Town of Barnstable Multi-Family Housing Development Report

December 3, 2024



Multi-Family Housing Report (2017-2024)

Town of Barnstable Housing Values: Detailed Tables (2017-2024)

	Prior To	Within Dow Downtown Hyann			mary 2023)	00		
In Permitting	ris bite Free Recipus Connections on, as-	apploable, surray offer is into						
	Tatal Units	Total Affordable Units	50% AM	BON AM	65 % AMB	BDS.AMI	1021. AMR	Negulatory Agreement
-								
TOTAL								

	After Down!	Within Down Iown Hymnis Zoni			icensilier 2	(24)		
In Permitting	1882 B	Carl Hard	1	-				
Project is before the Talac's Sile Plan	Britta Consider 11,81	additionance's could be leaded to project		24			8 - Z	0155-5211
	Total Units	Total Affordable Units	305 AM	105 AM	0255.AMI	BO'S AM	.100% AMI	Replictory Agreement
14 & 30 Crocker Street	15				S 8.03			2.42
13 Washington Street	33	3	1.12	4.1	- 10	1.4	1.00	
79-Cantor Street		1.12	-					-
475 Main Shart (Phase 2)	35	- 4		· · · · ·	4			
407 No.4b Street			-		-			1
137 Malo Street	72	1		+	2			
TOTAL	122							

		the second s					_
Units	Total Affordable Units	30% AM	90 % AMB	65 % AME	BZYS AMAI	100% AM	No.
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8 8	Tatal Units	Turbe Attonductive Units	30% AMI	50% AM	63% AMI	ALL AM	SOLV AND	Repulstory Agreement
116 Bernsteble Road	30	3	1. ÷		3	+1	- F.	
See Captern Row Proce 2 20, 20, 83, 84, 53, 56, 56 and 66 Processor Server and 86 Boards Street	14	1	- 1	1	- SE -	1	18	
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8	-			-	-		2	1
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	Total Units	Total Alfordsbie Units	30%.AM	60% AMS	65% AME	BOX AM	100% AM	Replatory Agreement
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42 North Sheet	1		(+) (1.00	-	(+)	124	
64 Shevena Street	-0	4	1.1	- 22	4	24	12	
18 Sertistable Aced				1.00		-		
307 Main Shreet	130	30	1411	12		18		
11 Potter Austrum	3				-	1.4	1.00	
13 Camp Street	3			0 et -	10 a (0)	1.0		-
10 Main Scout	10	1	-	1.62	1	- (a -)		
205 Maio Sheet	93	30	-		10		-	
TOTAL	337	83	0	12	15	18	40	.0

Permitted

	Total Links	Torbal Affordation Units	30% AM	90% AM	63.5.AM	BOX, AM	100% AME	Appendix
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00 Tarmouth Road	(c) (c) (c) (c) (c)	1.4	1.6.1	-		(1) m = 10	- B-	X
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TOTAL							TOTAL ST	1. 1

	Total Units	Total Affordable Units	305 AM	SEX.AM	625, AMI	BOX AME	100% AMI	Replicary Agreement
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12 Main Street	0	1.0	-		 a) 10 	1.1		
200 North Street	10	2		1.10	2			-
199 Barrodable Read	45	. 0	(+)		5	4		
135 Bernisble Read	13	1			100	2.4	1.00	
12 Bacott Lane Dockside	4					1.14		
112 Miletal Breest	28		1.00	1.52	100	21	1.20	
Discilla Idale 11.1. National Discret	28							
SI Yermouth Road	15	3		- +	1		- 3	
TOTAL	178	24	8	0	18	3	3	0

Total De las	Total Affordable Uvits	30% AM	SEX AM	63% AMI	HIN, AM	100% AM	Replator Agreemen
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	Tatal Units	Tabli Alfordadie Unita	S0% AME	50 % AMS	65 S AMB	B25 AM	3000LAMR	Agrienter
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				-	1			-
TOTAL	0		9		1	0	0	

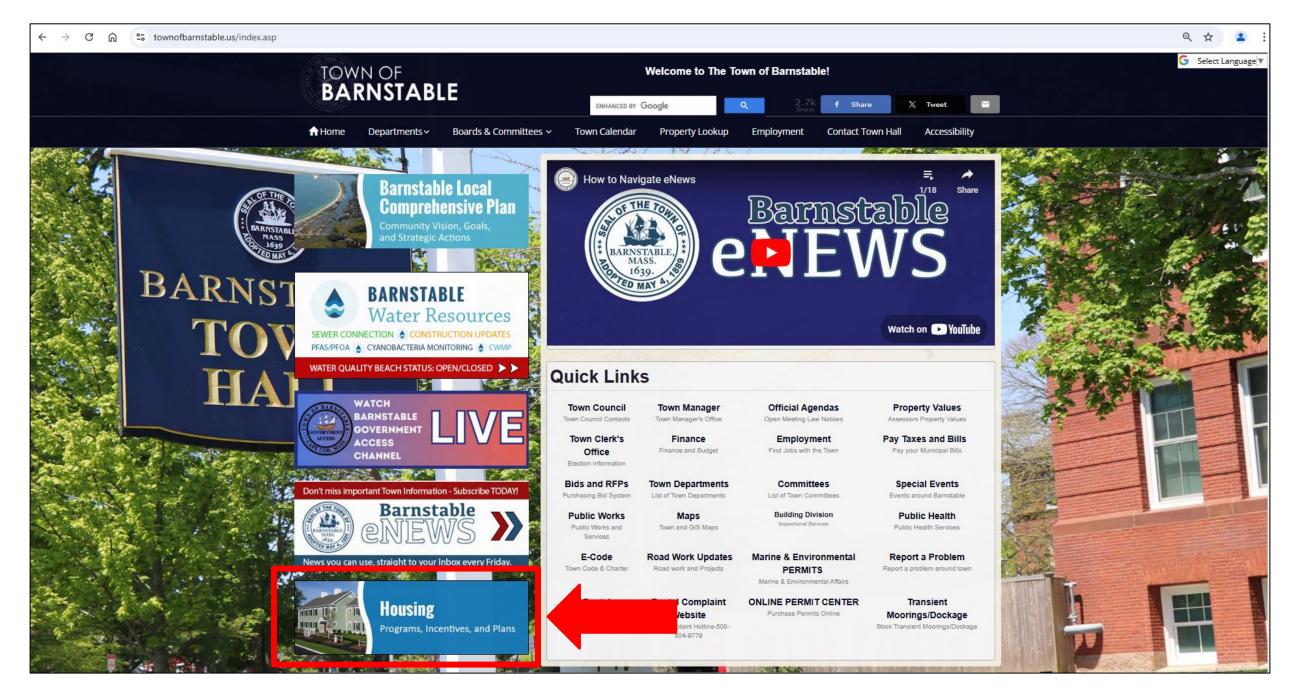
	Tabl Units	Tabal Affordable Units	30% AM	02/5 AM	655.448	BOX AM	200% AME	Repulator Agreement
19 & 29 Bearte Scial		1.4			AL # 12.	4		-
112 West Main Street		1.4	4		0.000	1.4	1.1	
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TOTAL	18		-	-		0		

	Total Units	Total Afterdable Units	50% AM	60% AM	65 S AM	BOX AM	100% AM	Replatory
iew England Development Lood II: Wilson Law	zn			- 2	28		13	
600 Falmauth Road plant Towers	26	1	4	7 141	3		14.1	
haldenos at ESC Falmouth Road	33	10	30	10	- 61	\sim	14	
CD West Main Street	4		41			- 4		1
Sverleigh Dapie Entl 83 Communication Way	250	в		1.00	21	19	- 24	
Certiage House Phase 1 It's Mary Genet Read	25	1	100		2	3	12	
Centage Rouse Phase 2 179 Mary Dune Read	29	1	-44	22	3	1	- 14	
TOTAL	643	2	-		10			

	Total Linds	Total Affordatis Units	MAZIC	OC'L ANK	65.5 AM	B2% AM	150% AM	Reputatory Agreement
171 Main Sheet	6	1993		33	2	53	8	
202 Main Sirvet	1	ine-in-	14 2		1 +			-
Seo Captains Row Phase I 20, 20, 41, 48, 51, 56, 56 and 65 Phaseses	41		14	- 94	1	41	10	ĸ
BC Pearl Street	8	1.04	19.00	141.1	e.	+12 L	- P	X
65 Main Sirvel								
40 Center Street	3	+	14.0		1.10	1. +61	3 . 3 .	
40 Eim Avenue	3	4				-		· X.
255 Main Sheet	10	1	14 14		· · · · ·		2	
57 Ridgewood Avenue		2	14		+	1	10 10	X.
Cape Cod. Times ADP and ICD Mars Invest	п	1	19		3	91	1.62	
39 Pearl Street	5	1.4	14 3	- 14 - C	2 11	1.11		
High School Road I and 17 High-Johnsol Road		383	1.4	12	10	1	10	
195 Ridgeeood Avenue	8	1			+	1	-	X X
TOTAL	148	1	0		2	3	1	3

Tatal Seits	Total Affondable Units	Total Regulatory Agreement
218	15	1

Website





Planning & Development

Housing and Community Development

Director of Planning and Development James S. Kupfer, AICP, MPA

P 508-862-4678 367 Main Street Hyannis MA 02601 TDD 508-790-9801 Public Records Request

The goal of the Housing and Community Development program is to renew and strengthen neighborhoods by encouraging livability and diversity and by encouraging affordable and work force housing opportunities throughout the Town. In addition, Community Development aims to enhance and enrich the quality of life for the Town's residents through the coordination and augmentation of activities promoting arts and culture

Housing Production Plan Update

Review the draft plan, leave your comments, and follow the process here

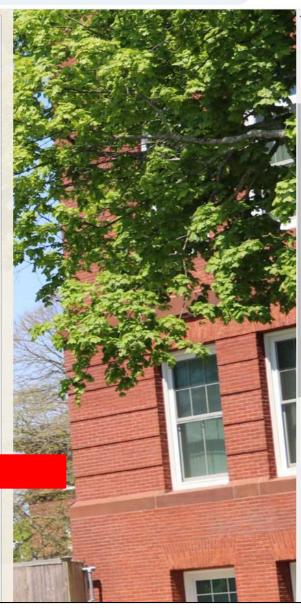
Housing Committee

Affordable Housing Growth & Development Trust

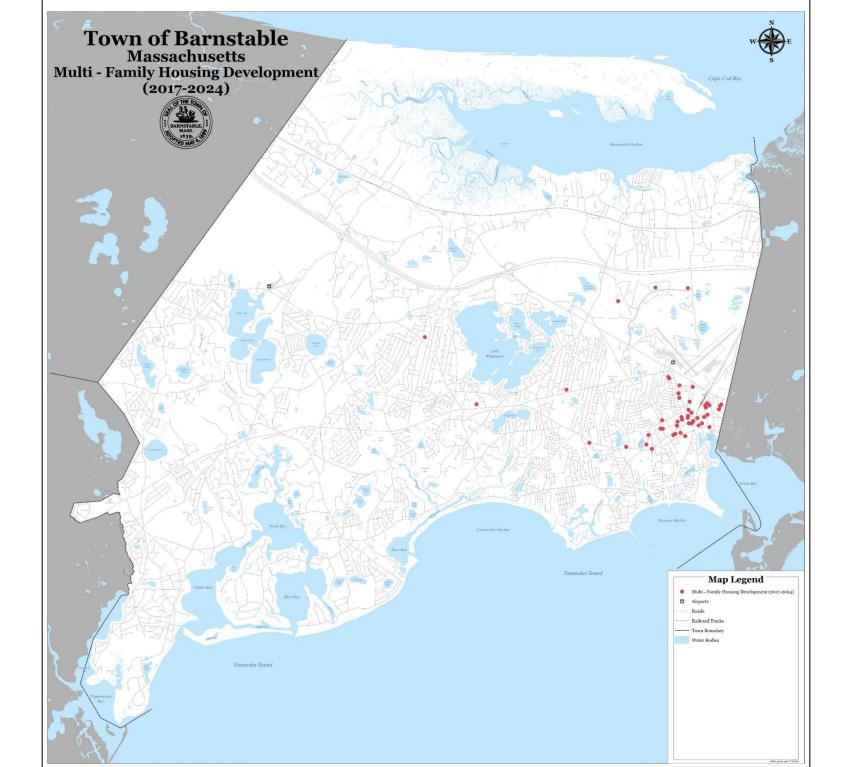


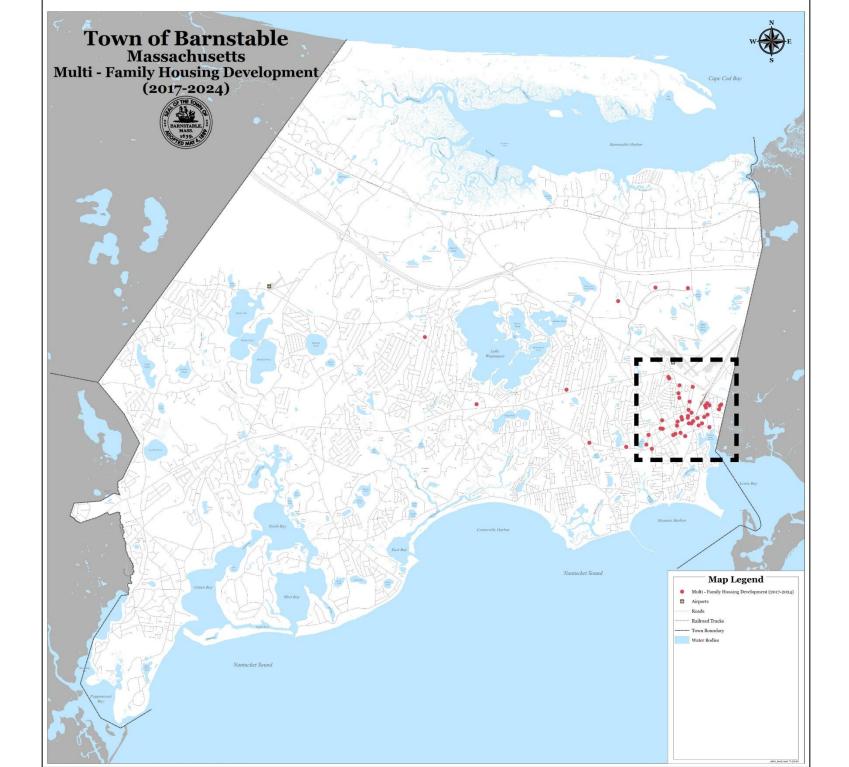
Presentation by Judi Barrett of the Barrett Planning Group on housing from the January 25, 2024

Active Housing Lotteries	•
NEW AFFORDABLE RENTALS IN HYANNIS	
Habitat for Humanity Cape Cod Lotteries	
Housing Assistance Corporation Housing Lotteries	
Housing Navigator MA	
Programs	•
40B LIP Guidelines	
Accessory Affordable Apartment Program	
Accessory Dwelling Units	
Affordable Housing Preservation and Production	
Community Development Block Grant Administration (CDBG)	
Family Apartments Program	
Housing Development Incentive Program (HDIP) in the Growth Incentive	e Zone
Multi-family Residential Development Report	
Ready Renter Application	
Ready Renter Program Information	
Plans and Reports	٩
Housing Production Plan Update	
Multi-Family Residential Development Report	
Barnstable Housing Needs Assessment (2014)	
Barnstable Housing Production Plan (2016)	
Cape Cod Commission Housing Market Analysis	
Cape Cod Commission Regional Housing Needs Assessment	
Housing Assistance Corp: The High Cost of Doing Nothing	



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Summary of Housing Production: Within Downtown Hyannis

Prior to Downtown Hyannis Zoning (2017-February 2023)

Multi-Family Residential Development							
Total Units Created	216 units						
Total Affordable Units	13 units						
Total Regulatory Agreements	(8) Regulatory Agreements						

Summary of Housing Production: Within Downtown Hyannis

After Downtown Hyannis Zoning (February 2023-November 2024)

Multi-Family Residential Development							
Total Units Created	637 units						
Total Affordable Units	118 units						
Total Regulatory Agreements	(0) Regulatory Agreements						

Summary of Housing Production: Not Within Downtown Hyannis Prior To & After Downtown Hyannis Zoning (2017-November 2024)

Multi-Family Residential Development							
Total Units Created	673 units						
Total Affordable Units	82 units						
Total Regulatory Agreements	(0) Regulatory Agreements						

Summary of Housing Production: Townwide

Prior To & After Downtown Hyannis Zoning (2017-November 2024)

Multi-Family Residential Development						
Total Units Created	1,526 units					
Total Affordable Units	213 units					
Total Regulatory Agreements	(8) Regulatory Agreements					

Multi-Family Housing Report (2017-2024)

ast Updated 11/26/202-

Town of Barnstable Housing Values: Detailed Tables (2017-2024)

	Prior To	Within Dow Downtown Hyann			mary 2923)	c.		
In Permitting	n's line film Review Committee or, as							
							-11	
	Total Units	Total Affordable Units	50/S-AMI	BON AM	65 % AM	BDS. AM	102% AM	Regulator Agreement
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					-		-	-
TOTAL	0	0	0			0	0	0

	After Downi	Within Down lown Hymnis Zoui			overabor 20	(24)		
In Permitting			12.5	-				
Project is before the Taxae's Sile Plan I	Andre Consultant av av	adding to a survey report in party			11			010000011
	Total Units	Total Affordable Units	305 AM	105 AM	435 AMI	RO'S AM	100% AMI	Replatory Agreement
14 & 30 Croxter Street	15		-	+	- n. 02			2.421
13 Washington Street	30	1		4.1	1.1	1.4	1.00	-
19-Center Street		1.42				1.4		
475 Main Sheet (Phase 2)	35	4	-		4			
407 No.4b Street								-
337 Malo Sheet	21	1	-	+	2	-		
TOTAL	122		0	0			. 0	0

	21	3	+	+	2		1.00	· · · · · · · · · · · · · · · · · · ·	100
	122		0	0			0	0	TOTAL
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	Total Units	Total Alfordsbie Units	30%.AM	62% AM	65% AME	BOX AM	1075 AM	Replidary Agreement	
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	40	4	÷.	- 22	4	12	- S -)		
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8 8	Total Units	Total Affordable Units	30% AMI	50% AM	65% AMB	RET, AM	100% AME	Repulsion Agreement
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See Captern Row Prace 2 24, 28, 21, 24, 15, 16, 16 and 56 Processor Terror and 98 Death Second	34	1	- 2	1.4	12	1	S	
TOTAL	44				,			

	Total Units	Torbal Affordation Units	30% AM	90% AM	65.5.AM	BZS AM	107LAME	Appenent
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00 Termsuth Road	CONTRACTOR OF	1.4	14.77	1.4		(1) m = 10		X.
76 North Street	11	1	1.0	4.1	1		- P	1.1
77 Fessant Street	1				-	-		X
8								
TOTAL	25	1	L		-	0		

	Totalihits	Total Affordatile Units	NEAM	OC'L AM	65.5 AM	B25 AM	300% AM	Repúlstor Agrienter
171 Main Sheet		100	35	33	2	50	8	
212 Main Sinvet	1		14 3	-	-	-		-
Seo Captorns Row Phase I 24, 28, 44, 44, 54, 56, 56 and 66 Phaseer Server and 88 Bacels Servet	41		14		1	41	1	×
60 Pearl Street		1.04	19.00	141.1	e.	+12 L	- P	X
65 Main Shwei								
49 Center Street	3	(+)	14 3		1.6	1. +01-	0.00	13
40 Elm Avenue	3					-		· X.
255 Main Street	10	1	14 14		· · · · ·		2	
57 Ridgewood Aseman		2	14 2	1.4		1	1	- X -
Cape Cod Times IOF and IOS Man Inves	п	1	19	1	3	91	1.0	
39 Pearl Street	5	1.4	14 3	1.4	2 11	1.11		1
High School Road I and 17 High Johnsol Road		3.42	12	1	10	1	13	1
185 Ridgeeood Avenue	8	1			+	1	-	X
TOTAL	148	1	0	0	2	3	1	3

	Total Units	Total Affordable Units	305 AM	SEX.AM	015 AM	BOX AME	100% AMI	Agreement	
475 Man Sheet (Phase 1)	20				1 1				
12 Main Street		1.1	-			1.1			
200 North Street	10	2		1.10	2				
199 Barrodable Road	- 45	- 2	· · · · ·		5	- 4	1.00		
125 Bernstable Read 12 Becest Lane	13	1			1000	2.4 2	1.00		
	4					1.14			
Dockside 112 biogal Borrot	25		1.00	1.52	100	121	1.2		
Discilla Idale 11.1. National Discret	28	<u></u>	28						
SI Yermouth Road	15	3		- +	1		- 3		
TOTAL	178	24	8	0	18	3	3	0	

SD Main Street

	Total Divids	Total Affordable Units	305.4M	KEN AM	63% AMI	HIN, AME	100% AM	Replator, Agreement
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OTAL	_	0	0	0	0		0	0

	Not Within Downtown Byannis Prior To & After Downtown Hyannis Zoning (2017 - November 2024)											
In Permitting	the state of the s											
			-	-	27 - 112		-	-				
	Table Units	Total Affordable Units	30% AM	90 % AM	65% AME	B2% AMI	100% AM	Архата				
900 Old Stage Rund	38			-	S- #-32	4						
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TOTAL	- 34	4	0	- 10			0	- 14				

	Tarbai Units	Tabli Alfordadile Unita	50% AME	60 % AM	65 S AMB	BES AND	3005, AMR	Aguerter
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					1		-	
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TOTAL				0.00	0.000			

	Tarbel Units	Total Affordable Units	30% AM	02% AM	655.448	BOX AM	200% AME	Reputation Agreement
19 & 29 fearse ficial					1 m 1/1	1.4		
132 West Main Street		1.0	1.141		() a. ().	1.4	04.00	
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The second s					10. Alton			
TOTAL	16	0	0				- 0	

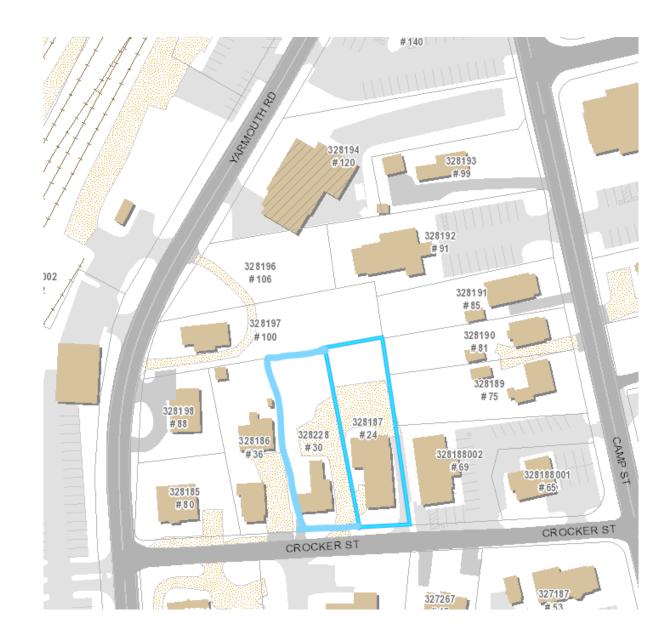
	Agreement
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	0 al Regulatory Age 0

Within Downtown Hyannis

After Downtown Hyannis Zoning (February 2023-November 2024)

In Permitting Project is before the Town's Site Plan Review	In Permitting Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought										
	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	Regulatory Agreement			
24 & 30 Crocker Street	15	-	-	-	-	-	-				
23 Washington Street	32	3	-	-	3	-	-				
79 Center Street	9	-	-	-	-	-	-				
473 Main Street (Phase 2)	35	4	-	-	4	-	-				
407 North Street	9	-	-	-	-	-	-				
337 Main Street	22	2	-	-	2	-	-				
TOTAL	122	9	0	0	9	0	0	0			

24 + 30 Crocker Street



In Permitting

Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
24 & 30 Crocker Street	15	-	-	-	-	-	-
23 Washington Street	32	3	-	-	3	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

24 + 30 Crocker Street

Total Units	15 units
Total Affordable Units	0 units

Existing Conditions



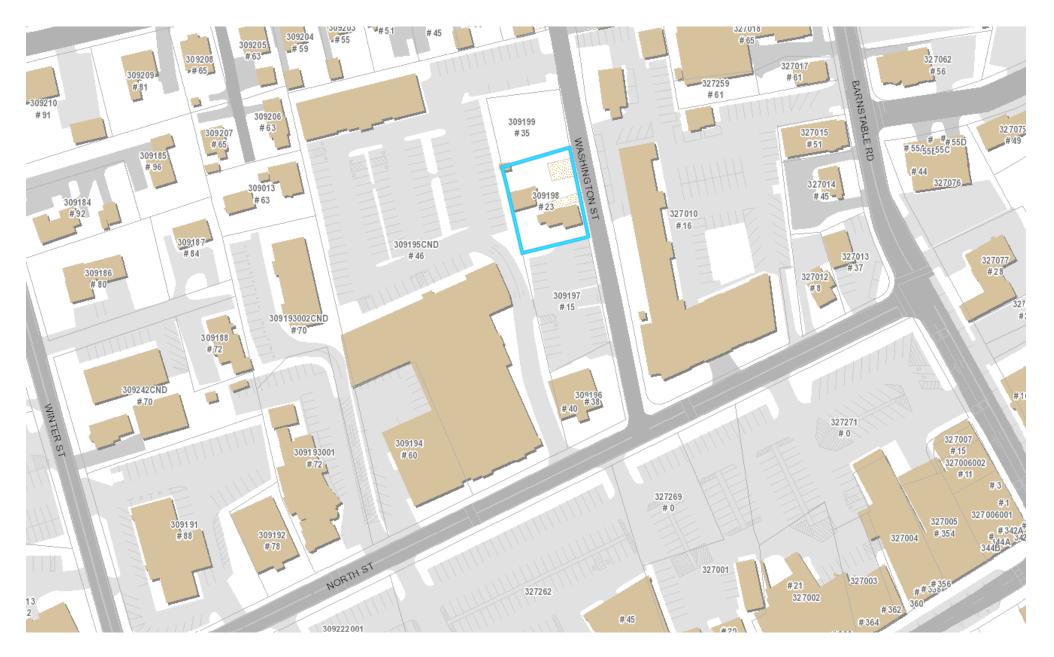
Site Plan



Elevations



23 Washington Street



In Permitting

Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

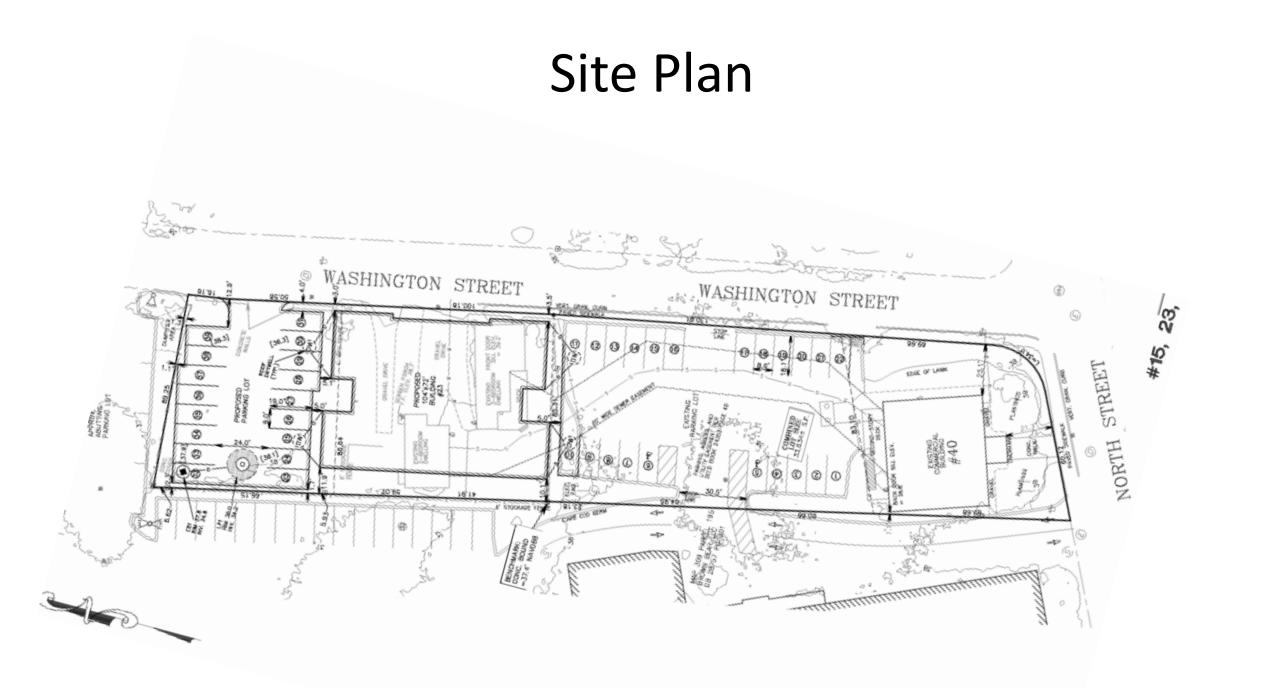
	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
24 & 30 Crocker Street	15	-	-	-	-	-	-
23 Washington Street	32	3	-	-	3	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

23 Washington Street

Total Units	32 units
Total Affordable Units	3 units

Existing Conditions

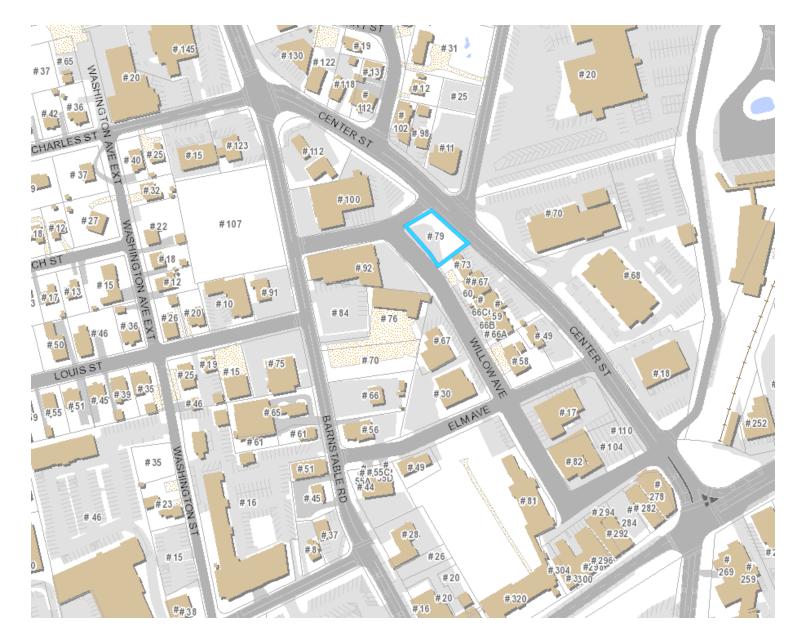




Elevations



79 Center Street



In Permitting

Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
24 & 30 Crocker Street	15	-	-	-	-	-	-
22 Washington Street	30	3	_	_	3	_	_
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

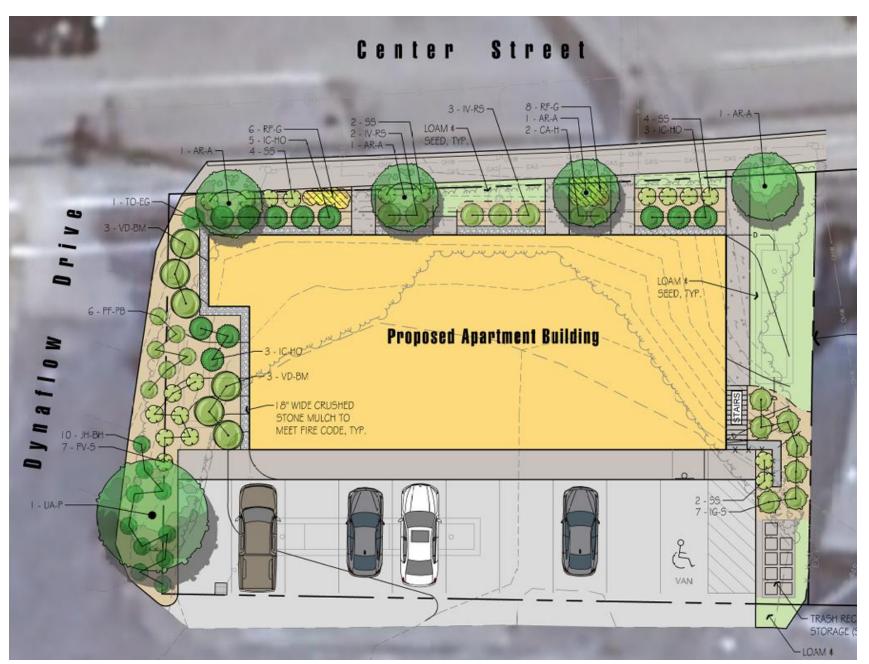
79 Center Street

Total Units	9 units
Total Affordable Units	0 units

Existing Conditions



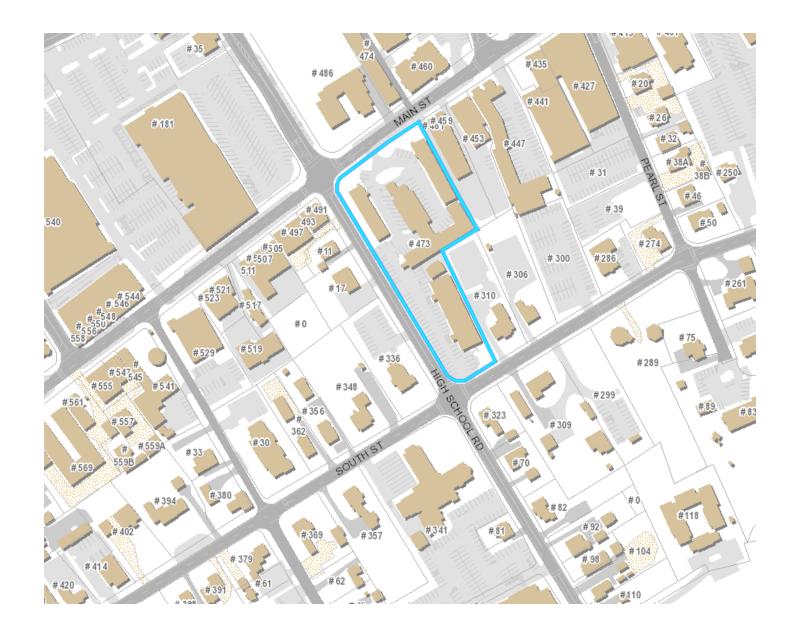
Site Plan



Elevations



473 Main Street (Phase 2)



In Permitting

Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
24 & 30 Crocker Street	15	-	-	-	-	-	-
23 Washington Street	32	3	-	-	3	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

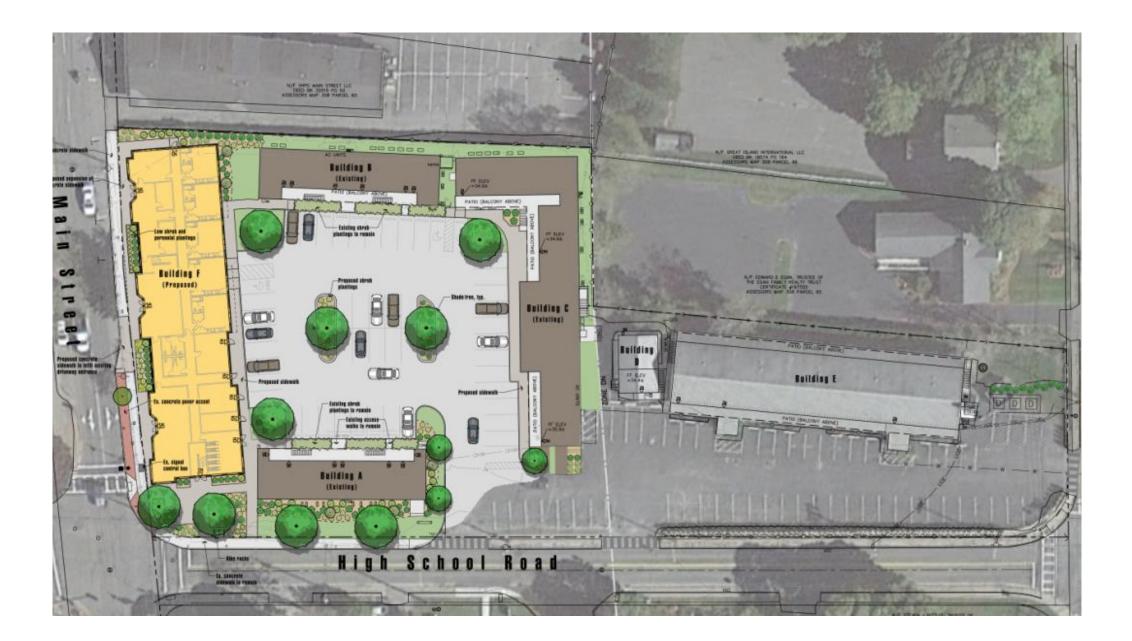
473 Main Street (Phase 2)

Total Units	35 units
Total Affordable Units	4 units

Existing Conditions



Site Plan



Elevations



a jer level

3 EAST ELEVATION

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OLD COLDER ON MANJARY

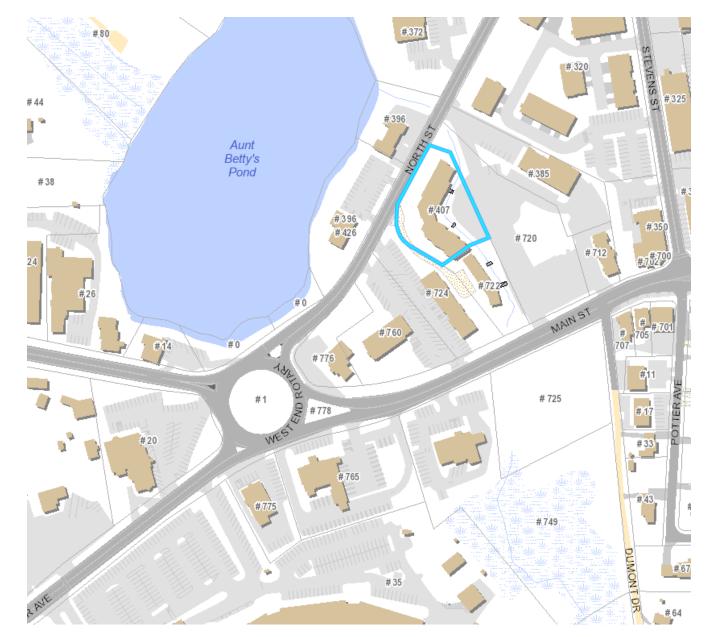
HIGH SCHOOL STREET ELEVATION

s de jetieva

1/8' = 1'-0

2

407 North Street



In Permitting

Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
24 & 30 Crocker Street	15	-	-	-	-	-	-
23 Washington Street	32	3	-	-	3	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

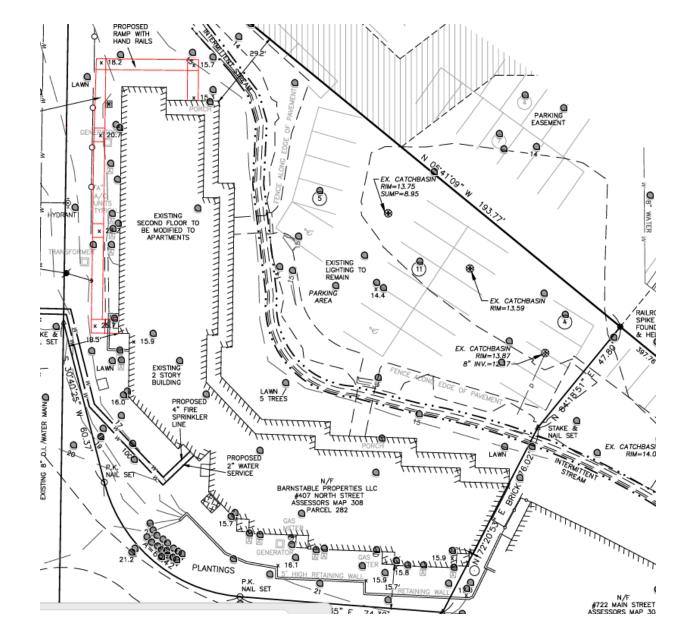
407 North Street

Total Units	9 units
Total Affordable Units	0 units

Existing Conditions



Site Plan



Elevations



337 Main Street



In Permitting

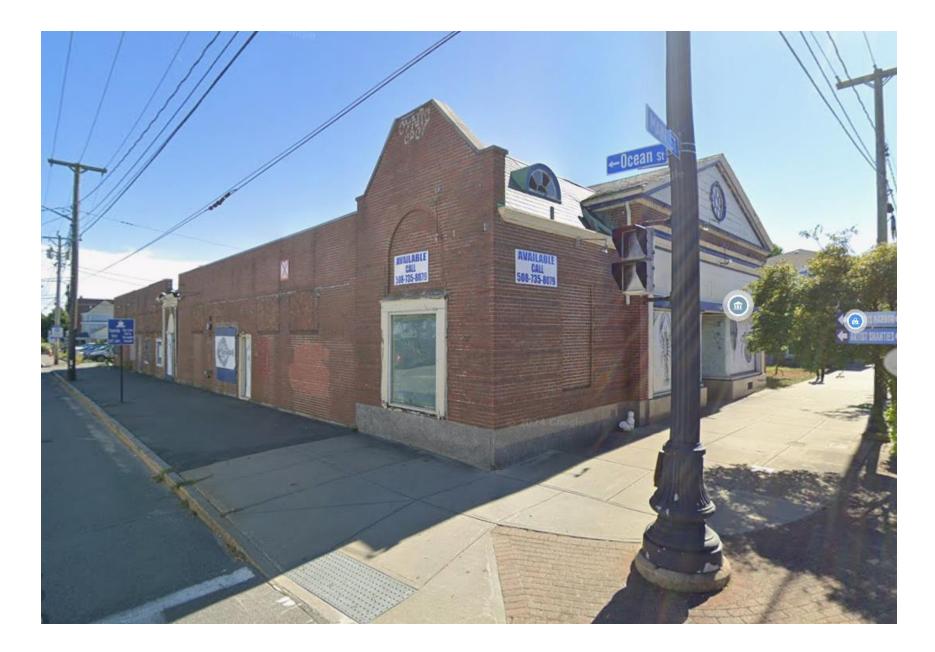
Project is before the Town's Site Plan Review Committee or, as applicable, zoning relief is being sought

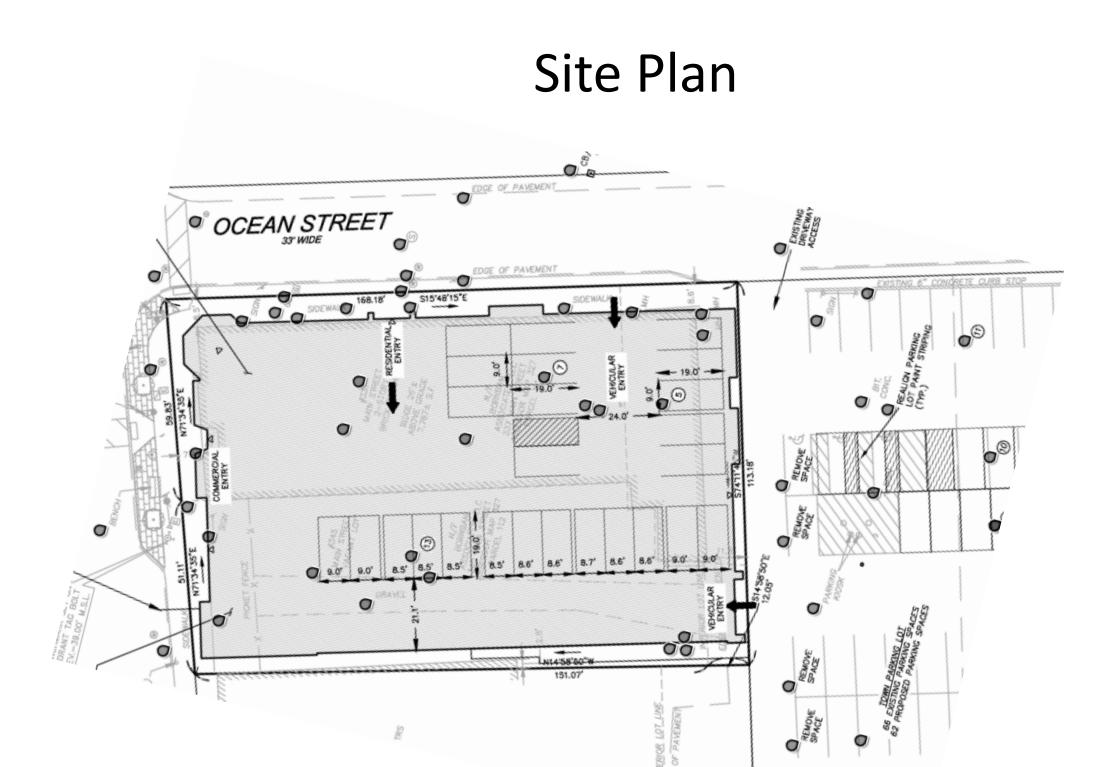
	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
24 & 30 Crocker Street	15	-	-	-	-	-	-
23 Washington Street	32	3	-	-	3	-	-
79 Center Street	9	-	-	-	-	-	-
473 Main Street (Phase 2)	35	4	-	-	4	-	-
407 North Street	9	-	-	-	-	-	-
900 Old Stage Road	14	4	-	-	-	4	-
337 Main Street	22	2	-	-	2	-	-
TOTAL	136	13	0	0	9	4	0

337 Main Street

Total Units	22 units
Total Affordable Units	2 units

Existing Conditions





Elevations



Within Downtown Hyannis

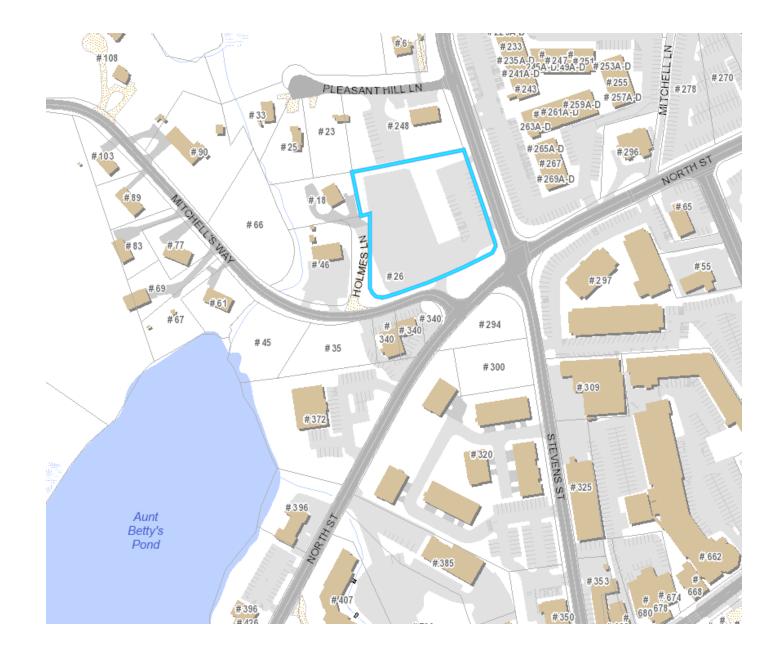
After Downtown Hyannis Zoning (February 2023-November 2024)

Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	Regulatory Agreement
268 Stevens Street	50	40	-	-	-	-	40	
40 North Street	8	-	-	-	-	-	-	
94 Stevens Street	40	4	-	-	4	-	-	
28 Barnstable Road	4	-	-	-	-	-	-	
307 Main Street	120	30	-	12	-	18	-	
11 Potter Avenue	5	-	-	-	-	-	-	
53 Camp Street	5	-	-	-	-	-	-	
50 Main Street	10	1	-	-	1	-	-	
201 Main Street	95	10	-	-	10	-	-	
TOTAL	337	85	0	12	15	18	40	0

268 Stevens Street



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2							
24, 28, 43, 44, 53, 56, 64 and 66 Pleasant	14	2	2	-	-	-	-
Street and 86 South Street							
TOTAL	381	90	2	12	18	18	40

268 Stevens Street

Total Units	50 units
Total Affordable Units	40 units

Existing Conditions



Site Plan

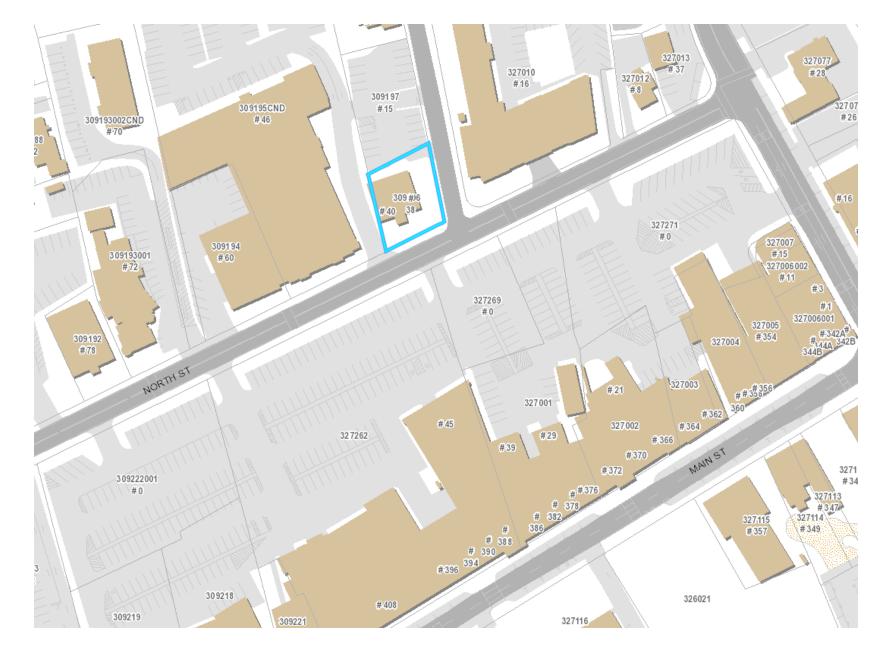


Elevations





40 North Street



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2							
24, 28, 43, 44, 53, 56, 64 and 66 Pleasant	14	2	2	-	-	-	-
Street and 86 South Street							
TOTAL	381	90	2	12	18	18	40

40 North Street

Total Units	8 units
Total Affordable Units	0 units

Existing Conditions



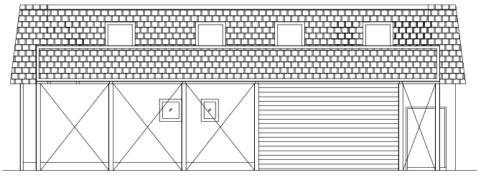


Elevations

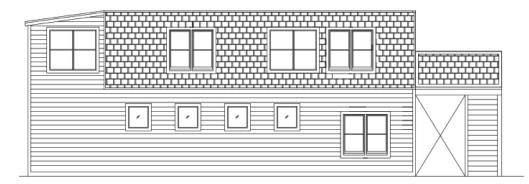


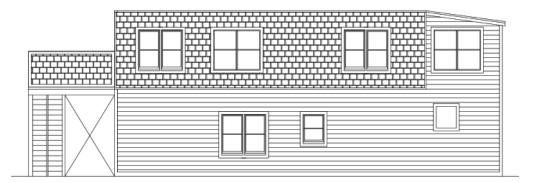
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

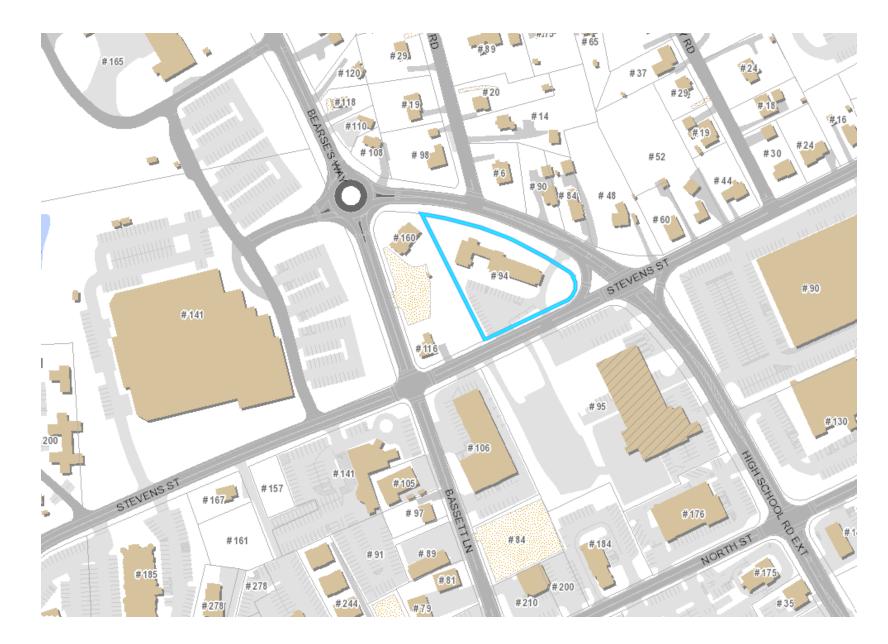




RIGHT ELEVATION



94 Stevens Street



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

			-				
	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

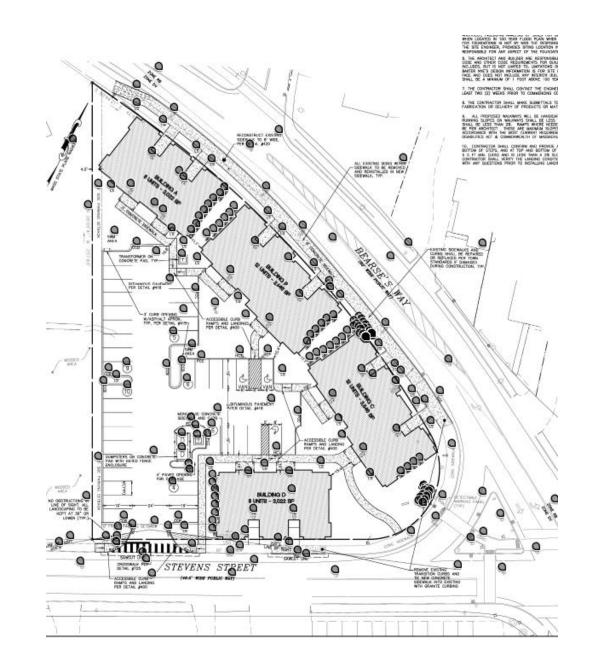
94 Stevens Street

Total Units	40 units
Total Affordable Units	4 units

Existing Conditions



Site Plan

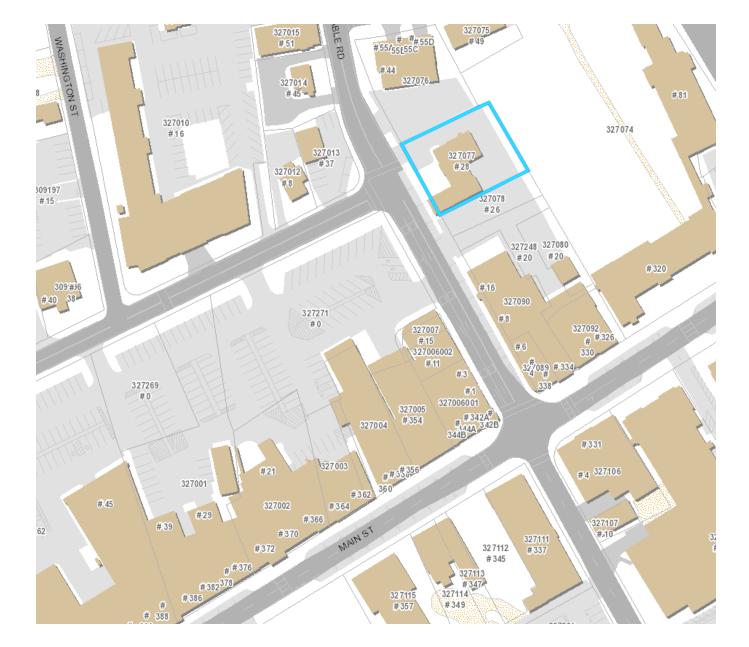


Elevations





28 Barnstable Road



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

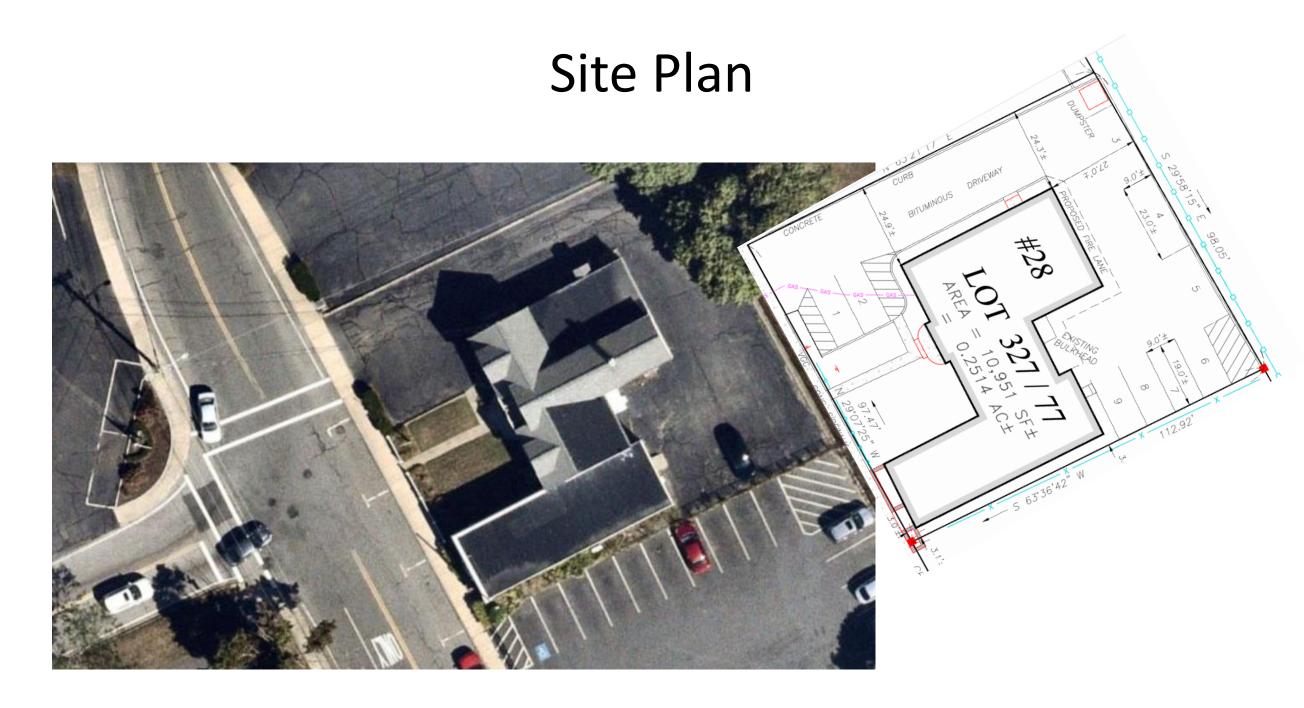
			-				
	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2							
24, 28, 43, 44, 53, 56, 64 and 66 Pleasant	14	2	2	-	-	-	-
Street and 86 South Street							
TOTAL	381	90	2	12	18	18	40

28 Barnstable Road

Total Units	4 units
Total Affordable Units	0 units

Existing Conditions

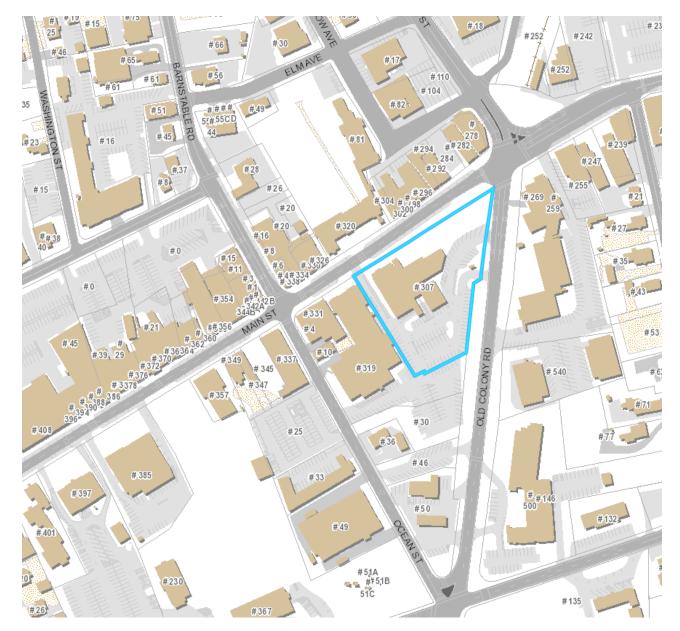




Elevations



307 Main Street



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

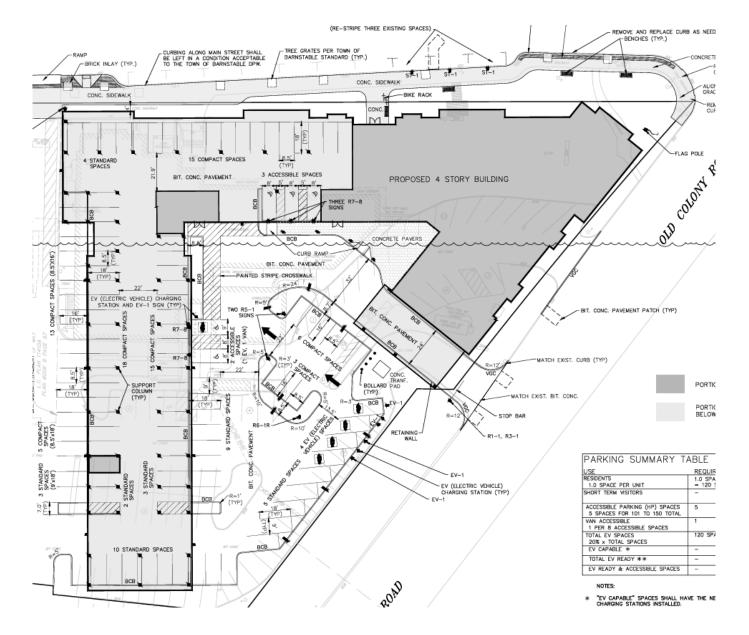
307 Main Street

Total Units	120 units
Total Affordable Units	30 units

Existing Conditions



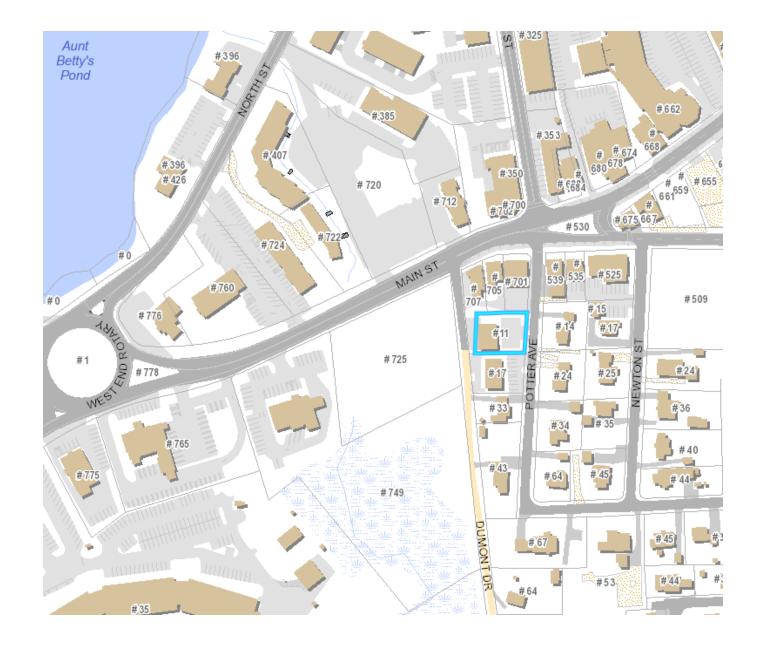
Site Plan



Elevations



11 Potter Ave



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

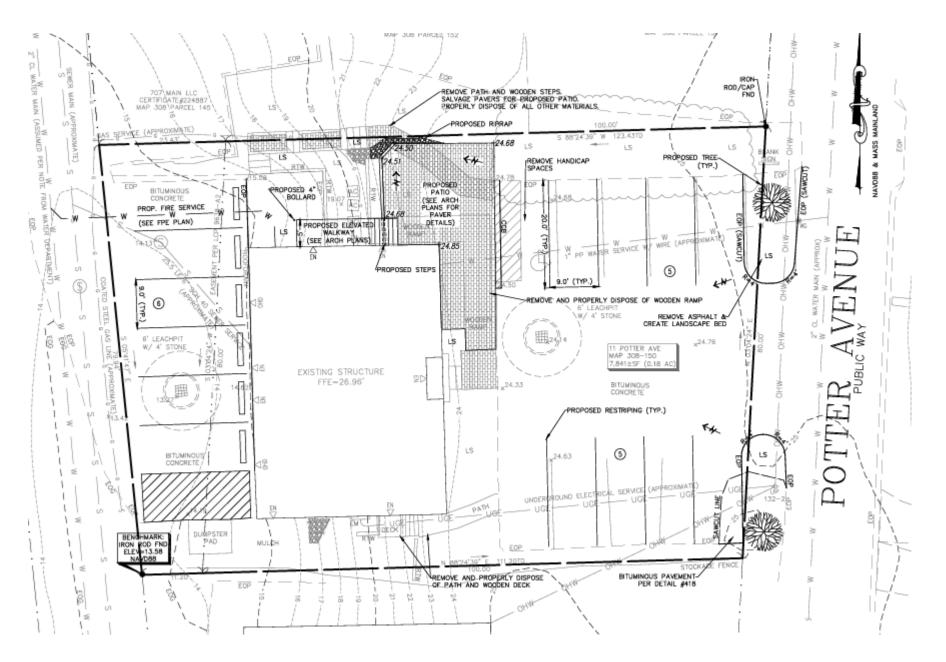
11 Potter Ave

Total Units	5 units
Total Affordable Units	0 units

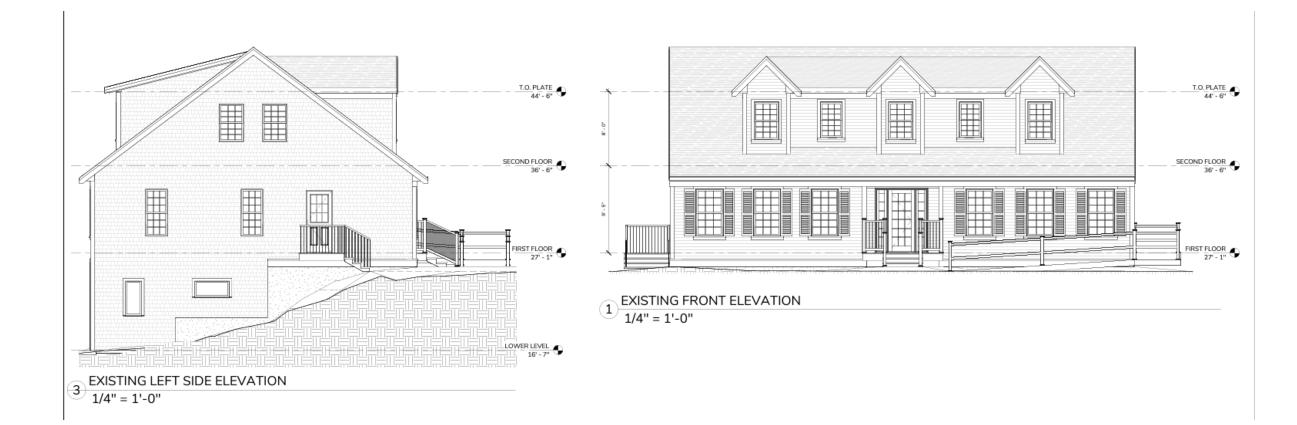
Existing Conditions



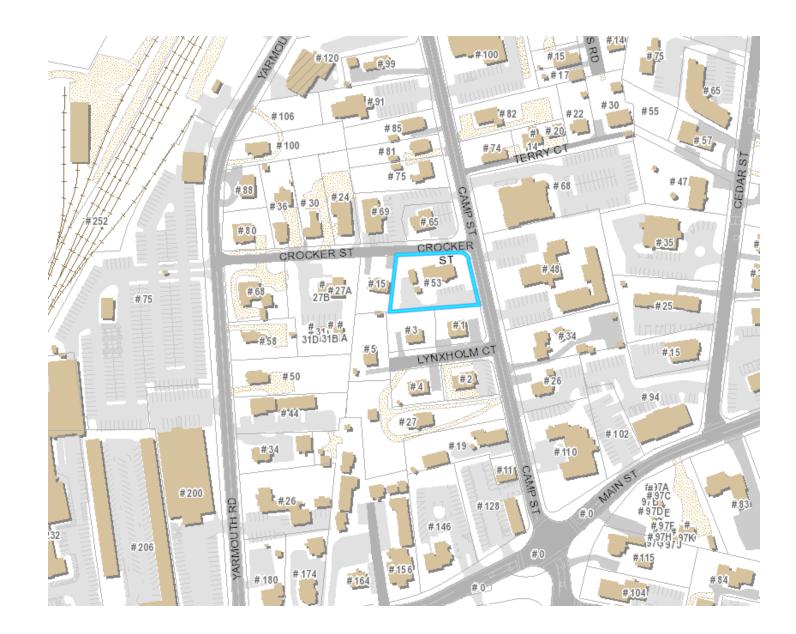
Site Plan



Elevations



53 Camp Street



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
SU IVIAIN STREET	10	T	-	-	T	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

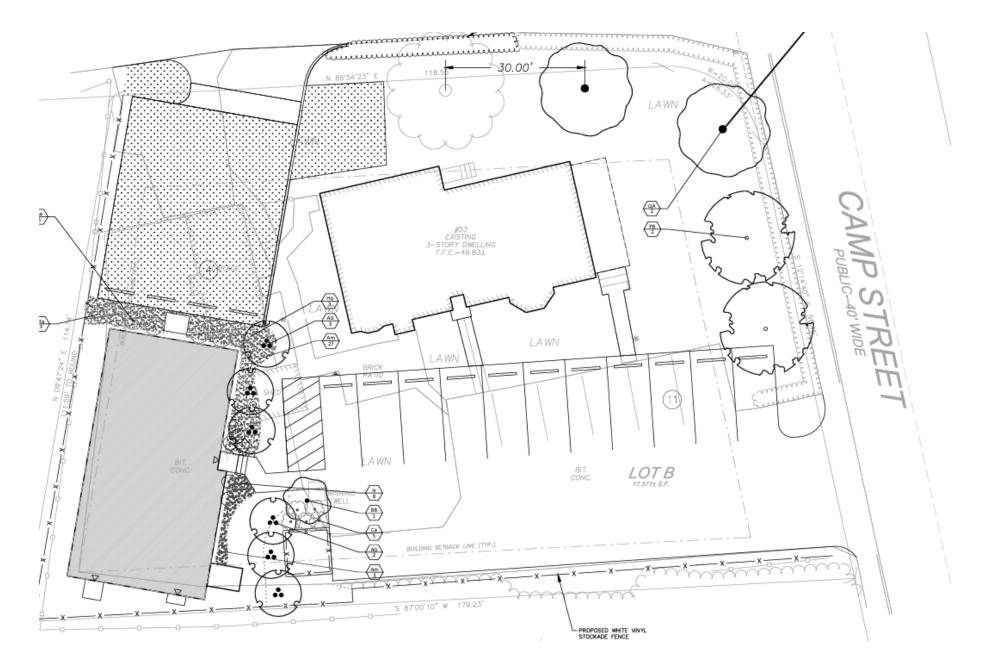
53 Camp Street

Total Units	5 units
Total Affordable Units	0 units

Existing Conditions



Site Plan



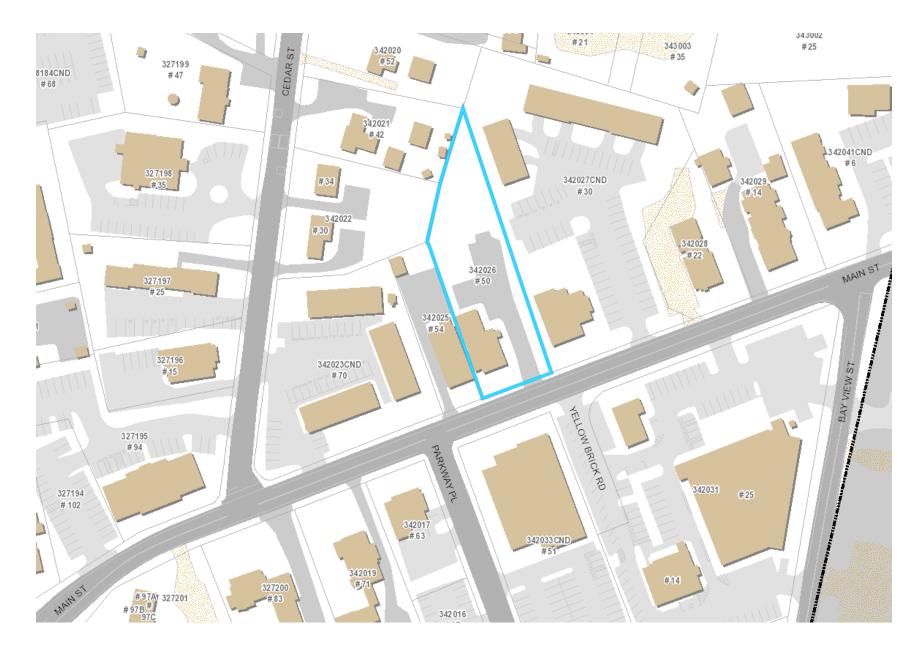
Elevations



SOUTH ELEVATION

EAST ELEVATION

50 Main Street



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

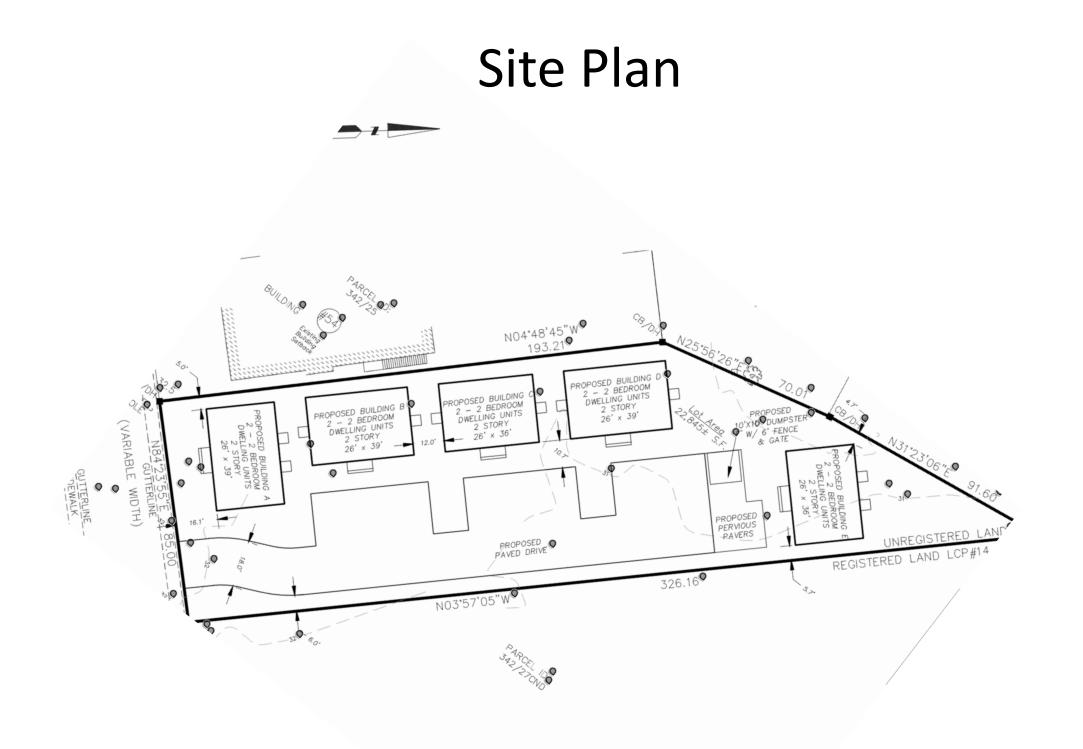
	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

50 Main Street

Total Units	10 units
Total Affordable Units	1 unit

Existing Conditions





Elevations



201 Main Street



Permitted

Project has come before the Town's Site Plan Review Committee and has been approved to proceed and, as applicable, project has been granted zoning relief

			-				
	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
268 Stevens Street	50	40	-	-	-	-	40
40 North Street	8	-	-	-	-	-	-
94 Stevens Street	40	4	-	-	4	-	-
28 Barnstable Road	4	-	-	-	-	-	-
307 Main Street	120	30	-	12	-	18	-
11 Potter Avenue	5	-	-	-	-	-	-
53 Camp Street	5	-	-	-	-	-	-
50 Main Street	10	1	-	-	1	-	-
201 Main Street	95	10	-	-	10	-	-
310 Barnstable Road	30	3	-	-	3	-	-
Sea Captains Row Phase 2 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street	14	2	2	-	-	-	-
TOTAL	381	90	2	12	18	18	40

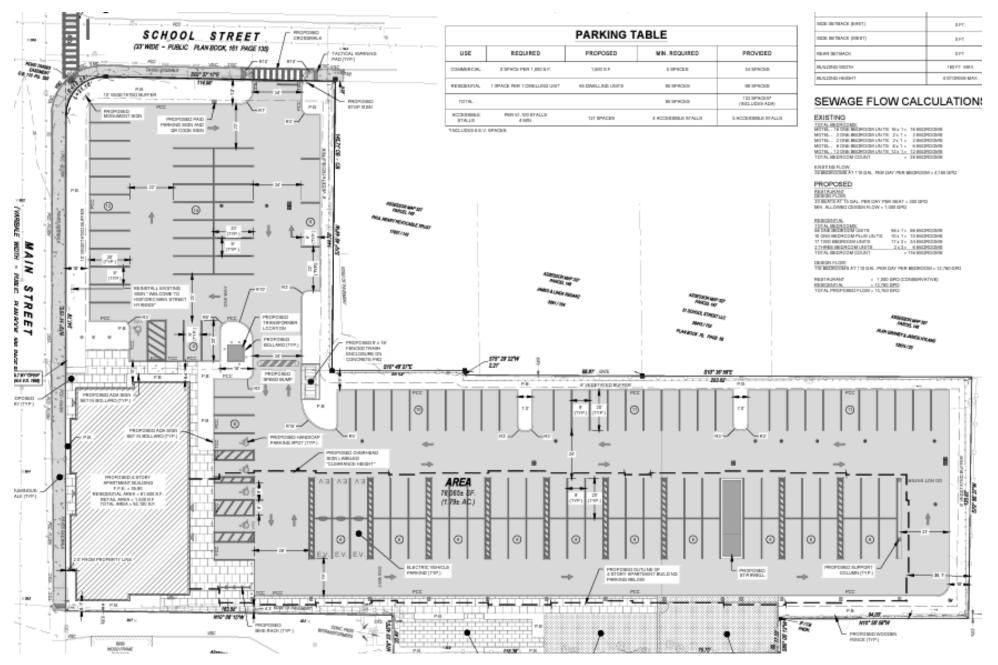
201 Main Street

Total Units	95 units
Total Affordable Units	10 units

Existing Conditions



Site Plan



Elevations



Within Downtown Hyannis

After Downtown Hyannis Zoning (February 2023-November 2024)

Under Construction Building Permit has been issued								
	Total Units	Total Affordable Units	50% AMI	60% AMI	65% AMI	80% AMI	100% AMI	Regulatory Agreement
473 Main Street (Phase 1)	20	2	-	-	2	-	-	
32 Main Street	9	-	-	-	-	-	-	
210 North Street	18	2	-	-	2	-	-	
199 Barnstable Road	45	9	-	-	5	4	-	
235 Barnstable Road	13	1	-	-	1	-	-	
81 Bassett Lane	4	-	-	-	-	-	-	
Dockside 110 School Street	28	5			5			
Dockside 115 School Street	26	5		-	5	-	-	
50 Yarmouth Road	15	5	-	-	1	1	3	
TOTAL	178	24	0	0	16	5	3	0

473 Main Street (Phase 1)

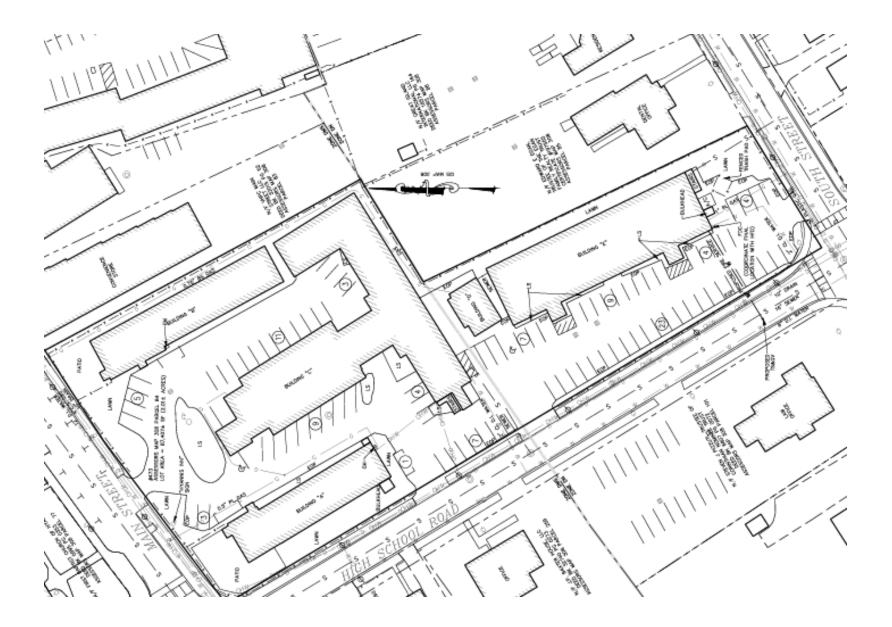


	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% A
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bearse Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5		-	5	-	-
Dockside 115 School Street	26	Ĵ					
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

473 Main Street (Phase 1)

Total Units	20 units
Total Affordable Units	2 units



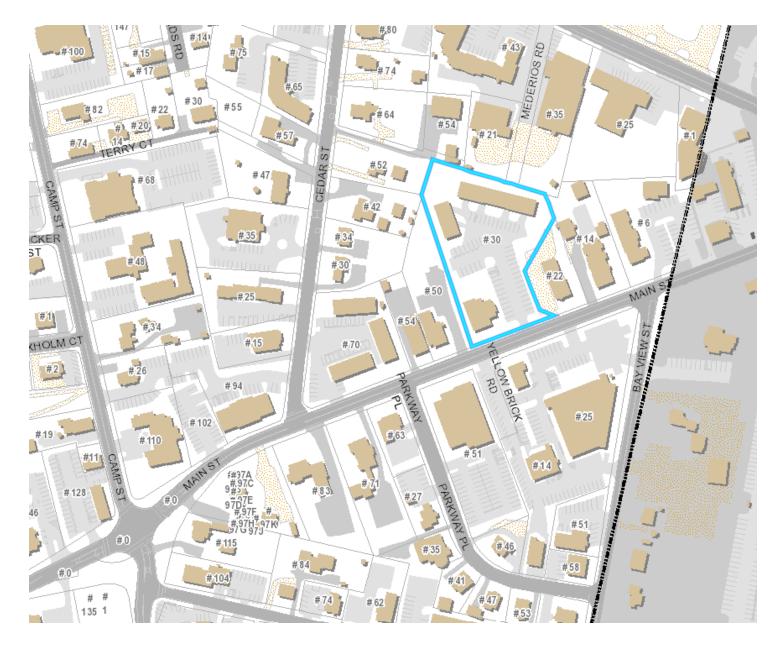


Elevations



NOTE: EXTERIOR DESIGN BASED ON CONCEPT DRAWINGS PROVIDED BY TERRAT DESIGNS

32 Main Street

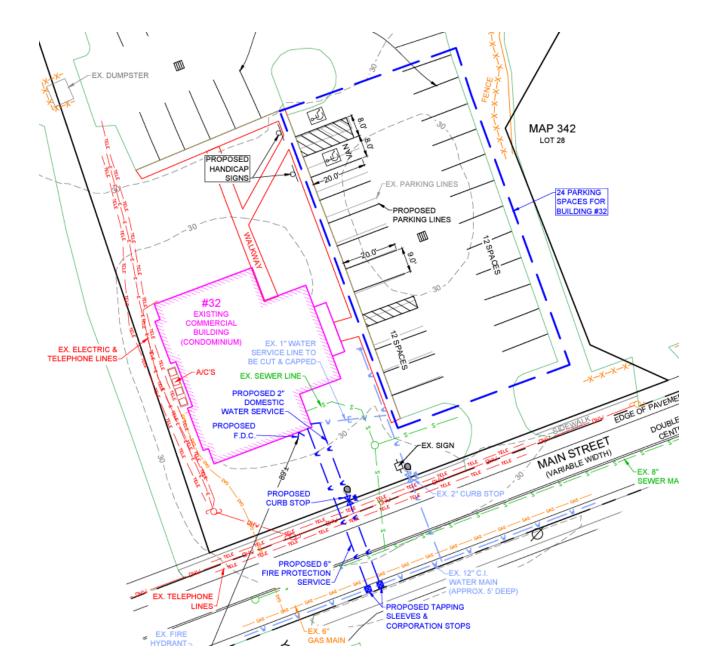


	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AN
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Rearse Poad	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	_	_	5		
Dockside 115 School Street	26		_		5	-	
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-

32 Main Street

Total Units	9 units
Total Affordable Units	0 units



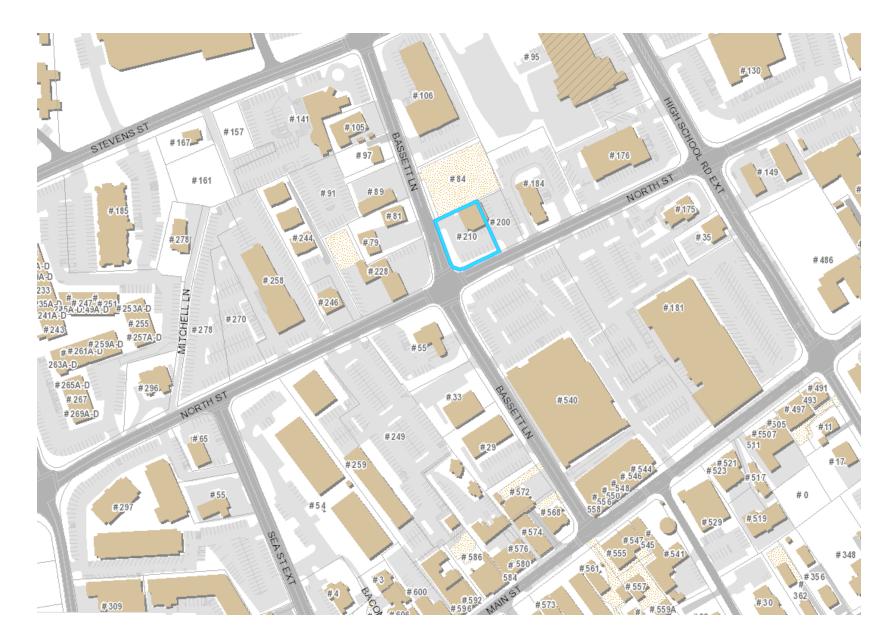


Elevations



....

210 North Street



Under Construction

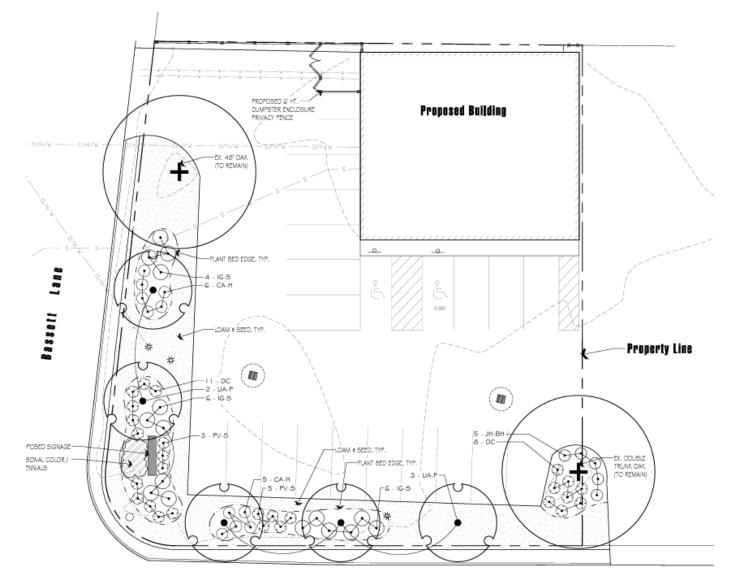
Building Permit has been issued

Building Permit has been issued							
	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AMI
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bearse Road	8	-	-	-	-	-	-
22 Main Street	٩		_	_	_	_	_
210 North Street	18	2	-	-	2	-	-
TOAN BILISTADIE KOAN	4J	د	-	_	5	4	_
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	_	5	_	_
Dockside 115 School Street	26	J			,		
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

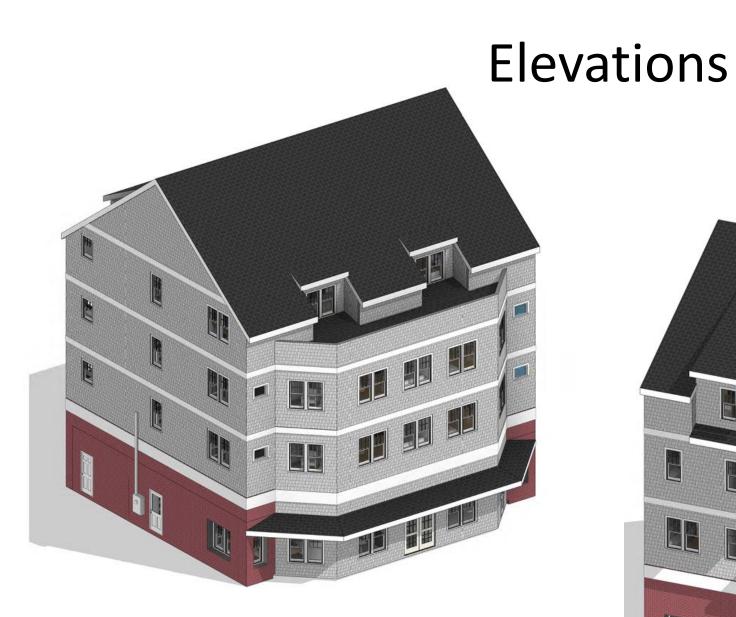
210 North Street

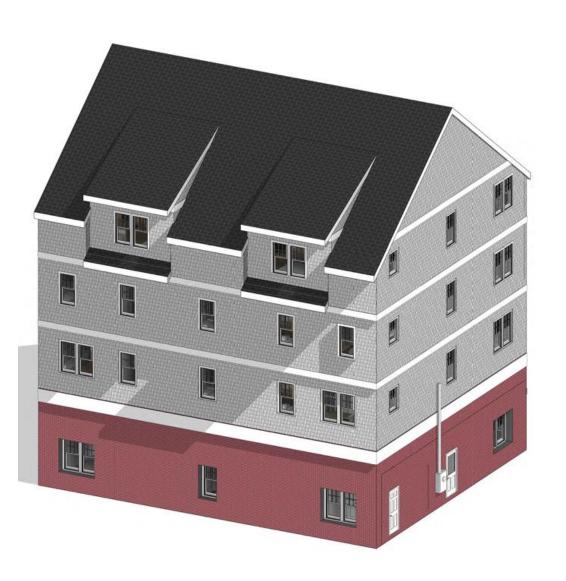
Total Units	18 units
Total Affordable Units	2 units



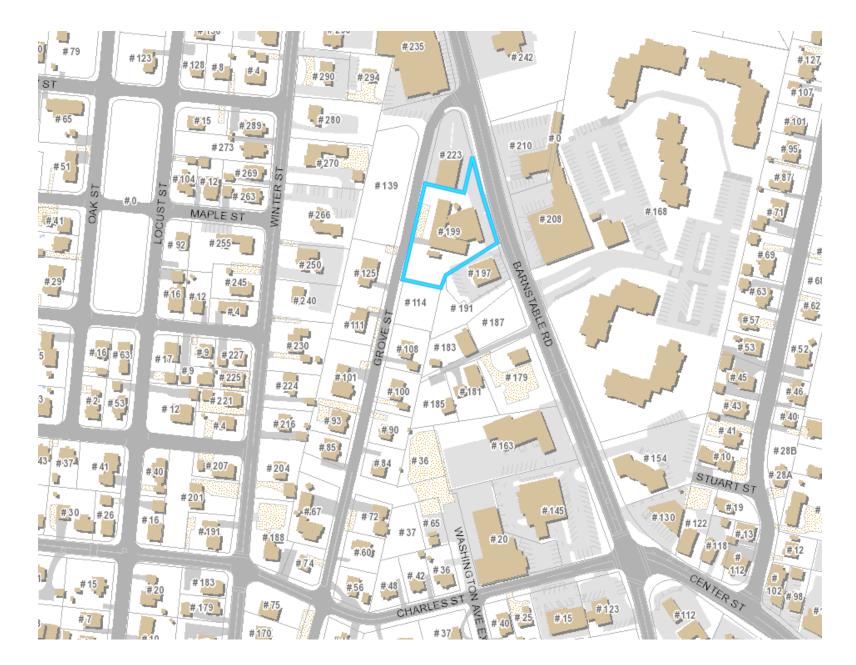


North Street





199 Barnstable Road

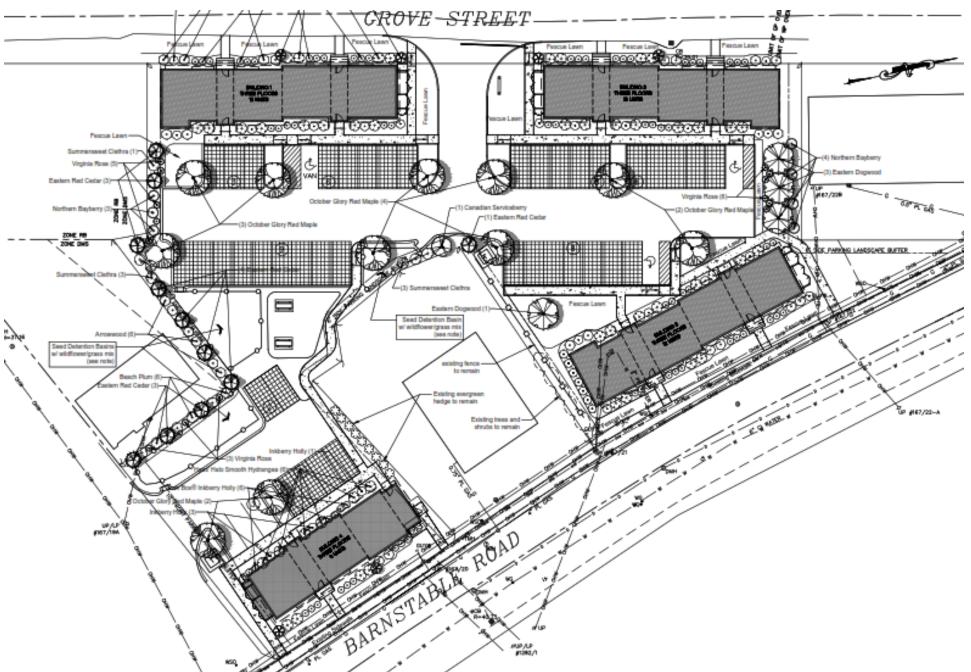


	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AM
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bearse Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5		_	5	_	
Dockside 115 School Street	26	5	_		Ĵ		-
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

199 Barnstable Road

Total Units	45 units
Total Affordable Units	9 units





Elevations



VIEW FROM BARNSTABLE ROAD

235 Barnstable Road

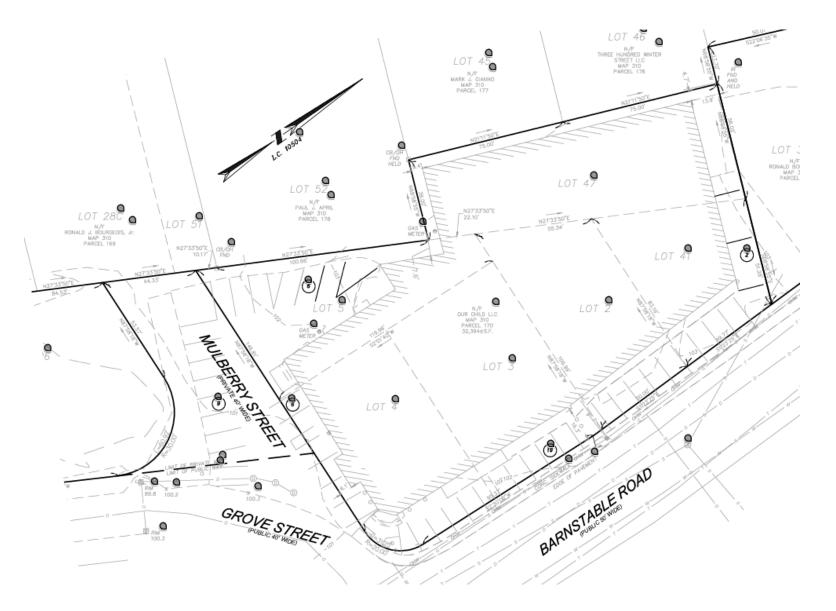


Building Permit has been issued			•				
	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% A
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bearse Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Parnetable Poad	/5	٩	_	_	5	1	
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	_	5	-	_
Dockside 115 School Street	26	, j			Ĵ		
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

235 Barnstable Road

Total Units	13 units
Total Affordable Units	1 unit

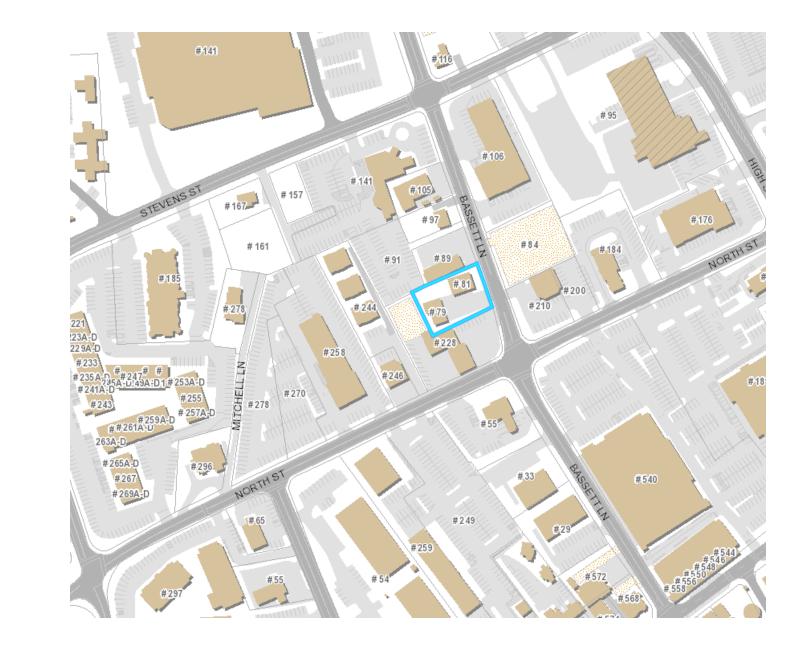




Elevations



81 Bassett Lane

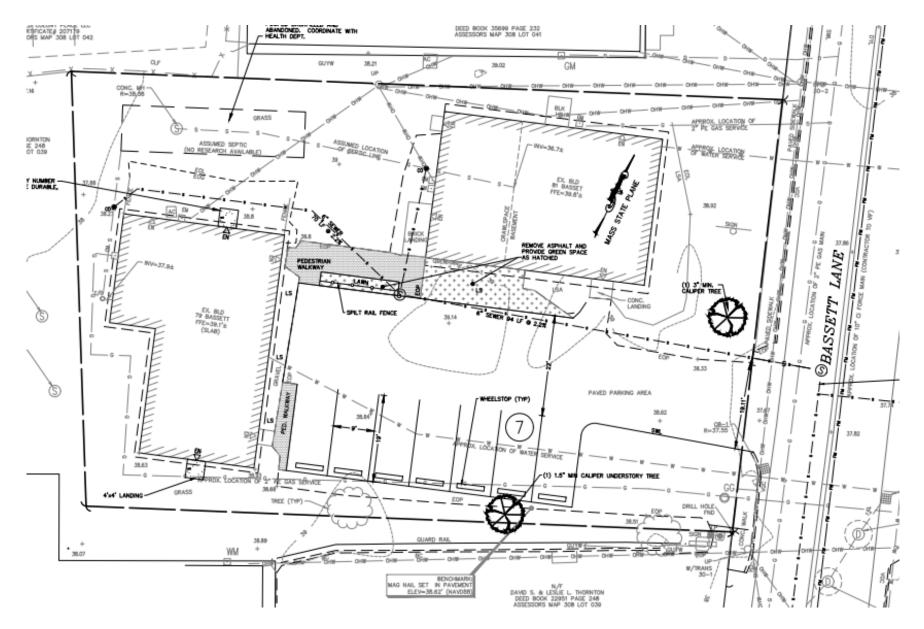


	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AN
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bearse Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
225 Barnstable Poad	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	_	-	5	-	-
Dockside 115 School Street	26						
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

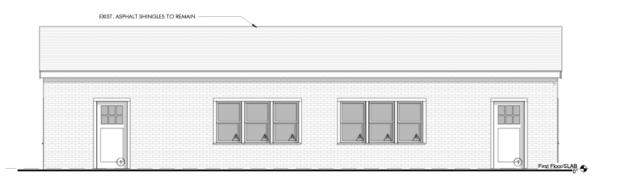
81 Bassett Lane

Total Units	4 units
Total Affordable Units	0 units





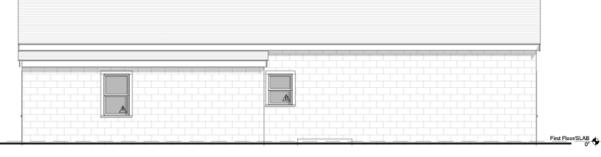
Elevations





4 RIGHT ELEVATION









5 LEFT ELEVATION

110 School Street



	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% AN
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bearse Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	_	_	5	_	_
Dockside 115 School Street	26						
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

110 School Street

Total Units	28 units
Total Affordable Units	5 units*

*Affordable units for both 110 & 115 School Street

Existing Conditions



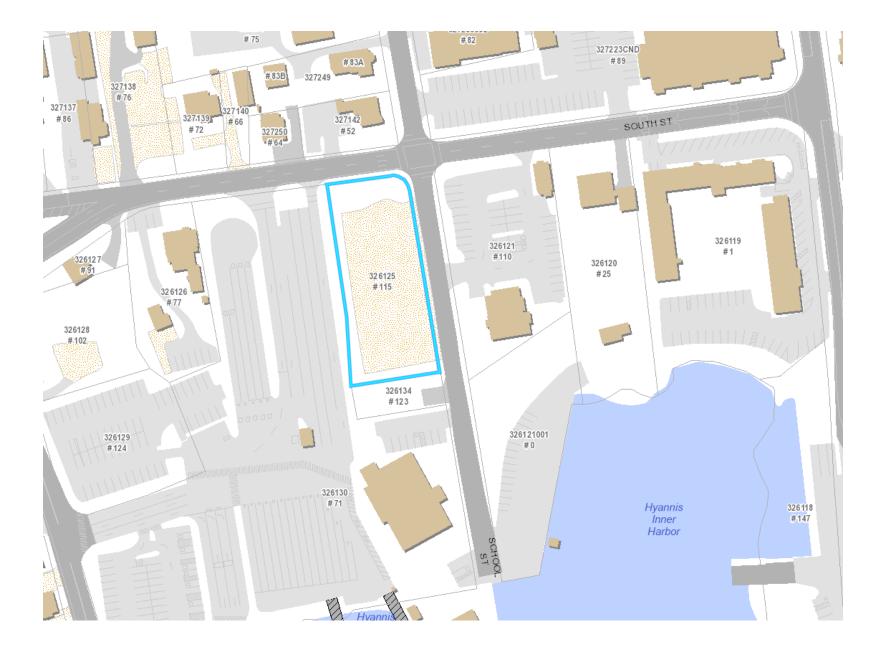
Site Plan



Elevations



115 School Street

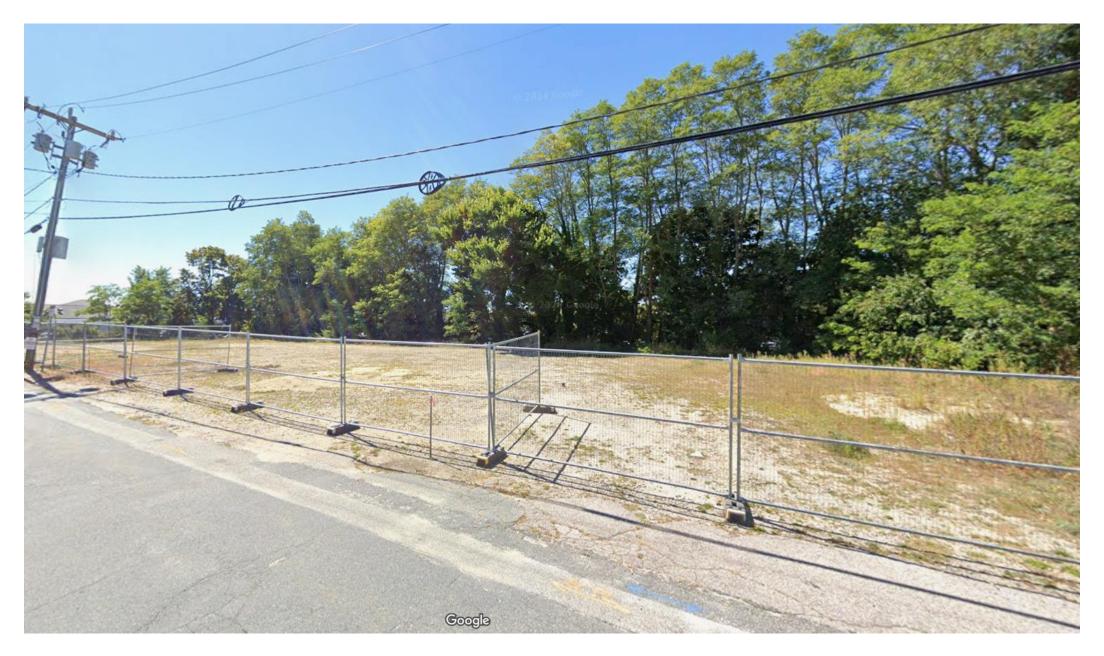


20 5 8 9 18 45 13 4	2 - - - 2 9 1	- - - - - -	- - - - - -	2 - - - 2 5	- - - - - 4	- - - - - -
8 9 18 45 13	- - 2 9	- - - -	- - - -	- - 2		- - -
9 18 45 13	- 2 9	- - -	- - -	- 2	-	-
18 45 13	2 9	-	-	2	-	-
45 13	9	-	-			
13				5	4	_
	1	-				_
4			-	1	-	-
	-	-	-	-	-	-
28	_			_		
26	, , , , , , , , , , , , , , , , , , ,			Ĵ		
15	5	-	-	1	1	3
8	-	-	-	-	-	-
11	1	-	-	1	-	-
2	-	-	-	-	-	-
8	-	-	-	-	-	-
	15 8 11 2 8	15 5 8 - 11 1 2 - 8 -	15 5 - 8 - - 11 1 - 2 - - 8 - -	15 5 - - 8 - - - 11 1 - - 2 - - - 8 - - - 2 - - - 8 - - -	15 5 - - 1 8 - - - - 11 1 - - 1 2 - - - - 8 - - - 1 2 - - - - 8 - - - -	15 5 - - 1 1 8 - - - - - - 11 1 - - 1 - - 2 - - - - - -

115 School Street

Total Units	26 units
Total Affordable Units	0 units

Existing Conditions



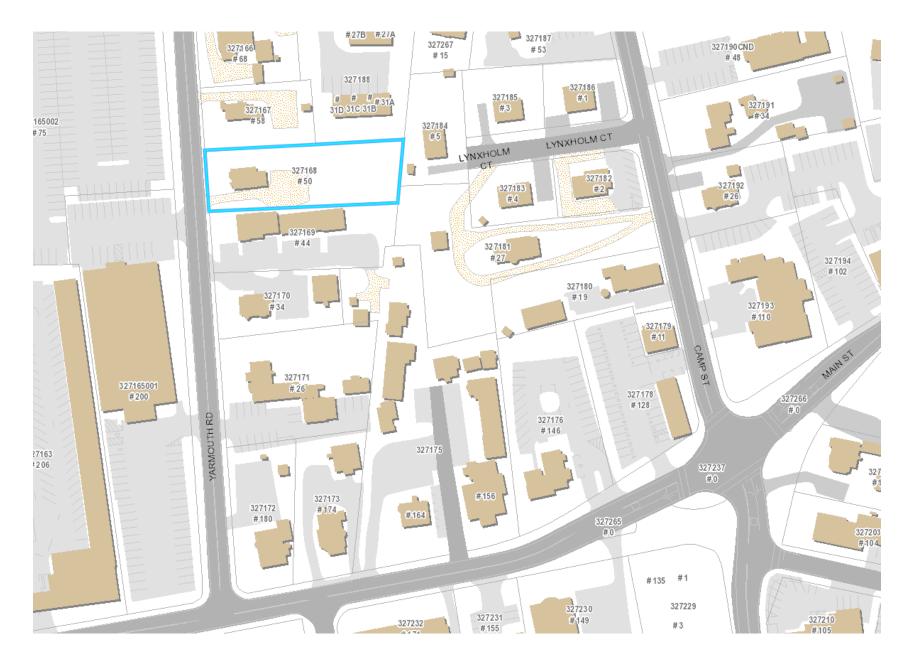
Site Plan



Elevations



50 Yarmouth Road



Under Construction Building Permit has been issued							
	Total Units	Total Affordable Units	50 % AMI	60% AMI	65 % AMI	80% AMI	100% A
473 Main Street (Phase 1)	20	2	-	-	2	-	-
442 Main Street	5	-	-	-	-	-	-
19 & 29 Bearse Road	8	-	-	-	-	-	-
32 Main Street	9	-	-	-	-	-	-
210 North Street	18	2	-	-	2	-	-
199 Barnstable Road	45	9	-	-	5	4	-
235 Barnstable Road	13	1	-	-	1	-	-
81 Bassett Lane	4	-	-	-	-	-	-
Dockside 110 School Street	28	5	-	-	5	-	-
Dockside	26						
50 Yarmouth Road	15	5	-	-	1	1	3
68 Yarmouth Road	8	-	-	-	-	-	-
78 North Street	11	1	-	-	1	-	-
77 Pleasant Street	2	-	-	-	-	-	-
112 West Main Street	8	-	-	-	-	-	-
TOTAL	220	25	0	0	17	5	3

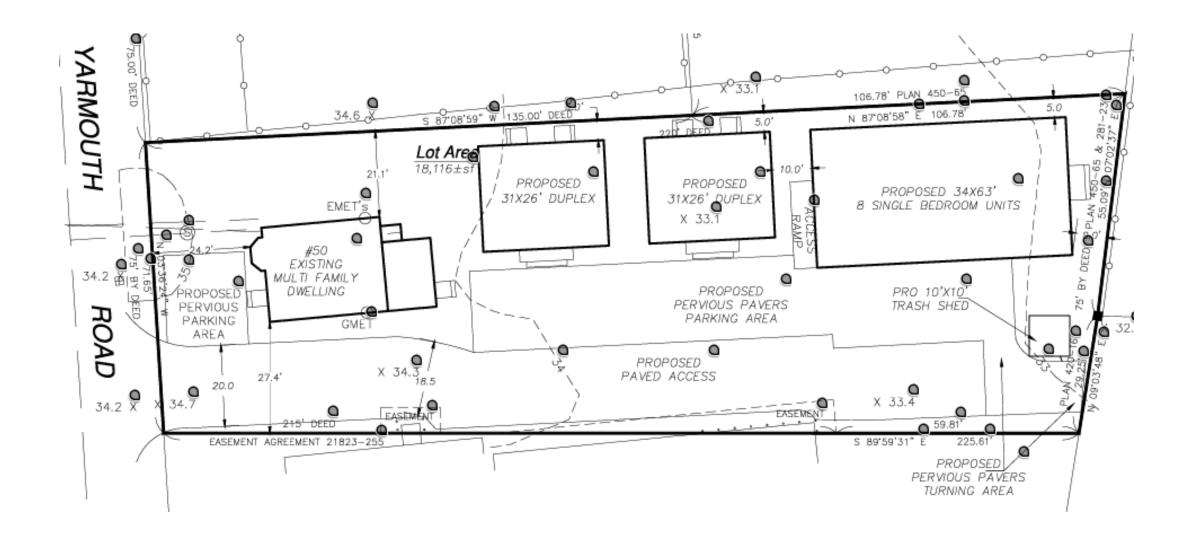
50 Yarmouth Road

Total Units	15 units
Total Affordable Units	5 units

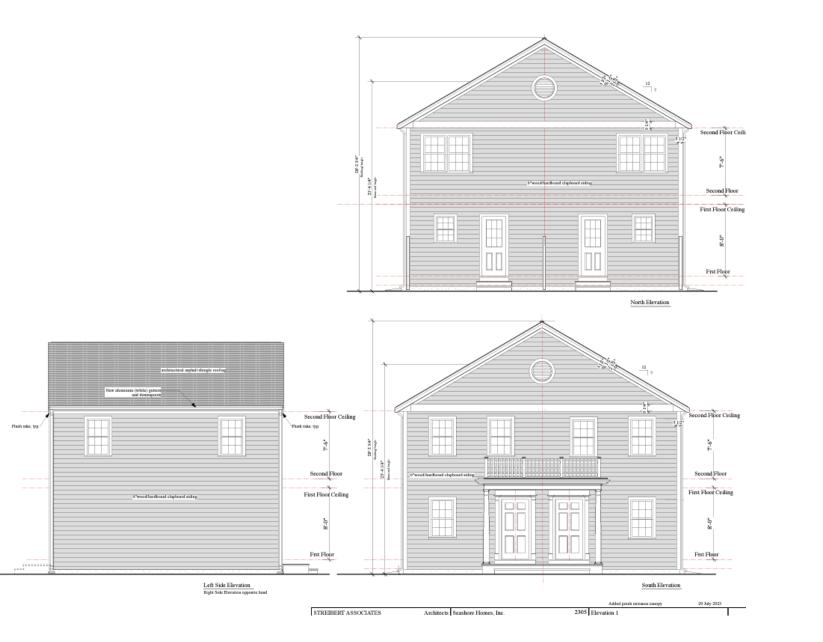
Existing Conditions



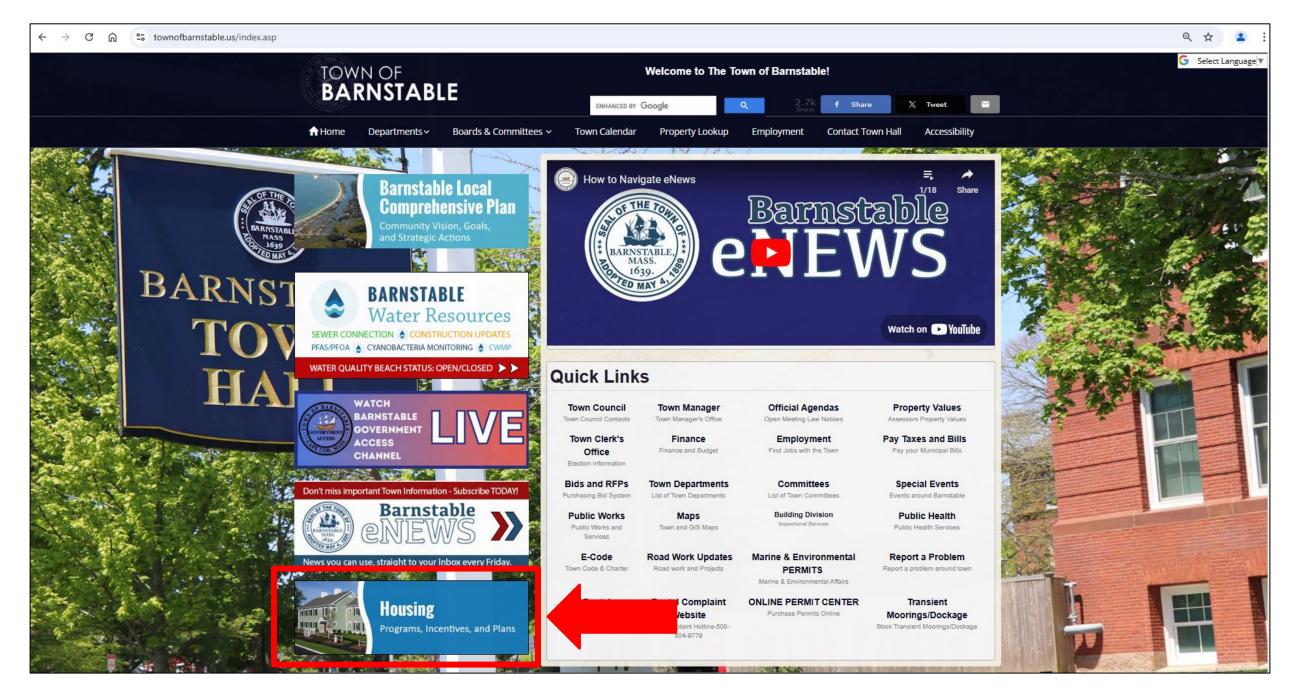
Site Plan



Elevations



Website





Planning & Development

Housing and Community Development

Director of Planning and Development James S. Kupfer, AICP, MPA

P 508-862-4678 367 Main Street Hyannis MA 02601 TDD 508-790-9801 Public Records Request

The goal of the Housing and Community Development program is to renew and strengthen neighborhoods by encouraging livability and diversity and by encouraging affordable and work force housing opportunities throughout the Town. In addition, Community Development aims to enhance and enrich the quality of life for the Town's residents through the coordination and augmentation of activities promoting arts and culture

Housing Production Plan Update

Review the draft plan, leave your comments, and follow the process here

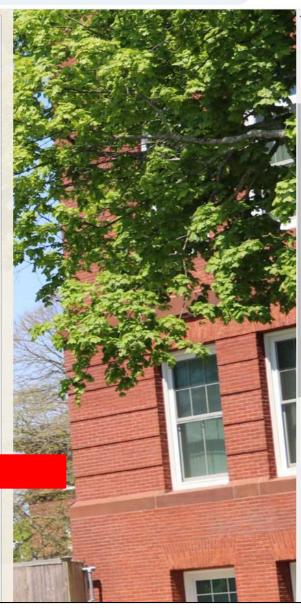
Housing Committee

Affordable Housing Growth & Development Trust



Presentation by Judi Barrett of the Barrett Planning Group on housing from the January 25, 2024

Active Housing Lotteries	•
NEW AFFORDABLE RENTALS IN HYANNIS	
Habitat for Humanity Cape Cod Lotteries	
Housing Assistance Corporation Housing Lotteries	
Housing Navigator MA	
Programs	•
40B LIP Guidelines	
Accessory Affordable Apartment Program	
Accessory Dwelling Units	
Affordable Housing Preservation and Production	
Community Development Block Grant Administration (CDBG)	
Family Apartments Program	
Housing Development Incentive Program (HDIP) in the Growth Incentive	e Zone
Multi-family Residential Development Report	
Ready Renter Application	
Ready Renter Program Information	
Plans and Reports	٩
Housing Production Plan Update	
Multi-Family Residential Development Report	
Barnstable Housing Needs Assessment (2014)	
Barnstable Housing Production Plan (2016)	
Cape Cod Commission Housing Market Analysis	
Cape Cod Commission Regional Housing Needs Assessment	
Housing Assistance Corp: The High Cost of Doing Nothing	



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Town of Barnstable Multi-Family Housing Development Report

December 3, 2024

