

**TOWN OF BARNSTABLE – HOUSING COMMITTEE
MINUTES
Wednesday, May 29, 2024**

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	
Graves, Asia	X	

Also in attendance are Elizabeth Jenkins, Director of Planning & Development, and Corey Pacheco, Senior Planner at Planning & Development.

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

UPDATES ON HOUSING PRODUCTION PLAN

Elizabeth Jenkins, Director of Planning and Development briefs Committee on the housing production plan (HPP) process. A consultant was brought on board and ran into subsequent issues moving the plan forward, including primarily the loss of our housing coordinator. Housing production plan is a state mandated process, must include a housing needs assessment, community engagement, review of development constraints, goals and strategies relative to producing affordable housing in your community and an implementation plan. The Executive Office of Housing and Livable Communities lays out for what's required in an HPP. Just to recap some of the main themes that we heard from our original engagement in terms of needs. Moderately priced and deed restricted, affordable housing was hard to find, we lack supply. The most vulnerable and in need of housing in our community include seasonal workers, young adults and seniors. The barriers to housing production include wastewater constraints and zoning restrictions. Public private partnerships is an opportunity to bring more housing to town cannot implement these strategies alone without collaboration and a desire to streamline development processes and consider more programmatic approaches. People tend to be either over housed or under housed, over housed if you're in your single family home and you have nowhere to downsize; under housed if you have a growing family and no ability to access the single family residential housing market, so it's a real mismatch between supply and demand.

One in five residents in the town of Barnstable are black indigenous or people of color in Hyannis 46.6% of the population black indigenous people of color 17% of Barnstable residents born outside of the US; 20% of our residents do not speak English as a primary language. One in 10 residents have some form of disability and 60% of our residents have no bachelor's degree. We think of ourselves as a resort/high end community, but these numbers really show that there is a very, very diverse population here in this region center. What is not diverse is our Housing Profile. 71% of our housing stock is detached single family residential. 74% of our residents are homeowners and at least one in three of our housing units are seasonal. I think it's probably higher than that. Housing Affordability for 2022, median price of a single-family home \$615,000. I updated the summary sheet in 2023. That number jumps to \$799,000. So, 2023 median sales price was \$799,000 for a single family home, less data on condos, but in 2022 even less data on rent but we got some

proprietary information from one of our housing consultants who said that probably estimates estimated average rent is around 2500 a month.

Barnstable has put all its housing strategies into both existing and proposed into planning policy and zoning. Those are essentially policy changes, zoning changes, local initiatives and programs things that we can do as a community and then the sort of broad capacity coordination at education. So zoning is a powerful tool to be able to influence housing and housing production. It is the main tool that local communities use to implement policy objectives. The goal of that purpose of zoning is to control the location and character of new developments. Zoning can also be however, a barrier to development in your community. If it's not consistently reviewed and updated, it can lead to unpredictable permitting and be unresponsive to market demands. We've made several zoning changes and since the last plan was adopted around housing, allowing accessory dwelling units by right across the town of Barnstable and the downtown Hyannis zoning initiative which allowed for mixed use and multifamily development by right across the downtown area.

Barnstable really wants to make sure that we are lining up our housing production with our wastewater plan. We're putting a ton of effort and money in this community into protecting our water resources and we really want to make sure that those two efforts are matched up so even if there is a decision that we want housing to be on that parcel, that is what our community decides, which we'll look very carefully about the availability of sewer. One of the goals is that you sort of have in a housing production plan is to get at least 10% of your year-round housing units on the subsidized housing inventory. We heard from you and from the rest of the community that we wanted to expand that it's not just about SHI units. It's about making sure our units are affordable year-round, that they're serving seniors and families that we're looking at both rental and ownership and especially looking at those folks with special needs.

How do we get this done, essentially capacity coordination, research, education. This office has been huge advocate for it. Regional Housing Service Office. Affordable housing takes a lot of time. It's a lot of paperwork. It's a lot of, it's a lot of deed restrictions. It's a lot of checking boxes and a lot of monitoring. It doesn't make sense for all 15 towns on the cape to have a person who has those skills to do it. We should be working regionally. Almost every other region in the state does. We should establish a regional housing service office. That provides community support for monitoring and other affordable housing technical needs. The county started a pilot program. It is underway. They did a sort of a first-year needs assessment. They're in year two or they're providing technical support to municipalities. It needs to be permanently established, managed staffed; I think the town of Barnstable should look at housing, the Regional Housing Service office in this community where the biggest community, we have the most capacity.

There are other strategies in the Housing Production Plan that Elizabeth didn't cover today, but she thinks these are probably the ones that are most ripe for potential implementation. We are accepting public comments through June 14. You can leave them directly on the website on the housing production plan website, which can be accessed through the housing button. Or you can email them directly to me or if you're old school, mail them to Planning and Development. Again, we put this press release out on May 15. We are bringing this to the housing committee today. We've talked to the Planning Board chair the planning board is a required body that must approve this so we're going to the Planning Board on the 24th and then working in cooperation with Town Council leadership we understand that the plan will be forwarded to the Town Council housing subcommittee for endorsement. They can prioritize what they what actions they want to see in this plan being the most important, so we have real actions to move forward. But we would like to get our plan done has to be approved by the council Town Council and then once that is done it can be forwarded by the Town Manager and must be approved by Executive Office of Housing and Livable Communities.

APPROVAL OF MINUTES:

Donald Lynde moved to approve minutes for January 11, 2023 and **April 12, 2023**, seconded by Graves.

Vote:

Gaudette, aye

Lynde, aye

Haye, aye

Graves, aye

NEXT COMMITTEE MEETING DATE:

TBD

ITEMS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE OF MEETING

None.

ADJOURN

Chair Hays motioned to adjourn the meeting and seconded by Asia Graves.

Respectfully submitted,
Corey Pacheco,
Senior Planner

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