

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

As an entitlement community, the Town of Barnstable (the “Town”) receives an annual Community Development Block Grant (CDBG) funding allocation from the U.S. Department of Housing and Urban Development (HUD). At the time of presentation of this draft plan, the Fiscal Year 202₆ (FY 2₆) budget for HUD has not yet been enacted. The Town of Barnstable is expecting an estimated grant in the amount of approximately \$291,036 for Program Year 202₆ (PY 202₆). Once actual annual allocations are received, this section will be updated accordingly with the actual grant allocation.

The Town of Barnstable developed this PY 202₆ AAP based on analysis of the data, goals, and objectives presented in the Five-Year Consolidated Plan, which covers the time period from July 1, 202₅ through June 30, 2030. This is year two of the Town’s Five-Year Consolidated Plan timeframe. The Town of Barnstable’s PY 202₆ AAP covers the period from July 1, 202₆, through June 30, 202₇. The Annual Action Plan is mandated by HUD to determine how the Town will use Community Development Block Grant (CDBG) funds for the upcoming program year. HUD requires the Town to submit an Annual Action Plan (AAP) to outline the Town’s proposed use of CDBG funding for housing and non-housing community development needs and to show how CDBG expenditures will benefit low- and moderate-income residents. The AAP addresses housing, social services, economic development, infrastructure and facility upgrades, and urgent needs in Barnstable. It develops goals and objectives the Town will support concerning low to moderate-income (LMI) people and areas through various projects or activities. Per HUD regulations, 70 percent of funds must go to activities that support LMI populations. The AAP’s development collaborates between residents, providers, neighboring towns, county, state, and local agencies to address Barnstable’s housing and community development needs. It provides the opportunity for the Town to shape efforts over the next year into an effective, coordinated strategy. This strategy must provide decent housing, a suitable living environment, and expanding economic opportunities for LMI persons. Residents and other interested parties are encouraged to review this draft plan and submit comments for submission to HUD by Monday, May 4, 2026.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The primary program objectives are to develop viable communities via decent housing, a suitable living environment, and expanded economic opportunities for LMI residents. The 202₆ AAP's

objectives/outcomes align with HUD's performance measurement system. All activities must meet a national objective and at least one of three HUD-designated outcomes: Availability/Accessibility, Affordability, and Sustainability.

Affordable Housing: Projects that create or preserve affordable housing, provide financial assistance to eligible homebuyers, support homeowner rehabilitation, and other eligible housing-related activities.

Economic Opportunities: Projects that create or retain economic opportunities for LMI persons; provide technical assistance to business owners; assist small/microenterprises to establish/stabilize/expand in Barnstable; assist with façade improvements and other beautification in commercial areas, etc.

Creating Suitable Living Environments:

- **Public Facility/Infrastructure/other Public Improvements:** Projects that benefit LMI or special needs populations by expanding public access or increasing availability to services that support limited-clientele populations, removing architectural barriers, etc.
- **Public Services:** Funding for public services is capped at 15 percent of the program year funds (the cap is waived for CARES Act funds). LMI and special needs services with(out) housing benefit are included here. Other priorities include childcare/daycare, homelessness, food security, English as a Second Language (ESL), seniors, youth programs, expanding public safety, etc.
- **NRSA/Target Area:** Eligible activities include those that stabilize and revitalize the neighborhood, including affordable housing, economic opportunities, and public facilities/infrastructure/other improvements for LMI and special needs populations.

Planning and Administration: Up to 20 percent of the grant entitlement amount and current year program income is allocated for grant administration and planning activities.

Urgent Needs, Slum and Blight, and Historic Preservation: This amount is capped at 30 percent of the award for 1, 3, or 5 years. Typically, it is for one year.

Pre-award costs: This may be incurred provided it is necessary for timely performance, compliance is met, and the CPP is completed.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Past performance is consistent with Consolidated Plan goals, including affordable housing, economic opportunities, public facilities and infrastructure improvements, public services, and improvements to the Downtown Hyannis Neighborhood Revitalization Strategy Area (NRSA). In PY 2025, [the Town was able to allocate resources \(including substantial carry-over resources from past program years\) to the design of a](#)

ADA streetscape improvement project in the Downtown Hyannis NSRA. It is expected that additional resources will be allocated to the construction portion of this project.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Town followed each of the Citizen Participation Plan (CPP) steps when conducting outreach and consulting with the public. The Planning and Development Department (PDD) issued a Press Release that was published in a local print newspaper, notifying the public of the document availability of the draft AAP, and encouraged the public to attend and participate in the planning process by attending the public meeting and information session, and notifying residents of the public comment period. The Press Release and direct invitations to participate in the consultation process and plan review were emailed to the CDBG distribution list and other interested organizations. The Town also posted on its website and social media platforms to announce the public meeting and comment period, encouraging a broader range of participation. Regional and local agencies included reprints of announcements in their publications. An overview of actions is below:

- Press Release of Public Meeting: [March 3, 2026](#)
- Legal Notice of Public Meeting and shared via email distribution lists: [February 27, 2026](#)
- Draft plan available from: [April 1, 2026 to May 4, 2026](#)
- Public Meeting for the Draft Annual Action Plan: [March 10, 2026](#)
- Public Comments Accepted through: [May 4, 2026](#)

Please refer to the AP-10 Consultation and AP-12 Participation sections for further in-depth information.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of comments from the public meeting and written comments received by May 4, 2026, will be included in the final submission to HUD for approval.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments are accepted unless inappropriate, not related to the CDBG program, or are not eligible under program guidelines. Eligible projects or programs may not be included or funded due to a lack of resources, entities being unwilling or unable to undertake the activities or comply with HUD requirements, noncompliance with national objectives, or other community resources being available to address needs.

7. Summary

Comments received on the draft plan will be accepted through May 4, 2026, and considered and included in the final document submitted to HUD for approval. Participation in the process is greatly appreciated and encouraged in order to help define priorities, goals, and strategies over the upcoming program year.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BARNSTABLE	
CDBG Administrator		Planning & Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Town of Barnstable is a participating jurisdiction (PJ) in the Barnstable HOME County Consortium. The County is responsible for submitting the Consolidated Plans, Annual Action Plans, Substantial Amendments, and the Assessment of Fair Housing (AFH) to HUD on behalf of the Consortium. The Town prepares its own Consolidated Plan, Annual Action Plans, and any Substantial Amendments submitted through the Consortium. The Town must prepare and submit the Consolidated Annual Performance Evaluation Reports (CAPER) directly to HUD.

Consolidated Plan Public Contact Information

For more information regarding the Town of Barnstable’s CDBG Program, contact Jim Kupfer, Director of Planning and Development: 367 Main Street, Hyannis, MA 02601, (P):508-862-4784, (TDD#): 508-790-8901
(Email): James.kupfer@barnstable.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Town consulted with numerous organizations in the development of the Five-Year Consolidated Plan and Annual Action Plan. A similar process was used for the development of this PY 2026 Annual Action Plan. The Town contacted service agencies and community organizations including those serving the homeless and chronically homeless, disabled individuals/households, the elderly, the ESL population, people living with HIV/AIDS, low-income residents (in and outside the NRSA), veterans, public housing tenants, victims of domestic violence, local businesses, and people with substance abuse issues. Both local and regional agencies were included, as well as municipal staff, community partners, and local residents. Consultation centered around housing, social services, economic development, and infrastructure needs.

Groups active in areas which utilize or could use resources outlined in the Consolidated Plan were notified by the Town of the availability of funding and draft AAP. The Town also notified these agencies about public meetings relating to the development of the draft AAP. Feedback was gathered via a public hearing on the draft plan, direct email contact, a press release, internet outreach, newspaper postings, and a 30-day comment period. The Town encouraged and invited the submission of suggestions, ideas, requests for funding, and to comment during the public open comment period.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

In addition to public meetings, the Town consults with local public housing and health service providers on a regular basis. Outreach includes meetings, phone calls, and web-based outreach such as email correspondence, website posting, and social media. Facilitated discussions primarily focus on housing and access to services and programs to address these issues. The Town will increase coordination with the Housing Authority, the HOME Consortium, the Continuum of Care (CoC), hospitals, and other relevant groups by encouraging them to apply for CDBG funding, providing technical assistance, and working closely as partners in the upcoming program year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Continuum of Care (CoC) for Cape Cod and the Islands includes the Town of Barnstable. The Town is represented on the Cape and Island Regional Network on Homelessness Policy Board by the Police Department and Director of Pupil Services. Assistance and services for the homeless, especially chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and recently

homeless people living in permanent housing or transitional housing are recurring topics. Policy board members include the Housing Assistance Corporation, Duffy Health Care, Independence House, Elder Services, and the Cape Cod Council of Churches. These organizations have worked with the Town on CDBG programs, either on applications or funded activities. When preparing the Consolidated Plan, the Town consults with these agencies and informs them of AAP updates and funding availability. Please note that Policy Board members may change, but a representation of the Town and consultation with the agencies remain constant.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), amended the McKinney-Vento Homeless Assistance Act, includes major revisions to what is currently known as the Emergency Solutions Grant (ESG) program. Federal ESG funds assist homeless and at-risk households by providing necessary services to regain stable housing after experiencing a crisis and/or homelessness. In 2023, The Department of Housing and Community Development (DHCD) transitioned into what is now known as The Executive Office of Housing and Livable Communities (EOHLC). EOHLC is allocated ESG funding in Massachusetts on an annual basis, including on Cape Cod, therefore the services that are provided are subject to change each year. Neither the Town of Barnstable nor the County receives these funds directly from EOHLC. EOHLC allocates funding to service providers operating homelessness prevention programs and the emergency shelter facilities in their network. Currently, funds are for shelter support, Street Outreach, Rapid Rehousing, and homeless prevention. Funds are offered through a competitive request for proposal (RFP) process each year. Public notices are issued, which give Towns in Barnstable County the opportunity to comment and respond. In the past, EOHLC (formerly as DHCD) awarded Housing Assistance Corporation (HAC), Duffy Health Center, and Catholic Social Services (all located in Barnstable) with ESG funds. Requests for programs to fill gaps in ESG services that meet CDBG requirements will continue to be prioritized for the use of CDBG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

1	Agency/Group/Organization	Barnstable Housing Authority (BHA)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds. Direct consultation by phone and/or email.
2	Agency/Group/Organization	HOUSING ASSISTANCE CORPORATION (HAC)
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
3	Agency/Group/Organization	Habitat for Humanity of Cape Cod
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meeting, available drafts, comment periods, available funds.
4	Agency/Group/Organization	Duffy Health Center, Inc.
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meeting, available drafts, comment periods and available funds.

5	Agency/Group/Organization	Cape & Islands Community Development, Inc. dba Coastal Community Capital
	Agency/Group/Organization Type	Regional organization Business and Civic Leaders Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
6	Agency/Group/Organization	Cape & Islands Regional Network to End Homelessness
	Agency/Group/Organization Type	Services-homeless Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
7	Agency/Group/Organization	AIDS Support Group of Cape Cod
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
8	Agency/Group/Organization	Child and Family Services
	Agency/Group/Organization Type	Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
9	Agency/Group/Organization	NAMI Cape Cod & Islands
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meeting, available drafts, comment periods and available funds.
10	Agency/Group/Organization	Barnstable Disability Commission
	Agency/Group/Organization Type	Other government - Local Business Leaders Voluntary Committee to Town Council

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Public Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
11	Agency/Group/Organization	Barnstable Housing Committee (BHC)
	Agency/Group/Organization Type	Other government - Local Advisory Committee to Town Council
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
12	Agency/Group/Organization	Barnstable County Human Services
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
13	Agency/Group/Organization	Cape Organization for Rights of Disabled (CORD)
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
14	Agency/Group/Organization	Community Action Committee of Cape Cod and the Islands, Inc.
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.

15	Agency/Group/Organization	Cape Cod Community College
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
16	Agency/Group/Organization	SALVATION ARMY CORPS
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.

17	Agency/Group/Organization	Cape Cod Council of Churches, Inc.
	Agency/Group/Organization Type	Services-Children Services-homeless Consortium of Churches
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
18	Agency/Group/Organization	Barnstable Veterans Services
	Agency/Group/Organization Type	Other government - Local Services-Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
19	Agency/Group/Organization	American Red Cross
	Agency/Group/Organization Type	Services - Victims Regional organization

	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
20	Agency/Group/Organization	Town of Yarmouth
	Agency/Group/Organization Type	Other government - Local Adjacent Community
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds. Partner Grantee in the Barnstable HOME Consortium. Direct consultations by meeting, phone, and emails.
21	Agency/Group/Organization	Cape Cod Literacy Council
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
22	Agency/Group/Organization	Luke Vincent Powers Foundation
	Agency/Group/Organization Type	Services-Children Foundation
	What section of the Plan was addressed by Consultation?	Community Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
23	Agency/Group/Organization	Crystal Gardens Childrens Center, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
24	Agency/Group/Organization	Independence House
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
25	Agency/Group/Organization	Barnstable Department of Public Works
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds. Direct consultations by meeting, phone, and emails.

26	Agency/Group/Organization	Harwich Ecumenical Council for the Homeless, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
27	Agency/Group/Organization	Barnstable Adult Community Center
	Agency/Group/Organization Type	Services-Elderly Persons Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
28	Agency/Group/Organization	Town of Barnstable Recreation Division
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Youth and Community Service Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds. Direct consultation by phone and/or emails.
29	Agency/Group/Organization	CAPEABILITIES
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
30	Agency/Group/Organization	The Cape Cod Commission (CCC)
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
31	Agency/Group/Organization	Brazilian Resource Center
	Agency/Group/Organization Type	Services-Children Services-Health Regional organization Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
32	Agency/Group/Organization	Hyannis Main Street Business Improvement District (BID)
	Agency/Group/Organization Type	Services-Employment Services - Narrowing the Digital Divide Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
33	Agency/Group/Organization	Hyannis Public Library
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
34	Agency/Group/Organization	Barnstable Town Councilor Precinct 3
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds. Direct consultations by meeting, phone, and emails.
35	Agency/Group/Organization	CHAMP House
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
36	Agency/Group/Organization	YMCA Cape Cod
	Agency/Group/Organization Type	Services - Housing Services-Health Services - Narrowing the Digital Divide Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy Community Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.
37	Agency/Group/Organization	Barnstable Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds. Direct consultation by meetings, phone, and emails. Information from organization staff was used to inform this plan.
38	Agency/Group/Organization	OpenCape Corporation
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided notices of public meetings, available drafts, comment periods and available funds.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The Town has consulted all agency types and welcomed feedback from all.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Network to Address Homelessness on Cape Cod & Islands	Goals forward efforts to eliminate homelessness.
Town of Barnstable Housing Needs Assessment	Town of Barnstable, Planning & Development Department	Goals to increase the number of affordable housing options.
Town of Barnstable Housing Production Plan	Town of Barnstable, Planning & Development Department	Goals to increase the number of affordable housing options.
Town of Barnstable Local Comprehensive Plan	Town of Barnstable, Planning Board and Town Council	Goals to increase the number of affordable housing options.
Town of Barnstable Town Council Strategic Plan	Town of Barnstable Town Council	Goal to increase the diversity of housing, promote economic development, address homelessness, and forward community development efforts in Barnstable.
Regional Policy Plan	Cape Cod Commission	Promotes regional housing and economic development.
Comprehensive Wastewater Management Plan	Town of Barnstable	Promotes local and regional housing and economic development efforts via wastewater infrastructure expansion for those in and around the Target Area.

Table 3 - Other local / regional / federal planning efforts

Narrative

Efforts to enhance coordination with private industry, small/microenterprise businesses, housing developers, and social service agencies include outreach to the Hyannis Area Chamber of Commerce, the Cape Cod Chamber of Commerce, and the Hyannis Main Street Business Improvement District. Public meeting announcements, funding availability, document availability, and public comment periods are sent to agencies to distribute to members through email, newsletters, website updates, and published in local print newspaper circulations. These agencies are also in contact with and engage with Town staff throughout the public comment period.

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AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Town staff invited the public and other interested parties to comment on the draft PY 2026 AAP for no less than 30 days. The public meeting on the draft plan was held on [Tuesday, March 10, 2026](#). Public meeting notices were published in a newspaper of general circulation, distributed to the CDBG email listserv, and posted on the Town's website in advance. Translations into Spanish and Portuguese were made available upon request. The Town's website can translate materials into 100 different languages to encourage the participation of non-English speaking residents. All information pertaining to the PY [2026](#) AAP was additionally circulated through local/regional newsletters and social media. Press releases, direct invitations, and other outreach encouraged the participation of institutions, the CoC, housing professionals, service providers, businesses, developers, nonprofits, philanthropic organizations, faith-based organizations, LMI residents, and special needs populations. The draft plan was made available on [April 1, 2026](#) and comments were accepted through [May 4, 2026](#). Paper versions of all documents were available in Town Hall in the Planning and Development Department. Meeting places and documents were available in accessible locations, with accommodations made for those with disabilities upon request. Notices were sent to the Barnstable Housing Authority to encourage residents to participate. A summary of comments from the public meeting and written comments received by [May 4, 2026](#), will be included in the final submission to HUD for approval.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Portuguese and Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Nonprofit and other agencies	Residents and organization leaders were invited to attend the public meeting on the draft AAP on March 10, 2026 . Each attendee has the opportunity to provide feedback and ask questions about the plan's priorities, projects, and goals.	A summary of comments will be included in the final submission to HUD.	A summary will be included in the final submission to HUD	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Press Release	Non-targeted/broad community	Issued on March 3, 2026 . Sent to various media outlets, posted on the Town website and social media, and in several periodic newsletters.	A summary of comments will be included in the final submission to HUD.	A summary will be included in the final submission to HUD	N/A
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Portuguese and Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Nonprofit and other agencies</p>	Notice of Funding Availability, and Notice of Public Meeting and draft plan availability emailed to CDBG distribution listserv on March 3, 2026 , and includes area nonprofits, businesses, and other community organizations that provide goods or services to low-income and special needs populations.	A summary of comments will be included in the final submission to HUD.	A summary will be included in the final submission to HUD	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Newspaper Ad	Non-targeted/broad community	Ads were placed in local newspapers and were published on February 27, 2026 , notifying the public of document availability and public comment period, and to encourage public participation at the public meetings and submission of comments.	A summary of comments will be included in the final submission to HUD.	A summary will be included in the final submission to HUD	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

At the time of presentation of this draft plan, the Fiscal Year 202⁶ (FY 2⁶) budget for HUD has not yet been enacted. The Town of Barnstable is expecting an estimated grant in the amount of approximately \$291,036 for Program Year 202⁶ (PY 202⁶). Once actual annual allocations are received, this section will be updated accordingly with the actual grant allocation and numbers will be adjusted based on the actual allocation amount received. The amount expected for the remainder of the Consolidated Plan (Con Plan) is an estimated level of funding provided for the remaining year. This is year two of the Town's Five-Year Consolidated Plan timeframe. At the time of filing of this action plan, there is approximately \$762,993.55 in unspent prior year funds. The current amount of program income on hand is \$0 and future amounts are unpredictable as exact amounts are unknown until received. Upon receipt of program income, the money is often spent quickly to stay below federal thresholds. As of the date of filing this plan, when combining the current estimated grant amount of \$291,036, program income of \$0, and prior year resources of \$762,993.55, we arrive at a total of \$1,054,029.55 in total expected resources to spend for PY 202⁶ ending June 30, 202⁷, which is the second year of the Con Plan.

While the CDBG Cares Act (CDBG-CV) funds are tracked as a separate grant and are not included in Table 5 below for expected resources for PY 202⁶, the Town reports that the remaining unallocated \$297,000 of CDBG-CV funds have been awarded to OpenCape Corporation for the Hyannis Downtown Broadband Initiative project. It is expected that this project will be completed prior to the end of PY 202⁶ and the CV grant will be fully expended at that time.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin & Planning Economic Development Housing Public Improvements Public Services	\$291,036 <i>*Estimated amount</i>	\$0	\$762,993.55	\$1,054,029.55	\$1,927,137.55	This is the <u>second</u> year of the current Consolidated Plan. The expected amount available for the remainder of the Con Plan is an estimate based on the current numbers available to date.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While there are no matching requirements for CDBG funds, applicants are asked to demonstrate how they will leverage their CDBG assisted activity with other funding during the application submission process. Applicants are required to submit a detailed budget to outline the usage of funds and other contributing funds. CARES Act applicants must complete a Duplication of Benefits form during their application. Other available sources of funding to help fulfill Consolidated Plan goals may include:

- **Community Preservation Act (CPA) funds:** Funds for affordable housing, historic preservation, and open space projects expect at least \$400,000 during PY2026. Funding is also set aside to preserve existing affordable units.
- **Lombard Fund:** Trust funds available to assist very low-income Barnstable residents with housing/living expenses. Funds are for rent or mortgage payments and utilities such as heating or electric bills.
- **Affordable Housing Growth & Development Trust Fund:** The AHGD Trust was awarded \$5 million in CPA funds. To date, money has been allocated for emergency rental assistance, and creation of affordable housing units.
- **Housing Works Infrastructure Program:** The Town received a Housing Works Infrastructure Grant through the Commonwealth OneStop program to construct a sewer pump station that will support 50 units of affordable homeownership housing.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town of Barnstable Town Council recently voted to change the use of a parcel of land in Marstons Mills to affordable housing purposes and is preparing to issue a Request for Proposals for disposition of the property and development and resale of permanently deed restricted affordable homeownership housing. Habitat for Humanity was the successful respondent, and they propose to build two affordable homes on the property.

The Town has completed a master planning process for the former Marstons Mills School (+/- 14 acres) to study the feasibility of reuse, including the potential for housing/affordable housing.

Discussion

The carryover amount is an estimate and includes funds committed to current projects/activities and is subject to the actual amount remaining after processing activities through the current program year ending on June 30, 2026, as well as the addition or expenditure of program income. The expected amount available for the remainder of the ConPlan is also an estimated amount, based on the total amount currently available for funds that have been previously allocated but may remain unspent, as well as the addition or expenditure of program income.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

At the time of presentation of this draft plan, the Fiscal Year 2026 (FY 26) budget for HUD has not yet been enacted. The Town of Barnstable is expecting an estimated grant in the amount of approximately \$291,036 for Program Year 2026 (PY 2026). Once actual annual allocations are received, this section will be updated accordingly with the actual grant allocation, and numbers will be adjusted based on the actual allocation amount received. At the time of filing of this action plan, there is approximately \$762,993.55 in prior year funds available to commit to activities in PY 2026. The current amount of program income on hand is \$0 and future amounts are unpredictable as exact amounts are unknown until received. When combining the current estimated grant amount of \$291,036, program income of \$0, and prior year resources of \$762,993.55, we arrive at a total of \$1,054,029.55 in expected resources to spend for PY 2026 ending June 30, 2027, which is the second year of the Con Plan.

While the CDBG Cares Act (CDBG-CV) funds are tracked as a separate grant and are not included in Table 6 below for goals, the Town reports that \$297,000 of CDBG-CV funds have been awarded to OpenCape Corporation for the Hyannis Downtown Broadband Initiative project. It is expected that this project will be completed prior to the end of PY 2026 and the CV grant will be fully expended at that time.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	<u>2026</u>	<u>2027</u>	Affordable Housing	Downtown Hyannis NRSA	Affordable Housing	CDBG: <u>\$109,138</u>	Rental units rehabilitated: 2 Household Housing Units
2	Economic Opportunities	<u>2026</u>	<u>2027</u>	Non-Housing Community Development	Downtown Hyannis NRSA	Economic Opportunities Urgent Need	CDBG: <u>\$36,380</u>	Businesses assisted: 1 Business Assisted
3	Suitable Living Environment	<u>2026</u>	<u>2027</u>	Homeless Non-Homeless Special Needs Non-Housing Community Development	Downtown Hyannis NRSA	Public Improvements Public Services	CDBG: <u>\$145,518</u>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,668 Persons Assisted based on ACS 2021 data Public service activities other than Low/Moderate Income Housing Benefit: 550 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

At the time of presentation of this draft plan, the Fiscal Year 2026 (FY 26) budget for HUD has not yet been enacted. The Town of Barnstable is expecting an estimated grant in the amount of approximately \$291,036 for Program Year 2026 (PY 2026). Once actual annual allocations are received, this section will be updated accordingly with the actual grant allocation, and numbers will be adjusted based on the actual allocation amount received.

1	Goal Name	Decent Housing
	Goal Description	Projects that create or preserve affordable housing units for rent and homeownership. Activities may include property acquisition; rehab of affordable housing units including public housing, rental, or homeownership; direct financial assistance to eligible homebuyers; administration of the rehabilitation program; and other eligible activities that create and preserve housing that is affordable to households at/below 80 percent AMI and special needs populations.
2	Goal Name	Economic Opportunities
	Goal Description	Projects that create or preserve jobs and economic opportunities for LMI persons, promote workforce development/training and support business owners through technical assistance, grants, and loans. It includes any other eligible activity that provides jobs or economic opportunities for LMI persons.
3	Goal Name	Suitable Living Environment

<p>Goal Description</p>	<p>Public facilities, infrastructure, and other public improvements</p> <p>Eligible activities may include acquisition or improvements to public facilities, infrastructure, and other public improvements, including: ADA improvements town-wide, accessibility of buildings and infrastructure in the NRSA, and other eligible activities.</p> <p>Provide Public Services</p> <p>Per HUD regulations, the Town may allocate up to 15 percent (\$<u>43,655</u> based on estimated annual allocation) of its yearly award to social/public service activities. Continuation of the Youth Scholarship Program is <u>desired</u> and estimated at about \$15,000. Continuation of the Winter CSO Program is <u>desired</u> and estimated at about \$25,000. Pending availability, any additional funds may be used for a third public service activity servicing LMI persons and special needs populations, provided it is a new or quantifiable increase over the current level of service. There is potential for programs that provide services to seniors, the youth, ESL populations, the homeless and those at-risk, people with mental illness, the disabled, people with substance abuse issues, DV victims, veterans, and any other eligible activities for limited clientele.</p> <p>Planning and Administration</p> <p>Per HUD regulations, the Town may allocate up to 20 percent (\$<u>58,207</u>-based on estimated annual allocation) of its yearly award to Planning and Administration. Planning and Administration activities related to the CDBG grant include the preparation of Consolidated Plans, Annual Action Plans, Consolidated Annual Performance Evaluation Reports (CAPER), Environmental Reviews, application processing, technical assistance, and all monitoring and regulatory compliance of eligible activities.</p>
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AP-35 Projects - 91.420, 91.220(d)

Introduction

At the time of presentation of this draft plan, the Fiscal Year 2026 (FY 26) budget for HUD has not yet been enacted. The Town of Barnstable is expecting an estimated grant in the amount of approximately \$291,036 for Program Year 2026 (PY 2026). Once actual annual allocations are received, this section will be updated accordingly with the actual grant allocation, and numbers will be adjusted based on the actual allocation amount received. At the time of filing of this action plan, there is approximately \$762,993.55 in prior year funds available to commit to projects/activities. The current amount of program income on hand is \$0 and future amounts are unpredictable as exact amounts are unknown until received. When combining the current estimated grant allocation of approximately \$291,036, program income of \$0, and prior year resources of \$762,993.55, we arrive at a total of \$1,054,029.55 in estimated expected resources to spend for PY 2026. Priorities are determined through citizen participation, consultation, and eligible application submissions. Projects must be consistent with goals and objectives in the five-year Consolidated Plan. Please note, the funding amounts per project are for planning purposes only and will be adjusted accordingly when actual amounts are known following the close of the current program year.

While the CDBG Cares Act (CDBG-CV) funds are tracked as a separate grant, the Town reports that \$297,000 of CDBG-CV funds have been awarded to OpenCape Corporation for the Hyannis Downtown Broadband Initiative project. It is expected that this project will be completed prior to the end of PY 2026 and the CV grant will be fully expended at that time.

As indicated in this AAP's Executive Summary, funds will address the following:

- To Create or Preserve Affordable Housing Options;
- To Support Economic Opportunities;
- Improve Public Facilities, Infrastructure, and Other Public Improvements including accessibility in the NRSA and other eligible projects and programs;
- Provide Public Services; and
- Planning and Administration (mandatory 20 percent of Entitlement amount and current year program income to this activity).

#	Project Name
1	2026 PLANNING AND ADMINISTRATION
2	2026 AFFORDABLE HOUSING
3	2026 EXPAND ECONOMIC OPPORTUNITIES
4	2026 PUBLIC FACILITY, INFRASTRUCTURE, AND OTHER PUBLIC IMPROVEMENTS
5	2026 PUBLIC SERVICE ACTIVITIES

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were determined by the goals set forth in the Consolidated Plan, annual public input, and public input collected from residents, service agencies, providers, staff, and other stakeholders. Census and other data supplemented observational data from the community to further solidify these priorities.

Obstacles to addressing underserved needs are predominantly a lack of applications and funding requests, unavailability of resources with less stringent requirements, inability to meet national objective requirements, and the public’s unfamiliarity with the CDBG program.

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AP-38 Project Summary

Project Summary Information

1	Project Name	PY 202 6 PLANNING & ADMINISTRATION
	Target Area	
	Goals Supported	Decent Housing Economic Opportunities Suitable Living Environment
	Needs Addressed	Affordable Housing Economic Opportunities Public Improvements Public Services
	Funding	CDBG: \$ <u>58,207</u> (20% of estimated HUD allocation)
	Description	The Town may allocate up to 20 percent of its yearly award to planning and administration activities directly related to the CDBG program.
	Target Date	6/30/202 7
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Planning and Development Dept. 367 Main Street, Hyannis, MA 02601
	Planned Activities	Includes the preparation of Consolidated Plans, Annual Action Plans, Consolidated Annual Performance Evaluation Reports (CAPER), Environmental Reviews, application processing, technical assistance, and all monitoring and regulatory compliance of eligible activities.
2	Project Name	PY 202 6 AFFORDABLE HOUSING
	Target Area	Downtown Hyannis NRSA
	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$ <u>20,000</u>

	Description	Projects that create or preserve affordable housing units for rent and homeownership. Activities may include property acquisition; rehab of affordable housing including public housing, rental, or homeownership (with income verification); direct financial assistance to eligible homebuyers; administration of the rehab program; and other eligible activities that create and preserve housing affordable to households at/below 80% AMI and other special needs populations. Barnstable will continue to use prior year resources for affordable housing projects where feasible.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI Household Assisted 1 Household Rental Units Rehabilitated
	Location Description	Town-Wide Program for Town of Barnstable; Downtown Hyannis NRSA.
	Planned Activities	Continue to support homeowner and rental rehabilitation programs, expand affordable rental and ownership opportunities for LMI households, improve public housing, and other eligible activities. Support housing rehabilitation projects through the Barnstable Housing Authority to benefit LMI and special needs tenants. Continue to support homeowner and rental rehabilitation programs, expand affordable rental and ownership opportunities for LMI households, improve public housing, and other eligible activities.
3	Project Name	PY 2026 EXPAND ECONOMIC OPPORTUNITIES
	Target Area	Downtown Hyannis NRSA
	Goals Supported	Economic Opportunities
	Needs Addressed	Economic Opportunities
	Funding	CDBG: \$10,000
	Description	Projects that create or preserve jobs and economic opportunities for LMI persons, promote workforce development/training, and support business owners through technical assistance, grants, and loans. It also includes any other eligible activity that provides jobs or economic opportunities for LMI persons. Barnstable will continue to use prior year resources for economic development projects where feasible.
	Target Date	6/30/2027

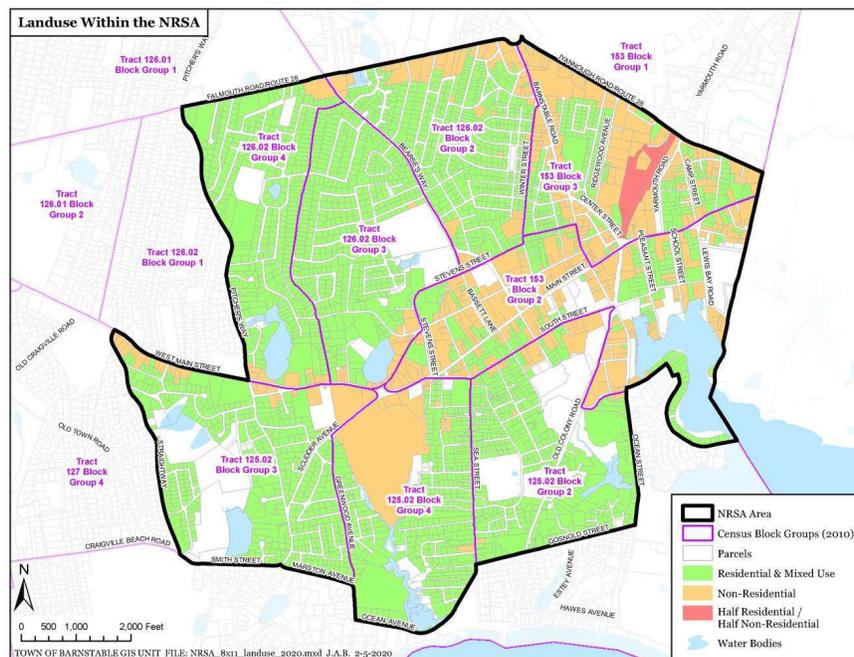
	Estimate the number and type of families that will benefit from the proposed activities	1 Business assisted
	Location Description	Downtown Hyannis NSRA
	Planned Activities	Expand assistance to microenterprises, exterior improvements for businesses, technical assistance, and equipment. The Town will also plan to support technical assistance, workforce development, and job creation via grants and loans where feasible.
4	Project Name	PY 202 <u>6</u> PUBLIC FACILITY, INFRASTRUCTURE, AND OTHER PUBLIC IMPROVEMENTS
	Target Area	Downtown Hyannis NRSA
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Improvements
	Funding	CDBG: <u>\$159,173.60</u>
	Description	Projects that may include acquisition for creating or preserving facilities/infrastructure serving LMI and special needs populations, improvements/rehab to public facilities, and infrastructure and other public improvements including: ADA improvements, accessibility of buildings and infrastructure in the NRSA, and other eligible activities. Barnstable will continue to use prior year resources for public facility, infrastructure, and other public improvements where feasible.
	Target Date	6/30/202 <u>7</u>
	Estimate the number and type of families that will benefit from the proposed activities	5,668 Persons Assisted based on ACS 2021 data.
	Location Description	Downtown Hyannis NRSA
	Planned Activities	Continue to support improvements to infrastructure and facilities and promote accessibility and availability for all residents, focusing on the NRSA. The Town will also support ADA improvements in the NRSA, other eligible activities, and will plan to reallocate prior year resources for economic development projects where feasible
	Project Name	PY 202 <u>6</u> PUBLIC SERVICE ACTIVITIES

5	Target Area	
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services
	Funding	CDBG: <u>\$43,655.40</u> (15% of estimated HUD allocation)
	Description	The Town may allocate up to 15 percent of its yearly award to social service activities. Pending availability, funds may be used for activities servicing LMI persons and special needs populations, provided it is a new or quantifiable increase over the current level of service. There is potential for programs that provide services to seniors, the youth, ESL populations, the homeless and those at-risk, people with mental illness, the disabled, people with substance abuse issues, DV victims, veterans, and any other eligible activities for low-moderate income, limited clientele, and special needs populations.
	Target Date	<u>6/30/2027</u>
	Estimate the number and type of families that will benefit from the proposed activities	550 persons assisted.
	Location Description	Town-Wide Program for Town of Barnstable.
	Planned Activities	Priorities include continuation of the Youth Scholarship Program estimated at about \$15,000, and continuation of the Winter CSO Program estimated at about \$25,000. Pending availability, additional funds may be used for a third public service activity, such as providing childcare and daycare, ESL services, health services, substance abuse, and programs serving the most vulnerable – the (chronically) homeless, elderly, youth, extremely low income, and other eligible activities providing services to LMI, limited clientele, and special needs populations.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG funds for PY 202⁶ may be used for Town-wide initiatives focused on revitalizing the Downtown Hyannis NRSA. The NRSA was extended for the duration of the Consolidated Plan, which is in effect from July 1, 202⁵ through June 30, 2030. The area is in Downtown Hyannis and includes the following Census Block Groups: Census Tract 125.02 (Block Groups 2, 3, and 4); Tract 126.02 (Block Groups 2, 3, and 4); and Tract 153 (Block Groups 2 and 3). The NRSA Area Map is included here for a visualization of the area.



The NRSA/Target Area population has the highest poverty levels, the lowest incomes, the highest minority concentrations, and is experiencing the greatest need. Due to these factors, assistance will continue to be directed to this area. The NRSA's purpose is to stimulate reinvestment, revitalize, and stabilize its neighborhoods by providing economic opportunities, affordable housing opportunities, and infrastructure upgrades for LMI households. NRSA designation creates relief from certain regulatory requirements, making it easier to implement programs that foster economic empowerment for LMI households. For example, public services carried out in an NRSA are not subject to the statutory 15 percent cap when such activities are carried out by a designated Community-Based Development Organization (CBDO). Additionally, job creation/retention activities in an NRSA may be qualified as meeting the Area Benefit national objective, eliminating the need for businesses to track personal income and maintain records for jobs held by or made available to LMI people residing in the NRSA.

Please note that although spending may be primarily focused in the NRSA areas, eligible projects and

activities outside of these areas will also be considered throughout the program year. The NRSA does not currently have a Community Based Development Organization (CBDO).

Geographic Distribution

Target Area	Percentage of Funds
Downtown Hyannis NRSA	<u>75</u>

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Input from residents, business owners, financial institutions, nonprofits, and community groups, augmented by Census, ACS, and HUD’s upper quartile data analysis, developed the NRSA Strategy Area. The data in this document, the Housing Needs Analysis, the NRSA application, and other Town planning efforts support the ongoing need to stabilize and revitalize this area.

Discussion

CDBG eligible projects may include water/sewer infrastructure and ADA access improvements, affordable housing, and other targeted services. Activities in the NRSA will be prioritized throughout PY 2026, as they most effectively meet the national objective, timely expenditure, and the 70 percent LMI benefit requirements established by HUD.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The Barnstable County HOME Consortium's five-year Consolidated Plan and subsequent AAP's discuss regional barriers faced throughout Consortium. The Town is afflicted by the same barriers indicated in the Consolidated Plan and summarized here: insufficient or competing resources, federal housing policies, administrative burdens placed on applicants, restrictive land use policies, environmental sensitivities, scarcity of buildable land, limited wastewater infrastructure, high construction costs, rising inflation, and neighborhood and community resistance to development.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Barnstable proposes the following strategies listed below to address barriers to affordable housing.

Insufficient Resources: Limited local funding sources are available for affordable housing.

- Affordable housing is identified as a high priority. CDBG and HOME funds are allocated to projects that create or preserve affordable housing units for LMI households, particularly in and around the NRSA.
- The Barnstable Affordable Housing Growth Development Trust will continue to dedicate Community Preservation Funds to address affordable housing needs when feasible, especially for LMI and special needs populations.
- The Town will continue to pursue grant opportunities to leverage existing resources and stretch available dollars for housing and community development.
- The Town continues to investigate fundings sources other than Community Preservation Act funds to support the Affordable Housing Growth/Development Trust Fund.

Housing Policies:

- The Town [recently updated its](#) Housing Needs Assessment and Housing Production Plan and will continue to implement the goals and strategies of those plans with this AAP.
- Barnstable [also recently updated](#) its Local Comprehensive Pan, which contains policies and procedures to overcome affordable housing barriers.
- The Town continues to work collaboratively with local, regional, and state partners to promote the creation and preservation of affordable housing. These partners include HAC, DHCD, the HOME Consortium, Mass Housing, Barnstable No Place for Hate, and local housing committees. The Town is actively advocating for the creation of a Regional Housing Service Office

to better serve Towns and developers across the Cape in creating and restricting affordable housing.

- The Town will work with its elected officials, the public, and other stakeholders to overcome housing barriers, including zoning.

Land Use Policies:

- The Town has an Inclusionary Housing Ordinance requiring 10 percent affordable housing for projects triggering compliance. [The Town has recently engaged in a process to hire a consultant to conduct an economic feasibility analysis in regard to potentially increasing the percentage of affordable units required through the inclusionary housing ordinance-](#)
- The Town has an Accessory Affordable Apartment Ordinance that allows for affordable, deed-restricted accessory rental units.
- The Town rezoned Downtown Hyannis, including NRSA areas, to promote housing production.
- The Town incorporated a MAH Zoning Overlay that authorizes privately initiated affordable housing by for-profit or nonprofit organizations via special permit that: 1) provide for residential development in a manner that is consistent with existing neighborhood development; and 2) authorize an increase in the permissible density, provided the applicant shall provide housing LMI people.
- The Town updated its Local Comprehensive Plan, which provides direction to the community and policymakers on locations and strategies to accommodate growth and additional housing in the Town.

Limited Wastewater Infrastructure:

- The Town is implementing a comprehensive wastewater management plan to address regulatory requirements to reduce nutrient loading in watersheds. The Plan is projected to extend sewer service to 11,800 properties over the next 30 years. The Town is actively discussing how to plan for growth that may be associated with this project to ensure it enhances year-round affordable and attainable housing goals, while also preserving community character and resources.
- The Town is actively maintaining and upgrading sewer capacity with the Downtown Hyannis Growth Incentive Zone (NRSA areas) to ensure adequate capacity of for redevelopment.
- The Town is redesigning its Sewer Connection Loan Program (SCLP) to reach more income-eligible owner and renter households in Town.

Scarcity of Buildable Land: The Town is continuously evaluating the use of municipal land for affordable housing through various planning efforts.

Discussion

The Town continues to actively work with housing and community development organizations to overcome affordable housing barriers, prioritizing programs with similar goals during the application

review and approvals process. The HOME Consortium conducts round-table discussions at its HOME Advisory Council meetings. During these discussions, members provide an overview of each Town's barriers and offer regional solutions. Barnstable participates in these discussions on a regular basis and has a representative attend each of these meetings.

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Below is a list of other planned actions to carry out the strategies outlined in the Consolidated Plan.

The Planning and Development Department creates and retains affordable, safe, and decent housing, a suitable living environment, and a healthy economy for all residents. PDD does so through activities and services with Town departments, regional organizations, and state and federal partners. Town departments include Senior Services (senior housing, counseling, food security, and other public services), the Board of Health (public services), the Barnstable School District (public and health services), the Recreation Department, the Finance Department (economic development), the Police Department (public services) and the Fire Department (public services).

Actions planned to address obstacles to meeting underserved needs

The Town focuses on strengthening partnerships with other agencies and leveraging funds where possible. The Town will work with civic organizations, the Community Impact Unit, housing providers, social services, etc. throughout PY 2026 to address obstacles collectively. Staff will support organizations in the Citizen Participation Plan (CPP) and those in Table 2 of this AAP when servicing those experiencing the greatest needs. One of the most crucial ways to support these organizations is to increase transparency and provide technical assistance to new/interested subrecipients. The Town plans to use its CDBG-CV allocation in the target area and inject almost all of its funding into activities that assist LMI populations. The Town is aware of meeting the 70 percent requirement and providing funds to subrecipients quickly, ensuring they spend the funds per HUD's timely expenditure requirements.

Actions planned to foster and maintain affordable housing

The Town has other resources for affordable housing, such as CPA funds and the Affordable Housing Trust Fund. The Town adopted zoning and other policy changes to promote affordable housing, such as the [Downtown Hyannis Zoning](#), Inclusionary Zoning Ordinance, Affordable Accessory Apartment, [Accessory Dwelling Units \(ADUs\)](#), Regulatory Agreements, Private-Initiated Affordable Housing Development (PIAHD), Multifamily Affordable Housing District (MAH), and the Growth Incentive Zone (GIZ). These changes have allowed for inclusionary, dense development. [The Town recently updated its Housing Production Plan and Local Comprehensive Plan](#). The Town evaluates the feasibility of Town-owned land concerning affordable developments. PDD also assists developers and residents interested in pursuing affordable housing opportunities, encouraging increased production that meets local regulations.

Actions planned to reduce lead-based paint hazards

- Potential projects are reviewed to determine lead paint compliance, and recipients are required

to comply;

- Awarded projects require documentation that complies with lead paint regulations;
- Potential hazards have been identified in the Consolidated Plan;
- Some programs allow greater assistance to comply with lead paint hazards when triggered;
- Homeowner rehabilitation programs evaluate for lead compliance, and CDBG may be used for lead reduction/remediation activities;
- The Town and subrecipients must use a Certified Lead Paint Inspector to identify hazards and ensure compliance with relevant state and federal regulations; and
- The Homebuyer Assistance Program (HAP) was modified to provide additional assistance to address lead hazards.

Actions planned to reduce the number of poverty-level families

The Town submitted an extension request for the Neighborhood Revitalization Strategy Area (NRSA) to provide targeted assistance to Block Groups in Hyannis with the highest number of LMI and poverty-stricken households. The approved extension spans the duration of this AAP. NRSA households at or below the poverty level are eligible for CDBG-funded programs, including housing and social services, with less-stringent regulatory requirements.

Most CDBG-funded rehabilitation activities benefit LMI tenants and owners, including the extremely low-income. However, resources are limited to meet all needs. The Town partners with the Consortium and providers such as HAC to prioritize extremely low-income households to overcome this. They also partner with the Barnstable Housing Authority to prioritize low and moderate-income persons, thereby reducing the number of poverty-level families.

The Town will continue to reach out to and prioritize applications from the Cape Cod and Islands Regional Network on Homelessness, anti-poverty organizations, and Community Development Corporations (CDCs). They assist those in poverty and limited clientele populations. The Consortium does not have a CBDO but is willing to work with interested organizations that can take on the role.

Actions planned to develop institutional structure

The Downtown Hyannis NRSA targets CDBG funds, revitalizing an area determined to be economically disadvantaged based on data. As indicated, the goal of the NRSA is to support economic empowerment through a more flexible funding process to increase opportunity, stabilize neighborhoods, and sustain revitalization. This cohesive approach involving multiple stakeholders will continue to stabilize neighborhoods, encourage reinvestment in Downtown and surrounding neighborhoods, and have a greater impact on the community. Activities planned throughout PY 2026 include:

- Stabilizing existing residential neighborhoods by promoting homeownership and providing other

- direct assistance to homeowners;
- Providing incentives for a broader range of housing types for all lifestyles, ages, and incomes through infill development and adaptive building reuse;
- Providing business assistance to create and retain year-round jobs and maintain a sustainable community through microenterprise/small business lending, façade improvements, workforce development, and other eligible economic programs; and
- Providing services that create economic opportunities or homeownership in the area.

Actions planned to enhance coordination between public and private housing and social service agencies

The Town plans to do the following to coordinate between housing and social service agencies:

- Strengthen outreach and CPP efforts to engage agencies and form new, long-standing partnerships to carry out programs;
- Continue to support organizations that participated in the preparation of this AAP, including strengthening existing partnerships between those serving LMI and special needs populations, particularly in the NRSA;
- Continue to use social media, the Town’s website, the CDBG listserv, and press releases to further outreach, including translating all press releases upon request;
- Support the Barnstable Housing Authority, which works with local providers on programs and selects participants for publicly owned properties; and
- Continue to provide CDBG assistance for improvements and to increase access to housing that includes supportive services, i.e., case management services, transitional housing, and permanent supportive housing. Also, continue to target CDBG funds to service providers who specialize in-home care/home visits.

Discussion

Barnstable’s Planning and Development Department undertakes activities in coordination with other policies, programs, and expenditures. PDD works with citizens, other departments, the Consortium, and the public/private sectors to reduce poverty, eliminate barriers to affordable housing, address obstacles to meet the underserved need, and develop the institutional structure. The HOME Consortium coordinates federal and state funds for LMI families/individuals and forwards efforts to supplement CDBG, reducing poverty through affordable housing.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Barnstable is a CDBG Entitlement Grantee and can use funds for activities that benefit LMI persons in the community, that prevent or eliminate slums and blight, and activities that are considered urgent needs because existing conditions pose a serious or immediate threat to community health or welfare. As mentioned throughout this document, a minimum of seventy percent (70%) of funds must benefit LMI persons. The Town utilizes these funds to provide decent/affordable housing, create economic opportunities, and provide suitable living environments per HUD outcomes. The overall benefit certification changed from one year to three years to allow for flexibility in order to address COVID-19.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$ <u>0</u>
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$<u>0</u>

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. The years covered that include this Annual Action Plan are <u>2026 and 2027</u> .	70.00%

Discussion

Please see above.