

Bettina Dabney Abe
125 School Street, Acton, MA 01720
and
83 Edge hill Road, Hyannis Port, MA 02647
978-621-8403
Bettina.abe@gmail.com

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Dear Alicia Magnotta, Mark Ells, Barnstable Town Council Members, Senator Julian Cyr, Representative Kip Diggs, Senator Jamie Eldridge:

Saving the Twin Brooks 40-acre golf course in Hyannis as public open space and providing necessary housing for Cape Cod residents does not have to be an either/or - tug of war.

We must work together, bring all of our resources to bear to cooperatively create a solution worthy of our mutual devotions.

When we at *Save Twin Brooks* learned of the multibillion dollar, publicly-traded company, LMC's proposal to bulldoze the golf course and all its trees, erect 13 barracks-style, 3-story buildings on prime open space adjacent to flood zones at 35 Scudder Ave., we were both appalled and terrified at how such a monstrous assault would obliterate the vulnerable ecosystems on this rare piece of land.

This type of outsized construction on unbuilt greenspace is counter to every goal of the Barnstable Open Space and Recreation Plan and Cape Cod Climate Action Plan.

Concurrently, we deeply appreciate the need for affordable housing to compensate for loss of dwellings to the lucrative, short-term, seasonal rental market and exorbitant rise in property values. The best way to engineer our community's success at preserving Hyannis' last, largest tract of open land **and** provide housing is to creatively collaborate.

We can do better than the LMC Emblem project, whose primary directive is profit under the guise of solving our housing crisis and "protecting" floodplain, that by law is already unbuildable. The Housing Assistance Corporation repeatedly emphasizes ecological beauty as the highest esteemed value of Cape Cod. There is a way to preserve the 40 acres and still provide necessary, 100% affordable housing for residents. It is not by building an out of scale behemoth of market rate apartments that vulnerable citizens cannot afford.

For example, the MetroWest Collaborative Development is a case in point. It is a 30-year-old, nonprofit community development corporation dedicated to building alliances with partners to increase community development.

Housing consortia across Massachusetts can garner municipal support, state investments, and political will to build truly affordable housing, ranging from senior cohousing to Chapter 40B, to nonprofit developers like Housing Assistance Corporation (HAC) and CHOICE, to Habitat for Humanity, to housing on municipal land—a true diversity of housing options that support economic development.

MA Senator Jamie Eldridge recently stated he is committed to increasing state support through the HERO bill, infrastructure investments, deeper affordable housing subsidies and increasing state housing vouchers.

Senator Eldridge is a champion of investing in our children, healthcare system, society, and our environment. He understands the need for every community to protect its most vulnerable residents.

We need our Cape Cod elected officials, at both the state and municipal level, to support the purchase, aka “taking” of 35 Scudder’s 54 acres by eminent domain or facilitate a transfer of development rights to give the community what it is demanding: open space, climate change preparedness, and the kind of housing Hyannis needs.

When the TDR option is used effectively, everybody wins:

- The landowner receives market-determined financial compensation for conserving their land.
- The developer makes a profit by taking advantage of the regulatory flexibility of a TDR.
- The public enjoys the many economic, environmental, and health benefits of conserved land, such as reduced flooding and cleaner drinking water. We implore you to consider these options and coordinate a group meeting to discuss details.

It is our hope that housing would go on the 14-acre conference center site, and that the Town of Barnstable offers to sell the 40- acre golf course site to Mass Audubon as part of its ambitious “Go Wild Action Agenda¹.”

Mass Audubon seeks to address the rapid loss of wildlife habitat, the inequitable access to nature, and the threat of climate change as we emerge from a global pandemic during which more people than ever found sanctuary in nature!

Mass Audubon is leading a public/private coalition to protect 30% of Massachusetts by 2026, enhance the management of 200,000 acres of forestlands, and restore, protect and manage at least 2,500 acres of critical coastal ecosystems.

The best part is Mass Audubon’s commitment to inclusive and equitable access to nature by protecting 20 new urban green spaces and wildlife sanctuaries by 2026! Twin Brooks would be a perfect addition.

Please may we set up a meeting to discuss this collaboration? Thank you for your kind consideration.

Sincerely,

Bettina

Bettina Dabney Abe

Board Member of Save Twin Brooks, Inc. a 501 C 3 non-profit organization

Savetwinbrooks.org

¹ <https://www.massaudubon.org/content/download/48379/1264177/file/Mass-Audubon-Action-Agenda-2021.pdf>