	375,000.00
Bratt LLC			600,000.00	600,000.00
Pre-development 302 Main St. Hyannis (Bread & Roses)			50,000.00	50,000.00
Total Commitments	<u>-</u>	<u>-</u>	<u>5,195,000.00</u>	<u>5,195,000.00</u>
Balance Available	<u>\$ 98,779.52</u>	<u>\$ 178,451.30</u>	<u>\$ 839,371.89</u>	<u>\$ 1,116,602.71</u>