

I write these comments as a lifetime resident of Hyannis, a former Planning Board member for the Town of Barnstable, and the former Chair of the Cape Cod Economic Development Council.

I am opposed to the plan to place 14 buildings (312 apartments plus a 'community center') and 8 acres of parking lots on the vacant land at 35 Scudder Ave that functioned in an agricultural capacity in the past as the original A.D. Makepeace cranberry bogs, and, as a golf course more recently. This land is too important to the long-term resiliency of the village of Hyannis to be developed in this manner.

According to the Hyannis Area Chamber of Commerce, the village of Hyannis specifically needs housing for our seasonal work force. Additionally, we need 'pay-check sustainable' housing—where the rents do not exceed 30% of a household's wages. The proposed project at 35 Scudder is focused on market-rate, unaffordable housing, with a 13% affordable component. It will be a gated community. How does this serve Hyannis?

Lack of available housing is not unique to Cape Cod. It is a national problem. Our situation is exacerbated because we are surrounded by water instead of land, and our land is finite. What's really intensified our problem is not the perceived NIMBY's, or our zoning. It's the rapid growth of the vacation rental market. Thousands of homes, condos and apartments have been removed from the year-round rental market, creating an impossible situation. Adding more market-rate inventory on an 87/13 basis, does not help the working population we are seeking to help—mostly those working in the service and hospitality sectors.

Did you know in the Town of Barnstable alone, there are 543 units of housing either in application, permitting or currently under construction? Of those, 54 are designated as "affordable", and 457 (84%) of the 543 units are in Hyannis. These numbers exclude the proposed project at 35 Scudder and also exclude a future housing project on West Main St across from Hyannis West Elementary School. As you can see, there are already 457 units under construction or in the pipeline in the village of Hyannis. Does Hyannis really need to lose this last green space and sacrifice it to satisfy housing demand? Eighty-four percent of land on Cape Cod is already developed. This parcel is part of the 16% that is not built.

Question: Since the applicant is seeking a 20-year development agreement so they can build this project in phases, how will this project address the housing crisis that housing advocates insist requires an immediate fix? How many affordable units will be built in each phase? What if the developer never finishes the project? Don't the units cited in the paragraph above satisfy our need, or is the target number for housing in Hyannis now 855 if you include this project? Is it Hyannis' responsibility to "house" everyone in the Town of Barnstable?

According to the Town of Barnstable, the median household income for downtown Hyannis was \$26,455 in 2018. Service-sector jobs pay about \$16,400 less annually than the average wage in all of Barnstable County.

As a village resident, I have to ask...how does this complex address our REAL housing needs?

When private property usage impedes the public good, it's time to say no.