

TOWN OF BARNSTABLE – HOUSING COMMITTEE
MINUTES
Wednesday, April 12, 2023

CALL TO ORDER

Chair Hilda Haye calls the meeting to order at 4:00 PM.

Member	Present	Absent
Haye, Hilda – Chair	X	
Breagy, Paula	X	
Cornett, Emily		X
Lynde, Donald	X	
Gaudette, Evan	X	
Mort, Meaghan	X	

Also in attendance are Town Councilor Paula Schnepf, Town Council Liaison; Lorri Finton, Director of Barnstable Housing Authority; Elizabeth Jenkins, Director of Planning & Development; and Jillian Douglass, Affordable Housing Growth/Development Trust Fund Board Administrator.

NOTICE OF RECORDING

The Chairwoman reads: Please note that this meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

PUBLIC COMMENT

None

HANOVER HYANNIS – PRESENTATION OF LOCAL INITIATIVE PROGRAM (LIP) APPLICATION

Steve Dazzo and Hunter Hagdorn of Hanover presented to the Committee. They provided an overview of the Hanover Hyannis Development, including the entitlement process, the development and amenities, and the anticipated market rate rents. They spoke to the timing of occupancy, indicating it would be phased from the end of the year 2023 through summer of 2024. They presented the affordable unit mix, which will be 28 units priced for tenants making 65% of the Area Median Income and 8 units priced for tenants making 80% of area median income, further priced by bedroom. Rents will be net of utility allowance for projects with an elevator/high rise.

The presenters took questions from the Committee. Don Lyne asked about the overall unit mix and if one bedrooms were targeted for the workforce. The Hanover representatives answered yes, they were targeted for the workforce, but they expected a mix.

Lynde asked what the government could do to make the process for developer's quicker and reduce the overall cost of development, making housing more affordable? Hanover answered a faster entitlement process. Amend zoning and the nature of development review. Mort asks if units are year-round only. Hanover answered the majority are and 28 units are eligible to be rented for six months or less. She also asked about rental rate increases and how they will be determined. The rates she is looking at are not affordable. Jenkins clarifies that the affordable units are restricted to increases. Breagy would like to see more two bedroom units for families with lower rental rates. Gaudette asks about restrictions in place for short-term rentals. Hanover does not allow that on their property. Gaudette also asks how fast do they see a return on an investment like this. Varies due to how quickly the building fills. Mort asks Jenkins if the town requires developers to update on their return on investment? Projects using public funding (i.e. funds from Affordable Housing Growth & Development Trust) are monitored closely. Mort asks what types of services are included in the rental rates. She mentions she is a nurse at Cape Cod Hospital and can not afford to rent here. Lynde asks for

clarification on AMI and percentages. Jenkins notes that our inclusionary ordinance with more than ten units (10%) must be at 65% AMI. A zoning amendment was made to require the additional at 80% AMI for the subsidized housing inventory. Mort inquires about the possibility of moving any units that are 100% AMI. Public funds can be used to do this using CPC funds. Councilor Schnepf asks Jenkins about the agenda items vote and sign LIP application. Jenkins assures that the applicant has submitted the application with all information provided and the Planning & Development Department gives this committee the confidence to sign. The town has consulted with Arden Cadrin to be certain all documentation is in place. We are without a housing coordinator at this time and have not had success in filling the position. Jenkins reports that the vacant housing coordinator will be filled with a planner who will provide support for housing. Schnepf does not feel that the committee has seen the full application today. Chair Haye in agreement with Councilor Schnepf. A motion to sign the application was moved by Chair Haye and seconded by Lynde.

Gaudette, aye

Mort, aye

Lynde, aye

Haye, aye

Breagy, aye

The committee will have the applicant return to discuss anything further if they feel the need to do so.

UPDATES FROM PLANNING & DEVELOPMENT DEPARTMENT

Elizabeth Jenkins notes the committee was provided with the multi-family housing production spreadsheet. This information is also available to the public on the housing website. The town is very close to a final RFP for the municipal property at 164 Route 149, Marstons Mills for up to two home ownership units. Lynde asks for an update on the Marstons Mills School property. Possible uses for this parcel could be tiny homes, including a playground, etc making a community setting. Update on an initiative that would put year-round deed restrictions and craft a program giving homeowners the stability to keep homes for future generations.

Housing Production Plan and joint workshop with the Planning Board update integrated with the Local Comprehensive Plan to strategize for affordable housing. Local action unit updates: 319 Main Street, Hyannis pulled 99 qualified households, 1600 Falmouth Road, Centerville pulled 84 qualified households and 137 qualified households were pulled from the ready rental general wait list and these will be placed on the subsidized housing inventory. Breagy asks about motels in Barnstable that we should be looked at for housing. Mort asks how many people are on a list for housing in Barnstable because there are over 700 plus units available. Lorri Finton can say there are thousands waiting. More on the list than units available. Jillian Douglass gives update on Trust. On February 3, 2023 the trust voted to award \$375,000 to FORWARD on the ROCK for eight one bedroom units for adults with autism. 850 Falmouth Rd is in the lottery process. A discussion on how the funds are allocated to the trust was had. Douglass concludes updates with the Cape Cod Commission HOME Consortium public hearing and public comment information.

APPROVAL OF MINUTES:

Chair Haye moved to approve minutes for May 4, 2022; July 18, 2022; September 7, 2022; November 9, 2022; December 14, 2022; December 1, 2021 seconded by Mort. Vote:

Gaudette, aye

Mort, aye

Lynde, aye

Haye, aye

Breagy, aye

NEXT COMMITTEE MEETING DATE:

May 17, 2023

ITEMS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE OF MEETING

None.

ADJOURN

Chair Haye adjourns the meeting.

Respectfully submitted,
Jennifer Engelsen,
Office Manager

Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us>

DRAFT