

# St. Joseph's Shelter Relocation: Dover Amendment Application and Stakeholder Recommendations



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## **Project: Building Evidence for a Successful Homeless Shelter Relocation in Hyannis**

In Spring 2025, the Urban Action Lab worked in partnership with Housing Assistance Corporation of Cape Cod and Catholic Charities Diocese of Fall River to develop a paper communicating the theological arguments surrounding the Dover Amendment's application to a homeless shelter relocation, along with stakeholder recommendations to support a successful relocation.

### **The purpose of this effort is to:**

1. Support the applicability of the Dover Amendment by examining the theological connections between the Gospel of Matthew and work at St. Joseph's Shelter
2. Provide recommendations on managing stakeholders, focusing on strategies to address concerning relating to economic well-being, safety, and efficacy of shelter relocation

## **The Joseph E. Corcoran Center for Real Estate and Urban Action**

Boston College's Corcoran Center aims to develop the next generation of ethical real estate professionals by educating and inspiring students, alumni, and other key stakeholders so they may harness real estate as a catalyst for needed change in areas where the marginalization of vulnerable citizens is most severe and enact broad scope solutions to neighborhoods of concentrated poverty. The Center develops curriculum and promotes access to traditional classroom learning, with real estate courses developed by the Center; experiential learning, engaging students in practical, meaningful learning experiences; on-campus engagement, inviting students to join the network of professionals and experts in the fields of real estate and urban revitalization; and neighborhood engagement, by creating opportunities for multiple disciplines to engage in place-focused neighborhood strengthening.

### **Urban Action Lab**

This semester-long class provides students with first-hand experience working on projects that advance affordable housing and access to opportunity. Students develop and pursue research projects in partnership with mission-driven organizations. Each project is completed in collaboration with a partner organization and is selected based on its potential for high-impact contribution. Project components include research, evaluation, interviewing, and writing. Students collaborate closely with partner agencies, the teaching team, and fellow students.

### **Acknowledgments**

We would like to thank Susan Mazzearella, CEO of Catholic Charities of the Diocese of Fall River, and Alisa Magnotta, CEO of Housing Assistance Corporation, for their time, support, and direction in engaging in this project. Additionally, we are deeply grateful to the dedicated teams at both Catholic Charities and Housing Assistance Corporation. Their collaborative efforts, expertise, and commitment were invaluable in driving the progress of this project and achieving meaningful outcomes.

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# **Executive Summary**

## **Introducing the Challenge of Homelessness in Cape Cod:**

Homelessness is a product of the systematic failure of political and economic decisions and requires a systematic approach to fully address the issue. On a national level, there are 771,800 unhoused people, and the demographic seeing the fastest rate of increase in homelessness is children, with 150,000 counted as of last year being homeless.<sup>1</sup> The National Coalition for the Homeless (NCH) identifies that only 25% of homeless individuals in the US have access to federally funded healthcare projects designed to help them, which is 1 million of those unhoused.<sup>2</sup> All this to say, on the national level, homelessness is not being adequately addressed.

Cape Cod is not immune from the problem of homelessness. Data from the Point of Time Count in 2024 demonstrates that the total number of homeless people on the Cape as of January 23, 2024 was 568 individuals, representing a 33% increase from the prior year.<sup>3</sup> Furthermore, from January 2023 to January 2024, there was an increase of 34 additional families and 125 additional individuals at emergency assistance shelters.<sup>4</sup> The work done on the ground at St. Joseph's Shelter plays an indispensable role in supporting the most vulnerable members of the Hyannis community and combating the larger problem of homelessness on Cape Cod. There is a popular belief in Hyannis and surrounding communities that homelessness is a problem brought to Cape Cod by the existence of St. Joseph's Shelter. However, our data shows that 89% of residents at the shelter are from the Cape.<sup>5</sup> Partly as a result of rising costs of living and housing, homelessness is on the rise in Cape Cod, and it is reasonable to expect St. Joseph's Shelter will continue to serve a vital need for local residents for years to come.

## **Role of St. Joseph's Shelter Relocation in Addressing Homelessness:**

St. Joseph's Shelter, a collaborative effort between Housing Assistance Corporation and Catholic Charities of the Diocese of Fall River, offers the vital service of protecting the most vulnerable individuals in the Hyannis community. Relocating the shelter from 77 Winter Street to 460 W. Main Street is crucial for continuing to fulfill Catholic Charities' religious mission of embracing "the dignity of every individual by fostering empowerment, resilience, opportunity, and hope."<sup>6</sup>

To assist in the successful relocation of St. Joseph's Shelter, this report presents two key analyses: a) theological justification for the application of the Dover Amendment to the relocation and b) stakeholder engagement recommendations. This report aims to help ensure that St. Joseph's Shelter can continue to address the challenge of homelessness in Hyannis while highlighting how invaluable its work is to the broader Hyannis community and enabling the unhoused to integrate into the community as seamlessly as possible.

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<sup>1</sup> de Sousa, T., & Henry, M. (2024). The 2024 Annual Homelessness Assessment Report (AHAR) to Congress Acknowledgements. <https://www.huduser.gov/portal/sites/default/files/pdf/2024-AHAR-Part-1.pdf>

<sup>2</sup> National Coalition for the Homeless. (2022, December 28). Health Care - NCH. NCH -. <https://nationalhomeless.org/health-care/>

<sup>3</sup> Cape Cod Regional Government (2025). HUD Annual Point in Time Count of the Homeless - January 23, 2024.

<https://www.capecod.gov/2024/06/03/cape-and-islands-regional-network-on-homelessness-releases-2024-annual-point-in-time-homeless-count/>

<sup>4</sup> Cape Cod Regional Government (2025). HUD Annual Point in Time Count of the Homeless - January 23, 2024.

<https://www.capecod.gov/2024/06/03/cape-and-islands-regional-network-on-homelessness-releases-2024-annual-point-in-time-homeless-count/>

<sup>5</sup> St. Joseph's House Shelter - Housing Assistance. (2025, February 13). Housing Assistance. <https://haconcapecod.org/st-josephs-house-shelter/>

<sup>6</sup> Catholic Charities of the Diocese of Fall River Homepage. (2023). Catholic Charities. <https://www.ccfirdioc.org/>

## Urban Action Lab Analysis Part A. Dover Amendment Support

The Urban Action Lab Class of Spring 2025 has been tasked with developing a theological argument to support Catholic Charities' Dover Amendment case to relocate the shelter. To strengthen the case, the team has crafted a three-part framework highlighting the necessary requirements for Catholic Charities to succeed in this effort. This framework draws on the core religious mission of the organization, rooted in theological principles, particularly with reference to the Gospel of Matthew, to demonstrate the shelter's deep connection to its religious purpose.

## Urban Action Lab Analysis Part B. Stakeholder Recommendations:

Additionally, the team has developed a stakeholder engagement strategy to address three key concerns: a) economic impacts, b) safety, and c) efficacy. Based on community sentiment, we have developed recommendations for clear, transparent communication that reflects Catholic virtues, fosters honesty, and helps diffuse opponents of the relocation. Throughout this process, we have remained committed to the fundamental importance of the move and its significance for unhoused individuals, emphasizing the importance of treating these individuals with dignity and respect at every stage of the relocation process.

We propose the implementation of the following tools to ease community concerns regarding shelter relocation:

Tool Type	Stakeholders	Medium of Communication	Tool Description
Tools for General Community Education	Full Hyannis Community	Internet	Shelter-Specific Website
	Full Hyannis Community	Shelter Website, Social Media	Dover Amendment Educational Video
Tools to Address Economic Concerns	Business Owners	Public Relations Support (e.g. data for community meetings)	Local Business Demographics Infographic
	Business Owners, Shelter Residents	Long-Term Planning/Campaign	Boost Local Business Collaboration (e.g. Job Board, Workshops)
Tools to Address Safety Concerns	Schools, Businesses, Residents	In-Person Discussion	Listening Sessions and Community Meetings
	Residents, Business Owners,	Public Relations Support (e.g. data for	Safety Infographic

	Schools	community meetings)	
	Residents, Business Owners, Schools	Shelter Website	Resident and Staff Testimonials
Tools to Address Efficacy Concerns	Community Members by New Site	Public Relations Support (e.g. letter)	Informational Bulletin Duffy Impact Flyer
	Shelter Residents, Community Members	Shelter Website, Social Media	One-Pager on Before/After Shelter Features

## **Geographic Points of Interest**

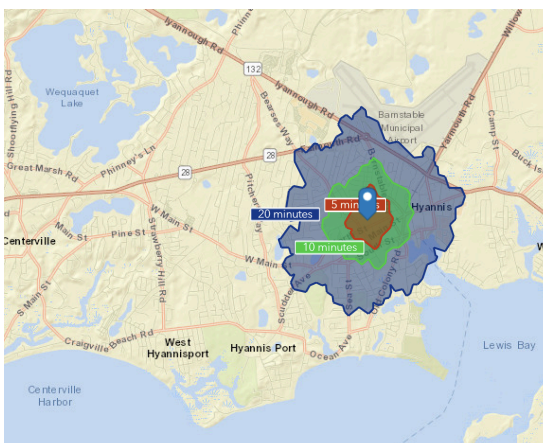
This section provides an overview of the geographic considerations surrounding the proposed relocation of St. Joseph's Shelter, focusing on geographic areas within walking distance of either location and each site's relative proximity to Hyannis' Main Street business district.

### **Site Walking Distances**

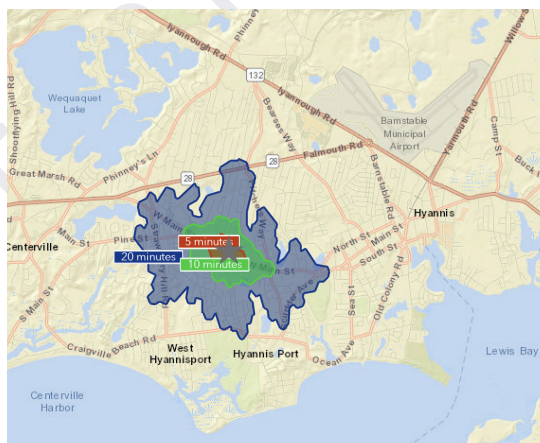
The existing shelter site is located at 77 Winter Street, Hyannis, Massachusetts, 02601. Exhibit 1 depicts the areas within 5, 10, and 20 minutes walking distance of this site.

The proposed shelter site is located at 460 West Main Street, Hyannis, Massachusetts, 02601. Exhibit 2 depicts the areas within 5, 10, and 20 minutes walking distance of this site.

*Exhibit 1: 77 Winter Street,  
5/10/20 Minute Walk Areas*



*Exhibit 2: 460 W. Main Street,  
5/10/20 Minute Walk Areas*



### **Proximity to Hyannis Main Street District**

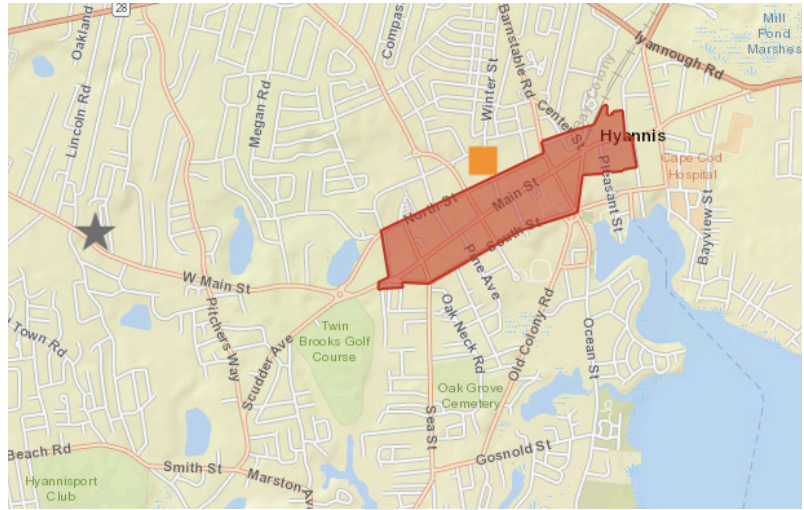
Downtown Hyannis is a tourist and transit hub, positioned about a mile from the Cape Cod Gateway Airport and a five-minute walk from Hyannis Harbor. It is also home to the Hyannis Transportation Center, the Cape's main depot for train and bus services between towns along the Cape. When visiting, many tourists enjoy exploring Downtown Hyannis' Main Street district, which is a seven-block center for business situated on the southeastern corner of the Town of Barnstable, Massachusetts.

The 460 West Main Street site is located 1.36 miles from the 77 Winter Street site, and it is also notably farther from Hyannis' Main Street district. Exhibit 3 provides a visual of the proximity of each site to Hyannis' Main Street district, a seven-block center for business and tourism situated on the southeastern corner of the Town of Barnstable, Massachusetts. The orange square highlights the 77 Winter Street site, while the grey star highlights the 460 West Main Street site.



Relocating St. Joseph's Shelter away from the Main Street business district provides several advantages for both the shelter's operations and the broader community. By moving to 460 West Main Street, the residents coming and going from the shelter would be less likely to disrupt the daily flow of business and tourism in the Main Street business district. Main Street is a busy commercial area where local businesses rely on high foot traffic from tourists and residents. Keeping the shelter further removed from this district would help ensure that these businesses continue to thrive without concerns about shelter traffic potentially deterring visitors or customers.

*Exhibit 3: Shelter Site Proximity to Hyannis Main Street Business District*



Additionally, the new location offers an opportunity to better integrate the shelter into a quieter, less congested area, which could benefit both shelter residents and the surrounding area. The 460 West Main Street location can provide a more peaceful environment for those in need and offer more space to expand service offerings for shelter residents.



## **Part A: Application of the Dover Amendment**

First, this section explains how Catholic Charities' work at St. Joseph's Shelter actualizes the mandates of the Catholic Church's mission, which are stated in Catholic Social Teachings and other official church statements. Next, the piece examines the grounding of these teachings in Jesus' ministry, sourced from the Gospel of Matthew. Then, the document shifts focus to the Dover Amendment, a Massachusetts law that grants zoning exemptions for religious and nonprofit education uses, and provides background information on its purpose and history. It breaks down the three-part legal test used to determine whether an organization qualifies for Dover Amendment protections. Finally, it provides a review of relevant cases that illustrate the courts application of the amendment in similar situations, offering precedent for St. Joseph's Shelter's case.

### **Catholic Charities' Application of Catholic Teaching**

St. Joseph's Shelter is a homeless shelter in Hyannis which is operated by Catholic Charities of Fall River. Catholic Charities of Fall River embodies the mission of the Catholic Social Teachings through its mission-driven service initiatives, mainly through its commitment of serving the most vulnerable members of society. By addressing poverty, homelessness, and social injustice, the organization puts faith into action, aligning with the Church's call to promote the common good. Catholic Charities operates over 37,000 units of permanent housing and provides homelessness-related services to more than 403,000 individuals.<sup>7</sup>

### **Catholic Church Teachings on Service to the Homeless**

The Church's commitment to serving the homeless is not just a charitable act but a fundamental part of its religious mission. Through its teachings, encyclicals, and initiatives like the Catholic Campaign for Human Development, the Church affirms that providing shelter and support to the most vulnerable is a moral obligation.

Modern-day directives and edicts from the Catholic Church reinforce the religious obligation to serve the homeless. The Church has consistently emphasized care for the poor and vulnerable as a core tenet of its faith, a mission reflected in its official teachings, encyclicals, and statements from the United States Conference of Catholic Bishops (USCCB).

In *Evangelii Gaudium*, an apostolic exhortation on "the proclamation of the Gospel in today's world," Pope Francis urges Christians to take an active role in improving the lives of the poor, stating that "each individual Christian and every community is called to be an instrument of God for the liberation and promotion of the poor."<sup>8</sup>

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<sup>7</sup> Catholic Charities USA, Testimony on Homelessness: House Financial Services Subcommittee on Housing, February 2022, <https://www.catholiccharitiesusa.org/wp-content/uploads/2022/02/CCUSA-Testimony-on-Homelessness-House-Financial-Services-Subcommittee-on-Housing-February-2022-1.pdf>.

<sup>8</sup> Pope Francis, *Evangelii Gaudium* [The Joy of the Gospel] (Vatican City: Libreria Editrice Vaticana, 2013), 187.

Similarly, in his 2020 encyclical *Fratelli Tutti*, Pope Francis explains that outreach to the poor is not optional but a moral and religious duty of the Church. He states that “the poor and discarded are to be a priority in our plans and in our pastoral outreach.”<sup>9</sup>

The Catholic Campaign for Human Development, an initiative launched by the USCCB in the 1970s, further reinforces the Church’s commitment to providing housing and support for the homeless. The Church sees these efforts as an essential part of Catholic social teaching, with the bishops encouraging active participation in charitable programs that serve the poor and vulnerable.<sup>10</sup>

### **Introducing the Gospel of Matthew**

The Gospel of Matthew found in the New Testament, emphasizes that God’s work is accomplished through building Christ’s church and bringing His mission to Earth through action. It uniquely highlights Jesus’s teachings and his role in guiding followers to righteousness. Key themes throughout the Gospel include love, mercy, justice, and the idea of faith in action. It calls Christ’s followers to feed the hungry, clothe the needy, and teach those in need, emphasizing that faith must be demonstrated through tangible actions.<sup>11</sup>

Notable Teachings in the Gospel of Matthew include:

- Sermon on the Mount (Matthew: 5-7):<sup>12</sup> Principles for living a godly life. These teachings elevate moral and spiritual standards. Sermon on the Mount focuses on the heart’s intent rather than just outward actions.
- The Great Commission (Matthew 28:19-20):<sup>13</sup> Jesus ends the Gospel with a call for his disciples to go into all nations, baptizing and teaching others to obey his commandments. Most importantly, this teaching emphasizes the importance of spreading God’s message to all, no matter their circumstance.
- Parable of the Sheep and the Goats (Matthew 25:31-46):<sup>14</sup> In this verse, the Gospel of Matthew challenges believers to act on their faith by caring for the marginalized<sup>15</sup> and living righteously.
- The Beatitudes (Matthew 5: 3-12): The Beatitudes emphasize the importance of humanity, mercy, justice, and are a roadmap for Christian living.<sup>16</sup>
  - Blessed are the poor in spirit, for theirs is the kingdom of heaven.
  - Blessed are the meek, for they shall inherit the earth.
  - Blessed are those who hunger and thirst for righteousness, for they shall be satisfied.

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<sup>9</sup> Pope Francis, *Fratelli Tutti* [On Fraternity and Social Friendship] (Vatican City: Libreria Editrice Vaticana, 2020).

<sup>10</sup> United States Conference of Catholic Bishops, Catholic Campaign for Human Development, accessed March 5, 2025, <https://www.usccb.org/committees/catholic-campaign-human-development><sup>†</sup>

<sup>11</sup> Insight for Living Ministries. (n.d.). The Gospel of Matthew. Retrieved from <https://insight.org/resources/bible/the-gospels/matthew>.

<sup>12</sup> The Word Among Us. (n.d.). The Gospel of Matthew: An introduction. Retrieved from [https://wau.org/resources/article/re\\_the\\_gospel\\_of\\_matthew/](https://wau.org/resources/article/re_the_gospel_of_matthew/).

<sup>13</sup> United States Conference of Catholic Bishops. (n.d.). Seven themes of Catholic social teaching. Retrieved from <https://www.usccb.org/beliefs-and-teachings/what-we-believe/catholic-social-teaching/seven-themes-of-catholic-social-teaching>.

<sup>14</sup> The Word Among Us. (n.d.). The Gospel of Matthew: An introduction. Retrieved from [https://wau.org/resources/article/re\\_the\\_gospel\\_of\\_matthew/](https://wau.org/resources/article/re_the_gospel_of_matthew/).

<sup>15</sup> Insight for Living Ministries. (n.d.). The Gospel of Matthew. Retrieved from <https://insight.org/resources/bible/the-gospels/matthew>.

<sup>16</sup> The Word Among Us. (n.d.). The Gospel of Matthew: An introduction. Retrieved from [https://wau.org/resources/article/re\\_the\\_gospel\\_of\\_matthew/](https://wau.org/resources/article/re_the_gospel_of_matthew/).

- Blessed are the peacemakers, for they shall be called sons of God.

### **Linking the Gospel of Matthew to Catholic Charities' General Mission-Based Services**

1. Catholic Charities' services are inherently religious.
  - a. Faith in Action: The Gospel of Matthew (Matthew 25:35-40) calls for believers to feed the hungry, shelter the homeless, and care for the needy. The shelter in Hyannis and Catholic Charities clearly embodies this religious command, making their services an expression of faith rather than just social work.<sup>17</sup> Additionally, the Beatitudes (Matthew 5) emphasize mercy, humility, and justice, all of which Catholic Charities practice through its homeless shelters, including the one in Hyannis.

### **Linking the Gospel of Matthew to Catholic Charities' Work at St. Joseph's Shelter**

Catholic Charities of Fall River, like all Catholic Charities locations, operates under a unified mission to serve all with dignity, love, and respect, embodying the Gospel of Matthew's call to "love your neighbor as yourself."<sup>18</sup> To fulfill this mission, Catholic Charities provides essential services such as feeding the hungry, sheltering the homeless, and comforting the anguished, emphasizing faith in action and aligning with Catholic Social Teaching to serve the most vulnerable.

In Hyannis, Catholic Charities actively addresses the affordable housing crisis, fulfilling its mission by supporting St. Joseph's Shelter. Beyond providing shelter, St. Joe's offers healthcare (Duffy), education, employment services, housing assistance, and mental health and substance abuse counseling. The decision to open this shelter directly advances the organization's goal of bringing Jesus's kingdom to Earth by uplifting the oppressed. This work is an act of faith, reflecting the Beatitudes and the parable of the sheep and goats from the Gospel of Matthew, which emphasize serving the least fortunate as a means of praising God.<sup>19</sup>

### **Catholic Social Teachings<sup>20</sup>**

The Catholic Church upholds seven fundamental teachings that guide believers in creating a just society and living in holiness. These teachings are intended for all members of the Church, providing a moral compass to help them live in accordance with the example set by Jesus. By embracing these principles, believers help bring God's kingdom to Earth. The seven teachings are:

1. Life and Dignity of the Human Person – Every person is precious, and institutions should enhance human life and dignity.

<sup>17</sup> Diocese of Des Moines. (2022). Catholic Charities: Living out the Gospel message. Retrieved from <https://www.dmdiocese.org/news/catholic-charities-living-out-the-gospel-message>.

<sup>18</sup> Diocese of Des Moines. (2022). Catholic Charities: Living out the Gospel message. Retrieved from <https://www.dmdiocese.org/news/catholic-charities-living-out-the-gospel-message>.

<sup>19</sup> Diocese of Des Moines. (2022). Catholic Charities: Living out the Gospel message. Retrieved from <https://www.dmdiocese.org/news/catholic-charities-living-out-the-gospel-message>.

<sup>20</sup> United States Conference of Catholic Bishops. (n.d.). Seven themes of Catholic social teaching. Retrieved from <https://www.usccb.org/beliefs-and-teachings/what-we-believe/catholic-social-teaching/seven-themes-of-catholic-social-teaching>.

2. Call to Family, Community, and Participation – People have the right and duty to participate in society, seeking the common good and the well-being of all, especially the poor and vulnerable.
3. Rights and Responsibilities – Every person has a fundamental right to life and to the necessities required for human decency.
4. Option for the Poor and Vulnerable – The needs of the poor and vulnerable should come first.
5. Dignity of Work and the Rights of Workers – Work is a form of continuing participation in God’s creation and is more than just a way to make a living.
6. Solidarity – We are one human family, regardless of national, racial, ethnic, economic, or ideological differences.
7. Care for God’s Creation – We show respect for the Creator through our stewardship of creation.

#### The Catholic Charities of Fall River:

1. Recognize the worth of every individual, providing critical services such as food assistance, housing support, and healthcare access.
2. Create a strong community through programs that bring families together and encourage civic engagement.
3. Advocate for the basic rights of all individuals, ensuring access to basic needs such as shelter and food.
4. Prioritize assisting the poor and vulnerable by providing emergency shelter and health programs.
5. Provide economic justice through employment assistance and workforce development.
6. Stand in solidarity with the poor, the immigrant community, and those facing systemic injustice.
7. Integrate sustainable practices into its operations. Their food pantries, housing programs, and community initiatives reflect a commitment to caring for the Earth while serving those in need.

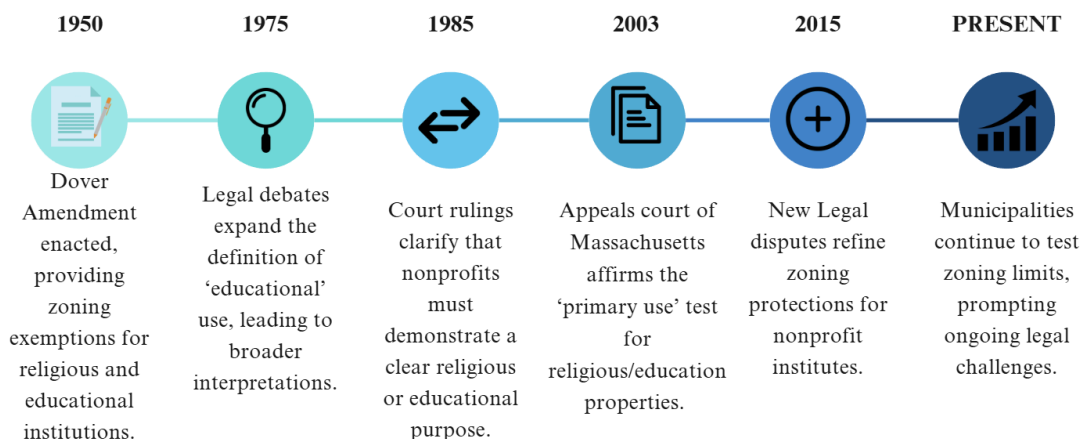
The Mission of Catholic Charities of Fall River is deeply connected to the Gospel of Matthew’s call to serve the poor and marginalized. Inspired by the passages such as Matthew 25:35-40, the organization embodies Christ’s teachings through tangible acts of charity and social justice. Catholic Charities work, specifically, in Hyannis, reflects a living expression of faith, transforming entire communities through compassion and service. By applying the Catholic Social Teachings in their daily efforts, the Catholic Charities of Fall River continue to bring God’s kingdom to Earth, ensuring faith is not just spoken but demonstrated through action.

#### **Dover Amendment Background Information**

The Dover Amendment, codified in Massachusetts General Laws Chapter 40A, Section 3, grants zoning exemptions for religious and nonprofit education uses. It prevents municipalities from restricting land or structures for these purposes but allows for reasonable regulations on factors

such as building height, bulk, parking, and site planning.<sup>21</sup> The definition of “education” remains broad, leading to various legal interpretations. For religious institutions, land use cannot be restricted if a **legitimate religious purpose is demonstrated**, though site regulations may still apply. Entities must show that their property’s **primary use is religious** or educational, which is typically clear in cases like classrooms or places of worship.<sup>22</sup>

*Exhibit 4: History of the Dover Amendment*



### **Three-Part Test Framework**

To be able to qualify for the Dover Amendment, an institution must pass a three-part test to determine whether the land they own or plan to use qualifies for protection. The three components of the test are as follows:

- Part 1: Is the entity using the property the right kind of entity?
  - The entity must be a religious organization or a nonprofit educational institution.<sup>23</sup> Applied to the Catholic Charities, the Catholic Charities are a religious nonprofit organization. Their operations are rooted in Catholic Faith, and they are recognized as a religious institution carrying out a faith driven mission.
- Part 2: Is what they are doing religiously or educationally significant?
  - Catholic Charities' work is an expression of religious faith, directly following the Gospel of Matthew (Matthew 25:35-40), which calls believers to feed the hungry, shelter the homeless, and care for those in need. Most importantly, courts have ruled that religious organizations do not need to be solely places of worship, they can use their property for faith-based outreach and services.<sup>24</sup> Catholic Charities' services are religiously significant because they are a demonstration of Catholic values and social teachings.

<sup>21</sup> Massachusetts Municipal Association. (n.d.). The Dover Amendment can present challenges for cities and towns. Retrieved from <https://www.mma.org/dover-amendment-can-present-challenges-for-cities-towns/>.

<sup>22</sup> Harrington Heep. (2022). Religious uses under the Dover Amendment (G.L. c. 40A, § 3). Retrieved from <https://www.harringtonheep.com/post/religious-uses-under-the-dover-amendment-g-l-c-40a-3>.

<sup>23</sup> Augustus, E. M., Jr. (2016). Opinion: Moore v. Dover. Worcester Sun. Retrieved from <https://worcester.ma/wp-content/uploads/2016/03/Moore-Dover-Opinion.pdf>.

<sup>24</sup> Diocese of Des Moines. (2022). Catholic Charities: Living out the Gospel message. Retrieved from <https://www.dmdiocese.org/news/catholic-charities-living-out-the-gospel-message>.

- Part 3: Is the religiously/educationally significant thing the primary purpose?
  - Catholic Charities primary purpose is to serve the poor and vulnerable. The homeless shelter represents the core function of the Catholic Charities' religious mission.

## **Relevant Dover Amendment Cases**

This section highlights four legal cases involving religious organizations seeking zoning exemptions under the Dover Amendment: *The Bible Speaks v. Board of Appeals of Lenox*, *The Church of Jesus Christ of Latter-day Saints v. Belmont Zoning Board of Appeals*, *Jewish Cemetery Association of Massachusetts, Inc. v. Board of Appeals of Wayland*, and *Needham Pastoral Counseling Center, Inc. v. Board of Appeals of Needham*.

### **The Bible Speaks v. Boards of Appeals of Lenox (Berkshire, Massachusetts)**

The Bible Speaks, a nonprofit religious and educational group, sought to expand its campus by converting buildings into classrooms and dorms. They also planned to install lights for a softball field and replace an old shed with a snack bar. However, the town of Lenox required them to go through a specific and in-depth permitting process, including submitting detailed site plans and reports on how the changes might impact the town<sup>25</sup>.

As their permits were repeatedly denied, The Bible Speaks pushed back, arguing that these extra requirements exceeded what local zoning laws could legally impose on religious and educational institutions. The Bible Speaks took the case to court, and the Massachusetts Appeals Court ruled that while the town could enforce basic zoning rules like building height and parking, it could not require special permits that gave officials too much control over how religious and educational groups used their land (Dover Amendment).

With this decision, The Bible Speaks was able to move forward with its campus upgrades and expand its ability to communicate God's message. Similarly, Catholic Charities' decision to move, upgrade, and operate St. Joseph's Shelter in Hyannis is a key part of its religious mission, just as The Bible Speaks' campus expansion was recognized as serving a religious purpose.

### **The Church of Jesus Christ of Latter-day Saints v. Belmont Zoning Board of Appeals (Belmont, Massachusetts)**

The Church of Jesus Christ of Latter-day Saints in Belmont, Massachusetts, sought zoning approval to construct an 83-foot steeple on its property, exceeding the town's height restrictions. The Belmont Board of Appeals approved the request, ruling that prohibiting the steeple would place an unfair restriction on religious structures under the Dover Amendment. However, a neighboring resident challenged the decision in Superior Court, where the judge ruled against the church, reasoning that a steeple was not a necessary element of the Mormon faith.

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<sup>25</sup> The Bible Speaks v. Board of Appeals of Lenox, 8 Mass. App. Ct. 19 (1979).  
<https://casetext.com/case/the-bible-speaks-v-board-of-appeals-of-lenox>.



The church appealed, and the Massachusetts Supreme Judicial Court overturned the lower court's ruling. The court emphasized that municipalities should not second-guess religious institutions by attempting to interpret their religious beliefs. In other words, the ruling deemed that it is not up to judges to determine if an expansion to a church's parking lot, or something similar, is a religious purpose. The decision reinforced that the Dover Amendment protects religious organizations from unnecessary zoning restrictions, allowing the church to proceed with construction. Similarly, Catholic Charities' operation of St. Joseph's Shelter in Hyannis is a core part of its religious mission, just as the LDS church's steeple was recognized as an essential component of its religious expression.<sup>26</sup>

### **Jewish Cemetery Association of Massachusetts, Inc. v. Board of Appeals of Wayland (Wayland, Massachusetts)**

The Jewish Cemetery Association of Massachusetts (JCAM) sought zoning approval to remove more than 1,500 cubic yards of earth for the development of a new cemetery site. The town argued that the excavation exceeded typical cemetery operations and required a special permit under local by-laws. JCAM appealed the decision, asserting that the excavation was incidental to the cemetery's religious purpose and should be exempt under the Dover Amendment. The case was heard by the Massachusetts Supreme Judicial Court, which ultimately ruled in favor of JCAM. The court determined that the excavation was directly related to the cemetery's religious function and therefore qualified as an exempt religious use under the Dover Amendment. As a result, JCAM was granted the necessary permissions to proceed with the cemetery development. Similarly, Catholic Charities' operation of St. Joseph's Shelter in Hyannis is a major part of its religious mission, just as JCAM's cemetery expansion was recognized as serving a religious purpose.

### **Needham Pastoral Counseling Center, Inc. v. Board of Appeals of Needham (Needham, Massachusetts)**

Needham Pastoral Counseling Center (NPCC) sought a building permit to establish a counseling center with a spiritual component within a church in Needham, Massachusetts. The town's building inspector denied the permit, reasoning that the proposed use was not a religious purpose exempt from zoning restrictions. The Board of Appeals upheld the decision, and NPCC appealed. The Massachusetts Appeals Court ruled against NPCC, determining that while the center incorporated spiritual elements, its primary function was psychological counseling open to the general public. The court held that an activity with a subsidiary religious element does not automatically qualify as a religious use under zoning laws. As a result, NPCC was denied the zoning exemption, and the Board of Appeals' decision was affirmed.

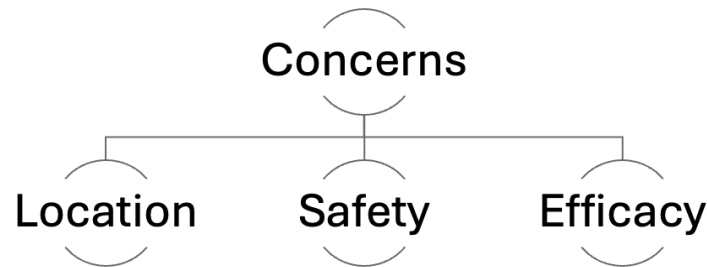
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<sup>26</sup> The Church of Jesus Christ of Latter-day Saints v. Belmont Zoning Board of Appeals, 434 Mass. 141 (2001), <http://masscases.com/cases/sjc/434/434mass141.html>.



## **Part B: Stakeholder Engagement Recommendations**

This section introduces existing communication and online discussion regarding St. Joseph's Shelter and its relocation. Based on this existing information, the team identified three major concerns surrounding the relocation of St. Joseph's Shelter: a) location / economic impacts, b) safety, and c) efficacy.



The team will provide suggestions for how to address each of these three concerns by providing a brief description of each concern, identifying the stakeholders most affected by it, then proposing strategies to resolve the concerns in a way that fosters understanding and cooperation between all parties involved. Exhibit 5 outlines these concerns, stakeholders, and the tools we propose to address them:

*Exhibit 5: Recommended Methods for Addressing Key Concerns*

<b>Tool Type</b>	<b>Stakeholders</b>	<b>Medium of Communication</b>	<b>Tool Description</b>
Tools for General Community Education	Full Hyannis Community	Internet	Shelter-Specific Website
	Full Hyannis Community	Shelter Website, Social Media	Dover Amendment Educational Video
Tools to Address Economic Concerns	Business Owners	Public Relations Support (e.g. data for community meetings)	Local Business Demographics Infographic
	Business Owners, Shelter Residents	Long-Term Planning/Campaign	Boost Local Business Collaboration (e.g. Job Board, Workshops)
Tools to Address Safety Concerns	Schools, Businesses, Residents	In-Person Discussion	Listening Sessions and Community Meetings
	Residents,	Public Relations	Safety Infographic

	Business Owners, Schools	Support (e.g. data for community meetings)	
	Residents, Business Owners, Schools	Shelter Website	Resident and Staff Testimonials
Tools to Address Efficacy Concerns	Community Members by New Site	Public Relations Support (e.g. letter)	Informational Bulletin, Duffy Impact Flyer
	Shelter Residents, Community Members	Shelter Website, Social Media	One-Pager on Before/After Shelter Features

## Summary of Existing Stakeholder Engagement

Since November 2024, Housing Assistance Corporation (HAC) and Catholic Charities (CC) have undertaken several communications efforts to inform the Hyannis community about the relocation of St. Joseph's House to 460 West Main Street. A press release on November 27, 2024, formally announced the project and its ARPA funding, featuring statements from all three project partners that included details about the number of beds and the new on-site Duffy health clinic. HAC also launched a dedicated webpage, [CapeHousingInput.org](https://CapeHousingInput.org), to share project details, FAQs, and collect public feedback. Additionally, neighbors of 460 West Main St received mailed notices from HAC on the same day with further information and contact details for inquiries.

Media coverage has been extensive, with multiple local news outlets reporting on the project. *CapeCod.gov*, *WCAI*, and *The Enterprise* have covered the funding and purpose of the shelter, while *Cape Cod Times* published an article on January 23, 2025, discussing the broader implications of Massachusetts' Right to Shelter law and the costs associated with homelessness initiatives. Public discussion also took place at a Barnstable Town Council meeting on January 30, 2025, where residents voiced concerns about potential neighborhood impacts such as a decrease in property value and proximity to schools. In response, some councilors emphasized the need for further discussion and research, while others clarified that the shelter's approval process would likely follow standard building permit procedures rather than requiring direct council approval.

Beyond traditional media, online community discourse has played a significant role in shaping public perception. On February 1, 2025, community member Eric Schwaab raised concerns via Nextdoor about the shelter's financial impact, citing increased first responder costs and the burden on Hyannis taxpayers. His post generated discussions among residents, with some expressing agreement and others countering his points. On Facebook, Schwaab also posted that the shelter "needs a campus facility where they don't get thrown out on the street each day," which user, Christina Wiseman, noted that the project includes a co-located clinic from Duffy Health Center, which Schwaab's post had not addressed. These online conversations highlight the ongoing need for clear, transparent communication and opportunities for public dialogue regarding the project's community impact.<sup>27</sup>

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<sup>27</sup> Housing Assistance Corporation. (2024, November 27). 460 West Main Street Shelter News Coverage [Review of 460 West Main Street Shelter News Coverage]. [file:///Users/nathanielbastos/Downloads/460%20Shelter%20Local%20News%20Coverage%20\(1\).pdf](file:///Users/nathanielbastos/Downloads/460%20Shelter%20Local%20News%20Coverage%20(1).pdf)

## **I. Tools to Address General Community Education**

**Description of Concern:** The Hyannis community is generally concerned about a lack of transparency, clarity, and two-sided communication regarding the shelter relocation. The following two tools focus on general community education to help bridge gaps in understanding.

### **Who Is Concerned About General Community Education:**

**Full Hyannis Community:** Residents living around the shelter site, business owners, shelter staff, and shelter participants all care about what is going on in their community with the homelessness crisis, and it would be helpful for them to have additional information on how organizations like St. Joseph's Shelter are addressing homelessness. The following two tools build upon HAC and Catholic Charities' existing efforts to educate the community on shelter relocation in order to help the community better understand details surrounding the relocation.

### **Communicating with Stakeholders Concerned about General Community Education:**

#### **1. Shelter-Specific Website**

- a. **Summary:** Existing information on the shelter relocation is embedded on a page in HAC's website (linked here: [St. Joseph's FAQ](#) ). However, this webpage can be challenging for the Hyannis community to find, making it more difficult for people to hear the voices of HAC and Catholic Charities on the relocation. This can lead to people focusing on negative content from other sources, such as community Facebook groups, as this might be some of the only information they can find on the matter. In addition, listing the website through HAC rather than as its own site or through Catholic Charities emphasizes HAC's role in the shelter, implying Catholic Charities has a less prominent role. This weakens the legal case for the Dover Amendment. St. Joseph's Shelter would thus benefit from having its own website to feature shelter testimonials and relocation facts.
- b. **Implementation:** If possible, it would be best to build the website as soon as possible. Helpful pages to feature on the website include an "About Us" page, "Shelter Relocation Facts/FAQ", "Impact/Testimonials", and "Contact Us/Get Involved." Even after the relocation, the website could be a great tool to help the public learn about the compassionate work being done by St. Joseph's Shelter. Many of the tools listed below could be featured in some form on the site.

#### **2. Dover Amendment Video**

- a. **Summary:** Creating an educational video on what the Dover Amendment is and how it is applicable to Hyannis projects like the shelter relocation could help the public better understand the legalities of the relocation. Additionally, this video could be a helpful tool in educating shelter staff on the Dover Amendment during employee training sessions.
- b. **Implementation:** Item 1 of the Appendix provides a sample script that could be used to create this video. The majority of this script focuses on communicating what the Dover Amendment is and how it has been used in the past. The end of the script narrows the focus to Hyannis and connects the Dover Amendment to the relocation of St. Joseph's Shelter.

## II. Tools to Address Economic Concerns

### ***Description of Concern:***

Neighbors and businesses around the shelter might worry that relocating the shelter would discourage tourists and residents from visiting the businesses around the new shelter site, leading to economic decline. One resident, Eric Shwaab, leads a Facebook Account called “Barnstable Unofficial,” where he posts and fosters discussions on community issues. The relocation of St. Joseph’s Shelter is a significant point of contention for Shwaab and his followers. On January 14th, 2025, Eric Shwaab expressed this concern, stating, “Can you imagine the impact on the few businesses and schools across the street, next door and down the road on West Main... Those businesses will be wiped out. No one will want to bring their kids to Par-Tee Freeze for a cone, if there are panhandlers on both sides of the parking lot” (Barnstable Unofficial Facebook Group). In other words, some people are concerned that the new shelter would decrease West Main business traffic, which could have a domino effect on the local economy by leading to local business closures, job losses, and declining property values.

### ***Who Is Concerned About Economic Impacts:***

***Local Businesses:*** Local businesses are essential economic stakeholders, as they play a vital role in the financial stability and vibrancy of the community. Business owners may have concerns about potential impacts on customer traffic, public perception, and overall economic activity in the area. Some fear that the shelter could deter patrons and change the commercial atmosphere.

***Residents:*** Residents in the area surrounding 460 West Main Street are key economic stakeholders, as their property values and overall neighborhood appeal are directly tied to community developments. Some are worried that the shelter’s relocation could decrease the property values, either due to conceptions about increased crime, declining aesthetics, or changes to the neighborhood’s character.

### ***Communicating with Stakeholders Concerned about Economic Impacts:***

#### ***1. Local Business Demographics Infographic***

- a. **Summary:** St. Joseph’s Shelter can address the concern of economic impacts on shelter relocation using an infographic containing data on business demographics surrounding the existing and new sites. The infographic contains helpful details on business count, employees, and populations near the 77 Winter Street and 460 West Main Street locations to emphasize that the shelter relocation will reduce exposure to schools, businesses, and tourist attractions. If a person is to assert that local businesses will be hurt by the proximity of the shelter, then it follows that the larger business district downtown will be better off, and the overall economic impact will be positive.
- b. **Implementation:** The Local Business Demographics Infographic provides helpful information that HAC and Catholic Charities can draw upon at community meetings and public relations efforts. It helps support the argument that relocating the shelter significantly reduces potential impacts on surrounding shops, schools, and tourist attractions. Exhibit 6<sup>28</sup> provides key statistics that are summarized in the infographic regarding the significant difference in the number

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<sup>28</sup> Data Axle, Inc. (2024). Data aggregated with ArcGIS Esri.

of businesses and employees within 5, 10, and 20 minutes walking distance of the two sites.

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*Exhibit 6: Businesses, Employees, and Populations by Site*

<b>Total Businesses Within Walking Distance</b>	77 Winter St.	460 West Main St.
5 Minutes	192	20
10 Minutes	487	40
20 Minutes	1023	213

<b>Total Employees Within Walking Distance</b>	77 Winter St.	460 West Main St.
5 Minutes	4,720	119
10 Minutes	10,416	305
20 Minutes	18,454	2,156

<b>Total Population Within Walking Distance</b>	77 Winter St.	460 West Main St.
5 Minutes	656	131
10 Minutes	1,898	784
20 Minutes	7,262	3,597

*2. Collaborate With Local Businesses for Job Creation*

- a. **Summary:** While it is a long-term goal, a key part of successful community integration and stimulating the economy is positive engagement between the shelter and local businesses. One way that St. Joseph's Shelter could move toward this community integration is by encouraging a local job board at the shelter where businesses in the area can submit open positions. Matching the skills of St. Joseph's Shelter residents with the needs of surrounding companies could lead to more consistent collaboration and help businesses realize the economic benefits of working with the shelter.
- b. **Implementation:** About 33% of current shelter participants are employed<sup>29</sup>, and further efforts to collaborate with the local community for job creation could help boost this number. The job board and business collaboration can be promoted through partnerships with business associations, the Chambers of Commerce, and workforce development organizations to increase employer participation. St.

<sup>29</sup> (2025). St. Joseph's House Shelter Webpage. HAC on Cape Cod. <https://haconcapecod.org/st-josephs-house-shelter/>



Joseph's Shelter can also further develop the day program by working with local businesses to host job fairs, workshops, and skill-building sessions for shelter participants. This effort supports a twofold goal: providing economic opportunities for shelter residents while addressing staffing needs in the local economy. Item 2 in the Appendix provides further information on the Homeless Emergency Project (HEP), a case study in Florida that successfully spurred economic growth through the implementation of homeless services with the surrounding community.

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### III. Tools to Address Safety Concerns

#### ***Description of Concern:***

Residents express concerns about the relocation's effect on neighborhood safety, claiming that the homeless shelter will increase loitering and petty crimes around the area, and risk the safety of the many school children in the area (see “Eric Shwaab and members of Barnstable Unofficial” section for more details). Many also believe that the shelter will increase disturbance calls, medical calls, panhandle complaints, harassment calls, and intoxicated persons calls.

#### ***Who Is Concerned About Safety:***

*Eric Shwaab and Members of Barnstable Unofficial:* On January 12th, 2025<sup>30</sup>, Shwaab wrote: “Their clients often gather on the sidewalk smoking and drinking while waiting for a bed. On occasion I've met panhandlers by the liquor store on the West End rotary. And we often see reports on Nextdoor about neighborhood crimes usually break-ins and petty thefts.” In his January 14th<sup>31</sup> post, Shwaab wrote that “Retired Police Officer David Hegarty wrote, ‘I can tell you they will be camping out in the woods around the high school and Hyannis West!!!! NOT GOOD AT ALL!’” Most people in his comments agree with Shwaab and Hegarty that relocating the shelter will increase disturbance in the area around its new location (see Appendix for more detail).

*Parents, Students, and Teachers:* People seem to be most concerned that the new location is close to Hyannis West Elementary school and Barnstable High School, which are 0.2 and 0.7 miles away from 460 West Main Street, respectively (see Appendix for school profiles). Parents, students, and teachers are key stakeholders because of the new site's proximity to schools.

#### ***Communicating with Stakeholders Concerned about Safety:***

1. *Develop Listening Sessions and Community Meetings*
  - a. **Summary:** Organizing meetings or public forums where residents, parents, teachers, and students can voice their concerns and ask questions about the shelter's relocation would create a more positive relationship between HAC and Catholic Charities and the community.
  - b. **Implementation:** In these meetings, HAC and Catholic Charities can share critical information to clear any misunderstanding residents may have about shelter safety and effect on the surrounding areas. Specifically, Catholic Charities may share data about crime in and around the 77 Winter Street site (such as number of ambulance calls, reasons for ambulance calls, the shelter's crime rate compared to other areas of Hyannis, etc) to address concerns about safety and crime. Catholic Charities could also invite representatives from law enforcement, social services, and the shelter to explain security measures and operational plans for the new shelter.
2. *Creating Infographics with Safety Strategies and Statistics*

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<sup>30</sup> Barnstable Unofficial | The Housing Assistance Corporate (HAC) has plans to move the Winter Street homeless shelter to 460 West Main Street | Facebook. (2025, January 12). Facebook.com; Facebook Groups. <https://www.facebook.com/share/p/14WTQJPD1T/?mibextid=wwXlfr>

<sup>31</sup> Barnstable Unofficial | We've unraveled part of the story of the mystery move planned for Saint Joseph's shelter at 77 Winter Street | Facebook. (2025, January 14). Facebook.com; Facebook Groups. <https://www.facebook.com/share/p/18pdBouUk4/?mibextid=wwXlfr>

- a. **Summary:** Capitalizing on the HAC and Catholic Charities' safety efforts for the new site, such as working with safety and security consultants, building a fence, and having Duffy on site will be critical in gaining community understanding and support. Creating and distributing an infographic that highlights these initiatives and includes data from the 77 Winter Street site regarding safety, such as the number of ambulance or police calls per day or week, the reasons for these calls, and the percent increase in the crime rate around the shelter (if applicable), would provide valuable insights to the community and help decrease opposition.
- b. **Implementation:** Other information that could be included in this infographic to support the relocation could be:
  - How many shelter users take advantage of the day program
  - How many are employed (full time/part time)
  - Potentially include speculation that revamped day services will lead to fewer cases of loitering
  - Any other relevant safety information

Additionally, HAC and Catholic Charities may consider meeting with important stakeholders in the education sector, such as the School Committee, to discuss concerns and explore recommendations tailored to student safety (see Appendix for more detail).

### 3. *Resident and Staff Testimonials*

- a. **Summary:** St. Joseph's Shelter could focus on creating written and short video testimonials of staff and shelter guests to highlight the positive impacts of the shelter on the community.
- b. **Implementation:** Testimonials could be posted on both social media pages and St. Joseph Shelter's webpage. HAC data highlights that 89% of shelter guests are from Cape Cod, and 33% of shelter guests are employed.<sup>32</sup> The testimonials could highlight shelter guests who are employed and from Cape Cod alongside these statistics as a way to address concerns that shelter guests are coming from out-of-state and taking away local economic resources. There are three key types of testimonials: a) staff at the shelter, b) shelter guests, and c) local business managers.
  - i. Staff and shelter guests could highlight success stories of how the shelter has helped them get back on their feet. People who have spent time at the shelter might be willing to talk about how the shelter gave them a safe place and hope for a fresh start, allowing them to later secure employment, find permanent housing, and make a positive economic impact.
  - ii. Business managers who employ shelter guests could discuss how their business has benefitted from the work of people who have stayed at the shelter. Additionally, it could be helpful to ask local business owners by the 77 Winter Street site to reassure businesses around the 460 West Main Street site that being by the new shelter did not have harmful impacts on their business operations. Residents and business owners might be more receptive to the testimonials if they hear from working people who remind them of themselves. By sharing these stories, St. Joseph's can

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<sup>32</sup> (2025). St. Joseph's House Shelter Webpage. HAC on Cape Cod. <https://haconcapecod.org/st-josephs-house-shelter/>

demonstrate how supporting employment initiatives not only helps shelter residents but also contributes to the local economy by enhancing business success and encouraging a spirit of care for one's neighbors.

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## IV. Tools to Address Shelter Efficacy Concerns

### ***Description of Concern:***

Residents worry about how effectively the shelter addresses the issue of homelessness in the community. In addition to this, the public has raised concerns that moving individuals away from social services that they utilize, which are very close to the existing location at 77 Winter Street, will have a negative impact. However, HAC can refute this misunderstanding by highlighting Duffy Health Center's presence on site and the services offered such as a 24-hour-7 nurse. This is crucial information to distribute, which is further supplemented by the data from the accident and report that listed 62% of calls made in 2024 were for medical reasons<sup>33</sup>. HAC and Catholic Charities should utilize this to portray anticipated success with Duffy's presence as it will localize services to the most vulnerable in the community.

To strengthen the purpose of the shelter relocation to the community, we have reviewed case studies on the benefits of on-site medical services at homeless shelters. Research suggests that localization of medical services helps dignify the daily experience of shelter guests while reducing calls to ER services, ER visits, and tax money spent on ER visits.<sup>34</sup> In addition, a critical finding emerged that shows co-locating medical care and housing services advances homeless people towards permanent housing.<sup>35</sup> This finding is crucial to addressing the efficacy part of concerns, as it suggests expanding day services and medical needs can actually decrease homelessness in the long run.

### ***Who Is Concerned About Efficacy:***

Concerns about efficacy have been voiced from both business owners and residents. For detailed information, Item 3 of the appendix lists individuals that have expressed this concern in public forums. To address this concern across the board, an informational bulletin presents a strong initial mechanism for transparency and communication.

### ***Communicating with Stakeholders Concerned about Efficacy:***

#### ***1. Informational Bulletin***

- a. **Summary:** This communication aims to provide a starting block for stakeholder engagement. It provides vital information and opens the path to have more visible, active discussion with the community and address their concerns. The content it covers provides a snapshot of homelessness as a whole in the US and how it has trickled to Cape Cod with reference to statistics that have demonstrated an increase in the Point of Time count. In addition, it also provides quick digestible subheadings by referring to 4 out of the 5 Ws:
  - i. Who is involved?
  - ii. Where is the relocation taking place?
  - iii. When will the relocation take place?

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<sup>33</sup> Town of Barnstable Police Department, Jean Challies, Chief of Police.

<sup>34</sup> Miller, R. G., Wright, R. S., Hatton, C. R., Lepley, D., & Lindamood, K. (2024). Preliminary impact of supportive housing on hospital utilization for individuals experiencing homelessness. *Transactions of the American Clinical and Climatological Association*, 134, 123. <https://pmc.ncbi.nlm.nih.gov/articles/PMC11316863>

<sup>35</sup> Miller, R. G., Wright, R. S., Hatton, C. R., Lepley, D., & Lindamood, K. (2024). Preliminary impact of supportive housing on hospital utilization for individuals experiencing homelessness. *Transactions of the American Clinical and Climatological Association*, 134, 123. <https://pmc.ncbi.nlm.nih.gov/articles/PMC11316863>

iv. What will the change mean in terms of services?

- b. Implementation:** We suggest that this tool be used as one of the earliest means of communication with neighbors/residents/businesses in close proximity to 460 West Main Street. To be the most effective with bridging the gap between HAC and the community, we anticipate that if distributed prior to public hearings/in-person meetings, it will guide the community toward a more coherent understanding of the benefits of the relocation.

2. *Before/After Shelter Feature Visualization*

- a. Summary:** This visualization highlights the key differences in features between the 77 Winter Street and 460 West Main Street locations. Item 7 of the Appendix highlights these differences in terms of layout/accessibility, on-site medical services, day programming, and general site infrastructure.
- b. Implementation:** This visualization could be presented to residents at community meetings and placed on the shelter webpage. This visual supports the need for relocating the shelter due to the significantly better services available at the 460 West Main Street site.

3. *Duffy Clinic Impact Flyer*

- a. Summary:** The impact flyer draws on key findings from research and case studies gathered to anticipate success for this relocation. In particular we refer to the following:

- Cost savings for local healthcare systems
- Reduction in Emergency calls
- Fewer Emergency Room Visits by the homeless population
- Stepping Block to Permanent Housing through integrating Medical care and Dignified Housing

In addition, we highlight real success stories from Duffy's services to showcase its impact—an impact that aligns with the findings of our case studies.

- b. Implementation:** This flyer will supplement the efficacy concern and shed more light on Duffy's role in this relocation and what it can mean for the inner stakeholders and the wider members as a whole. In essence it aims to demonstrate that this relocation will help shelter guests achieve housing stability and reintegrate into society.

## **Conclusion**

The UAL team has provided a comprehensive approach to support the applicability of the Dover Amendment, drawing on theological connections and the mission of St. Joseph's Shelter to demonstrate that, at its core, the shelter is a religious entity. The services it provides are directly aligned with Catholic doctrine, reinforcing its eligibility under the Dover Amendment. This amendment allows certain organizations to be exempt from specific zoning restrictions if they can establish that their primary purpose is educational or religious. Additionally, it protects religious and educational institutions from zoning requirements that might otherwise hinder their ability to fulfill their missions. Through our analysis, we have demonstrated how the Dover Amendment applies to St. Joseph's Shelter's relocation.

In addition to presenting theological arguments supporting Dover Amendment applicability, we have also outlined strategic communication tools to address concerns related to general community education, economic impact, safety, and efficacy. To ensure effective outreach, we strongly advise that the first communication medium be the informational bulletin. This format provides clear, concise, and easily digestible information to both those already aware of the relocation and those who are not. Establishing this initial communication channel will position Catholic Charities for success in bridging the gap between the organization and the community. After deploying the initial bulletin, the HAC and CC could use the Dover Amendment explanation video, the business demographics infographic, and the testimonials to boost transparency on the relocation's benefits. In terms of long-term planning, the team could then look toward hosting community meetings, addressing safety concerns with an infographic, and working to collaborate with local businesses.



# **Appendix**

## **Part A: Applications of Dover Amendments**

### **Item 1 : Dover Amendment Video Script:<sup>36</sup>**

Video Title: The Dover Amendment – A Law That Shapes Schools, Churches, and Communities

Chapter 1: What Is the Dover Amendment?

Imagine you're trying to build a school, a church, or a nonprofit community center—but local zoning laws say “Sorry, not here.”

In Massachusetts, that problem was solved in 1950 with the Dover Amendment—a law designed to protect religious and educational institutions from unnecessary zoning restrictions.

Pop up box, pencil/writing utensils write in quotes: “prohibit[s], regulate[s] or restrict[s] the use of land or structures for... educational purposes on land owned or leased by ...a nonprofit educational corporation.” G. L. c. 40A, § 3.”

But what exactly does it do?

It prevents cities and towns from blocking or restricting land use for religious or educational purposes.

BUT—towns can still regulate things like building height, parking, and safety standards.

Essentially, it's a balancing act between allowing institutions to grow and letting towns manage development.

Over the years, the definition of “educational” and “religious” has been tested—from schools and universities to homeless shelters, cemeteries, and even RV parks.

Before we get to those battles, let's take a look at how the Dover Amendment applies to education.

### **Chapter 2: The Dover Amendment and Education – More Than Just Schools**

Most people assume that education means schools, classrooms, and universities.

But under Massachusetts law, education is much broader.

*Fitchburg Housing Authority v. Board of Zoning Appeals (1980)*

The court ruled that teaching life skills, financial literacy, and independent living counts as education.

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<sup>36</sup> ChatGPT. (2025). *Dover Amendment Video* [Script, Written with AI Assistance]. OpenAI.

*McLean Hospital Corp. v. Town of Lincoln (2019)*

A residential mental health program for young men was protected because it helped develop social and emotional skills.

*Hume Lake Christian Camps v. Town of Monterey (2023)*

A summer camp's RV park was protected under the Dover Amendment because it supported religious education.

Even non-traditional educational settings—like life skills programs and housing stability courses—can be legally protected as educational land use.

### Chapter 3: Religious Land Use Battles – The Steeple That Reached the Courts

Now let's move on to religious institutions.

One of the biggest Dover Amendment cases?

*Belmont, Massachusetts, 1998.*

A local Mormon church planned to build an 83-foot steeple. But the town's zoning laws capped building heights well below that. The church argued that the steeple was essential to its religious mission. Neighbors sued, arguing that a steeple wasn't a core part of Mormon faith.

The Massachusetts Supreme Judicial Court ruled: "It's not up to courts to decide what is or isn't religiously necessary."

The steeple stayed.

Key takeaway?

The Dover Amendment protects religious land use—but only if the religious purpose is genuine and primary.

### Chapter 4: Expanding the Definition – Cemeteries, Camps, and More

But churches and schools aren't the only ones using the Dover Amendment.

*The Jewish Cemetery Association Case (2014)*

A town tried to block a cemetery from removing excess dirt.

The court ruled that cemeteries are religious institutions—and the zoning law couldn't stop them.

Every case shapes how we define religious and educational land use. But what happens when a project doesn't fit neatly into either category?

### Chapter 5: A New Challenge – Housing and The Dover Amendment

Now, let's connect the dots.

Remember how the Dover Amendment protects education—even in non-traditional settings?

And remember how religious institutions are protected—as long as their primary purpose is faith-based?

Now, imagine a case where both of these arguments might come into play.

*Hyannis, Massachusetts*

A Catholic nonprofit organization that operates a homeless shelter is looking to relocate to a better facility.

Some community members raise concerns:

“Will this affect tourism?”

“Will it impact local businesses?”

But under the Dover Amendment, here’s what courts might consider:

Is the organization religious? Yes, it’s run by Catholic Charities.

Is providing shelter an act of faith? Yes, caring for the homeless is a core religious value (Matthew 25:35-40).

The question isn’t whether it should happen—but how the Dover Amendment applies.

This isn’t just a legal case—it’s an evolving debate about what religious and educational land use means today.

Conclusion: Why This Matters

The Dover Amendment has shaped schools, churches, shelters, and communities for over 70 years.

But the debate isn’t over.

What qualifies as educational or religious land use?

How much control should towns have over private property?

Who decides—local governments or courts?

Every new case expands or limits the law—shaping what our communities look like in the future.

Thanks for watching!

Like, subscribe, and comment—How has the Dover Amendment affected your community?

## **Part B: Stakeholder Engagement Recommendations**

### **Item 2. Economic Impacts: Case Study**

Case study: Homeless Emergency Project (HEP) in Clearwater, Florida<sup>37</sup>

- a. HEP in Florida provides housing, food, and job assistance for homeless individuals. This case study evaluates the economic benefit on the Tampa Bay Area and how a homeless shelter can positively contribute to local businesses and the economy
- b. The HEP generated 18.5 million in economic stimulation in 2013. Local businesses in particular benefitted from 2.56 million in spending by employed program participants. The mutual benefits can be seen through the 1.26 million in labor income for the newly employed unhoused people. Furthermore, the study demonstrated that positive impacts went beyond businesses and actually helped the government avoid 1.54 million in auxiliary expenditures.

### **Item 3. Concerned Residents**

*Residents who have expressed concern about the shelter's new location and effects on safety:*

- Ryan Greaney
- Mardi Sawyer
- Dan Tod
- Anne Salas
- Kim Costello
- Catherine Polle Bean
- Retired Police Officer David Hegarty
- Gary Wilcox
- Kelly Lonergan
- Susan Sheehan

### **Item 4: School Profiles<sup>38</sup>**

*School Profile - Hyannis West Elementary School*

Address: 549 W Main St, Hyannis, MA

2024-2025 Enrollment: 309

Grades served: K - 03

Type: Public

*School Profile - Barnstable High School*

Address: 744 W Main St, Hyannis, MA

2024-2025 Enrollment: 1,652

Grades served: 8 - 12

Type: Public

*School Committee Members:*

Kathy Bent, Chair                      contact: [Bent\\_Kathleen@mybps.us](mailto:Bent_Kathleen@mybps.us)

Mike Judge, Vice Chair              contact: [Judge\\_Mike@mybps.us](mailto:Judge_Mike@mybps.us)

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<sup>37</sup> <https://www.hepempowers.org/wp-content/uploads/2015/05/Economic-Impact-Study.pdf>

<sup>38</sup> <https://www.barnstable.k12.ma.us/departments/school-committee>

Peter Goode  
 Andre King  
 Jennifer Cullum

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 contact: [King\\_Andre@mybps.us](mailto:King_Andre@mybps.us)  
 contact: [cullum\\_jennifer@mybps.us](mailto:cullum_jennifer@mybps.us)

### Item 5: Types of Businesses by Each Site<sup>39</sup>

General Category	Specific Business Type	77 Winter Street	460 W. Main Street
Lifestyle	Food and Beverage	15	5
	Healthcare	70	5
Learning	Education	16	8
	Libraries	2	0
Community	Government	46	4
	Sports	23	5
Recreation	Parks and Gardens	4	0
	Playgrounds	0	0
Access	Spiritual Centers	22	3
	Public Transit	12	0
Employment	Entertainment	20	2
	Restaurants	80	6

### Item 6: Businesses Near Shelter Sites

*Businesses Near 460 West Main Street Shelter Site:*

Business Name	Business Type	Distance From Site (Miles)	Employee Count	Sales
Cape Cod Human Service Inc W Main St Hyannis, MA 02601	Independent	0.00 SW	30	\$4,486,000
Kids & Teens Behavioral Health Assessment W Main St Hyannis, MA 02601	Independent	0.00 SW	12	\$687,000
Cape Cod Human Services W Main St Hyannis, MA 02601	Independent	0.00 SW	29	\$2,132,000
South Coastal Counties Legal	Independent	0.00 SW	8	\$1,647,000

<sup>39</sup> Foursquare (2025). Data aggregated with ArcGIS Esri.

W Main St Hyannis, MA 02601				
Housing Assistance Corporation	Independent	0.00 SE	115	\$6,577,000
W Main St Hyannis, MA 02601				
US Veterans Center	Branch	0.03 W	4	N/A
W Main St Hyannis, MA 02601				
Rocha Painting Inc	Independent	0.03 W	2	\$263,000
W Main St Hyannis, MA 02601				
Latinx in Action Inc	Independent	0.03 E	2	N/A
Lafrance Ave Hyannis, MA 02601				
Hyannis Collision	Independent	0.06 NW	9	\$1,489,000
W Main St Hyannis, MA 02601				
Hyannis Auto, Inc	Independent	0.06 NW	5	\$3,373,000
W Main St Hyannis, MA 02601				
Hyannis Auto Accessories	Independent	0.06 W	2	\$361,000
W Main St Hyannis, MA 02601				
Cloutier Supply Company	Independent	0.06 S	7	\$2,111,000
W Main St Hyannis, MA 02601				
ATM	Kiosk	0.07 SW	N/A	N/A
W Main St Hyannis, MA 02601				
West Main Mini Golf	Independent	0.07 SW	4	\$333,000
W Main St Hyannis, MA 02601				
Steve & Sue's Par-Tee Freeze	Independent	0.07 SW	18	\$835,000
W Main St Hyannis, MA 02601				
Allergy & Asthma Centers of Cape Cod	Independent	0.08 S	4	\$599,000
W Main St Hyannis, MA 02601				
Advanced Allergy	Independent	0.08 S	13	\$1,944,000
W Main St Hyannis, MA 02601				
Barnstable Brewing	Independent	0.08 W	14	\$6,930,000
W Main St Hyannis, MA 02601				
Jp's Twisted BBQ	Independent	0.08 W	3	N/A
W Main St Hyannis, MA 02601				
Laundry Room	Independent	0.08 W	4	\$617,000
W Main St Hyannis, MA 02601				
Executive Auto	Independent	0.10 W	2	\$377,000
W Main St				

Hyannis, MA 02601				
Hyannis Country Garden	Independent	0.11 E	55	\$11,016,000
W Main St				
Hyannis, MA 02601				
Blue Rhino	Kiosk	0.11 E	N/A	N/A
W Main St				
Hyannis, MA 02601				
MBR Home Service Inc	Independent	0.13 N	3	\$371,000
Lafrance Ave				
Hyannis, MA 02601				
Walgreens	Branch	0.13 NW	20	\$6,322,000
W Main St				
Hyannis, MA 02601				
Blue Rhino	Kiosk	0.13 SE	N/A	N/A
W Main St				
Hyannis, MA 02601				
Cumberland Farms	Branch	0.14 SE	6	\$1,469,000
W Main St				
Hyannis, MA 02601				
A C Cleaning	Independent	0.16 SE	1	\$100,000
W Main St				
Hyannis, MA 02601				
Blades Etc	Independent	0.16 SE	5	\$265,000
W Main St				
Hyannis, MA 02601				
Cape Stitches	Independent	0.16 SE	1	\$182,000
W Main St				
Hyannis, MA 02601				
WKC, Inc	Independent	0.16 SE	17	\$4,259,000
W Main St				
Hyannis, MA 02601				
Misaki Sushi	Independent	0.16 SE	4	\$186,000
W Main St				
Hyannis, MA 02601				
Calvary Baptist Church	Independent	0.17 NW	5	N/A
Lincoln Rd				
Hyannis, MA 02601				
Jack's Pizza Hyannis	Independent	0.17 SE	10	\$1,030,000
W Main St				
Hyannis, MA 02601				
Hyannis West Elementary School	Independent	0.17 W	50	N/A
W Main St				
Hyannis, MA 02601				
Massachusetts School	Independent	0.17 W	6	N/A
W Main St				
Hyannis, MA 02601				
Paramount Enterprises Inc	Independent	0.17 SE	5	\$578,000
Suomi Rd				
Hyannis, MA 02601				
Graham LLC	Independent	0.18 SE	7	\$809,000
W Main St				
Hyannis, MA 02601				



Fowler Jas A & Sons Termite & Pest Control W Main St Hyannis, MA 02601	Independent	0.18 SE	4	\$478,000
Anchor Outboard Co Inc W Main St Hyannis, MA 02601	Independent	0.19 SE	2	\$1,115,000
Alvarenga's Custom Arrowhead Dr Hyannis, MA 02601	Independent	0.19 NW	2	\$263,000
Perez Home Service Inc Lafrance Ave Hyannis, MA 02601	Independent	0.20 NE	2	\$247,000
James A Fowler & Sons Termite W Main St Hyannis, MA 02601	Independent	0.21 SE	16	\$1,912,000
Khouris Oriental Rug Co W Main St Hyannis, MA 02601	Independent	0.21 SE	5	\$499,000
Adrienne Seigal Properties Inc W Main St Hyannis, MA 02601	Independent	0.21 SE	2	\$340,000
Strawberry Hill Real Estate W Main St Hyannis, MA 02601	Independent	0.21 SE	6	\$679,000
Bosworth Realty W Main St Hyannis, MA 02601	Independent	0.21 W	1	\$114,000
Joyce & Associates W Main St Hyannis, MA 02601	Independent	0.21 W	3	\$618,000
Sew on Bridal Alterations Pontiac St Hyannis, MA 02601	Independent	0.22 E	1	\$149,000
Sovereign Consulting Inc W Main St Hyannis, MA 02601	Branch	0.22 W	4	\$341,000
Blue Rhino W Main St Hyannis, MA 02601	Kiosk	0.22 W	N/A	N/A
Hair It Is Bty Salon Seaboard Ln Hyannis, MA 02601	Independent	0.23 NW	4	\$212,000
B & B Pizza Seaboard Ln Hyannis, MA 02601	Independent	0.23 NW	10	\$464,000
Quest Energy Solutions Seaboard Ln Hyannis, MA 02601	Independent	0.23 NW	3	\$395,000
Margaret Parker Florals Seaboard Ln Hyannis, MA 02601	Independent	0.23 NW	1	\$105,000
Barnstable Bottle Shoppe	Independent	0.23 NW	5	\$1,425,000

Seaboard Ln Hyannis, MA 02601				
Dollar General	Branch	0.24 E	9	\$1,693,000
W Main St Hyannis, MA 02601				
Whole Health Pharmacy	Independent	0.26 W	4	\$1,265,000
W Main St Hyannis, MA 02601				
Coastline Real Estate Appraisals	Independent	0.28 W	3	\$347,000
W Main St Hyannis, MA 02601				
Villani Construction	Independent	0.30 NE	2	\$733,000
Wagon Ln Hyannis, MA 02601				
Kas Home Restoration Inc	Independent	0.31 E	2	\$733,000
W Main St Hyannis, MA 02601				
Cape Fish & Lobster Co Inc	Independent	0.31 W	15	\$696,000
W Main St Hyannis, MA 02601				
CertaPro Painters	Branch	0.31 SE	5	\$658,000
W Main St Hyannis, MA 02601				
Mario Pacheco's Co Inc	Independent	0.31 SE	N/A	N/A
W Main St Hyannis, MA 02601				
Rouland Painting Co	Independent	0.32 NW	1	\$132,000
Seaboard Ln Hyannis, MA 02601				
Redbox	Kiosk	0.32 W	N/A	N/A
W Main St Hyannis, MA 02601				
Coinstar	Kiosk	0.32 W	N/A	N/A
W Main St Hyannis, MA 02601				
ATM	Kiosk	0.32 W	N/A	N/A
W Main St Hyannis, MA 02601				
Shaw's Supermarket	Branch	0.32 W	160	\$39,171,000
W Main St Hyannis, MA 02601				
Western Union Agent Location	Branch	0.32 W	3	\$1,324,000
W Main St Hyannis, MA 02601				
AmeriGas Propane Exchange	Kiosk	0.32 W	N/A	N/A
W Main St Hyannis, MA 02601				
USPS Collection Box	Kiosk	0.32 W	N/A	N/A
W Main St Hyannis, MA 02601				
Anthony P Construction Inc	Independent	0.32 N	2	\$733,000
Wellesley Cir				

Hyannis, MA 02601				
Silkas Carpentry Inc	Independent	0.34 E	2	\$263,000
Pitchers Way				
Hyannis, MA 02601				
The Daily Paper	Independent	0.34 W	20	\$928,000
W Main St				
Hyannis, MA 02601				
Yethman Transport LLC	Independent	0.35 N	39	\$7,513,000
Lincoln Rd				
Hyannis, MA 02601				
Cape Winds Resort	Independent	0.36 W	7	\$775,000
W Main St				
Hyannis, MA 02601				
Eric Aronne Remodeling	Independent	0.37 N	1	\$132,000
Arrowhead Dr				
Hyannis, MA 02601				
C & Z Landscaping & Construction Inc	Independent	0.38 SW	3	\$347,000
Blue Jay Dr				
Hyannis, MA 02601				
Campbell Painting	Independent	0.41 SW	2	\$263,000
Old Town Rd				
Hyannis, MA 02601				
Silva Plumbing & Heating Inc	Independent	0.41 N	2	\$263,000
Sudbury Ln				
Hyannis, MA 02601				
Integrative Wellness Center	Independent	0.41 W	4	\$389,000
W Main St				
Hyannis, MA 02601				
Satya Wellness Services LLC	Independent	0.41 W	3	\$220,000
W Main St				
Hyannis, MA 02601				
Friends of the Journey Inc	Independent	0.41 W	2	N/A
W Main St				
Hyannis, MA 02601				
Carla's Cleaning Service	Independent	0.43 E	4	\$499,000
W Main St				
Hyannis, MA 02601				
Commercial Realty Advisors	Independent	0.43 E	5	\$340,000
W Main St				
Hyannis, MA 02601				
Residential Realty Advisors	Independent	0.43 E	15	\$1,696,000
W Main St				
Hyannis, MA 02601				
Comm Realty	Independent	0.43 E	3	\$453,000
W Main St				
Hyannis, MA 02601				
Dowling Oneil Insurance	Independent	0.43 E	3	\$446,000
W Main St				
Hyannis, MA 02601				
Osterville Internal Medicine	Independent	0.43 W	12	\$1,795,000
W Main St				

Hyannis, MA 02601				
De Paola Begg & Associates	Independent	0.43 E	15	\$1,215,000
W Main St				
Hyannis, MA 02601				
DC D Inc	Independent	0.43 E	2	N/A
W Main St				
Hyannis, MA 02601				
Barnstable Teen Center Inc Jason	Independent	0.43 E	42	N/A
W Main St				
Hyannis, MA 02601				
USPS Collection Box	Kiosk	0.43 E	N/A	N/A
W Main St				
Hyannis, MA 02601				
Spas By Paul	Independent	0.44 N	1	\$118,000
Lincoln Rd				
Hyannis, MA 02601				
Papa Johns	Branch	0.44 E	12	\$557,000
W Main St				
Hyannis, MA 02601				
USPS Collection Box	Kiosk	0.44 E	N/A	N/A
W Main St				
Hyannis, MA 02601				
ASC Construction, LLC	Independent	0.44 S	2	\$733,000
Melbourne Rd				
Hyannis, MA 02601				
Salt Marsh Center	Independent	0.45 E	2	\$117,000
W Main St				
Hyannis, MA 02601				
Mahoney & Mahoney	Independent	0.45 E	3	\$100,000
W Main St				
Hyannis, MA 02601				
Cargill Behavioral Health	Independent	0.45 E	2	\$117,000
W Main St				
Hyannis, MA 02601				
The Woerdeman Financial Group-Ameriprise	Branch	0.45 E	6	\$1,805,000
W Main St				
Hyannis, MA 02601				
Vista Health Service	Independent	0.45 E	34	\$2,490,000
W Main St				
Hyannis, MA 02601				
Majturi Brown LICSW	Independent	0.45 E	8	\$458,000
W Main St				
Hyannis, MA 02601				
Pegasus Foundation	Independent	0.45 E	3	N/A
W Main St				
Hyannis, MA 02601				
Calle Cape Cod Construction Inc	Independent	0.46 NE	2	\$733,000
Mitchells Way				
Hyannis, MA 02601				
Ocean Level Construction Inc	Independent	0.46 S	2	\$733,000
Straightway				
Hyannis, MA 02601				

Apothecare Pharmacy W Main St Hyannis, MA 02601	Independent	0.46 E	9	\$2,213,000
Liu Ming Hua Inc W Main St Hyannis, MA 02601	Independent	0.46 E	N/A	N/A
ATM W Main St Hyannis, MA 02601	Kiosk	0.47 W	N/A	N/A
Family Orthodontics W Main St Hyannis, MA 02601	Independent	0.49 W	7	\$991,000
Barnstable High School W Main St Hyannis, MA 02601	Independent	0.49 NW	275	N/A
Aramark W Main St Hyannis, MA 02601	Branch	0.49 NW	65	\$7,500,000
Barnstable Performing Arts Center W Main St Hyannis, MA 02601	Independent	0.49 NW	7	\$433,000
Elmstock Inc W Main St Hyannis, MA 02601	Independent	0.49 NW	3	N/A
Electric Charging Station W Main St Hyannis, MA 02601	Kiosk	0.49 NW	N/A	N/A
New England Pizza House W Main St Hyannis, MA 02601	Independent	0.49 E	3	\$140,000
High Tide Studio W Main St Hyannis, MA 02601	Independent	0.49 E	2	\$223,000
Alj Realty Corp Pitchers Way Hyannis, MA 02601	Independent	0.50 SE	2	\$227,000
Daniel M Zoto Lexington Dr Hyannis, MA 02601	Independent	0.50 N	3	\$250,000
Studio R Productions Inc Lincoln Rd Hyannis, MA 02601	Independent	0.51 N	N/A	N/A
Kiril's Irrigation Hardscape & Landscape Mitchells Way Hyannis, MA 02601	Independent	0.52 E	1	\$116,000
WQRC 99.9 W Main St Hyannis, MA 02601	Independent	0.52 W	15	\$3,605,000
Ocean 104.7 W Main St Hyannis, MA 02601	Independent	0.52 W	30	\$2,563,000

Cape Cod Broadcasting W Main St Hyannis, MA 02601	Independent	0.52 W	20	\$4,806,000
WFCC W Main St Hyannis, MA 02601	Independent	0.52 W	15	\$3,605,000
WQRC 99.9 FM W Main St Hyannis, MA 02601	Independent	0.52 W	20	\$4,806,000
CapeCod.com W Main St Hyannis, MA 02601	Independent	0.52 W	2	\$481,000
Sandab Communications LP Li W Main St Hyannis, MA 02601	Independent	0.52 W	5	\$1,403,000
Silvestre Tile Inc Pine Valley Rd Hyannis, MA 02601	Independent	0.52 W	2	N/A
Faucetman Plumbing Heating LLC Mark Ln Hyannis, MA 02601	Independent	0.53 E	6	\$789,000
NAMI Cape Cod & the Islands Mark Ln Hyannis, MA 02601	Branch	0.53 E	4	\$407,000
Professional Safety Driving Mark Ln Hyannis, MA 02601	Independent	0.53 E	11	N/A
Chabad Lubavitch of Cape Cod W Main St Hyannis, MA 02601	Independent	0.54 W	1	N/A
Turning Leaves Landscape Inc Saint John St Hyannis, MA 02601	Independent	0.54 NE	2	\$232,000
Beacon Financial Planning of Cape Cod Inc Pine St Hyannis, MA 02601	Independent	0.55 W	5	\$1,504,000
Minutemen Moving Megan Rd Hyannis, MA 02601	Independent	0.55 E	4	\$546,000
Doane Beal & Ames Funeral Services W Main St Hyannis, MA 02601	Independent	0.55 E	8	\$1,130,000
Dunkin' W Main St Hyannis, MA 02601	Branch	0.55 W	13	\$671,000
Justino's Painting Jennifer Ln Hyannis, MA 02601	Independent	0.55 NE	1	\$132,000
Quality Pools of Cape Cod Inc Wayland Rd Hyannis, MA 02601	Independent	0.56 N	2	\$461,000
Cifelli Construction Inc	Independent	0.56 E	2	\$733,000

Mitchells Way Hyannis, MA 02601				
Cape Computer Help Inc Pitchers Way Hyannis, MA 02601	Independent	0.56 SE	3	\$370,000
Chris Dixon Pitchers Way Hyannis, MA 02601	Independent	0.56 SE	2	N/A
Kam Appliance Aggregate Way Hyannis, MA 02601	Independent	0.57 E	20	\$4,846,000
Village at Fawcett's Pond W Main St Hyannis, MA 02601	Independent	0.57 E	3	\$468,000
Sports Port W Main St Hyannis, MA 02601	Independent	0.58 E	4	\$847,000
Atlantic Airport & Limo Service Jennifer Ln Hyannis, MA 02601	Independent	0.58 NE	2	\$112,000
AAA Paving & Digging Inc Megan Rd Hyannis, MA 02601	Independent	0.58 E	4	\$1,102,000
ASA Construction Group Melbourne Rd Hyannis, MA 02601	Independent	0.59 S	2	N/A
Kachulski Inc Saint Francis Cir Hyannis, MA 02601	Independent	0.62 NE	10	\$2,366,000
Ray's Painting Inc Sudbury Ln Hyannis, MA 02601	Independent	0.62 NE	2	\$263,000
Loftus Construction Arrowhead Dr Hyannis, MA 02601	Independent	0.62 N	2	\$733,000
Blue Rhino W Main St Hyannis, MA 02601	Kiosk	0.63 E	N/A	N/A
Center Line Installations Strawberry Hill Rd Centerville, MA 02632	Independent	0.63 W	3	\$1,100,000
All Cape Boat Rentals Inc Arbor Way Hyannis, MA 02601	Independent	0.63 SE	5	\$416,000
Barnstable Transportation Department Falmouth Rd Hyannis, MA 02601	Independent	0.64 NW	3	N/A
International Mighty God Strawberry Hill Rd Centerville, MA 02632	Independent	0.64 W	2	N/A
Emmanuel Construction, Inc	Independent	0.64 W	5	\$658,000



Strawberry Hill Rd Centerville, MA 02632				
Talita Camilo Professional Service	Independent	0.64 E	4	\$494,000
W Main St Hyannis, MA 02601				
TK Cleaning Business	Independent	0.64 E	6	\$599,000
W Main St Hyannis, MA 02601				
Irealty	Independent	0.64 E	3	\$340,000
W Main St Hyannis, MA 02601				
MLS Assistant	Independent	0.64 E	N/A	N/A
W Main St Hyannis, MA 02601				
Adriana's Painting Inc	Independent	0.64 E	3	\$395,000
W Main St Hyannis, MA 02601				
Rates Solutions LLC	Independent	0.64 E	N/A	N/A
W Main St Hyannis, MA 02601				
Sycamore Stand Inc	Independent	0.64 E	N/A	N/A
W Main St Hyannis, MA 02601				
Massachusetts Teachers Association	Branch	0.64 E	2	N/A
W Main St Hyannis, MA 02601				
Phillips Business Services	Independent	0.65 E	1	\$34,000
Saint Catherine Ave Hyannis, MA 02601				
Butler Fallon Financial Service	Independent	0.65 W	3	\$2,554,000
W Main St Hyannis, MA 02601				
Real Eyes Truth Inc	Independent	0.65 W	N/A	N/A
W Main St Hyannis, MA 02601				
Hyannis Painting	Independent	0.66 E	3	\$263,000
Connemara Cir Hyannis, MA 02601				
John M Butler Inc	Independent	0.66 W	3	\$618,000
W Main St Hyannis, MA 02601				
Cape Cod Print and Promo	Independent	0.66 W	N/A	N/A
W Main St Hyannis, MA 02601				
Butler Sporting Goods	Independent	0.66 W	3	\$635,000
W Main St Hyannis, MA 02601				
Common Law Associates LLP	Independent	0.66 W	4	\$618,000
W Main St Hyannis, MA 02601				
Butler Financial Services	Independent	0.66 W	3	\$903,000
W Main St				

Hyannis, MA 02601				
Dryserv Inc	Independent	0.66 NE	18	\$1,796,000
Pitchers Way				
Hyannis, MA 02601				
EHE Landscaping Irrigation	Independent	0.66 S	1	\$116,000
Old Town Rd				
Hyannis, MA 02601				
Dress A Shade Inc	Independent	0.67 E	2	\$523,000
Skating Rink Rd				
Hyannis, MA 02601				
Airrite HVAC	Independent	0.67 E	4	\$526,000
W Main St				
Hyannis, MA 02601				
Tata Inc	Independent	0.67 E	N/A	N/A
Pine Grove Ave				
Hyannis, MA 02601				
Ambearl	Independent	0.68 E	2	N/A
Connemara Cir				
Hyannis, MA 02601				
CKC Cleaning Service	Independent	0.68 NE	4	\$399,000
Pitchers Way				
Hyannis, MA 02601				
Barnstable NTR Elder Service	Independent	0.68 NW	10	\$572,000
Falmouth Rd				
Hyannis, MA 02601				
Barnstable Council on Aging	Independent	0.68 NW	8	N/A
Falmouth Rd				
Hyannis, MA 02601				
Electric Charging Station	Kiosk	0.68 NW	N/A	N/A
Falmouth Rd				
Hyannis, MA 02601				
Woodworks Design LLC	Independent	0.68 NE	2	\$733,000
Saint Francis Cir				
Hyannis, MA 02601				
Bears Inc	Independent	0.68 S	N/A	N/A
Craigville Beach Rd				
Hyannis, MA 02601				
Regal Painting	Independent	0.69 E	3	\$395,000
Connemara Cir				
Hyannis, MA 02601				
Healing Touch	Independent	0.70 E	2	\$66,000
W Main St				
Hyannis, MA 02601				
Sturgis Charter School	Independent	0.70 E	31	N/A
W Main St				
Hyannis, MA 02601				
St Pierre Carpentry	Independent	0.70 E	2	\$167,000
W Main St				
Hyannis, MA 02601				
Hyannis Honda	Independent	0.70 NW	70	\$60,153,000
W Main St				
Hyannis, MA 02601				

Lincoln's Construction Remodeling Inc Lincoln Rd Hyannis, MA 02601	Independent	0.70 N	2	\$733,000
Cafolla Quilter D Strawberry Hill Rd Centerville, MA 02632	Independent	0.70 W	N/A	N/A
Bottomline Bookkeeping Strawberry Hill Rd Centerville, MA 02632	Independent	0.70 W	3	\$243,000
Oleh Podryhula Law Office W Main St Hyannis, MA 02601	Independent	0.71 E	1	\$206,000
Local Homebuyer Alliance W Main St Hyannis, MA 02601	Independent	0.71 E	5	\$453,000
Free Cape Cod W Main St Hyannis, MA 02601	Independent	0.71 E	7	\$698,000
Attward Mobile Marketing Solutions W Main St Hyannis, MA 02601	Independent	0.71 E	3	\$256,000
Perfectionist Landscaping W Main St Hyannis, MA 02601	Independent	0.71 E	20	\$2,311,000
Cape Cod Trade LLC W Main St Hyannis, MA 02601	Independent	0.71 E	3	\$2,085,000
Carlozzi Landscape Contractors Inc W Main St Hyannis, MA 02601	Independent	0.71 E	4	\$463,000
Clear Mind W Main St Hyannis, MA 02601	Independent	0.71 E	1	N/A
DTG Cash Service Inc W Main St Hyannis, MA 02601	Independent	0.71 E	2	\$883,000
Maforte & Martins Inc W Main St Hyannis, MA 02601	Independent	0.71 E	N/A	N/A
PLJ Carpentry W Main St Hyannis, MA 02601	Independent	0.71 E	3	\$395,000
Pva Inc W Main St Hyannis, MA 02601	Independent	0.71 E	8	\$905,000
Carlozzi Tree & Landscape W Main St Hyannis, MA 02601	Independent	0.71 E	3	\$309,000
Riverview School Oakland Rd Hyannis, MA 02601	Independent	0.72 N	17	N/A

Elliott Home Improvements & Restoration W Main St Hyannis, MA 02601	Independent	0.72 W	2	\$733,000
Cape Cod Intergroup Falmouth Rd Hyannis, MA 02601	Independent	0.72 N	4	\$401,000
Independent Auto Repair Bettys Pond Rd Hyannis, MA 02601	Independent	0.73 E	3	\$440,000
West End Auto Revival Inc Bettys Pond Rd Hyannis, MA 02601	Independent	0.73 E	2	\$293,000
Barnstable Intermediate School Falmouth Rd Hyannis, MA 02601	Independent	0.73 NW	127	N/A
The Oceanside Insurance Group W Main St Hyannis, MA 02601	Independent	0.73 E	7	\$1,040,000
Ramalho's Cleaning Service Strawberry Hill Rd Centerville, MA 02632	Independent	0.74 SW	3	\$300,000
Capeway Towing & Transport Scudder Ave Hyannis, MA 02601	Independent	0.74 E	4	\$420,000
Electric Charging Station W Main St Hyannis, MA 02601	Kiosk	0.75 NW	N/A	N/A
Cape Cod Melody Tent W Main St Hyannis, MA 02601	Independent	0.75 E	2	\$96,000
De Oliveira Painting Inc Bettys Pond Rd Hyannis, MA 02601	Independent	0.76 E	2	\$263,000
Islamic Society of Cape Cod Inc Falmouth Rd Hyannis, MA 02601	Independent	0.76 N	2	N/A
Sunny Boy Inc Tobey Way Hyannis, MA 02601	Independent	0.76 SW	13	\$603,000
Advanced Orthopedic Services, Inc Falmouth Rd Hyannis, MA 02601	Independent	0.76 N	7	\$1,729,000
Salome Cleaning Inc Bee Ln Centerville, MA 02632	Independent	0.76 W	4	\$399,000
Harbor Church Falmouth Rd Hyannis, MA 02601	Independent	0.77 NW	2	N/A
M Tuitive Software Inc Strawberry Hill Rd Centerville, MA 02632	Independent	0.78 W	15	\$1,850,000
Mtuitive Strawberry Hill Rd	Independent	0.78 W	11	\$2,603,000

Centerville, MA 02632				
R Square Enterprises Strawberry Hill Rd Centerville, MA 02632	Independent	0.78 W	10	\$515,000
Dreamstime.com Strawberry Hill Rd Centerville, MA 02632	Independent	0.78 W	8	\$2,849,000
Picktricity Strawberry Hill Rd Centerville, MA 02632	Independent	0.78 W	4	\$341,000
Hyannis Historical Society Inc Strawberry Hill Rd Centerville, MA 02632	Independent	0.78 SW	2	N/A
Flaherty Associates Trinity Pl Centerville, MA 02632	Independent	0.78 W	1	\$114,000
Xiphias Enterprises Inc W Main St Hyannis, MA 02601	Independent	0.79 NW	3	\$340,000
John C Manoog Law Offices W Main Hyannis, MA 02601	Independent	0.79 W	3	\$618,000
Goldman & Associates Insurance Financial Falmouth Rd Hyannis, MA 02601	Independent	0.79 NW	2	\$298,000
Jri Family Network W Main St Centerville, MA 02632	Independent	0.80 W	20	\$1,144,000
Picktricity W Main St Centerville, MA 02632	Independent	0.80 W	3	\$526,000
Songtime Christian Ministries W Main St Centerville, MA 02632	Independent	0.80 W	3	N/A
Songtime USA W Main St Centerville, MA 02632	Independent	0.80 W	3	\$186,000
Brookdale Cape Cod Falmouth Rd Hyannis, MA 02601	Branch	0.80 N	60	N/A
Inside Inc Lincoln Road Ext Hyannis, MA 02601	Independent	0.81 N	N/A	N/A
All Cape Chimney Sweep Home Repair Old Craigville Rd Centerville, MA 02632	Independent	0.81 SW	2	\$200,000
Subway W Main St Hyannis, MA 02601	Branch	0.81 E	10	\$140,000
Founders Court Falmouth Rd Hyannis, MA 02601	Independent	0.81 NW	5	\$780,000

The West End Scudder Ave Hyannis, MA 02601	Independent	0.81 E	17	\$974,000
TOAD HALL Scudder Ave Hyannis, MA 02601	Independent	0.82 SE	2	N/A
Simmons Homestead Inn Scudder Ave Hyannis, MA 02601	Independent	0.82 SE	6	\$664,000
USPS Collection Box Craigville Beach Rd West Hyannisport, MA 02672	Kiosk	0.84 SW	N/A	N/A
United States Postal Service Craigville Beach Rd West Hyannisport, MA 02672	Branch	0.84 SW	2	N/A

*Businesses Near 77 Winter Street Shelter Site:*

<b>Business Name</b>	<b>Business Type</b>	<b>Distance From Site (Miles)</b>	<b>Employee Count</b>	<b>Sales</b>
Balise Ford of Cape Cod High School Road Ext Hyannis, MA 02601	Branch	0.04 W	48	\$41,248,000
Balise Collision Repair Hynns High School Road Ext Hyannis, MA 02601	Branch	0.04 W	5	\$721,000
Quick Lane High School Road Ext Hyannis, MA 02601	Branch	0.04 W	3	\$541,000
Ballistic Power Wash & Cleaning Inc Winter St Hyannis, MA 02601	Independent	0.04 NE	5	\$499,000
Community Action Committee of the Cape & North St Hyannis, MA 02601	Independent	0.06 SE	7	N/A
Job Training & Employment Corp North St Hyannis, MA 02601	Independent	0.06 SE	14	N/A
The Salvation Army North St Hyannis, MA 02601	Branch	0.06 S	6	\$344,000
Cape Cod Orthopaedics & Sports Medicine, P.C. North St Hyannis, MA 02601	Independent	0.07 SW	40	\$5,981,000
Catalyst Multisport North St Hyannis, MA 02601	Independent	0.07 SW	3	\$256,000
USPS Collection Box North St Hyannis, MA 02601	Kiosk	0.07 SW	N/A	N/A
Cape Cod Healthcare General and Thoracic North St	Independent	0.07 SW	8	\$2,094,000

Hyannis, MA 02601				
Lawrence M Novak, MD, FACS	Independent	0.07 SW	11	\$1,645,000
North St				
Hyannis, MA 02601				
Carlos Fonts, MD, FACS	Independent	0.07 SW	10	\$1,496,000
North St				
Hyannis, MA 02601				
North Street Primary Care	Independent	0.07 SW	13	\$1,496,000
North St				
Hyannis, MA 02601				
Jeffrey J Spillane, MD, FACS	Independent	0.07 SW	10	\$1,496,000
North St				
Hyannis, MA 02601				
Michael L Ayers, MD, FCCP	Independent	0.07 SW	12	\$1,795,000
North St				
Hyannis, MA 02601				
Mark J Zapata MD	Independent	0.07 SW	13	\$1,944,000
North St				
Hyannis, MA 02601				
Portside Tavern	Independent	0.08 E	20	\$928,000
North St				
Hyannis, MA 02601				
USPS Collection Box	Kiosk	0.08 E	N/A	N/A
North St				
Hyannis, MA 02601				
HRS of Cape Cod	Independent	0.08 SE	2	\$66,000
Winter St				
Hyannis, MA 02601				
Relief Home Health Services, Inc	Independent	0.08 SE	160	\$9,394,000
Winter St				
Hyannis, MA 02601				
Waltham Services Inc	Branch	0.08 SE	8	\$956,000
Winter St				
Hyannis, MA 02601				
Hair Replacement Solutions	Independent	0.08 SE	1	\$33,000
Winter St				
Hyannis, MA 02601				
Seminole Exchange	Independent	0.08 SE	N/A	N/A
Winter St				
Hyannis, MA 02601				
Courtyard Resort	Independent	0.08 S	7	\$792,000
North St				
Hyannis, MA 02601				
Wack A Jacks	Independent	0.10 SW	N/A	N/A
Main				
Hyannis, MA 02601				
St Patrick's Cemetery	Independent	0.10 SW	5	\$466,000
Barnstable Rd				
Hyannis, MA 02601				
Marichal Cleaning	Independent	0.10 SW	3	\$300,000
Sawcette Ln				



Hyannis, MA 02601				
Cape Cod Vacuum Mart	Independent	0.10 SW	3	\$184,000
Ino Rd				
Hyannis, MA 02601				
Choices	Independent	0.10 SW	3	N/A
Camp				
Hyannis, MA 02601				
Bore Wright Co	Independent	0.10 SW	3	\$3,754,000
Masters Way				
Hyannis, MA 02601				
Keller Co Inc	Independent	0.10 SW	3	\$340,000
Lyanough Rd				
Hyannis, MA 02601				
Extraordinary Homes	Independent	0.10 SW	2	\$733,000
Meetinghouse Rd				
Hyannis, MA 02601				
IHOP	Branch	0.10 SW	6	\$974,000
Cape Town Plaz				
Hyannis, MA 02601				
Community Connections Inc	Independent	0.10 SW	18	\$1,212,000
Da Vid Drown Blvd				
Hyannis, MA 02601				
Just Breathe Salt Spa	Independent	0.10 SW	4	\$183,000
N St 8384 1/2 Main				
Hyannis, MA 02601				
Electric Charging Station	Kiosk	0.10 SW	N/A	N/A
Transportation Ave				
Barnstable, MA 02601				
Artstone Landscaping	Independent	0.10 SW	2	\$232,000
W Main Street 02				
Hyannis, MA 02601				
Dou Klean Cleaning & Concierge	Independent	0.10 N	8	\$798,000
Winter St				
Hyannis, MA 02601				
Cape Cod Hearing Center	Independent	0.10 E	4	\$447,000
North St				
Hyannis, MA 02601				
Sylvester Consultants Inc	Independent	0.11 E	2	\$171,000
North St				
Hyannis, MA 02601				
Achilles Papavasiliou, MD, Faans	Independent	0.11 E	10	\$1,496,000
North St				
Hyannis, MA 02601				
John M Bete, Jr, DO	Independent	0.11 E	9	\$2,060,000
North St				
Hyannis, MA 02601				
Nicholas D Coppa, MD, Faans	Independent	0.11 E	10	\$1,496,000
North St				
Hyannis, MA 02601				
Women Health Association of	Independent	0.11 E	5	\$292,000
Cape Cod				
North St				
Hyannis, MA 02601				

Dunkin' North St Hyannis, MA 02601	Branch	0.11 S	10	\$517,000
Cape Cod Healthcare Neurosurgery North St Hyannis, MA 02601	Independent	0.11 E	16	\$2,393,000
Cape Cod Health Care Neurosurgeons North St Hyannis, MA 02601	Independent	0.11 E	20	\$2,991,000
Cape Cod Hospital Pain Center North St Hyannis, MA 02601	Independent	0.11 E	6	\$1,373,000
Hatfield Cardiology North St Hyannis, MA 02601	Independent	0.11 E	14	\$2,094,000
Kevin Kelly, MD, Mba North St Hyannis, MA 02601	Independent	0.11 E	9	\$2,060,000
Gordon Nakata, MD, Faans North St Hyannis, MA 02601	Independent	0.11 E	10	\$1,496,000
Paul Houle, MD, Faans North St Hyannis, MA 02601	Independent	0.11 E	10	\$1,496,000
Emilio M Melchionna, MD, Faan North St Hyannis, MA 02601	Independent	0.11 NE	10	\$1,496,000
Neurologists of Cape Cod North St Hyannis, MA 02601	Independent	0.11 NE	7	\$1,496,000
James A McCarthy, MD North St Hyannis, MA 02601	Independent	0.11 NE	10	\$1,496,000
Cape Cod Synagogue Winter St Hyannis, MA 02601	Independent	0.11 N	6	N/A
Courtyard Resort Main St Hyannis, MA 02601	Independent	0.12 S	2	\$222,000
ATM North St Hyannis, MA 02601	Kiosk	0.12 SW	N/A	N/A
Speedway North St Hyannis, MA 02601	Branch	0.12 SW	4	\$980,000
Blue Rhino North St Hyannis, MA 02601	Kiosk	0.12 SW	N/A	N/A
LibertyX Bitcoin ATM North St	Kiosk	0.12 SW	N/A	N/A

Hyannis, MA 02601				
Santana Appliances Repair Inc	Independent	0.12 N	2	\$485,000
Winter St				
Hyannis, MA 02601				
Blue Moon Mexican American Restaurant	Independent	0.13 SE	7	\$325,000
Main St				
Hyannis, MA 02601				
Mental Health Department	Branch	0.13 SW	30	N/A
High School Road Ext				
Hyannis, MA 02601				
Hyannis Fire Fighters Union	Independent	0.13 SW	55	N/A
High School Road Ext				
Hyannis, MA 02601				
Hyannis Fire District	Independent	0.13 SW	56	N/A
High School Road Ext				
Hyannis, MA 02601				
Mentor Clinical Care	Independent	0.13 E	12	N/A
North St				
Hyannis, MA 02601				
Mentor Worldwide LLC	Branch	0.13 E	20	\$4,585,000
North St				
Hyannis, MA 02601				
Massachussets Mentor Inc	Independent	0.13 E	20	N/A
North St				
Hyannis, MA 02601				
South Bay Community Services	Branch	0.13 E	15	\$1,523,000
North St				
Hyannis, MA 02601				
Mentor	Branch	0.13 E	40	N/A
North St				
Hyannis, MA 02601				
Zoe & Co Professional Bra Fitters	Independent	0.14 SE	3	\$784,000
Main St				
Hyannis, MA 02601				
IEC Plumbing & Heating	Independent	0.14 NE	2	\$263,000
Louis St				
Hyannis, MA 02601				
Redbox	Kiosk	0.14 SW	N/A	N/A
North St				
Hyannis, MA 02601				
ATM	Kiosk	0.14 SW	N/A	N/A
North St				
Hyannis, MA 02601				
LibertyX Bitcoin ATM	Kiosk	0.14 SW	N/A	N/A
North St				
Hyannis, MA 02601				
CVS Pharmacy	Branch	0.14 SW	25	\$7,903,000
North St				
Hyannis, MA 02601				
Friedline & Carter Adjustment	Independent	0.14 SE	18	\$2,675,000
Main St				
Hyannis, MA 02601				

Cape Cod Healthcare Inc North St Hyannis, MA 02601	Independent	0.14 E	14	\$1,099,000
Kandy Korner Main St Hyannis, MA 02601	Independent	0.14 S	2	\$145,000
British Beer Co Main St Hyannis, MA 02601	Independent	0.14 SE	40	\$1,855,000
The Little Sandwich Shop Main St Hyannis, MA 02601	Independent	0.15 SE	5	\$232,000
ATM Main St Hyannis, MA 02601	Kiosk	0.15 SE	N/A	N/A
Naked Oyster Main St Hyannis, MA 02601	Independent	0.15 SE	20	\$928,000
Unveiled Seafood, Inc Main St Hyannis, MA 02601	Independent	0.15 SE	7	\$999,000
Cape Aids Ministry Winter St Hyannis, MA 02601	Independent	0.15 N	3	\$220,000
Morgan Stanley Wealth Management North St Hyannis, MA 02601	Branch	0.15 E	18	\$5,413,000
Morgan Stanley Financial Advisors North St Hyannis, MA 02601	Independent	0.15 E	10	\$6,915,000
The Boardwalk Group-Morgan Stanley North St Hyannis, MA 02601	Independent	0.15 E	3	\$1,383,000
The Lewis Group-Morgan Stanley North St Hyannis, MA 02601	Independent	0.15 E	3	\$1,383,000
Puritan Cape Cod Main St Hyannis, MA 02601	Headquarters	0.16 SE	75	\$13,710,000
Dylan Vacher Tax Preparatory Main St Hyannis, MA 02601	Independent	0.16 SE	2	\$67,000
Pizza Barbone Main St Hyannis, MA 02601	Independent	0.16 SE	2	\$93,000
Offshore Data Solutions Group Main St Hyannis, MA 02601	Independent	0.16 SE	3	\$370,000
Jewish Federation of Cape Cod Main St	Independent	0.16 SE	2	N/A

Hyannis, MA 02601				
Hyannis Rendezvous Inc	Independent	0.16 SE	5	\$909,000
Main St				
Hyannis, MA 02601				
Kerry Insurance	Independent	0.16 SE	1	\$149,000
Main St				
Hyannis, MA 02601				
Solstice Day Spa	Independent	0.16 SE	20	\$913,000
Main St				
Hyannis, MA 02601				
Ocean Front Realty	Independent	0.16 SE	4	\$1,466,000
Main St				
Hyannis, MA 02601				
Alison Caron Inc	Independent	0.16 SE	3	\$618,000
Main St				
Hyannis, MA 02601				
First Baptist Church of Hyannis	Independent	0.16 S	5	N/A
Main St				
Hyannis, MA 02601				
Fresh Ketch	Independent	0.16 S	15	\$696,000
Main St				
Hyannis, MA 02601				
Hyannis Travel Inn Hotel	Independent	0.16 E	25	\$2,765,000
North St				
Hyannis, MA 02601				
Palio Pizzeria	Independent	0.17 SE	5	\$232,000
Main St				
Hyannis, MA 02601				
Cape Cod Duckmobiles	Independent	0.17 SE	7	\$582,000
Main St				
Hyannis, MA 02601				
AA	Independent	0.17 E	1	N/A
Main St				
Hyannis, MA 02601				
Arts Foundation of Cape Cod	Independent	0.17 E	5	\$495,000
Main St				
Hyannis, MA 02601				
Little Miss Cupcake	Independent	0.17 E	7	\$362,000
Main St				
Hyannis, MA 02601				
Red8	Branch	0.17 E	25	\$4,685,000
Main St				
Hyannis, MA 02601				
Heritage Group Planners	Independent	0.17 E	3	\$466,000
Main St				
Hyannis, MA 02601				
The Design Initiative Inc	Independent	0.17 E	2	\$485,000
Main St				
Hyannis, MA 02601				
Christian Science Reading Rooms	Independent	0.17 W	10	N/A
Stevens St				

Hyannis, MA 02601				
Hello Gorgeous Hair Salon	Independent	0.17 E	2	\$106,000
North St				
Hyannis, MA 02601				
Embargo	Independent	0.18 SE	6	\$279,000
Main St				
Hyannis, MA 02601				
The Silver Seahorse	Independent	0.18 E	1	\$158,000
Main St				
Hyannis, MA 02601				
Kilwins	Branch	0.18 E	12	\$865,000
Main St				
Hyannis, MA 02601				
Hyannis Public Library	Independent	0.18 SE	12	N/A
Main St				
Hyannis, MA 02601				
William Sturgis Friends-Edu	Independent	0.18 SE	25	N/A
Main St				
Hyannis, MA 02601				
Sturgis Charter Public School	Independent	0.18 SE	50	N/A
Main St				
Hyannis, MA 02601				
Burger King	Branch	0.18 SW	20	\$928,000
North St				
Hyannis, MA 02601				
Rpe Inc	Independent	0.18 NE	3	N/A
Louis St				
Hyannis, MA 02601				
Aj Mart	Independent	0.18 S	2	\$490,000
Main St				
Hyannis, MA 02601				
Best Price Signs & Printing	Independent	0.18 S	3	\$387,000
Main St				
Hyannis, MA 02601				
Madni Inc	Independent	0.18 S	21	\$4,969,000
Main St				
Hyannis, MA 02601				
Hanlon Shoes	Independent	0.18 E	4	\$1,428,000
Main St				
Hyannis, MA 02601				
McDonald's	Branch	0.19 SW	20	\$881,000
North St				
Hyannis, MA 02601				
Massachusetts Rehab	Independent	0.19 SW	37	N/A
Commission				
North St				
Hyannis, MA 02601				
Developmental Service	Independent	0.19 SW	25	N/A
Department				
North St				
Hyannis, MA 02601				
Transitional Assisance	Independent	0.19 SW	30	N/A
Department				
North St				

Hyannis, MA 02601				
Hyannis Flea Market	Independent	0.19 SW	4	\$732,000
Main St				
Hyannis, MA 02601				
M A Department of Mental Health	Independent	0.19 SW	45	N/A
North St				
Hyannis, MA 02601				
Cape Cod Jewelers	Independent	0.19 E	2	\$315,000
Main St				
Hyannis, MA 02601				
Pupcakes	Independent	0.19 E	9	\$362,000
Main St				
Hyannis, MA 02601				
Red Fish Blue Fish Studio	Independent	0.19 E	2	\$368,000
Main St				
Hyannis, MA 02601				
Seaside Selections	Independent	0.19 E	1	\$148,000
Main St				
Hyannis, MA 02601				
Jimmy's Nails & Spa Inc	Independent	0.19 E	2	\$106,000
Main St				
Hyannis, MA 02601				
Gladstone Furniture	Independent	0.19 W	6	\$1,316,000
Bassett Ln				
Hyannis, MA 02601				
Deaf Inc	Independent	0.19 W	13	\$744,000
Bassett Ln				
Hyannis, MA 02601				
Marjon Print & Frame Shop, Ltd	Independent	0.19 E	4	\$470,000
Barnstable Rd				
Hyannis, MA 02601				
Gallery on the Porch	Independent	0.19 E	3	\$551,000
Barnstable Rd				
Hyannis, MA 02601				
O'Leary For Congress	Independent	0.20 E	2	N/A
Barnstable Rd				
Hyannis, MA 02601				
Cartwright & Rascati Attorneys at Law	Independent	0.20 E	2	\$412,000
P.C.				
Barnstable Rd				
Hyannis, MA 02601				
JFK Hyannis Museum	Independent	0.20 SE	7	N/A
Main St				
Hyannis, MA 02601				
Hyannis Chamber of Commerce	Branch	0.20 SE	9	N/A
Main St				
Hyannis, MA 02601				
Clothesline Laundry Inc	Independent	0.20 E	3	\$463,000
Barnstable Rd				
Hyannis, MA 02601				
MRS Mitchells Gifts	Independent	0.20 E	6	\$885,000
Main St				
Hyannis, MA 02601				



ATM	Kiosk	0.20 SW	N / A	N/A
North St Hyannis, MA 02601				
AmeriGas Propane Exchange	Kiosk	0.20 SW	N / A	N/A
North St Hyannis, MA 02601				
USPS Collection Box	Kiosk	0.20 SE	N / A	N/A
Main St Hyannis, MA 02601				
United States Postal Service	Branch	0.20 SE	5 7	N/A
Main St Hyannis, MA 02601				
Independence House Teens	Independent	0.21 W	3 0	N/A
Bassett Ln Hyannis, MA 02601				
Safeplan	Independent	0.21 W	1 3	\$801,000
Bassett Ln Hyannis, MA 02601				
Rape Crisis Center	Independent	0.21 W	3 0	\$1,716,000
Bassett Ln Hyannis, MA 02601				
Independence House Inc	Independent	0.21 W	6	N/A
Bassett Ln Hyannis, MA 02601				
Alberto's Ristorante	Independent	0.21 E	5 0	\$2,319,000
Main St Hyannis, MA 02601				
The Hyannis Main St Business Improvement	Independent	0.21 S	2	\$231,000
Main St Hyannis, MA 02601				
Everleigh Cape Cod Main St Hyannis, MA 02601	Independent	0.21 S	7	\$792,000
Avernis Associates Inc	Independent	0.21 S	N/A	N/A
Main St Hyannis, MA 02601				
Hyannis Psychic	Independent	0.21 SE	1	\$84,000
Pearl St Hyannis, MA 02601				
Quality Auto Center Inc	Independent	0.21 NE	2	\$293,000
Barnstable Rd Hyannis, MA 02601				
Duck Inn Pub	Independent	0.21 SE	20	\$928,000
Main St Hyannis, MA 02601				
Cape Cod Inn	Independent	0.21 SE	4	\$443,000

Main St Hyannis, MA 02601				
Winter Street Dental Group Winter St Hyannis, MA 02601	Independent	0.22 N	3	\$708,000
Boarding House Surf Shop Main St Hyannis, MA 02601	Independent	0.22 E	7	\$1,482,000
Odd Fellows Cape Cod Lodge Main St Hyannis, MA 02601	Branch	0.22 E	2	N/A
Ben & Jerry's Main St Hyannis, MA 02601	Branch	0.22 E	14	\$650,000
Cigsya Barnstable Rd Hyannis, MA 02601	Independent	0.22 E	3	\$172,000
Cape Cod Neighborhood Support Barnstable Rd Hyannis, MA 02601	Independent	0.22 E	2	\$115,000
Wethrive, Inc Barnstable Rd Hyannis, MA 02601	Independent	0.22 E	2	N/A
19th Hole Tavern Barnstable Rd Hyannis, MA 02601	Independent	0.22 E	5	\$232,000
Horgan Frank L Insurance Agency Barnstable Rd Hyannis, MA 02601	Independent	0.22 E	6	\$892,000
Cape & Islands Construction Co Inc Elm Ave Hyannis, MA 02601	Independent	0.22 E	2	\$733,000
UPS Drop Box Barnstable Rd Hyannis, MA 02601	Kiosk	0.22 E	N/A	N/A
Horgan Insurance Agency Barnstable Rd Hyannis, MA 02601	Independent	0.22 E	7	\$1,040,000
Chez Antoine Cafe Main St Hyannis, MA 02601	Independent	0.22 E	4	\$289,000
Coastal Homes Realty Group Main St Hyannis, MA 02601	Independent	0.22 E	3	N/A
Lash Boutique Barnstable Rd Hyannis, MA 02601	Independent	0.22 E	4	\$212,000
Hyannis Inn Main St Hyannis, MA 02601	Independent	0.22 S	10	\$1,106,000
Hayman Realty Main St	Independent	0.23 E	3	\$340,000

Hyannis, MA 02601				
Type Center	Independent	0.23 E	1	\$88,000
Barnstable Rd				
Hyannis, MA 02601				
Black Pearl Studio & Gallery	Independent	0.23 S	2	\$66,000
Main St				
Hyannis, MA 02601				
Pavilion Indian Cuisine	Independent	0.23 S	4	\$186,000
Main St				
Hyannis, MA 02601				
Mini Market Convenience Stor	Independent	0.23 S	1	\$245,000
Main St				
Hyannis, MA 02601				
New England Jewelry	Independent	0.23 E	1	\$158,000
Main St				
Hyannis, MA 02601				
John Chapman For Congress	Independent	0.23 E	4	N/A
Main St				
Hyannis, MA 02601				
Chantilly's Bridal	Independent	0.23 E	2	\$298,000
Main St				
Hyannis, MA 02601				
Soho Arts Co	Independent	0.23 E	2	\$295,000
Main St				
Hyannis, MA 02601				
Max Beauty Studios, LLC	Independent	0.23 E	2	\$106,000
Main St				
Hyannis, MA 02601				
Jack's Drum Shop	Independent	0.23 E	2	\$365,000
Main St				
Hyannis, MA 02601				
Harold Williams Insurance Agency Inc	Independent	0.23 SW	3	\$446,000
Bassett Ln				
Hyannis, MA 02601				
PR Cleaning	Independent	0.23 SW	11	\$998,000
Bassett Ln				
Hyannis, MA 02601				
Willow Tree Market	Independent	0.23 NE	5	\$1,225,000
Charles St				
Hyannis, MA 02601				
ATM	Kiosk	0.23 NE	N/A	N/A
Charles St				
Hyannis, MA 02601				
All Motors Auto Sales Inc	Independent	0.23 E	2	\$1,349,000
Barnstable Rd				
Hyannis, MA 02601				
Acoustical Society of America	Independent	0.23 S	17	\$2,106,000
High School Rd				
Hyannis, MA 02601				
The Acoustical Society	Independent	0.23 S	3	N/A
High School Rd				
Hyannis, MA 02601				

Bricks & Water Pools & Patios Charles St Hyannis, MA 02601	Independent	0.24 NE	2	\$461,000
Law Offices of Bruce A Bierhans, LLC Main St Hyannis, MA 02601	Independent	0.24 SW	6	\$1,236,000
Functionfirst Physical Therapy Main St Hyannis, MA 02601	Independent	0.24 SW	4	\$234,000
JWT & Associates Main St Hyannis, MA 02601	Independent	0.24 SW	3	N/A
TheKey Main St Hyannis, MA 02601	Branch	0.24 SW	2	\$118,000
Cape Cod Community College-Access Center Main St Hyannis, MA 02601	Independent	0.24 SW	500	N/A
Small Business-Estate Planning Main St Hyannis, MA 02601	Independent	0.24 SW	3	\$618,000
Doing Well Inc Main St Hyannis, MA 02601	Independent	0.24 SW	N/A	N/A
Cornerstone Group Main St Hyannis, MA 02601	Independent	0.24 SW	7	\$596,000
504 Main St LLC Main St Hyannis, MA 02601	Independent	0.24 SW	3	\$1,466,000
Fitness 500 Club Main St Hyannis, MA 02601	Independent	0.24 SW	10	\$457,000
Axial Financial Main St Hyannis, MA 02601	Independent	0.24 SW	5	\$1,504,000
Simple Storage Main St Hyannis, MA 02601	Independent	0.24 SW	1	\$121,000
Sullivan Garrity & Donnelly Main St Hyannis, MA 02601	Branch	0.24 SW	7	\$1,040,000
Pierce Law PC Main St Hyannis, MA 02601	Independent	0.24 SW	2	\$412,000
CCSR, LLC Main St Hyannis, MA 02601	Independent	0.24 SW	2	N/A
Lyndon Paul Lorusso Charitable Foundation of Main St Hyannis, MA 02601	Independent	0.24 SW	2	N/A

Northwood Insurance Main St Hyannis, MA 02601	Independent	0.24 SW	3	\$446,000
Swift Financial Services Inc Main St Hyannis, MA 02601	Independent	0.24 SW	3	\$903,000
Cape Cod Community College Main St Hyannis, MA 02601	Independent	0.24 SW	20	N/A
LL Flooring Charles St Hyannis, MA 02601	Branch	0.24 NE	3	\$905,000
Absolute Tickets Charles St Hyannis, MA 02601	Independent	0.24 NE	1	\$84,000
TL Acquisitions, LLC Charles St Hyannis, MA 02601	Independent	0.24 NE	4	\$1,203,000
Alliance to Protect Nantucket Barnstable Rd Hyannis, MA 02601	Independent	0.24 E	10	N/A
Save Our Sound Barnstable Rd Hyannis, MA 02601	Independent	0.24 E	5	N/A
Food Port International Market LLC Main St Hyannis, MA 02601	Independent	0.24 E	12	\$2,938,000
Barnstable Patriot Barnstable Rd Hyannis, MA 02601	Independent	0.24 E	19	\$1,244,000
Advocates For Nantucket Sound Inc Barnstable Rd Hyannis, MA 02601	Independent	0.24 E	2	N/A
Mazda Cape Cod Stevens St Hyannis, MA 02601	Branch	0.24 W	17	\$24,921,000
Acme Glass Co Barnstable Rd Hyannis, MA 02601	Independent	0.24 NE	3	\$1,051,000
Excel Quick Lube Inc Barnstable Rd Hyannis, MA 02601	Independent	0.24 NE	3	\$315,000
Gracie Fitness Hyannis LLC Barnstable Rd Hyannis, MA 02601	Independent	0.25 NE	2	\$167,000
Juniko Barnstable Rd Hyannis, MA 02601	Independent	0.25 NE	N/A	N/A
Barnstable Public Works South St Hyannis, MA 02601	Independent	0.25 SE	120	N/A
Barnstable Town Treasurer	Independent	0.25 SE	6	N/A

South St Hyannis, MA 02601				
Barnstable Public Schools	Independent	0.25 SE	20	N/A
South St Hyannis, MA 02601				
Barnstable Purchasing Department	Independent	0.25 SE	3	N/A
South St Hyannis, MA 02601				
Barnstable Finance Division	Independent	0.25 SE	3	N/A
South St Hyannis, MA 02601				
Barnstable Town Human Resource	Independent	0.25 SE	8	N/A
South St Hyannis, MA 02601				
New Look Painting Inc	Independent	0.25 SW	2	\$263,000
Bassett Ln Hyannis, MA 02601				
Pappas Family Realty Corp	Independent	0.25 E	3	\$340,000
Main St Hyannis, MA 02601				
Kkaties Burger Bar	Independent	0.25 E	15	\$696,000
Main St Hyannis, MA 02601				
Kkaties Hyanis Inc	Independent	0.25 E	11	\$789,000
Main St Hyannis, MA 02601				
Holoverse Inc	Independent	0.25 E	3	\$674,000
Main St Hyannis, MA 02601				
American Red Cross	Branch	0.25 SE	3	\$172,000
South St Hyannis, MA 02601				
North Street Auto Repair & Fuel	Independent	0.25 SW	5	\$733,000
North St Hyannis, MA 02601				
ATM	Kiosk	0.25 SW	N/A	N/A
Bassett Ln Hyannis, MA 02601				
UPS Drop Box	Kiosk	0.25 SW	N/A	N/A
Bassett Ln Hyannis, MA 02601				
Santander Bank	Branch	0.25 SW	8	\$1,532,000
Bassett Ln Hyannis, MA 02601				
Murphy Management Corp	Independent	0.26 NE	3	\$478,000
Barnstable Rd Hyannis, MA 02601				
Lube on Location	Independent	0.26 NE	3	\$315,000
Barnstable Rd Hyannis, MA 02601				
Bfree Wellness Inc	Independent	0.26 E	4	N/A

Main St  
Hyannis, MA 02601

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## **Item 7: Summary of Differences Between Shelter Sites**

**Layout/Accessibility:** One of the biggest problems facing the 77 Winter Street site stems from the skeleton of the building. Men sleep in one of two open rooms in bunk beds, with approximately fifteen people per room. In contrast, the 460 West Main Street site would allow all shelter participants to sleep in rooms with no more than four people and, as a bonus, each resident would have increased space for personal belongings. The current layout also presents significant challenges for individuals with mobility problems, as a men's dormitory, some of the women's bedrooms, and a common room are not accessible except via stairs. The current facility often receives requests to house individuals who cannot climb stairs, but only has twelve accessible beds and often has to deny those requests. In contrast, the 460 West Main Street site will feature a single-floor design and will be able to accommodate shelter participants with physical disabilities.

**On-Site Medical Services:** As a result of physical upgrades, the 460 West Main Street site will be able to provide a variety of expanded services. A major addition is the implementation of a dedicated medical respite program in collaboration with Duffy Health Center, which will provide 24 hour on-call nursing and medical support. This program will support individuals "who are too ill or frail to recover from a physical illness or injury on the streets but are not ill enough to be in a hospital." The proximity of medical services is expected to lessen the burden placed on emergency services by the shelter. Additionally, mental health and substance abuse treatment services will be expanded, ensuring participants receive comprehensive care. Since all of these services, previously scattered, will be concentrated at the new facility, there will be higher levels of collaboration between providers of different medical services and a higher level of service will ensue.

**Improved Day Programming:** Beyond residential and medical accommodations, the 460 West Main Street site will include a larger common room, facilitating a better sense of community. The larger common room will allow for expanded day program offerings and improve the quality of existing programs. These improvements are expected to boost participation from residents and result in fewer loitering complaints. The 460 West Main Street site will also include an on-site thrift store staffed by clients, a dedicated donation room, and a larger supply room. Additionally, there will be an improved security system and optimized administrative space, allowing for better supervision and case management.

**Site Infrastructure:** The infrastructure of the 460 West Main Street site is also vastly superior. The current building, originally designed as a residential structure with relatively cramped quarters, has deteriorated significantly over time, with issues such as mildew, outdated wiring, and inadequate laundry facilities. The new facility will feature expanded laundry services with industrial-grade washers and dryers, a commercial kitchen with walk-in coolers, and a larger dining area, all of which will help to alleviate stress for residents.



## **Item 8: Information Bulletin Script (Shelter Efficacy)**

Dear Valued Member of our Community,

We are reaching out regarding the relocation of St. Joseph's House shelter, which is due to take place in 2025. We aim to address key information to provide you with clarity about the upcoming relocation. As a Catholic entity, transparency and honesty are virtues we strive to live by in our services, which includes the role we play in the community.

Whilst we acknowledge there is some opposition to this relocation, we would like to take this moment to stress crucial figures that have emerged from the Point in Time count in 2024. An increase in the total number of unsheltered individuals from 32 to 76. In addition, individuals who reside in our shelter are composed of 89% from Cape Cod and 33% are employed. Through this relocation, we aim to enhance the services we provide, offering a better interim solution for vulnerable individuals. The move, along with additional resources from Duffy Health Center, will further strengthen our ability to serve those in need.

### **Who is involved ?**

- Catholic Charities
- Duffy Health Center
- Housing Assistance

### **Why is the change necessary?**

The key purpose is to expand services and provide dignified conditions for our guests:

- Rooms to occupy no more than 4 individuals.
- Single floor design, unlike the old location, which will be of great service to our guests with mobility issues
- Duffy Health Centers presence on site to provide services, including a 24-hour on-call nursing and medical support
- Bigger common rooms Expanded Day Program( includes training and education activities)

This change will also have all 3 organizations on site, which is a great advantage to ensure streamlining, especially with Case Managers whose rule is to assist folks from unhoused to housing situation

### **Where is the change happening ?**

Relocation from 77 Winter St, Hyannis, MA 02601 Winter Street to 460 West Main Street, Hyannis, MA 02601

### **Resources for additional information**

[Point in Time Count](#)

[Duffy Health Center Success Story](#)

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