



**HABITAT FOR HUMANITY of CAPE COD**

**TOWN OF FALMOUTH**

**in partnership with The 300 Committee Land Trust  
48 Benjamin Nyes Lane - Community Housing**

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- **Beth Hardy Wade** – Director of Land Acquisition & Project Development (HHCC)
- **Robert Ryley** – Director of Construction (HHCC)
- **Kurt Raber** – Architect. Vice-President & Principal, (Catalyst Architecture & Interiors)
- **Joe Henderson** – Project Engineer (Horsley Witten Group)
- **Mark Nelson** - Sr. Hydrogeologist (Horsley Witten Group)

**We are here today to:**

- Share a brief overview of Habitat for Humanity of Cape Cod.
  - Share our current plans for our proposed project including our home and site plans.
  - Record your comments and questions for consideration as we work toward permitting this project.
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Habitat for Humanity of Cape Cod partners with families in need of an affordable home to build one of their own; fostering stability, self reliance and a strong sense of community.



## Our Mission



- “Sweat Equity” a partnership with our families. Households work 250/500 hours
- Community Engagement working in partnership with a town and its citizens



# Habitat - Foundations



Homeowner Education (from construction skills to mortgage preparation to home care and budgeting) and ongoing support.

- Deed restricted Home Ownership at affordable prices – prices are set at the time of marketing using Dept. of Housing & Urban Development (HUD) confirmed area median income (AMI) and affordable housing guidelines.
- Recent home prices set for our 3-bedroom home were \$173,200 for those at 60% AMI, and \$247,000 for those at 80% AMI.
- Affordable mortgage rates through local banking partners.
- Affordable in perpetuity – public investment is protected by a deed rider, regulatory agreement and monitoring.
- Any requested, allowable local preferences (preference given to purchasers who currently live, work or have children in school in Falmouth) will be determined and approved solely by the State's Executive Office of Housing and Livable Communities (EOHLC).

Household Size	60% AMI	80% AMI
1.	\$51,375	\$68,500
2	\$58,688	\$78,250
3	\$66,038	\$88,050
4	\$73,350	\$97,800
5	\$79,238	\$105,650
6.	\$85,088	\$113,450
7.	\$90,975	\$121,300

The above table shows the maximum gross, current and anticipated annual income a household may earn, and be eligible for consideration for a Habitat for Humanity home on Cape Cod.



## Habitat – Income Limits

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The 300 Committee and Habitat for Humanity of Cape Cod  
a partnership that considers shared values.



## ECOLOGICALLY INFORMED DESIGN

- Habitat for Humanity of Cape Cod is known for its commitment to energy-equity. We have worked with *Catalyst Architecture* to develop home designs that are well-built, solar powered, and energy efficient. Thereby increasing affordability for low-and moderate-income buyers, while reducing their carbon foot-print in our all-electric homes.
- Habitat for Humanity of Cape Cod was recognized in May 2022 by RESNET, the national standards-making body for building energy efficiency rating and certification for building the most energy efficient Habitat for Humanity built home in the United States.



The 300 Committee and Habitat for Humanity of Cape Cod  
a partnership that considers shared values.



## ECOLOGICALLY INFORMED DESIGN

- Habitat for Humanity is working with the *Horsley Witten Group*, an award winning, mission driven, engineering, design, and environmental consulting firm to implement sustainable wastewater and stormwater designs in our project.
- Habitat for Humanity now partners with *Resilient Roots*, a Cape Cod based organization designing landscapes of edible and native plants and educating our home buyers in organic land care. We envision interconnected backyards that support native pollinators and help protect wildlife and water resources.





**LEADING THE PATH TO NET ZERO CARBON HOMES**

**Dominic Sims**  
CEO, International Code Council

**LEVEL UP YOUR LIFE**

Keith Roberts *Oak Journal*

**A CONVERSATION WITH THE RESNET EXECUTIVE DIRECTOR**

Steve Baden *RESNET*

**ENERGY EFFICIENCY & THE CLIMATE CHALLENGE**

Congressman Mike Levin

**WORK FORCE DEVELOPMENT CHALLENGES & OPPORTUNITIES IN THE BUILDING INDUSTRY**

Branka Minic *CEO, Building Talent Foundation*

**2022 ECONOMIC UPDATE**

Chris Kuehl *Armada Corporate Int*

**SUSTAINABILITY FOR BUILDERS**

Alan Merrill *CEO, Beazer Homes*

TUESDAY, MAY 3

**Habitat for Humanity Affiliate with Lowest HERS Index Score**

Edwin Hensley, Habitat for Humanity International | Bob Ryley, Director of Construction | Elizabeth Hardy Wade, Director of Land Acquisition & Project Development | Wendy Cullinan, President and CEO from Cape Cod Habitat for Humanity

**Cross Border Challenge Awards Ceremony**

John Godden, ClearSphere | Paul Lowes, Art Rubino, Virginia Costantini, and Wilber Vigil,

WEDNESDAY, MAY 4

**Opportunity: Green Bonds and ESG Reporting**

Laurel Elam, RESNET | Kathleen Reuther, Freddie Mac | Matt Cooper, PEG | Jacob Atalla, KB Home

**RESNET's Development of the New Carbon/Time of Use Home Rating Index - What It Means to the HERS Industry**

David Goldstein, NRDC | Philip Fairley, FSEC Energy Research Center | John Taylor, Energy

THURSDAY, MAY 5

**Taking RESNET QA To the Next Level - Going Beyond the Gold Standard**

Scott Doyle, Laurel Elam, & Billy Glibin, RESNET

**Business Development Opportunity - ICC New IECC/HERS Compliance Specialist Certification**

Mark Johnson, ICC | Chris McTaggart, BER

**CEE Competition Award Winners**

Alice Rosenberg and Kim Katz, CEE

**Using the HERS Index to Value Green Homes**

Sandra Adomatis, Appraisal Institute

**Status of 45L Tax Credit and Residential Climate Legislation in Congress**

Carl Childlow, Winning Strategies Washington

**Opportunities for Raters with the IECC/HERS Code Compliance Program**

Ryan Meres, RESNET

**Home Energy Rating Certificate Final Report**

Rating Date: 2020-05-14  
Registry ID: 484732386  
Ekotrope ID: 74106786d

**HERS® Index Score:**  
**-15**

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit [www.hersindex.com](http://www.hersindex.com)

**Annual Savings**  
**\$3,784**

\*Relative to an average US home

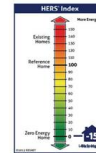
**Home:**  
25 Durfee Lane  
Wellfleet, MA 02667

**Builder:**  
Habitat for Humanity

**Your Home's Estimated Energy Use:**

Use (MBtu)	Annual Cost
Heating	\$447
Cooling	\$18
Hot Water	\$165
Lights/Appliances	\$266
Service Charges	\$0
Generation (e.g. Solar)	-\$1,615
<b>Total:</b>	<b>\$0</b>

**This home meets or exceeds the criteria of the following:**  
2015 International Energy Conservation Code



**Home Feature Summary:**  
Home Type: Single-family detached  
Model: 3 Bedroom Ranch  
Community: N/A  
Conditioned Floor Area: 1,174 ft²  
Number of Bedrooms: 3  
Primary Heating System: Air Source Heat Pump - Electric - 102 COP  
Primary Cooling System: Air Source Heat Pump - Electric - 16.6 SEER  
Primary Water Heating: Water Heater - Electric - 3.98 UEF  
House Tightness: 482 CFM50 @ 25Pa ACH50  
Ventilation: 25 CFM, 36 CFM, 23 MERV, 7 WAFS  
Dust Leakage to Outside: 40 CFM @ 25Pa @ 1 / 100 LF, R-21  
Above Grade Walls: R-21  
Ceiling: Attic, R-56  
Window Type: U-Value 0.29, SHGC 0.29  
Foundation Walls: N/A

**Rating Completed by:**  
Energy Rater: Andrew Popielarski  
RESNET ID: 3843711  
Rating Company: Home Energy Ratings LLC  
165 State Rd, Suite 217, Sagamore Beach, MA 02562  
301-833-9100  
Rating Protocol: Energy Raters of Massachusetts  
2 Woodlawn Street Amesbury, MA 02713  
890-210-3911

*Andrew Popielarski*  
Andrew Popielarski, Certified Energy Rater  
Digitally signed: 5/21/2021 11:11 AM

ekotrope The Energy Rating District



<https://www.youtube.com/watch?v=PMdrhWCsyvU>

The above link will take you to the 9-minute presentation

- 48 Benjamin Nyes Lane – We are proposing 14 single family homes.
- We have been awarded \$1.5M by Falmouth Affordable Housing Fund (FAHF) toward land acquisition and construction of:
  - Nine 3-bedroom deed restricted, affordable. Mix of Capes (2 bathrooms on 2 floors) and Ranches (1.5 bathrooms on 1 floor).
  - One 4-bedroom Colonial (2 bathrooms on 2 floors).
  - Four 2-bedroom Ranches (1 bathroom on 1 floor).



## Homes at 48 Benjamin Nyes Lane



**Orleans (2022): 2-bedroom, 1 bathroom ranch**



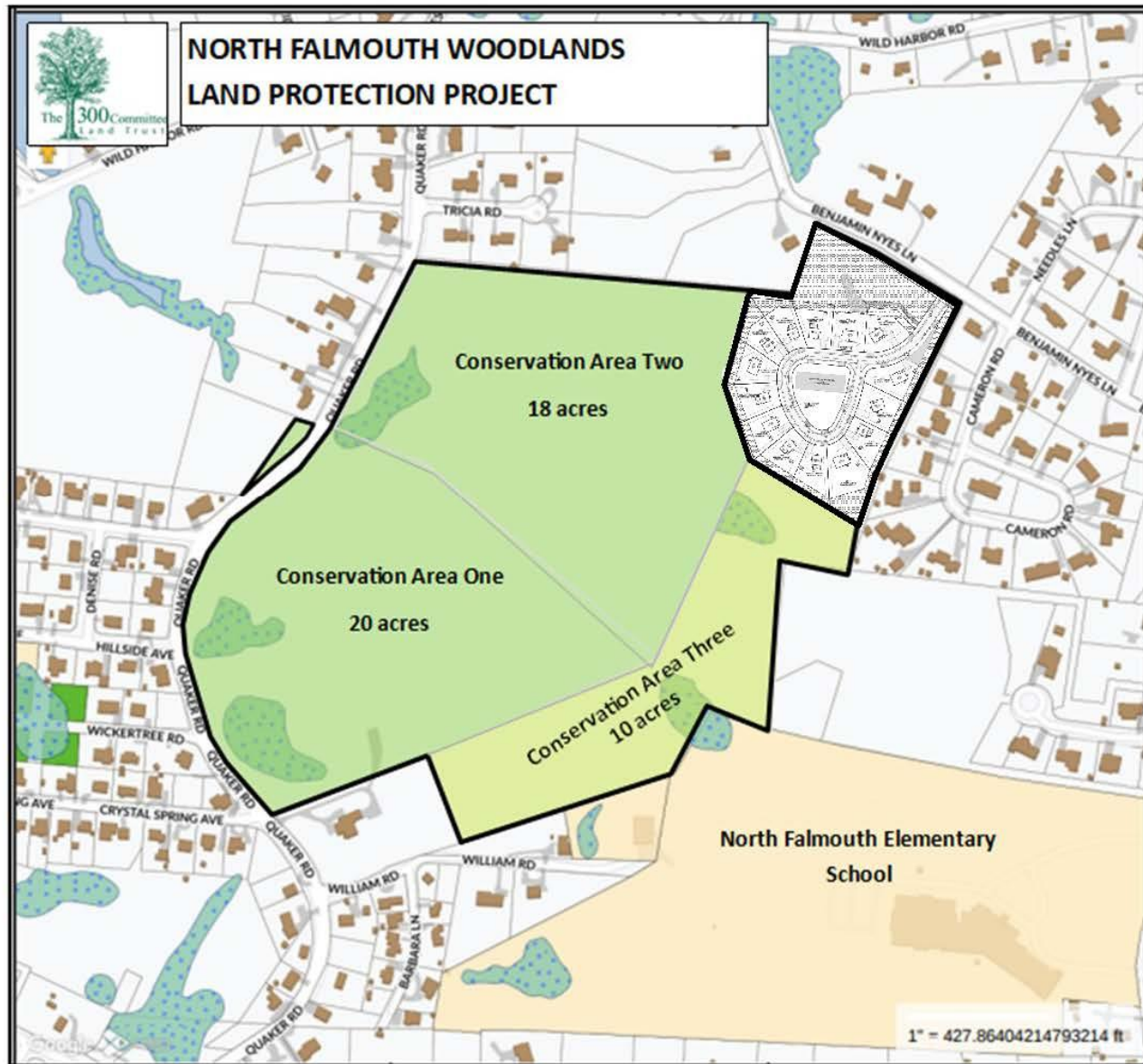
**Brewster (2020): 3-bedroom, 2-bathroom Cape**



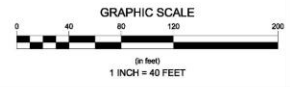
**Truro (2018): 3-bedroom, 1.5-bathroom ranch**



# NORTH FALMOUTH WOODLANDS LAND PROTECTION PROJECT



1" = 427.86404214793214 ft



Revisions [Grid for Revisions]	
Project Name: <b>48 BENJAMIN NYES LANE FALMOUTH</b> Concept Plan NORTH FALMOUTH, MA CONCEPT LAYOUT	
Prepared For: Habitat for Humanity of Falmouth, MA 411 Main St. Suite B North Falmouth, MA 02049 Date: 10/04/24	
Drawing Provided By: HORSLEY-WITTEN GROUP 100172 24051.dwg	
Draft NOT FOR CONSTRUCTION	
Project Number: 24051	Sheet: 1 of 1
C - 1	

S 70°09'07" E  
134.85'

S 70°09'07" E  
112.08'

N 31°11'137" E  
202.62'

N 11°22'50" E  
111.22'

N 43°41'28" W  
362.74'

N 43°41'28" W  
362.74'

S 33°18'20" E  
746.12'

N 40°35'10" E  
528.51'

LOT 4  
LOT AREA = 8,912 SF  
FRONTAGE = 67 FT

LOT 3  
LOT AREA = 8,642 SF  
FRONTAGE = 66 FT

LOT 2  
LOT AREA = 9,698 SF  
FRONTAGE = 97 FT

LOT 1  
LOT AREA = 8,962 SF  
FRONTAGE = 188 FT

LOT 5  
LOT AREA = 7,787 SF  
FRONTAGE = 46 FT

LOT 6  
LOT AREA = 8,462 SF  
FRONTAGE = 47 FT

LOT 7  
LOT AREA = 8,791 SF  
FRONTAGE = 68 FT

LOT 8  
LOT AREA = 8,933 SF  
FRONTAGE = 70 FT

LOT 9  
LOT AREA = 8,663 SF  
FRONTAGE = 62 FT

LOT 10  
LOT AREA = 8,690 SF  
FRONTAGE = 52 FT

LOT 11  
LOT AREA = 13,774 SF  
FRONTAGE = 59 FT

LOT 12  
LOT AREA = 9,251 SF  
FRONTAGE = 61 FT

LOT 13  
LOT AREA = 10,984 SF  
FRONTAGE = 101 FT

LOT 14  
LOT AREA = 10,225 SF  
FRONTAGE = 148 FT

OPEN SPACE / SOIL ABSORPTION SYSTEM  
LOT AREA = 23,828 SF

FLOW IN/FLOW OUT TREE TRENCH (TYP)

AREA FOR V TREATMENT STATION

GRAVITY SEWER COLLECTION, TYP.

PERIMETER OPEN SPACE LOT





What's Next?

- Fall/early winter 2024 Local Initiative Program (LIP) Application
  - EOHLC\* sends 30-day notice to Town to allow comment
  - EOHLC performs a site visit, project analysis
  - EOHLC issues a Project Eligibility Letter (PEL) required for ZBA application
- Late winter/early spring 2025. Application under MGL Ch 40B to Falmouth Zoning Board of Appeal (ZBA) and hearing(s).
- January 2026. Post permitting, closing on the property.
- Infrastructure start March 2026.
- Phase 1 construction of 7 homes start March/April 2027. Certificates of Occupancy (CO's) August 2028.
- Phase 2 construction of 7 homes start September/October 2028. CO's January 2030

\* EOHLC is the State of Massachusetts' Executive Office of Housing and Livable Communities  
<https://www.mass.gov/orgs/executive-office-of-housing-and-livable-communities>



# Project-Timeline





# HABITAT FOR HUMANITY of CAPE COD

We THANK YOU for helping us create  
home ownership opportunities!

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