

July 8, 2024

Cape Cod Commission
P.O. Box 226
3225 Main St.
Barnstable, MA 02630

regulatory@capecodcommission.org

Dear Commissioners,

We are writing to you about the proposed family housing shelter to be operated by Housing Assistance at 1 Love Lane in Dennis. Our organization does not have a role in the planned operation of this shelter, but as a nonprofit housing developer here on the Cape, we see the consequences of our housing crisis every day. Habitat for Humanity of Cape Cod supports housing in all its varied forms therefore we support the permitting of this shelter.

We understand that Housing Assistance is proposing to consolidate its three current family shelters in Barnstable, Bourne and Falmouth into a single shelter that will provide comprehensive education and training support that is designed to help families regain and maintain independence. The new location will be more accessible to families across the Cape, as Dennis is the geographic center of the peninsula.

We also understand that the building at 1 Love Lane was previously a nursing home, which underwent voluntary closure. Since the building is currently vacant and can be restructured with minimal interior remodeling and no alteration to the current structure, its footprint, or surrounding roadways, it would appear to be outside of the type and scale of projects requiring the Commission's oversight.

The proposed use was determined by the Dennis Building Commissioner to be allowed under the Dover Amendment, as supported by decades of local and state precedent. And we urge the Commission to determine this project will have no adverse impact on – but rather a positive impact for families struggling with homelessness and the Cape Cod community.

Sincerely,

Wendy Cullinan

President and CEO, Habitat for Humanity of Cape Cod