



Community Development Block Grant Program (CDBG) Five Year Consolidated Plan

PROGRAM YEARS
(JULY 1, 2025 – JUNE 30, 2030)

Prepared by:	Town of Barnstable Planning & Development Department 367 Main Street, 3 rd Floor Hyannis, MA 02601
Contact Person:	Jim Kupfer Phone: 508-862-4784 Email: james.kupfer@town.barnstable.ma.us

Table of Contents

Executive Summary	1
ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)	1
The Process.....	5
PR-05 Lead & Responsible Agencies - 91.200(b)	5
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	6
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)	0
Needs Assessment	4
NA-05 Overview	4
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)	5
Housing Market Analysis	7
MA-05 Overview.....	7
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f).....	0
MA-50 Needs and Market Analysis Discussion.....	8
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	10
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	11
Strategic Plan.....	12
SP-05 Overview	12
SP-10 Geographic Priorities - 91.415, 91.215(a)(1)	13
SP-25 Priority Needs - 91.415, 91.215(a)(2)	16
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)	0
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)	1
SP-80 Monitoring - 91.230.....	2
Expected Resources.....	3
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2).....	3
Annual Goals and Objectives	0
AP-35 Projects - 91.420, 91.220(d).....	2
AP-38 Project Summary.....	0
AP-50 Geographic Distribution - 91.420, 91.220(f)	0
AP-85 Other Actions - 91.420, 91.220(k)	1
Program Specific Requirements	3
AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)	3

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Town of Barnstable's Five Year Consolidated Plan covers the time period from July 1, 2025 through June 30, 2030. The Five Year Consolidated Plan is mandated by the U.S. Department of Housing and Urban Development (HUD) to determine how the Town will use Community Development Block Grant (CDBG) funds for the next five (5) years. The Town is expecting \$313,652 for the 2025 program year and estimate about \$1,568,260 over the next 5 years if level funded.

The Consolidated Plan addresses housing, community development, revitalization and urgent needs in the Town of Barnstable (Town). It also develops the goals and objectives that the Town will fund and/or support in relationship to low to moderate-income persons and areas.

Development of the Consolidated Plan is collaboration between Barnstable residents, service providers, neighboring towns, county, state, federal and local agencies to establish a unified vision to address the housing and community development needs in the community. It provides the opportunity for the Town of Barnstable to shape the housing and community development efforts over the next five years into an effective, coordinated strategy. This strategy must meet the program goals of providing decent and affordable housing, a suitable living environment, and expanding economic opportunities principally for low-moderate income persons.

COVID 19 update: Although the focus and group and public meetings were held in advance of the release of HUD guidance regarding eligible activities to support infectious disease response, this draft is posted for review and allows 30 days for comments. The new Coronavirus (COVID 19) is expected to have a significant and lasting impact on Barnstable and the global economy. Projects and activities that address conditions created by the virus are expected to be a high priority for the duration of this plan. Although many of the activities funded in response expected to fall under the priorities below the Town may opt to use the maximum allowed for urgent need activities as needed.

Residents and other interested parties are encouraged to review the draft plans and submit written comments by May 1, 2025.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

The primary objectives of the CDBG program is to develop viable communities by providing decent and affordable housing, a suitable living environment and expanded economic opportunities for low and moderate income (LMI) residents. Priority needs were identified with outcomes corresponding to those needs are consistent the HUD performance measurement system.

Priorities identified meet a national objective and fall into one of three categories: Decent and Affordable Housing, Suitable Living Environments, and Economic Opportunities. And one of three outcomes: Availability/Accessibility, Affordability, and Sustainability. Funds addressing these priorities in the next 5 years will not trigger a substantial amendment.

Affordable Housing: Projects that create or preserve affordable housing units, provide direct financial assistance to eligible homebuyers and other eligible housing activities for low and moderate income persons.

Economic Opportunities: Activities that create or retain jobs or economic opportunities for LMI persons, provide assistance to small businesses to establish, stabilize or expand their micro-enterprise business, and other eligible economic development activities.

Creating Suitable Living Environments

Public Facility, Infrastructure, and other Public Improvements: Improvements to public facilities, infrastructure or other public improvements that benefit LMI or special needs populations.

Public Services, capped at 15% of entitlement and prior year program income: Activities that provide services to LMI population and special needs population with or without a housing benefit. May prioritize activities to prevent and respond to the spread of infectious diseases such as the coronavirus disease (COVID-19) or other needed services caused by the virus. Priorities may include expanding the community service officer program to year round, continuation of the youth scholarship program, and programs targeted to most vulnerable populations.

Neighborhood Revitalization Strategy Area (NRSA)/Target Area: Eligible activities that stabilize the neighborhood including but not limited to activities that create or retain affordable housing, jobs or economic opportunities, public facility, infrastructure and other public improvements and services for low income and special needs populations.

Planning and Administration up to 20% of the entitlement amount and current year program income will be used for planning and administration activities.

Urgent Needs, Slum and Blight, and Historic Preservation activities are collectively capped at 30% of award for a 1, 3 or 5 year period as certified by the Town. Typically 1 year but may revise due to COVID.

Pre-award costs: May be incurred for eligible activities provided it is necessary for efficient and timely performance, compliance is met with related requirements, and the citizen participation process has been completed.

Carryover amounts may include funds committed to projects that haven't completed by year end but have demonstrated compliance with stated benchmarks in their agreements.

3. Evaluation of past performance

Overall past performance was consistent with goals. Consolidated Plan goals identified included: affordable housing, economic opportunities, public facilities and infrastructure improvements, public services and improvements to the downtown Hyannis Neighborhood Revitalization Strategy Area (NRSA).

Attainment of Five Year (2020 – 2025) Consolidated Plan goals:

- Rehabilitation of three existing affordable housing units
- Funded five years of the Winter Community Officer Program to assist the unhoused population
- Funded five years of the Youth Scholarship Program to provide financial assistance for recreational programs to low- and moderate-income families
- Provided financial assistance to 46 students to access a remote learning program during COVID
- Provided funding to the Faith Family Kitchen family pantry which served 556 individuals

4. Summary of citizen participation process and consultation process

Residents and agencies serving low/moderate income residents and special needs populations were asked to participate in meetings, complete surveys, review draft documents and submit written comments. See Consultation and Citizen Participation sections that follow for more details.

To notify the public of these opportunities to participate in the process, the Planning and Development Department (PDD) issued press releases. Direct invitations were sent via email to participate in meetings, surveys, and comment periods. PDD also used social media including Facebook and Twitter to announce meetings, surveys, and public comment periods in an attempt to encourage a broader range of residents. Regional and other local agencies included reprints of announcements in their own newsletters.

Community Needs Assessment Survey.

- Needs Assessment Surveys released February 13, 2025 due March 21, 2025
- Press Release 2/13/2025 to announce the Needs Assessment Survey (Translated in Spanish and Portuguese)
- Flyer was developed and distributed among each of the Town's libraries and the Adult Community Center with hard copies of the Needs Assessment Survey
- Communications posted on Town's webpage
- Communications included within Town's E-News
- Direct email invitations sent to community partners

Public Meetings

- Legal Ad in paper 2/21/2025 included promotion of survey, document availability, and public comment period (Translated in Spanish and Portuguese)
- Public Comments accepted through May 5, 2025 Press Release 2/19/2025 to announce the public meetings (Translated in Spanish and Portuguese)
- Focus Group Meeting 2/25/2025 Yarmouth
- Focus Group Meeting 3/7/2025 Barnstable
- Public Meeting 2/25/2025 Yarmouth
- Public Meeting 3/3/2025 Barnstable
- Communications posted on Town's webpage
- Communications included within Town's E-News
- Direct email invitations sent to community partners

Public Comment Period

- Draft documents available 4/1/2025
- Press Release 4/1/2025 to announce the public comment period (Translated in Spanish and Portuguese)

5. Summary of public comments

Summary of comments received in public meetings, focus group meetings are attached to the draft. Additional written comments received by May 5, 2025 will be included in the submission to HUD for approval. No written comments received on the draft plan.

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

Comments are generally accepted unless inappropriate, not relating to the CDBG program, or not eligible under program guidelines. The main reasons eligible projects or programs suggested are not included in the plan or funded: lack of resources to support, eligible entities unwilling or unable to undertake, or there are other resources available in the community to address those needs. All comments and survey responses were accepted and reflected in the plan.

7. Summary

Comments received in the focus group and public meetings, consultations with housing and service providers and other stakeholder in the community, and the responses received from the Needs Assessment Surveys and comments received during the public comment period were considered while drafting this document as indicated above.

Additional comments received on the draft were considered and included in the final document submitted to HUD for approval. Comments were accepted through May 5, 2025. Participation in the process was used to help define priorities.

Data from the survey was used to provide the top three priorities for housing: affordable rental housing, affordable homeownership housing, and housing for seniors. Housing for persons with disabilities and rehabilitation of rental housing were also noted in the top 5 priorities. These five priorities are reflected in the needs listed in the Plan in Section SP-25. In addition, the comment received from the Barnstable Housing Authority supported other feedback regarding projects that create or preserve affordable housing units for rent or homeownership.

Further, the public meeting focus group provided valuable input in the areas of homeowner rehabilitation, homeowner assistance, accessible buildings and sidewalks, senior special needs, emergency housing, housing for homeless residents, transitional housing, and need for broadband.

All the needs are reflected in the priority projects noted in Section SP-25.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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	James Kupfer	Planning & Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

Narrative

The Town of Barnstable is a participating jurisdiction in the Barnstable HOME County Consortium program. The County is responsible for submitting the Consolidated Plans, Annual Action Plans, Substantial Amendments, and the Assessment of Fair Housing (AFH) to HUD for the Consortium. The Town of Barnstable is responsible for preparing the Consolidated Plan, Annual Action Plan, Substantial Amendments sections for the Town of Barnstable that are submitted through the County. The Town is also responsible for preparing and submitting the Consolidated Annual Performance Evaluation Reports (CAPER) directly to HUD.

Consolidated Plan Public Contact Information

- James Kupfer, Director Planning and Development, 774-487-2786
Email: James.Kupfer@town.barnstable.ma.us
- Kyle Pedicini, Assistant Director Planning and Development, 774-487-1246
Email: Kyle.Pedicini@town.barnstable.ma.us
- Mark S. Ells, Town Manager, 508-862-4610, Email: Mark.Ells@town.barnstable.ma.us

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The Goal of the consultation process in the preparation of the Consolidated Plan was to strengthen the partnerships and linkages among all levels of government, the private sector, and other concerned stakeholders. To achieve these goals the Town of Barnstable implemented the following strategies/activities.

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 directly with public housing providers and service agencies. Public and other housing providers, private and government health, mental health, various service agencies, community lenders, business owners and other stakeholders were invited to participate in focus group meetings. The focus group meetings were used to identify needs in the community and help determine priorities. Other methods of outreach included meetings, phone calls, and email correspondence. Facilitated discussions on housing and community development needs, housing assistance and services for homeless persons, especially chronically homeless individuals and families, families with children, veterans and unaccompanied youth, and persons who were recently homeless but now live in permanent housing; and potation programs and projects to address those needs. See Table 2 for the list of organizations participating in the public outreach.

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

There is one Continuum of Care for Cape Cod and the Islands that includes the Town of Barnstable. The Town is represented on the Cape and Island Regional Network on Homelessness Policy Board of the CoC, currently by the Police department and Director of Pupil Services. Other members on the policy board include Housing Assistance Corporation, Duffy Health Care, Independence House, Elder Services, Cape Cod Council of Churches and the Regional Network to Address Homelessness. The Town consults with these agencies in the preparation of the Consolidated Plan. Policy Board members may change at times but representation for 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, including major revisions to what is now titled

the Emergency Solutions Grant (ESG) program. The ESG program assists homeless households at risk of homelessness by providing the services necessary to help them quickly regain stable housing after experiencing a housing crisis and/or homelessness.

Currently, the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) is awarded ESG funds for use in Massachusetts. Neither the Town nor the County receives these funds directly from DHCD. Funds are provided for shelter support, rapid rehousing, and homeless prevention. ESG funds are offered through a competitive request for proposal (RFP) on an annual basis. Public notices are issued giving the Towns on Cape Cod and Barnstable County opportunities to comment. DHCD recently awarded Housing Assistance Corporation (HAC) rapid rehousing funds. HAC is located in Barnstable and serves the Cape Cod region.

Requests for programs that fill in gaps in ESG services that meet CDBG requirements may be considered for use of CDBG funds.

- 2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

Table 2– Agencies, groups, organizations who participated

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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on current housing needs and ADA improvements.
2	Agency/Group/Organization	CATHOLIC SOCIAL SERVICES
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs – Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on full housing and access needs of the community
3	Agency/Group/Organization	YMCA Cape Cod
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Community Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input from a cross-generational perspective on housing needs
4	Agency/Group/Organization	Hyannis Main Street Business Improvement District (BID)
	Agency/Group/Organization Type	Business and Civic Leaders Business Improvement District

		Business Improvement District
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input from the business community

5	Agency/Group/Organization	Town of Yarmouth
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development Community needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Adjacent CDBG community, partnered to assess priority needs for both communities including surveys and focus group meetings. Direct consultations.
6	Agency/Group/Organization	Barnstable Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Council on Aging
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in the Town of Barnstable's focus group Friday March 7, 2025. Input from the senior and elderly community
7	Agency/Group/Organization	Town of Barnstable Recreation Division
	Agency/Group/Organization Type	Services-Children Hyannis Youth & Community Center

What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Youth service needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct consultation. Input on special needs from the youth in the community

8	Agency/Group/Organization	AIDS Support Group of Cape Cod
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Community needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input from a health and special needs perspective
9	Agency/Group/Organization	American Red Cross
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Community Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input from an emergency and special needs perspective
10	Agency/Group/Organization	ARC of Cape Cod
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Community Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan.

		Sent funding notice. Input from handicapped/ADA community
--	--	---

11	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 Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input form a homeless, special needs, and youth perspective and cross-agencies.
12	Agency/Group/Organization	Barnstable Police Department
	Agency/Group/Organization Type	Other government - Local Barnstable Police Dept
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Community Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in the Town of Barnstable's focus group Friday March 7, 2025. Input from a safety and community security perspective.

13	Agency/Group/Organization	Community Action Committee of Cape Cod and the Islands, Inc.
----	----------------------------------	--

	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input from a children. youth and homeless perspective.
14	Agency/Group/Organization	Cape and Islands United Way
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input from low income and poverty perspective.
15	Agency/Group/Organization	CAPEABILITIES
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input from jobs and persons-with-disabilities perspectives.
16	Agency/Group/Organization	Cape Cod Commission
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input with additional assessment and analysis.
17	Agency/Group/Organization	Cape Cod Community College
	Agency/Group/Organization Type	Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input for housing to support education and job creation.
18	Agency/Group/Organization	Cape Cod Council of Churches, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input from cross-perspectives on housing low-income, and poverty.
19	Agency/Group/Organization	CAPE COD HEALTH CARE
	Agency/Group/Organization Type	Health Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input from health care service and availability perspectives.
20	Agency/Group/Organization	Cape Cod Literacy Council
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on homeless and education needs.

21	Agency/Group/Organization	Cape Organization for Rights of Disabled (CORD)
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Additional Input for disabled needs.
22	Agency/Group/Organization	CHAMP House
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in the Town of Barnstable’s focus group Friday March 7, 2025. Input from poverty and homeless perspectives.
23	Agency/Group/Organization	Child and Family Services
	Agency/Group/Organization Type	Services-Children Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on poverty and homeless needs.

24	Agency/Group/Organization	CHIPS HOUSE
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on poverty and homeless needs.
25	Agency/Group/Organization	Cape & Islands Gay & Straight Youth Alliance (CIGSYA)
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Additional input for

		special needs.
26	Agency/Group/Organization	COMMUNITY CONNECTIONS INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on special needs and disabled access.
27	Agency/Group/Organization	Consumer Assistance Council, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services - Victims Other government - State

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on low-income needs.
28	Agency/Group/Organization	Crystal Gardens Children’s Center, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Community needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on youth and needs of youth.
29	Agency/Group/Organization	DEPT OF DEVELOPMENTAL SERVICES
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input for senior citizen perspective.
30	Agency/Group/Organization	MA - EOHLIC
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Additional housing

		need assessment.
31	Agency/Group/Organization	Duffy Health Center Inc
	Agency/Group/Organization Type	Services-homeless Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input for full county needs.
32	Agency/Group/Organization	Elder Services of Cape Cod and the Islands, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in the Town of Barnstable's focus group Friday March 7, 2025. Additional input for elderly needs.
33	Agency/Group/Organization	Gosnold on Cape Cod
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input for special needs.
34	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on additional assessment of housing needs.
35	Agency/Group/Organization	Harbor Community Health
	Agency/Group/Organization Type	Services-Health Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Special needs input.
36	Agency/Group/Organization	HARWICH ECUMENICAL COUNCIL FOR THE HOMELESS
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input for homeless needs.
37	Agency/Group/Organization	Homeless not Hopeless
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input for homeless needs
38	Agency/Group/Organization	HOUSING ASSISTANCE CORPORATION (HAC)
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input for homeless needs
39	Agency/Group/Organization	Independence House
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input for homeless needs.
40	Agency/Group/Organization	LIFE, Living Independently Forever, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Additional input on elderly needs.
41	Agency/Group/Organization	Luke Vincent Powers Foundation
	Agency/Group/Organization Type	Services-Persons with Disabilities Foundation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Additional input on disabled persons needs.
42	Agency/Group/Organization	Mass Housing Partnership
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in the Town of Barnstable's focus group Friday March 7, 2025. Additional information on housing needs.
43	Agency/Group/Organization	NAACP
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Additional information on housing needs.
44	Agency/Group/Organization	NAMI Cape Cod & Islands

	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on low-income housing needs.
45	Agency/Group/Organization	REGIONAL NETWORK TO ADDRESS HOMELESSNESS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on homeless needs.
46	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Additional input on low-income needs.
47	Agency/Group/Organization	Sight Loss Services
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input of disabled persons needs.
48	Agency/Group/Organization	Veterans Services
	Agency/Group/Organization Type	Services Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in survey, public hearing, focus group, and to review and submit comments for the draft Plan. Sent funding notice. Input on needs of veterans. Provided survey and invited to focus group and public meetings, notified of available documents and comment periods

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

Attempts to increase the types of agencies participating in the process were made by sending invitations to a number of agencies that provide different services to low and moderate income persons and special needs populations. The result was an increased number and agency types participating than previous years. More agency types were invited than participated. 119 residents responded to the housing survey representing a cross-section of organizations: 29% work for an agency or non-profit that serves Barnstable or Yarmouth; 9% of respondents work in a business located in Yarmouth and Barnstable. The following organizations attended the CDBG Focus Group meeting on Friday, March 7, 2025:

- Hyannis Public Library
- The Cordial Eye
- Barnstable Police Department
- Champ Homes, Inc.
- Massachusetts Housing Partnership
- Elder Services of Cape Code and the Islands
- Town of Barnstable

We believe that we received adequate participation in the review of the Consolidated Plan based on the focus group discussions, the on-line survey and receipt of a detailed public comment from the Barnstable Housing Authority.

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	Barnstable County Human Services	The ESG program assists homeless households at risk of homelessness
Housing Production Plan	Town of Barnstable	Housing needs and strategies are consistent

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Other public entities, State entities and adjacent units of general local government were invited to participate in the process. Representatives of State agencies such as Department of Development Services, National Alliance Mental Illness, local agencies such as Barnstable County Human Services participated in the consultation process along with several non-profit organizations. Adjacent units of local government such as the senior centers were consulted to gather input on elderly, frail elderly and non-housing needs for disabled persons. As mentioned above these entities were invited to participate in surveys, focus group meetings, public meetings and direct consultations.

A concentrated effort was made to better coordinate with Barnstable County HOME Consortium, the lead grantee, and the Town of Yarmouth, the adjacent participating grantee, to establish a unified vision towards developing and implementing the plans. The two participating CDBG communities successfully partnered and shared resources to obtain the views of residents, agencies, organizations, businesses, and other community stakeholders. The Needs Assessment Survey was developed to include needs of both communities and asked responders to identify which community they lived or worked in. 119 responses were received. Focus group meetings were held in both Towns and included participants that lived or provided services for low income residents of either community or both or the region.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Notice of the amendments were posted on the Town website, emailed to the CDBG distribution list and issued as a press release on April 1, 2025 to allow for a 30 day public comment period as provided under the Act.

Citizens and other interested parties are encouraged to participate in the process. The Citizen Participation Plan (CPP) was updated and adopted August 2021 and is located on the town website www.townofbarnstable.us/CDBG. In summary The CPP ensures that residents and other interested parties are encouraged to participate in the planning process and when evaluating the Town's performance implementing those plans.

Citizens can participate by attending public meetings and commenting on draft documents and substantial amendments before they are submitted to HUD for approval. As indicated in the CPP, the Town holds at least two (2) public meetings a year, one during the planning process and again when reporting performance and preparing the Consolidated Annual Performance Evaluation Report (CAPER).

Efforts made to broaden participation included focus group meetings and Needs Assessment survey to help determine needs for the 5 year consolidated plan. Surveys were available online and in several locations throughout Barnstable and Yarmouth in Town Halls, public libraries, community centers for seniors and youths on February 13, 2025 with responses due by March 21, 2025. Barnstable Town Hall, Hyannis Youth and Community Center, and Hyannis public library are located within the established Downtown Hyannis Revitalization Strategy Area (NRSA) with the highest concentration of low income residents.

The Town provides meeting and other notices online, in Town buildings, Town newsletters in addition to posting in the local newspaper and emailing directly to interested parties. Notices are often redistributed through other local news sources online, radio, cable tv and community partners. Any person wishing to receive email updates on the CDBG program should contacts James.Kupfer@town.barnstable.ma.us or call 508- 862-4678. This ensures that all comments are provided.

A Public meeting was held on March 3, 2025 to discuss the Consolidated Plan, Annual Action Plan and continuation of the downtown Hyannis Neighborhood Revitalization Strategy Area. The Meeting notice was published in the Barnstable Patriot 2/21/2025, posted in Town Clerks office 2/18/2025, Emailed and mailed to the CDBG distribution list on 2/19/2025, and published 2/21/2025 within the Town's E-News email newsletter. The email informed the community as to the date and purpose of the meeting and encouraged participation.

The Town newsletter, the Barnstable Bulletin, is directly mailed to about 4,000 residents and included the CDBG public meetings and the survey weekly starting Friday February 14th. The newsletter is also used to distribute meeting and fund availability notices when possible.

Information gathered from meetings, surveys, written responses or other comments received from residents and other interested parties are used to determine the needs in the community and help formulate program goals.

Data from the survey was used to provide the top three priorities for housing: affordable rental housing, affordable homeownership housing, and housing for seniors. Housing for persons with disabilities and rehabilitation of rental housing were also noted in the top 5 priorities. In addition, the comment received from the Barnstable Housing Authority supported other feedback regarding projects that create or preserve affordable housing units for rent or homeownership.

Further, the public meeting focus group provided valuable input in the areas of homeowner rehabilitation, homeowner assistance, accessible buildings and sidewalks, senior special needs, emergency housing, housing for homeless residents, transitional housing, and need for broadband.

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	Surveys	Non-targeted/broad community	119 responses	Housing, economic opportunities, public services and public facilities, infrastructure, and other public improvements remain high priorities in the community.	None; all responses accepted and integrated into the analysis	
2	Surveys	Service agencies, community lenders, businesses, neighboring municipalities, and other stakeholders		See attached summary of comments received	All comments reflected into comments	
3	Public Meeting	Non-targeted/broad community	March 3, 2025, 6pm, Barnstable Town Hall, 2 attendees and 2 staff	See attached summary of comments received	None	
4	Newspaper Ad	Non-targeted/broad community	Notice of public meetings, document availability and public comment period posted in the Barnstable Patriot 2/21/2025	See attached sign in sheets and summary of comments	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)
5	Internet Outreach	Non-targeted/broad community	Surveys and Meeting notices also posted on Town websites and included in Town Newsletters.	1 comment received and reflected in the summary of all comments received and survey results	Comment received and accepted	
6	Public Meeting	Minorities Non-English Speaking - Specify other language: Portuguese and Spanish	Notice of meetings, survey, document availability and comment periods were translated in Portuguese and Spanish and posted on Town website. The website also has capacity to translate to other languages. Notices included contact information for reasonable requests including translation services.	Focus Group Meeting held on March 7, 2025	All comments collected and accepted	
7	Public Meeting	Persons with disabilities	Survey, meeting notices and invitation to focus group meetings sent to the Barnstable Disability Commission. Meeting locations were handicap accessible.	Public survey completed	All responses accepted	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The CDBG Needs Assessment was completed in 2025 for the Town of Barnstable and Yarmouth.

The Town of Barnstable needs assessment survey takes in consideration input received from residents and agencies serving eligible populations identified through the Needs Assessment Surveys, focus group meetings, consultations and public meetings.

There were 10 categories of needs that meet program guidelines. In addition to gathering the types of needs in each category. We asked the public to rank them from highest to lowest priority. The combined results of all responders in chart below and 40.34% ranked affordable rental housing as the greatest need followed by affordable homeownership housing at 31.93%. Housing for Seniors followed at 6.72% first and housing for persons with disabilities at 2.52%.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Types of improvements that may fall under this category may include streets, water and sewer lines, sidewalks, curbs and gutters, parks, playgrounds, flood and drainage improvements, parking lots, utility lines, and road, sewer, and other improvements to properties that are publicly owned or traditionally provided by the government. To be eligible the improvements must benefit low income residents such as improvements that serve low income neighborhoods in the downtown Hyannis NRSA.

In addition to water/sewer improvements listed above as the highest priority, drainage improvements, sidewalk and accessibility improvements were also identified as high needs in the community.

How were these needs determined?

Public improvements needs were determined based on survey responses, comments received in focus group and public meetings, consultations with agencies serving low/moderate income persons and special needs populations, in writing or requests for funding received.

Describe the jurisdiction's need for Public Improvements:

Types of improvements that may fall under this category may include streets, water and sewer lines, sidewalks, curbs and gutters, parks, playgrounds, flood and drainage improvements, parking lots, utility lines, and road, sewer, and other improvements to properties that are publicly owned or traditionally provided by the government. To be eligible the improvements must benefit low income residents such as improvements that serve low income neighborhoods in the downtown Hyannis NRSA.

In addition to water/sewer improvements listed above as the highest priority, youth centers and childcare centers were also identified as high needs in the community. These include infrastructure and other public improvements such as homeless facilities, drainage improvements, and broadband.

Describe the jurisdiction's need for Public Services:

The survey responses from all identified the following as the highest priorities: mental health services, substance abuse services, services for victims of domestic violence, child care and services for homeless persons. Services for youth, elderly, and disabled persons also identified as high priority in the community. Employment, homebuyer counseling and fair housing activities and emergency food, clothing and furnishings also rated as high priorities by persons completing the surveys.

Comments received in the focus group and public meetings classified services for homeless persons, mental services and child care services as high needs in the community. The public meeting also identified the need to feed homeless persons as a high need.

How were these needs determined?

Needs were determined based on survey responses, comments received in focus group meetings, public meeting, and consultations with agencies serving low/moderate income persons and special needs populations, comments received in writing or requests for funding received.

For public facilities, infrastructure and other public improvements, the results from the on-line survey

indicated that youth centers, childcare centers, water and sewer improvements had the highest priority followed by senior centers, homeless facilities and drainage and sidewalk improvements along with broadband. For community services, the on-line survey indicated that child Care services, mental health services, youth services, elder services and services for disabled persons had the highest priorities.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Production Plan (HPP) was adopted November 19, 2016 and is available on the Town website at: <https://www.townofbarnstable.us/departments/planninganddevelopment/> along with the Housing Needs Assessment. These documents were created to analyze the housing market and identify strategies to address the needs. The Town is currently in the process of updating this plan. See Executive Office of Housing and Livable Communities goals based on 2020 census.

Summary of findings from current HPP: There are about 5,000 low and moderate income residents that spend too much on housing costs but only 1,372 units of affordable housing. The Town aims to produce 103 affordable housing units per year to reach the 10% state 40B housing goal by 2023 but realizes it is ambitious based on actual production and permits pulled. The Town also recognizes that need is much greater than the State 10%. About 2,000 rental and 900 homeowner units needed for LMI persons. There is a need for more housing including market-rate rental units and units affordable to households with incomes at or below 50% AMI and 30% AMI. In addition, as a second priority, town wide, there is a suggested need for more affordable homeownership opportunities for households up to 120% AMI. Housing options for older adults are needed to allow them to live in the community as their housing needs change. In general, the shift from institutionalized care for special needs populations to community-based services has created greater need for affordable housing with supportive services. The plan also discusses additional needs for the village of Hyannis which is consistent with the request to extend the downtown Hyannis NRSA.

Additional data and information regarding the housing market analysis will be available on the Barnstable County Home Consortium Five Year Consolidated Plan.

As mentioned earlier in this document regulations only allow the CDBG program to fund projects that benefit households with incomes at or below 80% of the area median income as determined by HUD. The priorities identified in this plan are consistent with the findings.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Eligible non-housing community development projects include improvements to public facilities, infrastructure, and other public improvements (including accessibility improvements); public service activities; and economic development activities. Survey responses and comments received during the consultation process and public meetings agreed these activities remain a high priority for the community.

Being centrally located the Town of Barnstable, and Hyannis more specifically, has the Barnstable Municipal Airport, Cape Cod Hospital, Cape Cod Mall, 2 ferry services, shopping and restaurants, Transportation Center and a myriad of non-profit and other public service agencies. Available services include health, homeless, housing, victims of domestic violence, child services, Department of Developmental Services, veteran services and more.

Coastal Community Capital, a community lender in Barnstable, provides capital to start-up and growing businesses to create jobs. Coastal has partnered with the CDBG program to offer micro-enterprise business loans. Coastal also offers SBA and direct loans for businesses that may not qualify for CDBG funds.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	71	113	0	0	0
Arts, Entertainment, Accommodations	3,032	3,394	16	15	-1
Construction	1,418	1,376	8	6	-2
Education and Health Care Services	4,713	7,604	25	33	8
Finance, Insurance, and Real Estate	1,037	1,069	6	5	-1
Information	455	440	2	2	0
Manufacturing	641	670	3	3	0
Other Services	942	1,234	5	5	0
Professional, Scientific, Management Services	1,384	1,039	7	5	-3
Public Administration	0	0	0	0	0
Retail Trade	2,994	3,913	16	17	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	576	785	3	3	0
Wholesale Trade	560	558	3	2	-1
Total	17,823	22,195	--	--	--

Table 5 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	24,795
Civilian Employed Population 16 years and over	23,945
Unemployment Rate	3.48
Unemployment Rate for Ages 16-24	8.51
Unemployment Rate for Ages 25-65	2.44

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	
Number of People	
Management, business and financial	5,555
Farming, fisheries and forestry occupations	400
Service	3,030
Sales and office	5,095
Construction, extraction, maintenance and repair	2,530
Production, transportation and material moving	1,085

Table 7 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,303	77%
30-59 Minutes	3,317	16%
60 or More Minutes	1,685	8%
Total	21,305	100%

Table 8 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,160	45	410
High school graduate (includes equivalency)	4,595	170	1,200
Some college or Associate's degree	5,550	150	890
Bachelor's degree or higher	7,365	185	1,165

Table 9 - Educational Attainment by Employment Status

Data Source: 2016-20120 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade					
9th to 12th grade, no diploma					
High school graduate, GED, or alternative					
Some college, no degree					
Associate's degree					
Bachelor's degree					
Graduate or professional degree					

Table 10 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	31,391
High school graduate (includes equivalency)	36,104
Some college or Associate's degree	42,428
Bachelor's degree	53,721
Graduate or professional degree	79,500

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and health care services are the largest employment sectors within the Town, employing 27% of workers. The next largest sectors that are tied at 16% are retail and arts, entertainment and accommodations. The Cape Cod Commission provided a 5-Year Update of the Cape Cod Comprehensive Economic Development Strategy (CEDS) 2024-2029 that was approved by the Cape Cod Economic Development Council in June 2024. This fully covers the full five year period and is current. The CEDS reported nearly half the jobs are related to Cape Cod’s seasonal economy and retiree population. Just under a quarter of the jobs are in emerging industry sectors including creative economy, financial and information sectors and professional services, and technical service sectors. Education and Health Services make up nearly one-third of all employment in Barnstable, but employment trends in the spring and summer months are more seasonal.

Describe the workforce and infrastructure needs of the business community:

The Cape and Islands Workforce Board (CIWB) is a regional, private sector led agency responsible for overseeing all publicly funded vocational education and training programs serving the entire Cape and the Islands of Martha’s Vineyard and Nantucket. The CIWB is organized as a private non-profit 501 (c) 3 corporation, formed to carry out the mandates of the federal Workforce Investment Act of 1998. This work is conducted under the guidance of leaders from the private, public, and non-profit sectors.

The Cape and Islands Regional Workforce Blueprint available online at: <https://www.mass.gov/doc/ciwdb-regional-planning-blueprint-narrative/download> and identified a critical trend that will have major implications for workforce. Most evident was the number of persons approaching retirement age and dip in key workforce age brackets. The fastest growing industries sectors included health care and social assistance, accommodation and food services, construction, education services and retail. The highest growing occupation expected is personal care aides with a 31.4% growth rate. Top growing occupations include janitors and cleaners, construction laborers, landscaping and grounds keeping workers, combined food preparation and serving workers, and waiters and waitresses. The Blue Economy, businesses that are directly dependent on water and businesses likely located in the region because of the water, and importance to the region.

Infrastructure needs: The needs assessment surveys indicated the highest need is for water and sewer improvements, and drainage, sidewalk and accessibility, and infrastructure in support of businesses were also identified as high needs. Transportation and telecommunication infrastructure were noted in focus group and public meeting discussions.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Barnstable biggest economic challenge continues to be the seasonality of its economy, and the lack of diversified industries outside of hospitality and retail. Compounding these challenges is a lack of affordable housing options for employees and the essential workforce. These challenges have led to a limited number of high-paying jobs in the area, and an even smaller number of jobs that pay salaries commensurate with salary needed to purchase a home in the area. The Town’s sewer construction project has also had an impact on economic development as its traffic delays have had a detrimental

impact for some impacted businesses. In the next five years Cape Cod expects to begin construction on the new Cape Cod Canal bridge, which may bring further delays and reduced tourism which could impact local businesses.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Source: Cape and Islands Regional Workforce Blueprint available online at: <https://www.mass.gov/doc/2024-cape-island-workforce-regional-blueprint/download>.

The most significant employee shortages in the region occur in the following occupational clusters:

- Health Care and Social Assistance
- Construction
- Professional, Scientific, and Technical Services
- Accommodation and Food Services

All the above reporting wages lower than the regional average while the availability of housing for seasonal workers is shrinking.

Our priority industries include shellfish fishing, marinas, environmental conservation, finfish fishing and recreational businesses in the blue economy. Other priority industries such as tourism, health care & social assistance, construction, professional, scientific and technical services, accommodation and food services, and government services have many vacancies at entry level and lower wage positions; positions which could be filled if those workers could be housed in the region. Finally, as indicated above, the number of people retiring soon is disproportionately high, and this is compounded by disproportionately low number of people ages 20-34).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Cape and Islands Workforce Investment Board workforce blueprint available online: <https://www.mass.gov/doc/2024-cape-island-workforce-regional-blueprint/download>. The MassHire State Workforce Board data is used to address how workforces, economic development, education and health care services work together to meet housing needs. <https://www.mass.gov/masshire-state-workforce-board>

The Brazilian Resource Center established a program in 2023 to help train the community's Brazilian population in the commercial fishing industry. CDBG funds could potentially assist with this initiative moving forward.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes, Cape Cod Comprehensive Economic Development Strategy 2019 -2023, developed by the Cape Cod Commission, Regional Planning Authority (RPA) for Barnstable County which the Town of Barnstable is stakeholder, available online at: <https://capecodcommission.org/our-work/ceds/>.

The initiatives of the regional plan are consistent with this consolidated plan and include the following:

- Housing access and affordability
- Local business development
- Regional infrastructure, planning, development and funding
- Blue economy sector development
- Comprehensive and activity center planning
- Transportation and air quality improvements

Discussion

This consolidated plan prioritizes projects that create or preserve housing units and jobs and business opportunities, infrastructure and other public improvements in addition to providing services for low and moderate income residents. Eligible activities throughout the town for the Downtown Hyannis NRSA may be prioritized as it overlaps with the Growth Incentive Zone and Opportunity Zone and approved by the County to expedite permitting based on infrastructure. Assistance to small businesses to establish, stabilize or expand their micro-enterprise businesses is expected to continue and other projects that create or retain jobs for low and moderate income residents will be considered.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Between 57.46 - 72.31% percent of extremely low income, 53.93 – 67.07% low income, and 43.14 – 54.70% of moderate income households in the downtown Hyannis Neighborhood Revitalization Area (NRSA) have any of 4 severe housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families (used HHS Poverty Guidelines for 2025) are concentrated? (include a definition of "concentration")

Concentration is defined as 20% or more. The population in the village of Hyannis is more racially diverse than town wide, the county, and the state. About 75% of the town's population identified as white. HUD CPD maps show census tract 126.02 in Hyannis with 22.11% black or African American population. HUD section 811 minority concentration analysis states that not one minority exceeds 20 points over the housing market area but the percentage of all minorities in Hyannis is 32.89% in census tracts 126.02, 153 and 125.02 as demonstrated with maps below. These tracts are located within the downtown Hyannis NRSA and tract 153 is included in the Opportunity Zone.

About one half of Barnstable's population is below 80% of the area median income. The population in Hyannis has lower income and greater rates of poverty than town-wide. Census block 126.02 has a poverty rate of 31.21% while 28.14% are below poverty in census tract 153.

The NRSA proposed in this document includes large portions of tracts 153, 126.02 which are located downtown Hyannis including the Main Street commercial core and the neighborhoods surrounding it. A portion of tract 153 (block group 1) north of Route 28 is not included in the NRSA because it is primarily commercial with a large section dedicated to the airport. Tract 126.02 block group 1 is not included in the proposed NRSA because it didn't make the upper quartile analysis performed by HUD. Census tract 125.02 block group 1 is not included because it consists mainly of water front properties with property values greater than the maximum allowed for CDBG programs.

What are the characteristics of the market in these areas/neighborhoods?

The areas are located within the Downtown Hyannis NRSA area which contains several residential neighborhoods surrounding the traditional downtown Hyannis business district and the abutting Hyannis's Inner Harbor. It encompasses the communities commonly referred to as the East End, Glenmore, Sea Street, North Hyannis Port, West Main, North Hyannis, and the Tree Streets and Ridgewood neighborhoods.

The Hyannis Downtown Neighborhood Revitalization Strategy Area encompasses some 2.75 square miles of the 76.3 square miles in the Town of Barnstable. It is located in the south-eastern end of the Town abutting the Town of Yarmouth. Much of the Strategy Area was initially developed prior to 1850 and today includes the Cape Cod Hospital, the Cape Cod Regional Transit Authority, The Steamship Authority and the Barnstable Municipal Town Hall and Office Buildings.

The history of the area is shared with that of many small cities and towns across America. It is a story well documented of once rich and vibrant small towns with walk-able neighborhoods surrounding a central business district impacted by the advent of the automobile and changing preferences. Eventually

those trends lead to a shift in economic investments to outlying shopping malls and scattered strip developments outside of the downtown area. The residential trend for larger lots and two-car garages direct many to forsake downtown living for emerging outlying subdivisions.

Slowly those trends eroded the economic base of the traditional downtown and discouraging investments in an already aged housing stock that surrounded it. Much of the housing stock shifted from owner occupied to rental, some to seasonal use/rental and others to boarding and apartment houses. As investment in the housing stock stagnated, values decline and structures deteriorated, leading to occupancy by lower income persons and families and an overall disinvestment in both the central business district and its surrounding neighborhoods.

Are there any community assets in these areas/neighborhoods?

Hyannis Youth and Community Center, schools, Public Housing, Hospital and Medical Clinics, Social Service Agencies, Government Services and Offices, Banks, Job Centers, Libraries, Community Gardens, and Transportation Center.

Are there other strategic opportunities in any of these areas?

The downtown Hyannis Neighborhood Revitalization Strategy Area (NRSA) approved April 14, 2016 for the period July 1, 2020 – June 30, 2025. We are asking to extend the NRSA designation for the duration of this plan through June 30, 2030. A portion of the NRSA was also recently approved as an Opportunity Zone. We view our focus on the NRSA as our strategic focus.

Funds expected to target some or all of the spending in the next 5 years to improve and stabilize these neighborhood that are economically disadvantaged with the highest concentrations of low income households. The goals of the NRSA are to stimulate reinvestment, revitalize and stabilize neighborhoods, and provide economic opportunities for low and moderate income households. The benefits of establishing the NRSA include lessening the reporting burden for activities that create or retain jobs and an exemption to the public service cap or aggregate public benefit standards for certain eligible activities.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Several participants of the community outreach identified the need for broadband solutions and other internet options at affordable prices for low- and moderate-income residents. This was reinforced by the responses to the 2025 survey.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Several participants of the focus group meeting identified the need for Fios and other internet options in affordable prices for low and moderate income residents. This was reinforced by the responses to the 2025 survey.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Based on the Community Resiliency Building Workshop Summary of Findings 3/31/2019. Flooding, high winds, winter or extreme weather, coastal erosion, sea level rise, wildfire, and climate change and ocean acidification were identified as the top priority hazards. We will be updating this information in 2025-2026.

Flooding was identified as the hazard having the greatest impact on the Town of Barnstable both currently and in recent past, particularly the impact of flooding on regional and local roadways.

High winds and severe storms such as nor'easters and winter storms also identified as a major concern for the community as these events result in power outages, downed tree limbs, and place strain on public safety resources and personnel.

Coastal erosion was another priority hazard as it impacts bayside beaches, parking lots that serve these beaches and numerous private properties. Maintaining access to local beaches presents natural resource concerns as is an economic priority for the community.

Wildfire risk in areas of town where large woodlands with timber buildup, and proximity to densely populated areas.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Vulnerable populations identified a significant senior population including 600 residents over 90 years of age that have difficulty moving during intense weather events and can be confined to a home with limited food, water, medical supplies, and heating and cooling during extreme weather events. The homeless population also more exposed to weather and flood hazards due to their tendency to migrate to low lying lands. The Town shelters are undersized and risk of being overwhelmed during flood or power outages.

Homes and septic systems, some private wells located within the floodplain; vulnerable populations, including seniors, homeless and environmental justice communities vulnerable to multiple threats farming, including shellfish.

Transportation a concern due to many low-lying roads that presently flood during storm events or even during tides; undersized bridges and culverts; access to the Hyannis Transportation Center may be affected by flooding; ferry terminals may be affected by sea level rise.

Infrastructure such as above-ground electrical and other utilities, including communication, are vulnerable to damage and outage from storms and high winds. Sewer pump stations and sewage treatment plant could be vulnerable during power outages; stormwater systems may be inadequate.

Emergency Services: the regional hospital, emergency responders, and fire station(s) may be affected by flooding.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan identifies the priorities and outlines the allocation of HUD CDBG funds. Informed by data collected from residents through citizen participation process and consultations with stakeholders, market analysis and assessment of census and other data the following were considered high priorities for Barnstable.

Activities that increase or preserve affordable housing units; create economic opportunities; improve public facilities, infrastructure or other public improvements; and provide public services for low and moderate income residents and special needs populations will be given priority.

CDBG funding will be directed towards Town wide initiatives and those focused on revitalizing the proposed NRSA area.

HUD limits funding to activities that address urgent needs, slums and blight, or historic preservation to an amount calculated by subtracting 20% from the award, then multiplying that balance by 70% which must be used for activities that benefit low and moderate income persons. The balance between 20% less than the award and the 70% amount can be used to address urgent needs, slums and blight or historic preservation activities. The Town may convert to a multi-year certification if needed to address urgent needs but expects many of the impacts to fall under the housing, economic, public improvement or service objectives.

The purpose of the proposed NRSA is to stimulate reinvestment, revitalize and stabilize neighborhoods, and provide economic opportunities for low and moderate income households. Priority needs identified include affordable housing, and non-housing community development needs such as public facilities, infrastructure, and other public improvements; public service activities; and projects that create economic opportunities for low and moderate income residents. The needs identified were based on input from the public, non-profit and other agencies serving Barnstable residents and the influence of market conditions. COVID 19 is expected to have a greater impact on the area already plagued with the lowest incomes and higher poverty rates.

The Town is expecting \$313,652 in entitlement funds for the 2025 program year and expecting \$XXXX in carryover funds. Funds are expected to be used for projects that create or preserve affordable housing units, create economic opportunities, facility, infrastructure and other public improvements, provide public services to low/mod income residents and special needs populations, and if approved stabilize an economically disadvantaged neighborhoods. As mentioned above funds may also be used to address urgent needs in the community and address conditions caused by the Corona virus.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	Downtown Hyannis NRSA
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	7/1/2020
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See Map and attached downtown Hyannis NRSA request for extension.
	Include specific housing and commercial characteristics of this target area.	See attached request to extend NRSA
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	See attached request to extend NRSA
	Identify the needs in this target area.	See attached request to extend NRSA
	What are the opportunities for improvement in this target area?	See attached request to extend NRSA
Are there barriers to improvement in this target area?	See attached request to extend NRSA	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

CDBG funds may be used for Town-wide initiatives and for activities focused on revitalizing the area the Downtown Hyannis Neighborhood Revitalization Strategy Area (NRSA).

The Town is proposing to extend the previously approved Downtown Hyannis Neighborhood Revitalization Strategy Area (NRSA) as part of this document for HUD approval. This renewal request complies with the updated CPD 16-16 notice dated September 21, 2016. If the NRSA is not approved the area will added as a target area which doesn't have all the benefits of an NRSA but will allow prioritizing funds to projects addressing needs in the defined target area. Projects outside the Target Area/NRSA area that address the goals and needs identified in the ConPlan and Annual Action Plans are eligible for funding but priorities may be assigned to activities within the NRSA area in any of the next 5 years.

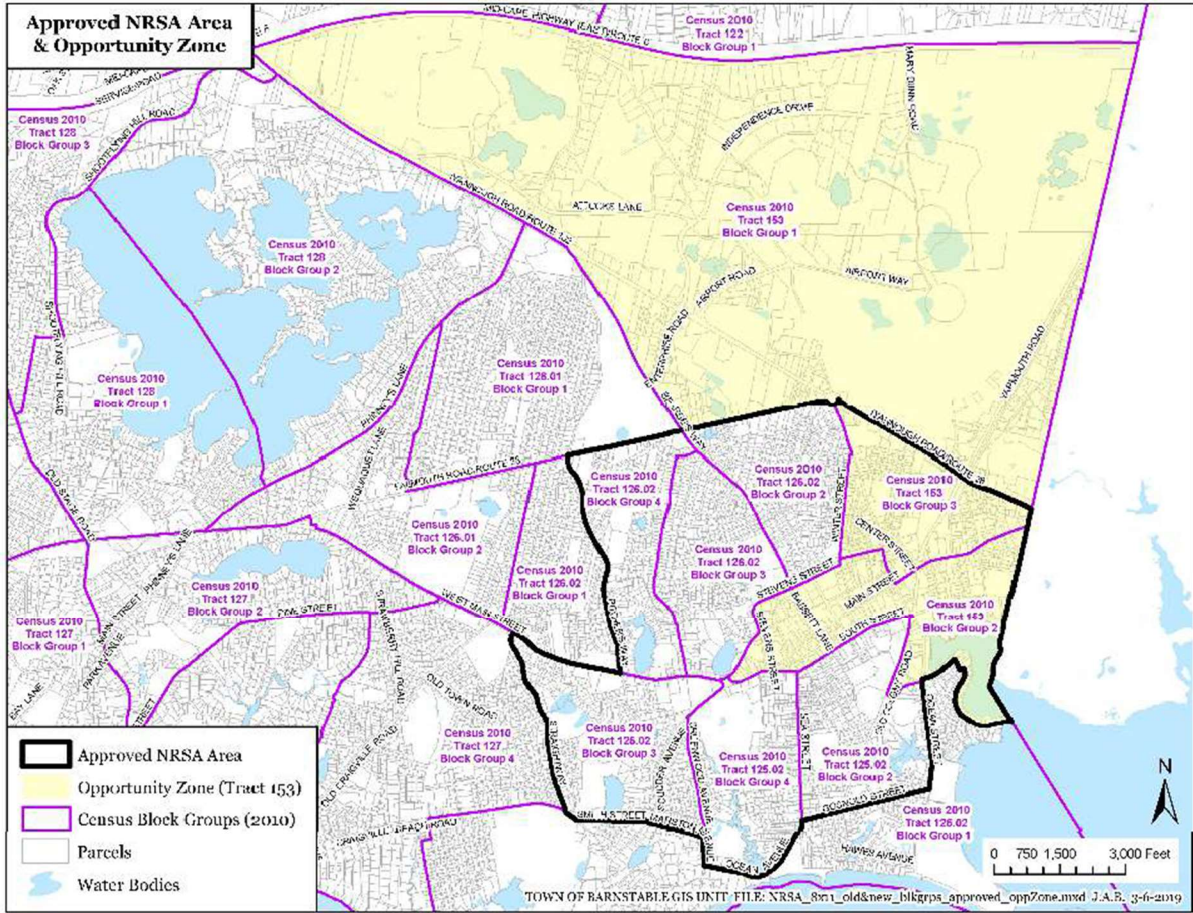
The terms of the NRSA will run parallel with the Five Year Consolidated Plan and end June 30, 2030. It may be extended beyond the five years if submitted in the next Consolidated Plan. Amendments may be submitted if the conditions that existed at the time of the NRSA submission have changed substantially; if determined that the originally approved NRSA has not been effective and a different approach is needed; or if HUD suspends or withdraws its approval of the NRSA because the outcomes have not been achieved. Amendments will follow the Consolidated Plan amendment process found in 24 CFR 91.505.

The purpose of the NRSA is to stimulate reinvestment, revitalize and stabilize neighborhoods, and provide economic opportunities for low and moderate income households. An NRSA designation allows relief from certain regulatory requirements making it easier to implement programs that foster economic empowerment for low and moderate income persons.

The benefits of the NRSA as described in CPD 16-16 dated September 21, 2016:

1. Job Creation/Retention as Low/Moderate Income Area Benefit: Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of persons that take, or are considered for, these jobs;
2. Aggregation of Housing Units: Housing units assisted pursuant to the strategy may be considered to be part of a single structure for purposes of applying the low- and moderate-income national objective criterion, thus providing greater flexibility to carry out housing programs that revitalize a neighborhood;
3. Aggregate Public Benefit Standard Exemption: Economic development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements; and
4. Public Service Cap Exemption: Public services carried out pursuant to the strategy by a Community- Based Development Organization may be exempt from the public service cap.

The Hyannis Downtown Neighborhood Revitalization Strategy Area encompasses some 2.75 square miles of the 76.3 square miles in the Town of Barnstable. Please see attached map and boundary details.



Downtown Hyannis NRSA Map

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

The summary of needs are noted in the following chart.

Table 13 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Downtown Hyannis NRSA
	Associated Goals	More affordable housing
	Description	Projects that create or preserve affordable housing units. Eligible activities included but not limited to acquisition of property for affordable housing; housing rehab, including public housing units, to create or preserve affordable units for rent or homeownership; direct financial assistance to eligible homebuyers; housing rehab to connect to Town sewer, remove lead paint hazards, energy efficiency improvements, or emergency home repair loans may be eligible. Other eligible housing activities.
	Basis for Relative Priority	Affordable housing is a high priority based on responses to needs assessment surveys, comments received in focus group and public meetings.
2	Priority Need Name	Economic Opportunities
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income

	Geographic Areas Affected	Downtown Hyannis NRSA
	Associated Goals	Economic Opportunities
	Description	Programs and projects that create or retain economic opportunities or jobs for low and moderate income persons. May include but not limited to financial assistance to small businesses to establish, stabilize or expand their micro-enterprise business, facade improvements to small businesses in the NRSA, other eligible projects that create or retain jobs for low/mod persons. Priority may be given to provide assistance to micro-enterprise business and other activities that retain or create jobs for low and moderate income persons.
	Basis for Relative Priority	Surveys, public comments received and requests for funds.
3	Priority Need Name	Public Improvements
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Families with Children Elderly Public Housing Residents Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

		Non-housing Community Development
	Geographic Areas Affected	Downtown Hyannis NRSA
	Associated Goals	Suitable Living Environment
	Description	Public facility, infrastructure, ADA accessibility, and other public improvements. Must be publicly owned or owned by non-profit and open to the public.
	Basis for Relative Priority	Based comments and requests received.
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Families with Children Elderly Public Housing Residents Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

Geographic Areas Affected	Downtown Hyannis NRSA
Associated Goals	Suitable Living Environment
Description	Activities that provide public services to LMI population and special needs population with or without housing benefit. Priorities may also include continuation of the youth scholarship program and the Winter Community Resource Officer Program, and expansion of public services (such as Meals on Wheels) in the NRSA and other eligible programs targeted to most vulnerable populations.
Basis for Relative Priority	Based on survey results, comments and requests received from service providers and the public.

Narrative (Optional)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

HUD announced the amount expected for the 2025 program year as \$313,652. The amount expected for remainder of ConPlan is an estimate provided level funded each of the remaining years. Program income amount is unknown until received and prior year resources will be updated when current year invoices are processed through June 30, 2025.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	313,652	0	0	313,652	1,568,260	Expected amount for remainder on ConPlan is an estimate provided level funded each year

Table 14 - Anticipated Resources

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

Community Preservation Act (CPA) funds: Funds for affordable housing, historic preservation, and open space projects expect a minimum of \$276,182 each for the 2025 program year.

Lombard Fund: Trust funds available to assist very low income Town of Barnstable residents with housing/living expenses. Funds are typically used for rent or mortgage payments and utilities such as heating or electric bills. Balance as of March 5, 2019 is \$519,000.

Affordable Housing Trust Fund: Balance as of May 13, 2025 is \$4,687,120.

In addition to other funding resources available to help with consolidated plan goals, applicants are asked to demonstrate how CDBG funds requested will be leveraged with other funds.

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

The Town of Barnstable is exploring possible re-use of the former Marstons Mills Elementary School property for housing.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Town of Barnstable	Government	Planning	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Town's Planning and Development Department (PDD) continues efforts to improve public outreach to encourage participation with residents, non-profit organizations, and other public institutions. As part of the Consolidated Planning process held focus group meetings and conducted needs assessment surveys in addition to holding public meetings and accepting comments on the draft plans for 30 days.

The result was an increased representation for different populations participating in the process of identifying needs and goals. Agencies participating included those serving low and extremely low income residents and special needs populations such as the elderly, frail elderly, homeless, and veterans, victims of domestic violence, families, and persons with substance abuse, mental illness, and physical disabilities.

As mentioned above marketing efforts for the program have increased which has promoted participation in the planning process. We will continue to review the marketing methods used to encourage more participation in the application process.

There are challenges finding contractors and subcontractors in the area willing to comply with federal Davis Bacon wage rates. Ongoing technical assistance is provided but agencies don't have the capacity to adhere to Davis Bacon requirements and there are a limited amount of local contractors that will participate in federal or state programs for this reason.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Home prevention services are available and these organizations are active with citizen participation and involvement.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	

Other Street Outreach Services	X	X	
--------------------------------	---	---	--

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Most of the services for homeless and special needs populations including persons with HIV are located in Barnstable, more specifically Hyannis. Health services including but not limited to Cape Cod Hospital, Duffy Health Care, and Harbor Community Health Center. The homeless shelter is managed by Catholic Social Services of Cape Cod and Homeless not Hopeless and CHAMP homes offer other transitional housing opportunities for homeless persons. Baybridge Clubhouse offers life skills and employment opportunities to persons diagnosed with mental illness while CapeAbilities and CORD provide services to physically disabled persons including housing, counseling, job opportunities and more. Additional services provided by Red Cross, Salvation Army, Faith Kitchen, Veteran Services, DDS, and more available downtown Hyannis most in the designated NRSA.

The Town of Barnstable implemented a Community Officer Program to perform a variety of non-critical public safety duties in support of police operations specifically on Main Street, Hyannis area (NRSA). They patrol and observe for criminal activity and suspicious behavior, safety hazards and individuals needing assistance. They also help with target populations and provide first aid, CPR, AED and Narcan to individuals as appropriate. The Community Service Officers are seasonal civilian addition to the police dept. CDBG funds have been used to extend the program year round, which the Town will seek to continue in future years.

Delivery of homeless services is often coordinated through the Barnstable County Department of Human Services Regional Network, a broad-based public-private partnership committed to identifying and implementing creative solutions to preventing and ending homelessness on Cape Cod, Martha's Vineyard, and Nantucket. The Regional Network is also the entity organized to carry out the responsibilities required by the HUD CoC Program and is composed of representatives of organizations, including nonprofit homeless providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, organizations that serve homeless and formerly homeless veterans, and homeless and formerly homeless persons to the extent these groups are represented within the geographic area and are available to participate.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The homeless network meets monthly to identify service gaps, eliminate barriers to accessible housing, and coordinates intake and assessment process for homeless individuals and families.

The network is a collaborative process that encourages coordination between service and public agencies, hospital, and outreach workers, and others to help address issues around homelessness.

The Community Service Officers only have funds to operate seasonally between May and September while the homeless population is year round in downtown Hyannis. CDBG funds have been utilized to extend the program for the entire year.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

We will continue the Winter Community Resource Officer Program with the Barnstable Police Department.

These positions bring together staff to perform outreach to the Town's large homeless population.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	2025	2030	Affordable Housing	Downtown Hyannis NRSA	Affordable Housing	CDBG: \$392,065	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted Rental units rehabilitated: 5 Household Housing Unit
2	Economic Opportunities	2025	2030	Non-Housing Community Development	Downtown Hyannis NRSA	Economic Opportunities Urgent Need	CDBG: \$392,065	Jobs created/retained: 25 Jobs Businesses assisted: 25 Businesses Assisted
3	Suitable Living Environment	2025	2030	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Downtown Hyannis NRSA	Public Improvements Public Services	CDBG: \$784,130	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing (affordable)
	Goal Description	Projects that create or preserve affordable housing units for rent or homeownership. Activities may include acquisition of property for the purpose of creating or preserving affordable housing units; rehab to preserve affordable housing units including public housing units for rent or homeownership; direct financial assistance to eligible homebuyers; and other eligible activities that create or preserve housing units that are affordable to households at or below 80% AMI or special needs populations.
2	Goal Name	Economic Opportunities
	Goal Description	Projects and programs that create or preserve jobs and economic opportunities for low and moderate income persons. Any other eligible activity that provides jobs or economic opportunities for LMI persons.
3	Goal Name	Suitable Living Environment
	Goal Description	<p>Public facilities, infrastructure, and other public improvements</p> <ul style="list-style-type: none"> Eligible activities may include acquisition or improvements to public facilities, design and engineering of eligible projects, infrastructure and other public improvement including but not limited to ADA improvements in the NRSA and other eligible activities. <p>Provide Public Services</p> <ul style="list-style-type: none"> May allocate up to 15% of the yearly allocation for these activities. Continuation of the Youth Scholarship Program and Winter CSO Program expected. Pending availability, funds may be used for activities providing a service to low and moderate income persons or special needs populations provided it is new or quantifiable increase over the current level of service. Potential for programs that provide services to seniors, youths, homeless or risk of, persons with mental illness, disabilities, or persons suffering from addiction and any other eligible public service activities. <p>Planning and administrative activities directly related to the CDBG grant. Including but not limited to preparation of Consolidated Plans, Annual Action Plans, Consolidated Annual Performance Evaluation Reports (CAPER), Environmental Reviews and monitoring and documenting compliance with regulations and other eligible activities.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

All housing activities will benefit families with a household income at or below 80% of the area median income (AMI) for Barnstable. Rental rehab programs typically benefit those with household incomes 65% AMI or less.

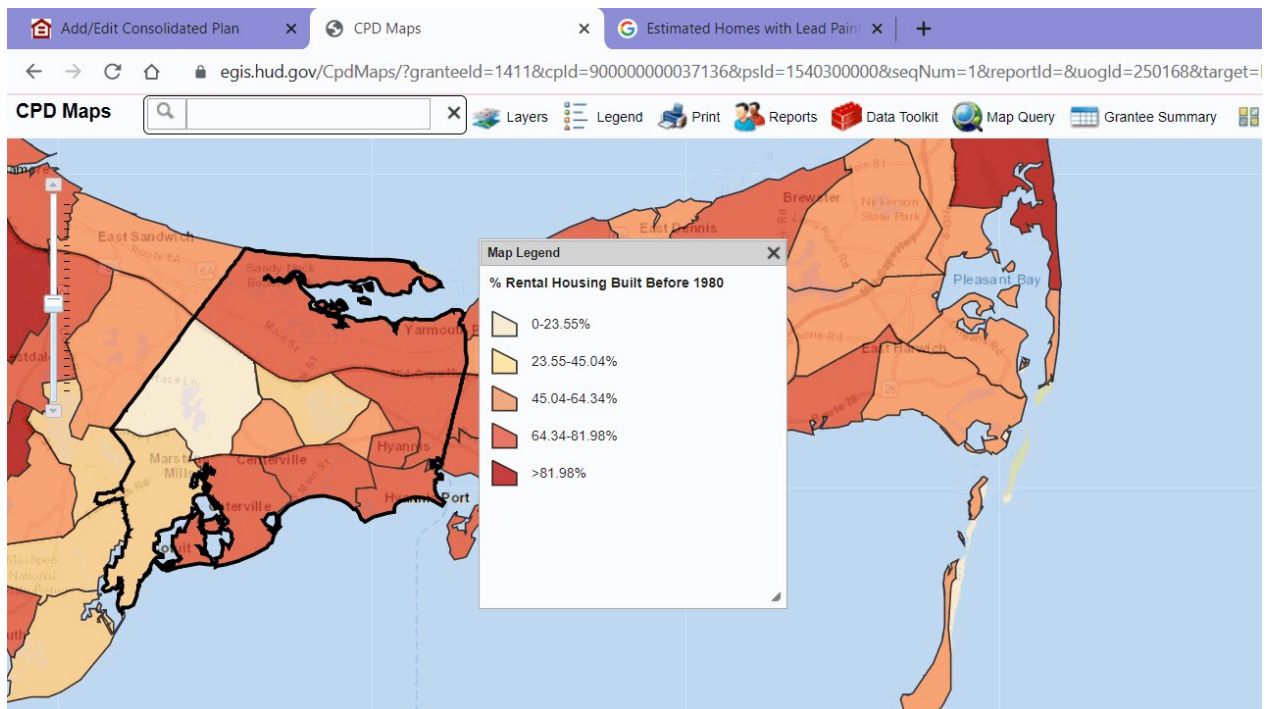
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

- Potential projects are reviewed to determine Lead Paint compliance levels
- Awarded projects are required and documented to comply with Lead Paint regulations
- Potential lead based paint hazards have been identified in this Consolidated Plan
- Lead hazard reduction activities may be funded with CDBG funds
- Housing programs may allow a higher maximum amount of assistance to homeowners to comply with Lead Paint hazards when triggered
- Home owner rehab programs evaluate for lead compliance and CDBG funds may be made available for lead hazard reduction activities
- The town and recipients are required to use Certified Lead Paint Inspectors to identify hazards and ensure compliance with relevant Massachusetts state and federal regulations

How are the actions listed above integrated into housing policies and procedures?

Evaluation and policies for addressing lead paint hazards are included in the policies and procedure manuals and applied to all potential projects. Funds are not disbursed unless lead hazards meet HUD's requirements for compliance. Documentation is maintained in project files, reported in IDIS, and in the Consolidated Annual Performance Evaluation Report (CAPER).



Housing built before 1980

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Town of Barnstable through its partnerships with the Barnstable County Home Consortium, the Regional Network to Address Homelessness, and the implementation of the Consolidated Plan and Annual Action Plans, and strong relationships with the local housing authority, have created an alliances to aid in the efforts to reduce persons in poverty and to make a significant impact on the reduction of the number of households with incomes at or below the area's poverty level. Although funding resources are limited to meet all the needs, as partners the town benefits from the Home Consortium's commitment to prioritize extremely low income households; the dedication of the housing authorities for public housing opportunities which allows the town to prioritize low and moderate income persons and thereby collectively contributing to reduce the number of poverty level families. The Town is requesting to extend the Neighborhood Revitalization Strategy Area (NRSA) in an effort to provide concentrated assistance to the census block groups in Hyannis with the highest number of households with very low incomes.

The Lombard Trust Fund administered by the Town of Barnstable provides financial assistance to poverty level families to help with housing, utility transportation and other necessities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

As mentioned above, this plan involves coordination with the County, Public Housing Authority, and the Regional Network to end Homelessness and other local non-profit agencies serving low income residents, including those below the poverty level. Goals and programs included in the plan provide affordable housing, job or economic opportunities, and create suitable living environments for these residents. The activities in this plan combined with activities undertaken by the Regional Network to Address Homeless, the Barnstable County HOME program, and Barnstable Housing Authority are a coordinated effort to reduce poverty in the Town, County, and Region of Cape Cod and the Islands.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Planning and Development Department (PDD) is responsible for monitoring CDBG activities to ensure compliance in meeting goals and objectives set forth in the Consolidated Plan; compliance with program requirements including ensuring timeliness of expenditures; long-term compliance, and monitoring CDBG recipients. The PDD monitors current CDBG recipients and programs quarterly as required and reports accomplishments in IDIS on a quarterly basis for the periods July – September; October – December; January – March; and April – June. These projects and recipients are also required to report year end accomplishments including goals and objectives actually accomplished during the program year and beneficiary data as required. The data collected is reported in the Consolidated Annual Evaluation Report (CAPER).

Rental housing activities are monitored annually to ensure that units are occupied by income eligible tenants. Income verification, demographic information, and copies of annual leases are collected each year to document compliance.

Mortgages and promissory notes are placed homeownership units to monitor affordability of units purchased or rehabbed with CDBG funds. Most homeownership projects require repayment as program income upon sale or transfer of the property.

Mortgages and other liens may be placed on economic development and other projects to ensure eligibility terms are met.

The Town is currently in the process of contracting with a consultant to assist with the aforementioned monitoring efforts.

Expected Resources

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

Introduction

HUD announced the amount expected for the 2025 program year as \$313,652. The amount expected for remainder of ConPlan is an estimate provided level funded each of the remaining years. Program income amount is unknown until received and prior year resources will be updated when current year invoices are processed through June 30, 2025.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	313,652	0	0	313,652	1,568,260	Expected amount for remainder on ConPlan is an estimate provided level funded each year

Table 18 - 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

Community Preservation Act (CPA) funds: Funds for affordable housing, historic preservation, and open space projects expect a minimum of \$276,182 each for the 2025 program year.

Lombard Fund: Trust funds available to assist very low income Town of Barnstable residents with housing/living expenses. Funds are typically used for rent or mortgage payments and utilities such as heating or electric bills. Balance as of March 5, 2019 is \$519,000.

Affordable Housing Trust Fund: Balance as of May 13, 2024 is \$4,687,120.

In addition to other funding resources available to help with consolidated plan goals, applicants are asked to demonstrate how CDBG funds requested will be leveraged with other funds.

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 is exploring possible re-use of the former Marstons Mills Elementary School property for housing.

Discussion

Based on available funding the public feedback, finding will be used for Acquisition Admin and Planning Economic Development, Housing, and Public Improvements and Public Services.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	2025	2030	Affordable Housing	Downtown Hyannis NRSA	Affordable Housing	CDBG \$78,413	Rental units rehabilitated: 2 Households Housing Units
2	Economic Opportunities	2025	2030	Non-Housing Community Development	Downtown Hyannis NRSA	Economic Opportunities	CDBG \$78,413	Businesses assisted: 25 Businesses Assisted
3	Suitable Living Environment	2025	2030	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Downtown Hyannis NRSA	Public Improvements Public Services Urgent Need	CDBG \$156,826	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing (affordable)
	Goal Description	Projects that create or preserve affordable housing units in Barnstable. Activities may include acquisition of property for the purpose of creating or preserving affordable housing units for rent or homeownership; rehab of existing property to create or preserve affordable housing; direct financial assistance to eligible homebuyers; any other eligible activity that creates or preserves housing that is affordable to households at or below 80% AMI or special needs populations.
2	Goal Name	Economic Opportunities
	Goal Description	Activities that create or preserve jobs or economic opportunities for LMI persons. May include continuation of the micro-enterprise loan program, emergency business assistance, and other eligible activities that create or preserve jobs or economic opportunities for LMI persons.
3	Goal Name	Suitable Living Environment
	Goal Description	Public facility, infrastructure and other public improvements with or without a housing benefit. Public services for LMI persons and special needs populations with or without a housing benefit.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Town is expecting \$313,652 for the 2025 program year. At this time stimulus funds, program income and carry over amounts are unknown. Priorities determined through citizen participation and consultation process.

#	Project Name
1	Planning and Administration
2	Affordable Housing
3	Expand Economic Opportunities
4	Public Facility, Infrastructure, and other Public Improvements
5	Public Service Activities

Table 20 – Project Information

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

Input from residents, service agencies and other stakeholders through surveys, consultations, focus group and public meetings and census and other data used to determine priorities.

AP-38 Project Summary

Project Summary Information

1	Project Name	Planning and Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$62,730
	Description	Planning and administrative activities directly related to the CDBG program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Planning and development Dept. 367 Main Street, Hyannis, MA 02601
	Planned Activities	Includes preparation of consolidated plan, annual action plan, consolidated annual performance evaluation, and documenting compliance with all related regulations.
2	Project Name	Affordable Housing
	Target Area	Downtown Hyannis NRSA
	Goals Supported	Decent Housing
	Needs Addressed	Affordable Housing
	Funding	\$25,000
	Description	Activities that create or preserve affordable housing units for rent or homeownership

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Households with an income at or below 80% of the Area Median Income for Barnstable Town MA MSA will benefit from activities.
	Location Description	Funds may be spent town-wide if no activities are available in Downtown Hyannis NRSA area.
	Planned Activities	Pending fund availability may include rental housing rehab, direct financial assistance for first time homebuyers, and any other eligible housing activities.
3	Project Name	Expand Economic Opportunities
	Target Area	Downtown Hyannis NRSA
	Goals Supported	Economic Opportunities
	Needs Addressed	Economic Opportunities
	Funding	\$25,000
	Description	Activities that create or preserve jobs or economic opportunities for LMI persons.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	5 low and moderate income persons
	Location Description	
	Planned Activities	Continue micro-enterprise loan program and potential to add emergency business assistance program s to low-moderate income business owners.
4	Project Name	Public Facility, Infrastructure, and other Public Improvements
	Target Area	Downtown Hyannis NRSA
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Improvements

	Funding	\$153,874
	Description	Public improvements may include acquisition for the purpose of creating or preserving facilities or infrastructure serving LMMI and special needs populations, rehab to improve facilities, ADA accessibility, design and engineering of eligible infrastructure projects, or other eligible public improvements.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Low and moderate income persons and/or special needs populations
	Location Description	NRSA
	Planned Activities	Rehab facilities or provide greater access
5	Project Name	Public Service Activities
	Target Area	Downtown Hyannis NRSA
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services Urgent Need
	Funding	CDBG: \$47,048
	Description	Activities providing services to LMI and special needs populations.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Low and moderate income persons including those at or below 30% AMI, 50% AMI, and 80% AMI
	Location Description	Funds may be spent town-wide if no activities are available in Downtown Hyannis NRSA area.

	Planned Activities	May prioritize the continuation of the youth services program and expansion of public safety services in the NRSA. Activities can also include but not limited to child care; food security for elderly, homeless and other vulnerable 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 the 2025 program year may be used for Town wide initiatives and for projects focused on revitalizing the Downtown Hyannis NRSA. The NRSA was approved April 2016 for the period 7/1/2020 – 6/30/2025 and we are asking to extend for the duration of the Consolidate Plan 7/1/2025 – 6/30/2030. The area is located 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 census tract 153 block groups 2 and 3. Please see NRSA Area Map in the Consolidated Plan. The Consolidated Plan has been amended to include the approved NRSA area.

As indicated above, the proposed NRSA/Target Area populations have the highest poverty levels, the lowest income levels, and the highest minority concentrations. Assistance is expected to be directed to this area.

The purpose of the NRSA is to stimulate reinvestment, revitalize and stabilize neighborhoods, and provide economic opportunities for low and moderate income households. An NRSA designation allows relief from certain regulatory requirements making it easier to implement programs that foster economic empowerment for low and moderate income persons.

Although spending may be focused in the NRSA areas, eligible projects outside these areas will be considered.

Geographic Distribution

Target Area	Percentage of Funds
Downtown Hyannis NRSA	100%

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Input from residents, business owners, local financial institutions, non-profit organizations, and community groups, census data, HUD’s upper quartile analysis was used to develop the NRSA strategy area. The data included throughout this document and in the Housing Needs Analysis supports the need to stabilize this area.

Discussion

The strategic focus will be on the NRSA and needs of outlying areas will be considered based on public participation and available funds.

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

Introduction

Actions planned to address obstacles to meeting underserved needs

The Town continues to focus on priorities and strengthen partnerships with other agencies to leverage these funds when possible. We will set priorities with these agencies and provide funds for projects having the greatest need. This will most likely evolve over time.

Actions planned to foster and maintain affordable housing

Projects that create or preserve affordable housing options for Barnstable residents are prioritized in this plan.

The Town also has other resources dedicated to affordable housing initiatives such as the Community Preservation Act funds and the Affordable Housing Trust Fund. The Town has adopted zoning and other policy changes to promote affordable housing activities such as the Inclusionary Zoning Ordinance, Accessory Affordable Apartment and Private-Initiated Affordable Housing Development (PIAHD) ordinances and the Growth Incentive Zone (GIZ). These changes have allowed for increased density and the inclusion of affordable housing development. The Planning & Development Department (PDD) hired a consultant to update the Housing Needs Assessment and the Housing Production Plan which were completed in December 2014 and November 2016 respectively. The Town continues to evaluate town owned land with respect to the feasibility of developing affordable housing. PDD continues to provide assistance to developers and residents interested in pursuing affordable housing opportunities.

Actions planned to reduce lead-based paint hazards

- Potential projects are reviewed to determine Lead Paint compliance levels
- Awarded projects are required and documented to comply with Lead Paint regulations
- Potential lead based paint hazards have been identified in the Consolidated Plan
- Lead hazard reduction activities may be funded with CDBG funds
- When possible, some housing programs allow higher amount of assistance to comply with lead paint hazards when triggered
- Home owner rehab programs evaluate for lead compliance and CDBG funds may be made available for lead hazard reduction activities.
- The Town and recipients are required to use a Certified Lead Paint Inspector to identify hazards and ensure compliance with relevant Massachusetts state and federal regulations.
- Grant recipients are required to comply with lead paint regulations.
- The Town's 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 established a Neighborhood Revitalization Strategy Area (NRSA) in an effort to provide concentrated assistance to the census block groups in Hyannis with the highest number of households with very low incomes and is requesting an extension to continue for the duration of this plan. Households at or below poverty level are eligible for CDBG funded programs such as housing and public services. Most of the rental rehab activities funded by the CDBG benefit extremely low income tenants or homeless persons. Although funding resources are limited to meet all the needs, as partners the town benefits from the Home Consortium's commitment to prioritize extremely low income households; the dedication of the housing authorities for public housing opportunities which allows the town to prioritize low and moderate income persons and thereby collectively contributing to reduce the number of poverty level families.

Actions planned to develop institutional structure

The Downtown Hyannis Neighborhood Revitalization Strategy Area (NRSA) was established to target the use of CDBG funds in a more comprehensive strategy towards revitalizing an area determined economically disadvantaged. As indicated above, the goal of the NRSA is to:

Support economic empowerment through a more flexible CDBG funding process to increase economic opportunity, stabilize neighborhoods, and sustain revitalization.

Activities planned:

- Stabilizing existing residential neighborhoods by promoting home ownership 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 direct business assistance to create and/or retain year round jobs through micro-enterprise lending and other eligible economic programs
- Providing services that create economic opportunities or a homeownership in the area.

This cohesive approach is expected to stabilize neighborhoods, encourage reinvestment downtown and surrounding neighborhoods, and have greater visible impact in the community.

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

- Outreach efforts continue to engage agencies and form partnerships to carry out programs
- Continue use of social media and the website to further public outreach
- Strengthen partnerships with agencies serving low and moderate income persons and special needs populations
- The Barnstable Housing Authority (BHA) works with local service providers to run programs and select participants for publicly (BHA) owned properties
- BHA partnered with the Seniors Helping Seniors group to add a Senior Bullying Program

Discussion

The Town is providing financial assistance through the CDBG program to make improvements to housing units owned and operated by the housing authority. We will continue our outreach efforts with public service agencies on an annual basis.

Program Specific Requirements

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

Introduction

The Town of Barnstable is a Community Development Block Grant (CDBG) entitlement community and can use CDBG funds for activities that benefit low and moderate income persons within the community; that work to prevent or eliminate the occurrence of slums and blight; and that are considered urgent because existing conditions pose a serious and immediate threat to the health or welfare of the community. A minimum overall benefit of 70% of the funds must be used to benefit low and moderate income persons. Funds are utilized by the Town to provide affordable housing, create economic opportunities and suitable living environments.

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	0
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:	0

Other CDBG Requirements

1. The amount of urgent need activities	68,670
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. Specify the years covered that include this Annual Action Plan.	70.00%

Discussion

We will apply program income to the high priority projects and emerging community needs.

Attachments

1. Public Comment Received from the Barnstable Housing Authority.

In reference to **Decent Housing**

Projects that create or preserve affordable housing units for rent or homeownership. Activities may include acquisition of property for the purpose of creating or preserving affordable housing units, rehabilitation to preserve affordable housing units including public housing units for rent or homeownership, direct financial assistance to eligible homebuyers, and other eligible activities that create or preserve housing units that are affordable to households at or below 80% AMI or special needs populations.

Information from Public Focus Groip Meeting:

Most common housing problems

- Homeowner rehabilitation which is coordinated through CDBG
- Sewer hookup to reduce cost of infrastructure improvement
- Housing inventory is an issue. Housing is out of reach especially for young people trying to buy a home. Interested in more homeowner assistance.
- It is difficult to buy/rent homes even for people with median income which has had an impact on employment. Salaries cannot support the cost of housing.

Pressures on Finding Decent Housing

- Childcare conflicts
- High level of anxiety
- Transportation needs
- Food security
- Housing emergency
- Emergency funds
- Access to afterschool programs (

What Health, mental health, employment, fair housing, public safety, services for seniors, homeless persons, and children, are needed

- More inclusive opportunities
- Accessible buildings and sidewalks
- Social and workforce opportunities that are accessible and integrated with adults in the community
- Health care for this population

Services needed for seniors?

- Elderly widows, especially those who are not accustomed to cooking for themselves. The Hyannis Public Library has a food fridge available.
- Socialization opportunities
- Transportation opportunities
- Affordable housing for residents to downsize.

- Loneliness and isolation and need for human contact
- Being housebound and needing to get to doctor's appointments and grocery stores
- Residents who are single and under 40 years old cannot afford to live alone and need to live with someone else to share the expense of housing
- Housing is needed to support our nursing community
- Special needs residents do not want to be institutionalized

Services are needed for the homeless population

- The Hyannis Public Library is a welcoming space with a food fridge, and library cards to accessible to all without need to show proof of I.D.
- Duffy Health Center has offered showers using water from the Hyannis Public Library
- The Hyannis Public Library noted need for community health training in order to provide more services for socialization beyond organizations using their space
- Housing to support residents at all phases of housing needs from St. Joseph's shelter to transitional housing at Champ Homes and through supportive programs like Homeless not Hopeless which provides education for homeless people to live independent, productive lives
- Need for programs that provide housing while residents work on sobriety
- The Community Services Officer with the Barnstable Police through CDBG provides resources to the homeless population extending programs through the weekend especially when it is cold in the Winter
- The Hyannis Public Library provides bathrooms when the public restrooms are closed
- **It was noted that some housing program will be terminated in the Fall as funding for the program was sustained with American Rescue Plan (ARPA).**
- Programs that support homeless youth like Host Homes Program which pairs homeless, transitional-aged youth (18-24) with community members who have underutilized space in their homes
- It was noted that Housing Assistance Corporation (HAC) is coordinating a program for youth and young adults

Workforce and infrastructure needs of the business community

- Training for jobs on the Cape including retail, blue economy and human services
- Electrical vehicle (EV) training is needed for dealerships
- **Barriers to transportation for interns to work at schools**
- Training for English as a second language
- Paid training opportunities
- Need for more flexibility with training options. The Cordial Eye had proposed an idea for a workforce training program seeking CDBG funding but it was rejected as it needed to be a full-time program.
- Need more housing for social workers..
- There is a shortage of healthcare workers including Nursing Assistants and primary care doctors
- Conflicts with insurance coverage
- Need for skilled nurses and assisted living currently understaffed

Public services needed

- Housing
- Transportation

- Meals on Wheels experienced an explosion in demand particularly in Barnstable. Meals on Wheels serves 1,000 meals weekly and many people have been on a waiting list for several months.

Public improvements needed

- An enriching place during the day and with extended hours for the community to hangout/linger that is monitored and provides opportunity for programs without judgement or pressure ideally somewhere Downtown Hyannis
- Improved accessibility.
- Improvements to the Town's parking lot in Downtown Hyannis

Input from On-line Survey

119 responses were received and considered. There were 10 categories of needs that meet program guidelines We asked the public to rank them from highest to lowest priority. The combined results of all responders in chart below and 40.34% ranked affordable rental housing as the greatest need followed by affordable homeownership housing at 31.93%. Housing for Seniors followed at 6.72% and housing for persons with disabilities at 2.52%.

For public facilities, infrastructure and other public improvements, the results from the survey indicated that youth centers, childcare centers, water and sewer improvements had the highest priority followed by senior centers, homeless facilities and drainage and sidewalk improvements along with broadband.

For community services, the on-line survey indicated that child Care services, mental health services, youth services, elder services and services for disabled persons had the highest priorities.

Respondents ranked priorities in the following order: Housing, Public Facilities and Infrastructure, Economic Development and Community Services. This follows the priorities set by the Consolidated Plan.

Appendix - Alternate/Local Data Sources

1	Data Source Name 2019-2023 American Community Survey 5yr Estimates
	List the name of the organization or individual who originated the data set. 2019 - 2023 American Community Survey (ACS)
	Provide a brief summary of the data set. Selected Economic Characteristics 2019-2023 for Barnstable Town City, Massachusetts
	What was the purpose for developing this data set? The one provided in the Consolidated Plan was blank.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2019 - 2023 Five year Estimates
	Briefly describe the methodology for the data collection. Sample size and data quality measures (including coverage rates, allocations rates, and response rates) can be found on the American Community Survey website in the Methodology section.
	Describe the total population from which the sample was taken. Barnstable Town City, Massachusetts
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. See the Data and Documentation section on the American Community Survey website
2	Data Source Name CHAS 2018 - 2022 appended
	List the name of the organization or individual who originated the data set. American Community Survey from the Housing Needs Assessment (HNA) dated December 2024
	Provide a brief summary of the data set. Housing Occupancy and Tenure, 2018-2022
	What was the purpose for developing this data set? Appending pre-populated table to add a total column and percentage column which are used in the HUD method to calculate disproportionately greater need.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2018 - 2022

	<p>Briefly describe the methodology for the data collection. See American Community Survey (ACS) website for methodology.</p>
	<p>Describe the total population from which the sample was taken. See ACS website for sample information.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. See ACS website and Housing Needs Assessment for additional information.</p>
4	<p>Data Source Name Housing Needs Assessment December 2024</p>
	<p>List the name of the organization or individual who originated the data set. Produced for the Town of Barnstable with assistance of planning consultant Jennifer M. Goldson, AICP, JM Goldson community preservation + planning. The Housing Needs Assessment is available online at: http://www.town.barnstable.ma.us/AffordableHousing/HousingNeeds.pdf.</p>
	<p>Provide a brief summary of the data set. Housing needs assessment for the Town of Barnstable which includes a subset of information for the village of Hyannis.</p>
	<p>What was the purpose for developing this data set? To assess the housing needs of the Town as a whole and for the village of Hyannis to help understand current and future housing needs and lay the groundwork to prepare the Housing Production Plan.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data collection includes the entire Town of Barnstable and also breaks out the village of Hyannis.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? Report completed December 2024.</p>
	<p>What is the status of the data set (complete, in progress, or planned)? Complete Plan in-progress.</p>